

Activity Centres

Key Sentiments	Response	Further Considerations
Community and Advisory Committees		
Support for MACs as main hub for services and growth	Already an Strategic Direction in MPS (02.03-1 Activity Centres)	
Better connectivity within the ACs specifically Eltham and Diamond Creek	Added Strategic Direction in transport 02.03-8	
Provide opportunities for connection to the outdoors and the arts	Added in MPS, though it has been kept pretty broad - any specific strategies should go into local policy	
Congestion and access challenges	Addressed in 02.03-5 (Urban and building design) existing Strategic Direction and 02.03-8 (Transport) existing narrative	
More diversity in housing	Already an Strategic Direction in MPS (02.03-1 activity centres) and policy	
Built environment shouldn't impede on the natural environment	Already generally covered in MPS (02.03-2 Environmental landscapes and values), this is not limited to activity centres.	
Decentralisation of existing activities	It is not entirely clear what this is seeking, however, decentralisation of activities is not supported by the underlying strategic documentation.	
Define medium density housing.	This is a matter for the State. It is not able to be undertaken at the local	
No more than 3 storeys of development	It is not clear how or where this would apply. Further Strategic Work is required to implement this type of requirement if the State would allow it. This is not in scope for this project and not applicable to the MPS	
More toilet facilities in Diamond Creek MAC	Not implemented through the planning scheme.	
More reference to Hurstbridge and Research (Neighbourhood Activity Centres)	There is existing reference in MPS narrative (02.03-1 Activity centres)	
Panton Hill and St Andrews are important to rural people and provide schools, eating places, fuel and post offices, so they need to be included.	Reference to Panton Hill and St Andrews is provided in the existing MPS (02.03-1 Activity centres).	
More parking	Public parking is not implemented through planning scheme. Any initiative to introduce greater levels of parking for private development would need to be supported by significant strategic work and be supported by the State Govt.	References to car parking in these activity centres are mentioned at a high level under the applicable Structure Plans. Council's infrastructure team are looking into an Infrastructure and Transport Strategy but this work is some time away from being completed.
Maintain and increase tree canopy - specifically indigenous vegetation	Added Strategic Direction in Climate change section.	
Focus on walkability and accessibility for all mobility abilities	This is currently addressed in existing Strategic Direction in 02.03-4 Urban and building design. Also included a new Strategic Direction in 02.03-8 that seeks to improve connectivity and accessibility within Acs, particularly for pedestrian and cyclists.	
Active transport should be a priority	As above	
All themes should prioritise Nillumbik as a Green Wedge Shire.	This is mentioned in the Settlement Context, each theme has a different focus and needs to effect the content associated with that theme.	
Yarrambat needs more commercial uses - lack facilities	This needs Further Strategic Work. Strategic Direction in MPS only seeks to facilitate the expansion of a range of commercial and community services in the MACs	No current Council or strategic support for this. No State Government support as well (Amendment C109 that looked at providing more commercial and residential development in Yarrambat but this was not supported by State Government)
Neighbourhood character should be considered when assessing developments	This is already done with the Neighbourhood Character policy.	This will be further strengthened through new Neighbourhood Character Strategy
Activity Centres have limited relevance to grazing and hobby farming residents.	Not applicable to this work.	
Community hospital should be in Eltham MAC	Advocacy work as this is done by state gov. However, this has been recognised in the Eltham MAC structure plan (precinct 5).	

Activity Centres

Key Sentiments	Response	Further Considerations
Major Activity Centres (MAC) and Neighbourhood Activity Centre's (NCS) should be defined	MACs defined through State. Any quantifiable measurement as a definition would need Further Strategic Work to back it up.	No current work proposed at the moment at identifying NAC's formally via structure plans. There is some Councillor support at identifying smaller centres such as the NAC's and it is suggested that this could form part of a future work programme to define these areas and specify what they are used for/capable of - but there is no resourcing or funding for such work and it is not currently identified in any future council strategy.
Restrict development	Not enough strategic justification to support.	
Internal Teams		
Congestion can cause bottle necks and becomes unsafe during emergencies	This could be implemented through the design of new roads and may be relevant to 18.02-4L. In a general sense, this is covered by the Strategic Direction in 02.03-8	
Lack of affordable and social housing	Added affordability into housing section of MPS and Strategic Direction, however further work would need to be done on this. Note that in the meantime, 16.01-2S (housing affordability applies to all planning assessments)	State policy was about to be updated in regard to this: The Social and Affordable Housing Contribution was proposed to be included in legislation and will see some new developments make a contribution to fund new social and affordable housing. The Contribution was proposed to be applied at a rate of 1.75% of the market value of 'as-of-complete' developments to the Social Housing Growth Fund for the following types of development however it is unknown if this work will continue: <ul style="list-style-type: none"> • New developments of three or more dwellings; or • The subdivision of land that results in three or more new residential lots. The future Housing Strategy will also identify actions in regard to this matter.
Define affordable housing	Affordable housing is defined in the Planning and Environment Act. Note, for future work, if council wishes to refer to affordable housing that is not within the definition of the Act, Council would need to specifically list out the type of housing it is referring to.	
Parking issues need to be addressed	As far as the planning scheme is concerned Further Strategic Work would be needed to undertake any changes in parking.	Not the role of the planning scheme to address. This will be more advocacy work Council's infrastructure team will look into.
Public transport into MACs not always accessible – esp some rural areas	Covered by Strategic Direction in 02.03-8	
Community transport need further support/encouragement	Action of Council taken outside the planning scheme	
Information gaps between Council and Communities – MACs potential education hub	Action of Council taken outside the planning scheme	
Youth Council		
Support for MACs as main hub for services and growth	Already an Strategic Direction in MPS (02.03-1 activity centres) and policy	
Housing affordability is an issue especially for the youth trying to get into the housing market.	Added general Strategic Direction about affordability into housing section of MPS.	As above in regard to Housing affordability.
Reference to Hurstbridge as an important AC	Hurstbridge is a Neighbourhood AC and has been referred to as such in the MPS (02.03-1 activity centres).	
Councillors		

Activity Centres

Key Sentiments	Response	Further Considerations
We can build up in Activity Centres but there is no market or appetite for it	Increasing housing and diversity in MACs is an existing Strategic Direction. It is also a direction of the State Government	
MACs should remain as main hub for activities and growth	Already an Strategic Direction in MPS (02.03-1 activity centres) and policy	
More sustainable design	Covered by Energy and resource efficiency section of MPS as well as new climate change section in MPS. Specific Strategic Direction in regard to this or policy would require Further Strategic Work.	Support ESD initiatives - any feasibility of future ESD Policy will be further work required for Council. Identified in Further Strategic Work.
Protect and enhance tree canopy	Added Strategic Direction in Climate change section.	
Enhancing neighbourhood character	Already an Strategic Direction in MPS (02.03-5) and policy	
Hurstbridge and Research Neighbourhood Activity Centres: should include consideration of active transport e.g. walkability & cyclability	02.03-8 (transport) has been updated to include an Strategic Direction re: access/connectivity for pedestrians and cyclists within and between ACs.	
Gaps in MPS identified by community		
Protection of the natural environment to maintain the appeal and character of the activity centres	Already generally covered in MPS	
Decentralisation of existing ACs	It is not entirely clear what this is seeking, however, decentralisation of activities is not supported by the underlying strategic documentation.	
Flexibility and diversity in housing	Already an Strategic Direction in MPS and policy	

Built Environment

Key Sentiments	Response	Further Consideration
Community and Advisory Committees		
Future developments must maintain character	Covered in existing MPS	
Protection of natural environment	Covered in existing MPS	
More innovative, sustainable, biodiverse urban design	Further work would need to be undertaken to establish what this means in the Nillumbik context and then implement this through the scheme.	Included in schedule of 74.02 as investigation ESD policy subject to funding.
Design to consider social integration and inclusion	Accessible design is covered in existing Strategic Directions under urban and building design. Strategic Directions amended to include social	
More way finding signs	This sits better as a strategy in local policy. Also, in instances where council provides the signs, it is likely planning permission is not required. In these cases, this is not implemented through the scheme.	
Improve accessibility	Accessible design is covered in existing Strategic Directions under urban and building design	
Maintain indigenous vegetation	Generally this is a theme covered throughout the MPS as well as the neighbourhood character local policy.	
Protect heritage buildings	Covered in existing MPS	
Indigenous tree canopy and understorey are protected throughout Nillumbik, including areas of built environment and all new developments within the Shire. Council actively pursues net increase of indigenous vegetation in both urban and rural areas.	This appears to be a statement	
In rural areas, planning requirements need to ensure that the built environment and associated infrastructure (e.g. access roads, car parking etc) is a secondary use and must be sub-ordinate to primary rural land	It is not clear what this is seeking. However, a Strategic Direction at 02.03-10 has been modified to state that the provision of infrastructure needs to minimise impact on the natural environment.	
Apartment developments outside of the areas they are currently in	Not supported by Council's strategies or position.	
Futher develop Wattle Glen for more housing growth	Not supported by Council's strategies or position.	
Ecologically Sustainability Development (EStrategic Directions) consultants/principles should be applied to all developments	Further work would need to be undertaken to establish what this means in the Nillumbik context and then implement this through the scheme.	Included in schedule of 74.02 as investigation ESD policy subject to funding.
Built form should not damage natural environment	Covered in existing MPS	
Eltham is overdeveloped and further growth should not occur	Eltham in a designated MAC - the adopted 2020 MAC Structure Plan for Eltham identifies objectives and actions that support its role and future sustainable development. As part of its role, it is required to accommodate future growth both for commercial and residential uses. The comment also does not align with State policy for MACs.	
Cyclists should be constrained to areas of low risk	Not within scope of planning scheme. There's a general Strategic Directions in 'transport' that talks about facilitating safe roads for all users	
Protecting habitat links and minimising fire and flood risk and erosion are important considerations in siting buildings and works, particularly in rural	Covered in existing MPS	
Internal teams		
Accessibility – not good enough in Nillumbik	Accessible design (in terms of accessibility for all users and safety) is already existing in the built environment section of MPS. Accessible open space/recreational facilities/trails is also existing in 02.03-9. Added in a new Strategic Direction in 02.03-8 (transport) that seeks to facilitate development that improves connectivity and accessibility (particularly for pedestrians and cyclists).	

