

Precinct Structure Planning Guidelines

New Communities in Victoria

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Who we are

The Victorian Government's lead urban growth planning agency

urban growth planner



Planning great urban places
in areas of state and regional
significance

trusted problem solver



Facilitating land use
and infrastructure solutions
so that plans get built

expert advisor



Bringing delivery-informed
insights to urban policy
and projects

Our purpose: the value we bring

Prosperous, liveable and sustainable urban communities for a growing Victoria



Density
done well

Suburban and
regional jobs

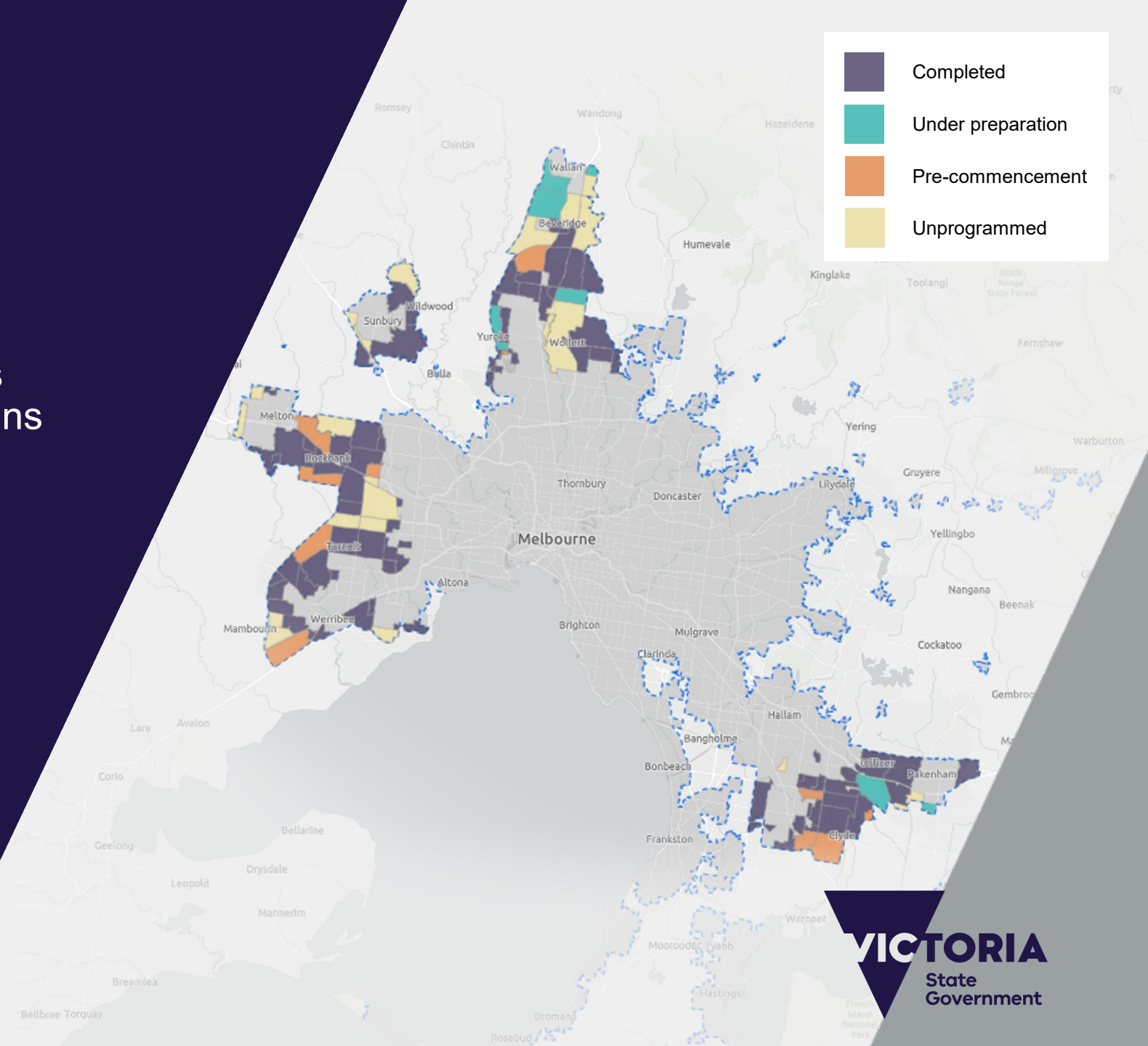
Better aligning
development and
infrastructure

