

# Leading Practice Series 3

## Local Town Centres



Victorian Planning Authority  
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# The VPA and Local Town Centres:

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# The VPA and Local Town Centres:

The VPA has been involved with the planning, siting and design of Local Town Centres (LTCs) for more than a decade.





# The VPA and Local Town Centres:



**Selandra Rise, Cranbourne East**



# The VPA and Local Town Centres:



**The Avenue, Cranbourne North**





# The VPA and Local Town Centres:



**Tarneit Gardens**

# The critical role of Local Town Centres (LTCs):

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- LTCs provide a fundamental service to and are symbolic of their local community
- They need to be attractive for businesses to invest in and for people to work, shop and visit
- They set the locational identifiers, character and image of a neighbourhood – for local residents, businesses, community organisations, visitors and wider Melburnians



# Local Town Centre Definition:

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Local Town Centres are an important community focal point:

- With a mix of uses to meet local needs and provide local jobs;
- Able to accommodate a supermarket and have access to a primary school;
- Other uses include office and commercial space;
- Accessible to a viable population by walking, cycling, local bus services and public transport links to one or more major town centres; and
- The heart of the LTC is public space or Town Square.
- **Typical Population of 8000 - 10000 people**



# Local Town Centre program:

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The VPA's current **Local Town Centres Program** reflects the role of the VPA as it takes on the tasks of planning :

- Growth Areas;
- Urban Renewal;
- Established Areas;
- National Employment and Innovation Clusters (NEICs); and
- Regional Areas



# Local Town Centre program:



## TOWN CENTRE STATUS - OCTOBER 2017

### Town Centres - Greenfields PSP (Completed PSPs)

MTC	7	LTC	32	LCC*	23	Total	62
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### Town Centres - Greenfields Current

MTC	15	LTC	33	LCC*	9	Total	57
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### Town Centres - Urban Renewal/Established Areas

MTC	2	LTC	10	LCC*	0	Total	12
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### Town Centres - Regional Areas

MTC	1	LTC	6	LCC*	3	Total	10
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TOTAL MTC	25	TOTAL LTC	81	TOTAL LCC	35	Total Centres	141	In Planning	79
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\* Naming of Centre types has changed (NAC, LCC etc)  
some centres previously described as LCCs would be considered  
as LTCs under current program

# Local Town Centre program:

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## Town Centres Status as of October, 2017

- In the **Greenfields** we have **completed planning** for **62** Centres including **7** Major Town Centres, **32** Local Town Centres and **23** Local Convenience Centres
- In the **Greenfields** we are **currently\* planning** for **57** Centres including **15** Major Town Centres, **33** Local Town Centres and **9** Local Convenience Centres

\*Some of these are beyond our current listed program



# Local Town Centre program:

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## Town Centres Status as of October, 2017

- In the **National Employment and Innovation Clusters (NEICs)** we are **currently planning 3** Town Centres
- In our **Urban Renewal Projects** we are **currently planning 4** Town Centres
- In our **Regional Projects** we are **currently planning 6** Town Centres



# “A City of 20 Minute Neighbourhoods”:

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The local nature of **Local Town Centres** supports the concept of **A City of 20 Minute Neighbourhoods**, when neighbourhoods are designed to be walkable and bicycle friendly and LTCs are strategically located.

Getting the mix of retail, community and other services is crucial to their success.



# Local Town Centre 10 Key Principles:

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Through research and application in the planning and design process, the VPA has developed **10 key principles** for the location, design and development of Local Town Centres which support the 20 minute Neighbourhood and include:





# Local Town Centre 10 Key Principles:

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- 1. Provide every neighbourhood with a Local Town Centre as a *focus of the community* (~1 per sq mile)**
- 2. Locate on a *connector street intersection* with access to an arterial road**
- 3. Locate in an *attractive setting* so that most people live within a *walkable catchment* (80-90% within 1 km)**
- 4. Provide a *full range of local services including a supermarket***
- 5. Focus on a *public space* as the heart and centre of the community**

# Local Town Centre 10 Key Principles:

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- 6. Integrate *local employment and service opportunities***
- 7. Include a *range of housing options***
- 8. Design the Town Centre to be a *pedestrian friendly and accessible by all modes of transport***
- 9. Create a *sense of place* with high quality engaging urban design**
- 10. Promote *localisation, sustainability and adaptability***

# Typical components of new Local Town Centres

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- *Central public place / town square of 1,000 to 2,000 sqm represents around 5 to 10% of total land area of local town centre*
- *Retail component of around 6,000 to 8,000 sqm or more, being:*
- *Anchored by full line supermarket (>3,000 sqm)*
- *Supported by speciality shops of 2,000 sqm or more (around 15 to 20 shops), including focus on local food*
- *Commercial (non-retail) businesses of 1,000 to 2,000 sqm in total, with scope for future office space of 1,000 to 2,000 sqm*
- *Cafés / Tavern / Bar / Restaurant linking to the town square*
- *Health / medical centre, pharmacy and associated facilities*
- *Gym / Fitness centre*
- *Multipurpose community facilities*
- *Car parking for 300 to 400 cars*
- *A potential 'service business area' adjoining the local town centre*
- *Small Local Enterprise Precinct or SLEP*



# Typical components of new Local Town Centres

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- *SOHO (Small Office Home Office) 1000 – 2000 sq metres*
- *Medium and higher density housing*
- *Retirement centre / aged care*
- *Residential accommodation such as a motel / serviced apartments*

*Direct relationship with and accessible to*

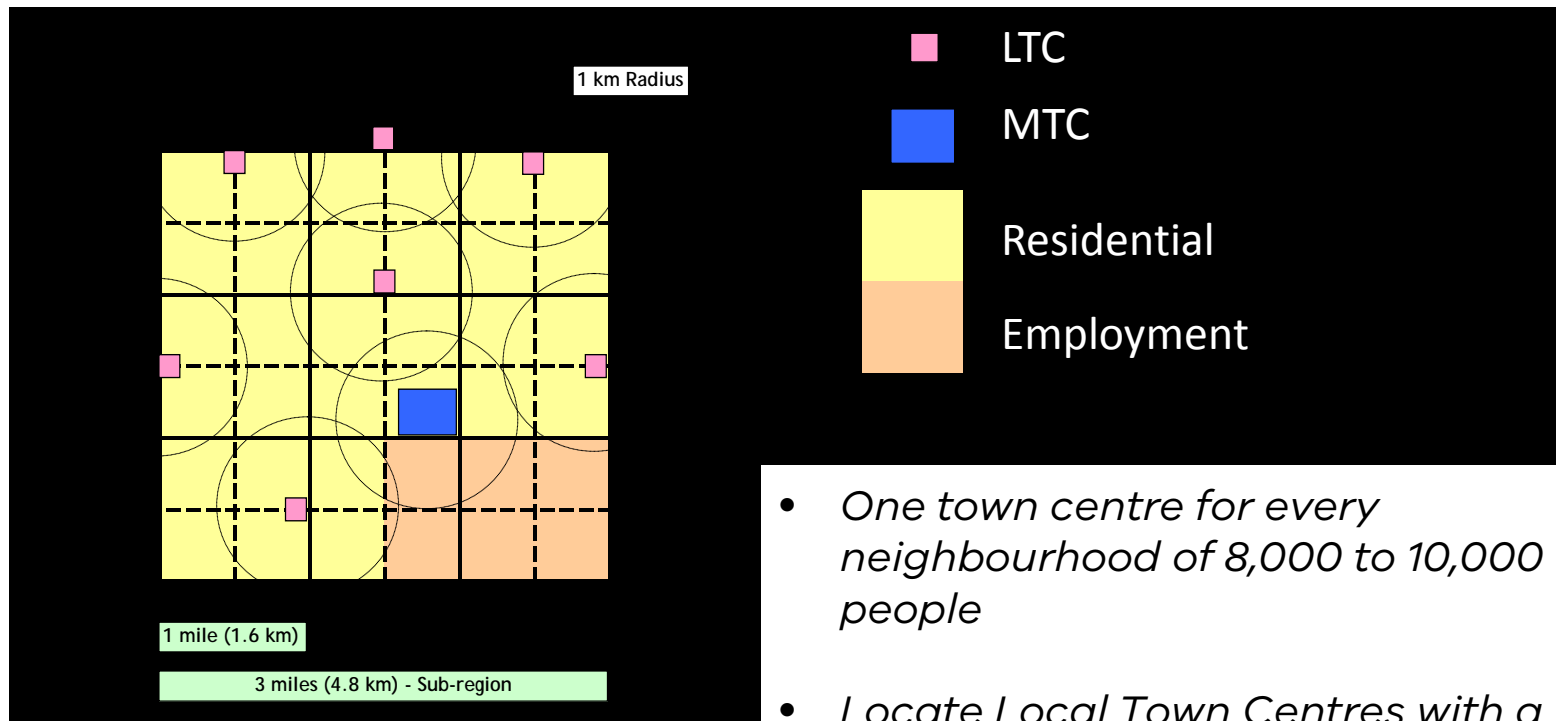
- *Local primary school(s) – government and non-government*
- *Secondary school (for approximately 1 in 3 Local Town Centres)*

