

PART

3

CONSTRUCTING A PSP

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OVERVIEW

Part 3 of the Guidelines focusses on the outcomes of a final PSP and how to achieve them. Figure 14 illustrates how best practice inputs utilised through the PSP process feed into the Guidelines integrated framework to deliver the PSP output.

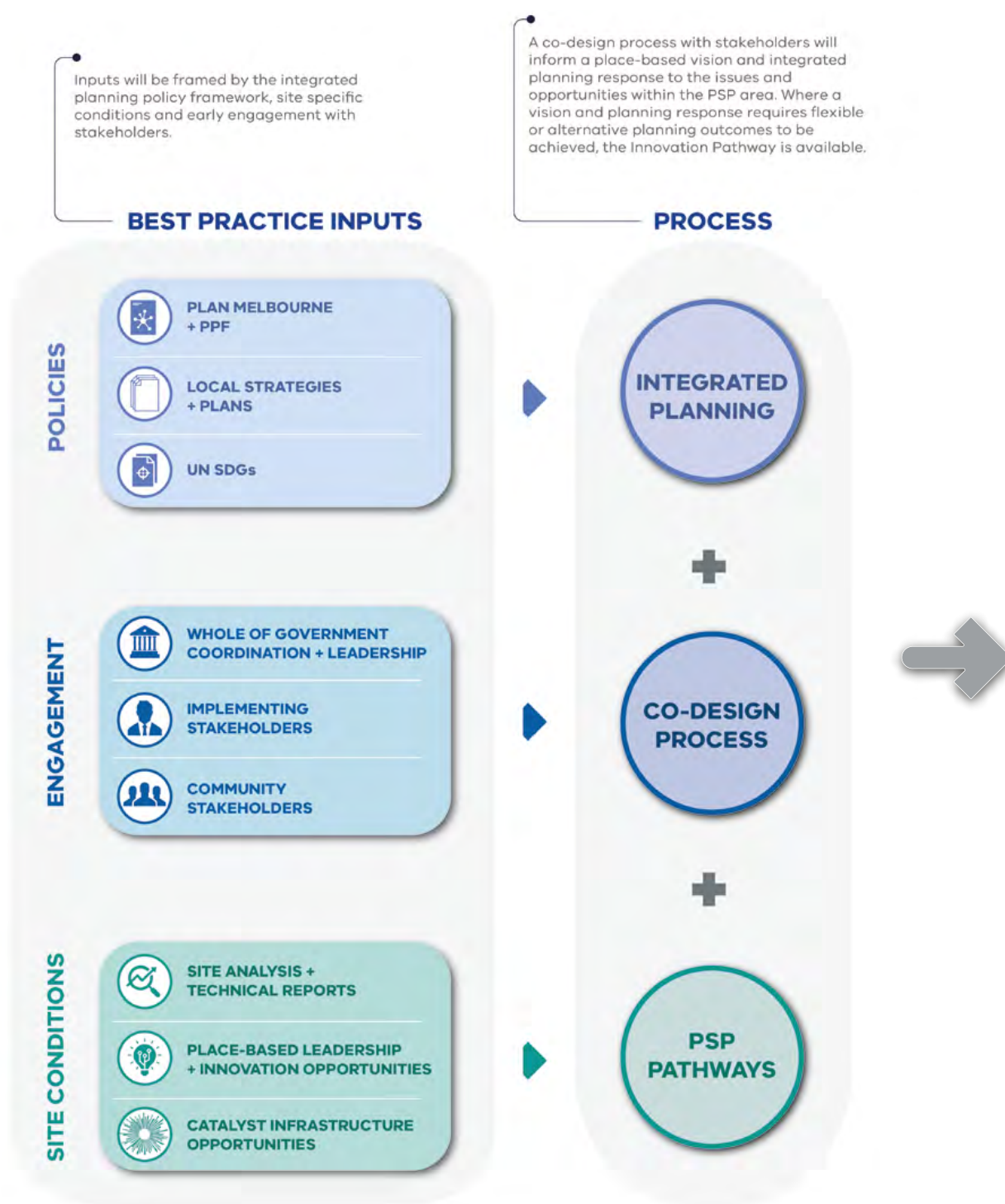


Figure 14. Framework for delivering PSPs (Source: VPA)

The Guidelines have a hierarchy of elements to explain what needs to be considered and delivered in a PSP. Elements are grounded in state policy and strategy or key future directions for greenfield precincts as determined by the VPA through the preparation process.

Guidelines and requirements within the PSP will comprise general requirements (applicable to all PSPs) and site-specific guidance that translate the targets and principles within this document and implement the PSP's vision and objectives.

PSP tools for Innovation Pathway PSPs will need to be adapted to give expression and effect to the innovation vision. This may require modifying the format of the plan, diagrams and guidance and the level of detail included.

20 MINUTE NEIGHBOURHOOD HALLMARKS

PSPs will be structured to align with the 7 hallmarks of 20-minute neighbourhoods plus infrastructure coordination. The 'hallmarks' were established in Plan Melbourne Direction 5 — Create a city of 20-minute neighbourhoods. They provide an integrating framework to support delivery of more inclusive, vibrant and healthy neighbourhoods. These are the overarching areas of focus for future PSPs and are reflected in each chapter of Part 3 of the Guidelines.

PSP FEATURES

These are key Features of the PSP that all 20-minute neighbourhoods encompass. They translate the hallmark into anticipated outcomes and are based off the 20-minute neighbourhood features but have been adapted for PSPs.

A mission statement for the PSP, based on the opportunities, constraints and aspirations for the precinct.

A series of aspirations that articulate how the place-based vision will be achieved, building on 20-minute neighbourhood policy.

PSP GUIDELINES



PSP STRUCTURE

PURPOSE +
PLACE-BASED
VISION

PLACE-BASED
OBJECTIVES

PSP TOOLS

PLANS

DIAGRAMS

TABLES

DEVELOPMENT

INFRASTRUCTURE
COORDINATION
IMPLEMENTATION

LEADERSHIP

INNOVATION

PRINCIPLES & PERFORMANCE TARGETS

DWELLING DENSITIES	<input checked="" type="checkbox"/>	OPEN SPACE	<input checked="" type="checkbox"/>
AFFORDABILITY	<input checked="" type="checkbox"/>	TREE CANOPY COVERAGE	<input checked="" type="checkbox"/>
PEDESTRIAN + CYCLE PATHS	<input checked="" type="checkbox"/>	CONSERVATION AREAS	<input checked="" type="checkbox"/>
ROAD NETWORK	<input checked="" type="checkbox"/>	EDUCATION + COMMUNITY SERVICES	<input checked="" type="checkbox"/>
WALKABLE CATCHMENTS TO PUBLIC TRANSPORT	<input checked="" type="checkbox"/>	ACTIVITY CENTRES	<input checked="" type="checkbox"/>
JOB DENSITIES	<input checked="" type="checkbox"/>	INFRASTRUCTURE	<input checked="" type="checkbox"/>

GENERAL PRINCIPLES

These are planning Principles that should be adhered to when preparing a PSP. They include details of policies, strategies and legislation that need to be considered in PSPs. They are grouped to demonstrate which Feature they will deliver.

PERFORMANCE TARGETS

These are prescribed by the VPA and are what should be delivered in a PSP (note: when the target references a VPP the target must be delivered). These are used to measure the success of PSPs throughout the PSP process including as evaluation metrics for the VPA Board.

Targets are accompanied by guidance for demonstrating achievement of the target and identifying opportunities for place-specific variations that can lead to demonstrating alternative means of success.

A suite of plans, diagrams, guidance and other tools that give expression to the vision and objectives. The tools will be a mechanism to guide assessment of planning permit applications. Tools required may vary depending on the outcomes being sought.

Tools for coordinating infrastructure delivery may sit outside, but be complementary to, the PSP — for example, Infrastructure Contribution Plans, or Development Contribution Plans.

Note on Victorian Planning Provisions (VPP)

VPP relevant to the delivery of 20-minute neighbourhood features are referenced in Part 3 of the Guidelines. PSPs must be consistent with the VPP. The VPP represent a base-case for performance in PSPs. PSPs may respond to innovation opportunities by going above-and-beyond the VPP to achieve the best possible outcomes for Victoria's new communities.

Applying the Guidelines in regional areas will utilise the same integrated framework as outlined above. However, to ensure that the unique context of these areas is appropriately considered, the PSP process and regional adaptations to targets will consider the policy and growth setting, development setting, and intrinsic local character and opportunities.

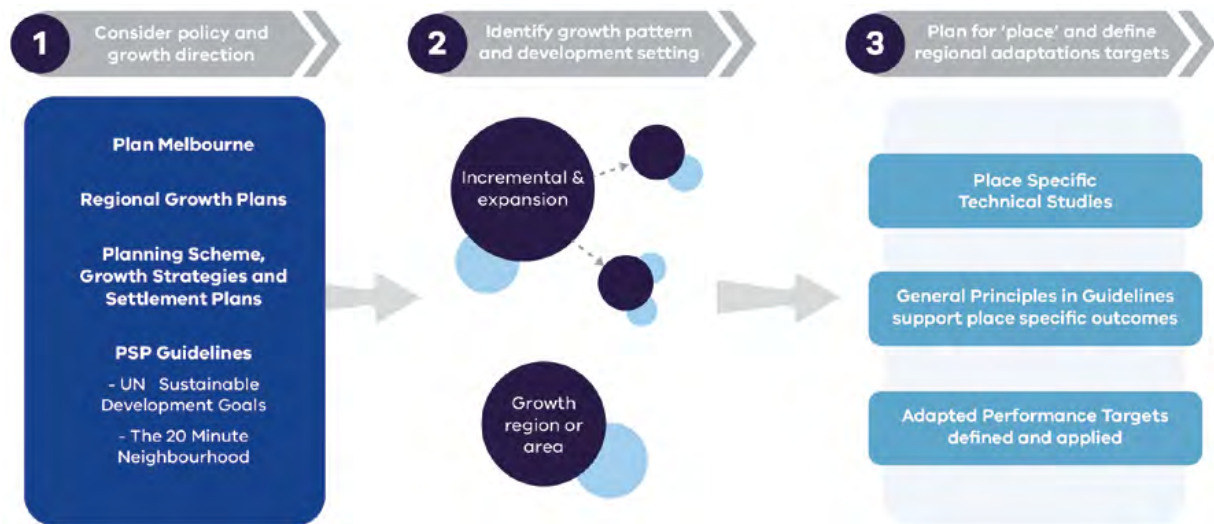


Figure 15. Regional integrating framework (Source: VPA)



Source: VPA

A VISION WITH PURPOSE AND PLACE

Building on the context and conditions of the area, a vision gives purpose to a PSP and a unique identity to the place that the PSP addresses. The vision and its supporting objectives establish a mission statement for the PSP, based on the opportunities, constraints and aspirations for the precinct.

The vision that is developed during the co-design workshops should be a short document that may include a combination of words, drawings, examples, targets, commitments and partnerships.

In the final PSP, the vision should then be refined into a short vision statement (see example below). The place-based objectives contained in the PSP will then be used to give a greater understanding of how the vision will be achieved in the context of a 20-minute neighbourhood.



SEE ALSO PRACTITIONER'S TOOLBOX:
Compact PSP Template

CRAIGIEBURN WEST PSP VISION STATEMENT

EXAMPLE

This PSP in Melbourne's north-west is an unusual linear shape with an interface to semi-rural land. As PSPs have been prepared for much of the surrounding land, a network of open space has been established, but is incomplete. During the co-design workshops, it was agreed that this PSP represents an opportunity to complete the open space network, complemented by a mixed-use north-south spine. This is articulated through the vision statement:

Craigieburn West will develop as a series of predominantly residential neighbourhoods supported by a local Town Centre and adjoining residential areas.

The precinct will leverage its unusual linear form by creating a series of walkable neighbourhoods arranged along a north-south spine comprising open space links and key road connections. The precinct will also seek to embed heritage and landscape features within and around it by capitalising on opportunities to maximise views to nearby volcanic cones and integration with established native vegetation.



Source: VPA

The central spine will support the primary place-making focus – creating energy and activation. The PSP features schools, community hubs, and diverse housing typologies linked with a range of open spaces, including conservation reserves, active open space and a network of local parks.

The PSP will complete the structure planning process for the area, completing the delivery of green links within and beyond the PSP boundaries and provision of a sensitive built form interface to rural land west of Mickleham Road/Urban Growth Boundary.

The PSP will complete the catchment to surrounding activity centres external to the PSP, including Craigieburn Central, Aston Village and Highlands Village, while also providing for local facilities, including a centralised activity centre co-located with open space and community facilities, and a series of proposed government and potential non-government schools.



Source: VPA

PSP Features

In new communities, PSPs will facilitate and support the development of neighbourhoods in accordance with:



A place-based vision and purpose that is distinct in its character and identity, reflects the values of the existing and future community, and provides a context for a community to live a full, sustainable and healthy life.

GENERAL PRINCIPLES



A vision should articulate what the PSP aims to achieve and the PSP's purpose and reason for creation. It should include aspirational elements that differentiate the precinct and align it with the PPF, Plan Melbourne, the 20-minute neighbourhood framework, the UN SDGs and any other relevant state planning policy.

The vision should provide sufficient flexibility to enable an outcomes-based approach to achieving the objectives that implement the vision.

The vision should also be tailored to the selected PSP pathway.

INNOVATION PATHWAY

The vision should articulate the specific objectives and achievement of higher targets that will result from activation of the innovation vision.



The vision should address the place, including existing site conditions such as existing or ongoing land uses, landscape, topography, environmental values, waterways, natural wetlands, vistas, views and historical/cultural places, features, sensitive interfaces or characteristics of significance that can be recognised and celebrated where appropriate.

The vision should recognise Traditional Owners' ongoing and enduring connection to Country to ensure Aboriginal cultural heritage places and values are acknowledged and protected in a culturally appropriate manner.



The vision and objectives should provide a clear direction on the future of the place and how to get there. The objectives should detail place-specific actions, ideas or initiatives that activate the vision and give the PSP its unique identity, sense of place and liveability.

HOW TO APPLY IN A PSP

Establish the vision during the place-shaping phase. The vision may be expressed in words, drawings, examples, targets, commitments, partnerships, or other ways.

Consider how the vision and objectives can be written as a mission statement for the PSP.

The vision may seek to focus attention on one or more 'hallmarks' and set the context for place-based objectives that may require variations to Performance Targets.

The vision should be co-designed and endorsed by the stakeholders responsible for implementation of the PSP.

Incorporate input from community stakeholders, in particular relevant Registered Aboriginal Parties (RAP).

The vision should consider the Whole-of-Country plan or other relevant Country plan developed by the relevant Traditional Owner group (if applicable) or the RAP.

The vision should identify how these conditions will be meaningfully incorporated into an urban context.

