

HAMPTON PARK HILL DRAFT DEVELOPMENT PLAN FREQUENTLY ASKED QUESTIONS



Last updated: 9 August 2022

Casey City Council is undertaking public consultation on the draft Hampton Park Hill Development Plan (the Development Plan) which applies to land in the southern part of Hampton Park. The Development Plan area includes the Hallam Road landfill and is bound by Ormond Road and Central Road to the north, the transmission line easement to the east, Glasscocks Road to the south, and Hallam Road/South Gippsland Highway to the west.

Future uses proposed include:

- » A waste and resource recovery precinct including the re-development of an enclosed waste transfer station and existing recycling facility.
- » A large public open space precinct.
- » An employment land precinct delivered in two-stages.
- » An interim uses precinct which is constrained by the landfill separation buffer.

What is a Development Plan and where does it apply?

A development plan provides an overall concept plan of how an area could be developed and can set development requirements in addition to normal planning requirements. Any future planning application for subdivision and development must be generally in accordance with the approved development plan.

There is an existing Hampton Park Development Plan which applies to the area which is outdated. Therefore, there is a need for a new Development Plan to replace the existing Plan.

The new Development Plan applies to land within the existing Development Plan Overlay Schedule 1 (DPO1) in the *Casey Planning Scheme*. Future planning permit applications that are generally in accordance with an approved Development Plan are exempt from public notice and appeal rights where an approved Development Plan exists.

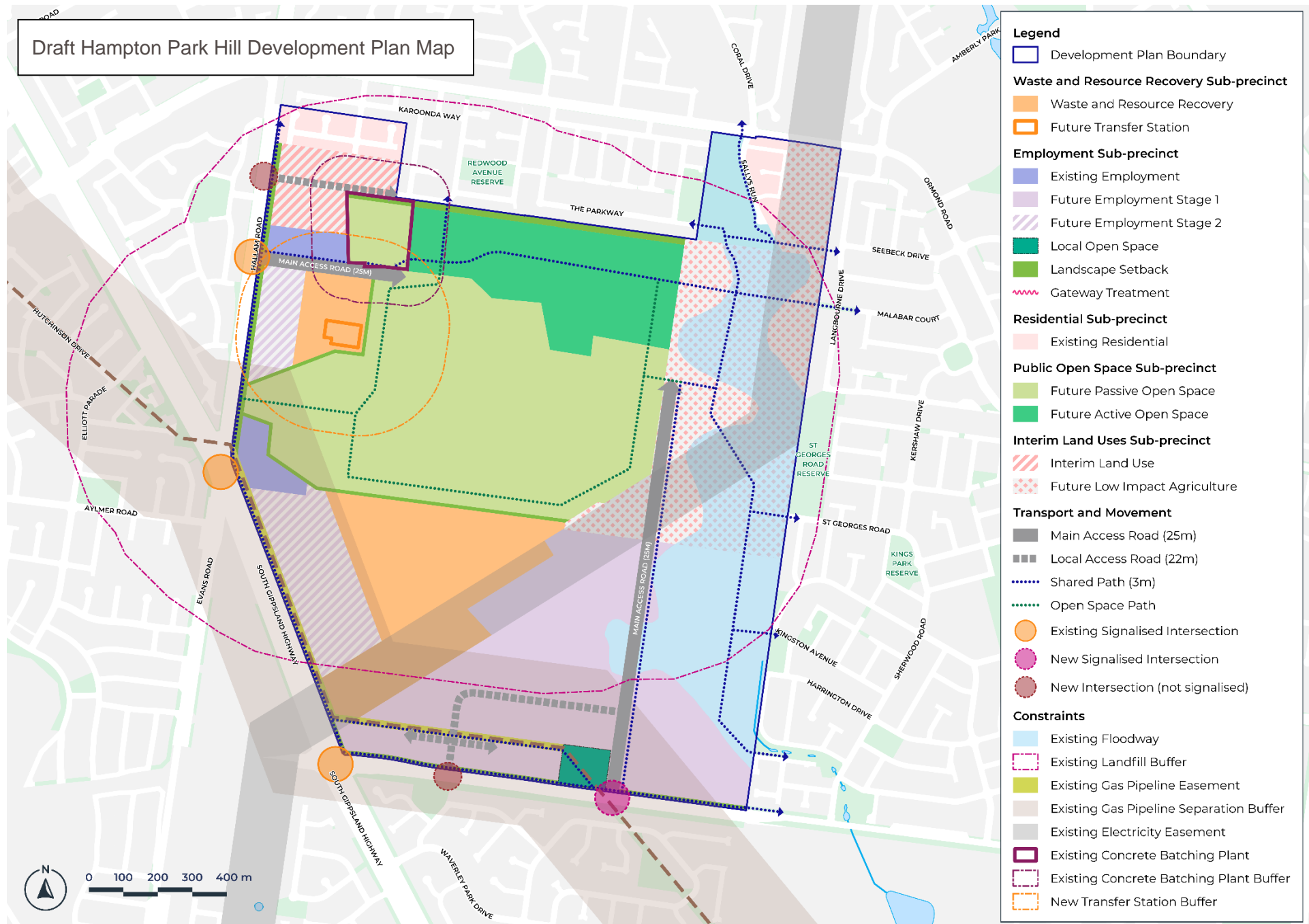
Why is the Hampton Park Development Plan name changing to Hampton Park Hill Development Plan?