Built Environment

Key Sentiments	Response	Further Consideration
Improve mobility	Planning can only improve mobility through facilitating infrastructure e.g. open space trails, roads etc or links between transport and land use etc.	
Cater of changing access needs	It is not clear what this is referring to	
More seats in MACs	Not clear what this is referring to. If it is about the provision of seating in the public realm, this can be done by Council outside of the planning	
Not a lot of choices for older people of housing in rural areas	Reworded the Strategic Directions in 02.03-6 to address housing for aging population. Current strategies and policies don't specifically encourage housing for older people in rural areas. No further work proposed - not supported by Council's strategies or position including GWMP. State policy in regards to the green wedge as well as the zones don't necessarily support smaller housing/maneagable lots or aged care / retirement living in these areas given the lack of adequate infrastructure and services. This type of use is more appropriately supported in Nillumbik's urban areas or even rural townships through appropriate zoning.	
*A topic that many teams chose not to discuss as it significantly overlaps with several other themes.		
Youth Council		
N/A	N/A	
Councillors		
Community concern: bulk and height	This is addressed through neighbourhood character and other planning scheme controls. Existing Strategic Directions cover off protecting NC and designing buildings to enhancing the attractiveness of the area.	
Maintain green spaces	Protecting open spaces from encroachment? This would be addressed as part of future Open Space Strategy (action in Council Plan)	
Making clear what inclusion is	The term 'inclusion' is referring to accessibility and disability. Disability Action Plan identifies: Council's role in supporting affordable and accessible housing in the Shire as part of the Nillumbik Housing Strategy, with reference to national and state government housing policy frameworks. Ensure consideration of: <ul style="list-style-type: none"> • Housing diversity • Housing requirements for people with disability (including possible rezoning of suitable areas for development) • Housing requirements for older people. https://www.nillumbik.vic.gov.au/files/assets/public/people-and-family/nillumbik_disability-action-plan_proof.pdf -	There are existing Strategic Directions in the MPS that support design that enhances accessibility for all users (02.03-5 urban and building design). Housing diversity, including for aging population, is covered by a Strategic Directions in 02.03-6 (housing). This is adequately covered by the existing MPS.
Sustainable design could be linked to climate change objectives	New climate change section added to MPS	
Education for sustainable requirements – it's not a bad thing – applies for other requirements	education not implemented through scheme	

Built Environment

Key Sentiments	Response	Further Consideration
Can we require a canopy tree with each development – a higher level statement that can support this – education the difference about canopy trees	The MPS already states that canopy trees are important to the character and the Strategic Directions directly says to maintain and enhance the character. This can also be done through the schedules to the zones rather than policy. Currently undertaking Neighbourhood Character Strategy which will address this in private realm. Proposed Urban Tree Canopy Strategy will address this for the public realm. Currently no mandated requirements exists for tree canopy plantings under the SLO. Site revegetation comes from the neighbourhood characteristics of Council's neighbourhood character local policy and has a tree density ratio for each neighbourhood character precinct that Stat planners use when assessing applications - particularly unit applications. This ratio varies and becomes more flexible dependent upon the sites proximity to an activity centre. There may be conflicts regarding the interactions between new canopy tree requirements versus the surrounding bushfire risk (i.e. BPA and BMO). Future State strategic work 'Greening and Cooling' project may also support this comment and potentially look at tree density quotas.	
Trails and footpaths – accessibility – but it should fit into the natural environment – trails shouldn't remove vegetation	Included a new statement in the existing Strategic Directions in 02.03-9 (Community Infrastructure) - that trails and open space should be facilitated, while minimising impacts on the natural environment	
Good that this references historical characteristics but needs to also reference environment, biodiversity, climate, urban tree canopy etc, as these are some of the key characteristics that we want to promote	These are covered in different sections of the MPS. The MPS needs to be read as a whole document, not one just one section as was often the case in the old LPPF format.	
St Andrews Township Plan 7.2.3 "Introduce a local planning policy or update MSS provisions which highlight the importance of design excellence and respectful character for developments within St Andrews"	A general Strategic Directions in the MPS already talks about respecting character. This would actually be applicable to all townships and places, not just St Andrews. Future Strategic Work could be undertaken to come up with specific design guidelines for St Andrews if needed.	
Tree canopy and understorey to be protected, including in the built environment and all new developments	Added Strategic Directions in Climate change section.	
Gaps in MPS identified by community		
Greater considerations for innovative, sustainable, biodiverse urban design	Further work would need to be undertaken to establish what this means in the Nillumbik context and then implement this through the scheme.	Included in schedule of 74.02 as investigation ESD policy subject to funding.
Design to consider social integration and inclusion	Included reference to social integration in the narrative of 02.03-5 (urban and building design) and any further detail would need to form part of local	
Crucial to maintain the unique character of the area	Already referenced in NC of MPS	

Climate Change

Key Sentiments	Response	Further considerations
Community and Advisory Committees		
Ensure Council and community are well-informed and prepared to respond to climate change issues	Not implemented through planning scheme	
Encourage sustainable housing design and other buildings	This is covered by existing Strategic Direction under 'Energy and resource efficiency'	
Encourage sustainable transport	Amended context and Strategic Direction relating to this in existing 02.03-8	
Climate change should be integrated into all themes	Added reference to climate change in 02.03-3 Environmental risks and amenity, 02.03-5 Energy and resource efficiency, 02.03-8 Transport	
Reduce emissions and produce clean energy	Planning has limited ability in influencing this. The overall strategic intent of this has been captured in the new Climate change Strategic Direction in 02.03-3	
Protect and enhance existing vegetation, tree canopy and natural environments to help minimise climate change impacts	Added Strategic Direction in Climate change section. Also Urban Tree Canopy Strategy further strategic work.	Included in schedule of 74.02
Minimising development minimises climate change impacts	Not supported by Climate Action Plan	
Education opportunity	Not planning related	
Greater focus on clean energy and role of Council	Not planning related	
Recognise and support the contribution made by rural land owners to mitigate bushfire risk	Not planning related	
Promote ESD and Plan Melbourne objectives around sustainability	Plan Melbourne objectives are already in the scheme in the state policy (also applicable to local municipalities). Further strategic work would be required for an indepth policy on ESD. Meanwhile, council officers can use the SD in 02.03-5 (energy and resource efficiency), the state policy in 15.02-1S and other VPP provisions to address ESD in planning assessments.	Included in schedule of 74.02 as investigation into ESD policy subject to funding.
Avoid only focusing on bushfires as this is just one risk from climate change	Not supported by Climate Action Plan. However, the planning scheme doesn't just focus on one thing, it considers all aspects. Climate change context added to Strategic Directions covers all impacts of climate change, not just bushfire.	
Objectives should not only be about preparing and adapting to climate change but also addressing and preventing it.	The new Strategic Direction included in 02.03-3 (Climate change) addresses this to some degree, noting that planning can only influence land use and development issues.	
First Nations people should be consulted on land management	Not planning related. Separate council policy on this as the planning scheme does not have the option to include this.	Council will be preparing policy in this area outside of the planning scheme
Review of ESO	No current Council position to conduct this work.	
Council should take an active leadership role in this space - paperless office, carbon neutral	Addressed in Climate action plan, but not related to planning	

Climate Change

Key Sentiments	Response	Further considerations
Minimise development in fire risk areas	This is covered by existing Strategic Direction under 'Bushfire' in 02.03-3	
Internal teams		
Address preparedness for impact of climate change on biodiversity	Added in reference to climate change as a threat to biodiversity in the Biodiversity context in 02.03-2. The new Strategic Direction in climate change 02.03-3 includes an overarching action to address the negative impacts of climate change, which includes its threats on the natural environment. This in addition with the existing biodiversity Strategic Directions are considered sufficient in addressing this point.	
Focus on reduction of Climate Change	Planning can't do this unfortunately, planning only has influence on land use and development.	
Climate change is also – floods, storms – widen definition – not just fire	This is addressed in new narrative for climate change	
Explore Climate change impacts on food production	Planning also doesn't really have much influence over food production in terms of detailed actions. Somewhat addressed by Future of Agriculture in Nillumbik project currently being undertaken by Council.	
Climate change objectives should be priority over bushfires	Not supported in Climate action plan or VPPs (State policy) - bushfire events are enhanced through climate change	
Balance climate change vs BMO	It is not exactly clear what this is seeking. The protection of life in bushfire affected areas cannot be over-ridden by other policy objectives. This is set by the State and cannot be varied at the local level.	
Collaborate with Emergency Management	Not planning related	Councils Bushfire Management Plan deals with this
Encourage more sustainable practices at home and private vehicle use	Not planning related. 02.03-8 transport has been updated to facilitate more sustainable modes of transport usage though.	Climate Action Plan also deals with this.
Emergency management information has not been accessible – easy English, reaching older people	Not planning related	Councils Bushfire Management Plan deals with this
Encourage PT use and improve accessibility	Addressed in existing Strategic Direction in 02.03-8 Transport.	Advocacy mainly to State government
Improve and increase charging stations	The development of land for charging stations is exempt under Clause 62.02-2	Climate Action Plan
Climate change should be integrated into all themes	Added in reference to climate change as a threat to biodiversity in the Biodiversity context in 02.03-2. The new Strategic Direction in climate change 02.03-3 includes an overarching action to address the negative impacts of climate change, which includes its threats on the natural environment. This in addition with the existing biodiversity Strategic Directions are considered sufficient in addressing this point.	
Youth Council		