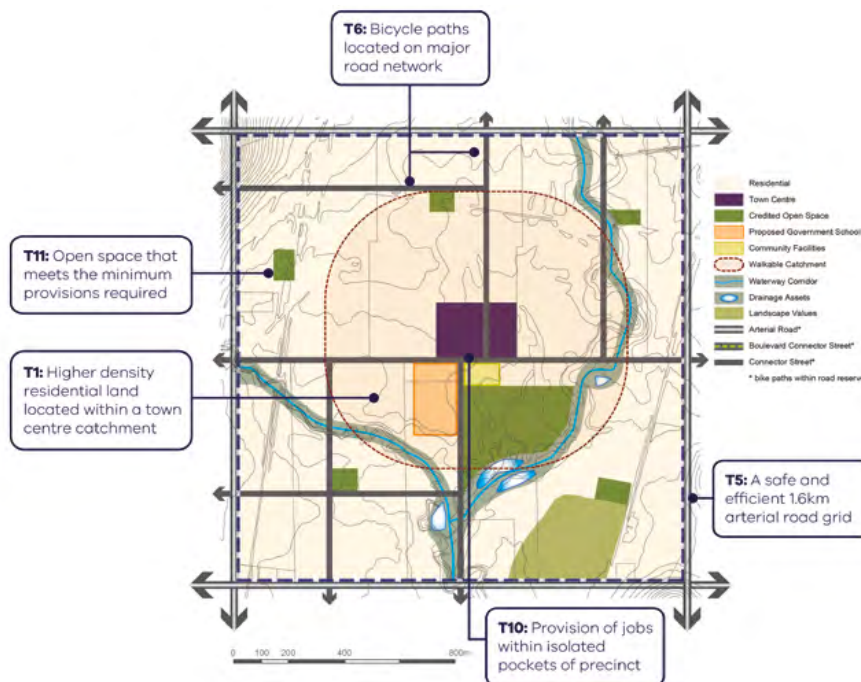
The vision and objectives must be clear, concise and place specific.

The objectives should not reiterate the aspirations of the 20-minute neighbourhood hallmarks and features or the General Principles of a PSP.

PLACE-SPECIFIC
VARIATIONS

16A

Predictable arrangement of land uses following the Guidelines principles and targets.



By following the General Principles and Performance Targets of the Guidelines, each PSP should achieve the hallmarks of a 20-minute neighbourhood. In general, the spatial allocation of land uses will follow a predictable pattern that meets targets and enables the new community to live locally in a high amenity neighbourhood (refer to Figure 16A).

The Guidelines encourage a place-specific vision to create a distinct identity and character. Further it enables enhanced outcomes through initiatives that are derived from local conditions, values and aspirations. These initiatives, if justified by the vision and local conditions, may require variations to the General Principles or Performance Targets contained in the Guidelines.

The result may be a PSP that is less predictable in its form and spatial arrangement of land uses (refer to Figure 16B).

16B

Varied arrangement of land uses incorporating place-specific initiatives to achieve a purposeful and place-based vision.

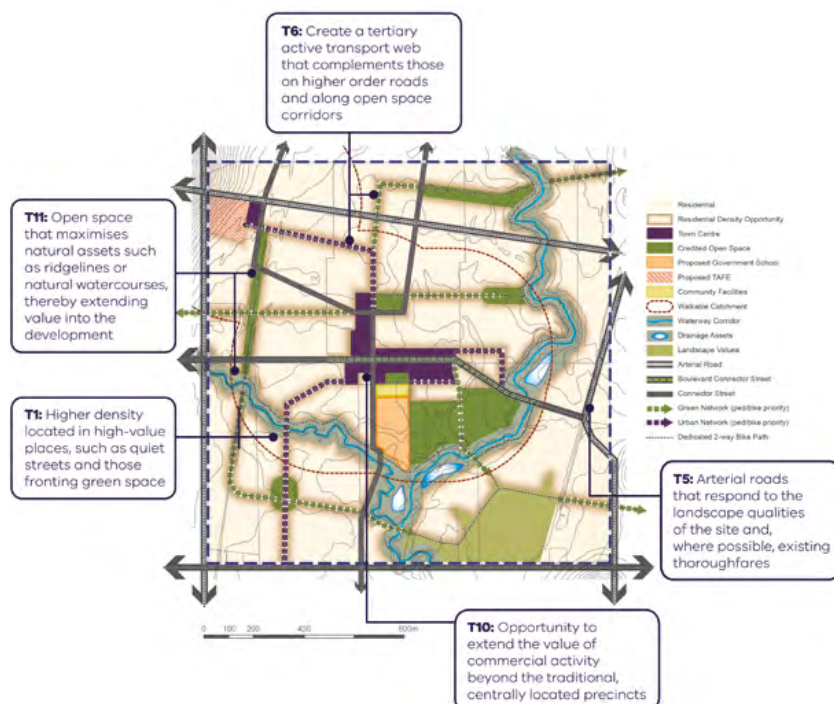


Figure 16. Comparative example representation of potential place-specific variations in a PSP (Source: VPA)

VIABLE DENSITIES

Purpose

To deliver housing/population at densities that make local services and transport viable

The Guidelines support the delivery of housing at densities that make local services and transport viable in new neighborhoods. Housing density and diversity will be directed to key locations to support increased walkability – the central feature of the 20-minute neighbourhood.

To provide a model for the delivery of affordable and accessible housing choices for Victoria's rapidly growing population, planning for new communities should ensure:

- **housing densities beyond current levels** for land supply to last beyond 2050
- **diversity of housing close to where people want to live** to create communities that cater to people as they move through different stages of life
- **compact and walkable neighbourhoods** through the alignment of housing density and diversity with precinct structure, to ensure benefits for health, sustainability and community cohesion
- delivery of housing and population at densities that make **local services and transport viable**.

The model for housing density and diversity presented by the Guidelines is an opportunity to change the form of streets and neighbourhoods to support lot and housing diversity for future communities (refer to Figure 14B).

PSP Features



HOW TO ADAPT TO REGIONAL SETTINGS:

T1 & T2: Adaptation may be required

T3 & T4: Target achievable

Adaptations should support the delivery of a diverse range of lot sizes and housing typologies where appropriate and continue to deliver housing/population at densities that make local services and transport viable.

The amenity-based density model can be applied to drive greater density and housing diversity to the right locations.

KEY PSP OUTPUTS

- The Future Place-based Plan
- Housing Plan
- Activity Centre Frameworks (if required)

PSP Targets

T1 The PSP should facilitate increased densities with an average of 30 dwellings or more per Net Developable Hectare (NDHA) within:

- 400m walkable catchment of an activity centre or train station
- 50m of open space, (both credited and encumbered open space), boulevards and major public transport routes, including but not limited to the Principal Public Transport Network (PPTN) or similar.

Relevant VPP: [Clause 56.04-1](#)

T2 The PSP should facilitate increased densities with an average of 20 dwellings or more per NDHA across the entire PSP area.

Relevant VPP: [Clause 11.03-2S](#)

T3 The PSP should facilitate increased housing diversity, with at least three distinct housing typologies to be included in higher density areas (defined by T1).

Relevant VPP: [Clause 11.03-2S](#)
Reference: [Plan Melbourne, Policy 2.5.2](#)

T4 Set a minimum target for provision of affordable housing in accordance with affordable housing policy, evidence, and guidance.



VIABLE DENSITIES



Source: Image supplied and owned by Lendlease

Application to a PSP



F 1. Housing diversity

Diversity of housing, including lot size and built form, to meet community needs, increased housing densities and integrated housing located close to existing and/or proposed services, transport and jobs.

GENERAL PRINCIPLES

- F 1.1** Residential density should achieve higher densities closer to existing or proposed jobs, services, high-quality public transport and areas of amenity.

- F 1.2** Target densities should be achieved in the long term. The arrangement of residential densities should consider likely development staging and market acceptance of proposed densities in the short-to-medium term.

- F 1.3** Different types of housing needed to meet the current and future demands of the community, municipality and region should be encouraged. Housing types should consider the physical form of housing (detached housing, terraces, apartments, etc.), the type of housing (single family, group accommodation, retirement living, etc.), tenure options (freehold, rental, social housing, etc.) and size/composition (scale, number of bedrooms, etc.).

- F 1.4** Small office/home office/live-work housing (home-based businesses) should be supported within residential areas.

Relevant VPP: [Clause 52.11](#)

HOW TO APPLY IN A PSP

Prepare a housing needs assessment to inform plan preparation.

The Future Place-based Plan and Housing Plan should identify preferred locations for higher densities and quantify likely yield in accordance with the amenity-based density model.

Explore opportunities to maximise housing densities and diversities through a range of implementation measures, including a variety of residential and mixed-use zones/applied zones and the Small Lot Housing Code.

Consider the need to identify areas of lower densities to respond to 'place'. Concept plans can outline performance outcomes envisaged in these areas.



KEY INNOVATION PATHWAY OPPORTUNITY

The Future Place-based Plan and Housing Plan should be informed by likely development staging and medium-term market acceptance.

Place-specific guidance should identify how and where diverse housing forms will be supported.

Consider nominating locations of preferred housing forms on the Housing Plan where appropriate.

Consider how zones/applied zones and the Small Lot Housing Code can be used to encourage diverse housing outcomes.



KEY INNOVATION PATHWAY OPPORTUNITY

Housing Plan can identify locations or parameters where the housing forms are encouraged to be designed to support home-based business.

Amenity-based density model

At the heart of the 20-minute neighbourhood policy is the provision of local centres, services and facilities such that people are able to meet most of their daily needs within a 20-minute return walk from home. The Guidelines enable this objective by aligning increased density to key locations within the PSP structure to support walkable neighbourhoods and the viability of local services and transport.

The Guidelines set density targets that reflect current state policy in Plan Melbourne. These targets are implemented via an **amenity-based density model**, directing housing density to higher amenity locations where communities will be naturally supported by key features such as open space, activity centres, community facilities and access to public transport. This approach also complements the achievement of other targets relating to walkability and access to activity centres, open space and public transport related to the 20-minute neighbourhood policy.

Plan Melbourne

Sets a policy direction that planning and development of growth areas should:

- seek an overall increase in residential densities to more than 20 dwellings per hectare



The **20-minute neighbourhood framework** sees increased densities as critical to delivering walkable, liveable neighbourhoods. In particular, 'viable' densities are required to support services and transport.



The amenity-based density model seeks to balance design, commercial and policy impacts in guiding density to within:

- **400m walkable catchments** of activity centres and train stations
- **50m** (i.e. one lot depth) of **open space and the Principal Public Transport Network** or similar (to be defined through a place-based approach for each PSP, but generally to include both credited and encumbered open space and boulevards).

This approach is supported by setting an overall target of an **average of more than 20 dwellings per hectare** across the PSP, consistent with [Plan Melbourne Policy 2.2.5](#).

The amenity-based approach to density is the preferred model for guiding density to key locations, aligned with the PSP structure.

As Figure 17 demonstrates, this model enables higher density areas to be distributed across PSP areas/landholdings, reflecting a more natural approach to density found in established urban areas where density has evolved over time.

This is within the distance that people are willing to walk to meet their daily needs locally. Research shows that a 20-minute journey represents an 800m walk from home to a destination and back again.

This allows development to leverage the value of amenity areas, making higher density housing forms commercially viable, particularly before activity centres are built, when high density development in those catchments is not yet feasible.

This target allows for flexible application of densities in 'balance areas', enabling a more nuanced, place-based consideration of densities across the broader PSP.

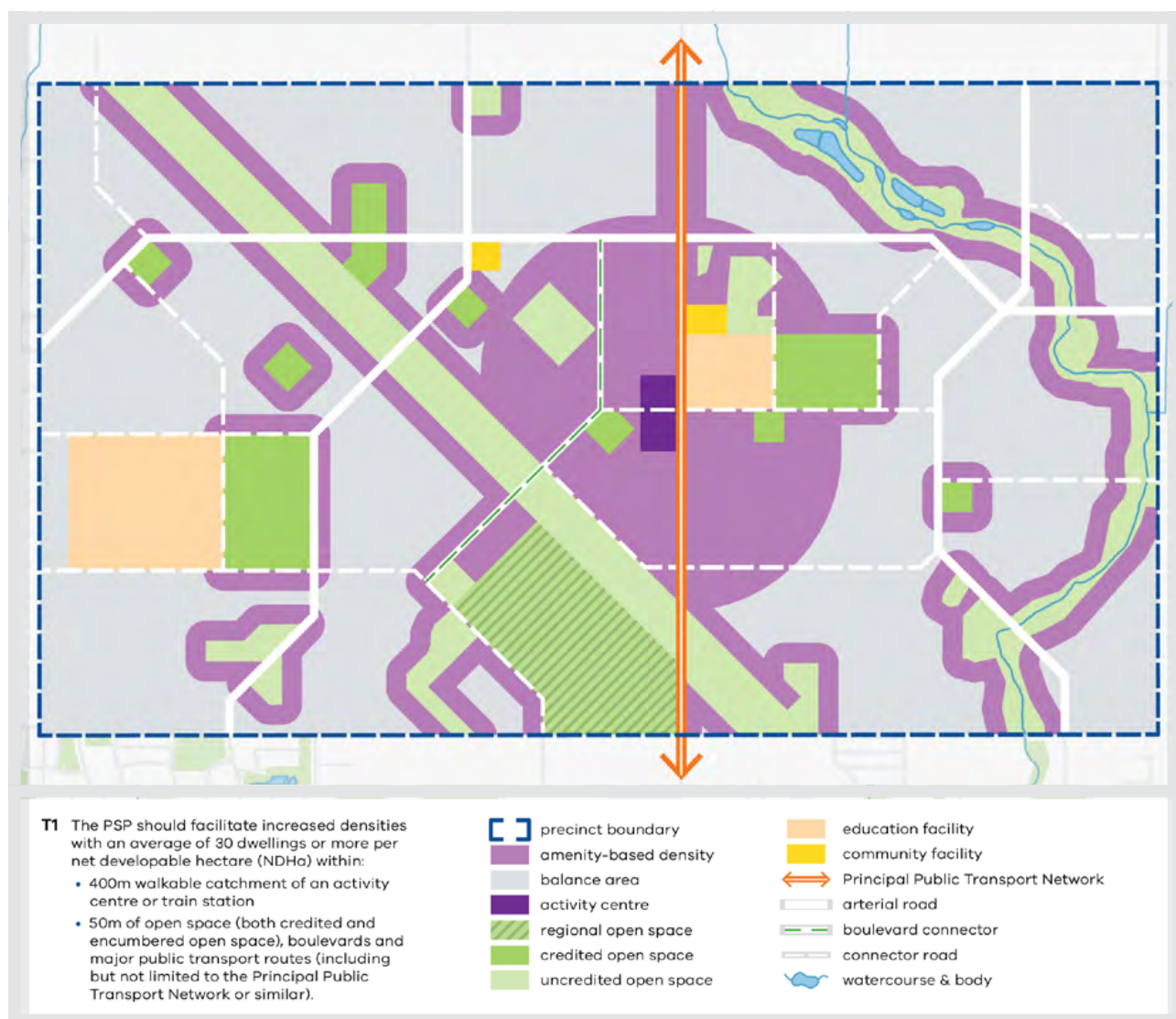


Figure 17. Amenity-based density model (Source: VPA)

Note: this figure is for illustrative purposes only and should be applied in each PSP based on the particular opportunities and constraints of the area



Figure 18. Purpose of a density target (Source: VPA)

Density to anticipate community needs

In its simplest form, the overall density target (T2) allows planners to estimate the future population of the PSP to enable a calculation of infrastructure and community needs.