*Direct relationship with and accessible to*

- *a variety of passive and active recreation areas and facilities in the surrounding area*

# Local Town Centre Location Principle ( No. 1 of the 10 Key Principles):

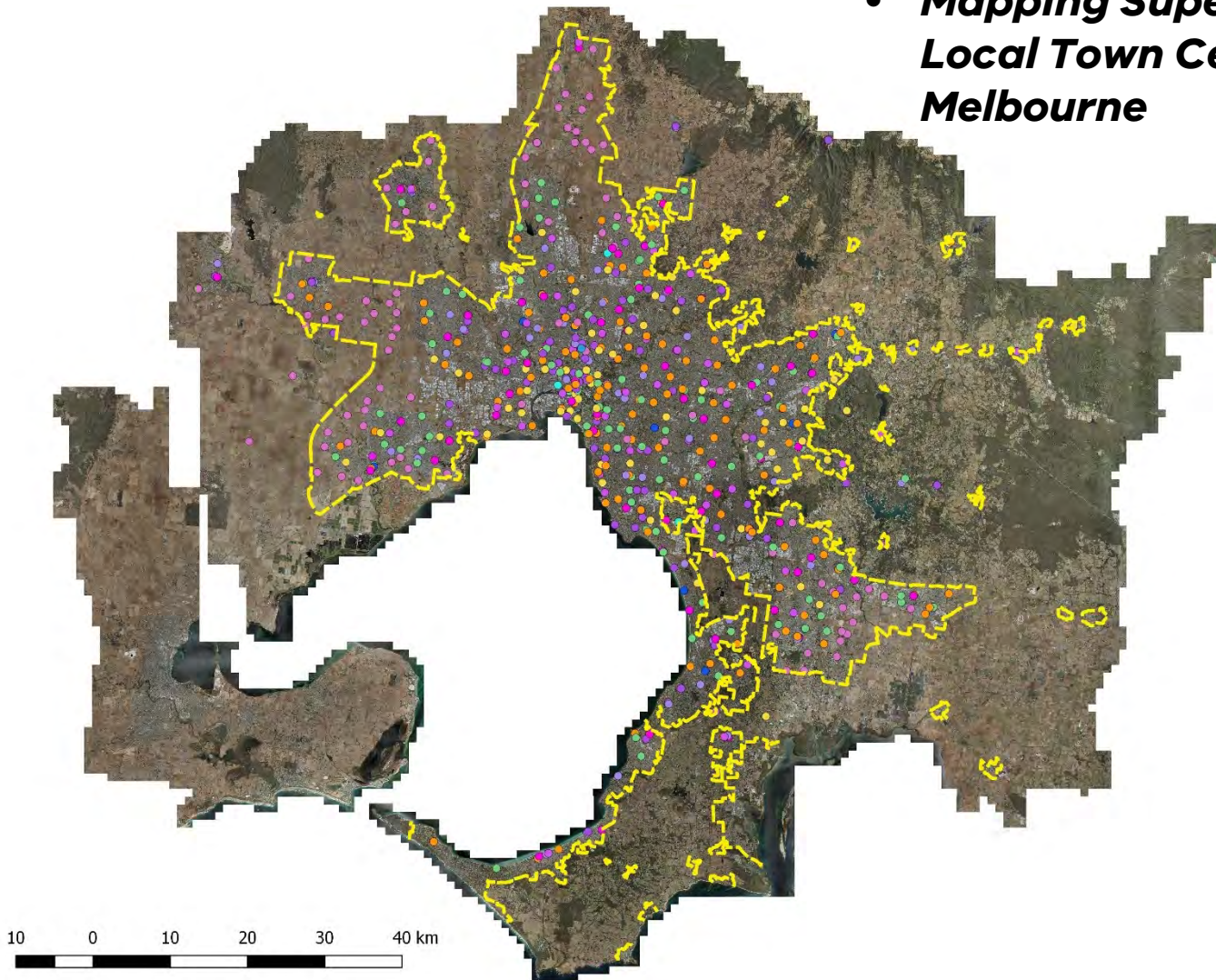
1. *Provide every neighbourhood with a Local Town Centre as a focus of the community (~1 per sq mile)*



- *One town centre for every neighbourhood of 8,000 to 10,000 people*
- *Locate Local Town Centres with a distribution pattern of around one Local Town Centre for every square mile (2.58sq km) of residential development*

