

# Introduction

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**Please find following key information about making a submission.**

### **Who can make a submission?**

Anyone is able to comment and make submissions on the Plan Melbourne refresh discussion paper.

### **How will submissions be used?**

We want a Plan Melbourne to reflect the community's views, particularly in relation to housing affordability and diversity, energy efficiency and climate change. All submissions received will be reviewed and inform Plan Melbourne 2016.

### **Will submissions be publicly available?**

Written submissions will be publicly available and will be able to be read by others, unless you have requested and been granted confidentiality status.

### **Why do I have to register to make a submission or comment online?**

The information provided in the registration form will help us analyse the responses and help us know which issues are of concern to residents in which areas of Melbourne or to particular community groups.

### **Can I provide a submission in another format?**

Given the high volume of submissions anticipated it is strongly preferred that the online form or the downloadable template be used. This will ensure the most effective evaluation of the issues raised in submissions.

### **How do I make a submission?**

You will need to register to make a submission. Submissions and comments will close at 5.00pm AEDST Friday 18 December 2015. Once registered, there are two ways to make a submission:

- Complete the [online submission form](#)
- [Upload](#) your submission using this submission template. Note that the preferred format is MS Word,

As part of making a submission, you will need to agree to the privacy collection notice and statement of confidentiality. These are outlined in both the online submission and upload forms.

### **Do I have to respond to all of the questions in the submission form for my views to be heard?**

Not at all. You are welcome to respond to as many, or as few, of the questions on the Plan Melbourne refresh discussion paper as you would like.

**Can I comment on other areas not addressed in the Plan Melbourne refresh discussion Paper?**

This refresh is not intended to comprehensively revise Plan Melbourne 2014. It builds on the extensive work and consultation underpinning Plan Melbourne 2014. Much of Plan Melbourne 2014 enjoys bi-partisan support and will not change.

The Plan Melbourne refresh discussion paper and consultation process is asking Melburnians to take another look at particular aspects of Plan Melbourne 2014 that need revision such as the key issues of housing supply, diversity and affordability, and climate change and will reflect the Government's transport network priorities.

# Submission Template

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## Chapter 2: Growth, challenges, fundamental principles and key concepts

1. The discussion paper includes the option (option 5, page 16) that Plan Melbourne better define the key opportunities and challenges for developing Melbourne and outlines some key points for considerations in Box 1. *Are there any other opportunities or challenges that we should be aware of?*

2. The discussion paper includes the option (option 6, page 18) that the United Nations Sustainable Development Goals be included in Plan Melbourne 2016. *Do you agree with this idea? If so, how should the goals be incorporated into Plan Melbourne 2016? Choose one option:*

- Strongly Disagree
- Disagree
- Agree
- Strongly Agree

*Please explain your response:*

3. The discussion paper includes the option (option 7, page 18) to lock down the existing urban growth boundary and modify the action (i.e. the action under Initiative 6.1.1.1 in Plan Melbourne 2014) to reflect this. *Do you agree that there should be a permanent urban growth boundary based on the existing boundary? Choose one option:*

- Strongly Disagree
- Disagree
- Agree
- Strongly Agree

*Please explain your response:*

We strongly believe that there should be a process in place that allows minor changes to the UGB where it is sensible and logical to do so.

To permanently lock down the UGB is not in the best interests of a logical outcome as there may well be eminently suitable land currently outside the current UGB which would meet the goals of a UGB better than a greenfields site on the outer fringe of a growth corridor.

Such a process for occasional review should be built into any plan.

We ourselves have two parcels of land which, for reasons unknown, were originally excluded from the UGB yet are very suitable for residential development with all services and community amenities

adjacent.

In 2011 when the Minister for Planning undertook to consider logical inclusions into the UGB we nominated these two sites to the local Council (Knox) for submission to the Minister. Unfortunately the local Council did not engage fully in this process and did not give serious consideration to making such a submission to the Minister.

We attach the details of those two sites from our earlier submission to Knox Council. We continue to believe that there are compelling arguments for both to be included in the UGB.

It is not the purpose of this submission to make this particular case for the inclusion of these properties but to illustrate the need to retain an ability to review and modify the UGB, within the overall intent, where there are logical reasons to do so.