The increased density targets are complemented by spatial targets for walkable catchments to community infrastructure (T10, T11 and T16). While the Guidelines do not propose changes to the service delivery models of these facilities, alternative models may be explored under the Innovation Pathway.

Density to create viability

By setting higher densities in walkable catchments to activity centres and the Principal Public Transport Network (PPTN), T1 seeks to provide a 'viable catchment'. This is coupled with targets that aim to have the majority of homes within walking distance of activity centres (T17) and the PPTN (T8). However, the Guidelines do not propose to change the standard approach to activity centre hierarchy or distribution.

Density as a proxy for diversity, accessibility and affordability

20-minute neighbourhoods is a liveability policy that emphasises diversity, access, affordability and amenity, in addition to density. These principles are difficult to distill to a measurable target. As such, the density target is intended as a proxy to achieve outcomes that are relatively intangible and to lift the base-level standards across growth areas.

Density model application

Figure 18 below provides an overview of how the amenity-based density model is intended to be applied in a PSP. This should be done once the key land uses and infrastructure have been identified. It will be an iterative process, requiring refinement once densities have been calculated for both high-density areas and the PSP overall.

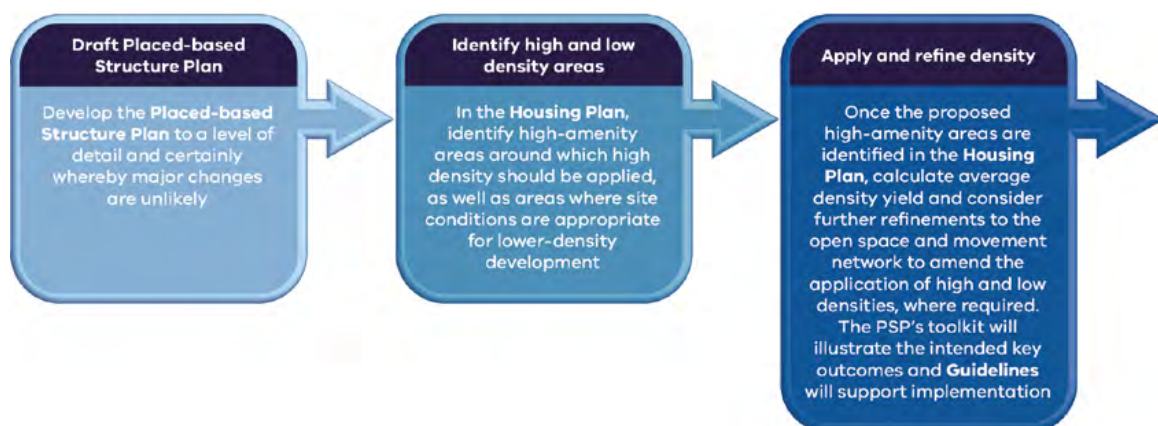


Figure 19. Application of amenity-based density model (Source: VPA)

Delivering housing diversity

The amenity-based density model is complemented by a target to encourage delivery of a diverse range of housing typologies. This target requires higher density areas (as defined by T1) to comprise a high degree of housing diversity—utilising at least three distinct housing typologies (see Figure 20).

The diversity target, coupled with the density target, will ensure the boarder diversity objectives of the 20-minute neighbourhoods framework are achieved. A diversity target that encourages diverse housing types provides flexibility for developers to explore product types that meet market expectations and preferred delivery models—supporting the needs of all members of the community and enabling people to ‘age in place’.

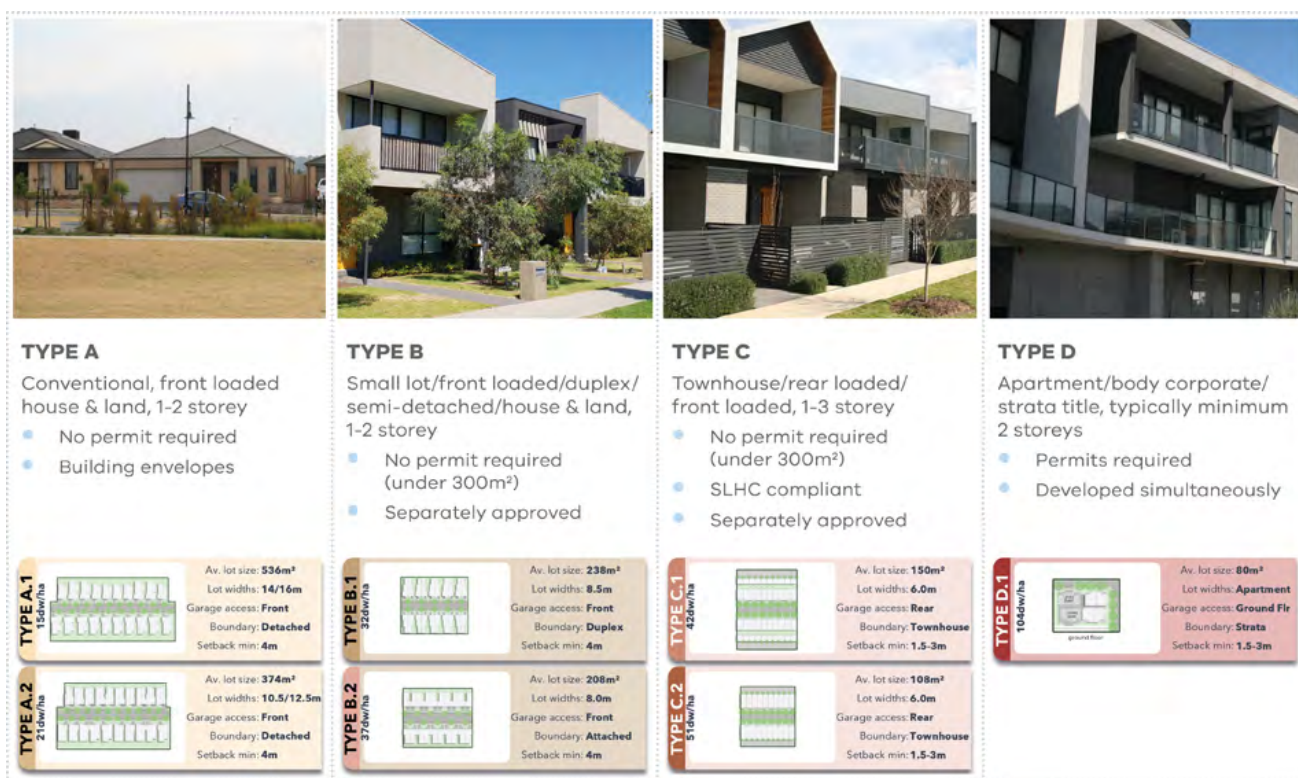


Figure 20. Housing typologies to support higher density development in high amenity areas (Source: images from L to R, Type A, C & D – MESH Planning, Type B – VPA)



Source: Images supplied and owned by Villawood

TRADITIONAL SUBDIVISION APPROACH

21A Previous density targets (17-20 dwellings/NDHA)



SUBDIVISION APPROACH WITH INCREASED DENSITY

21B Density targets to achieve a 20-minute neighbourhood (20-30 dwellings/NDHA)



Figure 21. Comparative examples of changes to urban form to support viable densities (Source: VPA)



F 1. Housing diversity

PERFORMANCE TARGETS

- T1** PSP should facilitate increased densities with an average of 30 dwellings or more per Net Developable Hectare (NDHA) within:
- 400m walkable catchment of an activity centre or train station
 - 50m of open space, (both credited and encumbered open space), boulevards and major public transport routes, (including but not limited to the Principal Public Transport Network (PPTN) (or similar)).

Relevant VPP: [Clause 56.04-1](#)

DELIVERING 20-MINUTE NEIGHBOURHOODS

The 20-minute neighbourhood concept is centred on an 800m walkable catchment. Research shows that a 20-minute journey represents an 800m walk from home to a destination and back again, or a 10 minute walk to your destination and 10 minutes back home.

Target 1 is based on the intent of the 20-minute neighbourhood concept to provide housing at sufficient densities to enable walkability.

This target may be adapted to further guide density toward an 800m walkable catchment to deliver a 20-minute neighbourhood. The density catchment around Major Activity Centres or train stations may increase to an 800m walkable catchment, for example, to enable an effective population and reflect the role of the centre.

- T2** PSP should facilitate increased densities with an average of 20 dwellings or more per NDHA across the entire PSP area.

Relevant VPP: [Clause 11.03-2S](#)



OPPORTUNITY

Density targets may be more nuanced to provide greater diversity of housing outcomes (for example, opportunities for higher densities within immediate catchment of activity centres or on strategic sites, and opportunities for lower densities to respond to landform or other place-specific objectives) and to respond to likely timing of delivery (i.e. a market-sensitive response).

- T3** PSP should facilitate increased housing diversity, with at least three distinct housing typologies to be included in higher density areas (defined by T1).

Relevant VPP: [Clause 11.03-2S](#)

Reference: [Plan Melbourne, Policy 2.5.2](#)

HOW TO TEST ACHIEVEMENT IN A PSP

The Housing Plan identifies the extent of higher density areas according to the amenity-based density model. This target represents an average density objective to be achieved within walkable catchments of high-amenity areas, and may be nuanced in the Housing Plan to provide higher and lower densities where a site-specific deviation is required (for example, bushfire protection).

Where it is not appropriate to apply areas of higher density along the PPTN (for example, the PPTN only applies to a short section of road within the PSP), main routes to key destinations such as activity centres may be substituted.



OPPORTUNITY

The density catchment around Major Activity Centres or train stations may increase to an 800m walkable catchment, for example, to enable a critical mass and reflect the role of the centre.

In accordance with Plan Melbourne Policy 2.2.5, PSPs will deliver an overall increase in residential densities to an average of more than 20 dwellings per NDHA across the entire PSP. Increasing densities over time supports academic research indicating that an average of 25 dwellings is required to support walkable communities and 20-minute neighbourhood outcomes.

The Housing Plan identifies density targets within each area of the plan, achieving the overall target density across the PSP.

The housing table quantifies likely housing yield.

The Housing Plan identifies housing typologies appropriate to each area of the plan.



OPPORTUNITY

This provides flexibility for landowners and developers to explore housing types that meet market expectations and preferred delivery models.

CASE STUDY**Waterlea**

Medium density project

Location: Rowville, VIC

Waterlea is a world-leading
6 Star Green Star Community

A number of homes have been designed to silver Liveable Housing Australia guidelines to meet the growing needs of couples, families and people with disabilities, injuries and life-changing circumstances.

Homes will average 7 star NatHERS rating, minimising the need for artificial heating and cooling.

3.5kW solar panel system and solar gas boosted hot water service on each home has the potential to save future residents energy costs.

Rainwater tanks plumbed for toilet and laundry use minimise water usage and reduce strain on stormwater drainage.

Electric vehicle recharge points in all homes.

An integrated water strategy allows for future extensive green areas and public open spaces to be irrigated with water sourced from the wetland.

5% of dwellings designated for social/affordable housing, seamlessly integrated into the community.



VIABLE DENSITIES

Application to a PSP



F 2. Ability to age in place

Accessible housing and specialised housing that enables people to 'age in place'.

GENERAL PRINCIPLES

- F 2.1** Retirement villages, residential aged care facilities, disability and special needs housing should have safe and convenient access to commercial and community facilities, services and public transport.

HOW TO APPLY IN A PSP

The Housing Plan and place-specific guidance should nominate preferred locations or specific parameters regarding special needs housing types as required, having regard to accessibility of services and facilities, while not impeding walkability of activity centres and their residential catchments.

Where needs assessments have identified sufficient demand, consider providing guidance on the creation of super lots with incentives to deliver affordable and accessible retirement or residential aged care housing (for example, Section 173 agreement to meet local need).





VIABLE DENSITIES



Source: DELWP

Application to a PSP



F 3. Affordable housing options

Affordable housing options – including social housing – that provide choices for very low, low and moderate-income households.

GENERAL PRINCIPLES

- F 3.1** Affordable housing should be located in areas that have convenient access to commercial and community facilities, services and public transport.

Relevant VPP: [Clause 56.04-1](#)

- F 3.2** The PSP should support existing planning mechanisms to facilitate delivery of affordable housing (for example, Section 173 agreements).

- F 3.3** The PSP should identify land that has been or will be designated for social housing by the State Government.

HOW TO APPLY IN A PSP

Affordable housing needs and likely affordability conditions should be investigated as part of the PSP technical studies.

The housing table should quantify the likely proportion of housing that will meet the affordability definition (refer to T4).

Activity centre frameworks (where applicable) should provide guidance on the provision of affordable housing.



KEY INNOVATION PATHWAY OPPORTUNITY



SEE ALSO PRACTITIONER'S TOOLBOX:
Affordable Housing Guidance Note

Place-specific guidance should identify the preferred approach to entering into voluntary affordable housing agreements, if appropriate. This approach should then be implemented via the zone schedule.

Consult with relevant government departments, agencies and community organisations during place-shaping and co-design phase.

Sites should be nominated on the Housing Plan where appropriate.



F 3. Affordable housing options

PERFORMANCE TARGETS

- T4** Set a minimum target for provision of affordable housing in accordance with affordable housing policy, evidence, and guidance.

HOW TO TEST ACHIEVEMENT IN A PSP

The housing table quantifies likely proportion of affordable housing (refer to 3.1).



OPPORTUNITY

Engagement with community and social housing providers should explore opportunities for the provision of affordable housing, including opportunities for integration with community infrastructure, alternate typologies and tenure.

Landholders willing to enter into voluntary agreements (refer to F3.2), may negotiate to deliver affordable housing in key locations as part of a broader vision.



Source: Image supplied and owned by Villawood

Application to a PSP



F 4. Safe streets and spaces

Diverse streetscapes and neighbourhoods that support the type of density and housing preferred in the local area.

GENERAL PRINCIPLES

- F 4.1** Nominated densities are supported by appropriately scaled and composed streets, blocks and open spaces.

