

**Minutes of Ordinary Council Meeting
Held at the Function Centre,
Bunjil Place, Narre Warren
Tuesday, 18 July 2023**

Commencing at 4:00 PM

**Vision for the future:
To become a more connected,
bold and resilient community**

Chair of Administrators: Noelene Duff PSM
Administrator: Miguel Belmar
Administrator: Cameron Boardman

Chief Executive Officer: Glenn Patterson

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ATTENDANCE

Administrators Present

Noelene Duff PSM (Chair)	Administrator
Cameron Boardman	Administrator
Miguel Belmar	Administrator

In Attendance

Glenn Patterson	Chief Executive Officer
James Collins	Director City Planning and Infrastructure
Jen Bednar	Director Customer and Business Transformation
Angie Peresso	Director Community Life
Steve Coldham	Director Corporate Services
Matthew Crane	AV Technician
Nicole Rode	Minute Taker

1. WELCOME AND ACKNOWLEDGEMENTS

1.1. READING OF THE STATEMENT OF ACKNOWLEDGEMENT

1.2. READING OF THE DIVERSITY STATEMENT

2. CONFIRMATION OF MINUTES

Mover/ Seconder: Administrator Belmar/ Administrator Boardman

That the Minutes of the Ordinary Council Meeting held on 20 June 2023 be confirmed.

carried

3. DECLARATIONS OF CONFLICT OF INTERESTS AND PERSONAL INTERESTS

Nil.

4. PUBLIC QUESTION TIME

At 4.03pm Question Time commenced.

Note: Questions are reproduced as prepared by the Questioner and no guarantee is given that any subject matter or statement contained in the question is factually correct.

QUESTION 1: Veolia track record

SUBMITTER: Ryan Halket

How can council with good conscience consider the erection of a waste transfer facility when it will be managed by Veolia given their horrible track record of managing the HP tip?

The response was prepared by the Acting Manager Planning & Building and answered by the Chair of Administrators

At this meeting, Council is only considering the adoption of the Development Plan. The merits of a new transfer facility on land within the Hampton Park Hill Development Plan area will be subject to a separate planning permit application assessment process. Background documents that were prepared by Veolia for a potential transfer facility were only provided on the Casey Conversation page for information purposes and to show what a facility may look like

QUESTION 2: Councils relationship with community

SUBMITTER: Ryan Halket

Whilst council have taken all legally required steps with rate payers throughout the HP Hill dev plan. The community feedback is obvious, we do not want this facility. why does it feel like council is merely entertaining us in the process and not actually listening to and taking action on our feedback?

The response was prepared by the Acting Manager Planning & Building and answered by the Chair of Administrators

All submissions have been carefully considered by officers before reporting this matter to Council. Future planning proposals that have not been submitted to Council are unable to be considered when making a decision on the adoption of the Hampton Park Hill Development Plan. While we understand these matters are important to residents, they are beyond the scope of the Development Plan. All submissions received have been considered and responded to (See Attachments 2 and 3 to the current Council Report). Changes have been made to the Hampton Park Hill Development Plan as a result of matters raised in the submissions

QUESTION 3: Hampton Park Hill

SUBMITTER: Amanda Haslam

Why does Admin council support the Hampton Park Hill plan when
A. There was such a significant and overwhelming rejection of the plan by the local residents
B. That none of you were elected by any of us therefore the input by residents should have had much more weight placed upon it, and was completely ignored
C. None of you live here

-
- D. You didn't even accurately portray or respond to our original questions as they were posed*
E. None of you live here!!!

The response was prepared by the Acting Manager Planning & Building and answered by the Chair of Administrators

We acknowledge there was considerable public interest in the Hampton Park Hill Development Plan project, with more than 1,000 submissions received via Casey Conversations web page, as part of the exhibition process.

We understand that the matters raised are important to residents, but not all of the concerns raised in submissions could be accommodated through changes to the Development Plan.

Changes have been made to the Hampton Park Hill Development Plan to address relevant matters raised in submissions.

The Hampton Park Hill Development Plan Summary of Submissions (Attachment 2) and Hampton Park Hill Casey Conversations Summary Submissions (Attachment 3), summarise the submissions with an officer response.

Where a submission provides extensive details, a summary of the key points in the submission has been provided by Council officers.

QUESTION 4: Hampton Park Hill Development Plan and PSA C294 – Endorsement of Development Plan and Authorisation to exhibit PSA

SUBMITTER: Garry Page

Casey Council enabled (refer to contracts signed by past CEO - Mr Tyler) construction of a landfill gas pipeline along the transmission line reserve from Ormond Rd north along the transmission line easement to LMS's Narre Warren North power station. The Narre Warren North power station has vacant capacity for the additional units. The northern boundary at Ormond Rd is just metres from this pipeline.

Why reserve space for a power station on site when the landfill gas can be pumped to an existing LMS facility in Casey?

The response was prepared by the Acting Manager Planning & Building and answered by the Chair of Administrators

A LMS gas to energy facility is already operating from the Hampton Park Hill Development Plan precinct. LMS have not indicated that they wish to expand the Narre Warren North facility as a result of landfill gas being extracted from Hampton Park Hill.

QUESTION 5: Hampton Park Hill Development Plan and PSA C294 – Endorsement of Development Plan and Authorisation to exhibit PSA

SUBMITTER: Troy Van Gorp

EPA's two new draft guidelines on separation distances and landfill buffers will support informed land use decisions for and around industry and landfills. The proposed guidelines will support planning authorities, responsible authorities, industry, developers, the community and EPA. Once finalised, it is intended that the guidelines will be referenced in the Victoria Planning Provisions. This means planning decision makers will be required to consider the guidelines as relevant.

Is this the real reason that the administrators are rushing through with the rezoning of the Tip?

The response was prepared by the Acting Manager Planning & Building and answered by the Chair of Administrators

The Development Plan has been prepared in consultation with the Environment Protection Authority (EPA) and the Department of Transport and Planning (DTP). The EPA have provided input into drafting and buffer maps contained in the Development Plan and both the EPA and DTP have not recommended the project be put on hold due to EPAs new draft guidelines that suggest a 1.5km - 2km landfill buffer.

The landfill operation has a current permit to operate until 2040. Post closure of the landfill, rehabilitation and gas extraction will continue for a period of time. The EPA recommended buffer for landfills is 500 metres which currently applies to the existing Hallam Road landfill site. The final outcome of the EPAs new draft guidelines is unknown, and until the guidelines are legislated, the Development Plan must rely on the current 500 metre buffer and the provisions of the Casey Planning Scheme.

The Development Plan does not introduce a new landfill buffer into the Casey Planning Scheme. This matter if relevant, can be considered as part of a separate Planning Scheme Amendment that examines the future use of the Buffer Area Overlay.

QUESTION 6: Hampton Park Hill Development Plan and PSA C294 – Endorsement of Development Plan and Authorisation to exhibit PSA

SUBMITTER: Troy Van Gorp

Will the administrators be responsible public servants and delay rezoning the land at 274 Hallam Road Hampton Park until the EPA new guidelines are published?

The response was prepared by the Acting Manager Planning & Building and answered by the Chair of Administrators

The Development Plan has been prepared in consultation with the Environment Protection Authority (EPA) and the Department of Transport and Planning (DTP). The EPA have provided input into drafting and buffer maps contained in the Development Plan and both the EPA and DTP have not recommended the project be put on hold due to EPAs new draft guidelines that suggest a 1.5km - 2km landfill buffer.

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QUESTION 7: Veolia managing a recycle centre

SUBMITTER: Patricia Rivers

Recycling can have an adverse effect on health and the environment when not done properly. Debris and toxic waste that is improperly handled can contaminate land, air and the environment. When recycling companies don't comply to stringent guidelines it can have a devastating effect. With the way Veolia has dealt with the landfill it very much concerns me. How will/can Veolia manage a recycling centre?

The response was prepared by the Acting Manager Planning & Building and answered by the Chair of Administrators

The Development Plan has been prepared in consultation with the Environment Protection Authority (EPA) and the Department of Transport and Planning (DTP). The EPA have provided input into drafting and buffer maps contained in the Development Plan and both the EPA and DTP have not recommended the project be put on hold due to EPAs new draft guidelines that suggest a 1.5km - 2km landfill buffer.

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QUESTION 8: Hampton Park Hill Development Plan

SUBMITTER: Raymond Dalli

If council wants to truly offer a greater level of transparency and protection for residents as stated in this meeting agenda, then why is council not deferring the adoption of the Hampton Park Hill development plan UNTIL the buffer overlays report which is due within 4 months to council , as well as proposed EPA Publication 1949 which is due mid to late-2023, is considered, as this is integral to the overall plan and must form part of the plan before seeking Ministerial approval?

The response was prepared by the Acting Manager Planning & Building and answered by the Chair of Administrators

The Development Plan has been prepared in consultation with the Environment Protection Authority (EPA) and the Department of Transport and Planning (DTP). The EPA have provided input into drafting and buffer maps contained in the Development Plan and both the EPA and DTP have not recommended the project be put on hold due to EPAs new draft guidelines that suggest a 1.5km - 2km landfill buffer.

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QUESTION 9: Hampton Park Hill Development

SUBMITTER: Shannon Lynch

I have noticed in the planning process for the re-zoning of land that a requirement is for the EPA to conduct an assessment on the impacts to residents and other amenities near by.

Has this been done and for the Benefit of the community can this be made public.

The response was prepared by the Acting Manager Planning & Building and answered by the Chair of Administrators

The Development Plan has been prepared in consultation with the Environment Protection Authority (EPA) and the Department of Transport and Planning (DTP). The EPA have provided input into drafting and buffer maps contained in the Development Plan and both the EPA and DTP have not recommended the project be put on hold due to EPAs new draft guidelines that suggest a 1.5km - 2km landfill buffer.

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The Development Plan does not introduce a new landfill buffer into the Casey Planning Scheme. This matter if relevant, can be considered as part of a separate Planning Scheme Amendment that examines the future use of the Buffer Area Overlay.

QUESTION 10: Environment Protection Authority's new Landfill Guidelines

SUBMITTER: Viv Paine

With Environment Protection Authority's new Landfill Guidelines expected to be finalised within a few months, even though any new Guidelines may not yet be passed into law, given the latest scientific evidence on public health implications from prolonged exposure to toxic gas emissions from Landfills, would it not be prudent for council to defer any decision on the Hampton Park Hill Development Plan until EPA's new Guidelines are finalised ?.

The response was prepared by the Acting Manager Planning & Building and answered by the Chair of Administrators

The Development Plan has been prepared in consultation with the Environment Protection Authority (EPA) and the Department of Transport and Planning (DTP). The EPA have provided input into drafting and buffer maps contained in the Development Plan and both the EPA and DTP have not recommended the project be put on hold due to EPAs new draft guidelines that suggest a 1.5km - 2km landfill buffer.

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The Development Plan does not introduce a new landfill buffer into the Casey Planning Scheme. This matter if relevant, can be considered as part of a separate Planning Scheme Amendment that examines the future use of the Buffer Area Overlay.

QUESTION 11: Hampton Park Hill

SUBMITTER: Kim Murphy

Can you please address why the City of Casey are proceeding with the pivotal decision making process (DPO 1 amendment) for the proposed Hampton Park Hill project while there are pending guideline decisions due within the next few following months by the EPA that will have fundamental impacts on the site.

The response was prepared by the Acting Manager Planning & Building and answered by the Chair of Administrators

The Development Plan has been prepared in consultation with the Environment Protection Authority (EPA) and the Department of Transport and Planning (DTP). The EPA have provided input into drafting and buffer maps contained in the Development Plan and both the EPA and DTP have not recommended the project be put on hold due to EPAs new draft guidelines that suggest a 1.5km - 2km landfill buffer.

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The Development Plan does not introduce a new landfill buffer into the Casey Planning Scheme. This matter if relevant, can be considered as part of a separate Planning Scheme Amendment that examines the future use of the Buffer Area Overlay.

QUESTION 12: 2km zone for Hampton Park Hill Recycle Centre

SUBMITTER: Patricia Rivers

I am concerned about the proposed 2km buffer around the Land fill which the EPA have suggested, with the council allowing house's to be built so close to the landfill. In the 2km radius there are thousands of people living in houses, schools, and a children's centre to name a few reasons why the recycle centre should not be approved.

My question is what is so bad with the recycle centre that makes it need a 2km buffer zone?

The response was prepared by the Acting Manager Planning & Building and answered by the Chair of Administrators

The Casey Planning Scheme at Clause 53.10 outlines threshold distances for land uses that have the potential for adverse amenity impacts to sensitive uses like dwellings. A Transfer Station that does not accept organic wastes recommended threshold distance is 200 metres (not 2 kms) from sensitive uses. Any planning permit application for such a use would be assessed against these criteria and require an EPA license.

QUESTION 13: Hampton Park Hill Development Plan - offsite residential amenity impacts

SUBMITTER: Raymond Dalli

In regards to the Waste Transfer Facility which is what this whole development plan is about, and given that offsite residential amenity impacts are factual and well documented and still ongoing, as noted in the meeting agenda, then why is it only "LIKELY" and not "COMPULSARY" that "such a proposal as a Waste Transfer station would be reported to the Council for a decision, with consideration being given to any potential off-site amenity impacts"?

The response was prepared by the Acting Manager Planning & Building and answered by the Chair of Administrators

Any planning permit application submitted for a Transfer Station would require external referral to the EPA and a range of technical reports to be submitted to Council. The proposal would be assessed, and consideration would be given to whether it should be reported to a Council Meeting for a decision. While planning permit applications are exempt from public notice, consideration would be given to any potential amenity impacts on nearby residential properties as part of the assessment process. The Development Plan also encourages the same potential amenity impacts to be considered when new use and development is being proposed within the precinct.

QUESTION 14: Hampton Park Hill Development Plan

SUBMITTER: Ruth Dalli

Clause 2.3 of the proposal highlights that constraints were solely focused on operational use such as easements for major gas and electricity infrastructure, neglecting the concerns of residents residing in close proximity. Given the introduction of a Development Overlay and the potential for a large-scale commercial waste and resource recovery activity within a densely populated residential zone, shouldn't the council acknowledge this as a significant constraint with potential implications for the welfare and well-being of residents?

The response was prepared by the Acting Manager Planning & Building and answered by the Chair of Administrators

Any planning permit application submitted for a Transfer Station would require external referral to the EPA and a range of technical reports to be submitted to Council. The proposal would be assessed, and consideration would be given to whether it should be reported to a Council Meeting for a decision. While planning permit applications are exempt from public notice, consideration would be given to any potential amenity impacts on nearby residential properties as part of the assessment process. The Development Plan also encourages the same potential amenity impacts to be considered when new use and development is being proposed within the precinct.

QUESTION 15: Hampton Park Hill Development Plan

SUBMITTER: Ruth Dalli

In order to ensure transparency and address public concerns, could the council provide detailed information regarding the anticipated commercial financial benefits/gain Casey council alone expects to gain by designating Hallam Road Landfill as a "significant site of waste and recovery?"

The response was prepared by the Acting Manager Planning & Building and answered by the Chair of Administrators

The State Government have designated the Hallam Road Landfill area as a significant site for waste and recovery. Council's role as a 'Responsible Authority' under the Planning and Environment Act 1987 is to review and update land use planning policy that applies to the Casey Planning Scheme to ensure it retains its currency with State Government planning policies.

QUESTION 16: Purpose of Significant Site for Waste and Recovery

SUBMITTER: Vernadette Dickson

Regarding page 7 acknowledgement of community concerns about a waste transfer station as a separate matter seems misleading. The Development Plan Overlay amendment aims to align with Waste and Resource Recovery objectives from SWWRIP and MWRRIP, which include establishing a waste and recovery center for a Circular Economy.

Can the council clarify the discrepancy and provide information on the implementation plans for the waste and recovery, considering the amendment's focus on designating a "significant site for waste and recovery"?

