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Q1. I am entitled to deal with the intellectual property rights (including copyright) of all material (and third party's) in my submission and have obtained the necessary consent(s) from any and all third parties.

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Q2. Where personal information about other people (including photos) is included in my submission, I have notified them of the contents of the Privacy Collection Notice and obtained their consent to their personal information being disclosed to the Plan Melbourne refresh and published.

I agree

Q3. Name of organisation

not answered

Q4. Please select from one of the options below

I am making this submission as an individual. I request my submission be published anonymously with my postcode but with no other details.

Q5. Contact email

Q6. Name of person making submission on behalf of organisation

not answered

Q7. Contact phone number

not answered

Q8. I have read the relevant terms of use and consent to the conditions outlined within these.

Yes

Q9. Please note that submissions where the relevant terms of use have not been agreed to may not be considered as part of the Plan Melbourne Refresh. Please describe below your reasons for submitting despite together with any specific reasons for not agreeing to the terms outlined above.

not answered

Q10. The discussion paper includes the option (option 5, page16) 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?

The key challenge not adequately addressed in Plan Melbourne 2014 which is discussed in MAC 2015 but not recognised in the discussion paper is how to better protect Melbourne's irreplaceable architectural heritage where this is threatened by development proposals. Melbourne's 19th century buildings are what makes the city's built environment truly distinctive (Principle 1 in Box 2 on p. 7). Those buildings and individual precincts that record the city's economic, social and cultural development are what distinguishes Melbourne from other cities even after decades of demolition. This is recognised in MAC 2015 which in 9.5 RESPECTING OUR HERITAGE AS WE BUILD FOR THE FUTURE states that "Our heritage places are clearly a key component of our distinctiveness." Today in inner Melbourne any building regardless of its heritage significance and its role in the heritage place is at risk from the way VCAT can loosely interpret or entirely ignore the protection included in the heritage legislation. Decision by decision this results in a progressive loss of what is irreplaceable and eventually Council planning staff has accepted that redevelopment is the paramount concern. There will be nothing distinctive about Melbourne when 21st century high-rise apartments similar to those everywhere else have obliterated the three-dimensional evidence of the past. To prevent the progressive loss over time of what has made Melbourne outstanding in terms of its early architecture and its subsequent 20th century development, Plan Melbourne 2016 must ensure that the support for heritage expressed in PM 2014 and MAC 2015 is incorporated in the planning scheme in a way that is not subject to inconsistent personal interpretation by Tribunal members. This requires at least two new Initiatives: (a) strengthening of heritage protection in the planning scheme in response to the 2007 Review of Heritage Provisions in Planning Schemes and appropriate community consultation, and (b) independent heritage input into and oversight of VCAT decisions.

Q11. 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? Strongly Agree

Q12. Please explain your response

(a) Economic prosperity will depend at the state level on more rational transport planning though the major determinant will be the economic, environmental and fiscal decisions of the federal government rather than state projects and planning policies. (b) Social inclusion depends on the provision of housing for all, not just those who can afford to buy or pay commercial rents, so sufficient provision of public or social housing must be a legislated requirement for all large developments, and a significant proportion of urban renewal areas. (c) Environmental sustainability will require more stringent design specifications in the planning scheme and building code to ensure effective environmental sustainability measures to mitigate the extent of uncontrolled carbon emissions through dependence on mechanical heating and cooling. Note that as part of reducing carbon emissions in response to climate change it will be essential to ensure that existing rooftop solar panels together with potential sites for their installation are not overshadowed by high-rise developments. This necessitates maintaining relatively uniform building heights that are appropriate to individual precincts.

Q13. 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? Strongly Agree

Q14. Please explain your response

While the Urban Growth Boundary should be locked down to preclude future expansion, it must nevertheless be capable of being adjusted in response to relevant research and new information when some local adjustment is required to protect the natural environment from development that threatens endangered species and ecosystems. Within the recently expanded UGB there should also be the possibility of a transition area adjacent to agricultural land. A transition zone will formally recognise a distinction between high density residential development and less dense uses that appropriately retain the present rural character and provide recreational opportunities and other benefits for nearby residential developments.

Q15. 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 wedges and peri-urban areas?

not answered

Q16. 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 other elements should be included in a 2050 concept map for Melbourne?

not answered

Q17. The discussion paper includes the option (option 10, pages 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 proposed definitions adequately clarify the concepts?

Strongly Agree

Q18. Please explain your response

This definition clarifies some of the muddle in PM 2014. However the statement that “neighbourhood centres as well as major centres and the CBD will grow so people can live close to the local services they need” is not sufficiently clear. Does it simply mean that the centre will change and develop over time in response to changing need (which is inevitable as well as desirable), or does it mean it will grow in geographic extent or in height which is not the same thing and is likely to cause tensions and outright conflicts. Please note that MAC 2015’s Recommendation 3 in relation to the city structure would be better and more accurately expressed if the word “drives productivity” was replaced by “promotes” or “facilitates” as productivity is driven by many factors other than the structure of cities.