Climate Change

Key Sentiments	Response	Further considerations
Better climate resilience	Addressed in new SD in 'Climate Change' section of MPS.	
Implement ESD principles	Further strategic work would be required for an indepth policy on ESD. Meanwhile, council officers can use the Strategic Direction in 02.03-5 (energy and resource efficiency), the state policy in 15.02-1S and other VPP provisions to address ESD in planning assessments.	Included in schedule of 74.02 as investigation into ESD policy subject to funding.
Encourage commercial buildings to place solar panels - incentives?	Not planning related as solar panels often don't require planning permission.	Climate Action Plan also deals with this.
Protect and enhance canopy cover	Added Strategic Direction in Climate change section.	
Our electric car charging stations, are they powered sustainably?	Not planning related	
More incentives for sustainable development	Monetary incentives? If so, not planning related. Further strategic work would be required for anything land use/development related and this would likely sit in local policy not the MPS.	Council's Climate Action Plan addresses this comment.
Councillors		
Better communication to show what Council is doing	Not planning related	Communications team
Not all about bushfire	Bushfire is one matter affected by climate change. The MPS section on Climate Change lists a number of them.	
The objectives need to be more about planning	Only land use and development related things that can be influenced by the planning scheme can be included in the MPS and policy.	
Acknowledge that climate will increase bushfire risk	Acknowledged in 02.03-3 MPS narrative	
But these objectives do not address climate and are not appropriate here	Where objectives in climate action plan can be influenced by planning, this has been included in the MPS.	
Identify provisions to enable new renewable projects (e.g. solar, wind, batteries) on existing cleared land in GW and RCZ without compromising biodiversity and conservation values	This is further strategic work.	Apart from initiatives with Council's Climate Action Plan, this would require further strategic work as there is no current Council strategy or position on this.
Provisions to restrict the cutting down of trees for the purpose of solar	There is no provision in the planning scheme that supports removal of trees for solar panels. Not supported in existing strategic work.	
Protect tree canopy, understory and plant	Added to Climate Change section in MPS.	
ESD	Further strategic work would be required for an indepth policy on ESD. Meanwhile, council officers can use the Strategic Direction in 02.03-5 (energy and resource efficiency), the state policy in 15.02-1S and other VPP provisions to address ESD in planning assessments.	Included in schedule of 74.02 as investigation into ESD policy subject to funding.
Gaps in MPS identified by community		
Education of the community to respond to bushfire risk, understanding of global warming and risks	Not planning related	Climate Action Plan talks to this.
Maintaining the current level of vegetation	Existing strategies deal with protection of existing vegetation.	

Climate Change

Key Sentiments	Response	Further considerations
Sustainability of buildings	Further strategic work would be required for an indepth policy on ESD. Meanwhile, council officers can use the Strategic Direction in 02.03-5 (energy and resource efficiency), the state policy in 15.02-1S and other VPP provisions to address ESD in planning assessments.	Included in schedule of 74.02 as investigation into ESD policy subject to funding.
Council needs to be more ambitious, do more, and finance this appropriately	Not planning related	Climate Action Plan talks to this.
Greater focus on clean energy and role Council can play in contributing to the use of it	Not planning related	Climate Action Plan talks to this.

Economic Development

Key Sentiments	Response	Further Consideration
Community		
Support small scale and/or remote businesses	Small scale' would need to be defined. Support for home based	
Creating better connectivity – better economy	This is very high level and is not implemented through the scheme unless there are more specific land use and development Strategic Directions. It is appropriately addressed in high-level Council strategies such as the Economic Development Strategy and in policy within the MActivity Centre Structure Plans.	
Support innovative, sustainable and encourage regenerative agriculture - not just soil based	This concept requires further strategic work to justify any changes in policy in the scheme - particularly around 'regenerative agriculture'.	Added to clause 74.02 as Further Strategic Work
Adjusting to and supporting the changing nature of businesses	Not implemented through planning scheme	
Tourism should be a recognised priority in the green wedge with easy approval processes.	There's an Strategic Direction in 02.03-7 that supports tourism opportunities.	
It is essential that innovative sustainable agriculture and related or downstream enterprise is encouraged	This is somewhat covered by Strategic Direction in 02.03-4 (agriculture). Industries related to environmental and agricultural research & development is also encouraged in 17.01-2L. Whether other industries want to be encouraged requires further justification.	
Agriculture is significant for economic development	Currently this is not in the 'economic development' section of the MPS. There is, however, an entire separate section dedicated to agriculture. Objective 3 of Council's 2020 Economic Development Strategy addresses agribusiness and its contribution to Nillumbik's economic development. "Nillumbik is one of Victoria's 12 green wedges around metropolitan Melbourne with 91 per cent of the Shire classified as green wedge. Its productivity is important to the Shire's economy and Council will encourage projects that fit with the values of the community to improve the economy and create local employment. Economic opportunities for the green wedge exist in agribusiness, tourism, recreation and sustainability including renewable energy. Council will encourage innovation in sustainable and regenerative agriculture. The Nillumbik Green Wedge Management Plan 2019 provides a framework for its future management and pursuit of environmentally sustainable economic outcomes while respecting conservation values". The Economic Development section has been updated to include references to Nillumbik's agriculture. Refer to specific comments in the Strategic Direction ordinances.	Updated narrative and Strategic Directions of 02.03-4 and 02.03-7 (business and employment) in MPS.
Don't restrict commercial uses in the green wedge but support them	This is not supported through existing State policy and the existing GW Management Plan.	Existing commercial rural uses in the green wedge are supported by the Economic Development Strategy.
Encourage redevelopment and improvement of Eltham's commercial centre behind Bridge Rd and Susan St	This point is considered through the adoption of the 2021 Eltham Major Activity Centre Structure Plan. Proposed changes outlined in the structure plan will be introduced through a future planning scheme amendment.	
In light of pandemic - home based businesses and home extensions to support this should be addressed in planning	Home based business strategy exists in 17.02-1L. The parameters around HBB are set by the State with very little discretion at the local level.	

Economic Development

Key Sentiments	Response	Further Consideration
Industrial precincts should not impact Activity Centre and the amenity of adjoining residential areas	This is already covered by 13.07-1S in state policy and through Clause 53.10, which applies to all planning applications.	
Strong and responsive Neighbourhood Character Policy is needed.	Council is undertaking work on a new Neighbourhood Character Activity Strategy as a key action of the current Council Plan that will form the basis of a future planning scheme amendment to implement	
Support micro and service-based businesses	This type of business is supported by Council's Economic Development Strategy but does not need to be specifically defined in the MPS.	
Internal teams and Advisory Committees		
Enhance Eco Tourism in Nillumbik	Have updated narrative in 02.03-7 to reference eco-tourism.	
Don't want to see soil based agriculture over modern ways of farming – reduce animal footprint	There is a strategy relating to non-soil based ag use/development in 14.01-1L. This concept requires further strategic work to justify any changes in policy in the scheme - particularly around 'regenreative agriculture'.	Added to clause 74.02 as Further Strategic Work
Encourage local food production	In terms of planning, it can only relate to the RCZ as agriculture is Section 1 use in the GW.	
We don't really have industrial areas	This would be Further Strategic WorkNo current Council or strategic support for large scale industrial areas.	
Economic Development Strategy – potential heat map of what business can go where	Not implemented through planning scheme	
Encourage modern businesses in industrial zones	What are modern businesses and is there strategic justification on this? No current Council or strategic support to revise Activity Centre accepted uses in industrial zones beyond current permissible use in the planning scheme.	
Future of Agriculture – 700 responses we can take into consideration	Further Strategic Work	This comment relates to 'Future of Agriculture in Nillumbik' Project that is being undertaken by Council.
Green wedge is too restricted – room for flexibility without destroying GW purpose?	The green wedge is deliberately restrictive in State policy and core provisions to protect it. No current Council or strategic support for this. This comment does not align with Council's GWMP or State policy.	
Youth Council		
N/A	N/A	
Councillors		
Can this be rephrased? Economic Sustainability? Not just about the business community – not the biggest economy driver	Is this referring to the title of 'economic development'? If so, it cannot be rephrased as this is set by the State gov.	