The response was prepared by the Acting Manager Planning & Building and answered by the Chair of Administrators

Changes to the Development Plan include three staging plans that broadly identify future land use areas for waste and resource recovery, employment and public open space. These staging plans are designed to recognise the changing land use opportunities aligning with the closure and rehabilitation of the existing landfill. Specific information on the exact types and discrete future location of waste and recovery uses are unknown as they are subject to future planning permit applications. The changes to the existing Special Use Zone via a proposed planning scheme amendment will provide further detail and opportunity for community consultation around this matter.

QUESTION 17: Hampton Park Hill

SUBMITTER: Kim Murphy

*The consultation and communication of the Hampton Park Hill project is referred as being well distributed within the community by council.
Can you please advise, considering the deeply diverse demographic that is/will be affected by this site and the overall outcome, how many languages this was communicated in?*

The response was prepared by the Acting Manager Planning & Building and answered by the Chair of Administrators

The Development Plan was placed on public exhibition from 6 July to 14 August 2022. Notice of the Development Plan was placed in the local newspapers on four occasions and several public consultation sessions were held during the exhibition period. Council officers also attended a public meeting held by Lynbrook Residents Association. Interested persons could and still can access free translation and interpreting services that are advertised on Council's webpage along with other relevant exhibition documents.

QUESTION 18: Criteria's for an Independent Panel

SUBMITTER: Vernadette Dickson

On page 8 of the Casey Council Agenda Meeting (18 July 2023), there is a statement "Should there be submissions that oppose the amendment that cannot be accommodated through changes to the Amendment, an independent Planning Panel would be required to consider the merit of the submissions and Council's proposed planning scheme changes".

What are the criterias or considerations that need to be met in order to initiate the formation of an independent panel for further assessment.

The response was prepared by the Acting Manager Planning & Building and answered by the Chair of Administrators

The Hampton Park Hill Casey Conversation page and F.A.Q. sheet provides details around the Planning Scheme Amendment process and opportunities for the community to make submissions at the planning scheme exhibition stage. Submissions that oppose the amendment and where the amendment cannot be changed to address the concerns raised in the submissions, are referred to an independent Planning Panel for consideration. The Panel will then provide a report with recommendations to Council for its consideration.

QUESTION 19: Tree and foliage protection policies

SUBMITTER: Vernadette Dickson

Casey Council in their Environment Strategy aims to increase tree canopy cover from 16 per cent to 21 per cent by 2030/ This cannot be achieved without halting the loss of tree canopy cover on private land. Greater Dandenong Council has just introduced a municipal wide local law for tree protection on private land.

WHEN Is City of Casey going to do the right thing and enforce these policies?

The response was prepared by the Manager City Presentation and answered by the Chair of Administrators

The Greening Casey draft plan is a detailed roadmap for the City of Casey to increase tree canopy cover, build climate resilience, and create places people love. The draft plan sets out how we aim to increase tree canopy cover across the city, which areas will be targeted for greening and how trees and vegetation in the city will be managed into the future.

Within this there are a number of proposed actions to reduce the loss of tree canopy cover on private land.

Community feedback will be open until 5pm Wednesday 26 July 2023. You can read the strategy [here](#). Members of the public can provide feedback by through the Casey Conversations webpage.

QUESTION 20: Helping Australian businesses

SUBMITTER: Anet Newey

Are local Australian companies and Australian contractors hired for council projects and is the material used also sourced from Australian companies?

The response was prepared by the Chief Financial Officer and answered by the Chair of Administrators

The Local Government Act 2020 requires Council's Procurement Policy to "promote open and fair competition and provide value for money". Accordingly, Council encourages all companies and contractors to bid for Council projects, and makes procurement decisions that advance local economic, environmental and social objectives where value for money can be demonstrated. Local Australian companies are engaged for Council infrastructure projects and the materials used in these projects are procured according to the relevant specifications and with regard to value for money principles.

Please refer to Council's Procurement Policy (available on the Council website) for more information about how Council makes procurement decisions.

QUESTION 21: Cost Shifting

SUBMITTER: Kelvin Granger & Dean Hurlston (Council Watch)

Can council please advise the dollar (\$) amount of "cost shifting from State Government" they estimate they incurred in 2022/23 Financial Year?

The response was prepared by the Chief Financial Officer and answered by the Chair of Administrators

Cost shifting has been a major financial issue for Local Government for many years and poses a risk on both the ability to deliver services and local governments' financial sustainability. Cost shifting happens when State and Federal Governments:

- reduce, in real terms, payments to Local Government but maintain a requirement for the same level of service delivery; or*
- require Councils to perform new functions without adequate resources*

Casey has experienced cost shifting over recent years relating to implications of other levels of Government enacting legislation or programs which required Local Government to implement. For example, new immunisation programs, building services reform, kindergarten reform, family daycare, landfill levy increases and the upcoming waste services (State Government kerbside reforms). Some of these legislative impacts are yet to be determined however as an example the State Government landfill levy is an estimated \$4m increase over the past 3 years.

Council's capacity to respond to cost shifting is quite limited and all options have potential detrimental consequences for the delivery of services to our community. Council operates in a rate capped environment which makes it difficult to deliver in these challenging economic conditions where our costs are growing at a greater rate than the rate cap.

Council's financial position for 2022-23 is yet to be finalised and also yet to be audited by the Victorian Auditor General Office. Later this financial year Council will review and consider the long-term impacts of cost shifting as we develop our 10 year financial outlook and ensure the financial sustainability of the organisation.

QUESTION 22: Council's changes to aged care and disability Services

SUBMITTER: Brian Oates

What are the benefits for Casey aged and disabled residents from the Council's changes to aged care and disability Services? How were those recipients and, and how will potential new recipients, of the new services be communicated with in regard to the changes and access to the services and benefits?

The response was prepared by the Manager Connected Communities and answered by the Chair of Administrators

When Casey was delivering its full suite of aged and disability services, data highlighted 8% of the older population and 4% of the disability population, across Casey were being supported.

By adopting the Living and Ageing Well Action Plan 2023 – 2025 in March 2023, Council focus will be much broader than direct service delivery, as Council's demographic modelling indicates our older population will increase by 60% (122,000) by 2041, accounting for 22% of the Casey' total population, by that time.

The Plan focuses on creating a community where people of all ages, especially all older people and people with a disability have greater access to their communities, services and supports. This includes improving the infrastructure such as transport, housing, and availability of health and social services and activities.

Council will continue to deliver services where there are gaps in the market to support our most vulnerable community members and redirect investment into creating an age and disability friendly city to support a far greater portion of the community in a way that is sustainable with our growing population.

We are also currently working through the Living and Ageing Well Action Plan monitoring and evaluation framework, however the Living and Ageing Well Community Reference Group, which includes broad representation from our 55+ communities, will play an important role during the life of the Plan. Quarterly updates on progress and achievements of the Plan will be shared with the group and their advice sought and fed back to relevant teams responsible for the actions. As part of this ongoing advisory role members will be an additional channel for community feedback and will help promote successes with their communities. If you would like to know more about the reference group or would like to participate please reach out to Officers, by email livingandageingwelladvisory@casey.vic.gov.au

Please note, Casey remains delivering Volunteer and Community Transport, Meals Services, Allied Health Brokerage, and Case Management program which services approximately 400 people ongoing and the Linking Service which helps approx. 60 people per month to access local services and activities. This is in addition to Councils commitment to supporting older people and people with a disability.

At 4.27pm, Question Time concluded.

5. OFFICERS' REPORTS FOR CONSIDERATION

Hampton Park Hill Development Plan and PSA C294 – Endorsement of Development Plan and Authorisation to exhibit PSA

ITEM: 5.1.

**Hampton Park Hill Development Plan and Planning
Scheme Amendment C294case
City Planning and Infrastructure
Planning and Building
Tania Asper**

Purpose of Report: To consider the submissions received from public consultation and seek the adoption of the Hampton Park Hill Development Plan, and to consider requesting Ministerial Authorisation to prepare and exhibit Amendment C294case to the Casey Planning Scheme.

Mover / Seconder: Administrator Belmar / Administrator Boardman

Recommendation

That Council:

1. Consider all submissions received (refer Attachments 2 and 3) and subsequent changes to the previously exhibited Hampton Park Hill Development Plan (July 2022 DRAFT).
2. Resolves to adopt the Hampton Park Hill Development Plan (July 2023) with changes as included in Attachment 1.
3. Resolves to prepare Amendment C294case to the Casey Planning Scheme to enable implementation of the Hampton Park Hill Development Plan by amending the planning controls relating to the Special Use Zone and the Development Plan Overlay.
4. Requests the Minister for Planning to Authorise the preparation and exhibition of Amendment C294case to the Casey Planning Scheme, pursuant to Section 8A of the *Planning and Environment Act 1987*.
5. Requests that Council officers report back to Council within four (4) months of the July 2023 Council meeting to consider the merit of requesting Ministerial Authorisation for the preparation and exhibition of an amendment to the Casey Planning Scheme to apply the Buffer Area Overlay, pursuant to Section 8A of the *Planning and Environment Act 1987*.

Carried

Agenda of Ordinary Council Meeting
To be held at the Function Centre,
Bunjil Place, Narre Warren
Tuesday, 18 July 2023

Commencing at 4:00 PM

Vision for the future:
To become a more connected,
bold and resilient community

Chair of Administrators: Noelene Duff PSM
Administrator: Miguel Belmar
Administrator: Cameron Boardman

Chief Executive Officer: Glenn Patterson

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1.1. READING OF THE STATEMENT OF ACKNOWLEDGEMENT

1.2. READING OF THE DIVERSITY STATEMENT

2. CONFIRMATION OF MINUTES

3. DECLARATIONS OF CONFLICT OF INTERESTS AND PERSONAL INTERESTS

Declaration by Administrators of any Conflict of Interest pursuant to Section 130 of the Local Government Act 2020 (the Act) in any items on the Agenda Paper. (Note that Section 130(2)(a) of the Act requires Administrators to disclose the nature of a Conflict of Interest immediately before the relevant consideration or discussion). Section 130(2)(b) also requires that the Administrator declaring a Conflict of Interest exclude themselves from the decision-making process in relation to that matter.

4. PUBLIC QUESTION TIME

Officers' Reports



Hampton Park Hill Development Plan and PSA C294 – Endorsement of Development Plan and Authorisation to exhibit PSA

ITEM: 5.1.

City Planning and Infrastructure
Planning and Building
Tania Asper

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3. Resolves to prepare Amendment C294case to the Casey Planning Scheme to enable implementation of the Hampton Park Hill Development Plan by amending the planning controls relating to the Special Use Zone and the Development Plan Overlay.
4. Requests the Minister for Planning to Authorise the preparation and exhibition of Amendment C294case to the Casey Planning Scheme, pursuant to Section 8A of the *Planning and Environment Act 1987*.
5. Requests that Council officers report back to Council within four (4) months of the July 2023 Council meeting to consider the merit of requesting Ministerial Authorisation for the preparation and exhibition of an amendment to the Casey Planning Scheme to apply the Buffer Area Overlay, pursuant to Section 8A of the *Planning and Environment Act 1987*.

Officer General or Material Interest

No Council officers involved in the preparation of this report have a general or material interest in matters for consideration.

Council Plan Reference

1.1 Deliver sustainable and adaptable infrastructure and activate places

Executive Summary

The draft Hampton Park Hill Development Plan (Development Plan) was last reported to Council at the 13 December 2022 Council meeting. At this meeting, Council noted the submissions received from the public consultation process of the exhibited Development Plan; noted the advice given by the Metropolitan Waste and Resource Recovery Group and Sustainability Victoria; resolved to write to the Minister for Planning and Minister for Environment; and requested that a report be presented to Council in 2023 to consider submissions and endorsement of the Hampton Park Hill Development Plan, with or without changes.

Since that time, consideration of the 1068 submissions has been completed and changes to the exhibited Development Plan are proposed to address the relevant matters raised in these submissions. The modified Development Plan is appended to this report as Attachment 1.

Draft documentation has been prepared for a Planning Scheme Amendment to implement the Development Plan. The draft documentation proposes to amend the planning controls currently applying to the land within the Development Plan area. The draft amendment documentation proposes to amend the existing Schedule 1 of the Special Use Zone, replace Schedule 1 with a new Schedule 25 to the existing Development Plan Overlay, and rezone land currently within the General Residential Zone to the Special Use Zone Schedule 1. The draft documentation also proposes the removal of the Public Acquisition Overlay along parts of the Hallam Road frontage.

Given the community interest and feedback relating to the Environment Protection Authority (EPA) recommended buffer for the landfill and the application of the Buffer Area Overlay (BAO) over residential properties, it is considered that further investigation should take place and the BAO should form part of a separate Planning Scheme Amendment process, if its application is considered to have merit. It is recommended that Council receive a report within four (4) months of the July 2023 meeting to consider the outcome of the investigation and whether a planning scheme amendment for the introduction of a BAO is recommended.

Correspondence from the Minister for Planning received in April 2023, raises no objection to the project and confirms that the Development Plan is generally in accordance with State Government policy direction.

Adoption of the Development Plan with changes, will enable the strategic directions of State Government in terms of a circular economy and waste and resource recovery to be realised. It will also enable the existing outdated Development Plan approved in 2019 to be replaced and facilitate the future development of the land for employment while ensuring the transfer of a significant area of public open space for recreation and leisure purposes.

To enable this project to proceed to the next phase, it is recommended that the Development Plan be adopted with changes and that Council resolves to seek Ministerial authorisation to prepare and exhibit a Planning Scheme Amendment to enable implementation of the Plan.

Background

Role of the Development Plan and Role of Council

The purpose of the Development Plan is to provide a high-level framework describing key elements of land use, built form, scale, connectivity and servicing provision to govern the future development of the land within the Development Plan area, and to guide decision making in relation to future land use, subdivision, and development proposals.

The exhibited Development Plan has been modified in response to relevant matters raised in submissions received by the Council, the feedback received from referral agencies, and further refinements made by Council officers.

Council's role as a 'Responsible Authority' under the *Planning and Environment Act 1987* is to assess or prepare and approve development plans under the Development Plan Overlay of the Casey Planning

Scheme. Council must also have regard to State and regional policy when preparing development plans and can't conflict with policies such as (inter alia) *Plan Melbourne 2017-2050*, the *State-wide Waste and Resource Recovery Implementation Plan 2018*, and the *Hallam Waste and Resource Recovery Hub Plan 2021*. Some of the elements of these policies may not be well known to the community.

Due to the 'Responsible Authority' role, Council is confined to consider relevant land use planning matters and is unable to give a high level of weight to issues that sit outside of the above policy framework when determining a development plan. Much of the community feedback received raises issues with existing State and regional policy; the operation and management of the landfill; or relates to a future planning permit for a transfer station, are all outside the scope of the Development Plan.

Proposed changes to Development Plan

In response to submissions received, the exhibited Development Plan has been modified to respond to the relevant matters raised in submissions. The design of the document has also been updated so that it is consistent with the Council's new template for Development Plans when produced in-house. While substantial changes have been made to the document, the overall purpose, intent and vision, as a State significant waste and resource recovery (circular economy) hub, regional open space, and employment for the precinct has not changed.

The boundaries of the exhibited Hampton Park Hill Development Plan have been modified to exclude residential land already developed with dwellings at the northern end of the Development Plan (refer Figure 1). The previously exhibited plan boundaries are shown in Figure 2.

Figure 1 – Hampton Park Hill Development Plan – revised boundary (July 2023)



Figure 2 - Hampton Park Hill Development Plan (DRAFT) – exhibited boundary (July 2022)



Key modifications proposed to the exhibited Development Plan include:

- Updating the vision to reflect land use staging plans. The status of the precinct for a State significant waste and resource recovery (circular economy) hub, regional public open space, and employment has not changed.
- Inclusion of staging maps to show evolution of the development plan area:
 - Stage 1 - Current to closure of landfill (2040) – acknowledges the role of existing buffers and impacts for certain types of land use.

