





# Central Coburg 2020 Structure Plan Volume 2

*(to be read in conjunction with Volume 1)*

**Adopted by Council on 9 August 2006**

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# Preface to Volume 2

## What is a structure plan?

A structure plan provides local councils and their communities with a long-term plan for integrated, systematic and consistent considerations and requirements to guide any proposal for change in a given centre.

Structure planning is the process of creating a framework for the integrated development of an activity centre. Structure plans guide the major changes to land use, built form and public spaces. The process of developing a structure plan should produce both a *framework*, articulating how the centre will develop, and the *actions* needed to realise that framework. A structure plan will usually require a planning scheme amendment as one of its implementation mechanisms.

Structure planning for activity centres aims to give effect to the policies and objectives set out for activity centres in the Victorian State Government's policy *Melbourne 2030: Planning for Sustainable Growth* and to provide effectively for changing community needs.

## Why create a Central Coburg 2020 Structure Plan?

The *Central Coburg 2020 Structure Plan* is a long-term plan to guide decisions in the Coburg Activity Centre. It is a holistic document developed within a triple-bottom line framework where decisions have been made following consideration of their social, cultural, environmental and economic consequences.

The structure plan will guide decisions made by Council in relation to activities in both the private and public realm. It will be used to guide decision making in relation to planning development applications for use and development in the centre and amendments to the *Moreland Planning Scheme*. It will provide the basis for the development of a Development Contributions Plan and a Parking Precinct Plan which will provide more detailed requirements for development.

The structure plan provides an important document for Council in relation to the delivery of services and the allocation of capital works within the Coburg Activity Centre. Services such as library and leisure facilities provision and accommodation will be influenced by

the plan. Capital works allocation, such as streetscape improvements and drainage, will be determined by the priorities set out in plan. Transport makes a very important contribution to the achievement of the outcomes of the plan and will be further developed in a separate document to be titled *Central Coburg Integrated Transport Strategy*. This structure plan however, sets out the guiding principles for the development of that strategy.

The *Central Coburg 2020 Structure Plan* will provide the basis for funding applications to external bodies, including the State Government, for projects identified in the plan, such as community services and capital works projects.

## How is this plan organised?

The *Central Coburg 2020 Structure Plan* is organised in nine parts. To ensure that triple-bottom line factors are considered in all decisions affecting the Coburg Activity Centre, any proposal for use or development in the centre by the community or Council will be assessed against the policies, objectives and guidelines specified in each part of the document.

The document is currently structured in two volumes to ease readability of

the plan and direct interest. Please note, however, the plan must be read in its entirety to understand the influences on decisions made in Volume 2.

Volume 1 provides an overview of the project, detailing the background information and the policy context within which the plan has been developed.

Volume 2 sets out the future for the Coburg Activity Centre by outlining a series of policies, objectives strategies and guidelines for new development. The proposed method for implementation of the plan is also outlined. Upon adoption of the structure plan, the implementation strategies and an implementation plan may comprise a third volume.

## Volume 1

(see Volume 1 for details)

### Preface

**Part 1. Central Coburg Vision**

**Part 2. Policy context and background work**

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## Volume 2

### *Preface*

#### ***Part 5. Structure Plan policies***

– sets out the policies for redevelopment in the activity centre. The objectives establish the desired future of the activity centre, while the strategies articulate how this will be achieved. A number of key projects already identified, arising out of the development of the plan, are outlined.

#### ***Part 6. Environmentally sustainable development***

– details the environmental guidelines for all new development within the activity centre. These aim to achieve best practice urban and environmental design.

#### ***Part 7. Precinct guidelines***

– sets out the guidelines for 10 precincts identified within the activity centre. Detailed guidelines for built form and land use for new development are outlined, along with improvements to the public realm to support the revitalisation of the centre. Precinct-specific guidelines highlight the particular qualities and opportunities afforded by different areas. The contribution of each precinct to the activity centre is clearly articulated.

#### ***Part 8. Planning scheme requirements***

– sets out the requirements for the assessment of planning applications.

#### ***Part 9. Implementation***

– sets out the range of mechanisms available to deliver the structure plan. The stakeholders who could contribute to the delivery of the structure plan are identified. Projects identified as critical to changing the perception of the centre and encouraging suitable redevelopment are outlined. A range of governance arrangements for the delivery of the structure plan within Council is outlined.

## Volume 3

This volume will provide a detailed program of actions and projects arising from the structure plan, and outline priority level and partners. The governance arrangements to be used to progress the implementation of the structure plan will be determined.