Relevant VPP: [Clause 56.04-1](#)

- F 4.2** The design of the public realm should ensure these spaces feel safe and are inviting to pedestrians and cyclists.

- F 4.3** Permeability of the street network for pedestrians and cyclists and direct access routes to services and facilities should be a feature of the street and path network in precincts. Heightened permeability should be considered in areas where a higher intensity and density of land uses are proposed.

- F 4.4** Large-format ancillary uses, such as large sporting reserves and parks, should be located outside or towards the edge of the walkable catchment of local centres.

Relevant VPP: [Clause 56.04-4](#)

HOW TO APPLY IN A PSP

A future place-based urban plan should consider variations to urban form and the scale and composition of streets to support diverse housing and increased densities.

Consider using illustrative diagrams, cross-sections, land budget, yield analysis and place-specific guidance to depict the preferred density and subdivision design outcomes to align with the vision.

Refer to the relevant guidance note within the Practitioner's Toolbox for guidance on implementing the *Movement and Place Framework* and developing a Future Place-based Plan and Housing Plan.



KEY INNOVATION PATHWAY OPPORTUNITY

Consider using illustrative diagrams and place-specific guidance to express preferred public realm outcomes.

Consider using illustrative diagrams and place-specific guidance to express options to enhance permeability at the local neighbourhood level.

CAR-PARKING INNOVATION

PSPs can include guidance on alternate street cross sections or innovative car parking concepts that can better support the density and housing typologies envisaged and adequate visitor parking provision. These solutions can support more efficient use of land and better urban design outcomes within subdivisions.

Nominate uses on the Future Place-based Plan.

Land budget/yield analysis should demonstrate the efficiency of residential opportunities within walkable catchments of local centres.



VIABLE DENSITIES



Source: VPA

SAFE, ACCESSIBLE & WELL CONNECTED

Purpose

Be safe, accessible and well connected for pedestrians and cyclists to optimise active transport

Walkable neighbourhoods – where access by pedestrians, cyclists and public transport is prioritised – are a focus of the 20-minute neighbourhood framework. Walkable neighbourhoods encourage diverse and more intensive land uses, foster a sense of community and social cohesion, reduce greenhouse gases and household transport costs, and support healthy and active lifestyles.

To plan for best practice outcomes in transport and connectivity, planning for new communities should ensure:

- **safe, direct and pleasant** use of pedestrian and cycle routes and public transport connections
- **accessibility**, including for people with mobility limitations and parents with prams
- a **sense of place**, balancing the multiple functions of streets
- consideration of **amenity**, for example, making sure that on-street parking and driveway cross-overs do not compromise the amenity of the street through loss of tree planting opportunities.

PSP Features



F 5. Movement and Place



F 6. Walkability and safe cycling networks



F 7. Public transport

HOW TO ADAPT TO REGIONAL SETTINGS:

T5-T8: Targets achievable

T9: Adaptation may be required

Adaptations should support safe, accessible and well-connected communities to allow pedestrians and cyclists to utilise active transport.

KEY PSP OUTPUTS

- Movement Network & Public Transport Plan
- Street Cross-sections

PSP Targets

T5

The arterial road network should provide a 1.6km road grid with safe and efficient connections, adjusted where necessary to reflect local context.

Relevant VPP: [Clause 56.06-4](#)

T6

Off-road bicycle paths should be provided on all connector streets and arterial roads, connecting with the Principal Bicycle Network and Strategic Cycling Corridors where possible.

Relevant VPP: [Clause 56.06-2](#)

T7

All streets should have footpaths on both sides of the reservation.

Relevant VPP: [Clause 56.06-5](#)

T8

Pedestrian and cyclist crossings provided every 400-800m, where appropriate, along arterial roads, rail lines, waterways and any other accessibility barriers.

T9

95% of dwellings should be located within either of the following walking distances:

- 800m to a train station
- 600m to a tram stop; or
- 400m to a future bus route or bus capable road.

Relevant VPP: [Clause 56.04-1](#)



SAFE, ACCESSIBLE & WELL CONNECTED



Application to a PSP



F 5. Movement and place

A transport network that balances the role of the movement of goods, people and places.



Source: VPA

WHAT IS MOVEMENT AND PLACE?

WHAT IS?

Central to the movement and place approach is the recognition that roads and streets perform multiple functions. Transport links not only move people from A to B, but also serve as key places and destinations in their own right.

The *Movement and Place Framework* supports the Victorian Government's plan to balance the needs of people and communities when it comes to integrated land use and transport requirements. The framework defines a new common language for use by those who plan and design movement networks and those who plan and design places to support meaningful engagement. It also promotes greater consistency in Victoria's approach to planning.

GENERAL PRINCIPLES

- F 5.1** Adopt a 'movement and place' approach to identifying an arterial and connector road network that provides a supportive context for the proposed type and intensity of land uses.

The transport and movement network should:

- provide a road classification and design that supports the purpose of the place and preferred urban form
- prioritise the needs of pedestrians and cyclists
- facilitate access to public transport modes and emergency services
- balance the access needs of waste collection vehicles with the amenity impacts on the place.

Relevant VPP: Clause 56-06-7, Clause 56-06-8,
See also: *Movement and Place in Victoria*, February 2019

- F 5.2** Land should be planned and reserved for the future expansion of transport network needs (including other uses such as stabling yards). The minimum appropriate number and width of traffic lanes should be based upon its anticipated level of service and should consider the 'place' role of the network.

HOW TO APPLY IN A PSP

Prepare an initial movement and place assessment during place shaping and consider movement and place in plan preparation.

The movement and place assessment should classify networks as per the matrix methodology identified in Module 1 of *Movement and Place Victoria*.

Show application of the movement and place assessment on the Movement Network Plan (including a road hierarchy) and other supporting diagrams and cross-sections.

Prepare cross-sections that demonstrate effective application of the movement and place approach.

Land required in the future for transport infrastructure needs should be identified in the Precinct Infrastructure Plan.

The design should respond to the site interface and surrounding land use/function.



F 5. Movement and place

PERFORMANCE TARGETS

- T5** The arterial road network should provide a 1.6km road grid with safe and efficient connections, adjusted where necessary to reflect local context.
Relevant VPP: [Clause 56.06-4](#)

HOW TO TEST ACHIEVEMENT IN A PSP

The Movement Network Plan demonstrates the distances between arterial roads.



OPPORTUNITY

A 'movement and place' approach may identify opportunities to enhance the role of streets as places without compromising their ability to facilitate movement.

Emerging technology may influence changes in the movement network by encouraging behaviour changes, increased efficiencies, and alternative infrastructure needs. Innovative approaches may be explored where these technologies can be confidently harnessed.



Source: VPA

Application to a PSP



F 6. Walkability and safe cycling networks

A high amenity, safe, accessible, direct and comfortable walking and cycling environment.

GENERAL PRINCIPLES

F 6.1 Streets should be carefully and deliberately designed (in terms of their scale, design speeds, configuration and landscaping treatments) to respond to the site context (i.e. topography, natural features), proposed land use context (i.e. future urban form, intensity of activity) and to support early habits for walking and cycling.

This includes:

- » direct, comfortable and legible off-road footpaths, shared paths, cycle paths and lanes that connect open spaces and key destinations
- » pedestrian crossings on key pedestrian routes, all legs of signalised intersections in activity centres, and at appropriate bus stops
- » ensuring design of road and traffic management devices minimise impediments to safe and comfortable pedestrian cyclist movement, (such as slip lanes, cross overs and roundabouts) on high volume routes
- » greater access to walking and cycling options in areas anticipated to support high trip generating uses (for example, activity centres, schools, community facilities).

Relevant VPP: [Clause 56.06](#)

HOW TO APPLY IN A PSP

A Movement Network & Public Transport Plan should be prepared to illustrate the desired multi-modal connections to ensure efficient travel and permeability to key places. The plan should show routes, connections, crossings and categories of path types such as off-road, shared, etc.

A greater intensity of walking and cycling options should be shown in areas of higher activity.

Consideration of appropriate and site-specific landscaping to provide shading and cooling benefits for pedestrians and cyclists.

Street cross-sections should show path dimensions and how the street environment will support walking and cycling.



Source: VPA

**F 6. Walkability and safe cycling networks****PERFORMANCE TARGETS**

- T6** Off-road bicycle paths should be provided on all connector streets and arterial roads, connecting where possible with the Principal Bicycle Network and Strategic Cycling Corridors.

Relevant VPP: [Clause 56.06-2](#)

- T7** All streets should have footpaths on both sides of the reservation.

Relevant VPP: [Clause 56.06-5](#)

- T8** Pedestrian and cyclist crossings should be provided every 400-800m, where appropriate, along arterial roads, rail lines, waterways and any other accessibility barriers.

HOW TO TEST ACHIEVEMENT IN A PSP

Cross-sections and the Movement Network & Public Transport Plan demonstrate the provision of paths on all connector and arterial streets, as well as connections to off-road trails.

**OPPORTUNITY**

Increased permeability and walkability may be achieved in line with the purpose of the place and the character of the urban form. Alternative, innovative approaches to providing a direct and connected bicycle network may be used. For example, shared zones in highly urbanised spaces.

All street cross-sections show pedestrian paths.

**OPPORTUNITY**

The purpose of the place and the character of the urban form may be suitable for alternative path approaches where they enhance walkability and permeability.

The Movement Network & Public Transport Plan shows the distances between crossings.

**OPPORTUNITY**

Innovative approaches to crossings should aim to increase permeability and walkability while recognising where a crossing is unfeasible or results in unacceptable environmental or landscape impacts, or where the connection offers limited practical community use.

DEFINITIONS OF KEY TRANSPORT ELEMENTS

Principal Freight Network: Existing and future corridors and precincts where the movement of high volumes of freight are concentrated or of strategic value.

Principal Bicycle Network: Existing and future high-quality cycling routes that provide access to major destinations and facilitate cycling for transport, sport, recreation and fitness.

Principal Public Transport Network: Existing and future high-quality public transport routes in the Melbourne metropolitan area.

Regional Rail Network: Existing and future passenger rail routes in regional Victoria.

Principal Road Network: Declared arterial roads and freeways under the *Road Management Act 2004*.

Application to a PSP



F 7. Public transport

A public transport network that is supported by high-intensity uses and connectivity between key destinations and major trip generating facilities.

GENERAL PRINCIPLES

F 7.1 The public transport network identifies public transport as the preferred means of transport, when cycling or walking is not possible or practical (i.e. distance or physical mobility).

This includes:

- » public transport (including the provision of the Principal Public Transport Network where applicable), in high density areas, along high-trafficked routes, and connecting to key destinations internal and external to the PSP area, such as major activity centres, employment areas and other major trip generating facilities
- » local public transport routes through neighbourhoods (for example, on bus-capable connector streets)
- » special provisions necessary for access of service integrity that may influence design or land requirements (for example, pick-up and drop-off bays or bus movements at high activity locations).

Relevant VPP: [Clause 56.06-6](#)

F 7.2 Provision and timing of the public transport network should consider:

- » the likely development staging of the PSP area; and
- » its role in facilitating higher intensity uses.

Relevant VPP: [Clause 11.02-3S](#)

HOW TO APPLY IN A PSP

The Movement Network & Public Transport Plan identifies:

- » existing and proposed public transport networks surrounding the PSP area
- » high capacity connections (including High Capacity Public Transport Routes) to key destinations internal and external to the PSP area
- » the Principal Public Transport Network (PPTN) where applicable
- » prioritisation measures along high capacity routes (which could be illustrated in cross sections)
- » routes that should be further explored to address service gaps and better connect key destinations
- » barriers to walking/cycling within PPTN walkable catchments (for example, large areas of carparking) and measures to overcome access limitations.

Consultation must be undertaken with public transport providers and likely developers during all stages of PSP preparation.



F 7. Public transport

PERFORMANCE TARGETS

T9 95% of dwellings should be located within either of the following walking distances:

- 800m to a train station
- 600m to a tram stop; or
- 400m to a future bus route or bus-capable road.

Relevant VPP: [Clause 56.04-1](#)

HOW TO TEST ACHIEVEMENT IN A PSP

The Movement Network Plan maps out the walkable distances from train stations and bus/tram routes and tabulates the number of dwellings within these distances.

Walkable distances consider barriers. For example, large expanses of carparking surrounding stations.

Percentage of dwellings as an indicator of the density of neighbourhoods.



OPPORTUNITY

The public transport network should consider emerging technologies and behaviour change to ensure the location and provision of high-quality public transport services achieves best practice.



SAFE, ACCESSIBLE & WELL CONNECTED



Source: VPA

CONNECT PEOPLE TO JOBS & HIGHER ORDER SERVICES

Purpose

Facilitate access to quality public transport that connects people to jobs and higher order services

Under a 20-minute neighbourhood framework, PSPs will plan for people to live close to jobs by dispersing employment areas and providing a strong pedestrian and cyclist network.

To facilitate local economic activity in order to increase the vibrancy of activity centres and opportunities for social connection, planning for new communities should ensure:

- **access to employment and services via a short walk or bike ride** to reduce greenhouse gas emissions, social isolation and household affordability costs
- **arterial and freeway networks** to allow good access to jobs where other transport options are not available
- consideration of the **relationship between the PSP area and any areas outside the urban growth boundary**, including interfaces with any areas of sensitivity or connections with agricultural, rural and extractive industries
- key economic planning policies are implemented. This includes Plan Melbourne identified **Metropolitan Activity Centres** and Local Town Centres, as well as commercial and industrial precincts identified in the [Melbourne Industrial and Commercial Land Use Plan \(MICLUP\)](#).

PSP Features



F 8. Well connected to public transport, jobs & services within the region



F 9. Local employment opportunities

PSP Targets

T10 Land provided for local employment and economic activity should be capable of accommodating the minimum job density target of one job per dwelling located within the wider growth corridor.

HOW TO ADAPT TO REGIONAL SETTINGS:

T10: Adaptation may be required
Adaptations should facilitate access to quality transport that connects people to jobs and higher order services.
Local employment in regional settings needs to consider the entire township and the rural surrounds, and should be considered at a municipal level, before preparation of a PSP.

State Significant Industrial Precincts and Regionally Significant Industrial Precincts (SSIPs and RSIPs) are identified in MICLUP. These precincts play an important employment role by providing strategically located land for major industrial development linked to the Principal Freight Network and transport gateways.

They will often have a specialised role and function in order to meet an identified need which may not align with the principles of the 20-minute neighbourhood. To ensure the vision and aspiration of the precincts can be achieved, some features and targets contained within these Guidelines may be secondary to the achievement of the primary employment objectives.

Some features and targets, such as those relating to viable densities (residential uses) and activity centres, may not apply or require adaption to ensure the primary economic or employment role of these precincts are achieved.

Planning for PSPs should ensure that these precincts are protected from the encroachment of incompatible uses.