The Development Plan name is changing to Hampton Park Hill in order to differentiate the development plan area from the rest of the Hampton Park suburb. The majority of the Hampton Park suburb is not affected by a DPO and therefore no development plan is required for the entire suburb.

When is the landfill expected to close?

The landfill has a planning permit to accept waste until 2040. However, at current tipping rates it is expected to reach capacity around 2032. After the landfill stops accepting waste, rehabilitation will occur and an Aftercare Management Plan will be put in place for a minimum of 30 years. Rehabilitation and aftercare for the landfill includes re-vegetation of the area, landfill gas monitoring and extraction, and general monitoring of the landfill. The Environmental Protection Authority Victoria (EPA) monitors the landfill rehabilitation and aftercare processes. More information about rehabilitation and aftercare of landfills can be found in [EPA publication 1490.1: Closed landfill guidelines](#) (EPA, 2018).

Draft Hampton Park Hill Development Plan Map



Why is the Hampton Park Hill precinct identified as a State Significant Waste and Resource Recovery Hub?

The Hallam Road Waste and Resource Recovery Hub located in Hampton Park has been identified by the Victorian State Government through the [State-wide Waste and Resource Recovery Implementation Plan](#) (Sustainability Victoria, 2018), and the *Hallam Road Hub Plan* (Metropolitan Waste and Resource Recovery Group, 2021) as a significant waste and resource recovery site.

The Development Plan intends to build on opportunities for the precinct to facilitate the waste and resource recovery needs of the State Government and community, while providing more employment opportunities and open park spaces for the community to enjoy.

The Development Plan also aims to better align with contemporary State strategy and policy to ensure consistent direction for ongoing and new development by making recommendations for the need to rezone land within the precinct.

When will I be able to use the proposed public open space?

The Development Plan provides for future passive and active public open space.

Future active open space is located north of the existing landfill and includes approximately 22 hectares. Active open space refers to sporting facilities including playing fields, change rooms and pavilions. The land is currently being used for auxiliary landfill uses, such as clean-fill soil storage and the land will be transferred into Council ownership and developed for active open space soon after the landfill closes. Environmental reports will be undertaken prior to development of the land to ensure it is safe for public use.

Future passive open space is located on the existing landfill and includes approximately 62.5 hectares. Land which has been used for landfill cannot be used for active open space due to the rehabilitation and aftercare requirements, but paths and trails can be developed across the site. The land will not be transferred to Council until after the EPA are satisfied the landfill landowner has met their aftercare requirements. However subject to EPA audits, Council is in negotiations with the landowner to gain access to the land for passive open space use prior to the transfer date.