Growing
regional cities
and towns

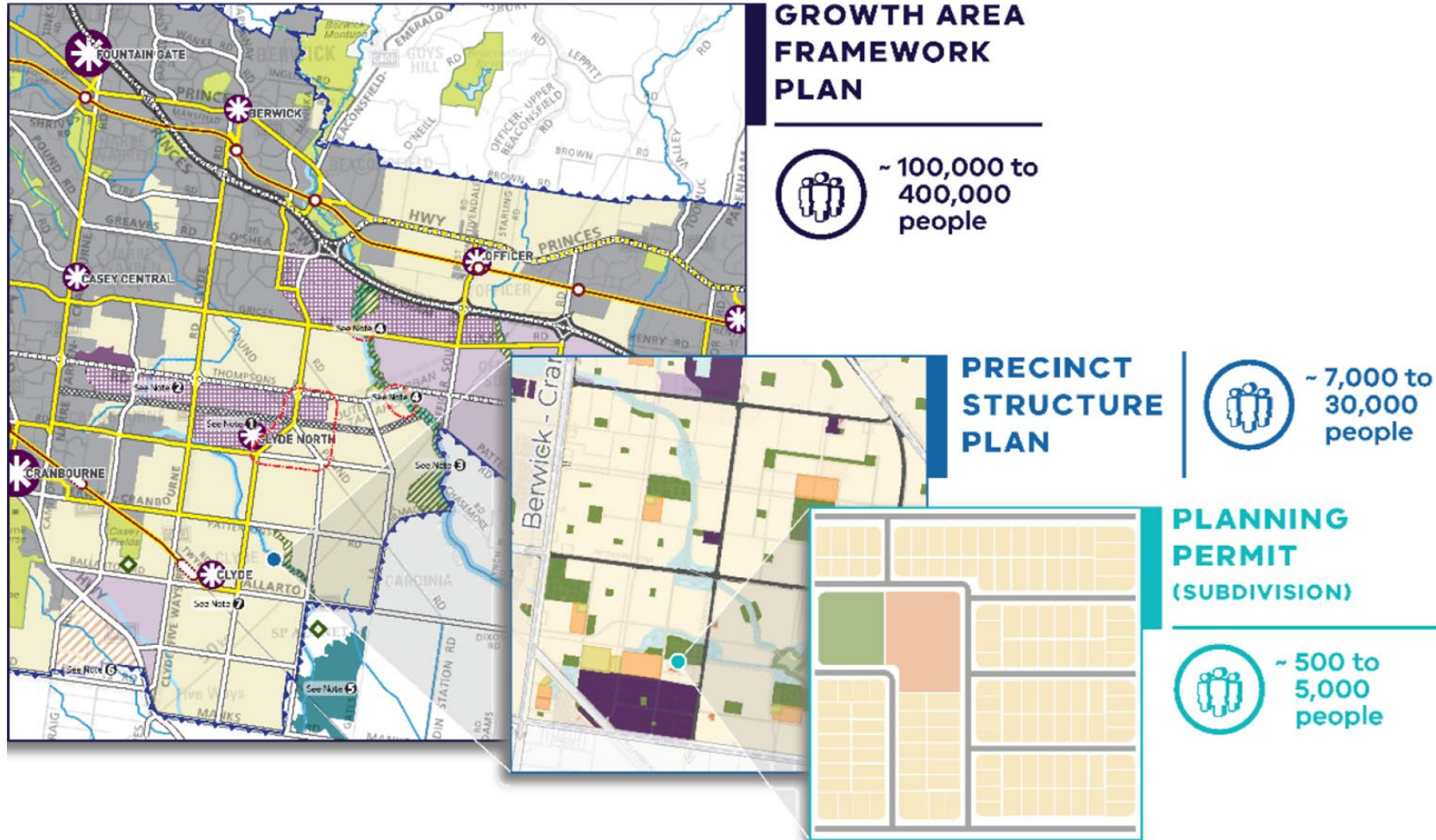
Planning for new communities

Our role in outer Melbourne

- Planning for new communities through Precinct Structure Plans (PSPs)
- Maintaining 15 years' zoned land supply
- PSP reform