## SALVATION ARMY MOUNTAIN VIEW YOUTH CAMP & CONFERENCE CENTRE PROPERTY, CNR LIVERPOOL ROAD AND MOUNTAIN HIGHWAY

Current Zoning: Special Use Zone 1- Community, recreation, education and religious purposes noting that such zones exist on the current Urban Growth Boundary as well as on land abutting the UGB.

Overlays: Significant Landscape Overlay Schedule 4; Vegetation Protection Overlay Schedule 1 (relates mainly to the northern portion of the property); Vegetation Protection Overlay Schedule 2 (only relates to very small portion of the property at the intersection of Liverpool Road and Mountain Highway)

Current Use: Land surplus to the needs of the Salvation Army but formerly operated as a Youth Camp and Conference Centre. The Salvation Army intends to keep the church on the site with the balance of the land surplus.

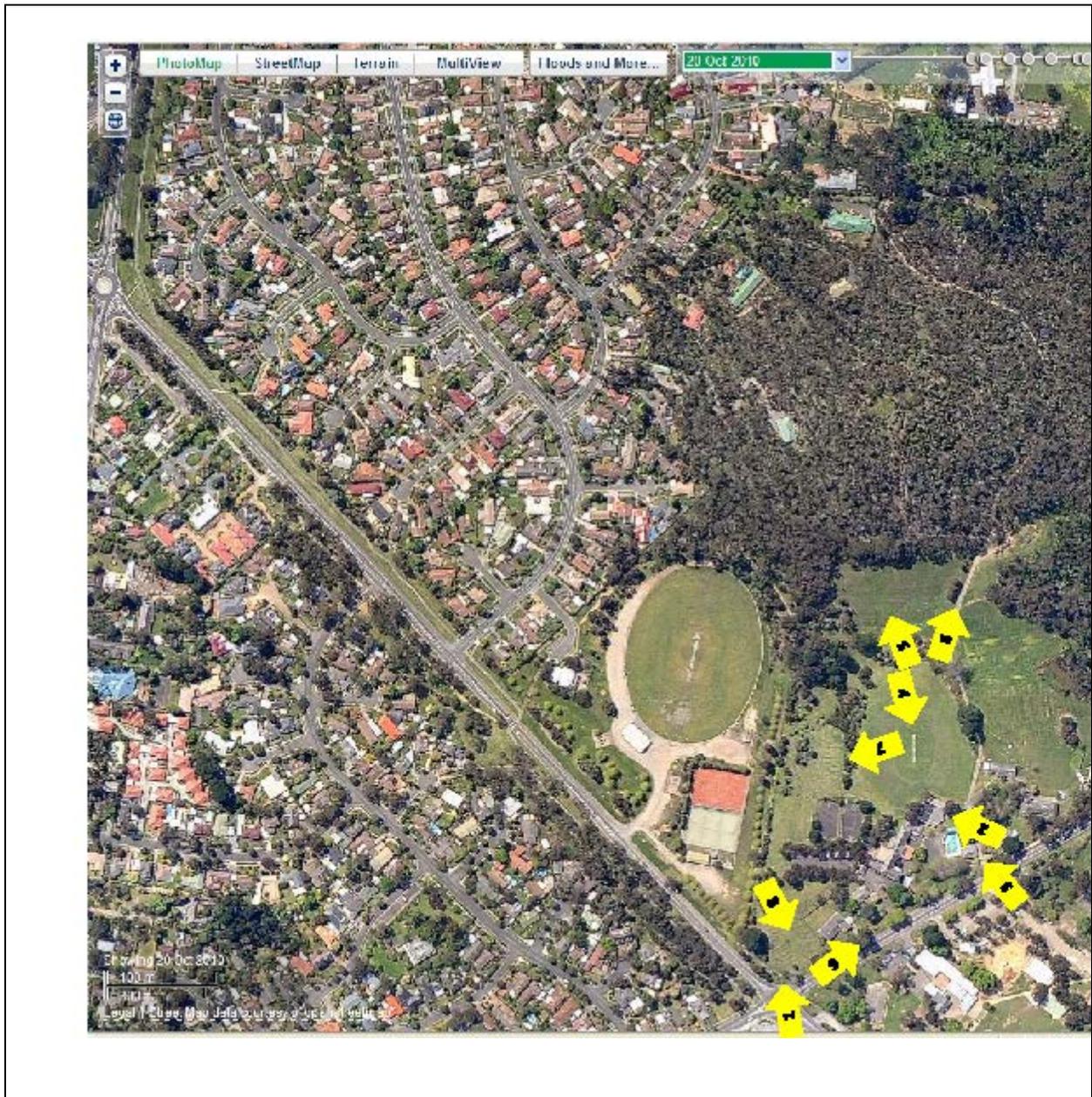
Request: For Knox City Council to recommend to the Minister for Planning that the subject land be included within the Urban Growth Boundary (UGB) and eventually be rezoned to enable residential development.