Economic Development

Key Sentiments	Response	Further Consideration
Sustainable agricultural uses	This is included as an existing Strategic Direction in Agriculture section of MPS	
We can't allow people selling in from of their property – produce, food, drinks, café – when does it stop? Many aren't even locally grown – used for tourism – in conjunction use	More of an enforcement issue if they don't have a planning permit. Not within scope.	
Add in that "in conjunction uses" or other modifications to existing land use should be done through approved land management plans which detail how the environment, habitat links and biodiversity will be protected	A land management plan is an application requirement/permit condition, which aren't included in the planning scheme. The intention of this is for future uses to protect environment, habitat links and biodiversity.	
St Andrews Township Plan 7.3.2 Introduce a local planning policy or update MSS provisions which: <input type="checkbox"/> Define the role of St Andrews as a local convenience centre. <input type="checkbox"/> Provide greater guidance as to the type, scale and intensity of commercial Activity Centretivities encouraged within the township. <input type="checkbox"/> Provide direction as to the preferred location for different types of commercial uses. <input type="checkbox"/> Encourage the establishment of over-night Activity Centrecommodation and eco-tourism developments.	No current work proposed at the moment at identifying rural township centres formally via structure/township plans. Could form part of a future work programme to define these areas and specify what they are used for/capable of, but there is no resourcing or funding at the moment for such work and it is not currently identified in any future council strategy. The Housing Strategy work to be conducted would also address some of these points.	
Gaps in MPS identified by community		
Environmental sustainability of businesses as a determining Activity Centre support and success	Further work needs to be done on what an environmentally sustainable business is in order to determine whether it can be implemented through the scheme. Note that the narrative of 02.03-7 states that economic development should focus on Activity Centres facilitating new business initiatives that respect the Shire's environmental, social and economic development priorities'.	Included in schedule of 74.02 as investigation into ESD policy subject to funding.
Adjusting to and supporting the changing nature of businesses	This is broad and not implemented through the scheme	
Working with Traditional Owners to create a more sustainable economy	This is not implemented through the scheme	

Green Wedge

Key Sentiments	Response	Further Consideration
Community and Advisory Committees		
Retaining and encouraging sustainable and regenerative agricultural land	Already an Strategic Directions in MPS and policy	
Better connectivity between townships	Strategic Directions in MPS 02.03-8 updated.	
Better accessibility to MACs	Existing Strategic Directions in 02.03-4 Urban and Building design, as well as 02.03- transport	
Gap in knowledge sharing	Not implemented through planning scheme	
More tools and information for landowners on maintaining and managing their land	Not implemented through planning scheme	
Rural living and development should be allowed	No current Council or strategic support for this. Not supported under relevant State Green Wedge Policy or Council's current Green Wedge Management Plan.	
Rural development should be discouraged	Already addressed under the purpose of zones in the planning scheme - particularly the RCZ.	
Conservation should be priority in the Green Wedge	Protecting Green Wedge is covered by existing Strategic Directions in MPS 02.03-1 settlement. Green Wedge has other uses that need to be balanced, RCZ prioritises conservation but cannot ask all Green Wedge land to prioritise conservation unless Further Strategic Work is done to justify this. No current Council or strategic support for this. Not supported under relevant State Green Wedge Policy or Council's current Green Wedge MP.	
Protection of the environment and biodiversity	Existing in MPS and policy	
Priority should be given to reducing/preventing climate change	New climate change Strategic Direction added to MPS	
development in rural areas minimises potential fire risk in a way which is acceptable to, and compatible with First Nations people	Not within scope	
Rural land owners are over regulated by restrictive planning overlays	Not within scope	
It's ok that rural areas lack existing infrastructure	This appears to be a statement.	
Review the application of Environmental Significance Overlays and Significant Landscape Overlays across the Green Wedge zones in line with Government policy, ensuring enforcement of protections and adequate resourcing	Not within scope	
Wattle Glen needs major development as it has large blocks and can benefit the community	No current Council or strategic support for this. Wattle Glen is not a MAC or NAC and is highly constrained by the UGB. Mostly zoned NRZ so is a minimal change area. This will be highlighted in the Housing Strategy.	
With north east link to be built consideration needs to be given to greater housing diversity in appropriate areas. Need to address the issue of housing affordability in the shire and look to create appropriate rezoning of land close to infrastructure to support greater number of residents.	Rezoning not within scope. A new general Strategic Directions on affordability has been included in MPS (02.03-5 housing)	
Treat Urban Growth Boundary as a hard boundary	Strategically this wouldn't work as there's already residential zoned land outside UGB - council already has a strategy in 11.01-1L-01 that seeks to avoid rezoning of land to urban or low density residential purposes unless supported by a council framework plan or strategy. MPS also seeks to maintain non-urban breaks between existing urban areas/non-urban areas.	

Green Wedge

Key Sentiments	Response	Further Consideration
State and Regional Planning do not identify Nillumbik as having environmental and landscape significance	Nillumbik is not a Distinctive Area Landscape, however it does not mean its landscape significance is not recognised. The PPF structure allows council to have their own local landscape policy in 12.05-2L. There is an existing local policy that talks about rural landscapes in Nillumbik. The MPS also has existing context on its landscape significance.	
Consider adding an objective about recognising and celebrating the multigenerational rural residents.	Not implemented through planning scheme	
Consider allowing further subdivision into smaller lots	Not within scope	
Infrastructure should be a further priority - safer roads, better maintained, more sealed roads (to reduce water turbidity in runoff) and clearing of vegetation along road reserves to enable safe exits for people in the event of wildfire	This is part of bushfire planning and provisions	
Upkeep of the remnant endemic bush land. It is a precious resource that is under threat from	02.03-2 protection of biodiversity also has a Strategic Directions that seeks to protect the significant remnant vegetation. The zoning also does this (RCZ/Green Wedge).	
Recognition that rural landowners do a lot to maintain their land which levels of government heavily rely on - they should not be restricted in doing what they want with their land	Not implemented through planning scheme	
Internal Teams		
Land clearing, Council responsibility and we do it poorly	Not implemented through planning scheme	
Need more enforcement for illegal clearing – budget issues	Not implemented through planning scheme	
Conflict between environment and engaged open spaces (BMX tracks)	Does not appear to be in strategic documents. Is this Further Strategic Work that council wants to address? If so, this may be addressed through local policy.	This will be dealt with through other council strategies e.g. recreation & leisure strategy. Not to be addressed by the planning scheme.
Nillumbik is 4 th most biodiverse area in Australia, we need to protect and enhance	Included in existing MPS	
Better collaboration with private land owners that have an interface to public land/reserves.	Not implemented through planning scheme	
Horse grazing an issue	Not implemented through planning scheme	
Need better roads	Already covered in 02.03-8 Strategic Directions	
Need better accessibility (in all aspects)	Accessibility for users is already covered in 02.03-5 Urban design and building design. Access to ACs, transport and roads are addressed in Strategic Directions of 02.03-8 (Transport).	
Youth Council		
Interface of urban and rural areas – missing	No current Council or strategic support for this. Council has advocated for no buffer areas for discretionary uses as part of its submission to the proposed Green Wedge AL reforms. This may be what this point is referring to. No further work is required at this stage. State policy currently supports a clean green break between rural and urban.	
Agricultural information gap	Not implemented through planning scheme	
Roads in some rural areas are unsafe – road safety is a huge issue	Already covered in 02.03-8 Strategic Directions	
Improving access to ACs via trails, links, transport – rural residents can feel isolated	Added Strategic Directions in 02.03-8 transport that addresses access and connectivity to ACs.	
Councillors		

Green Wedge

Key Sentiments	Response	Further Consideration
Not just about protecting what is endangered, it's all flora and fauna	this is recognised in existing MPS and policy. Can't protect fauna through planning, but can protect their habitat which is recognised in existing Strategic Directions	
Residence is not an as of right use	Controlled by zone	
Accessibility in how it reads - definition	Not entirely clear what this statement refers to.	
Objective about development mitigate fire risk – other way around? Should be assessing area before putting a house in it rather than putting a house in the trees and then cutting down all the trees.	This is consistent with state policy and bushfire planning provisions	
When managing conflicts, land management plans should address to ensure the land use doesn't affect the environment	Not suitable for MPS. If warranted can be requested as condition of permit.	
Rural areas don't want more infrastructure	Some infrastructure is necessary. MPS modified so that infrastructure does not impact on the natural environment.	
Danger in focusing on environmental and landscape significance is that it leads to a narrow focus on significance under EPBC act rather than recognising all areas are significant - could show significance via maps	Strategic framework plan highlights the wider environmental significant areas. Clause 02.03-2 emphasises the importance of landscapes as well as biodiversity.	
Needs to state that in managing the conflict, this is done through land management plans that address environmental protection strategies	Not suitable for MPS. If warranted can be requested as condition of permit.	
Ensure development in rural areas mitigates potential fire risk - other way around - "Development should only proceed where fire risk can be minimised while meeting the first principle of avoiding and minimising loss of native vegetation and preserving biodiversity."	This is consistent with state policy and bushfire planning provisions	
Protect the current UGB and oppose any proposal to move it	UGB is not set by local gov - not able to be dealt with via the planning scheme in this way.	
Protection of environment and biodiversity should guide all planning in Green Wedge and RCZ	This is already covered by existing MPS and policy	
Trust for nature covenants should be extended where possible	Not implemented through planning scheme	
Gaps in MPS identified by community		
Knowledge sharing between Council, communities, groups to promote, encourage and help understand best-practice land use and management techniques	Not implemented through planning scheme	
More effective controls for feral animals (deer, foxes, kangaroos) and invasive vegetation to protect indigenous flora and fauna	Not implemented through planning scheme	
Lack of Biolinks, and a review of ESOs and SLOs	Biolinks identified on existing plan, Further Strategic Work would be required to change this. ESOs and SLO review not within scope of project	No current Council or strategic support to do further work on this, however broader statement in Clause 72.04 identifying this.