The Victorian Planning System

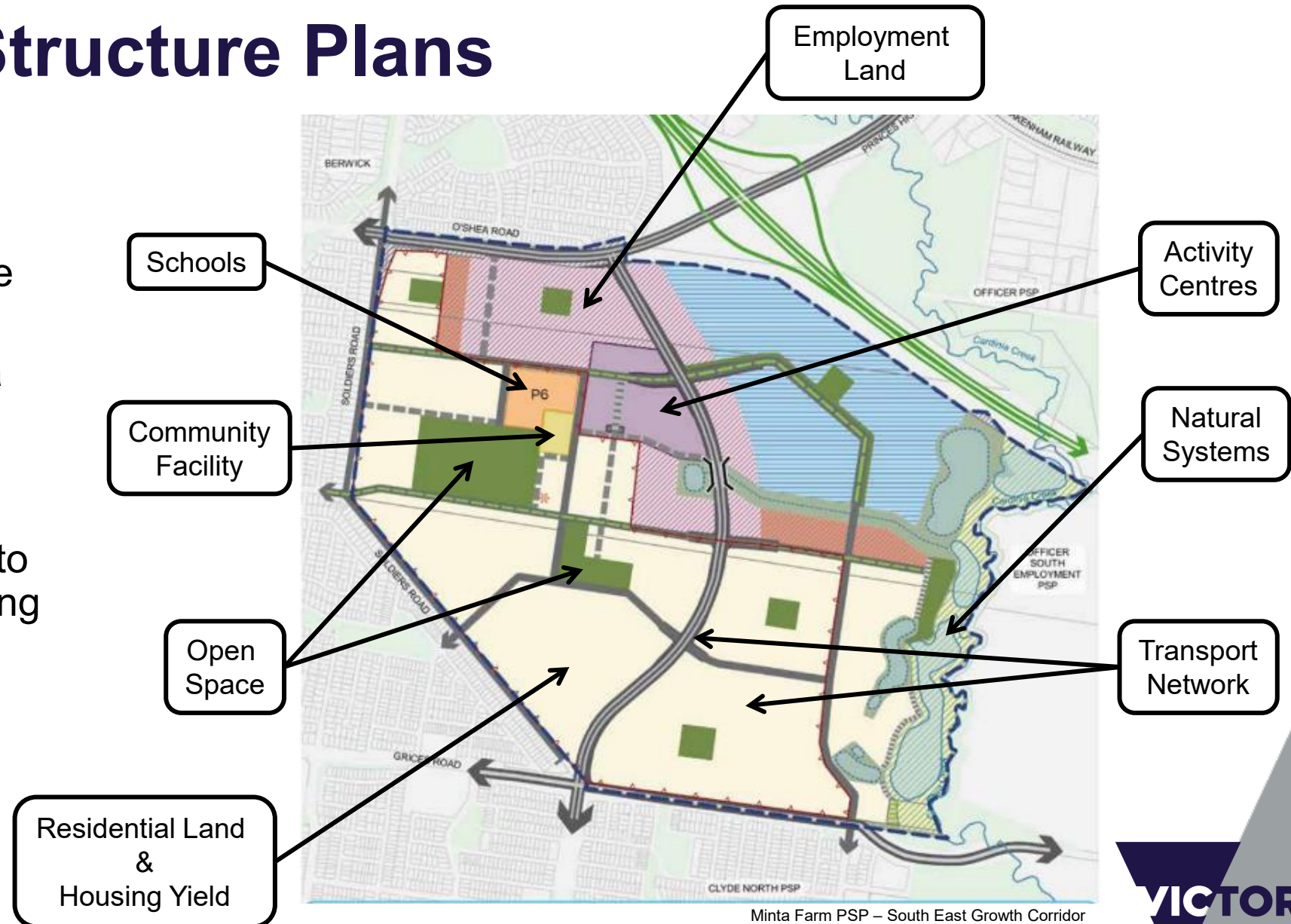


What is a PSP?