KEY PSP OUTPUTS

- Employment & Activity Centre Plan



Source: VPA

Application to a PSP



F 8. Well connected to public transport, jobs & services within the region

Diverse economic activity, employment and investment within regional, state and nationally significant areas.

GENERAL PRINCIPLES

F 8.1 Preferred local, sub-regional and/or regional economic development opportunities should be identified based on the current and future strategic conditions of the PSP area (including advantages and challenges).

These areas should be located, designed and staged to:

- » meet the future economic and employment needs of the state
- » support the types of uses required to support targeted growth industries
- » be located in areas adjacent to, or in close proximity to, arterial roads, public transport and freight networks
- » provide diversity in economic opportunities.

Relevant VPP: [Clause 17.01-1S](#)

HOW TO APPLY IN A PSP

A technical analysis of employment needs and opportunities, including analysis of any potential barriers to employment growth, should be undertaken in the place-shaping phase.

Where relevant, a place-based vision should highlight proposed industry types, the urban form and infrastructure required to support employment.

An Employment & Activity Centre Plan should identify key areas for economic activity. The plan should demonstrate locational advantages and opportunities for linkages, including access to roads, public transport, the PPTN and freight networks. Consider opportunities for locations where consolidation of high trip generating uses could align with the PPTN.

Zones/applied zones should be selected that support intended employment types and appropriate interfaces with adjoining residential areas. Refer to the relevant practitioner's tool for guidance on applying zones.

Place-specific guidance should be considered that will express preferred floor plates to support the type of industries planned for the PSP area.

Note: Depending on the strategic context, this principle may not be relevant to all PSPs.



Source: VPA



GENERAL PRINCIPLES

- F 8.2** Align with state, regional and local industrial and commercial land identified in the [Melbourne Industrial and Commercial Land Use Plan \(MICLUP\)](#).

Protect State Significant Industrial Precincts (SSIPs) from incompatible land uses to allow continual growth in freight, logistics and manufacturing investment.

- F 8.3** Locate complementary land uses adjacent to existing or future employment areas, particularly industrial employment areas.

- F 8.4** Protect existing and future priority freight routes from conflicting land uses.

- F 8.5** Protect existing agricultural land from conflicting land uses.

- F 8.6** Protect existing extractive industries, identified Strategic Extractive Resource Areas (SERA), waste and resource recovery facilities.

HOW TO APPLY IN A PSP

Analysis of the potential commercial and industrial zonings should be undertaken in reference to MICLUP, including guidance on purposes and zoning.

SSIPs have been identified to provide strategically located land for major industrial development linked to the Principal Freight Network (PFN) and transport gateways.

Regionally Significant Industrial Precincts (RSIPs) need to be planned for and retained as either key industrial areas or as locations that can provide for, or transition to, a broader range of employment opportunities.

On the Employment & Activity Centre Plan, map the separation distances and identify potential interface considerations, such as conflicting land uses.

Use place-specific guidance to express preferred built form outcomes in separation distance areas and/or employment areas.

The Future Place-based Plan and/or Transport Plan identifies any existing or future priority freight route (including the PFN if applicable) and maps the adjoining area for management.

Within the adjoining area for management, the Future Urban Structure shows compatible uses and/or the guidance express required built form outcomes.

The Future Place-based Plan provides adequate separation distances between sensitive land uses and agricultural land.

Use place-specific guidance to address any potential conflicts with production operations on adjacent agricultural land.

Work with relevant state government bodies and stakeholders to understand operations of existing sites and any future capacity issues and determine appropriate buffer distances.

PLANNING AROUND EXTRACTIVES INDUSTRY

Plan Melbourne Policy 1.4.2 identifies and protects extractive resources (such as stone and sand), important for Melbourne's future needs. Where an extractive resource or industry is located in a PSP, the Future Place-based Plan will need to incorporate it appropriately, depending on the stage of the approvals process or status of the extractives operation.

The plan will need to consider the buffer requirements of any current or future extractives industry and land uses that appropriate within any buffer/s.



SEE ALSO PRACTITIONER'S TOOLBOX:
Extractives Industry Guidance Note



F 8. Well connected to public transport, jobs & services within the region

PERFORMANCE TARGETS

T10 The provision of land for local employment and economic activity should be capable of accommodating the minimum job density target of one job per dwelling located within the wider growth corridor.

HOW TO TEST ACHIEVEMENT IN A PSP

Indicative job yields based on land use budget using:

- » residential areas: 10% (for example, jobs from schools, community facilities, home occupation)
- » activity centres and surrounding small local enterprise (commercial/mixed use) areas and dedicated health and education precincts: 20%
- » employment areas: 70%.



OPPORTUNITY

Alternative approaches to employment provision may be determined at the vision stage of PSP development.

The employment target and job yields should consider the vision and any alternative approaches to local employment provision that are feasible. Alternative approaches may include the development of critical linkages to nearby regional level employment areas or a priority focus on public and private investment into significant employment-generating uses.

Alternative employment approaches should be supported by detailed analysis and specific controls, initiatives and investment plans where appropriate. In all instances, outcomes should seek to provide for an innovative solution that responds to the current and future needs of residents.

For state and regionally significant industrial land, the employment provision is to be determined and informed by state policy objectives.



Source: VPA



F 9. Local employment opportunities

Local economic activity and employment opportunities that provide jobs and services close to where people live.

GENERAL PRINCIPLES

- F 9.1** Locate and design mixed-use residential and employment areas to ensure residents and employees have access to public and active transport, local community and retail services, and open space.
- F 9.2** Co-locate complementary commercial, retail, education, medical and other employment uses within or adjacent to activity centres.

HOW TO APPLY IN A PSP

The Employment & Activity Centre Plan should identify the appropriate locations for mixed-use employment and residential land uses. Refer to the relevant practitioner's tool for guidance on applying zones.

The configuration of employment zones should respond to the other elements of the place (such as the PPTN, residential areas and community facilities).

Zones/applied zones should support diverse employment uses. Refer to the relevant practitioner's tool for guidance on applying zones.



Source: DELWP



OFFER HIGH-QUALITY PUBLIC REALM

Purpose

Offer high-quality public realm and open space

The public realm and open space network are crucial to creating the identity of a neighbourhood, and can have a significant impact on liveability, social cohesiveness, sense of place, the community's health and wellbeing, and the urban heat island effect.

To plan for best practice outcomes for open space, public realm and sustainability, planning for new communities should ensure:

- appropriate **provision of passive and active open space** to meet community needs
- **diversity in form, function and character** of the streetscapes, local parks, and sports and recreation facilities, including through **enhancing the role that encumbered or restricted open space** plays in the network
- a green public realm with **increased vegetation and canopy tree cover** to contribute to a distinct sense of place, urban cooling, and an enhanced sense of wellbeing
- **waterways provide valuable open space corridors for walking and cycling paths**, cooling and greening, rest and recreation
- **the preservation and enhancement of biodiversity features**, such as natural wetlands, waterway corridors and their parklands, which can help regulate our climate, protect against hazards, provide habitat and wildlife corridors for local flora and fauna, and offer opportunities for nature-based recreation.

PSP Features



F 10. Local recreational spaces and facilities



F 11. Heritage, green streets and spaces



F 12. Environmental and biodiversity value



F 13. Sustainable water

HOW TO ADAPT TO REGIONAL SETTINGS:

T11 & T12: Adaptation may be required

T13-16: Targets achievable

Adaptations should offer a high-quality public realm and open space.

The quantum and distribution of open space should consider the structure and capacity of existing open space, and opportunities for further investment and connections to existing spaces.

KEY PSP OUTPUTS

- Movement Network & Public Transport Plan
- Public Realm & Water Plan
- Street Cross-sections

PSP Targets

T11

The open space network should seek to meet minimum targets as per page 74.

Relevant VPP: [Clause 19.02-6S, 53.01](#)

T12

Open space and sports reserves should be located to meet the distribution targets as per page 74.

T13

Potential canopy tree coverage within the public realm and open space should be a minimum of 30% (excluding areas dedicated to biodiversity or native vegetation conservation).

T14

All streets containing canopy trees should use stormwater to service their watering needs.

T15

Design of the street network should be capable of supporting at least 70% of lots with a good solar orientation.

Relevant VPP: [Clause 56.04-3](#)

T16

All conservation areas identified in relevant Commonwealth, state and local government strategies should be retained in accordance with relevant legislation.

T17

IWM solutions should meaningfully contribute towards the actions and targets from the relevant Catchment Scale Public Realm & Water Plans and any relevant water-related strategies, plan, or guideline (including the [Healthy Waterways Strategy 2018-2028](#)).



Source: Image supplied and owned by Lendlease



Climate resilient communities

Early assessment of climate risk is important and can be undertaken as part of the background technical work for Precinct Structure Plan preparation. A Climate Resilience Statement can articulate performance against key measures set out by the Guidelines, along with detailing further interventions proposed to address risk in the context of the precinct's unique urban setting, future urban outcomes, demographics and natural features. Key interventions that support climate resilience for the precinct, ranging from those that are implemented via the future urban structure and those that could be delivered as part of the subsequent development process, can be articulated in the Climate Resilience Statement to support implementation by the relevant councils, delivery authorities, property developers and builders.

Climate resilience in the Precinct Structure Plan

The Guidelines provide a series of principles and targets that will further embed Climate Resilience measures into a Precinct Structure Plan, including the UN Sustainable Development Goals. Precinct Structure Plans will improve Climate Resilience of new communities by seeking outcomes that achieve nominated targets in the following focus areas:

- creating a future urban structure that supports living locally through the 20-minute neighbourhood concept
- ensuring new neighbourhoods are walkable with housing density and distribution aligned with accessibility to services
- providing street layouts and road cross sections that maximise active transport, walkability and increase connectivity to key destinations
- maximising canopy tree planting on public land in streets, local parks and public places through the PSP to support amenity objectives and improve resilience during extreme heat events with shading and cooling
- ensuring best practice integrated water management and water sensitive urban design outcomes are built into the planning and design of land uses and infrastructure
- mitigating the risk of natural hazards, incorporating consideration climate change. In particular manage bushfire hazards through appropriate setbacks, vegetation breaks, use of water infrastructure and setting appropriate residential design and densities. Mitigating and adapting to flood risks will also be addressed through siting, design and infrastructure responses
- supporting the protection and integration of local habitat, biodiversity, natural systems and ecological communities.

Beyond the Precinct Structure Plan

Infrastructure design standards, environmentally sustainable design policies, and developer led innovations in construction design and materials can further strengthen the Climate Resilience of new communities and reduce environmental impacts. Examples include:

- ensuring building and landscaping elements reduce the impact of urban heat, including maximising tree canopy on private land in front and rear gardens to improve shading and cooling
- providing renewable energy and storage to all buildings and public places, including using precinct scale and individual site responses
- supporting the use of net zero private and public transport and associated design and infrastructure measures
- utilising innovative high recycled content, low carbon construction materials for roads and buildings
- orientating residential lots and housing to ensure effective solar access
- use of recognised assessment tools to support systematic adoption of best practice approaches to environmentally sustainable development
- maximising the use of technology to increase opportunities for stormwater and wastewater treatment and reuse
- introducing innovations that support on-site waste recycling and reuse, including the development of closed loop systems.



Source: VPA

ALTERNATIVE WASTE COLLECTION INNOVATION THAT POSITIVELY IMPACTS THE PUBLIC REALM

EXAMPLE

Gumnut Council has decided to explore alternative ways of collecting waste from homes.

Inspired by research and other examples from Australia and around the world, Gumnut Council proposes to trial a centralised pneumatic waste collection system in a new greenfield area. A developer that controls a large proportion of land in a new PSP area has agreed to partner with Gumnut Council to trial the system.

In addition to the potential cost and environmental benefits of the system, Gumnut Council and the developer see other benefits for the design of the public realm. The trial area contains a large activity centre, and areas of medium to high-density housing. These areas are now able to be designed without having to consider garbage truck access and, as such, there are opportunities to deliver different types of streetscapes and different forms of housing.

The partnership between the council and the developer sets the conditions for exploring site-specific initiatives and variations to the General Principles of the Guidelines.



Source: VPA

Application to a PSP



F 10. Local recreation spaces and facilities

Networks of open space and facilities that optimise the use of available land and provide equitable access to sport and recreation, leisure, environmental benefits, cultural benefits and visual amenity.

GENERAL PRINCIPLES

F 10.1 The open space network should include local parks that:

- » have a variety of sizes and proportions, generally ranging from 0.1 to 3 hectares
- » are located to enable access by local residents without having to cross significant barriers such as arterial roads, railways or waterways
- » provide a diversity of amenity experiences – both internal to the park and external interfaces that will provide an amenity context for development.

Relevant VPP: [Clause 56.05-2](#)

F 10.2 Proposed sporting reserves should be located, designed and configured to be:

- » targeted to forecast community needs, including design, landscaping and functionality
- » accessible
- » appropriately meeting their purpose, having regard to shared use opportunities
- » able to take advantage of opportunities for alternative water supply (including co-location with stormwater harvesting and treatment facilities)
- » distinctive and responsive to local character and surrounding land use.

F 10.3 A network of diverse open space should be provided across the precinct that connects (via open space or major pedestrian/cycle links) to metropolitan or regional open space networks.

F 10.4 The location and scale of open space should respond to and optimise integration with the existing topography, waterway features, landscape features, biodiversity conservation areas and cultural heritage values.

F 10.5 The public realm network should be located, configured and designed to enhance and optimise the role of encumbered or restricted public land (for example, waterways, conservation, utility easements, schools) for multifunctional spaces and cater for a broad range of local users and visitors.

Where possible, the provision of open space should be integrated with and/or link with waterways and Water Sensitive Urban Design (WSUD) elements. The public realm network should account for provision of multifunctional water management assets.

Relevant VPP: [Clause 56.05-2](#), [19.03-3S](#)

HOW TO APPLY IN A PSP

A Public Realm & Water Plan should be developed. The plan may demonstrate a diverse range of open space typologies that respond to place (for example, linear open space, waterway corridors, biodiversity areas and the productive use of encumbered land). The plan should show park sizes, preferred interfaces and walkable catchments (adjusted for significant barriers).

A community needs analysis should be undertaken to inform the plan at preparation stage.

A Public Realm & Water Plan should show sporting reserve size, purpose and walkable catchments.

Typography should be considered when determining the appropriate location of sport reserves.



SEE ALSO GENERAL PRINCIPLE 11.1

A Public Realm & Water Plan should show linkages and connections, any barriers to connectivity, and measures to overcome barriers.

A Public Realm & Water Plan should detail the features the open space network is responding to.

A PSP may include any relevant cross section/s of existing or proposed features. For example, waterway, conservation area, Water Sensitive Urban Design (WSUD) element with the surrounding urban form to clearly show expected development interface outcomes.

The community needs analysis should identify possible functions of each space. This could also include the potential role and function of school sports fields, waterways and/or floodways in contributing to the network.