Heritage, Arts and Culture

Key Sentiments	Response	Further consideration
Community and Advisory Committees		
Change how we perceive heritage – understanding and sharing First Nations culture	Not within planning scope	
Applying a First Nations lens to other themes	Not within planning scope without further work being done on this.	
Many parts of Nillumbik is significant to First Nations People	This has been recognised in the existing heritage narrative in MPS at 02.03-5	
Strengthen existing sites of importance by improving wayfinding and signage	This is council work that doesn't require planning permission, therefore is not controlled through planning. Where private development implements this, this can be included as a local policy, it is not suitable as a strategic	
Invest in more historical research to strengthen community understanding and participation	Council is currently undertaking a heritage review with a future amendment to apply the Heritage Overlay (HO) to identified properties. This however is an ongoing process and more properties may be identified in the future subject to further budget allocations to undertake the additional strategic heritage work and justify the further application of the HO. Community understanding and participation are outside of the planning scheme.	
Recognise potential heritage sites within Diamond Creek – police station and churches	Council is currently undertaking a heritage review with a future amendment to apply the Heritage Overlay (HO) to identified properties. This however is an ongoing process and more properties may be identified in the future subject to further budget allocations to undertake the additional strategic heritage work and justify the further application of the HO.	Heritage review is already in 74.02 as a continued further work requirement as new properties are identified for inclusion into the heritage overlay and review is required to justify such inclusion.
Better connectivity to public art in Activity Centres	Added in MPS, though it has been kept pretty broad - any specific strategies should go into local policy	
Encouragement and facilitation of public art	Added in MPS, though it has been kept pretty broad - any specific strategies should go into local policy	
Planning policy to allow creative communities to thrive in rural areas such as allowing for gallery spaces on rural properties and selling of handmade products	These outcome in the green wedge are something that is not within the scope of Council's strategies nor is a current position of Council.	
Recognise the land, waterways and all life they sustain are central to the cultural values of First Nations Peoples	Protection of these areas are recognised in the MPS.	
Encourage mudbrick structures as this is a sustainable method and historically significant to the Shire	This is covered in the existing Neighbourhood Character narrative of MPS. It recognises that there is a strong tradition of mud brick construction. It is followed up by a strategic direction that encourages the use of alternative construction materials where it adds character to the municipality and reflects the surrounding development.	
Protect historical buildings	This is already covered in local policy, a general strategic direction in MPS calls for the protection of heritage sites	
More education on First Nations People and their history	Not implemented through planning scheme	
Greater emphasis on supporting new art in developments and upgrades (e.g. murals in retaining walls at new footy facility).	Added in MPS, though it has been kept pretty broad - any specific strategies should go into local policy	
Development should not impede on or detract from all sights of heritage significance	This is already covered in local policy, a general strategic direction in MPS calls for the protection of heritage sites	
Internal teams		

Heritage, Arts and Culture

Key Sentiments	Response	Further consideration
Public Art Policy – trigger for public art to be included in developments of \$2 million + - other councils	Further Strategic Work would be required to justify such a requirement in the planning scheme and it would need to be a local policy.	Council are about to undertake a new Arts and Culture Strategy, however it is unlikely the level of strategic justification for such a policy including identification of feasibility for development will be included in that work. Therefore further strategic work would need to be undertaken and funded to support this matter.
Encourage public art in residential development and built environment in general	Added in MPS, though it has been kept pretty broad - any specific strategies should go into local policy	
New Arts and Culture Plan – adoption 2022	Not relevant to MPS	
Prioritising of creative industry activity – infrastructure including: art buildings, open spaces and reducing barriers to domestic developments such as home studios.	Added in Arts and culture section in MPS, though it has been kept pretty broad - any specific strategies should go into local policy	
Applying a First Nations lens to other themes	Not within planning scope without further work being done on this	Council will be preparing future policy in regards to this matter and it will sit outside of the planning scheme.
Using the word 'proud' is insensitive when referring to First Nations history – a lot of the history is horrible and brings up bad memories	The word 'proud' is not used in the MPS	
Youth Council		
*Didn't go through this theme	N/A	
Councillors		
We need more education	Not implemented through planning	
We can't be clumsy with representing a culture	Actions to this are not necessarily implemented through planning scheme, however language used in scheme has been reviewed for its appropriateness.	
Rich history of mudbrick	Already in the MPS	
Aboriginal issues not the biggest issue in history	Considered a statement.	
Gaps in MPS identified by community		
Acknowledgement of Traditional Owners as part of Nillumbik's community – this has been completely omitted	This has been added in a planning scheme appropriate way to Clause 02.01	
Collaboration between Council and the community and Traditional Owners	Not within scope of planning scheme	
Showcasing Aboriginal heritage, past and present	Not within scope of planning scheme	
Recognising the older part of Diamond Creek which includes its churches and police station	Council is currently undertaking a heritage review with a future amendment to apply the Heritage Overlay (HO) to identified properties. This however is an ongoing process and more properties may be identified in the future subject to further budget allocations to undertake the additional strategic heritage work and justify the further application of the HO.	Heritage review is already in 74.02 as a continued further work requirement as new properties are identified for inclusion into the heritage overlay and review is required to justify such inclusion.
Recognising the entirety of Nillumbik as a place of significance – not simply individual sites	Requires Further Strategic Work and heritage review - This unfortunately is not how heritage works in the planning scheme	This comment may be inferring to acknowledging Nillumbik as a Distinctive Areas and Landscapes as referred to in Clause 11.03-5S. Objective: "To recognise the importance of distinctive areas and landscapes to the people of Victoria and protect and enhance the valued attributes of identified or declared distinctive areas and landscapes". Council currently do not have a position in regards to undertaking/recognising such work to strategically justify conducting an amendment to implement State policy.

Housing

Key Sentiments	Response	Further Consideration
Community and Advisory Committees		
More housing diversity and options	Covered in existing MPS and PPF	
Connect communities and provide them with open spaces	Covered in existing MPS	
Preserve character with better control of developments	Covered in existing MPS	
Protect and enhance natural environment	Covered in existing MPS	
Better planning and support of housing within BMOs	Controlled through VPP provisions. More specific strategies would require update to local policy in 13.02-1L and the strategic work to underpin it. No future work is proposed by Council. State policy and current local policy apply.	
More bushfire and other climate change related risks considered in housing developments	New climate change section included. Bushfire is already a required consideration through state provisions	
Understanding of the change in housing needs in the Shire	It is not clear what this means, however on face value this appears to be addressed as part of the Housing Strategy which is future strategic work.	
Higher density developments in MACs discouraged	Not supported by State policy or current adopted MAC Structure Plans.	
New residential developments should be consistent with neighbourhood character	Covered in existing MPS and PPF	
Eltham to be kept leafy, green and low rise.	Covered in existing PPF, Neighbourhood Character policy in Clause 15.01-5L	
Mudbrick method for housing should be supported	This is already covered by existing narrative and Strategic Directions in Neighbourhood Character in 02.03-5	
Housing growth to only occur in Activity Centres	Not supported by State policy or strategic work - cannot constrain all housing change areas to Activity Centres.	
More innovative, sustainable, biodiverse urban design	Further work would need to be undertaken to establish what this means in the Nillumbik context and then implement this through the scheme.	Included in schedule of 74.02 as investigation ESD policy subject to funding.
Indigenous tree canopy and understorey are protected throughout Nillumbik, including areas of built environment and all new developments within the Shire. Council actively pursues net increase of indigenous vegetation in both urban and rural areas.	This appears to be a statement	
Development of a Nillumbik Urban Forest Strategy	Further strategic work. Council is intending to undertake work to develop a Urban Tree Canopy Strategy.	Included in schedule of 74.02
Major developments in Wattle Glen required	This is not supported by any council position or strategy. Wattle Glen is not a MAC or NAC and is highly constrained by the UGB. Mostly zoned NRZ so is a minimal change area. This will be highlighted in the Housing Strategy.	
Ecologically Sustainability Development (ESD) consultants/principles should be applied to all developments	New climate change section included. I have also bolstered up the Energy and resource efficiency section of the MPS. In all applications, 15.02-1S would need to be considered as well as the other VPP provisions relating to ESD.	Included in schedule of 74.02 as investigation ESD policy subject to funding.
Protection and enhancing of tree canopy	Added Strategic Directions in Climate change section. Further strategic work. Council is intending to undertake work to develop a Urban Tree Canopy Strategy.	Included in schedule of 74.02 as investigation ESD policy subject to funding.