A high level **strategic plan** that sets out the **preferred spatial location** of **land uses and infrastructure** to guide staging of development, subdivision permits, building permits and infrastructure delivery.

Precinct Structure Plans

- Translate state policy into place
- Given effect via planning zone changes
- Incorporated into the local planning scheme



Minta Farm PSP – South East Growth Corridor

Precinct Structure Plans

Limitations

- Cannot deliver the full range of desired urban outcomes
- Requires supportive decisions and investments by many entities operating under other legislation and policy
- Relies on council role in overseeing implementation



About the Guidelines

Purpose of the Guidelines

- **Framework** for preparing PSPs
- Clear performance **targets** in PSPs
- PSP preparation **pathways**
- Practical **toolbox** for practitioners



Lifting the bar

Collaborative, integrated,
streamlined approach



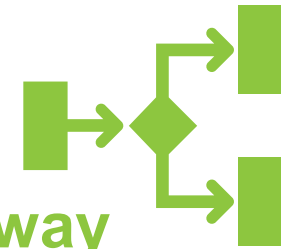
Distinctive, purpose
and place-based focus



Raised
performance standards



New Innovation Pathway
for elevated outcomes and
increased certainty



Integrating best practice frameworks

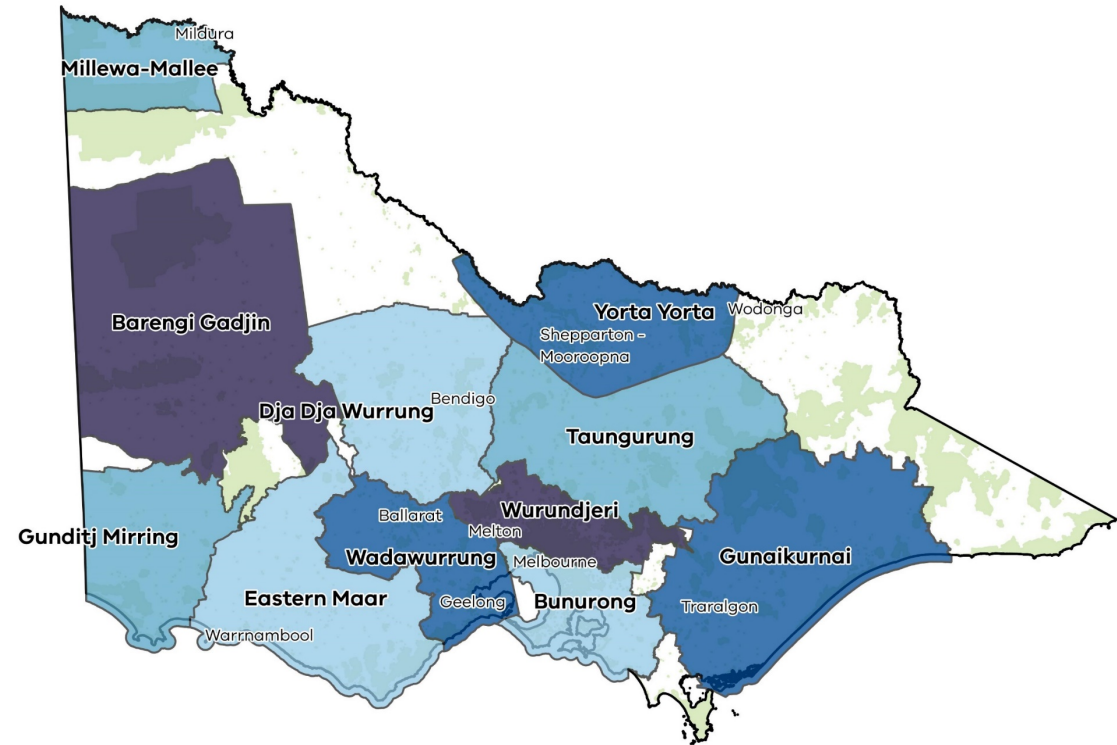
Giving effect to best practice frameworks from state and global policy