-
- Stage 2 - Landfill rehabilitation and gas extraction – transitioning of land for public open space.
 - Stage 3 – Ultimate Scenario – Buffers removed.
 - Modify the Development Plan, where appropriate, to address relevant matters raised in submissions (see Attachment 1).
 - Address the concerns expressed by the EPA, where considered appropriate, by the inclusion of three staging maps described above that show the evolution of the precinct over time; more consistency and a clear position and use of language relating to the EPA's current views around the recommended buffer for landfills; the inclusion planning permit 'Application Requirements' for certain land uses and a section that better addresses potentially contaminated land.
 - Removal of any reference to 'interim uses' due to the ambiguity around the use of this term.
 - Changes to 'Objectives', 'Requirements' and 'Guidelines' of the Development Plan to address the relevant matters raised in submissions (see Attachment 1).
 - Amending other figures in the plan, including the planning controls maps to reflect the new Development Plan boundaries; removal of a possible transfer station building footprint from maps; and updating interface diagrams to address the relevant matters raised in submissions (see Attachment 1).
 - Structural and text changes to the plan to provide clarity and guidance to the provisions.
 - Review of 'Future Strategic Work', including modifying statements relating to the future investigation of a Buffer Area Overlay and its implementation via a future planning scheme amendment.

Consideration of Submissions

As outlined in the December 2022 Council report, more than 50% of submissions raised concerns with the existing operations of the landfill, particularly in terms of offsite amenity impacts including odour, noise, litter, and truck movements accessing the site and along Hallam Road.

While these matters are of important concern to residents, they are beyond the scope of the Development Plan. The landfill has regulatory and planning approval to operate until 2040. It is therefore recommended that residents within the immediate area of the landfill who are experiencing offsite amenity impacts, continue to raise their concerns with the appropriate authority and the operator of the landfill. Council officers have been liaising with the relevant authorities and the landfill operator regarding the matters raised in the submissions in an effort to communicate community concerns.

Many submissions also raised issues in relation to the potential for a future commercial waste transfer station being built on land near the landfill operations. Details of a potential proposal to use and develop land within the Development Plan area for a commercial waste transfer station were provided at the same time as the exhibition of the draft Development Plan in an effort to provide transparency to the community. However, a planning permit application has not been lodged with Council and the future assessment of such a proposal is a separate matter for consideration outside of the Development Plan.

While any such planning permit application is exempt from third party rights and public notice under the provisions of the existing Development Plan Overlay that applies to the land, a proposal for a waste transfer station will require referral to the EPA in accordance with the provisions of the planning scheme. It is likely that such a proposal would be reported to the Council for a decision, with consideration being given to any potential off-site amenity impacts. In addition to the planning permit, a separate license from the EPA is required which involves a process of community consultation that is managed by the EPA.

Approval of the Development Plan

The Development Plan being presented to the Council for adoption will implement Plan Melbourne objectives, the *State-wide Waste and Resource Recovery Implementation Plan 2018* and the *Hallam Waste and Resource Recovery Hub Plan 2021*.

The preparation and approval of the Development Plan is pivotal to unlocking a large portion of land for employment purposes while at the same time ensuring sufficient public open space is protected to provide for long-term leisure and recreational activities. The Plan will also play a critical role in enabling greater transparency in relation to the recognition and consideration of EPA buffers for landfill and other existing uses that rely on buffers to mitigate the potential for off-site amenity impacts such as odour, noise, dust, and litter.

In addition, approval of the Development Plan and support for a planning scheme amendment will enable Council to realise the funding agreement with the Victorian Planning Authority, and the execution of the S173 Agreement for the future transfer to Council of the landfill site and land to the north for future public open space.

Planning Scheme Amendment C294case

The Development Plan will need to be implemented by a planning scheme amendment as the existing controls (i.e., Special Use Zone and Development Plan Overlay) are not 'fit for purpose' and do not currently have the scope to guide the facilitation of a range of future uses and development anticipated by the Development Plan.

More specifically, the amendment proposes to:

- Amend Clause 21.22 - Hampton Park Development Plan
- Amend Schedule 1 of the Special Use Zone
- Delete Schedule 1 to the Development Plan Overlay and replace it with Schedule 25
- Rezone 250, 254 and 260 Hallam Road Hampton Park, 37 Sallys Run Hampton Park and part of 280 Hallam Road Hampton from General Residential Zone Schedule 1 to Special Use Zone Schedule 1

More detail on the key documents of Amendment C294case is included in Attachment 4.

Support for the approval of the Development Plan and the preparation and exhibition of a planning scheme amendment is the first stage in the process of implementing the Development Plan. Subject to Ministerial authorisation being received and the formal exhibition process of Amendment C294 being completed, the outcomes of the planning scheme amendment exhibition process will be presented to the Council. At that time there are a range of options that could be considered, including:

- Proceed with Planning Scheme Amendment C294 as exhibited, or
- Proceed with Amendment C294 with changes, or
- Abandon Planning Scheme Amendment C294.

Should there be submissions that oppose the amendment that cannot be accommodated through changes to the Amendment, an independent Planning Panel would be required to consider the merit of the submissions and Council's proposed planning scheme changes. The Panel would be required to submit a report for Council consideration. Again, a range of options as outlined above could then be considered by Council.

Future Planning Scheme Amendment to introduce a Buffer Area Overlay

Some submitters expressed concern in relation to the EPA recommended buffer for the landfill operation being shown on the framework plans, and a concomitant proposal to amend the Casey Planning Scheme to include land within the buffer area in the Buffer Area Overlay (BAO). Concerns focused on the fact that the buffer extends over private land to the east and residential development to the north and west beyond the boundaries of the Development Plan area.

Given the concerns raised by the community, it is recommended that this matter be further investigated. The application of the BAO should be considered as a separate planning scheme amendment and a report will be presented to Council within the next four months for Council consideration of this matter.

Inclusion of a Buffer Area Overlay as part of a future planning scheme amendment would offer a greater level of transparency and protection for residents as planning permits will be required for certain types of buildings and works that could then be designed to mitigate the impact of gas migration (including the potential for landfill gas to enter habitable buildings).

Community Engagement

The report presented to Council at the 13 December 2022 Council meeting includes details of the community engagement process, a copy of all submissions received, and a copy of the Community Consultation Engagement Summary Report 'Hampton Park Hill Development Plan December 2022' prepared by Consulting By Design. The 13 December 2022 Council report, attachments and minutes can be accessed via Council's website.

In summary, 1068 submissions were received from members of the community with the majority raising concerns in relation to the proposal. There were 12 submissions received in support of the Development Plan whilst others sought changes to the exhibited Plan. This included submissions from Veolia Australia, Environment Protection Authority, Sustainability Victoria, LMS Energy, and Recycling Victoria.

The December 2022 Council report outlines the key community concerns raised in the submissions received. These can be summarised as:

- A strong preference for the landfill to close.
- Concerns about the current landfill impacts of odour, perceived health risks, truck traffic related issues and related negative amenity.
- Opposition to the construction of a permanent waste and resource recovery transfer station.
- Concerns over future odour, truck and traffic impacts, risks to health and wellbeing, loss of property values, and loss of expected open space and parkland associated with the development of a waste and resource recovery transfer station.
- Concerns that new industrial or business development will cause additional detrimental and negative amenity effects.
- Concerns over the implications of the EPA recommended 500m buffer on health, local amenity, land use, and land values.
- Concerns that the community have not been consulted on past decisions about the site, for example the landfill buffer extent and the state significant hub designation.
- Lack of community inclusion in the Plan process.
- Desire to be consulted on future development in the area, even if development is in accordance with any approved Development Plan.
- Lack of trust that Council and/or current site operators will comply with the Plan into the future.

Comments were also received from several key agencies, industry and landowners that are directly affected by the Development Plan. These include:

- Sustainability Victoria and Recycling Victoria indicated their support due to the state significance of the precinct for ongoing waste and resource recovery.
- EPA provided specific advice and recommendations to improve the draft Development Plan content and implementation of the Buffer Area Overlay (BAO)
- Veolia Resource Co. questioned the need for the buffer to be mapped due to the opposition by residents but supported the alignment with the State's designation for ongoing waste and resource recovery and the need to be clearer about the ability to continue landfill aftercare, energy production (from gas extraction) and use of complementary industries.

-
- LMS Energy were supportive due to the State significance of the precinct for ongoing waste and resource recovery to protect their existing and future infrastructure assets at the landfill.
 - The landowner at 280 Hallam Road expressed concern that the land would be 'sterilised' indefinitely with no feasible interim or ultimate land uses identified.
 - The landowner at 825 and 829 South Gippsland Highway noted support for the employment precinct designations and sought variation to the proposed site access and development arrangements to redress perceived inefficient use of employment land.
 - 250-260 Hallam Road landowners expressed concern that the Plan restricts residential development and sought amendments to allow residential development.
 - The landowner at 320 Hallam Road requested that the land be classified as its own Employment Precinct to encourage development before or concurrently with Employment Precinct Stage 1 identified in the Development Plan.

Attachment 2 – 'Summary of Submissions' provides a summary of all submissions received, and associated Council officer responses and whether changes to the exhibited Development Plan are proposed. Where a submission provides extensive details, a summary of the key points in the submission has been provided by Council officers. The Casey Conversation webpage submissions are also included in a table in Attachment 3.

Financial Implications

The project management, drafting and community engagement of the exhibited Development Plan and the exhibition of any future planning scheme amendment are catered for within budget.

Conclusion

Since the December 2022 report to the Council, consideration has been given to the submissions to the Development Plan. Changes are now proposed to the exhibited Development Plan with a view to accommodate the relevant matters raised in submissions received.

Not all matters raised in submissions can be addressed by the Development Plan, this includes concerns raised by residents in relation to the operation of the landfill.

Draft documentation has been prepared for Planning Scheme Amendment C294case. This amendment seeks to implement the key elements of the Development Plan by amending the planning controls in relation to the local planning policy referencing the Development Plan, Special Use Zone and Development Plan Overlay as well as to rezone three parcels of land from the General Residential Zone Schedule 1 to the Special Use Zone Schedule 1.

It is proposed to investigate the merit of applying the Buffer Area Overlay and report back to the Council on this matter at a future date.

Approval of the Development Plan and the ability to seek Ministerial authorisation for Planning Scheme Amendment C294case will provide much needed clarity to the community, developers and current landowners relating to land use policy and future development for the precinct.

Attachments

1. Hampton Park Hill Development Plan - July 2023 [**5.1.1** - 86 pages]
2. HPH DP Summary of Submissions Final July 2023 (1) [**5.1.2** - 24 pages]
3. HPH Casey Conversations Summary Submissions Themed (1) [**5.1.3** - 12 pages]
4. Confidential Attachments Cover Page (2) [**5.1.4** - 1 page]

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HAMPTON PARK HILL DEVELOPMENT PLAN

JULY 2023



Version	No.	Responsible Department	Approved	Date
Hampton Park Hill Development Plan	1	Strategic Planning and Reform	Jason Pullman	26/06/23

The City of Casey proudly acknowledge the traditional owners, Casey's Aboriginal communities and their rich culture and pays respect to their Elders past, present and future. We acknowledge Aboriginal people as Australia's first peoples and as the traditional owners and custodians of the land on which we work and live.

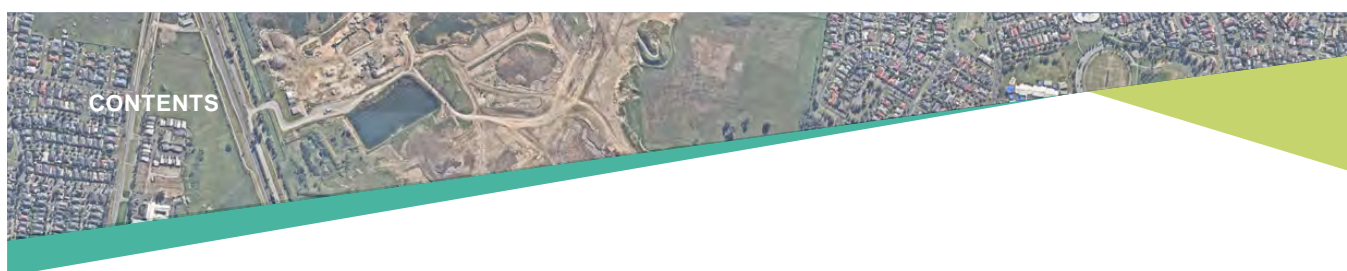
Related policies: Nil

Council policy documents change from time to time and it is recommended that you consult the electronic reference copy at www.casey.vic.gov.au/policiesstrategies to ensure that you have the current version. Alternatively you may contact Customer Service on (03) 9705 5200.

PREPARED BY:

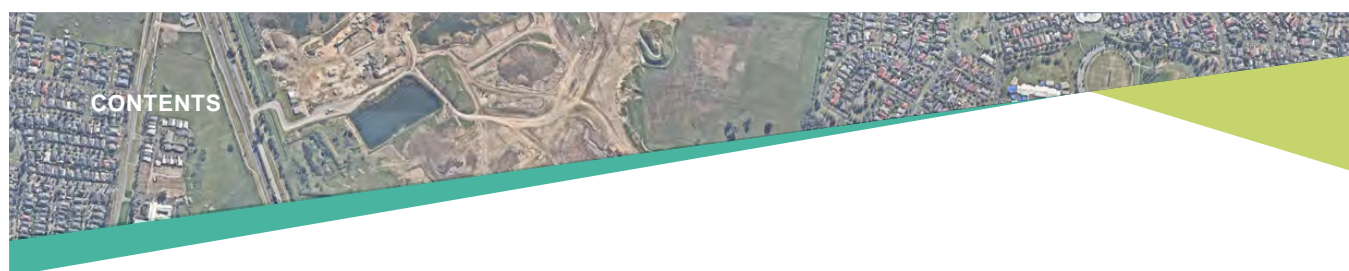


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Bunjil Place, 2019.