### Strategic justification for inclusion in the UGB based on the Decision Criteria for Assessment of proposals for Inclusion in the UGB

1. The subject land comprising 19.14 hectares abuts the current Urban Growth Boundary with land immediately to the east, and is included within the UGB.
2. The subject land is suitable for residential development noting there are established residential areas (within the R3Z) to the north and east.
3. The subject land is directly opposite The Basin Primary School in Liverpool Road, within walking distance of St Bernadette Primary School and on a local bus route to other education centres such as Boronia Heights College.
4. The subject land butts the Miller Park Recreation complex with an oval, tennis courts, playground and pre school centre.
5. The subject land also abuts the Liverpool Road Retarding Basin with walking and cycle trails.
6. The subject land is located on Bus Route 755 to Bayswater Station as are the nearby residential areas within The Basin.
7. The subject land is within 900 metres of The Basin Neighbourhood Activity Centre and 850 metres of the Alchester Village Activity Centre and within 2.3 km of the Boronia Major Activity Centre. The Basin NAC includes shops and several community facilities.
8. The subject land is not being used for agricultural activities or extractive industry nor is it within a drainage corridor.
9. The subject land is already connected to reticulated water, sewerage, electricity, gas and telecommunications.
10. The subject land does not suffer from salinity problems, is not within a Wildfire Management Overlay and is not subject to a heritage overlay.
11. The subject land does include native and exotic vegetation noting that the more heavily timbered land to the north of the site (within VPO1) which is secondary regrowth may need to be excluded from residential development in the context of a Development Plan Overlay (DPO) for the whole of the property.
12. There are no known biodiversity values for the subject land but, again, this would be investigated as part of a DPO once the land is included in the UGB and zoned for residential purposes. It is possible to sensitively integrate any trees of significance into the residential estate and maintain a 'sense of place' and local character.
13. The subject land does not include any topographical constraints to residential development and there are no known soil conditions preventing such development.

### SUMMARY

In summary, it is submitted that the subject land represents an excellent urban infill development opportunity for housing at a density similar to what exists on adjacent land within the UGB. The subject land satisfies the standards set down by the State Planning Act 2015 minimum standards for consideration for inclusion within the UGB noting that even the former use as a Youth Camp and Conference Centre would qualify as an 'urban' use. Whilst it is recognized that Knox City Council is seeking to focus medium and higher density housing close to activity centres, the subject land is more suited to conventional housing consistent with its surrounds. Furthermore, the objectives of the Dandenong Foothills Policy which applies not only to the subject land but its environs, can be met by a well designed, sustainable and fully integrated residential subdivision of the land. Appropriate urban design and development guidelines are included in a Development Plan Overlay to ensure the subdivision and development of the land for housing is cognizant of the special qualities.



## SALVATION ARMY THE BASIN CENTRE, BASIN –removed

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**Current Zoning:** The majority of the subject land is within the Special Use Zone 1- Community, recreation, education and religious purposes noting that such zones exist on land within the current Urban Growth Boundary, as well as on land abutting the UGB. The north-west portion of the land is within the Green Wedge Zone Schedule 2 with land either side of Dandenong Creek (which traverses a small part of the northern portion of the site) within the Urban Floodway Zone.