# Methodology

- ***Mapping Supermarket based Local Town Centres in Metro Melbourne***

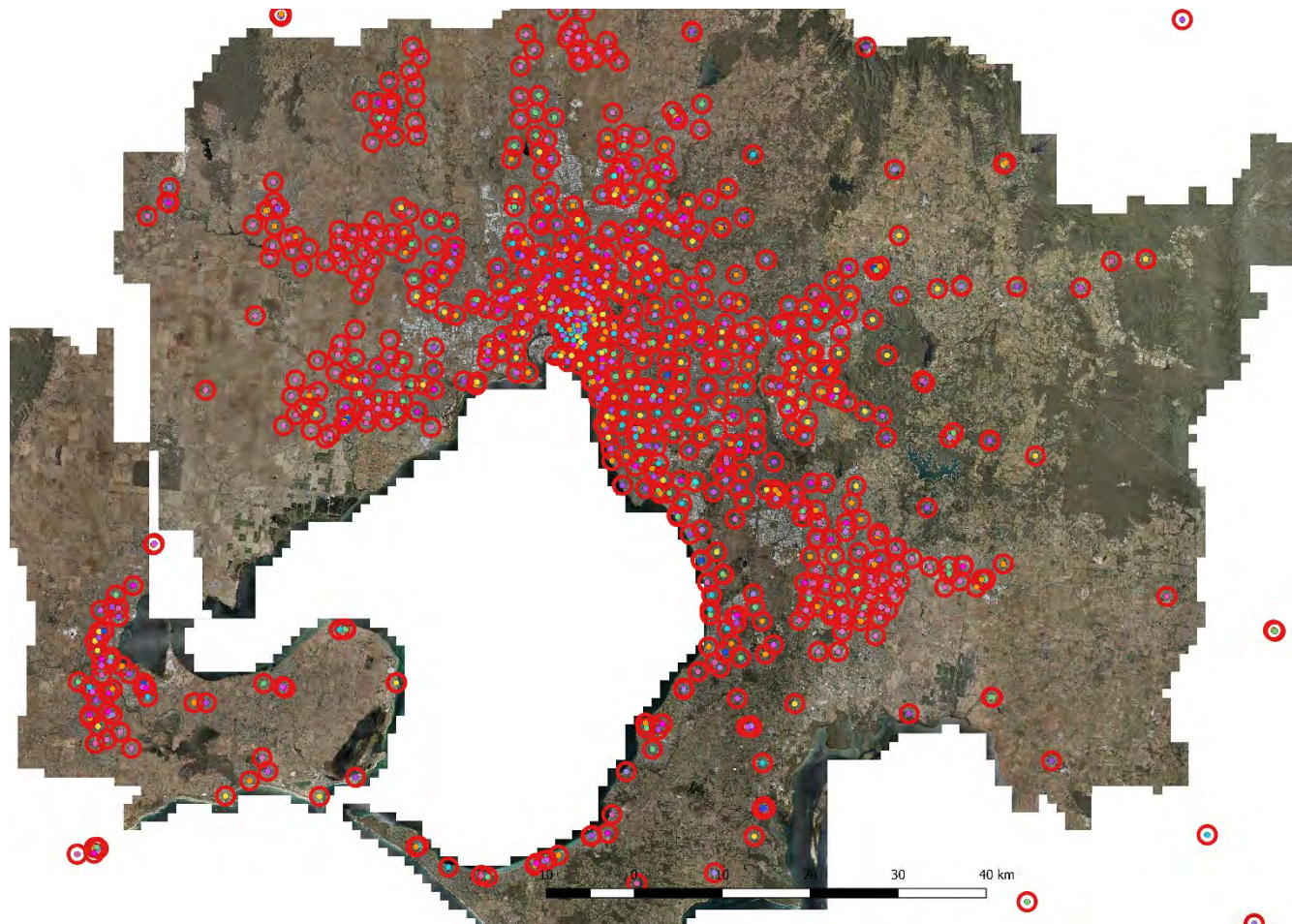


**Supermarkets in Metro Melbourne - approx. 924 inside UGB**



# Methodology

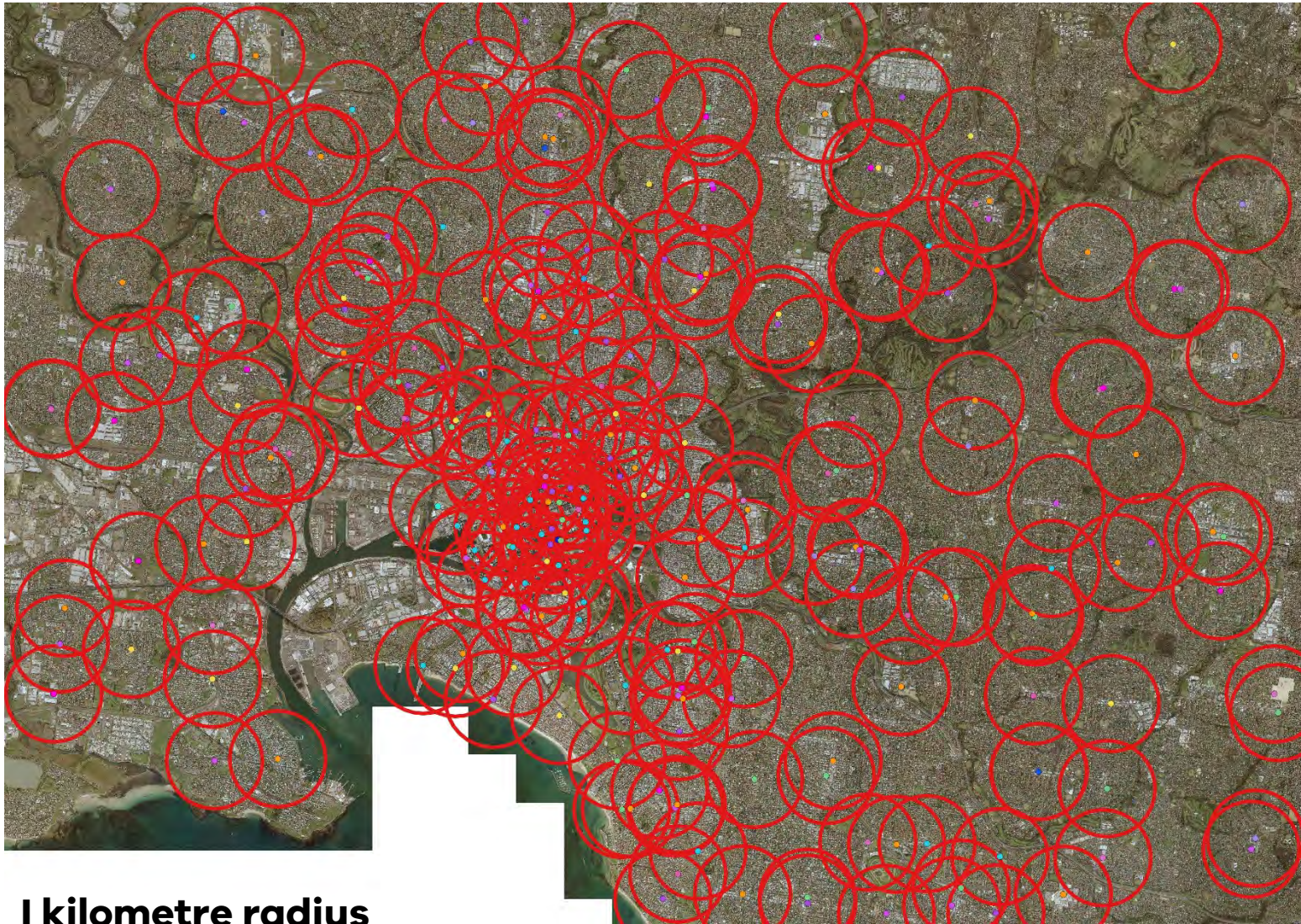
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**Supermarkets in Metro Melbourne with a 1km radius shown**