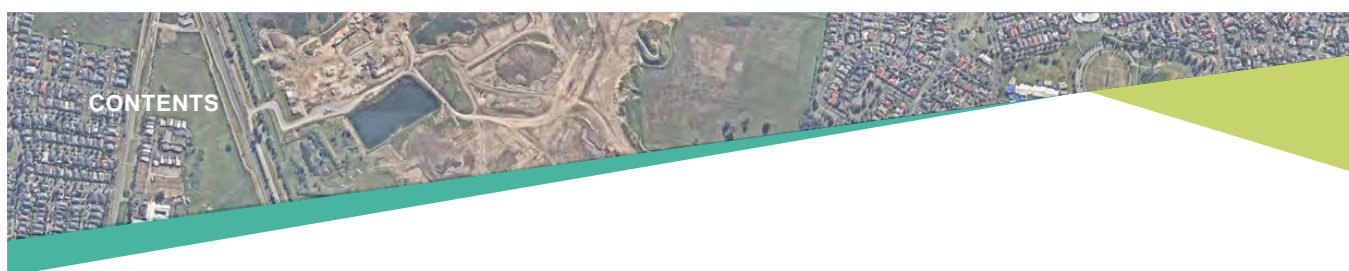


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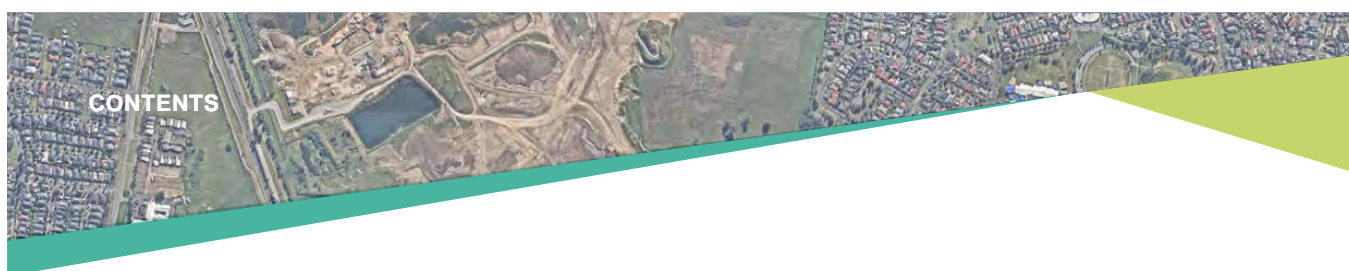
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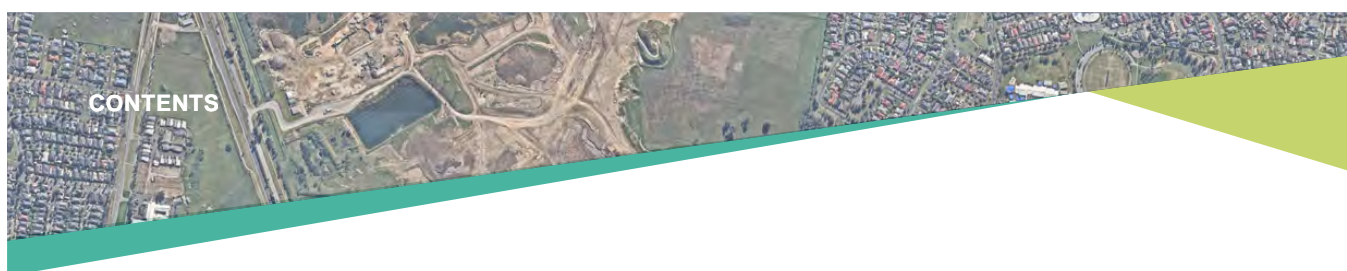
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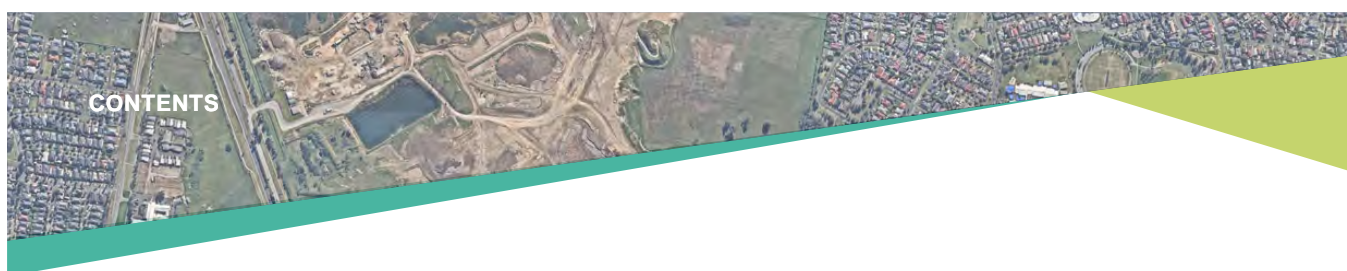
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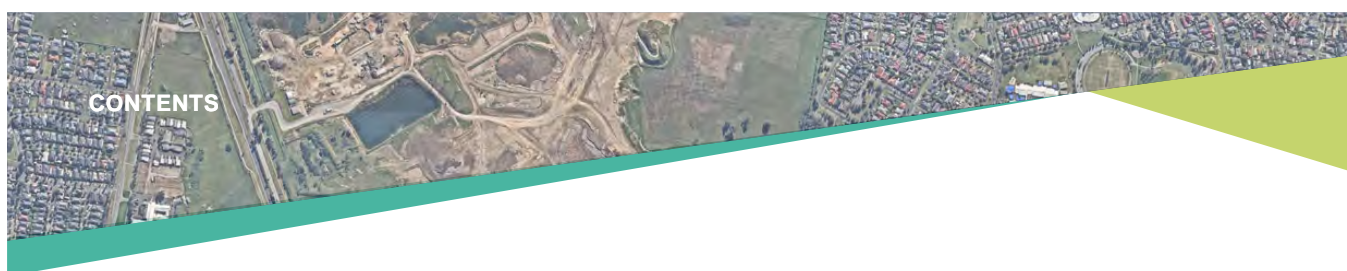


Definitions

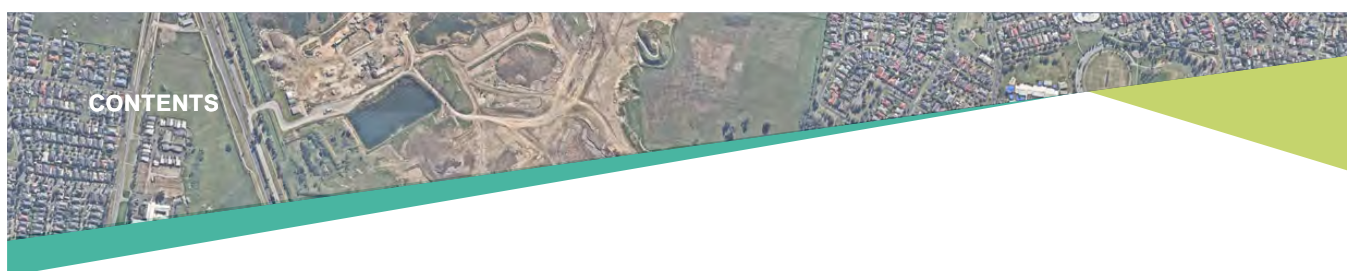
Agriculture	<p>Land used to:</p> <ul style="list-style-type: none"> » propagate, cultivate, or harvest plants, including cereals, flowers, fruit, seeds, trees, turf, and vegetables. » Keep, breed, board, or train animals, including livestock, and birds; or » propagate, cultivate, rear, or harvest living resources of the sea or inland waters.
Buffer	A buffer is an area of land outside the operating area of a facility that is set aside to maintain an adequate distance between the facility and sensitive land uses (such as residential), so those uses are not adversely affected by noise, odour, or dust. The land may or may not be owned by the facility owner.
Carriageway	The area of a street reserve which is provided for the movement or parking of vehicles. It is determined by the invert of a kerb and channel and the point adjacent to the pavement edge for kerb (only) and edge strips.
Circular Economy	In a circular economy, resource use is minimised, and waste and pollution are avoided with good design and efficient practices. This reduces environmental impacts while maintaining or increasing the value people obtain from goods and services.
Construction and Demolition (C & D) waste	Solid inert waste generated from residential and commercial construction and demolition activities. e.g. bricks and concrete.
Council	Casey City Council, being a body corporate constituted as a municipal Council under the <i>Local Government Act 2020</i> .
Development Plan (DP)	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, use and/or development must be generally in accordance with the approved Development Plan.
Easement	An easement is a legal right to occupy or use another person's land for specific purposes. The use of the land is limited, and the owner of the land retains legal title of the land. A utility easement is the most common type, and it involves giving easement rights to a utility company or the local municipality.
Energy Generation facility	Land used to generate energy for use off site other than geothermal energy extraction. It includes any building or other structure or thing used in or in connection with the generation of energy.



EPA	Environment Protection Authority Victoria. Established under the <i>Environment Protection Act 1970</i> , EPA's role is to be an effective environmental regulator and an influential authority on environmental impacts. The <i>Environment Protection Act 1970</i> was superseded in July 2020 by the <i>Environment Protection Act 2017</i> .
Hub Plan	Hallam Road Waste and Resource Recovery Hub Plan prepared by Metropolitan Waste and Resource Recovery Group in 2021 (MWRRG). The Plan aims to identify what waste and resource recovery activities could occur in hub areas across the State and what capacity Melbourne has for managing waste and resource recovery.
Integrated Transport	It refers to a multi-modal transport system where different modes of transport are efficiently linked with each other.
Landfill	A disposal site where solid inert waste and putrescible waste, is buried between layers of dirt and other materials.
Landfill gas (LFG)	A methane rich gas produced by the anaerobic decomposition of animal and plant matter in a landfill.
Landfill Gas Migration	The process which occurs when the landfill gas generated within a landfill moves from the site of original waste deposition out of the landfilled waste, into the surrounding environment.
Industry	<p>Land used for any of the following operations:</p> <ul style="list-style-type: none"> » any process of manufacture. » dismantling and breaking up of any article. » treating waste materials. » winning clay, gravel, rock, sand, soil, stone, or other materials. » laundering, repairing, servicing, or washing any article, machinery, or vehicle, other than on-site work on a building, works, or land; or » any process of testing or analysis. <p>If on the same land as any of these operations, it also includes:</p> <ul style="list-style-type: none"> » storing goods used in the operation or resulting from it. » providing amenities for people engaged in the operations. » selling by wholesale, goods resulting in the operation; and » accounting or administration in connection with the operation. <p>If Materials recycling, goods resulting from the operation may be sold by retail.</p>



Local Access Road	A road or street whose primary function is to provide access to abutting properties.
Main Access Road	A road or street whose primary function is to connect local access streets and accommodate higher volumes of traffic from connecting arterial roads.
Passive Open space	Parks, gardens, linear corridors, and reserves that are made available for passive recreation, play and relatively low levels of physical activity including walking, cycling, hiking, revitalisation, contemplation and enjoying nature.
Planning Scheme Amendment	The process for making a change to a planning scheme through a formal preparation, exhibition and approvals process which is overseen by the Minister for Planning.
Potentially Contaminated Land	Land: <ul style="list-style-type: none"> » used or known to have been used for industry or mining; » used or known to have been used for the storage of chemicals, gas, waste or liquid fuel (other than minor above-ground storage that is ancillary to another use of the land); or » where a known past or present activity or event (occurring on or off the land) may have cause contamination of the land.
Hampton Park Hill Development Plan	The Development Plan is generally bounded by residential development to the north (south of Ormond Road), the transmission line easement to the east, Glasscocks Road to the south, and Hallam Road/South Gippsland Highway to the west.
Public Open Space	Land in public ownership and/or under public management that provides recreation and leisure benefits.
Refuse disposal	Land used to dispose of refuse, by landfill, incineration, or other means.
Road	Includes highway, street, lane, footway, square, court, alley or right of way, whether a thoroughfare or not and whether accessible to the public generally or not.



Sensitive Land Use

Sensitive uses are land uses considered to be sensitive to emissions from industry and other uses due to their impact on amenity, human health and safety. Sensitive uses will differ depending on the type of industry or other use. Examples of sensitive uses include, but are not limited to:

- » Dwelling
- » Residential aged care facility
- » Childcare centre
- » Hospital
- » Place of assembly
- » School

Separation Distance

Refers to the space between industrial land uses and sensitive land uses, which aims to minimise the off-site impacts on sensitive land uses arising from unintended industry generated odour and dust emissions. The space between a land use with potential adverse amenity impact or potential risk to human health and land uses sensitive to the identified risk. Also known as a buffer or separation distance.

Shared Path

Areas open to the public that are designated for use by both pedestrians and bike riders.

Signalised Intersection

A major road intersection in which traffic movement is controlled by traffic signals to improve the movement of vehicles, pedestrians and cyclists.

Soil Stockpiling

Storing of soil for future use.

Transfer Station

Land used to collect, consolidate, temporarily store, sort, or recover refuse, used or surplus materials before transfer for disposal, recycling or use elsewhere.

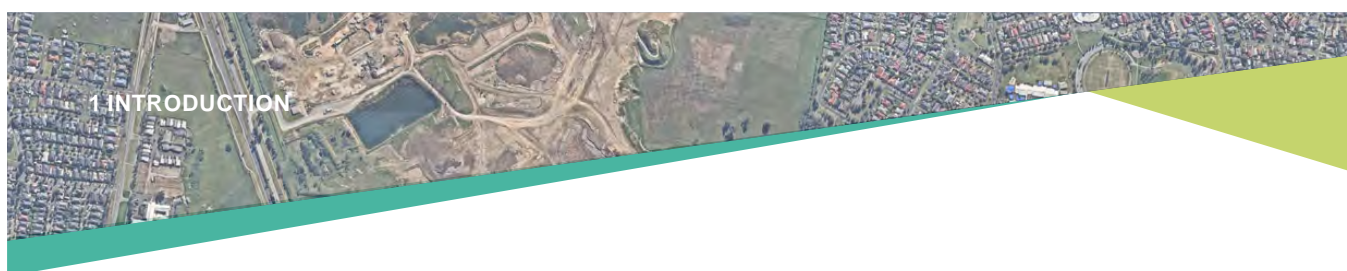
Water Sensitive Urban Design

The philosophy of achieving better water resource management outcomes in an urban context by using an integrated approach to planning and incorporating total water cycle management objectives into the planning process. The key elements of this design include protection from flooding, management of water quantity and quality to achieve ecological objectives, and water conservation, efficiency, and reuse.



1 INTRODUCTION

Image: Hampton Park Landfill Gas Extraction, May 2023



The Hampton Park Hill Development Plan (Development Plan) applies to land that is generally bounded by residential development to the north (south of Ormond Road), the transmission line easement to the east, Glasscocks Road to the south, and Hallam Road/South Gippsland Highway to the west (see *Figure 1*).

The Development Plan has been prepared to implement the strategic directions of *Plan Melbourne 2017-2050* at 6.7.3 “to protect waste management and resource recovery facilities”.

Most of the land within the Development Plan has been identified in the *State-wide Waste and Resource Recovery Infrastructure Plan* (SWRRIP, 2018) as one of 22 State significant Hubs for “waste and resource recovery services and infrastructure” in Victoria.

The *Hallam Road Waste and Resource Recovery Hub Plan 2021* (Hub Plan) prepared by Metropolitan Waste and Resource Recovery Group builds on the State Government strategic directions for this area. The Hub Plan makes a series of recommendations, including a recommendation that the Hampton Park Development Plan is reviewed to acknowledge the importance of existing and future waste and resource recovery uses within the area.

This Development Plan will replace the existing Hampton Park Development Plan which applies to land in Schedule 1 – Residential Areas to the Development Plan Overlay (DPO1) at Clause 43.04 of the *Casey Planning Scheme*.

This Development Plan has been informed and guided by several technical reports as follows:

- » *Employment Land Study* (SGS, 2022)
- » *Urban Design Interface Study* (Global South, 2022)
- » *Transport Planning and Traffic Engineering Assessment* (Traffix Group, 2022)
- » *Biodiversity Assessment* (Ecological Consulting, 2022)
- » *Infrastructure and Servicing Report* (Stantec, 2023)

A Planning Scheme Amendment (PSA) will be required to implement parts of the Hampton Park Hill Development Plan. The PSA will be required to amend Clause 43.04 by introducing a new Schedule to the Development Plan Overlay and Clause 37.01 by amending Schedule 1 – Earth and Energy Resources Industry to the Special Use Zone of the Casey Planning Scheme. Future amendments to implement the Development Plan are identified in Section 6.3 – Future Strategic Work.

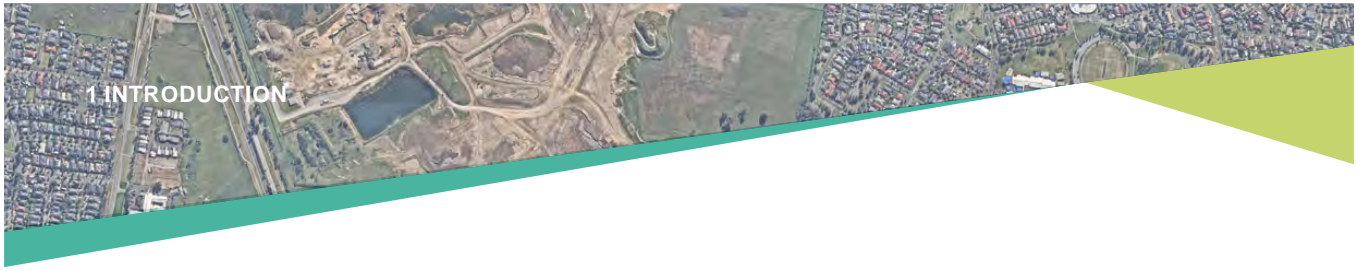
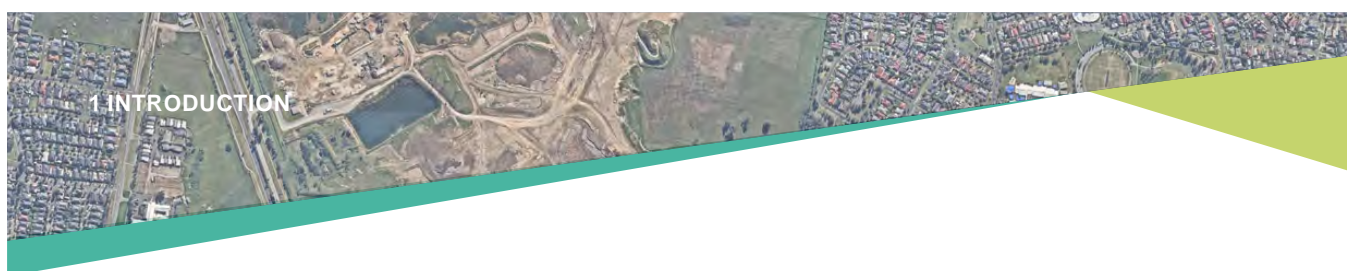


Figure 1: The Hampton Park Hill Development Plan Precinct Boundary, 2023





1.1 Purpose

The existing Hampton Park Development Plan was prepared by the former Shire of Cranbourne in the 1990s, around the time the landfill commenced operations. With the introduction of the Victoria Planning Provisions the plan was adopted as a Development Plan and Schedule 1 to Clause 43.03 of the Casey Planning Scheme applied to land within the Development Plan area. The formerly adopted *Hampton Park Development Plan 2015* applied to two areas: 'Hampton Park Central' and the 'Southern Hampton Park' areas. The Hampton Park Development Plan, in 2019 was divided into two separate Development Plans to avoid duplication.