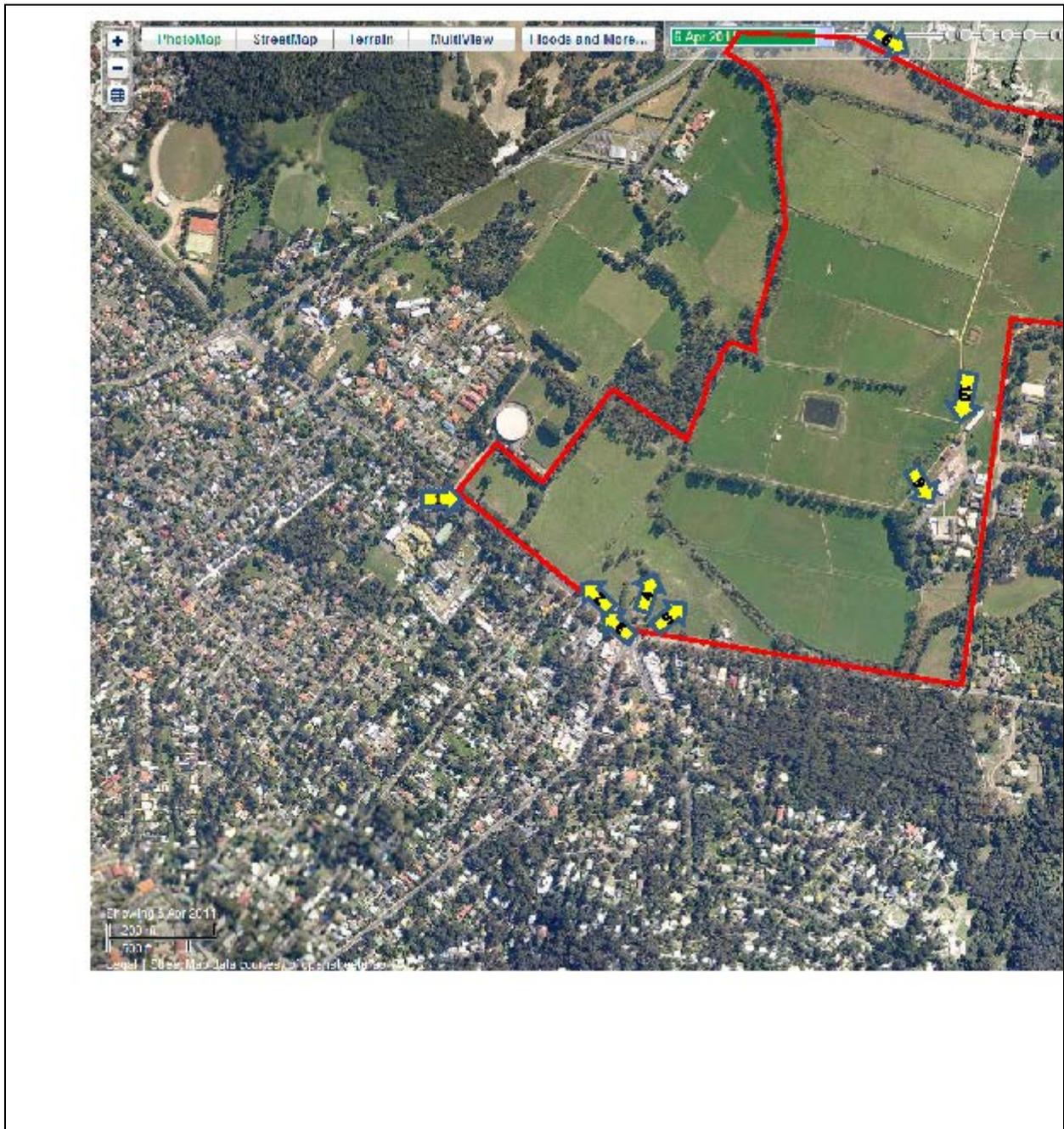
**Overlays:** Significant Landscape Overlay Schedule 4 applies to all of the land; Vegetation Protection Overlay Schedule 1 applies to vegetation along the waterways traversing the property; Vegetation Protection Overlay Schedule 2 and Heritage Overlay Schedule 54 which both relate to a large oak tree on the land close to the intersection of the Mountain Highway and Basin-Olinda Road; Environment Significance Overlay Schedule 3 which applies to a very small piece of land again close to the intersection of the highway and Basin-Olinda Road and the Wildfire Management Overlay which only covers the eastern most portion of the land abutting Sheffield Road.