Place-specific guidance should express expectations with regard to landscaping outcomes in open spaces and the public realm.



KEY INNOVATION
PATHWAY OPPORTUNITY





F 10. Local recreation spaces and facilities

PERFORMANCE TARGETS

- T11** The open space network should seek to meet the following minimum targets:
- Within residential areas (including activity centres):
 - 10% of net developable area for local parks and sports field reserves
 - 3-5% of net developable area set aside for local parks
 - 5-7% of net developable area set aside for sports field reserves.
 - Within dedicated employment and/ or economic activity areas, 2% of the net developable area for local parks.

Relevant VPP: [Clause 19.02-6S](#), [53.01](#)

- T12** Open space and sports reserves should be located to meet the following distribution targets:
- A sports reserve or open space larger than 1 hectare within an 800m safe walkable distance of each dwelling
 - A local park within a 400m safe walkable distance of each dwelling.

Relevant VPP: [Clause 56.05-2](#)

Note: Includes sports reserves and public land that is encumbered by other uses but is capable of being utilised for open space purposes.

HOW TO TEST ACHIEVEMENT IN A PSP

Quantify open space provision using land budget tables.

Open space contributions to be defined as public purpose land in the Infrastructure Contributions Plan (ICP)/ Development Contributions Plan (DCP).



OPPORTUNITY

Enhance and optimise the role, function and use of existing open space land (for example, existing sports reserves within the catchment) and encumbered land to be set aside for natural systems (for example, conservation, waterways) landscape values or utilities easements.

Innovative approaches should consider how existing reserves, natural systems or land for landscape values and even schools can be enhanced and optimised in a manner that contributes to the overall place-based vision and meets the needs of the future community.

An opportunity for a place-specific variation may be to make use of encumbered land (such as transmission easements) as a productive landscape (for example, community gardens or other urban agriculture) or other recreation use.



KEY INNOVATION PATHWAY OPPORTUNITY

A Public Realm & Water Plan (showing park sizes and walkable catchments).



OPPORTUNITY

Innovative open space arrangements may be considered. For example, centralisation of open space into a large connected network that increases the overall value of the open space to the community through innovative design and other measures.



KEY INNOVATION PATHWAY OPPORTUNITY



HIGH-QUALITY PUBLIC REALM

Application to a PSP



F 11. Green streets and spaces

Treatment of the public realm (including public infrastructure) that creates a safe, comfortable, high amenity and resilient environment.

GENERAL PRINCIPLES

F 11.1 Design of the public realm, public infrastructure amenity and open space should:

- » support climate change adaptation and integrated water management opportunities (for example, greening and tree canopy for cooling and shade and to manage urban heat island effect, integrated use of water resources, renewable energy infrastructure, etc.)
- » be responsive to the land use context and interfaces (e.g. types of uses, intensity of uses, etc.)
- » identify opportunities for alternative street engineering design to achieve high amenity outcomes
- » be sensitive and responsive to interfaces with valuable rural landscapes, waterways and green wedges
- » be designed to encourage passive surveillance by adjoining land uses and activity
- » be responsive to the different needs of the forecast future community
- » consider the movement and place function of roads and streets
- » identify opportunities to incorporate productive vegetation, community gardens or urban agriculture where possible
- » identify opportunities to incorporate existing healthy and safe canopy trees where possible.

Relevant VPP: [Clause 56.04-4](#)

F 11.2 Aboriginal cultural heritage should be protected and managed in accordance with the *Aboriginal Heritage Act 2006*.

Relevant VPP: [15.03-2S](#)

HOW TO APPLY IN A PSP

A community needs analysis should be prepared to inform plan preparation and determine appropriate open space functions for the future community.



SEE ALSO [GENERAL PRINCIPLE 10.2](#)

The PSP concept plans or guidance can identify different public realm design intent for open space and public realm areas.

The PSP's configuration, plan set, key elements, and text should include any measures that have been incorporated to respond to climate change. For example, greening and cooling, integrated water management, renewable energy, productive vegetation, etc.



OPPORTUNITY

Consider recognising vegetation that has value (for example, for shape and wildlife-scaping benefits) even if not necessarily considered productive.

A cultural values assessment should be prepared during place-shaping and the relevant RAP engaged to make comment on how cultural values could be reflected in the PSP.

Consider locating nominated heritage sites on the Future Place-based Urban Plan and place-specific guidance to express how cultural heritage is to be protected and celebrated.

Note regarding cooling and greening

The public realm is only one part of the Victorian Government's response to cooling and greening in new communities. Greening on private land contributes to improved cooling and biodiversity habitat outcomes for the broader neighbourhood when connections are made with the public realm's streets, parks and waterways. As per [Plan Melbourne Policy 6.4.1](#) planning frameworks should 'support a cooler Melbourne by greening urban areas, buildings, transport corridors and open spaces to create an urban forest'. Alignment with other State government strategies and policies around tree canopy coverage should be considered to ensure climate adaptation and resilience as well as build resilience to urban heat island effect impacts.



GENERAL PRINCIPLES

F 11.3 Aboriginal cultural and post-contact heritage values and features (including buildings, structure, trees, gardens, historical archaeology sites and relics) should be considered and incorporated into the design of the public realm or otherwise protected or celebrated, where appropriate.

F 11.4 Public land set aside for utility or service infrastructure should be optimised and designed to be multifunctional where possible; providing land for infrastructure, amenity, environmental systems and for passive recreation (where safety risks can be managed).

Infrastructure should be designed and located to make efficient use of existing asset capacity and to withstand the impacts of predicted climate change.

F 11.5 Wherever feasible, existing overhead powerlines should be placed underground in a manner that will allow canopy tree planting within the public realm.

HOW TO APPLY IN A PSP

A heritage assessment should be prepared in place shaping. The heritage assessment should be consistent with the *Heritage Act 2017* which sets out procedures to identify places of state heritage significance and of historical archaeological value. The *Heritage Act 2017* is regulated by Heritage Victoria.

Consider place-specific guidance, examples and/or diagrams to express how the cultural heritage outcomes are to be delivered and reflected in place-making.

Consultation must be undertaken with utility and service agencies to identify opportunities for innovative approaches to multifunctional use of space and co-location opportunities.

A Public Realm & Water Plan should identify any utility or service infrastructure.



KEY INNOVATION PATHWAY OPPORTUNITY

A Precinct Infrastructure Plan should identify potential timing and funding of any powerline upgrades (where known).





F 11. Green streets and spaces

PERFORMANCE TARGETS

T13 Potential canopy tree coverage within the public realm and open space should be a minimum of 30% (excluding areas dedicated to biodiversity or native vegetation conservation).

HOW TO TEST ACHIEVEMENT IN A PSP

A Public Realm & Water Plan should illustrate and quantify canopy tree coverage for the PSP area (for example illustrating expected canopy tree coverage in road reserves and local parks) assuming suitable tree species for the PSP area at maturity and during the summer months.

Guidance may be provided in relation to a target tree canopy species diameter to achieve the desired performance target.



OPPORTUNITY

Alternative street scape and landscaping approaches may be considered to achieve a specific place-based vision or objective.

Vegetated verges, green buildings (including green walls and roofs) can be considered to provide further greening in the public realm.



Source: Image supplied and owned by Stockland



PERFORMANCE TARGETS

T14 All streets containing canopy trees should use stormwater to service their watering needs.

T15 Design of the street network should be capable of supporting at least 70% of lots with a good solar orientation.

Relevant VPP: [Clause 56.04-3](#)

HOW TO TEST ACHIEVEMENT IN A PSP

A Public Realm & Water Plan and associated cross sections should identify the proposed approach to passive irrigation of street trees.



OPPORTUNITY

Alternative irrigation may be considered where it can be demonstrated through a comprehensive alternative plan (such as an Integrated Water Management Plan) that passive irrigation is either unnecessary or inferior to the proposed alternative (for example, recycled water irrigation of street trees in mandated recycled water areas).

Design of street networks and key structural elements identified in the Future Place-based Urban Plan should support good solar orientation of lots and solar access for future dwellings.



OPPORTUNITY

Consider opportunities to ensure the Victorian Government's energy efficiency standards for the design of new buildings is met or exceeded.

Sustainable Subdivisions Framework

The Sustainable Subdivision Framework (the Framework) is an example of an innovative tool that is currently undergoing an 18-month trial by participating growth area councils to inform subdivisions assessment. The Framework seeks to mitigate the impacts of a fundamentally changing climate to create subdivisions that can adapt to the changing climate. This Framework and the assessment guidance it provides, can be used to inform considerations in plan preparation, and alongside other available tools in the assessment of subdivision applications in order to pave the way for sustainable subdivision outcomes.

Application to a PSP



F 12. Environmental and biodiversity value

Protected and enhanced areas of significant environmental and biodiversity value, such as native vegetation, waterway corridors, natural wetlands and grasslands.

GENERAL PRINCIPLES

F 12.1 Conservation areas and/or reserves should be provided in accordance with the relevant legislation. Their biodiversity value and their amenity value to the future urban community should be carefully considered and balanced.

Conservation reserves should have appropriate transitions and interfaces between areas of high conservation value and urban land uses to support the long-term sustainability of conservation areas and reserves.

Where the location of infrastructure within areas of biodiversity value cannot be avoided, its location, design and construction should reduce any potential impacts while also balancing infrastructure cost implications.

The environmental, amenity and cultural values of waterways and waterway corridors should be considered in open space planning. Provision should be made for adequate buffers between waterways and urban uses, a diversity of amenity experiences, preserving and promoting access to waterways where possible, and protection of visual amenity from surrounding urban uses.

HOW TO APPLY IN A PSP

A Public Realm & Water Plan should be prepared to identify the location and buffers to conservation reserves.

Consultation must be undertaken with DELWP and relevant servicing agencies to identify innovative ways of balancing environmental impacts, infrastructure needs and costs.

Traditional Owner groups should be engaged in relation to waterway planning consistent with the principles of self-determination.

Ecological assessments should be prepared during place shaping to inform the preparation of the PSP. Flora and fauna investigations should include assessment of wetlands against the Commonwealth Government's *Significant Impact Guidelines* (Department of Environment and Heritage, 2006) as well as any other relevant state and local government strategies.

Opportunities to retain and protect natural wetlands and open waterway channels should be explored with relevant councils and servicing agencies during place-shaping.

Where appropriate, a Conservation Area Concept Plan should provide further detail about the management requirements of conservation areas (in accordance with relevant legislation), and any impacts on urban land. Management approaches should appropriately balance biodiversity protection with objectives to enhance public accessibility to natural spaces.

Under the *Water Act 1989*, the waterway authority may require a waterway corridor reserve for the provision of drainage or waterway management.

In areas where the *DELWP Biodiversity Conservation Strategy* does not apply, federal referrals are required for any matters that are listed as significant.



SEE ALSO [DELWP BIODIVERSITY CONSERVATION STRATEGY](#)





Source: DELWP

EXAMPLE OF ECOLOGY INITIATIVE: WARRALILY**EXAMPLE**

Warralily is a residential development located in Armstrong Creek, Victoria.

The subdivision has been designed with key ecology objectives embedded at all levels of the subdivision. Urban design outcomes have been embedded to ensure the significant natural assets of the site are protected, enhanced and incorporated into the site as a key feature for the community to enjoy and connect with.

Key components of the development include:

- the creation of 82 hectares of parklands and waterways
- establishing 3 hectares of native grasslands
- the creation of three dedicated conservation zones
- the development of wetlands and creek line restoration of Armstrong Creek
- planting over 1 million plants in the creek corridor
- the preservation and incorporation of remnant vegetation including the relocation of stags within the creek and wetland areas.

GENERAL PRINCIPLES

- F 12.2** Removal of native vegetation should be avoided, minimised and/or offset in accordance with the relevant legislation and strategies (for example, the *Melbourne Strategic Assessment Act 2020* and *Biodiversity Conservation Strategy*).

Where possible, any native vegetation to be retained that is not within designated conservation areas should be appropriately integrated into the urban structure of the area.

- F 12.3** Future neighbourhoods should be planned to strengthen the resilience of communities to bushfire risk through appropriate planning and design that prioritises protection of human life.

Relevant VPP: [Clause 13.02-1S](#)

HOW TO APPLY IN A PSP

A Public Realm & Water Plan (or other diagrams) should identify opportunities to retain native vegetation within the public realm and provide guidance on their protection within an urban setting.

Native vegetation retention should also consider cooling and greening impacts and opportunities to provide canopy tree coverage in accordance with State Government strategy and policy.



SEE ALSO *DELWP BIODIVERSITY CONSERVATION STRATEGY*

A bushfire risk assessment should be undertaken to inform the Future Place-based Plan. The bushfire risk assessment evaluates the plan against BAL 12.5 requirements and defines setback locations and requirements.

Consultation with the relevant fire authority (for example, Country Fire Authority (CFA) or Fire Rescue Victoria (FRV)) should be undertaken early in the process to understand local bushfire risks and management approaches.

Future Place-based Plan and Housing Plan must seek to minimise and mitigate risks to the safety of residents and workers from bushfires.

Consider place-specific guidance to incorporate measures to minimise and mitigate bushfire risk. Bushfire planning and protection measures should align with the protection and enhancement of areas of biodiversity, native vegetation, or waterways.

Consider land that may be reserved for alternative water storage to support firefighting in areas of high bushfire risk, pending consultation with relevant authorities.





F 12. Environmental and biodiversity value

PERFORMANCE TARGETS

- T16** All conservation areas identified in relevant Commonwealth, state and local government strategies should be retained in accordance with relevant legislation.

HOW TO TEST ACHIEVEMENT IN A PSP

The Public Realm & Water Plan should show conservation areas in accordance with relevant legislation.

Opportunities for protection and retention of additional environmental and biodiversity values alongside waterways should be considered in alignment with the Melbourne Water [Healthy Waterways Strategy 2018-2028](#).



OPPORTUNITY

When making a judgement about the quantity of native vegetation retained and formally protected, opportunities to improve the resilience of biodiversity systems and native vegetation against the impacts of climate change through design and innovative approaches should be considered as an important factor. For example, consider conserving larger areas and incorporate into the plan, linkages between these and other nearby protected areas.



Source: VPA

Application to a PSP



F 13. Sustainable water

Sustainable water, drainage and wastewater systems that enhance catchment resilience and maintain or enhance the safety, health and wellbeing of people and property now and in the future.

GENERAL PRINCIPLES

- F 13.1** Urban planning, including water systems, should have meaningful regard to the seven key Integrated Water Management (IWM) strategic outcomes:
- » provide a safe, secure and affordable supply of water in an uncertain future
 - » use effective and affordable wastewater systems
 - » optimise opportunities to manage existing and future flood risks and impacts
 - » maintain and enhance healthy and valued waterways and marine environments
 - » maintain and enhance valued landscapes for health and wellbeing purposes
 - » strengthen community knowledge and local values and reflect them in place-based planning
 - » support jobs, economic benefits and innovation.