# Methodology



**1 kilometre radius  
Inner Melbourne Detail**



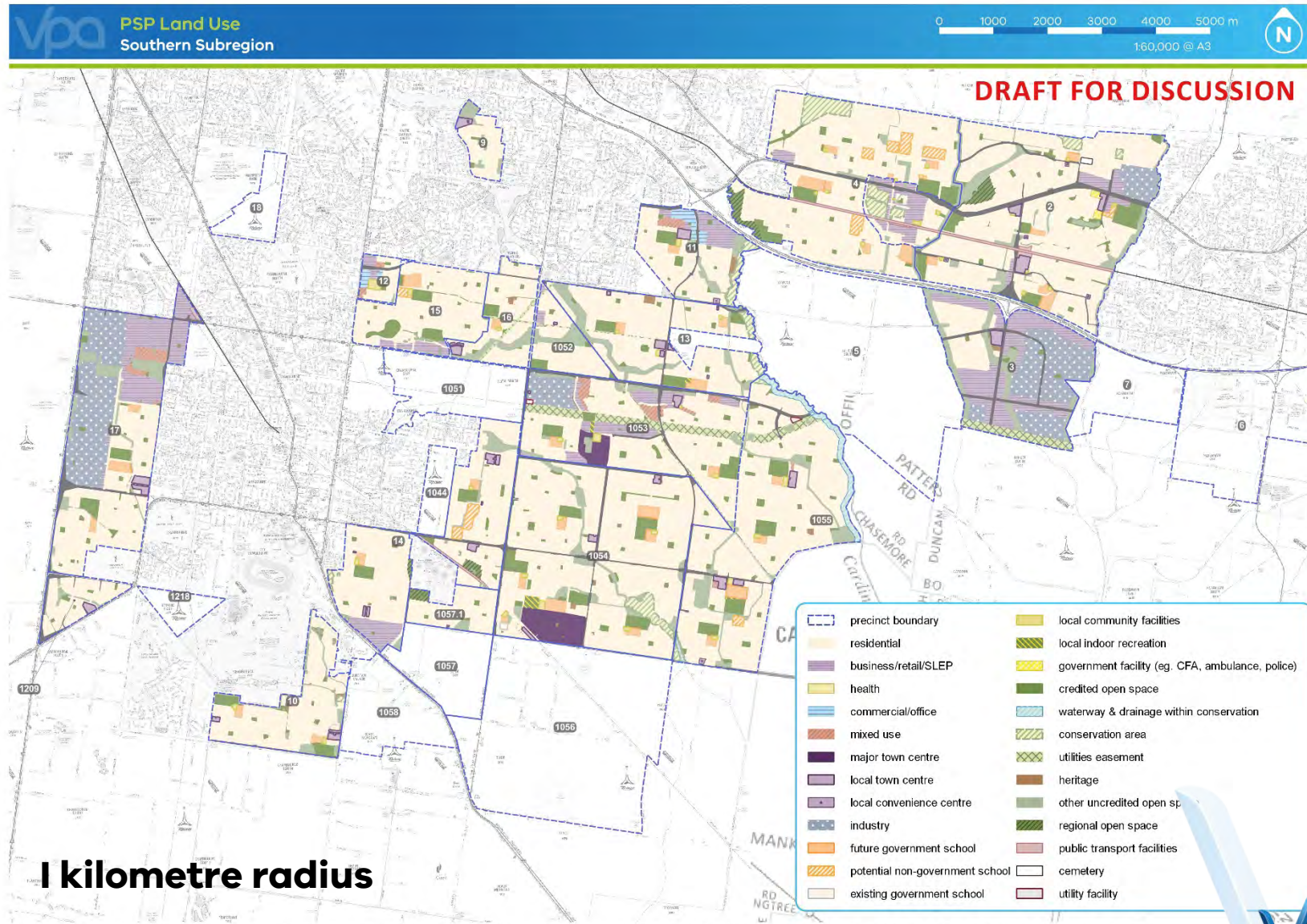
# Applying this to our PSPs

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With one town centre for every neighbourhood of 8,000 to 10,000 people in our Greenfields PSPs, we endeavour to locate our Local Town Centres with a distribution pattern of around one Local Town Centre for every square mile as shown on the following slides:



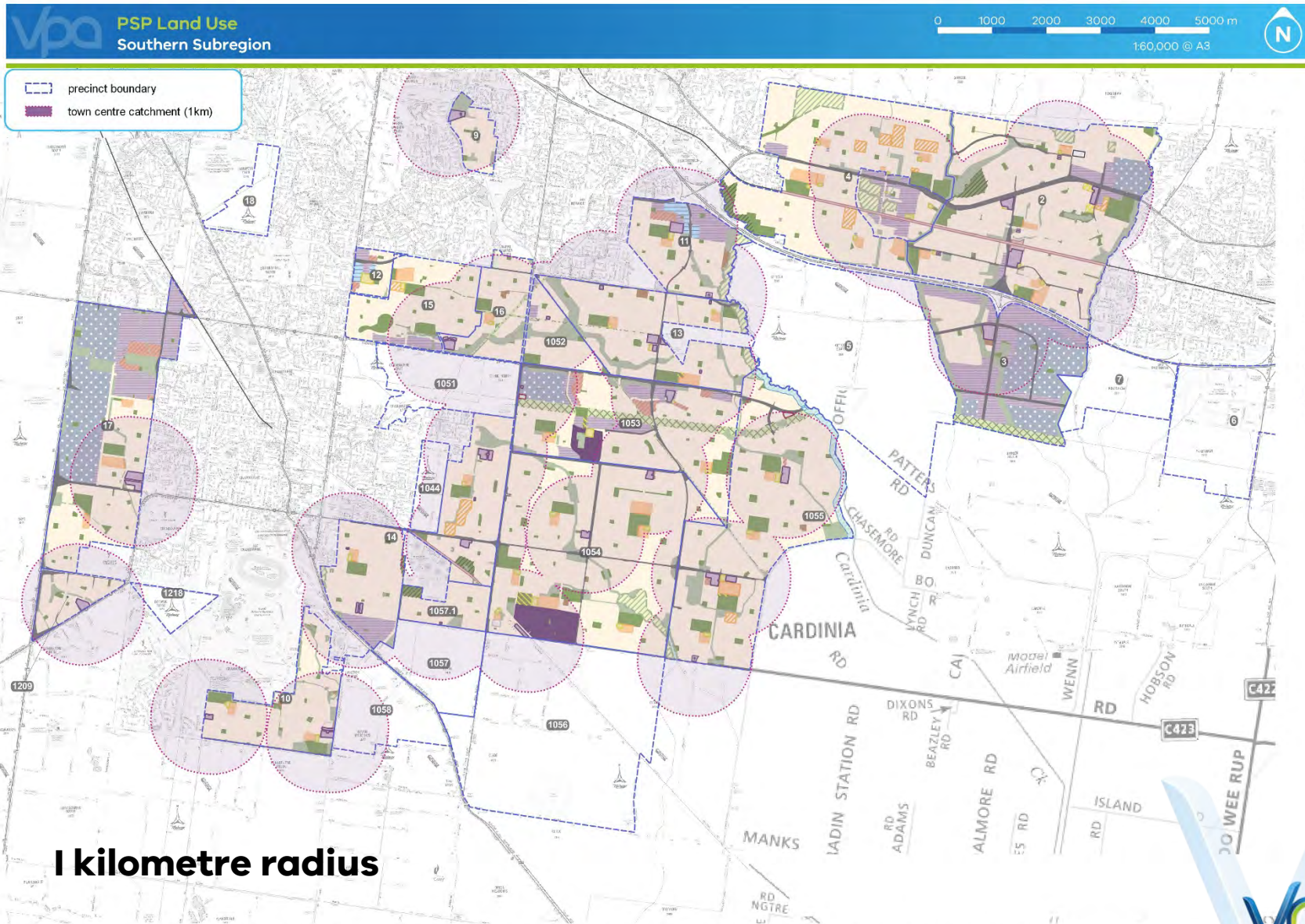
# Southern sub region:



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# Southern sub region:

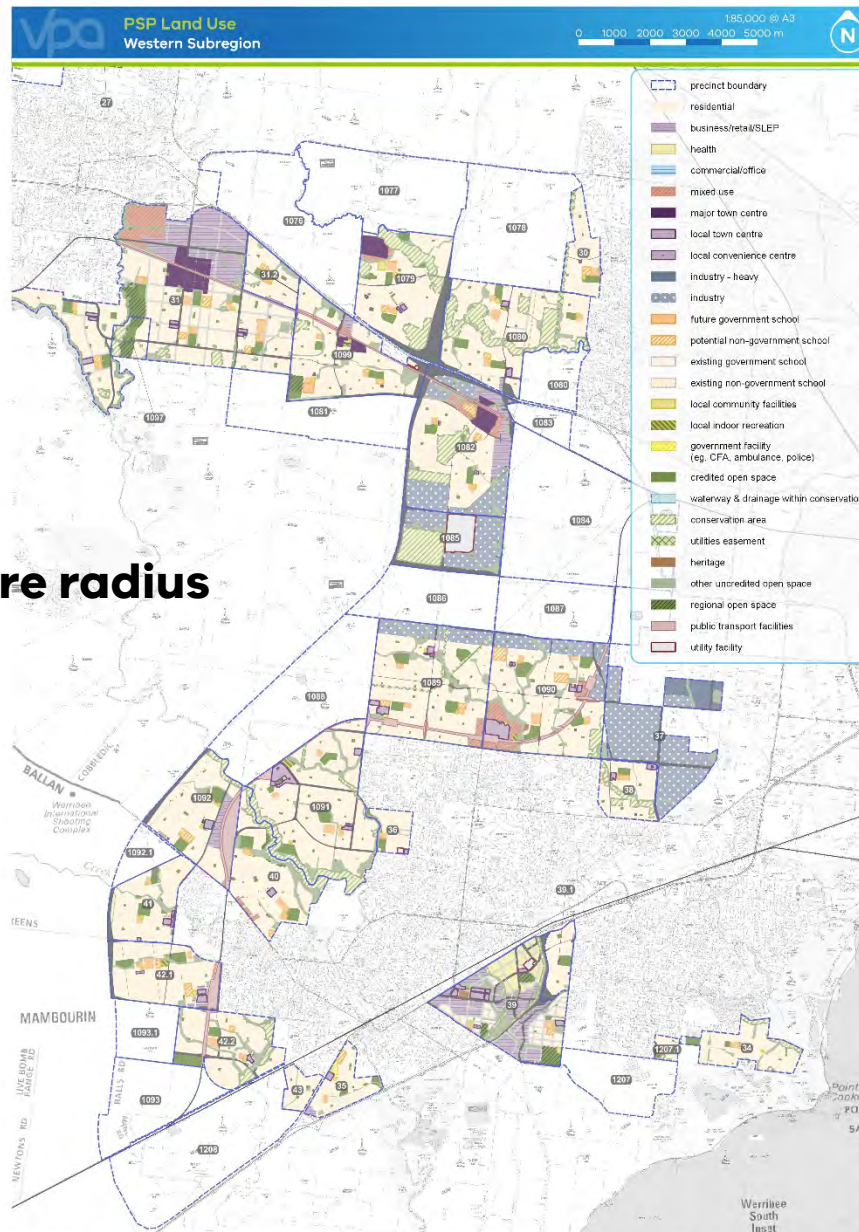


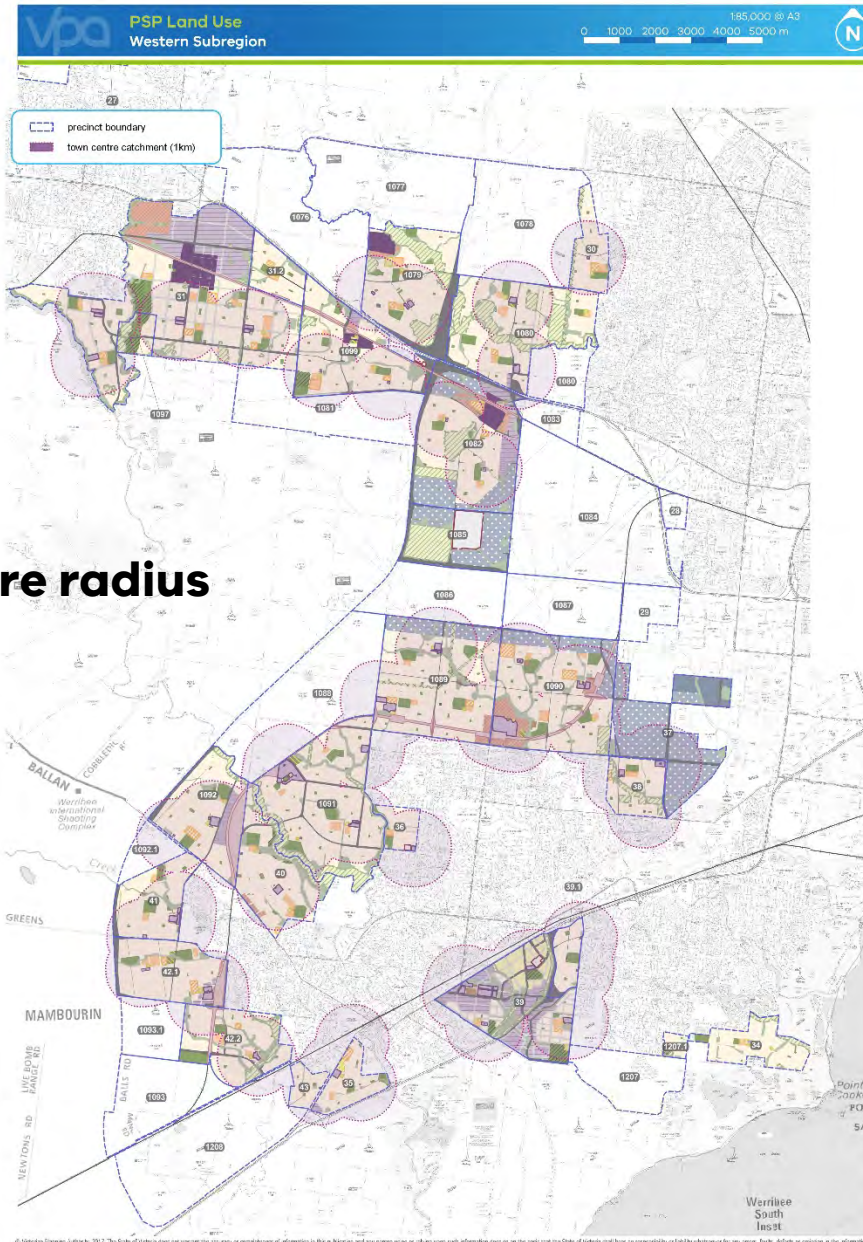
**1 kilometre radius**



# Western subregion:

1 kilometre radius

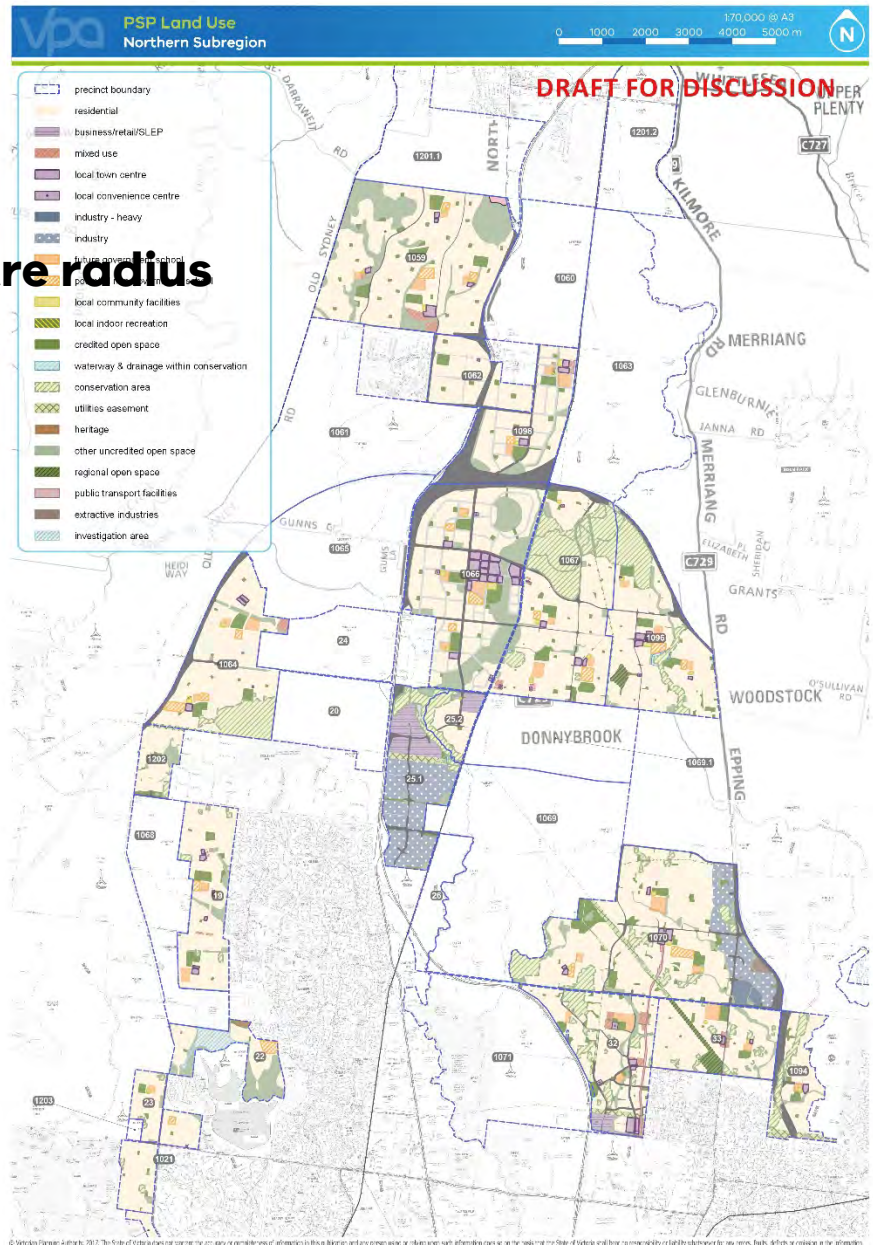