**Current Use:** A portion of the land operates as the Salvation Army's Bridge Programme and Rehabilitation Services being a facility which assists people with issues of addiction in a therapeutic environment. The Salvation Army wish to retain this facility but significantly upgrade the accommodation and services subject to funding from the sale of the balance of the land. The majority of the land remains under utilised and surplus to the needs of the Salvation Army.

**Request:** For Knox City Council to recommend to the Minister for Planning that part of the subject land be included within the Urban Growth Boundary (UGB), including the land still required for the Bridge Programme and Rehabilitation Services, and for such land to eventually be rezoned to enable conventional housing and low density residential development in selected areas which do not interfere with the vista towards the Dandenong Ranges.

**Strategic justification for inclusion in the UGB based on the Decision Criteria for Assessment of proposals for Inclusion within the UGB**

1. The subject land comprising approximately 97 hectares abuts the current Urban Growth Boundary with land immediately to the south and west also within the UGB. The subject land is suitable for residential development noting there are conventional and low density residential areas to the south (R3Z and LDRZ), west (R3Z) and east (RCZ1).
2. The subject land abuts a Road Zone Category 1 (RDZ1) with Bus Route 755 to Bayswater Station and to the Knox City Shopping Centre which is a part of a Principal Activity Centre.
3. The southern portion of the subject land is opposite/within walking distance of The Basin Neighbourhood Activity Centre which includes a butcher, green grocer, newsagent, post office, liquor store, bakery, café etc and various community facilities e.g. pre school centre, community centre, senior citizen's centre etc.
4. The subject land is within 2.5 to 3km of the Boronia Major Activity Centre via Forest Road.
5. The subject land is close to two primary schools – St Bernadettes Catholic Primary School and The Basin Primary School, as well as a range of passive and active recreation facilities such as Wicks Reserve, Miller Park Recreation complex etc.
6. The subject land is not being used for extractive industry and only limited agricultural activities, noting that cattle are agisted at times on part of the land as it is no longer viable for The Salvation Army to operate the land as a farm.
7. The western portion of the subject land, as well as part of the northern portion close to Pavitt Road, is affected by natural drainage/water courses which have been fenced and revegetated at considerable expense with assistance from Melbourne Water. These areas would continue to be protected by way of a Development Plan Overlay for the whole of the property.
8. The subject land is already connected to reticulated water, sewerage, electricity, gas and telecommunications.
9. The subject land does not suffer from salinity problems and is not subject to any cultural heritage overlay other than in respect to the large oak tree which would continue to be protected.
10. Except for the parcel of land known as The Seventies (land to the north-east abutting Sheffield Road) which is within a Wildfire Management Overlay, the balance of the land is not affected by the WMO.
11. The subject land includes some native and exotic vegetation. The more heavily timbered secondary regrowth land on the eastern portion of the subject land (the land known as 'The Seventies') is not within a Vegetation Protection Overlay but rather a Significant Landscape Overlay as is surrounding land which is within the UGB as well as outside the UGB.
12. There are limited biodiversity values for the subject land which favor the watercourses but, again, these values can be conserved and protected as part of a Development Plan Overlay once the land was included in the UGB and zoned appropriately to allow residential development in selected locations.
13. There are portions of the subject land which are low lying and are contained within the main vista of the Dandenong Ranges when standing just east of the large roundabout at The Basin activity centre. It is not proposed that the land within this vista be developed for conventional housing purposes. The remainder of the land does not include any topographical constraints to residential subdivision and development and there are no known soil capability issues preventing residential development.