The existing Hampton Park Development Plan was prepared more than 20 years ago and is no longer current or consistent with State Government strategic directions for the area.

The purpose of the Hampton Park Hill Development Plan is to provide a high-level framework plan that is consistent with the strategic directions of State Government as articulated in Plan Melbourne, SWRRIP and the Hub Plan. The Plan will provide guidance on land use, built form, connectivity, and servicing provision. It is under this framework that more detailed site planning, development, subdivision, and engineering design can take place.

The Development Plan will guide key elements of land use, built form, scale, connectivity and servicing provision and guide decision making on land use and development proposals.

The review of the existing Development Plan and preparation of the new Development Plan was guided by the Department of Transport and Planning

Practice Note 23 – Applying the Incorporated Plan and Development Plan Overlays.

The new Development Plan will be given statutory weight by the implementation of a planning scheme amendment to the Casey Planning Scheme to introduce a new schedule to the Development Plan Overlay. This new schedule will replace Schedule 1 to the DPO for this precinct.

The new Development Plan will play a significant role in the consideration of planning permit applications for use, development, and subdivision of land within the precinct, as proposals put forward must be generally in accordance with the approved Development Plan.

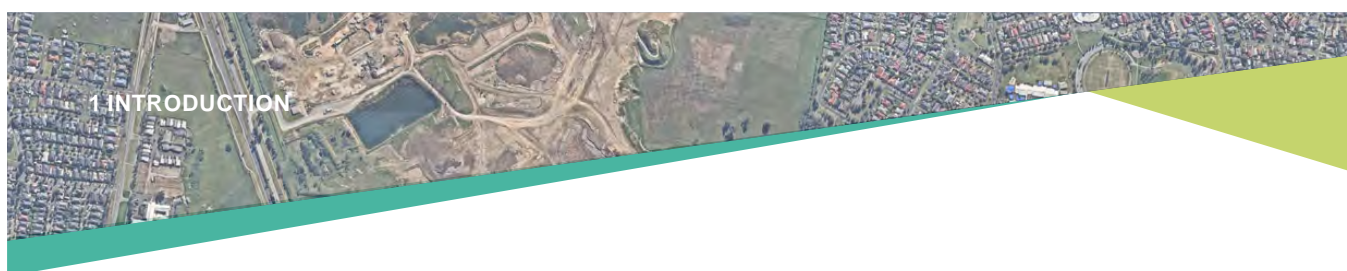
1.2 Development Outcomes

The Development Plan intends to build on the opportunities for the precinct to facilitate the waste and resource recovery needs of State Government and provide increased employment opportunities as well as secure public open space for the future leisure and recreational needs of the Hampton Park community.

Future land uses identified in the Development Plan now better align with current State Government strategy and policy to ensure consistent direction for existing and new development going forward.

It is expected that the Development Plan will result in the following broad benefits:

- » Provide a long-term vision for the land that can be implemented over-time.
- » An ability of the south-east metropolitan region to meet its waste and resource recovery needs and establish a circular economy.



- » Integrated land uses and well-designed site responsive buildings that improve the character of the area.
- » Recognise EPA recommended buffers for waste and resource recovery facilities and other land uses that have the potential for adverse off-site amenity impacts.
- » Provide economic benefits through future development and an increase in local employment opportunities.
- » Provide a large area of public open space for leisure and recreation purposes.
- » Provide landscaping, pedestrian and cycling pathway connections.
- » A permeable local road network.
- » Provide certainty for the community, investors, developers, and existing operators in the area.
- » Hallam Waste and Resource Recovery Hub Plan prepared by Metropolitan Waste and Resource Recovery Group
- » SUEZ Transfer Station Upgrade Overview prepared by Golder Associates Pty Ltd (For information purposes only).
- » Hampton Park Transfer Station Noise Impact Assessment prepared by ARUP (For information purposes only).
- » Business and Industry Consultation, 14 July 2022.
- » Community Consultation x 2 (18 July and 21 July 2022).
- » Landfill Community Reference Group and Lynbrook Residents Association 21 July 2022.

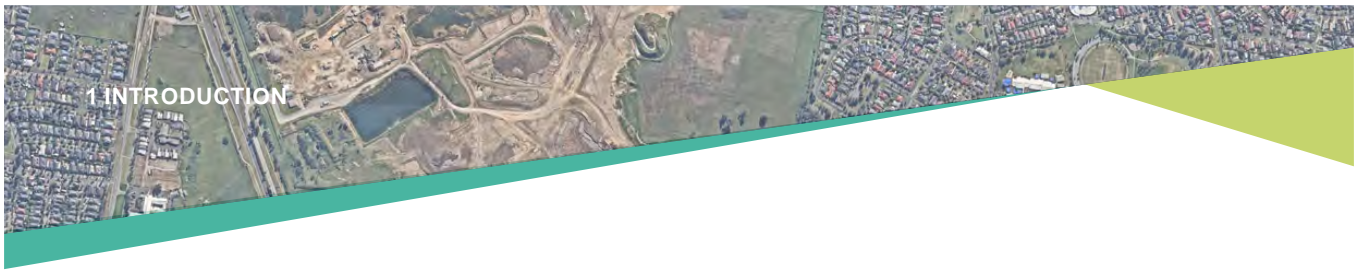
At the close of the consultation period, a total of 1068 submissions were received. Details of the submissions are summarised in the *Community Engagement Summary Report December 2022* prepared by Consulting by Design which accompanied the Council report presented to the 14 December 2022 Council meeting. All submissions received were included as an attachment to the report.

1.3 Community Consultation

The draft Hampton Park Hill Development Plan was placed on public exhibition for a period of six weeks, from 6 July to 14 August 2022.

The consultation process included:

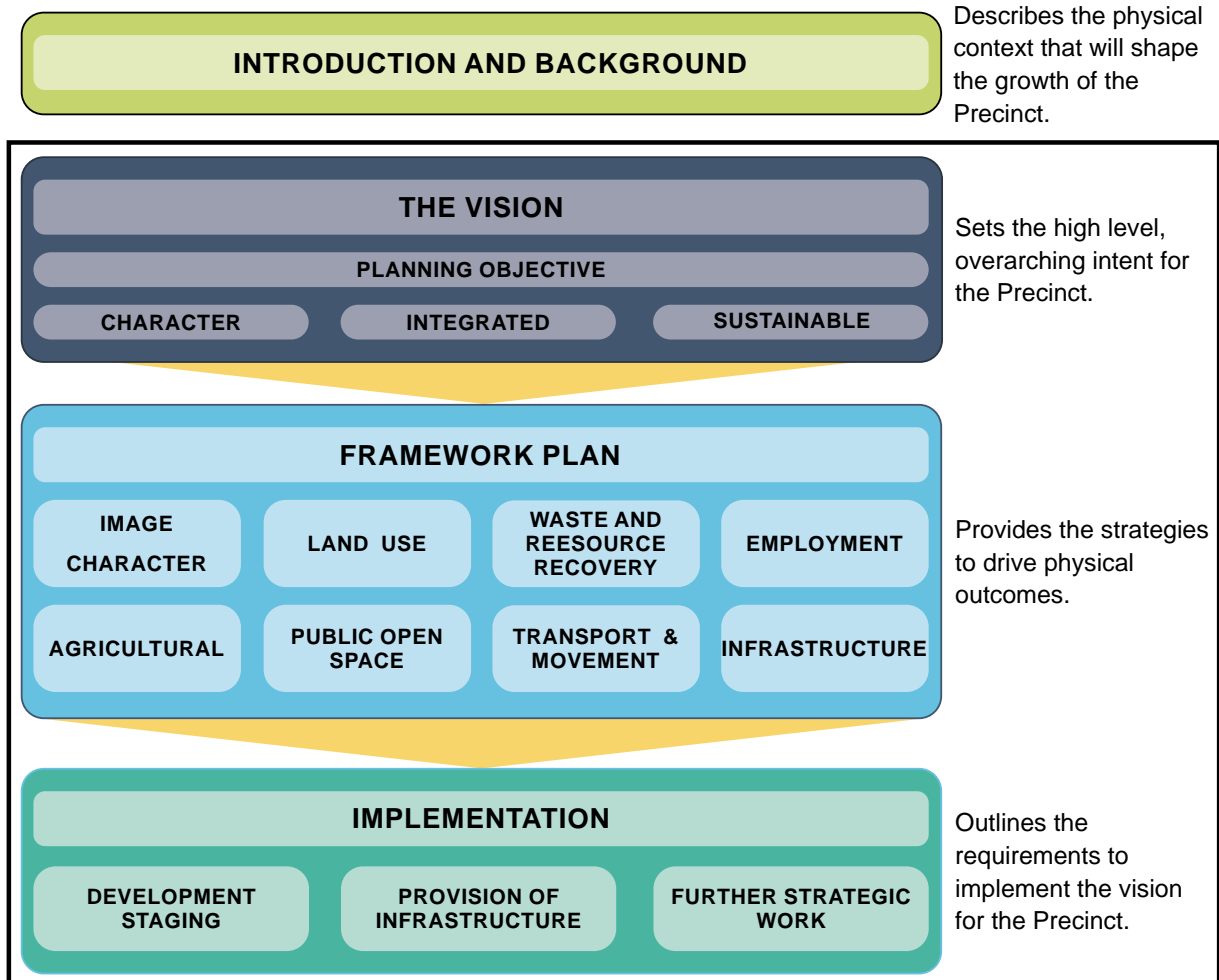
- » Notice of public consultation – letters sent out to 2,600 landowners and occupiers within the boundaries of the Plan and to residents within the buffer shown on the exhibited Plan.
- » Emails sent to other stakeholders including the Lynbrook Residents Association.
- » Local newspapers x 4 times.
- » Development Plan as well as supporting documents (detailed in Section 1.1) placed on the Casey Council webpage in addition to the following documents:




1.4 How to Read the Development Plan

As an assessment tool, this Development Plan outlines the following components which need to be considered as part of any future planning permit applications. *Figure 2* provides an overview of this Development Plan's components.

Figure 2: Development Plan Components





1 INTRODUCTION

Objectives: describe the desired outcome to be achieved. Objectives must be met.

Strategies (i.e. Requirements and Guidelines): specify how the objectives are to be achieved:

- » Requirements must be met.
- » Guidelines should be met.

Where a requirement is listed, no alternative shall be considered.

Where guidelines are listed, an application for an alternative design solution or outcome envisaged by the guideline which meets the objectives, may be considered to the satisfaction of the responsible authority.

Application requirements: specify additional information which must be provided to the responsible authority with planning permit applications.


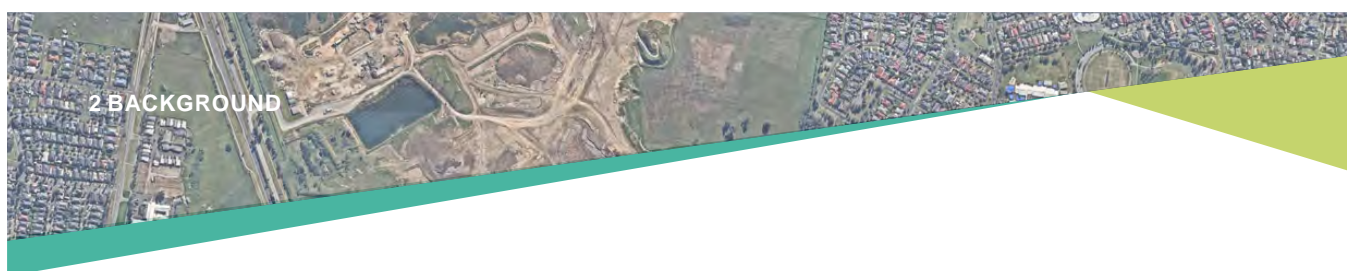


Image: Hallam Road
Landfill Gas Flares



2 BACKGROUND

Image: Hampton Park, 1989



The Development Plan covers an area of around 260 ha and is situated within the central area of Hampton Park near the neighbourhood activity centre (refer to *Figure 1*).

Historically, some of the land within the Development Plan was quarried in the 1950's, progressing from the northern portion of the Plan in a southerly direction, and later, in the 1990s, the quarry was used as a landfill, which is still in operation.

The land surrounding the Development Plan boundaries has been developed for residential purposes. The residential development to the north and west was developed in the early 2000's. Land to the east was farmland in 1991, but by 2005 was fully developed with dwellings, like the land on the southern side of Glasscocks Road.

Hallam Road and South Gippsland Highway form the western boundaries of the Development Plan area while the recently upgraded Glasscocks Road forms the southern boundary.

There are a range of services and facilities within 2km of the Development Plan area including primary schools, shopping centres (Lynbrook Village and Amberly Park neighbourhood activity centres), recreational facilities and the Lynbrook and Merinda Train Stations.

The land use within the Development Plan area has a 'waste and resource recovery' component along with a large area of land used for agricultural purposes. The land is also encumbered by several utility easements and land that is subject to flooding as well as land use buffers required for a few existing land uses.

Land use and constraints are discussed in more detail in the sections below.

2.1 Existing Land Uses

The principal land use within the Development Plan area is the landfill and associated activities. Other industrial and commercial activities also operate from the land including waste sorting and recycling, concrete batching plant, and construction and demolition recycling, nursery and garden supplies and agricultural activities.

2.1.1 Landfill

The Hallam Road landfill is currently in operation and first began receiving waste in the early 1997. The landfill is operated by Veolia Environmental Services Australia and has a planning permit which allows landfilling to continue until 2040. The landfill is licensed to accept putrescible waste, solid inert waste, and shredded tyres. The landfill and ancillary stockpile area as well as 'slimes' from the landfill water treatment occupies a large portion of the land included in the Development Plan area.

As the landfill cells fill, rehabilitation of these cells is completed progressively with landfill gas extraction already taking place in the rehabilitated cells.

It is expected the landfill operations will cease in the next 10 to 15 years (around 2035) and the remaining cells will be rehabilitated, with gas extraction expected to take place for many years to come based on the EPA's default aftercare period for a landfill following closure being 30 years.

Following capping and rehabilitation of the landfill including cessation of gas extraction, the land will be transferred to City of Casey for use as passive public open space.