# Northern subregion:

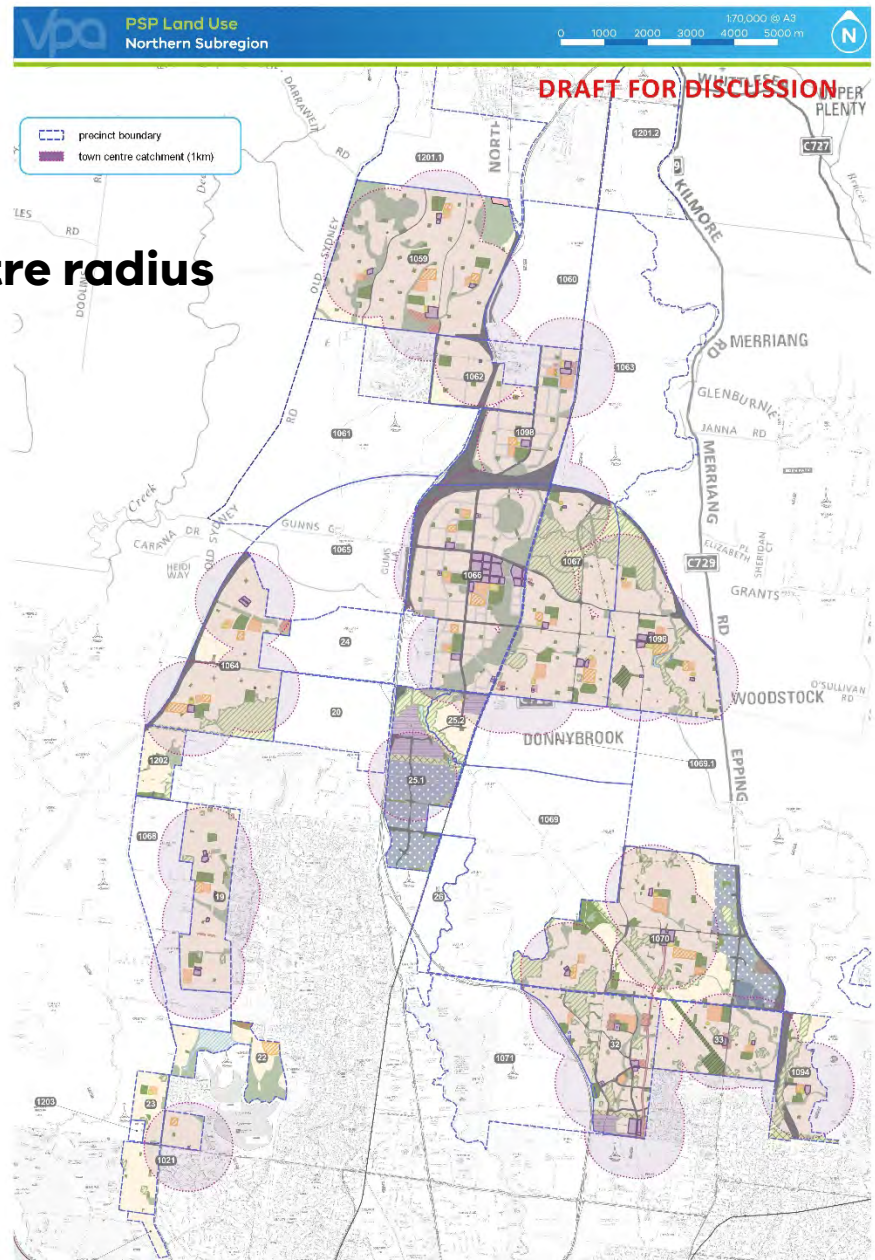
1 kilometre radius





# Northern subregion:

1 kilometre radius



# An example in the Western Subregion

The following slide shows how the PSPs of:

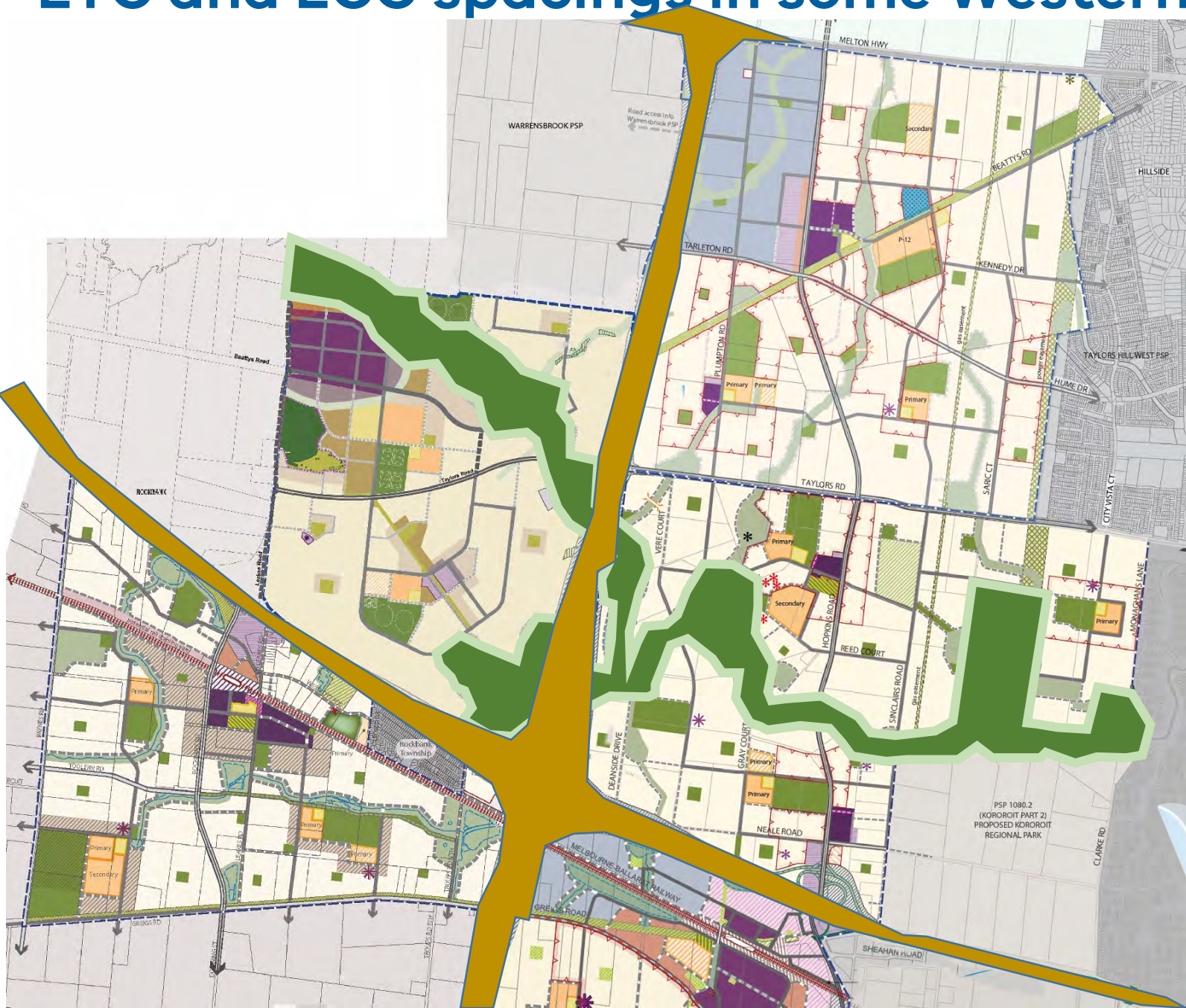
- Rockbank,
- Rockbank South,
- Plumpton,
- Kororoit and
- Mt Atkinson

will achieve our aim:





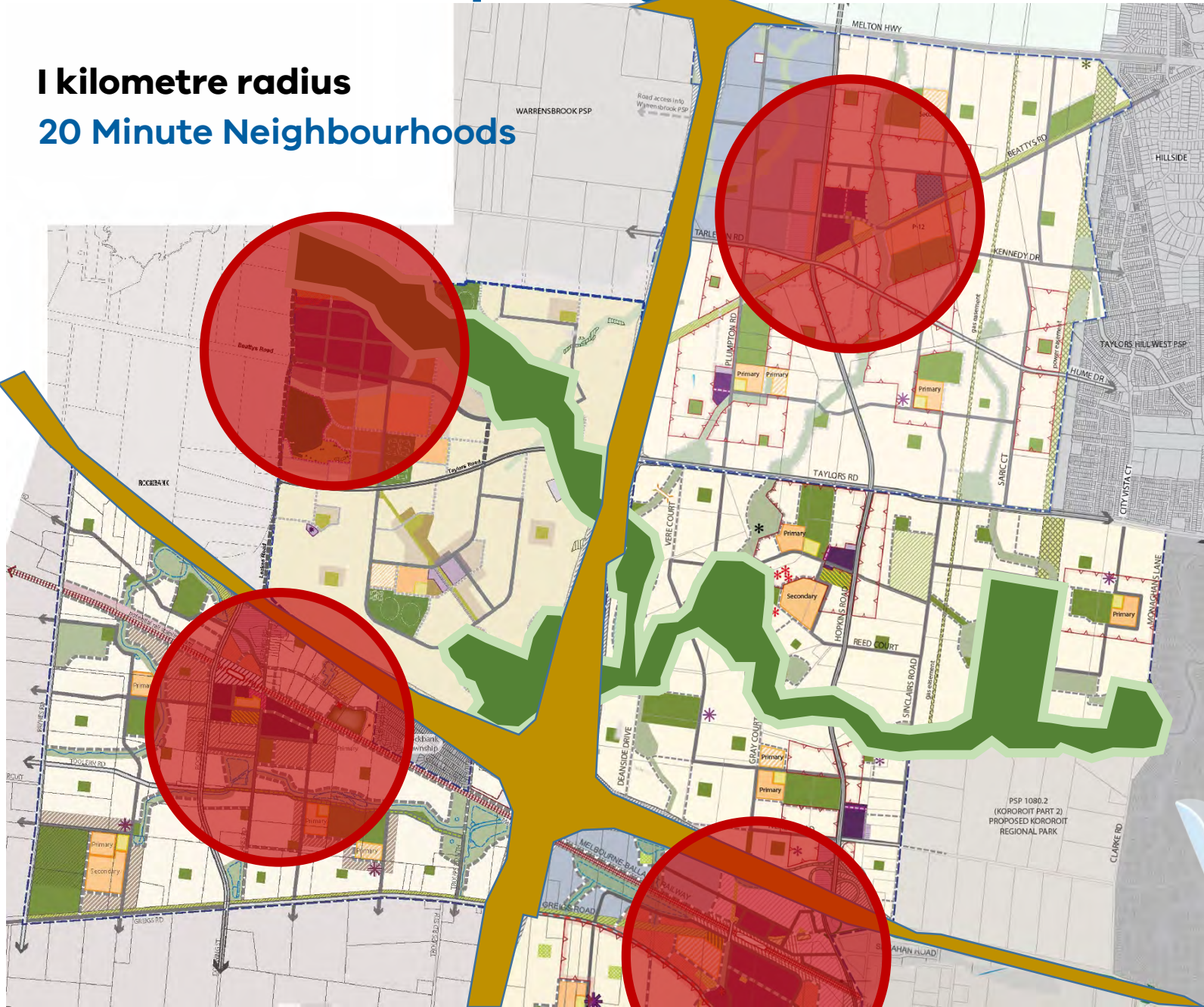
# LTC and LCC spacings in some Western PSPs