Why is there a buffer shown on my land and what does it mean?

The EPA applies separation buffers around land uses with potential adverse amenity impacts and risk to human health. The buffer aims to provide a separation distance between the land use with adverse amenity potential and sensitive uses. The buffers shown in the Development Plan relate to the Hallam Road landfill; a proposed transfer station; a concrete batching plant; and gas pipeline and electricity transmission easements. Most of these buffers have been in place for some time but have not been mapped adequately through planning systems. The Development Plan intends to make it clear what development and land use is preferred within the various buffers.

The separation buffer map in this FAQ sheet shows the location of the various buffers. One of the larger buffers includes the Hallam Road landfill buffer of 500 meters that considers the potential risk from landfill gas migration moving beyond the current landfill boundaries.

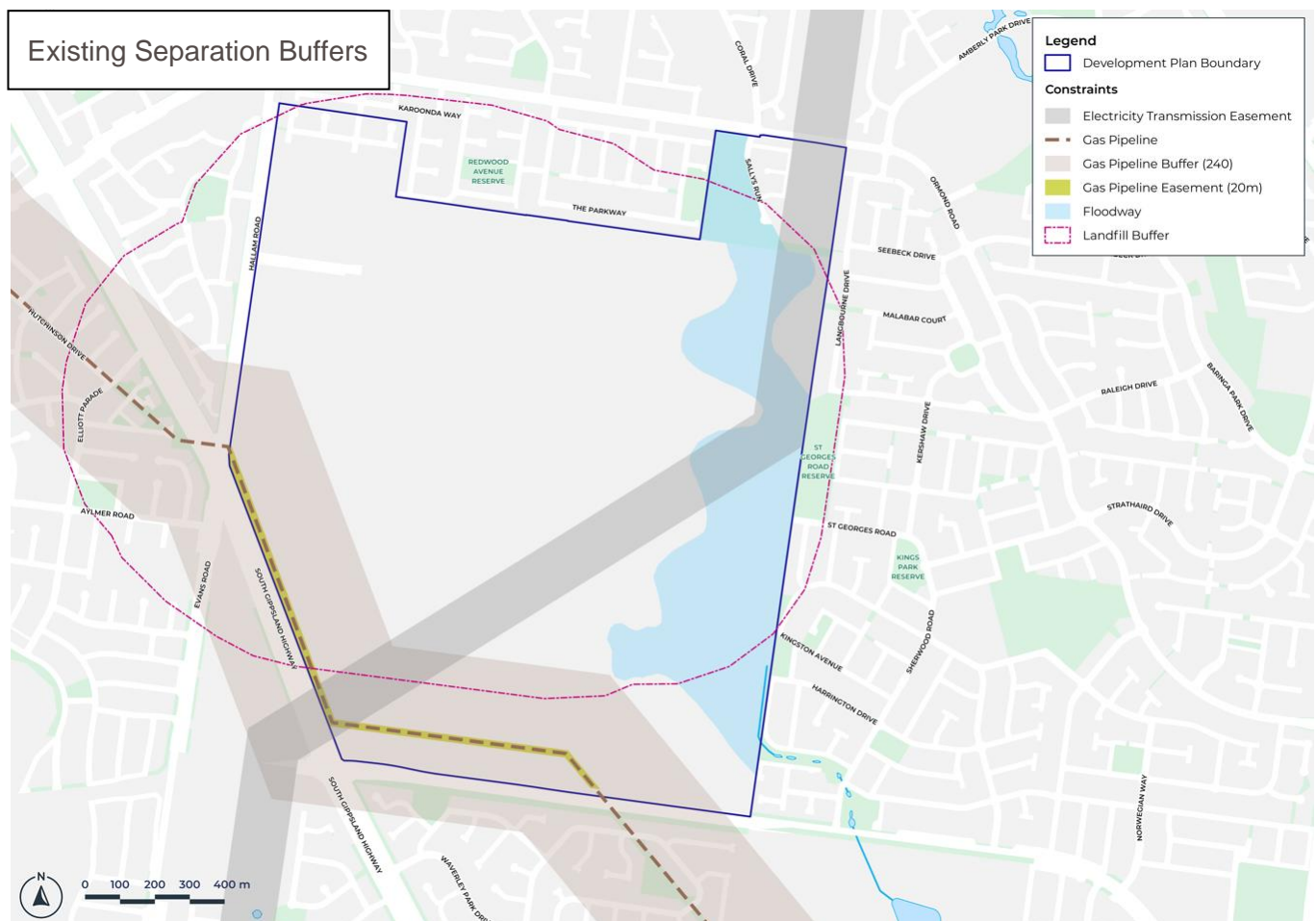
The landfill site is regulated by the EPA and goes through rigorous monitoring and reporting requirements. Reports are also prepared by Environmental Auditors to determine if the site is posing any risk to human health and the environment. Living within a landfill buffer does not imply that those properties are at risk. For any new proposed development, the landfill separation buffer triggers a series of investigative and scientific work to determine if issues from the landfill will impact development.