When the landfill was first established, the recommended EPA buffer distance was much less

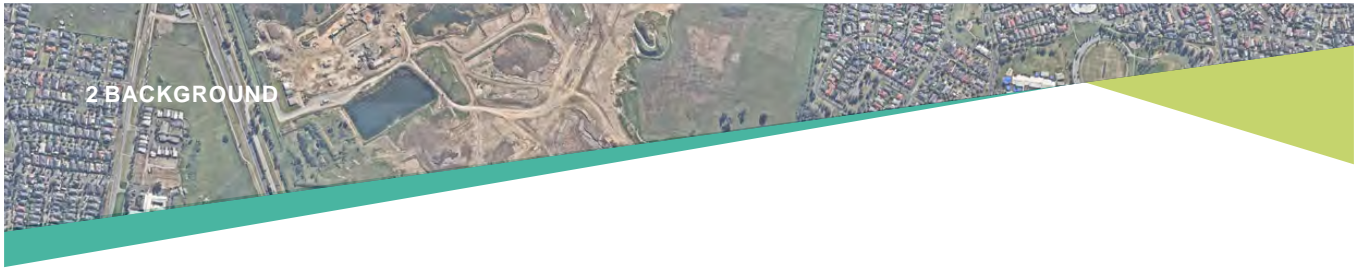
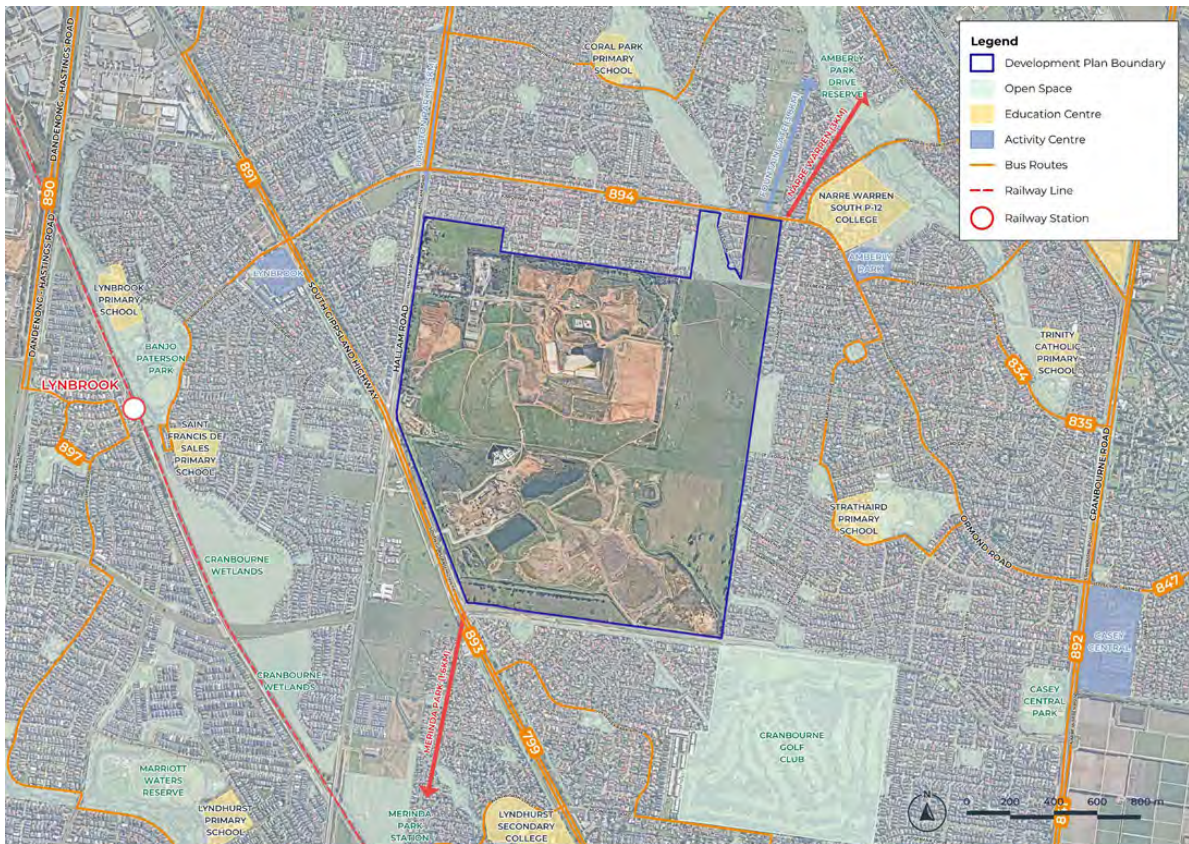
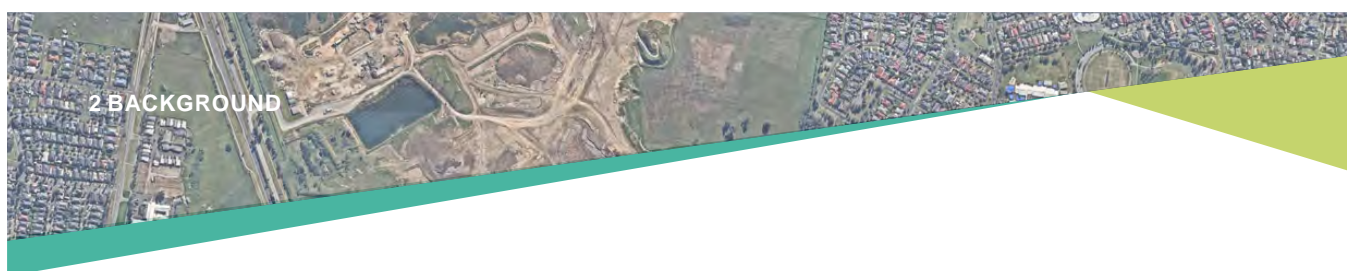


Figure 3: Surrounding Context Map





than that proposed by EPA today, and as a result, residential development was permitted close to the landfill. This has resulted in land use conflict between a legitimate operation and residential amenity.

2.1.2 LMS Energy

LMS Energy are the operators of the Hallam Road BioEnergy Facility located at the landfill site since 2005. The facility operates under an Operating Licence issued by EPA Victoria. LMS Energy capture and process landfill gas through their BioEnergy Facility. Gas extraction is currently taking place and will continue post landfill closure which will assist with EPA licence compliance and minimising carbon emissions in the City of Casey.

The infrastructure installed and works carried out by LMS Energy at the site represent best practice in accordance with EPA guidelines publication 788.3 and are a pivotal part of the post-landfill closure environmental management requirements. This facility is likely to continue to operate for a period of 30 years post landfill closure based on the EPA default aftercare period for a landfill.

2.1.3 Concrete Batching Plant

The concrete batching plant is located near the north boundary of the Development Plan adjacent to the existing landfill operations.

2.1.4 Materials Recycling (Construction and Demolition (C & D) Recycling facility)

The C & D Recycling facility is situated to the south of the landfill with frontage to Hallam Road. This facility was established in 2008 and services the south-eastern suburbs of Melbourne. The facility

accepts waste from renovations, redevelopments, and industrial land developments. Materials managed on site include reinforced concrete, clean concrete, asphalt, bricks, and mixed loads containing clean fill.

2.1.5 Outlook Environmental

Outlook Environmental operates the Hampton Park resource recovery centre and the Outlook recycled goods shop.

Outlook Environmental is a not-for-profit organisation that processes domestic waste and recycling. Customers can drop off goods for appropriate disposal or recycling through the facility.

This facility is located close to the entrance of the landfill operations.

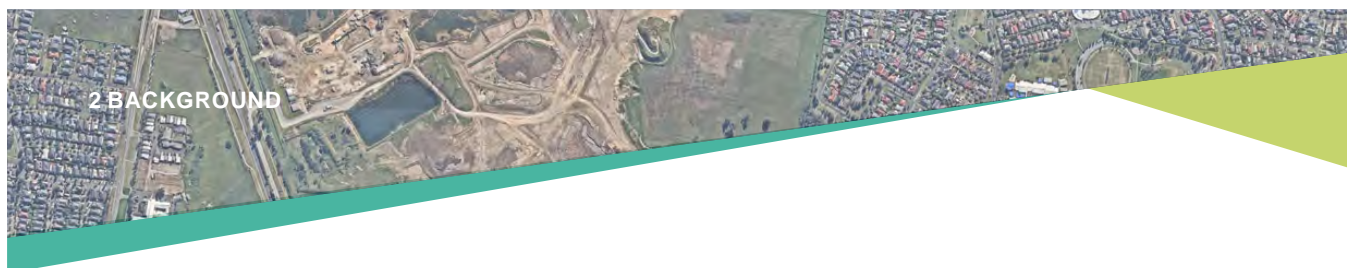
2.1.6 Agricultural land

Land to the east of the landfill is vacant and used for grazing purposes. This land is encumbered by the powerline easement, a significant floodway and the current EPA recommended buffer for landfills.

Land to the south, abutting Glasscocks Road is vacant with part being subject of a significant floodway.

2.1.7 Nursery and Garden Supplies

A plant and tree nursery operates from the site abutting the access point into the landfill while land at the corner of Hallam Road and South Gippsland Highway has been used and development for a nursery and garden supplies business.



2.2 Road Network and Access

The land within the Development Plan area abuts Hallam Road and the South Gippsland Highway to the west and south-west, both VicRoads declared arterial roads. Both arterial roads provide for two lanes of traffic in each direction separated by a central median.

Glasscocks Road abuts the southern boundary and has recently been upgraded to intersect with South Gippsland Highway and provides one lane of traffic in each direction.

A signalised intersection on Hallam Road provides road access into the landfill facility, concrete batching plant, LMS Energy and Outlook Environmental activities.

There are several vehicle access points along Hallam Road including three access points near the northern boundary of the Development Plan area, access to the nursery and garden supplies facility and access into the C & D facility from South Gippsland Highway.

2.3 Constraints

The land included in the Development Plan is encumbered by several easements and a significant floodway. These constraints need to be taken into consideration when determining the potential for future land use and development.

The land is relatively flat, except for the changes caused by quarrying and landfilling. The land drains to the north-east, into the Red River Gum Creek and Hallam Main Drain. The land to the east of the landfill is subject to inundation and drains northwards.

The land subject to inundation and flooding is

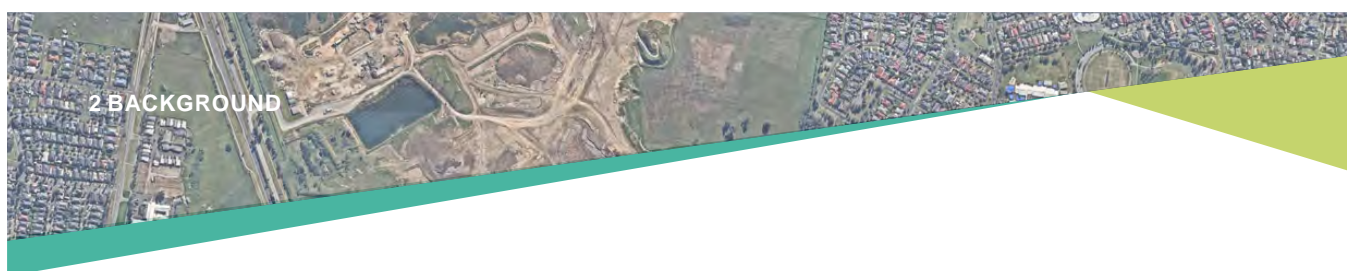
included in the Land Subject to Inundation Overlay and Urban Floodway Zone of the Casey Planning Scheme. Melbourne Water is the referral authority for planning permit applications triggered under these planning controls.

It is understood that future modelling work may be commissioned by Melbourne Water which may see changes to the extent of coverage of these planning controls.

Easements for major gas and electricity infrastructure traverse the land from south-west to north-east and the EPA recommended buffer for the landfill extends beyond the boundaries of the Development Plan area as show in *Figure 3*. Details of the easements and EPA recommended buffers as they currently apply in accordance with Clause 53.10 of the Casey Planning Scheme are outlined below:

- » Electricity transmission line and easement, together measuring approximately 155 metres in width.
- » High pressure gas pipeline, 20metre width easement and 240metre separation buffer.
- » EPA recommended 500metre buffer for the landfill operations.
- » EPA recommended 100metre buffer for the concrete batching plant.
- » EPA recommended 300metre buffer for the Construction and Demolition Facility.
- » Reverse 300metre separation buffer from residentially zoned land for C&D processing. The C&D processing equipment must be located at least 300metres from residentially zoned land.

AusNet Services provide guidelines on land use and development within the transmission line easement and the APA Group manage the high-pressure gas transmission pipeline that runs around



100metres north of Glasscocks Road in a south-east/west direction. Any works carried out within the separation buffer (measurement length) will require third-party works approval from the APA Group.

2.4 Buffers

The Environmental Protection Authority Victoria (EPA) is the regulatory body for landfills under the *Environment Protection Act 2017*. The EPA's purpose in regulating landfills is to protect the environment and surrounding community, including using buffers, to separate incompatible land uses.

The current default buffer for landfills accepting municipal putrescible waste is 500 metres. The EPA advises the 100metre buffer originally applying to the Hallam Road landfill when it was first in operation in the 1990s was increased to 500 metres due to an increased understanding of the risks associated with these types of landfills. This buffer applies to both operating and closed landfills of this type. In the case of operating landfills, the buffer is to manage the risk of landfill amenity and gas, while for closed landfills it is to manage the risk of landfill gas impacts only.

At the time the 100metre buffer applied to the existing landfill, residential development surrounding the landfill continued and now there are a substantial number of dwellings within the current EPA recommended buffer of 500 metres.

According to the EPA, it typically takes at least 30 years for a closed landfill to stabilise to the point where the potential for harmful landfill gas migration ceases. Refer to EPA publication *Best Practice Environmental Management: Siting, Design, Operation and Rehabilitation of Landfills*.

The EPA advises that the current 500 metre buffer recommended for landfills in EPA Publication 1518 is being reviewed. They advise that the buffer currently recommended by EPA may increase to a default buffer of 1500 metres for large putrescible landfills based on recent research into risks of harm to human health, amenity, and the environment because of pollution and waste.

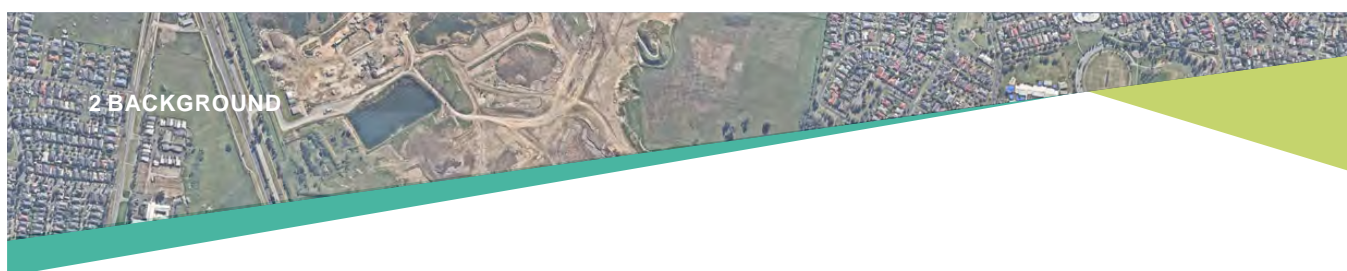
The EPA recently invited feedback on two new draft guidelines:

- » Landfill buffer guideline; and;
- » Separation distance guideline.

Consultation on the draft guidelines closed on 17 February 2023.

Once the draft guidelines are finalised the EPA intends to replace the current guidelines and have the new guidelines referenced in the Victoria Planning Provisions.

Until such time as the new guidelines come into force, it is considered the Development Plan should rely on the current provisions of the Casey Planning Scheme at Clause 53.10 (Uses and Activities with Potential Adverse Impacts) and the advice recommended in EPA publications when considering buffers for land uses. Clause 53.10 (Uses and Activities with Potential Adverse Impacts) in the Casey Planning Scheme outlines threshold distances for land uses and activities with adverse amenity impacts to sensitive uses. Land uses with the potential for off-site amenity impacts are listed in Clause 53.10. Where a proposed land use or activity exceeds the threshold distance, planning applications must be referred to the EPA, who is the relevant statutory referral authority in accordance with the Casey Planning Scheme.



It is considered it would be premature at this stage to consider future buffers that currently have little legislative weight. Future land use proposals will be assessed against the relevant planning controls that apply at the time when planning approval is sought, including EPA recommended buffers.