Note: the IWM strategic outcomes were produced by Victoria's Integrated Water Management Forums. These Forums bring together all organisations with an interest in water cycle, recognising that each has an important role to play in the management of water as a vital resource.

- F 13.2** Drainage management measures should have sufficient capacity and be in accordance with relevant legislation, policy and guidelines (for example, CSIRO's *Best Practice Environmental Management Guidelines for Urban Stormwater (BPEM)*).

They should take into consideration what is expected to occur as a result of predicted climate change.

Where appropriate and feasible, drainage solutions should prioritise environmental and amenity-based solutions over highly engineered solutions.

Relevant VPP: Clause [56.07-4](#)

HOW TO APPLY IN A PSP

A preferred IWM solution must be developed with and form part of proposed urban form, open space and utility infrastructure design and provision.

A Public Realm & Water Plan should be prepared – subject to consultation and technical advice made in land capability studies – to inform proposed urban form, open space and utility infrastructure design and provision.

A Precinct Infrastructure Plan should identify timing, funding and responsibility of key elements of the water system.

Further guidance on incorporating IWM principles in the PSP process is provided in the *IWM Guidance Note*.



SEE ALSO PRACTITIONER'S TOOLBOX:
Integrated Water Management Guidance Note



**KEY INNOVATION
PATHWAY OPPORTUNITY**

A flood modelling and drainage report should be prepared as part of the technical reports in plan preparation.

Where feasible, drainage should be considered as part of a Public Realm & Water Plan.





F 13. Sustainable water

PERFORMANCE TARGETS

T17 IWM solutions should meaningfully contribute towards the actions and targets from the relevant Catchment Scale Public Realm & Water Plans and any relevant water-related strategies, plan, or guideline (including the [Healthy Waterways Strategy 2018-2028](#)).

IWM solutions should meet *BPEM*.

HOW TO 'TEST' ACHIEVEMENT IN A PSP

The PSP or related council/agency commitments demonstrate a meaningful contribution to relevant catchment or sub-catchment level IWM targets and related KPIs and BPEM requirements.

Note that some will be delivered in the implementation of the PSP rather than through the PSP itself.



OPPORTUNITY

Local opportunities may provide 'better practice' outcomes enabling more innovative approaches to water management. In these cases, commitment from funding and delivery agencies is essential.

EXAMPLE OF IWM INITIATIVES- AQUAREVO, LYNDHURST, VICTORIA

EXAMPLE

Aquarevo is being developed on a former wastewater treatment plant owned by South East Water. It is located at Lyndhurst, 50 km south east of Melbourne's CBD and will have 460 houses upon completion.

Each home at Aquarevo is plumbed with three types of water: drinking, recycled and rainwater. Each property is fitted with a 2,400 litre rainwater tank, to capture water from the roof. After filtration, ultraviolet and heat treatment, this water is used in the home to supply hot water in showers, baths, laundry and washing machines.

Pressure sewer pods are located at the front of each property, where the waste is stored and intermittently pumped through the pressure sewer network to a proposed local waste recycling plant (WRP), treated and then returned for use as Class A recycled water. This water will be available for use in gardens, toilets and washing machines.

Each Aquarevo home is installed with OneBox® which remotely monitors and controls the rain-to-hot-water system, the pressure sewer, records information about each home's water use and energy use and utilises TankTalk®.

South East Water's TankTalk® technology is connected to each rain tank, which receives weather forecast data and then releases water to stormwater before predicted heavy rainfall. This creates more storage capacity for fresh rainfall and mitigates localised flooding by 25 per cent.

Source: Water Services Association of Australia – [IWM Principles and best practice for water utilities 2020.pdf](#) (wsaa.asn.au)



Source: Image supplied and owned by Villawood



SERVICES AND DESTINATIONS

Purpose

Provide services and destinations that support local living

Encouraging communities to 'live locally' means ensuring facilities and services are located close to housing and that the services meet the community's daily needs.

To plan for communities that can 'live locally' and have education and community infrastructure to support social equity and inclusion, planning for new communities should ensure:

- PSPs identify public land required for **government and non-government schools and council-operated community facilities**. The challenge is in ensuring these vital community assets are complete and ready for use when new communities are moving in, and that they are designed and delivered to maximise opportunity for integration and shared use
- education and community infrastructure facilitate a **wide variety of opportunities, activities and services** that encourage connected and vibrant communities.

PSP Features



F 14. Local schools and community infrastructure



F 15. Lifelong learning opportunities

HOW TO ADAPT TO REGIONAL SETTINGS:

T18: Adaptation may be required

Adaptations should provide for easy access to services and destinations that support local living.

Larger scale defined growth areas and regions are to consider provision of localised facilities within the PSP area and/or expansion of existing facilities. Higher order facilities (e.g. high schools) are likely to be in town.

KEY PSP OUTPUTS

- Community Infrastructure Plan

PSP Targets

T18 The location of dwellings should achieve the following accessibility targets in relation to education and community facilities:

- 70% of dwellings located within 800m of a government primary school
- 100% of dwellings located within 3,200m of a government secondary school
- 80% of dwellings located within 800m of a community facility
- 80% of dwellings located within 800m of a health facility.

Note: A health facility may include areas where a general practitioner would be capable of operating (e.g. commercial or mixed-use zone).



Source: VPA

HIGHER ORDER HEALTH AND EDUCATION AS A CATALYST FOR LAND USE INNOVATION

EXAMPLE

HealthInc is an important community health organisation that is undertaking its own long-term forward planning.

A new PSP area is being planned by the VPA in the general location where HealthInc plans to invest in a hospital. Edulnc, a tertiary education provider, is also planning to invest in that area in the future. Together, HealthInc and Edulnc identify an opportunity for a large-scale integrated health and education precinct and approach the relevant State Government departments about forming a strategic partnership.

While hospitals and universities are not usually shown on a PSP, knowing early on about the plans of HealthInc and Edulnc offers the VPA the opportunity to approach the PSP differently. The VPA uses the Innovation Pathway to facilitate further partnerships with landholders, the local council and other agencies and departments to develop a PSP that uses the health and education precinct as a catalyst for other related land uses, employment and infrastructure planning.



Source: VPA



Application to a PSP



F 14. Local schools and community infrastructure

Education and community infrastructure and facilities that are located to equitably and efficiently maximise their accessibility and shared use.

GENERAL PRINCIPLES

- F 14.1** Education and community facilities (i.e. primary, secondary and specialist schools, kindergartens, community centres, health facilities and sport reserves) should:
- » be co-located within community hubs
 - » have good visual and physical links to a local centre
 - » be located on connector streets, linked by walking and cycling paths
 - » be located in proximity to high-quality public transport where possible
 - » be located away from potential hazards.

Relevant VPP: [Clause 56.03-3](#)

- F 14.2** High intensity facilities such as libraries, childcare centres, justice/emergency services and community centres should be located within close proximity of an activity centre or have good visual and physical links to an activity centre and active transport routes.

- F 14.3** Upgrades to existing infrastructure and/or the provision of new infrastructure should align with council and/or agency service plans and provide guidance to reflect the most cost-efficient approach to addressing service needs. This includes making use of any spare capacity of existing facilities within the catchment area and pursuing integrated service planning and delivery opportunities.

- F 14.4** Where feasible, education and community infrastructure should provide space for not-for-profit organisations.

Opportunities should also be explored in town centres for space that not-for-profits may be able to rent.

- F 14.5** The location of emergency services should be within easy access to the arterial road network to maximise coverage and reduce response times.

HOW TO APPLY IN A PSP

A Community Infrastructure Plan should show the preferred location of education and community facilities and identify their locational advantages. The assessment should ensure that the context of surrounding or planned development is considered to inform the role and location of education and community facilities.

Where a specialist school is required, it should wherever possible, be located adjacent to an existing or proposed government school—preferably a secondary school.

Planning to co-locate kindergartens with all new government primary schools (including within co-located community facilities) should be undertaken in consultation with Department of Education and Training (DET) to determine appropriate land take and design requirements.

Note: PSPs are only capable of accommodating the provision of infrastructure. Timing of delivery is subject to the discretion of the relevant service provider.

Consultation with agencies and service providers should explore spatial and locational needs of these facilities, as well as likely delivery models.

A community infrastructure needs assessment should be prepared to inform plan preparation, identifying potential local synergies available in the PSP area.

A community infrastructure needs assessment should be undertaken to inform plan preparation, identifying spare capacity within the catchment and exploring integrated delivery opportunities.

Consultation with community infrastructure service providers should be undertaken to explore integrated delivery opportunities.



SEE ALSO PRACTITIONER'S TOOLBOX:
Community Infrastructure Guidelines

Consultation with not-for-profit organisations and DET, council and other community land use managers, as well as developers of town centres, should be undertaken early to identify and co-design opportunities for shared facilities.

A community infrastructure needs assessment should be undertaken to inform plan preparation, identifying the location of existing or proposed emergency service facilities.

A Community Infrastructure Plan should identify the preferred location of emergency services if located within the precinct.



F 14. Local schools and community infrastructure

PERFORMANCE TARGETS

T18

The location of dwellings should achieve the following accessibility targets in relation to education and community facilities:

- 70% of dwellings located within 800m of a government primary school
- 100% of dwellings located within 3,200m of a government secondary school
- 80% of dwellings located within 800m of a community facility
- 80% of dwellings located within 800m of a health facility.

Note: A health facility may include areas where a general practitioner would be capable of operating (for example, commercial or mixed-use zone).



HOW TO TEST ACHIEVEMENT IN A PSP

- » A Community Infrastructure Plan demonstrating and quantifying accessibility within relevant catchment areas.



OPPORTUNITY

The distribution of education and community infrastructure may vary where there are demonstrated commitments to innovation in education and community service delivery models.

Note: These should not be within the measurement length for a gas trunk pipeline.

KEY INNOVATION
PATHWAY OPPORTUNITY



Application to a PSP



F 15. Lifelong learning opportunities

Education and community infrastructure and facilities that cater for the many social needs of the community and individuals at any stage of their lives.

GENERAL PRINCIPLES

- F 15.1** The amount of land allocated for education and community facilities, and their role and function, should be determined in consultation with service providers and should respond to the local context, the broader strategic context, and the forecast service needs of the new or changing community.

Relevant VPP: [Clause 56.03-3](#)

- F 15.2** The location and design of education and community facilities should cost-effectively maximise functional use, flexibility, safety, amenity and operational efficiency (e.g. shared use of facilities with active open space, alternative funding models, adaptable design models, community access to school grounds, etc.)

- F 15.3** Opportunities for non-government schools and tertiary education facilities should be identified through engagement with the non-government school and tertiary education sectors.

- F 15.4** Future opportunities for higher order health and education (e.g. tertiary education) should be considered during the PSP process and land areas or 'areas of strategic interest' should be nominated where known.

HOW TO APPLY IN A PSP

A community infrastructure needs assessment should be prepared in plan preparation, identifying likely community needs. The assessment should ensure that the context of surrounding or planned development is considered to inform the role and location of education and community facilities.

Consultation with community infrastructure service providers should be undertaken to explore opportunities to respond to changing needs in an innovative way.



SEE ALSO PRACTITIONER'S TOOLBOX:
Community Infrastructure Guidelines

A Community Infrastructure Plan should show any proposed agreement for shared use.

A Precinct Infrastructure Plan should identify timing, delivery responsibility, potential funding sources and commitments to shared delivery and use of facilities.



**KEY INNOVATION
PATHWAY OPPORTUNITY**

Consultation with non-government education providers should be undertaken early in the PSP process.

A Community Infrastructure Plan should identify any non-government education facilities (where known).

Consultation with higher order health and education providers should be undertaken early in the PSP process to explore any opportunities for these sites to be nominated and for partnerships to be forged.

A Community Infrastructure Plan should identify any facilities (where known) and identify any catalyst impacts of these facilities.



SEE EXAMPLE *HIGHER ORDER HEALTH AND EDUCATION AS A CATALYST FOR LAND USE*
INNOVATION EXAMPLE



Source: VPA

THRIVING LOCAL ECONOMIES

Purpose

Facilitate thriving local economies

Activity centres serve as a hub for local shopping needs, local health and civic services, and often as both the economic and social core of a neighbourhood.

A thriving local centre that is well designed, comfortable and accessible is therefore critical to the liveability of a neighbourhood. The form, scale and economic success of a centre also exerts a substantial influence on the form, function and intensity of surrounding land uses.

Planning for activity centres at the forefront of design for retail industry and community requirements should ensure:

- **economically viable, vibrant places**, with a **high intensity and variety** of public, semi-public and private land uses to ensure they remain the social and economic heart for the community they serve
- **adaptability to accommodate new industry sectors and community needs** that arise from changes in the economy, climate change and social demographics.

PSP Features



F 16. Thriving local economies

PSP Targets

T19 80-90% of dwellings should be located within 800m of an activity centre.

HOW TO ADAPT TO REGIONAL SETTINGS:

T19: Adaptation may be required

Adaptations should facilitate thriving local economies while also having regard to any potential impact on existing town centers.

Local convenience centres should be included in plans to meet the day-to-day needs of residents.

KEY PSP OUTPUTS

- Activity Centre Framework Plans (where relevant)





THRIVING LOCAL ECONOMIES



Source: Image supplied and owned by Clarke Hopkins Clare



Application to a PSP



F 16. Thriving local economies

Activity centres that can accommodate the range of jobs, services, amenities, activities and housing that support their role and function, have strong transport links and meet the changing economic, climate and social needs of a place.

GENERAL PRINCIPLES

F 16.1 Activity centres should provide for a full range of employment opportunities to support a diverse, sustainable local economy.

New activity centres should be located, scaled and designed to:

- » prioritise pedestrian movement and access to public transportation
- » create a sense of place through high-quality, human-scale urban design, including maximised activation of uses at ground level
- » be sustainable, adaptable and responsive to local conditions and forecast climate change conditions
- » designate land for an appropriate and viable amount of retail, civic and commercial floorspace and appropriately located public open space.



OPPORTUNITY

Consider use of at-grade car parking areas in the short term, with future stages to convert these areas to higher-order uses, such as multi-deck car parking sleeved by retail, commercial and/or residential uses, or basement parking beneath a mixed-use building.

The design of the town centre road network could provide flexibility for the main street to be closed to vehicles in the long-term, when there is a sufficient level of pedestrian activity along the main street both day and night.

F 16.2 The allocation and arrangement of land uses within new activity centres should:

- » seek to provide a full range of services (including anchor retail)
- » create a focal point and heart of the centre, that incorporates civic and community uses
- » provide appropriate interfaces to surrounding land uses
- » provide for a flexible structure and block pattern that is adaptable over time in response to changing economic, climate and social conditions
- » maximise opportunity for employment, health, community uses, not-for-profit uses, employment-finding and education services, adaptable/multifunctional spaces and housing in the short and long-term.

