

# Local Area Planning

# 19



## RELATED GOALS

- › 19 (A). Corporate and community decision-making processes are clear and open to the public.
- › 19 (B) Victorians are interested, informed, empowered and involved in their communities and the process of democratic governance.

## OVERVIEW

Most cities in North America have a system for planning at the local level that provides comprehensive and clear direction for the review and update of smaller scale plans within the context of citywide issues and plans.

Historically, local area plans in Victoria have focused on neighbourhoods and sub-neighbourhood precincts and have a variety of scopes of concern and detail in their content. This section provides guidance for a new model that includes a variety of local area plans that are strategically focused on urban places that face the potential of major change in residential and economic land uses. While neighbourhood plans continue to serve the purpose of local area plans, the options additionally include: “urban village plans”; “town centre plans”; “corridors plans”; and “district plans”. Once a local area plan is complete, its broad objectives and policies are integrated with other related plans, such as neighbourhood plans, through amendments for consistency.

As required by legislation, all subsequent bylaws enacted and works undertaken must also be consistent with the OCP. To meet the legal requirements, this plan sets out policy to guide the City’s local area planning initiatives that ensures consistency with plan goals, policies and priorities, while responding to change and unique conditions through smaller scale planning. Local area plans are strategically focused in areas of the city where major change is proposed, including along transit corridors, in the urban core, in urban villages and town centres, and neighbourhoods. A phasing strategy for plan preparation is described and a model approach outlined that gives direction for local area planning including the public engagement process.

## BROAD OBJECTIVES

The local area planning policies of this plan collectively address seven broad objectives:

- 19 (a) That local area plans are strategically focused on locations with potential for major change in present and future land use and development, and the management of associated impacts.
- 19 (b) That local area plans are generally consistent with the goals, broad objectives and policies for planning and land management in the OCP, and related considerations, through policies that respond to local contexts.
- 19 (c) That local area plans provide direction for present and future land use and development at various geographic scales, in alignment with the urban place designations and guidelines in this plan.
- 19 (d) That a common set of planning and land use concerns, and related policy areas, are considered in the development of all local area plans.
- 19 (e) That local area plans are developed through a model that provides direction for the planning process, and its range of activities.
- 19 (f) That the City's commitment to public engagement is central to local area planning.
- 19 (g) That adaptive management as detailed in this plan provides direction for local area plan updates, as required, consistent with the OCP review cycle, to anticipate and strategically respond to change.

## PLAN TYPES, SCALE AND PHASING

- 19.1 Undertake a program of local area planning to advance the broad objectives in this plan through the development and implementation of local area plans for urban places with potential for major change at different geographic scales, as described in Figure 18:
- 19.2 Each local area plan may be strategically focused on a neighbourhood, or cross over neighbourhood boundaries, depending on the geographic scale of major change in land uses that are anticipated, and its associated impacts.
- 19.3 Local area plans are undertaken according to the phases illustrated in Map 2, with actual timelines determined by Council as resources permit.

**Figure 18: Purpose of Local Area Plans**

Local Area Plan Type	Plan Description	Purpose in the Context of the OCP	Study Area Boundaries
Area Plans	› Plan to provide direction for land use and related policy topics for an area larger than a neighbourhood.	› To explore complex policy problems of a scale larger than one neighbourhood.	› Area impacted by specified land use planning, policy, and zoning considerations
Neighbourhood Plans	› Plan to provide direction for land use and related policy topics for a neighbourhood.	› To enhance a neighbourhood as provided in the relevant policies of this plan.	› Defined neighbourhood
Corridor Plans	› Plan to provide direction for land use and related policy topics along transit corridor.	› To develop one or more transit-oriented urban villages or town centres consistent with the relevant policies in this plan [SEE 6.27 TO 6.29].	› Area impacted by improvements to or expansion of transit corridors
Urban Village Plans Town Centre Plans	› Plan to provide direction for land use and related policy topics for an urban village or a town centre.	› To develop progressively more complete urban villages and town centres as detailed in the guidelines in this plan [SEE 6.15].	› Area impacted by residential and economic land use changes and development
District or Precinct Plans	› Plan to provide direction for land use and related policy topics in an area smaller than a neighbourhood.	› To explore policy problems at a sub-area scale, such as the development of employment and industrial districts, giving consideration to the relevant policies of this plan [SEE 6.23]	› Area impacted by land use changes and development

## PLAN CONTENT

- 19.4 Every local area plan should consider and provide direction for all broad objectives and policies in this plan that need further development or articulation within the geographic scope of the local area plan, and should include:
  - 19.4.1 An Official Community Plan Context Statement that generally describes how the local area plan is contributing to the achievement of the broad objectives and policies of this plan over time;
  - 19.4.2 A local area vision, broad objectives, policies, and actions for planning and land use, and related topics, which are broadly consistent with this plan, but may include additional direction locally specific concerns;
  - 19.4.3 A list of the number, kind and extent of amenities that are desired in the local area to guide and inform decisions about proposed development.

## PLANNING PROCESS

- 19.5 Encourage certainty in the development of local area plans through processes that include the following standard elements:
  - 19.5.1 A project charter;
  - 19.5.2 A project committee;
  - 19.5.3 An engagement plan.
- 19.6 The planning process in local areas should produce a set of documents, including:
  - 19.6.1 A local area plan;
  - 19.6.2 An action plan with timeline;
  - 19.6.3 A public engagement report;
  - 19.6.4 A summary of background research including assessment studies; and,
  - 19.6.5 Proposed amendments to existing local area plans, where applicable.

- 19.7 Develop an engagement plan for local area plan studies based on the principles for community processes in this plan [SEE 15 – COMMUNITY WELL-BEING] that includes:
  - 19.7.1 Engagement targets;
  - 19.7.2 A rationale for a proposed list of engagement techniques;
  - 19.7.3 Stakeholder identification specific to the local planning area; and,
  - 19.7.4 Diverse participants including hard-to-reach groups.

## PLAN AMENDMENTS

- 19.8 When a local area plan is approved by Council, the Official Community Plan is amended as required for plan consistency.
- 19.8 Where a local area plan is inconsistent with a neighbourhood plan, the latter is amended as required for plan consistency.
- 19.10 Amend existing local area plans over time to align them with the broad objectives and policies of this plan including policies respecting the content of local area plans.
- 19.11 Decisions to amend existing local area plans including neighbourhood plans should generally support the neighbourhood directions in this plan as summarized for reference in section 20 and the phasing strategy illustrated in Map 2.