Housing

Key Sentiments	Response	Further Consideration
There is a gap in the MPS which is providing housing security and sustainability of rural lifestyle grazing and hobby farming residents or demonstrating any ability to recognise or accommodate long term multi generational land occupancy	Reworded the Strategic Directions in 02.03-6 to address housing for aging population. Current strategies and policies don't specifically encourage housing for older people in rural areas. No further work proposed - not supported by Council's strategies or position including GWMP. State policy in regards to the green wedge as well as the zones don't necessarily support smaller housing/maneagable lots or aged care / retirement living in these areas given the lack of adequate infrastructure and services. This type of use is more appropriately supported in Nillumbik's urban areas or even rural townships through appropriate zoning.	
More housing diversity in rural areas - to cater for ageing in place	Reworded the SD in 02.03-6 to address housing for aging population. Current strategic docs don't specifically encourage housing for older people in rural areas. I've kept the SD general so it applies to the whole Shire. If further work is done to support this, e.g. which rural areas council wants to see housing for aging population, this can be added as a local policy in Clause 16.01-3L or 16.01-5S.	No further work proposed - not supported by Council's strategies or position including GWMP. State policy in regards to the green wedge as well as the zones don't necessarily support smaller housing/maneagable lots or aged care/retirement living in these areas given the lack of adequate infrastructure and services. This type of use is more appropriately supported in Nillumbik's urban areas or even rural townships through appropriate zoning.
Create a township precinct for Yarrambat	No current or Council strategic support for this. No State Government support as well (Amendment C109 that looked at providing more commercial and residential development in Yarrambat but this was not supported by State Government).	
Nillumbik doesn't need medium density housing	Not supported by State policy or current adopted MAC Structure Plans.	
Enlarge Rural Township Zone	Not supported by any council position or strategy including the GWMP. Therefore, no future work proposed.	
Medium density housing appropriate for older residents - in areas not too slopped, elevators, accessible for all mobility needs	A general Strategic Direction regarding housing and aging population is provided in 02.03-6 housing. Any specifics in terms of what design constitutes a suitable house for older people should be backed by strategic study and implemented through local planning policy, not MPS.	No further work proposed beyond the Housing Strategy. There are areas of Nillumbik with suitable topography in and around the MAC's that allow for medium density development.
Growth and medium density housing to be allowed outside UGB	Not supported by State policy or Green Wedge Core Provisions.	
Considerations for larger houses, extensions, and granny flats should be included.	All applications for these that require a planning permit will be considered against the planning scheme. Not supported by any Council position or strategy. The Neighbourhood Character Strategy and Housing Strategy will dictate the size and scale of residential development in the Shire.	
Internal teams		
More housing diversity and options – affordable medium density	Addressed in existing narrative and Strategic Directions and supported by adopted Major Activity Centre Structure Plans.	
Better connecting ageing residents	The 'transport', 'infrastructure' and 'urban and building design' sections of the MPS address accessibility to buildings/places for aging population.	

Housing

Key Sentiments	Response	Further Consideration
Encouragement of accessible and adaptable housing through our planning processes	Addressed in existing PPF. Scope of the Housing Strategy. Council's Disability Action Plan also identifies: Council's role in supporting affordable and accessible housing in the Shire as part of the Nillumbik Housing Strategy, with reference to national and state government housing policy frameworks. Ensure consideration of: <ul style="list-style-type: none"> • Housing diversity • Housing requirements for people with disability (including possible rezoning of suitable areas for development) • Housing requirements for older people. https://www.nillumbik.vic.gov.au/files/assets/public/people-and-family/nillumbik_disability-action-plan_proof.pdf	
Eltham has smaller housing but not cheaper	Not directly controlled by planning scheme	
Medium density need to be more accessible – multi storey dwellings not accessible – single storey units and apartments are better – flat driveways!	This issue centres around diversity of housing which is covered by the MPS. Any further detail would need to be expressed through local policy.	
Encourage sustainable housing	New climate change section included. I have also bolstered up the Energy and resource efficiency section of the MPS. In all applications, 15.02-1S would need to be considered as well as the other VPP provisions relating to ESD. Consider developing a local ESD policy in 15.02-1L	Included in schedule of 74.02 as ESD policy
Statutory planning – opportunity for education on adaptable housing and integrational living – encourage developers in pre app meetings – other councils use fact sheets	Not implemented through planning scheme	
Youth Council		
N/A	N/A	
Councillors		
Nillumbik is expensive, we need more affordable housing	Added general Strategic Direction in 02.03-6 housing	
People, particularly young people, cannot afford to buy back into Nillumbik	As above	
Define diversity in housing	This should be defined in council's strategic documents, not the planning scheme. The idea of housing diversity can also be inferred from the narrative of the MPS - it is housing that will help meet the increase in the number of smaller households and ageing population and includes medium density housing. This will be justified in future HS (current Council Plan) and any relevant changes to the scheme would be implemented via that strategic work.	
Allow for housing diversity outside of Activity Centres	The PPF and MPS do not restrict housing diversity to only be located in Activity Centres, although it is specifically encouraged to locate most density within the MAC's.	
Housing growth to occur only in Activity Centres	Addressed in existing Strategic Directions in 02.03-1 Activity Centres	
St Andrews Township Plan 7.1.4 Introduce a local planning policy or update MSS provisions to: <ul style="list-style-type: none"> □ encourage the development of smaller, more affordable dwellings; □ discourage subdivision and boundary realignments that create substandard lots in areas beyond the Urban Growth Boundary; and □ discourage the development of dwellings on substandard lots in areas beyond the existing Urban Growth Boundary. 	Out of scope - this would need further strategic work. Suggested that this could form part of a future work programme to define these areas and specify what they are used for/capable of, but there is no resourcing or funding at the moment for such work and it is not currently identified in any future council strategy. The Housing Strategy work to be conducted would also address some of these points.	

Housing

Key Sentiments	Response	Further Consideration
Develop an ESD policy and encourage ESD through the planning scheme <input type="checkbox"/> Encourage renewables on houses <input type="checkbox"/> Encourage water tanks <input type="checkbox"/> Recycled, clean materials such as mudbrick	New climate change section included. I have also bolstered up the Energy and resource efficiency section of the MPS. In all applications, 15.02-1S would need to be considered as well as the other VPP provisions relating to ESD. Consider developing a local ESD policy in 15.02-1L	Included in schedule of 74.02 as ESD policy
Gaps in MPS identified by community		
Greater focus on the protection of the natural environment in housing development to maintain the local character	Addressed through existing MPS and PPF.	
Bushfire and other climate change related threats included in design considerations	Design must consider bushfire threats, as determined through VPP provisions. I have added a new section on climate change and also updated the nereggy and efficiency design section of the MPS.	
Shifting understanding of housing needs for the population of Nillumbik	Not implemented through the planning scheme.	

Infrastructure

Key Sentiments	Response	Further considerations
Community and Advisory Committees		
Ensure infrastructure upgrades are sensitive to and have minimal impacts on natural environment	The natural environment is considered as part of any assessment. However added in statement in the existing Strategic Direction.	
Clear, meaningful conversations with individuals and groups affected	Not relevant to planning scheme	
Prioritise natural environment when considering all infrastructure projects	The natural environment is considered as part of any assessment. However added in statement in the existing Strategic Direction.	
Don't make rural living more challenging with restricting planning policies	The importance of maintaining the GW means that it is zoned to protect environmental and rural values. This does mean that rural living is quite restricted.	
More education on reduction of waste and consumption and its positive impacts on infrastructure and sustainability	Not implemented through the planning scheme	
Consideration of renewable energy systems and local waste recycling.	Added in renewable energy use Strategic Direction in 02.03-5 (energy and resource efficiency)	
More clarity as to why consolidation of lots in rural areas is beneficial	This is already explained in the MPS (it is to create larger lots capable of containing effluent on site) and is consistent with the existing strategic work council has done.	
Make activity centres more inviting	This is covered in existing Strategic Direction in 02.03-5	
Rural areas don't need excessive infrastructure - it is what makes them rural	Assessment should be on a case-by-case, cannot generalise what 'excessive' is. Certain level of infrastructure is still needed, which is supported through existing MPS	
More development of smaller townships such as Plenty	Not a position supported by Council or any Council strategy nor supported by State Government. Nillumbik has the least growth of any metropolitan council. Rezoning of green wedge land to support township zones is not supported by the GWMP or broader State Policy. See similar comments on Yarrambat town centre concept.	
Infrastructure to support safety for flooding, bushfire, or severe storms/wind/weather.	Very broad, covered throughout planning scheme	
Internal teams		
More charging stations – Catering for modern/changing needs	The development of land for charging stations is already exempt by the scheme.	
Outdoor spaces that can be activated – universal design approach, power access, water access, signage	This is somewhat covered by the existing Strategic Direction in 02.03-5 (urban and building design). Noting, that for public spaces, upgrades are usually done by councils and don't require planning permission.	
Many businesses are not accessible	This is covered in existing strategic direction in 02.03-5 (urban and building design)	
Disability parking not endorsed by businesses – Council position should be strengthened	Not within planning scope	