4. The discussion paper includes the option (option 8, page 18) that Plan Melbourne 2016 should more clearly articulate the values of green wedge and peri-urban areas to be protected and safeguarded. *How can Plan Melbourne 2016 better articulate the values of green wedge and peri-urban areas?*

5. The discussion paper includes the option (option 9, page 18) to remove the concept of an Integrated Economic Triangle and replace it with a high-level 2050 concept map for Melbourne (i.e. a map that shows the Expanded Central City, National Employment Clusters, Metropolitan Activity Centres, State-Significant Industrial Precincts, Transport Gateways, Health and Education Precincts and Urban Renewal Precincts). *What elements should be included in a 2050 concept map for Melbourne?*

6. The discussion paper includes the option (option 10, page 18) that the concept of Melbourne as a polycentric city (i.e. a city with many centres) with 20-minute neighbourhoods (i.e. the ability to meet your everyday (non-work) needs locally, primarily within a 20-minute walk) be better defined. *Do the definitions adequately clarify the concepts? Choose one option:*

- Strongly Disagree
- Disagree
- Agree
- Strongly Agree

**Please explain your response:**

7. The discussion paper includes options (options 11-17, pages 23 to 27) that identify housing, climate change, people place and identity and partnerships with local government as key concepts that need to be incorporated into Plan Melbourne 2016. *Do you support the inclusion of these as key concepts in Plan Melbourne 2016?*

- Strongly Disagree
- Disagree
- Agree
- Strongly Agree

**Please explain your response:**

8. *Any other comments about chapter 2 (growth, challenges, fundamental principles and key concepts)?*

### Chapter 3: Delivering jobs and investment

9. The discussion paper includes the option (option 20, page 30) to revise the Delivering Jobs and Investment chapter in Plan Melbourne 2014 to ensure the significance and roles of the National Employment Clusters as places of innovation and knowledge-based employment are clear. *How can Plan Melbourne 2016 better articulate the significance and roles of the National Employment Clusters as places of innovation and knowledge-based employment?*

10. The discussion paper includes two options (page 30) relating to National Employment Clusters, being:

Option 21A: Focus planning for National Employment Clusters on core institutions and businesses

Option 21B: Take a broader approach to planning for National Employment Clusters that looks beyond the core institutions and businesses

***Which option do you prefer?***

- Option 21A  
 Option 21B

***Please explain why you have chosen your preferred option:***

11. The discussion paper includes the option (option 22, page 30) to broaden the East Werribee National Employment Cluster to call it the Werribee National Employment Cluster in order to encompass the full range of activities and employment activities that make up Werribee. This could include the Werribee Activity Centre and the Werribee Park Tourism Precinct. *Do you agree with broadening the East Werribee Cluster? Choose one option:*

- Strongly Disagree  
 Disagree  
 Agree  
 Strongly Agree

***Why?***

**12. The discussion paper includes the option (option 23, page 30) to broaden the Dandenong South National Employment Cluster to call it the Dandenong National Employment Cluster in order to encompass the full range of activities and employment activities that make up Dandenong. This could include the Dandenong Metropolitan Activity Centre and Chisholm Institute of TAFE. Do you agree with broadening the Dandenong South National Employment Cluster? Choose one option:**

- Strongly Disagree
- Disagree
- Agree
- Strongly Agree

**Why?**

**13. The discussion paper includes options (options 24 to 30, pages 33 and 34) that consider the designation of activity centres and criteria for new activity centres. Do you have any comments on the designation of activity centres or the criteria for new activity centres as outlined in the discussion paper?**

**14. The discussion paper includes the option (option 31, page 35) to evaluate the range of planning mechanisms available to protect strategic agricultural land. What types of agricultural land and agricultural activities need to be protected and how could the planning system better protect them?**

**15. The discussion paper includes the option (option 32, page 36) to implement the outcomes of the Extractive Industries Taskforce through the planning scheme, including Regional Growth Plans, to affirm that extractive industries resources are protected to provide an economic supply of materials for construction and road industries. Do you have any comments in relation to extractive industries?**

**16. Any other comments about chapter 3 (delivering jobs and investment)?**

## Chapter 4: A more connected Melbourne

**17. The discussion paper includes the option (option 34, page 42) to include the Principal Public Transport Network in Plan Melbourne 2016. Do you agree that the Principal Public Transport Network should inform land use choices and decisions? Choose one option:**

- Strongly Disagree
- Disagree
- Agree
- Strongly Agree

**Why?**

**18. The discussion paper includes the option (option 35, page 43) to incorporate references to Active Transport Victoria (which aims to increase participation and safety among cyclists and pedestrians) in Plan Melbourne 2016. How should walking and cycling networks influence and integrate with land use?**