F 16.3 Mechanisms to support early activation of the activity centre should be explored and encouraged.

HOW TO APPLY IN A PSP

Undertake a retail needs assessment to understand likely floorspace needs.

An Employment & Activity Centre Plan should identify the location, scale and role of activity centres (consistent with the hierarchy of centres outlined in Plan Melbourne) and provide detail of the locational and amenity advantages of each centre.

An activity centre framework plan or other directions, should provide an appropriate level of detail on the structure of the activity centre and identify key design objectives in accordance with the PSP vision.

Activity centre layout should consider the *Urban Design Guidelines for Victoria*.



KEY INNOVATION PATHWAY OPPORTUNITY

Any activity centre concept plan or guidance should provide flexibility to allow staging of development that would support early and continuous activation of the centre.

Place-based guidance should encourage the establishment of temporary spaces or interim uses that support residents to live locally.

**F 16. Thriving local economies****PERFORMANCE TARGETS**

T19 80-90% of dwellings should be located within 800m of an activity centre.

HOW TO TEST ACHIEVEMENT IN A PSP

The place-based application of the activity centre distribution model through the PSP should support the creation of 20-minute neighbourhoods – giving people the ability to meet most of their everyday needs within a 20-minute walk, cycle or local public transport trip of their home.

New communities should be supported by a variety of activity centres (including local convenience centres) and areas/zones that provide access to a range of day-to-day services.

An Employment & Activity Centre Plan should show and quantify the percentage of dwellings within 800m catchments.

**OPPORTUNITY**

Alternative distributions of activity centres may be considered where it can be demonstrated that the variation will make a positive contribution to a 20-minute neighbourhood (and not simply improve commercial outcomes).

For example, variations may seek to:

- » create a distinctive character
- » respond to the location of other existing or planned centres
- » take an innovative approach to delivering infrastructure, and climate change adaptation responses
- » provide enhanced opportunities for vibrancy, diversity and intensity of land uses (including housing, community uses or not-for-profit uses).



Source: VPA



INFRASTRUCTURE COORDINATION

Purpose

Smarter infrastructure investment, and an integrated approach to land-use planning, is essential to unlocking development and ensuring housing affordability

PSPs identify infrastructure needs and coordinate their integration with appropriate future land uses in order to provide for future communities.

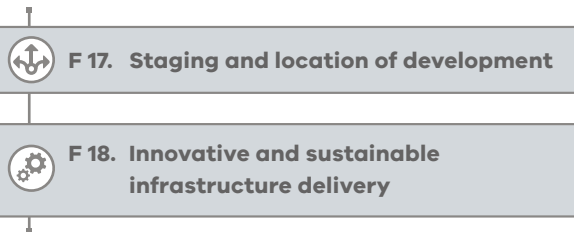
The Guidelines provide direction around the distribution of community facilities, open space and transport required to support compact, walkable 20-minute neighbourhoods. Coordinated and timely delivery of this infrastructure is critical to enable development in greenfield areas and therefore affordability of land. The logical and orderly development of precincts also ensures that new communities have the things they need to thrive.

A contemporary approach to strategic land-use planning must consider:

- a **strategic approach** for other important infrastructure services (for example, health, tertiary education)
- opportunities to develop and capitalise on alternative, **innovative infrastructure models** (for example, sustainable energy and water, alternative community service delivery models)
- **certainty and commitment** regarding public and private investment in infrastructure and services.

While PSPs and associated tools such as Infrastructure Contributions Plans (ICPs) or Development Contributions Plans (DCPs) assist with the coordination and funding of basic and essential infrastructure, they do not direct state or federal fiscal policy, investment decisions or timing of infrastructure provision. Innovation Pathway PSPs provide an opportunity to address some of these more strategic, or alternative, approaches to infrastructure delivery through partnerships with government, agencies and private industry.

PSP Features



PSP Targets

T20 Identify all basic and essential infrastructure with spatial requirements on the Future Place-based Plan (e.g. open space, schools, community centres, integrated water management, etc.)

HOW TO ADAPT TO REGIONAL SETTINGS:

T20: Is achievable

Service infrastructure delivery, standards and timing differ between metropolitan and regional areas given their unique settings. The timing and financing of infrastructure and service delivery is generally aligned with the rate and extent of demand.

This target can be achieved through two different methods depending on the identified growth pattern of the precinct or area. Where a PSP is developed, an DCP/ICP will be implemented for the delivery of essential infrastructure. Where a Development Plan applies, infrastructure will be delivered via a Section 173 Agreement entered into between council, developers and delivering agencies (where relevant).

All principles should be achieved irrespective of the method utilised.



ALTERNATIVE ENERGY PROVISION

EXAMPLE

A developer controls a large proportion of a future PSP area.

The developer has a vision to create a sustainable community that includes a range of distributed renewable energy initiatives, including micro-grid technology, solar PV, battery storage within each home and passive home design to minimise emissions.

For these initiatives to be successful, it will be necessary to take a more active role in the design and features of each new home in the community. The developer is committed to pursuing these initiatives and has partnered with the power authority and council to explore the options.

The energy initiatives will require substantial changes to the approvals process for individual dwellings and service provision and is likely to have other substantial benefits for the community. As such, the planning authority has agreed to approve progress of an Innovation Pathway PSP that formalises commitments and provides sufficient certainty to all parties to roll out the initiatives.

These initiatives are reflected in the PSP through mandatory place-specific requirements that will be implemented via a subdivision permit (possibly via conditions and formalised agreements on title) regarding:

- spatial provision for micro-grid infrastructure
- how services will be provided in the street network
- design guidelines setting out minimum energy efficiency and energy infrastructure at the individual dwelling level.

The Precinct Infrastructure Plans will also be adapted to reflect how the proposed infrastructure is to be funded and the agencies who will be partnering to enable delivery by the developer.



Application to a PSP



F 17. Staging and location of development

Directing the staging and location of development within a PSP to:

- use available capacity in existing infrastructure
- support the orderly and economic extension or augmentation of existing infrastructure
- match the timely provision of new infrastructure.

This will include directing the location and timing of development and identifying trigger points for the provision of required infrastructure.

GENERAL PRINCIPLES

F 17.1 The structure and design of a PSP should accommodate the coordinated delivery of key infrastructure (basic and essential infrastructure and other infrastructure) and appropriate staging of development to provide for:

- » integration and shared-use opportunities
- » timely delivery, taking into consideration likely sequencing of development, land ownership constraints and funding sources
- » efficient delivery, taking into consideration likely sequencing of development
- » development that will not be isolated from basic and essential infrastructure and services
- » ensuring that development does not take place unless it can be serviced in a timely manner
- » ensuring that development within a PSP can be staged to match the attainment of infrastructure triggers and the provision of infrastructure and services
- » opportunities for alternative delivery models that achieve sustainability or other community benefits.

F 17.2 The staging of development within PSPs should consider:

- » proximity to existing or proposed development fronts or serviced land
- » proximity to significant public transport infrastructure or public transport services
- » proximity to existing or committed community infrastructure such as schools
- » proximity to new or existing arterial or connector road infrastructure
- » existing uses (for example, extractive uses) which may transition over a longer period of time
- » its role in facilitating delivery of this infrastructure.



SEE ALSO PRACTITIONER'S TOOLBOX:
Coordinated delivery of infrastructure and staging provisions

F 17.3 Land should be set aside and reserved to allow for all public land uses, including schools, community centres, health, emergency and justice facilities, road widening and grade separation of rail from all transport corridors (includes roads, pedestrian and bicycle paths) where a delivery agency has agreed to the commitment.

HOW TO APPLY IN A PSP

Encourage active engagement with government departments, service providers and utility agencies to input their forward plans, identify and define essential infrastructure and to explore strategic partnerships for planning, funding and delivery.

A Precinct Infrastructure Plan should identify all infrastructure needed to service the new neighbourhoods, indicative timing, delivery responsibility, potential funding sources (such as infrastructure contributions, opportunities for Growth Areas Infrastructure Contribution (GAIC) funding and other potential funding sources) and any agreed commitments to partnerships or alternative delivery models.

The indicative locations of essential infrastructure should consider the local requirements of service providers relevant to the PSP.



SEE ALSO F13 SUSTAINABLE WATER FOR IWM PRINCIPLES



SEE ALSO PRACTITIONER'S TOOLBOX:
Infrastructure Contributions Plan Guidelines

Active engagement with government departments, service providers, utility providers, landowners, developers and local government to explore the potential staging of development that aligns with potential planning, funding and delivery of infrastructure.

Spatial arrangement of land uses within a PSP and the provision of infrastructure within a Precinct Infrastructure Plan are aligned to encourage appropriate staging of development.

Direction is provided on the location and timing of development fronts within a PSP and the trigger points for required infrastructure, where relevant, in order to ensure development matches the timely provision of infrastructure.

An indicative staging plan should be prepared where appropriate.

Land required in the future should be identified in a Community Infrastructure Plan.



GENERAL PRINCIPLES

F 17.4 Structure and design of a PSP should seek to maximise opportunities for development to utilise existing infrastructure or to capitalise on planned infrastructure commitments.

F 17.5 Potential for shared services and precinct-wide alternative waste and recycling management solutions should be assessed and incorporated where feasible.



SEE EXAMPLE *ALTERNATIVE WASTE COLLECTION*

F 17.6 Gas trunk pipeline infrastructure should be:

- » protected from encroachment by inappropriate land uses unless not required by the regulator and/or operator
- » capable of continuing its operation at minimal risk to human health, other critical infrastructure and the environment.

F 17.7 A staged approach to drainage outfall should be considered to align with incremental development of the precinct.

HOW TO APPLY IN A PSP

An infrastructure and servicing assessment should be prepared to inform plan preparation and should identify existing capacity of infrastructure.

Consultation should be undertaken with agencies and servicing authorities to identify opportunities to leverage planned infrastructure commitments.

A Precinct Infrastructure Plan should identify the proposed approach to waste management including responsibility and funding arrangements if appropriate (for example, where an alternative approach to standard waste collection has been committed to by relevant stakeholders).



**KEY INNOVATION
PATHWAY OPPORTUNITY**

Consultation should be undertaken with the gas pipeline operator to explore options for safe, efficient and effective ways of treating the gas pipeline in an urban context.

A Future Place-based Plan should show only appropriate land uses within proximity to gas pipeline.

Interim and ultimate drainage scenario plans should be considered and enabled where possible and feasible to support staged development of the precinct.



F 17. Staging and location of development

PERFORMANCE TARGETS

T20 Identify all basic and essential infrastructure with spatial requirements on the future place-based structure plan (e.g. open space, schools, community centres, integrated water management, etc.)

HOW TO TEST ACHIEVEMENT IN A PSP

A precinct infrastructure table and land budget should identify land areas on a property-by-property basis.



OPPORTUNITY

In some instances, the exact location of infrastructure may be flexible (i.e. where land is consolidated into single ownership). The PSP should identify the parameters of this flexibility (see *Flexible Infrastructure Example*).

Infrastructure that is not considered basic and essential may also be identified in the Future Place-based Plan where the responsible agency or service provider has secured a location, so that it may be appropriately located in relation to other land uses.

Leadership through forward strategic planning, partnerships or leveraging catalyst opportunities, for example, to deliver and plan for other infrastructure and services may be supported through the Innovation Pathway (i.e. other than basic and essential infrastructure and services, sustainable energy or waste options).



**KEY INNOVATION
PATHWAY OPPORTUNITY**



Application to a PSP



F 18. Innovative and sustainable infrastructure delivery

Actively pursuing innovative and sustainable models for infrastructure delivery, and long-term strategic infrastructure opportunities that align with the UN SDGs and the 20-minute neighbourhood framework.

GENERAL PRINCIPLES

F 18.1 Alternative and innovative infrastructure and service delivery approaches should be explored early in the PSP place-shaping and visioning stages to ensure new and innovative initiatives are embedded in the design and structure of a PSP. Implications for urban form, housing, jobs and other features of the 20-minute neighbourhood should be considered and addressed through the PSP.

F 18.2 Potential mechanisms to incentivise the early delivery of key infrastructure should be explored, particularly where fragmented land parcels and/or other site constraints exist that prohibit the logical delivery of infrastructure to support new job growth.

HOW TO APPLY IN A PSP

The PSP vision statement should identify any proposed infrastructure or service delivery innovations, as well as actions to support the vision.



KEY INNOVATION PATHWAY OPPORTUNITY

Active engagement with key implementing stakeholders will identify opportunities and commitment to bring forward infrastructure.

All commitments should be identified in the Precinct Infrastructure Plan.

A staged approach to drainage outfall should be considered to align with incremental development of the precinct.



SEE ALSO [PERFORMANCE TARGET T18](#)

FLEXIBLE INFRASTRUCTURE EXAMPLE

A developer controls a large proportion of a future PSP area.

The developer is committed to delivering an innovative development where community infrastructure such as health, education and other services are genuinely integrated with each other within the future activity. Planning for this integration will take time and will require a higher level of detail than can be explored in the PSP without causing substantial delays.

Setting aside the usual areas for each of these facilities to be addressed later risks jeopardising this opportunity if a 'business as usual' approach takes over. As such, the planning authority agrees to utilise the Innovation Pathway approach enabling a more flexible approach to depicting these services in the plan set and land budget.

Therefore, a set of agreed performance and delivery parameters are decided with the landholder of the consolidated parcels and formalised in both external agreements and the place-specific requirements of the PSP.

EXAMPLE



SEQUENCING THROUGH PRIORITISATION AND STAGING

EXAMPLE

Sequencing seeks to align the timing of development with infrastructure provision.

A strong sequencing approach includes the PSP but also goes beyond the scope of the PSP.

It is the role of subsequent processes beyond the PSP to deliver infrastructure. Typically, the infrastructure provider (council, utilities, state agencies) will consider PSP intent but also investment business cases, changes in technology and service models, in addition to policy and financial considerations.

In this context, the VPA works in consultation with state agencies to support sequencing through two key mechanisms: prioritisation of PSPs and staging within PSPs.

Firstly, the VPA prioritises the preparation of PSPs by referencing a set of criteria that includes the ease and cost of extending infrastructure networks. This seeks to ensure that the timing of PSP approvals aligns with the planning and

investment decisions of infrastructure providers.

Secondly, each PSP will contain guidance about the staging of development to support the delivery of infrastructure as trigger points are reached. This has regard for all infrastructure categories and providers, and for the practicalities of the development process.

Each PSP will typically include an indicative staging plan to provide a stronger indication of preferred development patterns. In some circumstances, there may be a need to be more directive about development staging to address critical infrastructure elements and/or to impose lot caps which prevent development being approved that will exceed the capacity of infrastructure networks.