Q19. 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 Agree

Q20. Please explain your response

All these significant issues must be included in Plan Melbourne 2016 as proposed in the MAC (2015) report to overcome crucial omissions in PM 2014 and make it more strategic. Although this is the major part of PM refresh it is nevertheless vital that other issues requiring a clearer more strategic response such as heritage are also considered and included in PM 2016.

Q21. Any other comments about chapter 2 (growth, challenges, fundamental principles and key concepts)?

The Discussion Paper states that Plan Melbourne 2016 should better explain the opportunities, challenges and tensions for the city's future development. In particular this must apply to heritage issues that were not addressed in sufficient detail in PM 2014 even though its stated on p. 115 that We need to manage future growth and change so Melbourne's distinctive characteristics and heritage are maintained". Simply recognising tensions, conflicts and contradictions is insufficient; what is required in PM 2016 is specific initiatives that will assist in dealing with them e.g. where some of the defined locations for increased densities "include heritage precincts or other existing values that require planning protection" specific initiatives are required.

Q22. Climate change comments

The importance of appropriately dealing with this is fundamental to Melbourne's future.

Q23. 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?

not answered

Q24. 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?

not answered

Q25. Please explain why you have chosen your preferred option

not answered

Q26. **The discussion paper includes the option (option 22, pages 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?**

not answered

Q27. **Why?**

not answered

Q28. **The discussion paper includes the option (option 23, pages 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?**

not answered

Q29. **Why?**

not answered

Q30. **The discussion paper includes options (options 24 to 30, pages 34-35) 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?**

not answered

Q31. **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?**

not answered

Q32. **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? Reference page 36.**

not answered

Q33. Any other comments about chapter 3 (delivering jobs and investment)?

not answered

Q34. 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?

not answered

Q35. Why?

not answered

Q36. 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?

not answered

Q37. Any other comments about chapter 4 (a more connected Melbourne)?

not answered

Q38. The discussion paper includes the option (option 36A, pages 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?

not answered

Q39. Why?

not answered

Q40. What, if any, planning reforms are necessary to achieve a 70/30 target?

not answered

Q41. 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?

not answered

Q42. Why?

not answered

Q43. 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?

not answered

Q44. Why?

not answered

Q45. 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?

not answered

Q46. 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?

What is more important than clarifying the locations in which a higher scale of change is supported is to provide in PM 2016 a clear articulation of the range of valued character identifiers that require planning protection and then ensure that they are effectively protected from the ever-increasing pressures for profitable development as distinct from providing well-designed accommodation.

Q47. 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?

Development is inappropriate when it fails to provide ESD, internal amenity, diverse accommodation options and particularly when it conflicts with adjacent heritage buildings, is inconsistent with neighbourhood character, or imposes an alien style in an architecturally homogenous precinct. Addressing these concerns does not preclude sensitive developments that increase population density in defined locations.

Q48. **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?**

Option 40A

Q49. **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?**

not answered

Q50. **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?**

not answered

Q51. **Any other comments about chapter 5 (housing)?**

It is a major concern that the older inner suburbs that were densely built and densely inhabited in the days before public transport or motor cars are now where most of the heritage destructive development is occurring. There needs to be public education measures for council planning staff as well as developers, not to mention VCAT, which explains the educational and economic benefits of retaining the physical evidence of 19th and early 20th century Melbourne. This was recognised in PM 2014: "Melbourne's heritage is a significant tourism drawcard and an important part of our city's cultural economy. To ensure that this continues, we must invest in our heritage, and particularly in those places that contribute to Melbourne's identity and distinctiveness". Some new initiatives are required to publicise and promote these benefits, and to ensure that all VCAT members can understand history and heritage even when they have no knowledge of or interest in it

Q52. **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?**

Strongly Agree

Q53. Why?

not answered

Q54. The discussion paper includes the option (option 47, page 72) proposes 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 proposal? Strongly agree

Q55. Why?

not answered

Q56. 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?

not answered

Q57. The discussion paper includes the option (option 50, pages 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? Strongly agree

Q58. Why?

not answered

Q59. 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? Strongly agree

Q60. Why?

not answered

Q61. **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 proposal?** Strongly agree

Q62. **Why?**

not answered

Q63. **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?**

not answered

Q64. **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?** Strongly agree

Q65. **Why?**

This should result in controls that ensure a consistent approach to maximum heights in individual precincts to protect current and potential locations for solar panels from being overshadowed by taller developments.

Q66. **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?** Strongly agree

Q67. Why?

not answered

Q68. 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? Strongly agree

Q69. Why?

not answered

Q70. Any other comments about chapter 6 (a more resilient and environmentally sustainable Melbourne)?

not answered

Q71. Please provide your feedback on 'Chapter 7. New planning tools' below. If you do not want to provide feedback on this chapter please selected 'save & continue'.

not answered

Q72. 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?

not answered

Q73. 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?

Support

Q74. Any other comments about chapter 7 (new planning tools)?

not answered

Q75. 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?

Yes

Q76. If a separate implementation plan is developed for Plan Melbourne 2016 what will make it effective?

not answered

Q77. Any other comments about chapter 8 (implementation)?

not answered