Infrastructure

Key Sentiments	Response	Further considerations
Missing amenities – seats, water fountains, toilets along trails	Not within planning scope	
Better and more signage	Covered in existing signs section of MPS	
More sustainable infrastructure	Recommend local ESD policy subject to Further Strategic Work being done.	Further Strategic Work included at 72.04 to investigate ESD policy subject to funding.
Youth Council		
Need improved lighting throughout specially around stations – specified Wattle Glen	Not controlled through planning	
Councillors		
Needs to recognise the much broader reasons to consolidate including preservation of habitat	Preservation of habitat is already covered in 02.03-2 biodiversity	
Create an emphasis on renewable energy infrastructure	Added in renewable energy use strategic direction in 02.03-5 (emergy and resource efficiency)	
Gaps in MPS identified by community		
Prioritising the natural environment when considering infrastructure projects	The natural environment is considered as part of any assessment. However added in statement in the existing Strategic Direction.	The Climate Action Plan may provide some high-level guidance on this. The Plan talks primarily to Council's actions and responsibilities regarding its own assets (however it is not prescriptive regarding potential planning policy/controls). I.e. the Plan talks about Council's targets to zero net emissions and enhancement to biodiversity outcomes. Council is also bound by environmental controls of the planning scheme for its projects. From a State Government perspective, Council can only advocate through submissions and other means regarding State infrastructure projects. Council has a Advocacy Priorities document may address Council's position regarding State infrastructure projects: https://www.nillumbik.vic.gov.au/Council/Our-organisation/Strategies-policies-and-plans

Natural Environment

Key Sentiments	Response	Further Consideration
Community and Advisory Committees		
Prioritise conservation of biodiversity	This is covered by MPS biodiversity section.	
Strengthen enforcement	Not implemented through the planning scheme	
Minimise adverse impacts of development especially on tree canopy	Added Strategic Directions in Climate change section.	
Conservation of all flora and fauna, not just endangered species - prioritising indigenous species	This is covered by MPS biodiversity section. Conservation of all flora is also unrealistic, e.g. weed species.	
Infrastructure projects should consider and prioritise environmental impacts – roads, trails, amenities, car parking etc	Assessment of infrastructure projects (where they require a planning permit) would need to consider clause 12 and all biodiversity related provisions in the scheme. Nevertheless, I have added in a statement to the existing strategic direction in 02.03-10 that seeks to minimise impacts on the natural environment	
Monitor habitat links	Not implemented through the planning scheme	
Waterways are important and should be emphasised	Covered in existing MPS	
Needs to recognise the habitat corridors identified in the NERO and State of Environment reports and support extending and reinvigorating them. Noting the importance of establishing and connecting the potential corridors as identified in the State of Environment report.	These are already included in the identified strategic habitat links in the Faunal Habitat and Remnant Vegetation Plan. NERO report was used to implement the current ESOs controls. An ESO review is recommended under Biodiversity Strategy. A previous review of the current ESOs was abandoned by the Council at the time.	
Would like to see the Wurundjeri Woiwurrung heritage of care of the land acknowledged with intention to use consultation with Narrap team when	Not implemented through the planning scheme	
Important to create, improve and maintain access to public environment (i.e. trails), as well as the environment around town centres (i.e. ensuring appropriate tree cover of streets and roads).	A similar Strategic Direction regarding access exists in 02.03-9 community infrastructure has been added in reference to 'trails' to this Strategic Directions to cover this off. Anything regarding environment around town centres/tree cover should be addressed through local policy once further work is done. The Strategic Directions in the built environment and heritage section of MPS is quite high level and provides a general basis for this. Council have a trails strategy and are also undertaking work on urban tree canopy. The MAC Structure Plans also discusses the protection and enhancement of the Diamond Creek corridor which goes through both Elthan and Diamond Creek.	
Not just focusing on net loss of natural environment but also net gain	State policy sets the framework for native vegetation as no net loss. Not able to be modified at the local level.	
"Biodiversity urban sensitive design" is a requirement in urban areas	This would require further strategic work	Assuming this comment is referring to the establishment of ESD Policy. Consideration of this to be included at Clause 72

Natural Environment

Key Sentiments	Response	Further Consideration
Connecting isolated pockets of vegetation to form wildlife corridors	Council has identified this as a gap. May need Future Strategic Work to implement.	Further work would be required to support this comment but would more appropriately sit with the Environment team - not Strategic Planning. This could potentially be considered as part of the Biodiversity Strategy revamp that is due to occur. However given that this work hasn't yet been updated and the MPS accurately reflects what is in the current Biodiversity Strategy, no further remarks to add to the MPS besides references to the Climate Action Plan. The comment is referring to the creation of wildlife corridors on private land. This has been considered by the Environment Team but private property laws/rights were an issue to overcome. As part of the Biodiversity Strategy, Council has programs in place to strengthen wildlife corridors on public land. Councillors need to provide support and subsequent funding to execute this work.
Removal of weeds as a priority as they threaten flora, fauna and biodiversities	There is an incorporated doc that lists out weeds in the Shire. However, this is more about not planting weeds. This is not suitable as an Strategic Directions.	
Internal Teams		
Refer to State Listed Species to strengthen objectives to protect flora and fauna	It is not clear how this will strengthen protection under the planning scheme.	
Threatened 'indigenous species to Nillumbik' instead of 'native'	Important to note that Clause 73.01 of the planning scheme provides a definition of 'native vegetation'. Both terms (i.e. indigenous and native) are acceptable however the term indigenous can just be used as the definition for 'native vegetation' under the planning scheme states "Plants that are indigenous to Victoria, including trees, shrubs, herbs, and grasses".	However there is a need to consider impacts of introduced species caused by climate change. How are these introduced species to be termed (i.e. when they're not originally native to the area but due to warming climate they have a real prevalence in the area)? To be addressed in Biodiversity Strategy (review).
Consideration of environmental values and the facilitation of drainage and sewerage in all areas that affect all rivers and creeks.	This is covered under the Strategic Directions on waterways at 02.03-2 and development infrastructure at 02.03-10	
Waterways play an important role in climate change – so we need to protect them	This is covered by existing Strategic Directions in MPS.	
Maintain landscape values in the Shire	This is covered by the Strategic Directions at 02.03-2	
Focus on enhancement, not just protection	Wording in biodiversity Strategic Directions has been changed to accommodate this.	
Prioritise biodiversity	Biodiversity is something that must be considered in an application. Whether it should be prioritised would depend on the specific use or development and its context. Council has a duty under Clause 71.02 to balancing competing policy objectives and outcomes for net community benefit.	
Youth Council		
No comments		
Councillors		

Natural Environment

Key Sentiments	Response	Further Consideration
'Placing conservation of biodiversity above all else' – not good for policy	Agreed- Clause 71.02 asks the responsible authority to integrate their decision making to balance competing policy objectives in favour of net community benefit and sustainable development. What this entails differs depending on the proposed use or development and the context in which it is situated.	
A map could be used here to identify existing and potential habitat links - NEROC, State of Environment and Abzeco reports have info on this	The Abzeco Report has not been identified in the relevant maps of Clause 02.04 but it has been advised by the Environment team that this will take substantial work to update beyond the timeframes of the MPS review, and the age of the report is an issue in terms of updates.	
References the Plenty River but there's no reference to our other waterways. Perhaps an additional objective could recognise this too	Other waterways are mentioned in 'waterways and water bodies' section of the MPS e.g. Arthurs Creek, Diamond Creek, Watsons Creek. Strategic Directions are general and do not single a particular waterway out. No other waterways to mention other subordinated tributaries are considered sub-catchments to the ones listed in the MPS now.	
Gaps in MPS identified by community		
Habitat links monitored and set out in the Planning Scheme, connection of small habitats for wildlife movement	Habitat links identified on existing plan, there are also strategies in 12.01-1L that refer to these links. May need further strategic work to implement for isolated sites.	The MPS already reflects what is in the current Biodiversity Strategy.
Importance of waterway corridors, and the position of Melbourne Water on waterway corridors	Waterway corridors discussed in existing MPS	
Roadside Management Program – needs to maintain the integrity of the natural environment	This is considered in 12.01-1L. Also, if this is referring to council works, planning permission is not required, therefore it is not implemented through the planning scheme	
More focus on conservation of run-off from private dwellings, and monitoring of private dams and how that affects water flow	Dam strategies are located in 14.01-2L and IWM is in 19.03-3L.	

Open Space

Key Sentiments	Response	Further considerations
Community and Advisory Committees		
Provide open spaces for the community while minimising impacts on the natural environment	Added in sentence to existing MPS Strategic Directions in 02.03-9	
Viewing the land through the lenses of the heritage of First Nations people and showing acknowledgement through signage, plaques, art works in parks, reserves and playgrounds	Not implemented through the planning scheme	
Balancing access for the community with health of the natural environment	Added in sentence to existing MPS SD in 02.03-9	
Conservation and regeneration of native flora and fauna	Addressed in existing MPS and PPF	
Reconsider and review Open Space Strategy	This is an action of current Council Plan. Work is yet to commence.	Noted, this is already in the schedule to 74.02.
Need of overarching statement on the land, life on it and the role they play to First Nations people.	Some further words added to 02.01 to address this in a way that is relevant to the planning scheme.	
Priorities should be preservation of the green wedge, protection of biodiversity and action on climate change	Addressed in the MPS	
Overarching objective that recognises the land, waterways and all life they sustain are central to the cultural values of First Nations Peoples.	This is not specifically implementable through the planning scheme	
Increase parkland (PPRZ) when opportunity arises	Will be considered as part of a review of the Open Space Strategy. Open Space Strategy review is an action of current Council Plan.	Noted, this is already in the schedule to 74.02.
Prioritise indigenous species when protecting and enhancing vegetation	Protection of native veg is already an existing Strategic Direction in 02.03-2 (biodiversity)	
Develop a comprehensive off-road shared trail network	Have added the word 'trails' into the existing Strategic Direction in 02.03-9. Council have an adopted trails strategy.	
Retention and enhancement of habitats as a priority	Addressed in existing MPS 02.03-2 (biodiversity)	
More dog friendly spaces	Not within planning scope	
More consideration to older people in open space planning	The detailed design of open spaces is undertaken outside the planning scheme. State policy already refers to the need for open spaces to meet the needs of all users. Will be considered as part of a review of the Open Space Strategy. Open Space Strategy review is an action of current Council Plan.	This is already in the schedule to 74.02.
Internal teams		
Open space availability to all communities and residents not necessarily possible or needed	This would be determined at a higher level strategic plan, which would then be translated into the Open space network and recreational facilities plan in 02.04	The availability of open space to the community and whether more is required will be considered under a review of the Open Space Strategy. Open Space Strategy review is an action of current Council Plan. This is already in the schedule to 74.02.
Decrease council carbon footprint by having more sustainable open spaces	Not within planning scope. General climate change section has been included in MPS - this is dealt with generally through Council's Climate Action Plan.	