If more intensive development were to occur then there are EPA requirements and construction and design mitigation methods for development which are outlined in [EPA Publication 1642: Assessing planning proposals within the buffer of a landfill](#) (EPA, 2017).

The intent of the Development Plan is to recognise that buffers may not be in place forever. Therefore,

while certain types of development and land use may not be suitable, they may be appropriate after the landfill buffer has been reduced or removed in the future.

In recent years the Department of Environment, Land, Water and Planning (DELWP) have updated the planning system and planning tools to better consider separation buffers. One of the new planning tools released by DELWP is a Buffer Area Overlay (BAO) which aims to make separation buffers more transparent. Council proposes to undertake a Planning Scheme Amendment following the finalisation of the Development Plan to apply the BAO to the 500 metre landfill buffer extent.



What kind of employment land is proposed and when?

The Development Plan seeks to ensure there is a supply of suitable employment land to meet the employment needs of Casey. An *Employment Land Study* was undertaken to understand the type of employment land needed in Hampton Park and found that light industrial land uses are appropriate. Light industrial employment ensures that there is minimal impact on surrounding residential land uses, open space, and on the existing and proposed activity centre network.

The Development Plan includes objectives and strategies related to landscaping setbacks; design responses at interfaces; location of parking and loading bays, to ensure employment land is designed to mitigate any adverse amenity impacts. The proposed employment land will need to be rezoned via a planning scheme amendment and is subject to the planning permit assessment process. Therefore, it may take some years before development can commence.

What are “interim uses”?

The Development Plan provides guidance for land which is constrained by separation buffers and identifies preferred interim uses depending on the land’s location. The intent is to facilitate appropriate development where the land may be currently blighted and there are limited development opportunities. While certain types of development may not be suitable under current circumstances, more intensive development may be appropriate after buffers have been reduced or removed in the future.

What is a transfer station and where is it to be located?

A new, modern commercial scale transfer station is proposed to be developed at the same location as the existing transfer station. The Development Plan sets parameters to ensure that any new transfer station facility will be designed and located in a way to mitigate amenity impacts on surrounding residential areas.

A background report prepared by the landowners of the existing transfer station provides further detailed information about the proposed transfer station. The transfer station background report is provided through this consultation process in order to give the community oversight of the proposed transfer station, since the DPO1 does not require a planning permit to be advertised. A planning permit application will need to be lodged for any new transfer station development and will still be subject to Council assessment and approval.

Transfer stations are resource recovery facilities that reduce the amount of waste sent to landfill. The transfer station proposed in this Development Plan is for a commercial level transfer station which will consolidate municipal and commercial waste for processing elsewhere.