Engaging Traditional Owners

Embedding self-determination principles

- Commitment to better protect and acknowledge Aboriginal values and heritage in our plans
- Engage Traditional Owners early and upfront for greater input
- PSP visions will recognise Traditional Owners' ongoing and enduring connection to Country



Precinct Structure Planning Guidelines

Video clip

Watch the video clip to find out more about the Guidelines and how they are raising the bar for new communities in Victoria:

- [Precinct Structure Planning Guidelines: New Communities in Victoria](#)

Better plans, streamlined process



Whole of Government approach

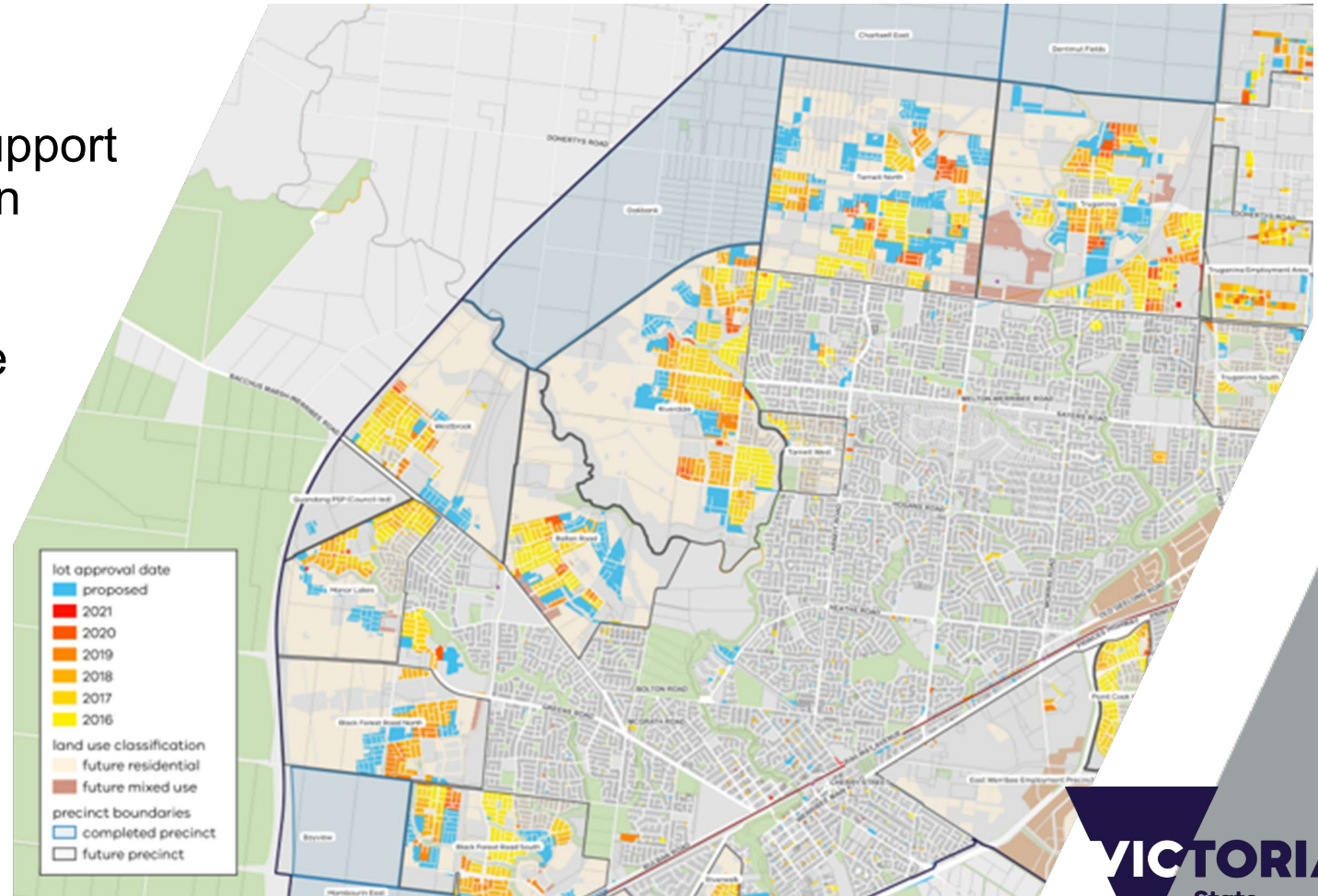
- Bring agencies and partners onboard early so we have clear and timely input
- Stronger links to delivering the infrastructure and services our new communities need