2.5 Potentially Contaminated Land

The planning system requires the consideration of potentially contaminated land, which includes landfill sites, in both the planning scheme amendment and planning permit process. Ministerial Direction No.1 – Potentially Contaminated Land and Planning Practice Note 30: Potentially Contaminated Land (July 202) provide guidance in this respect.

Consideration of Ministerial Direction No. 1 is given as part of a Planning Scheme Amendment process when a change in planning controls allow land to be used for a sensitive use as defined in the Victoria Planning Provisions.

The purpose of the above Direction is to ensure that potentially contaminated land is suitable for a use which is proposed to be allowed under an amendment to a planning scheme and which could be adversely affected by contamination.

This Development Plan sets out the future strategic land use framework which will evolve over three distinct stages. Sensitive uses as defined in the Victoria Planning Provisions will be prohibited in the Waste and Resource Recovery precinct and the Employment precinct. Public open space is proposed for recreational and leisure activities within the heart of the development plan area. Transfer of the land for recreational purposes may not occur for 10-15 years and rehabilitation of the land is required as part of an agreement with City of

Casey prior to the transfer of the land. The landfill site will become available for transfer to City of Casey only once the landfill is closed and gas extraction has ceased and the land rehabilitated. This parcel of land will be used for passive public open space purposes and may not be available for 30+ years.

At the time of the preparation of a planning scheme amendment, Ministerial Direction No. 1 is required to be addressed in the Explanatory Report. An exemption can be granted from the need to comply with the Direction at the amendment stage where it is considered inappropriate. Open space is an example where an exemption may be appropriate. Where an exemption is proposed, referral and discussion with EPA prior to submitting the amendment with the Minister for Planning is recommended.

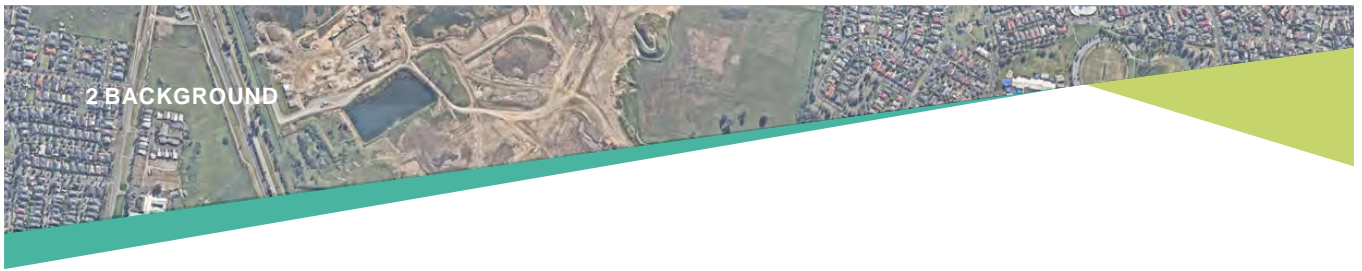
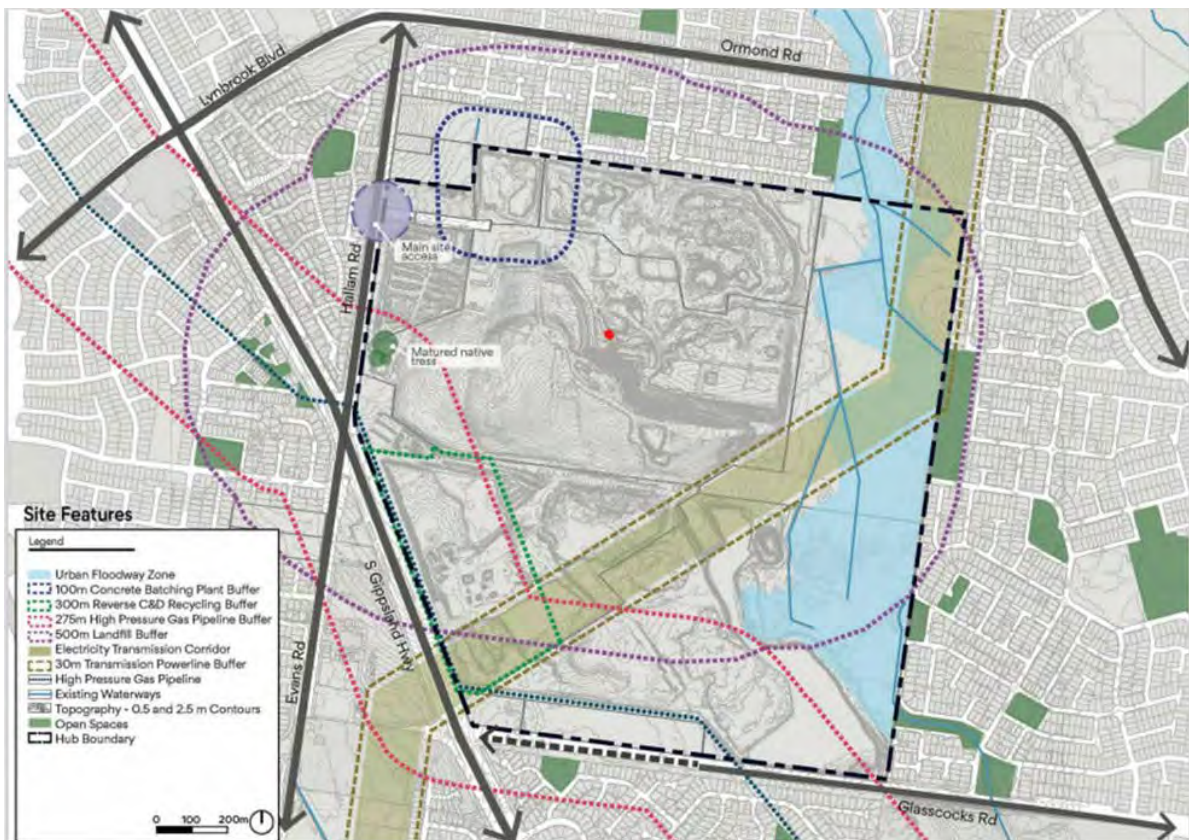
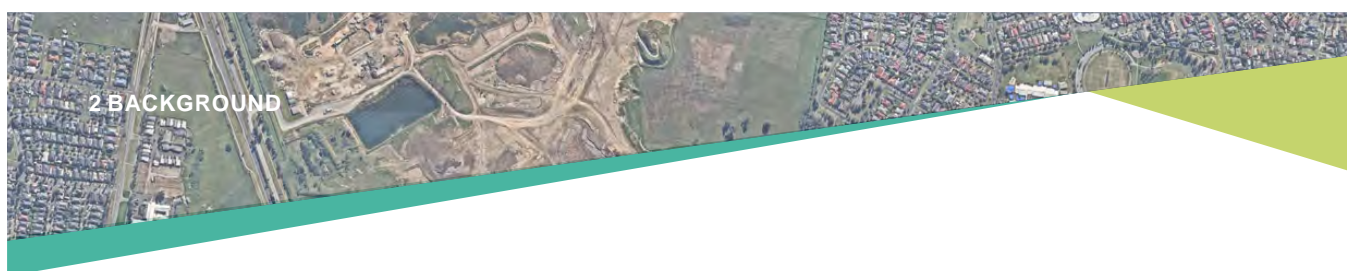


Figure 4: Constraints and Site features (Global South, May 2022)





2.6 Planning Context

2.6.1 Planning Policy Framework

The Casey Planning Scheme provides the policy framework for decision making for land use, subdivision, and development proposals. The planning scheme comprises of the State and Regional policy section, a local planning policy section applying specifically to the City of Casey, zones, and overlays as well as particular and general provisions. Separate zoning and overlay maps identify planning controls applying to individual properties.

Both the State and local planning policy framework have guided the preparation of the Hampton Park Hill Development Plan.

The following State planning policies provide the overarching strategic directions for the Development Plan. This includes *Plan Melbourne 2017-2050* and the *State-wide Waste and Resource Recovery Infrastructure Plan* (SWRRIP, 2018) and the *Hallam Road Waste and Resource Recovery Hub Plan 2021*.

Clause 11.02-1S Supply of urban land

The objective of this clause is to ensure that sufficient land is available for the needs of urban areas and to facilitate sustainable urban growth while meeting forecast demand. Planning for urban growth needs to consider the limits of land capability, natural hazards and environmental quality while maintaining access to productive natural resources and adequate supply of land for energy generation, infrastructure, and industry.

Clause 11.02-2S Structure planning

The objective of this clause is to facilitate the orderly

development of urban areas by ensuring the effective planning and management of land use and development through the preparation of relevant plans. This clause encourages comprehensive planning to ensure sustainable, high quality, frequent and safe local and regional activities are available for living, working and recreation for new communities.

Clause 12.03-1S River corridors, waterways, lakes, and wetlands

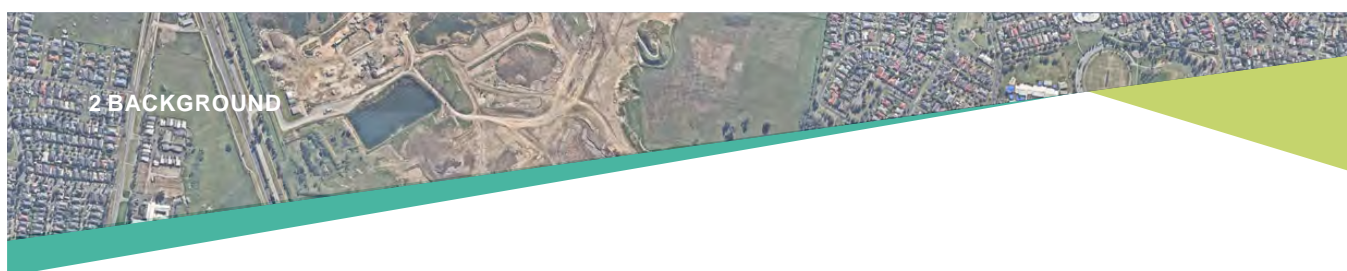
The objective of this clause is to protect and enhance river corridors, waterways, lakes, and wetlands. A strategy is to ensure development responds to and respects the significant environmental, conservation, cultural, aesthetic, open space, recreation and tourism assets of water bodies and wetlands. The Development Plan incorporates an area that is subject to flooding and the Red River Gum waterways.

Clause 13.04-1S Contaminated and potentially contaminated land

The objective of this clause is to ensure potentially contaminated land is suitable for its intended future use and development by ensuring that adequate information is provided regarding the risk of potential contamination.

Clause 13.05-1S Noise management

The objective of this clause is to minimise noise impacts on sensitive land use to ensure development is not prejudiced and community amenity is not reduced by noise emissions. The objective is to be met via a range of building design, urban design, and land use separation techniques as appropriate to the land use function and character of the area.



Clause 13.06S Air quality management

The objective of this clause is to protect and improve air quality. It seeks to achieve this through reducing transport impacts on air quality and ensuring that suitable separation of land uses is provided.

Clause 13.07-1S Land use compatibility

The objective of this clause is to safeguard community amenity while facilitating appropriate commercial, industrial, and other uses that may result in potential off-site effects. It encourages land uses to be sited in appropriate locations and to be developed using a range of building design, urban design, operational and land use separation measures.

Clause 15.01-1S Urban design

The objective of this clause is to create urban environments that are safe, healthy, functional and enjoyable and that contribute to a sense of place and cultural identity. The clause encourages development that contributes to quality of life through natural features and public realm amenity and to minimise detrimental impacts on amenity, the natural and built environment.

Clause 15.01-4S Healthy neighbourhoods

The objective of this clause is to achieve neighbourhoods that foster healthy and active living and community wellbeing. The design of neighbourhoods needs to include connected, safe and pleasant walking and cycling networks that promote active transport as part of daily life.

Clause 17 Economic development

This clause outlines to the need to provide for a strong and innovative economy, where all sectors are critical to economic prosperity. This clause

seeks to diversify the economy, create opportunities for innovation and research, ensure availability of industrial land and facilitate the sustainable operation of industry.

Clause 17.01-1S Diversified economy

The objective of this clause is to strengthen and diversify the economy by protecting and strengthening existing and planned employment areas and plan for new employment areas, and improve access to jobs closer to where people live.

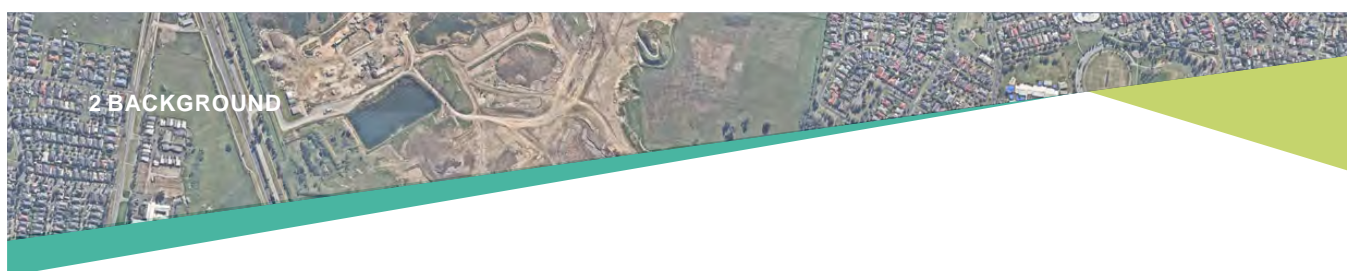
Clause 17.03-2S Sustainable industry

This clause aims to promote sustainable industrial development and operation. Strategies include co-locating similar industries, protecting industrial zones, separating sensitive uses from hazardous industries, and encouraging safe industrial activity in activity centres.

Clause 17.03-3S State significant industrial land

The area within the Development Plan is identified as being of State significance for 'waste and resource recovery' purposes which may include certain types of industrial uses where buffers may be accommodated within the precinct boundaries.

This Clause aims to safeguard industrial land of state significance by protecting industrial precincts from incompatible land use to enable future growth. The strategies in this clause include ensuring the availability of strategically located land for significant industrial development, particularly for industries and storage facilities requiring a significant threshold distance from incompatible uses. It also aims to protect heavy industrial areas from inappropriate development and maintain adequate buffer distances from sensitive or incompatible uses.



Clause 18 Transport

The objective of this clause is to support a safe, integrated, and sustainable transport system. The clause facilitates the following:

- » Greater access to social, cultural, and economic opportunities through integrating land use and transport
- » Integrated, reliable and coordinated movement networks for people and goods
- » Environmentally sustainable transport system that supports health and wellbeing through walking, cycling, and public transport

Clause 19.02-6S Open space

The objective of this clause is to establish, manage and improve a diverse and integrated network of public open space that meet the needs of the community. It seeks to ensure open space land is set aside and developed in residential areas for local use with bicycle and pedestrian links to amenities. It also seeks to ensure that the amount of open space available to a community is not minimised over time and that the identification of further land required for open space is transferred as such.

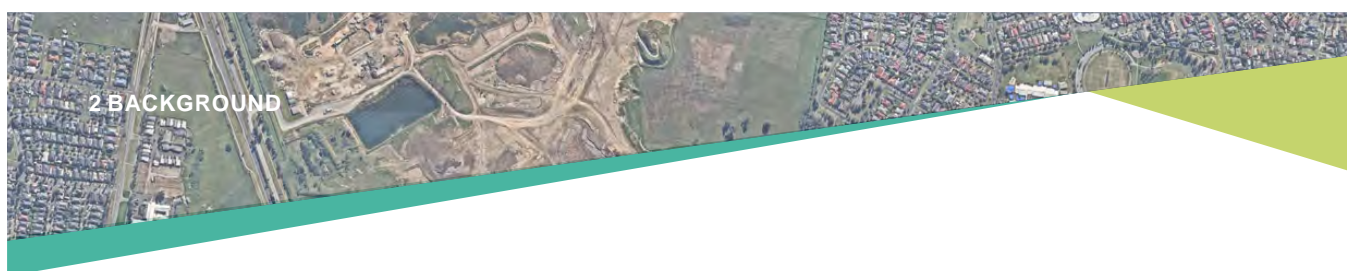
Clause 19.03 Development infrastructure

This clause includes objectives on infrastructure design and provision, integrated water management and waste and resource recovery. It encourages timely, efficient and cost-effective development infrastructure which meets the needs of the community and requires consideration of the Metropolitan Waste and Resource Recovery Implementation Plan.