The transfer station is proposed to be located near Hallam Road at least 250 meters away from residential areas, in accordance with the EPA and other planning requirements. The transfer station is to be fully enclosed and therefore the offsite amenity impacts such as noise, dust and odour are reduced. Council commissioned a Noise Modelling Report for the proposed transfer station to confirm that noise impact on the nearby existing residential community is to an acceptable level.

The development of the transfer station is consistent with the Sustainability Victoria and Metropolitan Waste and Resource Recovery Group identification of the area as a State significant waste and resource recovery hub.

How is the land affected by flooding proposed to be developed?

Land affected by flooding should not be developed with permanent buildings or subject to significant earthworks. Any buildings that interface with the floodway should be designed with regard to stormwater flows and retention of biodiversity. There may be the potential to review the mapped flooding extent of Rive Gum Creek in the future as development in the precinct and upstream change stormwater flows.

How is land affected by gas and electricity transmission easements proposed to be developed?

Land which is affected by the gas pipeline and the electricity transmission easements should not be developed with buildings. Both easements can intersect with road infrastructure, but roads should not run along the easement.

A linear park and shared path are proposed to be developed along the gas pipeline easement. Construction on and nearby the gas pipeline easement must be approved by the pipeline operator prior to commencing development.

Land use under the electricity transmission easement must not impact the ability to access the transmission lines. Appropriate land uses may include carparking, roads, open space and shared paths.

Are there any changes required to the Casey Planning Scheme to implement the Development Plan?

A planning scheme amendment is the process for making a change to a planning scheme through a formal preparation, public exhibition and approvals process which is overseen by the Minister for Planning. It is anticipated that following the finalisation of the Development Plan, an amendment to the Casey Planning Scheme will be required to apply appropriate zones and overlays in the precinct and separation buffer areas which will reflect the findings of the Development Plan. The planning scheme amendment process is subject to further community consultation.

How can I make a submission to the draft Development Plan?

Council has placed the draft Development Plan on community consultation. You can make a written submission to the draft DP and DCP via the Casey Conversations page at <https://conversations.casey.vic.gov.au/hampton-park-hill-initial-public-consultation>.

The **closing date for submissions is 6pm Sunday 14 August 2022** (This is the extended due date. Original due date was 31 July 2022).

Submissions must be in writing and can be made via the online form on the Casey Conversations page link above, email or post. Submissions should include *Draft Hampton Park Hill Development Plan* in the title and be addressed to Emma Butterworth, Senior Strategic Planner.

Postal Address:

City of Casey
PO Box 1000
NARRE WARREN, VIC, 3805

Email Address:

planningscheme@casey.vic.gov.au

Your submission is encouraged to be specific about the issues you support, object to, or seek to change.

What do I need to consider when making a submission?

Should you make a submission, the following general privacy disclosure applies.

A copy of any written submissions received may be made available to others for the express purpose of resolving issues. Submissions may be published in the Council agenda which is a public document. Council may redact your name, address, email and phone number. By making a submission, you authorise Council to copy your submission and make it available to the public as set out above and that your submission does not breach any third party's copyright.

Where can I find more information?

This document is intended to provide basic information about likely questions that may be asked about the draft Development Plan (DP). A full copy of the draft Development Plan is available on Council's Casey Conversations page at <https://conversations.casey.vic.gov.au/hampton-park-hill-initial-public-consultation>.

Alternatively, a hard copy of the draft Development Plan is available for viewing at Bunjil Place in Narre Warren. Due to COVID-19 restrictions, you are encouraged to check Council's Casey Conversations page for opening hours before attending and please phone ahead if you would like to speak with a Council officer.

Contact the City of Casey:

Web: casey.vic.gov.au
Email: caseycc@casey.vic.gov.au
Phone: 03 9705 5200
Post: PO Box 1000, Narre Warren VIC 3805
NRS: 133 677 (for the deaf, hearing or speech impaired)

Customer Service Centres:

Narre Warren: Bunjil Place, Patrick Northeast Drive
Cranbourne: Cranbourne Park Shopping Centre
ABN: 43 320 295 742



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