Staging and infrastructure coordination

Providing the services new communities need, when they need them

- Prioritisation of PSPs
- Staging of development to support infrastructure alignment within PSPs
- Consider interim and ultimate development outcomes
- Better advice to Government on the implications of our plans



Innovation Pathway

Incentivising elevated outcomes

- Key partners agree to pursue a place-specific opportunity to deliver significantly elevated performance
- May include environmental performance, housing affordability and diversity, or community and infrastructure service delivery
- Removes regulatory and other barriers to innovation
- We will undertake a pilot to test the Innovation Pathway for a PSP

Innovation Pathway Pilot



The benefit: Improved outcomes and a streamlined approval process

Next in PSP reform

Guidance Notes

We're developing a suite of guidance notes including:

- Generally in accordance
- ICP Guidelines
- Regional Application
- Affordable housing
- Coordinated delivery of infrastructure and staging provisions
- Quarries and extractive industries
- Commonly required technical reports & example briefs
- Community infrastructure guidelines
- Provision of non-government schools
- Alternative energy
- Sustainable Subdivision Framework
- Engagement practice note
- Urban Growth Zone & applied zones
- Movement and place framework
- Integrated water management

Compact PSP

We're developing a Compact PSP Template to provide:

A new template that is more 'compact' based on the updated contents of the Guidelines.

A suite of tools (plans, tables, guidelines) designed in line with new PSP Guidelines and 20-minute neighbourhood hallmarks

A simplified document that's faster to produce

More guidance on the PSP approach for infrastructure coordination and sequencing

Activity Centre Design Review

Guidance for town centre planning
and assessment and clarity on
the use of Urban Design
Frameworks to drive
better outcomes



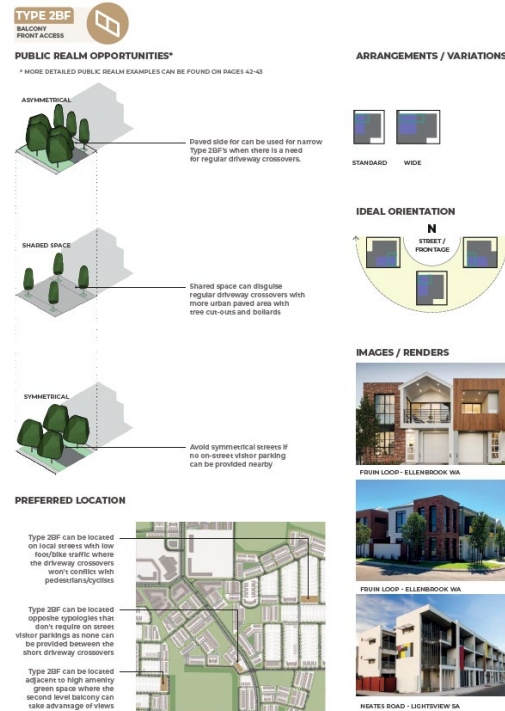
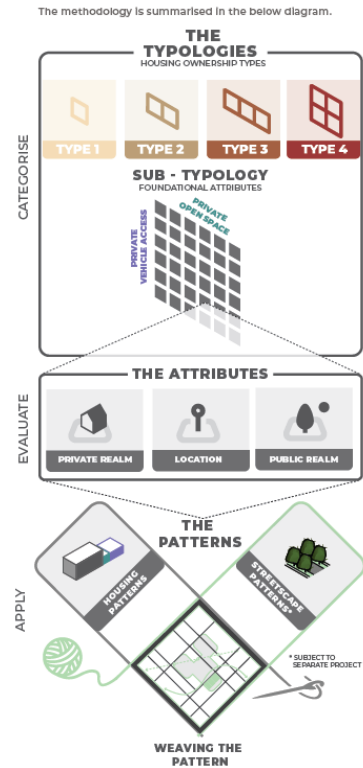
Engineering Design & Construction Manual Review