**19. Any other comments about chapter 4 (a more connected Melbourne)?**

## Chapter 5: Housing

**20. The discussion paper includes the option (option 36A, page 46) to establish a 70/30 target where established areas provide 70 per cent of Melbourne's new housing supply and greenfield growth areas provide 30 per cent. Do you agree with establishing a 70/30 target for housing supply? Choose one option:**

- Strongly Disagree
- Disagree
- Agree
- Strongly Agree

**Why?**

**21. What, if any, planning reforms are necessary to achieve a 70/30 target?**

**22. The discussion paper includes the option (option 36B, page 46) to investigate a mechanism to manage the sequence and density of the remaining Precinct Structure Plans based on land supply needs. Do you agree with this idea? Choose one option:**

- Strongly Disagree
- Disagree
- Agree
- Strongly Agree

**Why?**

**23. The discussion paper includes the option (option 36C, page 46) to focus metropolitan planning on unlocking housing supply in established areas, particularly within areas specifically targeted for growth and intensification. Do you agree with this idea? Choose one option:**

- Strongly Disagree
- Disagree
- Agree
- Strongly Agree

**Why?**

**24. The discussion paper includes options (option 37, page 50) to better define and communicate Melbourne’s housing needs by either:**

Option 37A: Setting housing targets for metropolitan Melbourne and each sub-region relating to housing diversity, supply and affordability.

Option 37B: Developing a metropolitan Housing Strategy that includes a Housing Plan.

**Which option do you prefer? Choose one option:**

- Option 37A
- Option 37B
- Other

**Why?**

**25. The discussion paper includes the option (option 38, page 52) to introduce a policy statement in Plan Melbourne 2016 to support population and housing growth in defined locations and acknowledge that some areas within defined locations will require planning protection based on their valued character. How could Plan Melbourne 2016 clarify those locations in which higher scales of change are supported?**

**26. The discussion paper includes the option (option 39, page 52) to clarify the direction to ‘protect the suburbs’. How could Plan Melbourne 2016 clarify the direction to protect Melbourne and its suburbs from inappropriate development?**

**27. The discussion paper includes the option (option 40, page 56) to clarify the action to apply the Neighbourhood Residential Zone to at least 50 per cent of residential land by:**

Option 40A: Deleting the action and replacing it with a direction that clarifies how the residential zones should be applied to respect valued character and deliver housing diversity.

Option 40B: Retain at least 50 per cent as a guide but expand the criteria to enable variations between municipalities.

**Which option do you prefer? Choose one option:**

- Option 40A
- Option 40B
- Other

**Why?**

**28. The discussion paper includes the option (option 42, page 58) to include an action in Plan Melbourne 2016 to investigate how the building and planning system can facilitate housing that readily adapts to the changing needs of households over the life of a dwelling. *In what other ways can Plan Melbourne 2016 support greater housing diversity?***

**29. A number of options are outlined in the discussion paper (page 58) to improve housing affordability, including:**

Option 45A: Consider introducing planning tools that mandate or facilitate or provide incentives to increase social and affordable housing supply.

Option 45B: Evaluate the affordable housing initiative pilot for land sold by government to determine whether to extend this to other suitable land sold by government.

Option 45C: Identify planning scheme requirements that could be waived or reduced without compromising the amenity of social and affordable housing or neighbouring properties.

***What other ideas do you have for how Plan Melbourne 2016 can improve housing affordability?***

**30. Any other comments about chapter 5 (housing)?**

## Chapter 6: A more resilient and environmentally sustainable Melbourne

**31. The discussion paper includes the option (option 46, page 69) to introduce Strategic Environmental Principles in Plan Melbourne 2016 to guide implementation of environment, climate change and water initiatives. Do you agree with the inclusion of Strategic Environmental Principles in Plan Melbourne 2016? Choose one option:**

- Strongly Disagree
- Disagree
- Agree
- Strongly Agree

**Why?**

**32. The discussion paper includes the option (option 47, page 72) to review policy and hazard management planning tools (such as overlays) to ensure the planning system responds to climate change challenges. Do you agree with this idea? Choose one option:**