Open Space

Key Sentiments	Response	Further considerations
Formalised sports facing issues	It is not clear what this is seeking, however better considered as part of Council Recreation and Leisure Strategy	
Tennis clubs and some sport facilities are dying – better use for those spaces?	This point should be addressed within Council's Recreation & Leisure Strategy. Not an MPS consideration.	
Co-design spaces with community	Undertaken outside the planning scheme	
More nature play	Will be considered as part of a review of the Open Space Strategy. Open Space Strategy review is an action of current Council Plan.	Noted, this is already in the schedule to 74.02.
Informal sports pop up quickly and Council is liable for any injuries – BMX, archery	Not within planning scope	
Ensuring our open spaces are 'safe' can be risky statement	MPS does not say this	
Youth Council		
Better accessibility and linkages between open spaces	Covered in existing 02.03-9 Strategic Directions	
Drink taps along trails	Not controlled through MPS or planning scheme	
Rubbish bins along trails	Not controlled through MPS or planning scheme	
More off leash dog areas	Not controlled through MPS or planning scheme	
Councillors		
Open spaces are important for livability – free accessibility	The MPS states that community facilities (including open space) should be accessible to all.	
Our open spaces make Nillumbik unique	Nillumbik's unique character is noted through all themes.	
Gaps in MPS identified by community		
Conservation and regeneration of native flora and fauna	Already in MPS 02.03-2 biodiversity	
Reconsider and review an Open Space Strategy that is fit for this time	This is an action of current Council Plan. Work is yet to commence.	Noted, this is already in the schedule to 74.02.
Overarching statement on the land, the life on it, and the role they play to Aboriginal People	Some further words added to 02.01 to address this in a way that is relevant to the planning scheme.	

Transport

Key Sentiments	Response	Further consideration
Community and Advisory Committees		
Reducing reliance on cars by increasing alternative options, improving transport infrastructure	Updated Strategic Direction and Transport narrative in 02.03-8 to address this.	
Insufficient community transport for older people	Not implemented through planning scheme	
Insufficient bus and train stops and frequency of services, and poor access to the stations	Frequency of service is unfortunately not controlled by Council nor the planning scheme. Added Strategic Direction relating to access to Public Transport stations.	
Greater focus needed on cycling and walking infrastructure	Updated Strategic Directions in 02.03-8 to also reference walking and cycling, not just facilitating increased public transport usage.	
Rural areas will likely to remain car dependant	This appears to be a statement	
How do we encourage sustainable vehicle private use	Not within scope of project - would need a separate study outside of planning scheme - Climate Action Plan picks up on some of this.	
Need safer roads, paths, tracks for all users and modes	This is included as an existing Strategic Direction in 02.03-8 in relation to roads. Updated the Strategic Direction in 02.03-9 to address safety of trails etc.	
Ensuring upgrades don't clash with the township character	Neighbourhood character will be something that needs to be considered as part of any planning assessment.	
Better planning for sustainable transport	Addressed in existing Strategic Directions in 02.03-8	
Ensure that transport infrastructure does not negatively impact the natural environment	This is something that needs to be considered as part of any planning assessment.	
More considerations to schools in the shire	Nillumbik has the least growth of all of Metro Melbourne - it is difficult to argue to the State for the requirement for more schools - we are not a growth council.	
More support for electric vehicles of all types	The uptake of EVs is not something the scheme can control. Comment is outside of what the planning scheme/MPS can address. Will be addressed under Council's Climate Action Plan.	
Traffic calming methods used at wildlife crossings	Not implemented through planning scheme.	
Extending public transport access times and routes specially to rural areas	Not implemented through planning scheme.	
More consideration to older people and people with disability when transport planning	This can be addressed through the design of development, which is already an existing Strategic Directions.	
More roads lead to more car usage - congestion leads to more public transport use	This appears to be a statement	
Rural area roads are unsafe and need improvements	The Strategic Direction focuses on general roads, not just rural roads. It seeks safer road links across Nillumbik.	
Internal teams		
We have 5 free charging stations but the community don't know about them – just for electric cars or also other electric vehicles?	Not implemented through planning scheme	
Mobility scooters, wheelchairs – need to be considered for paths, ramps and turns - more consideration of inclusion	The detailed design of ramps etc is not dealt with through the planning scheme.	
More shade, lighting and seats along transport infrastructure	Not implemented through planning scheme as planning permission is not required for this when council provides this.	
Rural areas lack good paths – why are roads being improved but not the paths along them?	Road improvements don't require planning permission so is not controlled through the planning scheme. Where private developers are providing the roads, the existing Strategic Direction in 02.03-8 'facilitate safe and efficient roads...that cater for all users' addresses this.	

Transport

Key Sentiments	Response	Further consideration
Should not just be car focused – there should be a minimum gap between road and fence for pedestrians	Not implemented through planning scheme	
Better facilities for bike storage	If public bike storage, this is not implemented through planning scheme as it doesn't require planning permission. Private development bike storage requirements are existing in VPP provisions.	
Encourage sustainable private use	Unclear what this entails. This statement may relate to encouraging ESD in the community - Climate Action Plan contains initiatives to assist the community in education and investment in private use ESD.	
Youth Council		
Rural roads are unsafe	Addressed in existing SD in 02.03-8	
Improve connectivity of rural areas and activity centres	Included a Sd in 02.03-8 to address this. Addressed more generally rather than specific to rural places.	
Diamond Creek – McDonald Road not needed – reduction of roads increase walkability	Not within scope	
Safety is a barrier for using PT – accessibility, trails	Not implemented through planning scheme. However, Strategic Directionss relating to safety and accessibility help address this.	
Diamond Creek Station – unsafe	Upgrading a station does not require planning permission, therefore it is not implemented through scheme. Council may only advoact to the State government (and has consistently) in regard to upgrades and safety to train stations.	
Incorporate Arts and Culture in transport infrastructure like stations and bus shelters	Not controlled through planning scheme	
More bus shelters – make them welcoming	Not controlled through planning scheme	
Councillors		
Maps should show all trails	The relevant maps in Clause 02.04 regarding the Nillumbik's trail networks are very vague and don't appear to capture all trails. The Recreation and Leisure team have just completed a Trail Audit as part of the Nillumbik Trail Strategy, which captures all of the existing and proposed trails. A map of Nillumbik's existing trails can be found on Page 12 of the document and proposed 10 year trail plan can be found on Page 39 https://records.nillumbik.vic.gov.au/ContentManager/ServiceApi/Record/2162595/File/Document The map at Clause 02.04-3 - Open space and recreation facilities plan will subsequently need to be updated to reflect this.	Open space and recreation facilities plan in 02.04 updated.
Sustainable private use needs a focus	Council's Climate Action Plan contains initiatives to assist the community in education and investment in private use ESD.	
Add in active transport, which we'll have a lot more control of through planning than we do on public transport	Have added in to existing Strategic Direction in 02.03-8	
Maps could be good here to show strategic public and active transport routes	Public transport routes and principal public bike network are not determined by council - the existing train lines and bus routes are shown on the strategic framework plan.	
Protect the amenity of local roads and oppose unreasonable expansions of roads which are inconsistent with neighbourhood character and GW/RCZ protections	Road works don't require planning permission (unless it is in a heritage overlay), therefore not controlled through scheme.	
Improve safety of local roads for cyclists	Not implemented through planning scheme	

Transport

Key Sentiments	Response	Further consideration
Recognise that rural areas don't require large arterial roads and expansions to roads in rural areas would be out of character. Restricting density in these areas is key to avoiding pressure on their roads	The rural areas are already zoned in such a way that intense residential development is discouraged or prohibited. Where a road is provided by the state the design of that road is set by state standards.	
Gaps in MPS identified by community		
Electric vehicle infrastructure to plan for the future	Further Strategic Work to implement policy in regard to this. Note that development of charging stations is exempt at Clause 62.02-2.	Included in schedule of 74.02 as investigation of ESD policy subject to funding.
Greater focus on active transport	Updated narrative and Strategic Directions in 02.03-8 to address this.	
Upgraded transport infrastructure and transport modes that suit the needs of the demographic	Council's infrastructure team are looking into an Infrastructure and Transport Strategy but this work is some time away from being completed. This would complement anything being proposed and provided at a State Government level e.g. Fitzsimmons Lane Roundabout Upgrade and Hurstbridge Line upgrades.	