Support alternative street and utility engineering designs that facilitate innovative design-led outcomes, increase tree canopies and improved utility outcomes



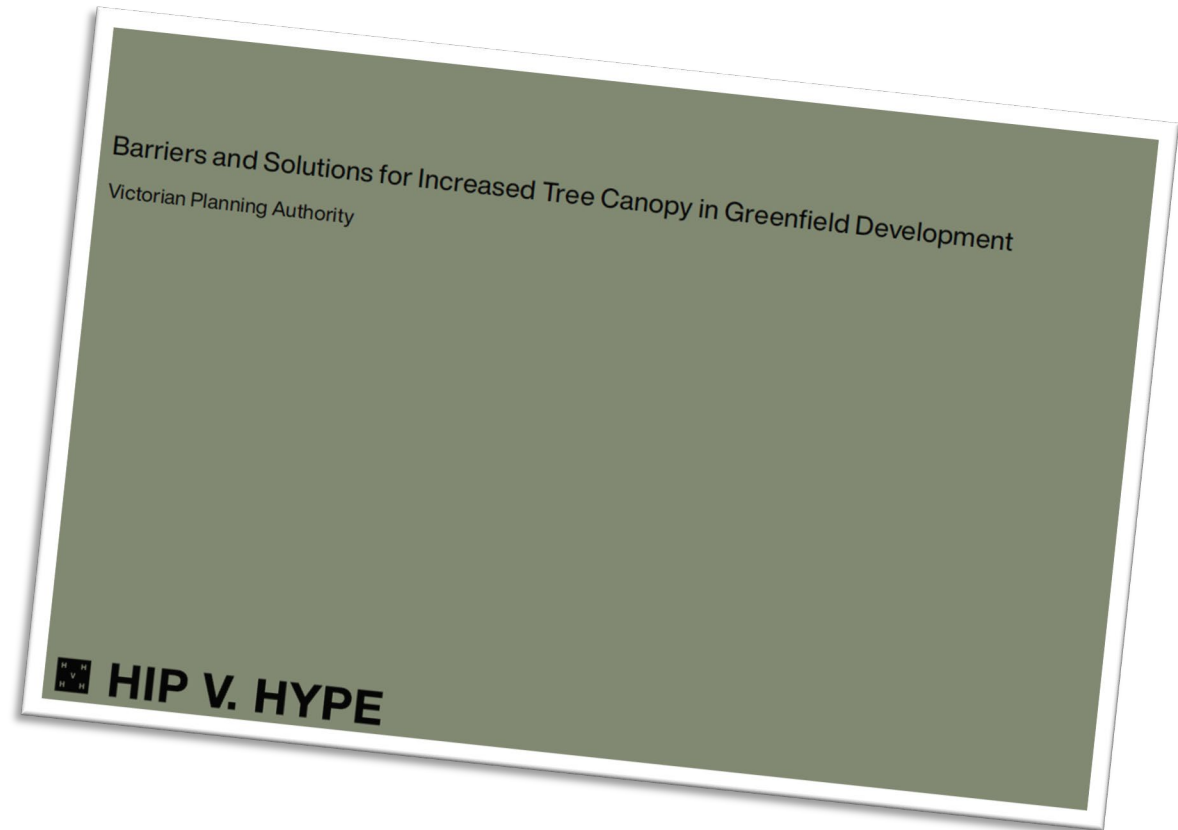
Housing Typology Pattern Book

Creative ways to achieve higher density and greater diversity



Barriers and Solutions for Increased Tree Canopy in Greenfields Development

- To provide the evidence base in removing the barriers required for 30% public realm tree canopy
- Identifies the Critical Success Factors at the Precinct Structure Planning stage, but also at the later stages of the PSP's life



Find out more about the Guidelines

vpa.vic.gov.au/psp-guidelines