# LTC and LCC spacings in some Western PSPs

**1 kilometre radius**  
**20 Minute Neighbourhoods**

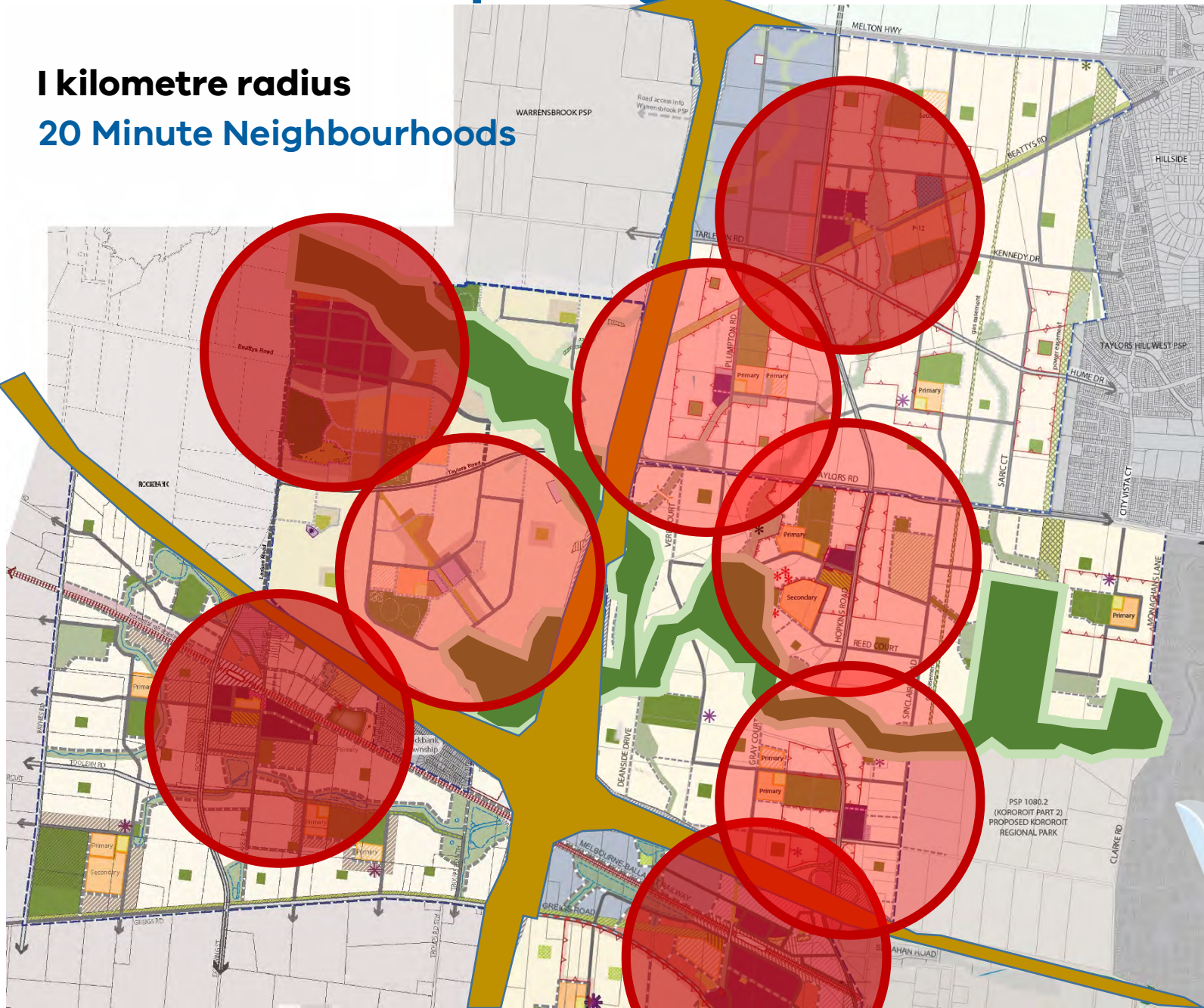


Major  
Town  
Centres



# LTC and LCC spacings in some Western PSPs

**1 kilometre radius**  
**20 Minute Neighbourhoods**



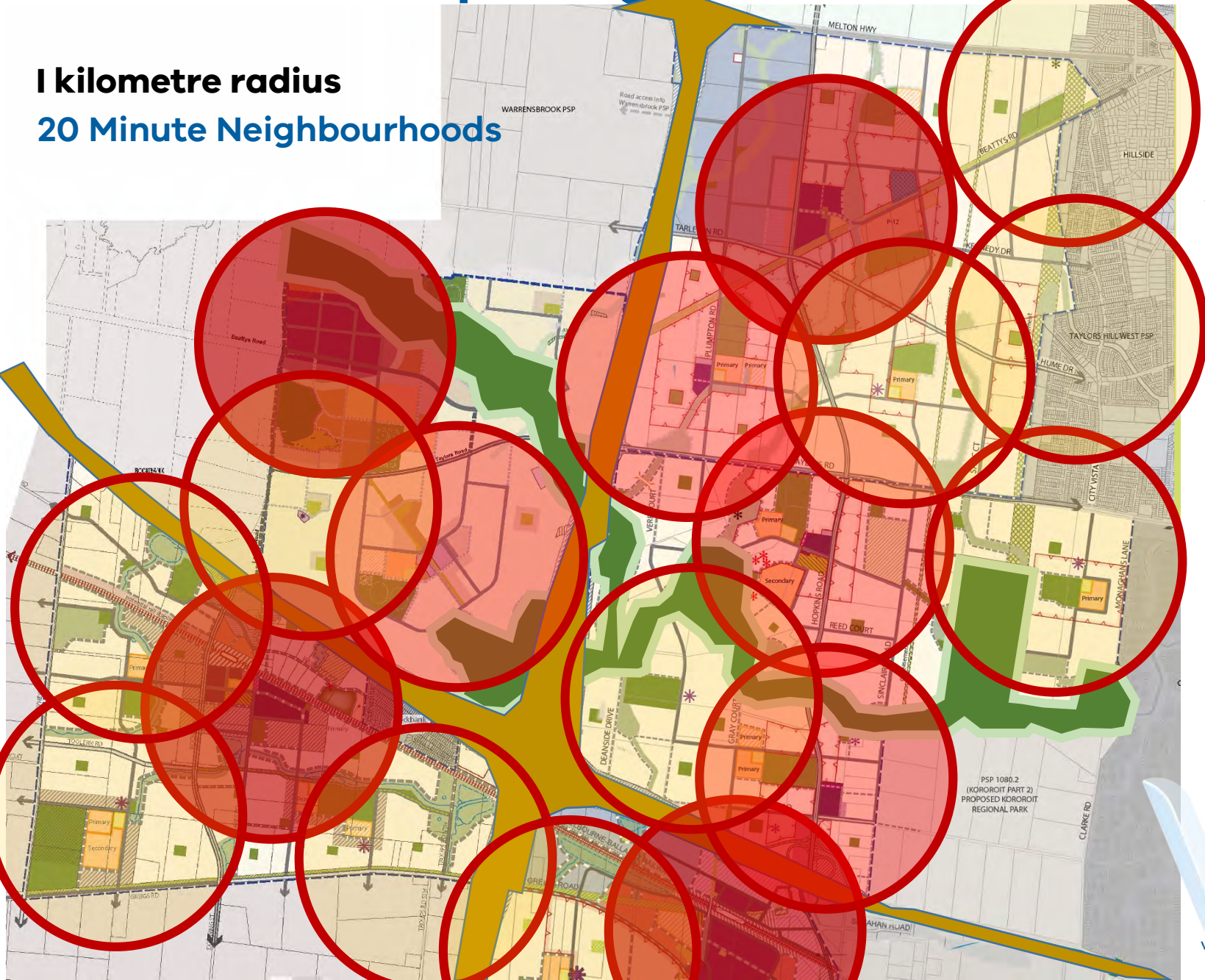
Major  
Town  
Centres

Local  
Town  
Centres



# LTC and LCC spacings in some Western PSPs

**1 kilometre radius**  
**20 Minute Neighbourhoods**



Major  
Town  
Centres

Local  
Town  
Centres

Local  
Convenience  
Centres