- Strongly Disagree
- Disagree
- Agree
- Strongly Agree

**Why?**

**33. The discussion paper includes options (options 48 and 49, page 72) to update hazard mapping to promote resilience and avoid unacceptable risk, and update periodically the planning system and supporting legislative and policy frameworks to reflect best available climate change science and data. Do you have any comments on these options?**

**34. The discussion paper includes the option (option 50, page 73) to incorporate natural hazard management criteria into Victorian planning schemes to improve planning in areas exposed to climate change and environmental risks. Do you agree with this idea? Choose one option:**

- Strongly Disagree
- Disagree
- Agree
- Strongly Agree

**Why?**

**35. The discussion paper includes the option (option 51, page 75) to investigate consideration of climate change risks in infrastructure planning in the land use planning system, including consideration of an 'infrastructure resilience test'. Do you agree that a more structured approach to consideration of climate change risks in infrastructure planning has merit? Choose one option:**

- Strongly Disagree
- Disagree
- Agree
- Strongly Agree

**Why?**

**36. The discussion paper includes the option (option 52, page 76) to strengthen high-priority habitat corridors throughout Melbourne and its peri-urban areas to improve long-term health of key flora and fauna habitat. Do you agree with this idea? Choose one option:**

- Strongly Disagree
- Disagree
- Agree
- Strongly Agree

**Why?**

**37. The discussion paper includes options (options 53 and 54, pages 78 and 79) to introduce strategies to cool our city including: increasing tree canopy, vegetated ground cover and permeable surfaces; use of Water Sensitive Urban Design and irrigation; and encouraging the uptake of green roofs, facades and walls, as appropriate materials used for pavements and buildings with low heat-absorption properties. What other strategies could be beneficial for cooling our built environment?**

**38. The discussion paper includes the option (option 56A, page 80) to investigate opportunities in the land use planning system, such as strong supporting planning policy, to facilitate the increased uptake of renewable and low-emission energy in Melbourne and its peri-urban areas. Do you agree that stronger land use planning policies are needed to facilitate the uptake of renewable and low-emission energy? Choose one option:**

- Strongly Disagree
- Disagree
- Agree
- Strongly Agree

**Why?**

**39. The discussion paper includes options (options 56B and 56C, page 80) to strengthen the structure planning process to facilitate future renewable and low-emission energy generation technologies in greenfield and urban renewal precincts and require consideration of the costs and benefits of renewable or low-emission energy options across a precinct. *Do you agree that the structure planning process should facilitate the uptake of renewable and low-emission technologies in greenfield and urban renewal precincts? Choose one option:***

- Strongly Disagree
- Disagree
- Agree
- Strongly Agree

**Why?**

**40. The discussion paper includes the option (option 57, page 81) to take an integrated approach to planning and building to strengthen Environmentally Sustainable Design, including consideration of costs and benefits. *Do you agree that an integrated planning and building approach would strengthen Environmentally Sustainable Design? Choose one option:***

- Strongly Disagree
- Disagree
- Agree
- Strongly Agree

**Why?**

**41. Any other comments about chapter 6 (a more resilient and environmentally sustainable Melbourne)?**

## Chapter 7: New planning tools

**42. The discussion paper includes options (options 58A and 58B, page 84) to evaluate whether new or existing planning tools (zones and overlays) could be applied to National Employment Clusters and urban renewal areas. *Do you have any comments on the planning tools (zones and overlays) needed for National Employment Clusters and urban renewal areas?***

**43. The discussion paper includes options (options 59A and 59B, page 84) to evaluate the merits of code assessment for multi-unit development, taking into account the findings from the 'Better Apartments' process, to either replace ResCode with a codified process for multi-unit development or identify ResCode standards that can be codified. *Do you have any comments on the merits of code assessment for multi-unit development?***

**44. Any other comments about chapter 7 (new planning tools)?**

## Chapter 8: Implementation

**45. The discussion paper includes the option (options 1 and 61, pages 14 and 90) of Plan Melbourne being an enduring strategy with a long-term focus supported by a 'rolling' implementation plan. Do you agree that separating the long-term strategy from a shorter-term supporting implementation plan is a good idea?**

**46. If a separate implementation plan is developed for Plan Melbourne 2016 what will make it effective?**

**47. Any other comments about chapter 8 (implementation)?**