



Department of Environment, Land, Water and Planning

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Mr Glenn Patterson
Chief Executive Officer
Casey City Council

Attention: Daniel Borton, Senior Strategic Planner
Email address: Dborton@casey.vic.gov.au

Dear Mr Patterson

PROPOSED CASEY PLANNING SCHEME AMENDMENT C258case – IMPLEMENTATION OF THE CASEY ACTIVITY CENTRES STRATEGY

I refer to your council's application for authorisation to prepare an amendment to the Casey Planning Scheme. The amendment proposes to implement the *Casey Activity Centres Strategy 2019*.

Under delegation from the Minister for Planning, in accordance with section 8A of the *Planning and Environment Act 1987* (the Act) I authorise your council as planning authority to prepare the amendment subject to the following conditions:

1. Relocate high level strategic direction and strategies relating to activity centres to the Municipal Strategic Statement, remove duplication with the Planning Policy Framework and include other drafting improvements by updating Clause 21.05 (Economic Development) and the proposed re-write of Clause 22.01 (Activity centres policy) to be generally consistent with the version provided to the Department of Environment, Land, Water and Planning by council officers on 11 September 2019.
2. The amendment and draft strategy must be updated to resolve inconsistencies in the naming conventions used throughout the Casey Planning Scheme for the following centres identified in *Plan Melbourne 2017-2050*:
 - Fountain-Gate Narre Warren Metropolitan Activity Centre (remove reference to the *CBD*)
 - Cranbourne Major Activity Centre (remove reference to the *Town Centre*)
 - Berwick Major Activity Centre (remove reference to the *Village*)
 - Endeavour Hills Major Activity Centre (remove reference to the *Town Centre*)
 - Hampton Park Major Activity Centre (remove reference to the *Town Centre*)
 - Clyde North Major Activity Centre (update reference to the *Hardy's Road Major Town Centre*)
 - Clyde Major Activity Centre (remove reference to the *Town Centre*)
3. The amendment must be updated to reflect the approval of Casey Planning Scheme Amendments C224 which implemented the *Fountain Gate-Narre Warren CBD Structure Plan 2018* on 25 July 2019.

Privacy Statement

Any personal information about you or a third party in your correspondence will be protected under the provisions of the Privacy and Data Protection Act 2014. It will only be used or disclosed to appropriate Ministerial, Statutory Authority, or departmental staff in regard to the purpose for which it was provided, unless required or authorised by law. Enquiries about access to information about you held by the Department should be directed to the Privacy Coordinator, Department of Environment, Land, Water and Planning, PO Box 500, East Melbourne, Victoria 8002



Proposed floor space targets

Throughout the amendment process your council must demonstrate that the proposed floor space targets are appropriate, will meet future demand and not unreasonably constrain use and development in Metropolitan and Major activity centres. Your council should also consider the impact of the zoning of activity centre land on the practical implementation of these targets.

The amendment must be submitted to the Minister for approval.

The authorisation to prepare the amendment is not an indication of whether or not the amendment will ultimately be supported.

Please note that [Ministerial Direction No. 15](#) sets times for completing steps in the planning scheme amendment process. This includes council:

- giving notice of the amendment within 40 business days of receiving authorisation; and
- before notice of the amendment is given, setting Directions Hearing and Panel Hearing dates with the agreement of Planning Panels Victoria. These dates should be included in the Explanatory Report ([Practice Note 77: Pre-setting panel hearing dates](#) provides information about this step).

The Direction also sets out times for subsequent steps of the process following exhibition of the amendment.

The Minister may grant an exemption from requirements of this Direction. Each exemption request will be considered on its merits. Circumstances in which an exemption may be appropriate are outlined in [Advisory Note 48: Ministerial Direction No.15 – the planning scheme amendment process](#).

DELWP acknowledges that your council has sought to draft the amendment with a view to integrate local policy content into the future Planning Policy Framework (PPF). Casey City Council is scheduled to commence the Local Planning Policy Framework translation in early 2020. The translation will have the effect of changing the way the local policy is ultimately presented in the planning scheme, by integrating the content into the new Municipal Planning Strategy and the PPF introduced by Amendment VC148. Throughout the amendment process, your council should have regard to the future location of the proposed policy content and ensure any changes are consistent with the guidance contained in the *Practitioners Guide to Victorian Planning Schemes*.

In accordance with sections 17(3) and (4) of the Act, the amendment must be submitted to the Minister **at least 10 business days** before council first gives notice of the amendment.

Please submit the amendment electronically using the Amendment Tracking System (ATS).

If you have any further queries in relation to this matter, please contact Lauren Peek, Planner, State Planning Services on (03) 8392 5508 or email lauren.peek@delwp.vic.gov.au.

Yours sincerely,



Peita Tapper
Manager, State Planning Services

12 September 2019