Clause 19.03-15S Waste and resource recovery

The objective of this clause is to reduce waste and maximise resource recovery to reduce reliance on landfills and minimise environmental, community amenity and public health impacts. This clause puts in place strategies to ensure the following:

- » Identification and planning of future waste and resource recovery infrastructure needs
- » Protection of waste and resource recovery infrastructure against encroachment
- » Minimisation of impacts from waste and resource recovery facilities on surrounding communities and environment
- » Minimisation of groundwater, surface water, litter, odour, dust and noise contamination through rehabilitation of waste disposal facilities
- » Integration of waste and resource recovery infrastructure with land use and transport planning



2.6.2 Local Planning Policy Framework

The Development Plan has had regard to the following Clauses from the Local Planning Policy Framework (LPPF) of the *Casey Planning Scheme*.

Clause 21.04 Environment

The objective of this clause is to improve the health of City of Casey's built and natural environments through ecologically sustainable land use and development practices. The Development Plan implements several strategies under this clause including:

- » Retaining waterway capacity to enable waterways to perform their natural functions.
- » Ensuring water sensitive urban design initiatives are incorporated into the design and construction of subdivision and development.
- » Contributing to better air quality through integrated transport and land use planning.
- » Managing land use and development to minimise potential for land use conflicts.
- » Providing for effective and coordinated waste management that accords with the Metropolitan Waste and Resource Recovery Implementation Plan.
- » Managing Casey's suburban structure to create a more efficient suburban form, with improved accessibility, greater reliance on public transport and pedestrian/cycling networks, and energy-efficient subdivision design.

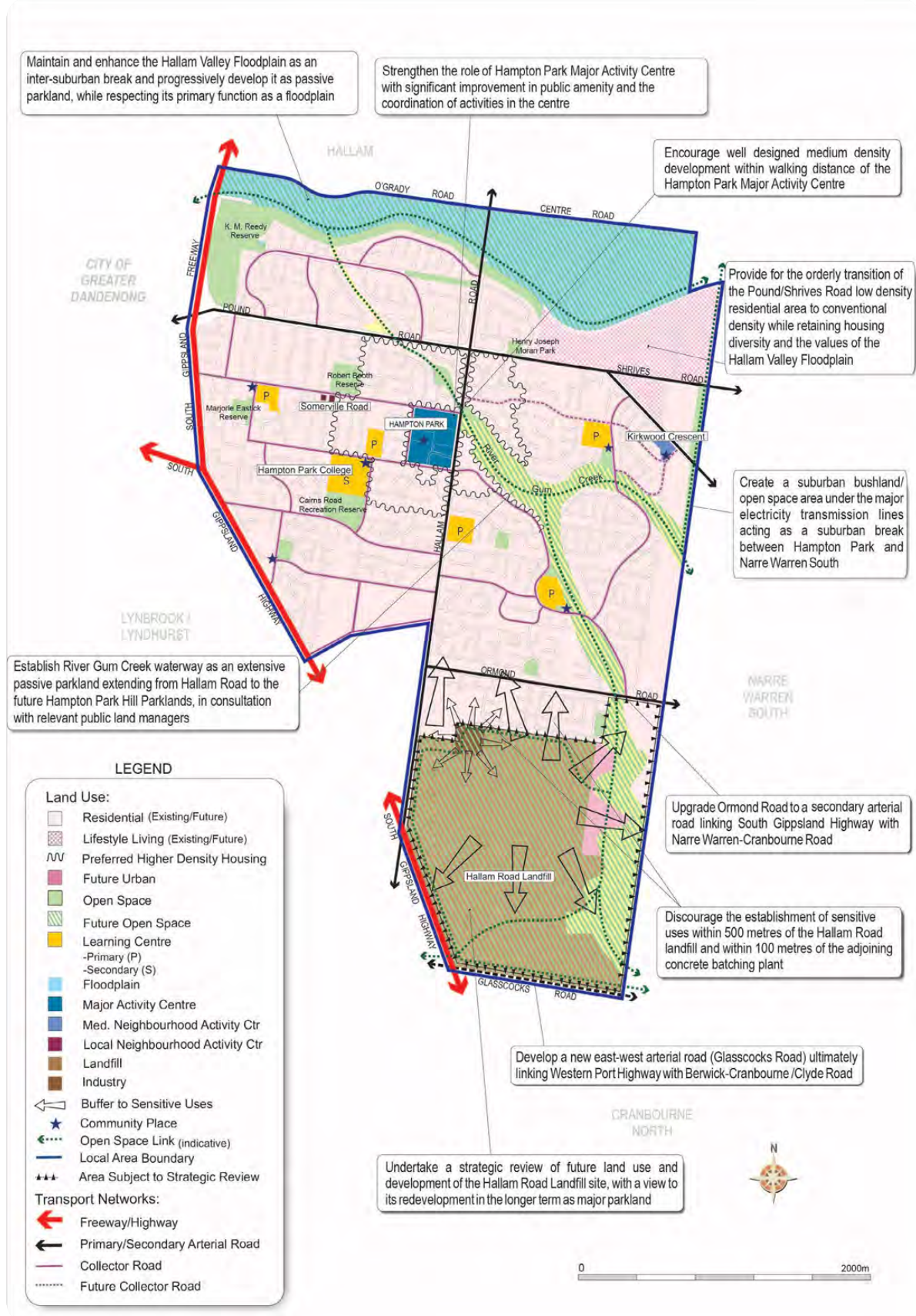
Clause 21.22 Hampton Park

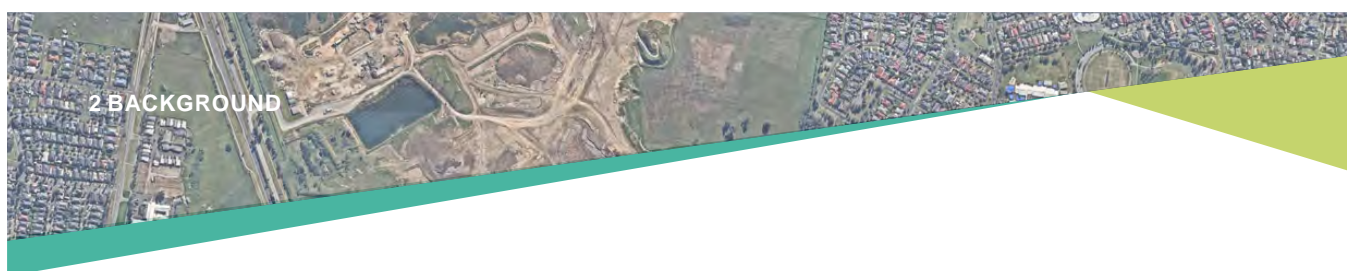
The objective of this clause is to recognise amenity constraints associated with existing industrial land uses in the precinct and to establish the land shown in the Hampton Park Local Policy map as a large, passive parkland. This objective is achieved through:

- » Discouraging the establishment of sensitive uses within 500 metres of the Hallam Road landfill and within 100 metres of the adjoining concrete batching plant.
- » Creating a suburban bushland and open space area under the major electricity transmission lines between the eastern branch of River Gum Creek and the Hallam Valley Floodplain to act as an inter-suburban break between Hampton Park and Narre Warren South.

Furthermore, this clause encourages a strategic review of future land use and redevelopment at the Hallam Road landfill site, with a view to establishing part of the precinct for a major parkland. *Figure 5* shows the relevant section of the Hampton Park local policy map.

The Hampton Park Local Policy Map is outdated and does not reflect the strategic directions of the SWRRIP or the Hub Plan for this area. Clause 21.22 of the Casey Planning Scheme will need to be updated to reflect the strategic directions of this Development Plan.

Figure 5: Hampton Park Hill Local Policy Map, Casey Planning Scheme



2.6.3 Planning Controls

Zones

Special Use Zone Schedule 1 (SUZ1)

Schedule 1 of the Special Use Zone (SUZ1) provides for use and development of land for earth and energy resources industry and encourages interim use of land compatible with the use and development of land nearby. It also encourages land management practises and rehabilitation that minimises adverse impact on the use and development of nearby land. Schedule 1 to the Special Use Zone will need to be replaced by a new Schedule to implement the strategic directions of this Development Plan. The SUZ1 applies to most of the precinct.

Urban Floodway Zone (UFZ)

The purpose of the Urban Floodway Zone is to identify and protect waterways, major flood paths, drainage depressions and high hazard areas within urban areas and maintain the free passage and temporary storage capacity of these water carrying features of the land. River Red Gum waterway and floodway is located near the eastern boundary of the Development Plan area and drains towards the Hallam Main Drain to the north. A planning permit is required for use and development (with few exceptions) and Melbourne Water are the referral authority in accordance with the Casey Planning Scheme.

General Residential Zone Schedule 1 (GRZ1)

The General Residential Zone Schedule 1 applies to two parcels of land within the Development Plan area located in north-western and north-eastern of the Development Plan. As the EPA recommended buffer for the landfill extends over most of the land in GRZ within the Development Plan area, the land

is no longer suitable for development for dwellings or other sensitive land uses. Therefore, it is proposed to rezone this land to the Special Use Zone with the new schedule. No changes are proposed to the zoning of the residential land outside of the Development Plan boundaries.

Public Park and Recreation Zone (PPRZ)

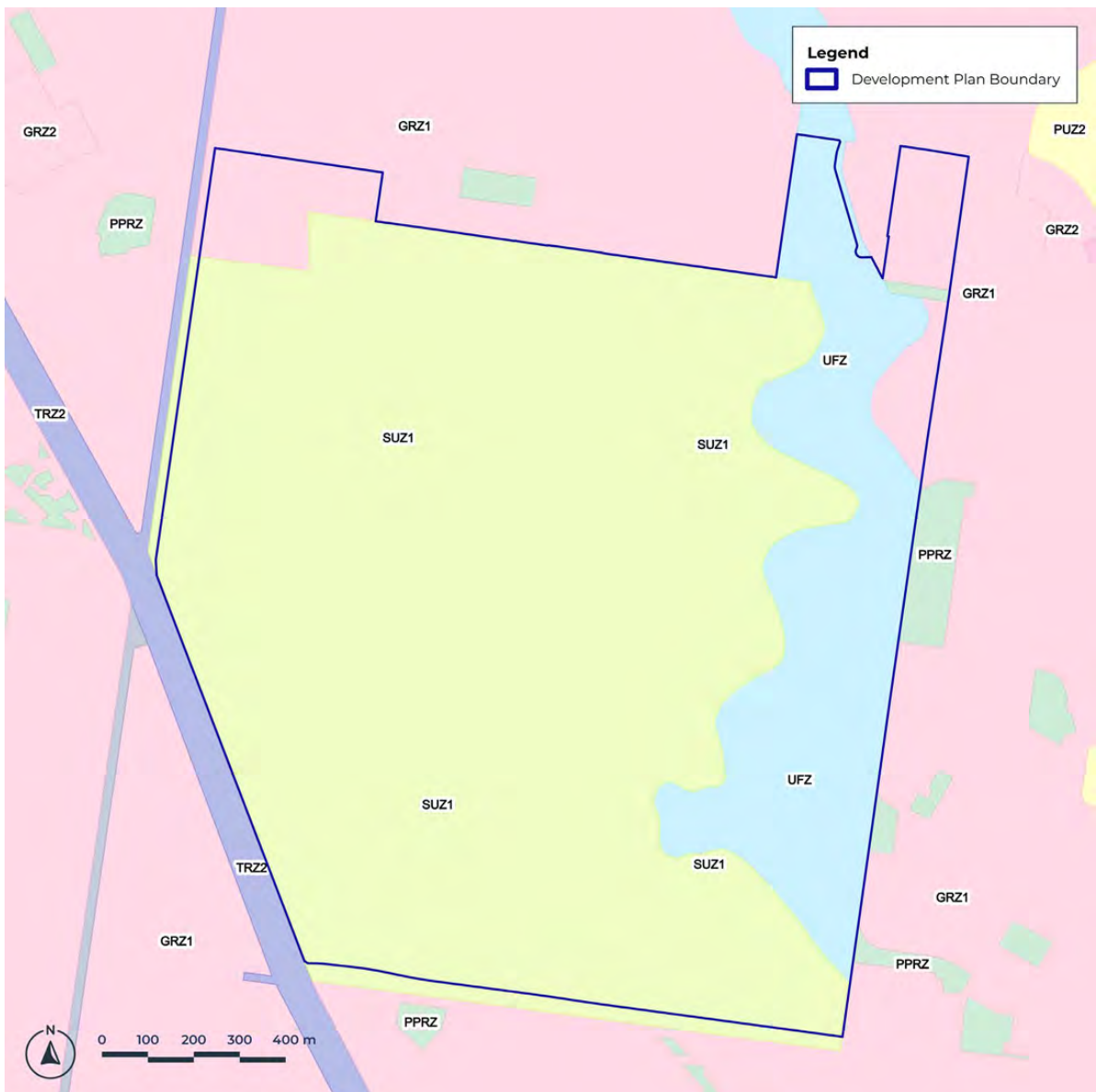
The Public Park and Recreation Zone (PPRZ) recognises areas for public recreation and open space. There are a few parks and linear pathways located outside but within proximity to the Development Plan area, along the eastern edge of the Development Plan area. The Development Plan considers the future recreation and leisure needs of the Hampton Park community by identifying the landfill and land directly to the north, for future public open space for passive and active recreational pursuits. The Development Plan also proposes future connections to and through the Development Plan area to the existing residential development nearby.

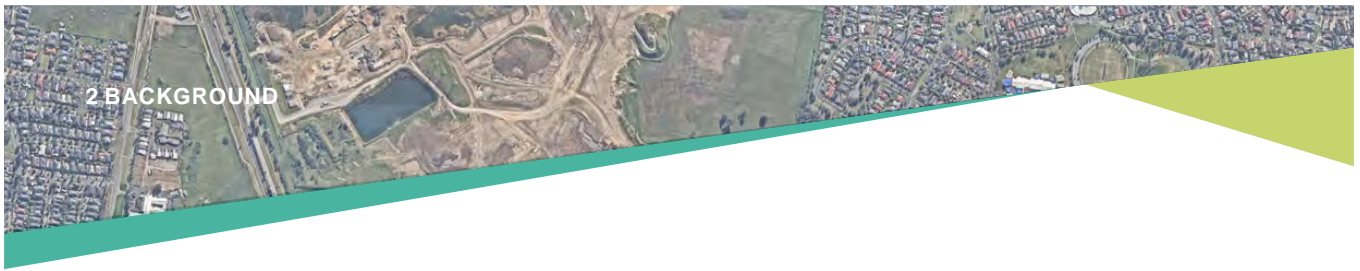
Transport Zone Schedules 2 (TRZ2) and 3 (TRZ3)

The Transport Zone Schedules 2 and 3 (TRZ2&3) identifies land being used or needed for transport land uses. TRZ2 is used for roads that form part of the principal road network and TRZ3 shows significant municipal roads.



Figure 6: Zones





Overlays

Development Plan Overlay Schedule 1 (DPO1)

The Development Plan Overlay Schedule 1 (DPO1) applies to all the land within the Development Plan area and beyond. (see *Figure 7*). The existing DPO1 exempts planning permit applications from the notice and decision requirements, and the review rights of third parties under the Act.

DPO Schedule 1 – Residential Areas requires a development plan to be approved by the responsible authority prior to a planning permit application being considered. The existing *Hampton Park Development Plan, 2015* extends across Hallam Road to the west to include a portion of the residential land. The 2019 Development Plan shows most of the land for public open space and residential development. This plan was prepared in the 1990s and is no longer consistent with the State Government strategic directions for this land. The Hampton Park Hill Development Plan seeks to replace the existing schedule to the DPO with a new schedule to guide the revised Development Plan.

Figure 7: Development Plan Overlay

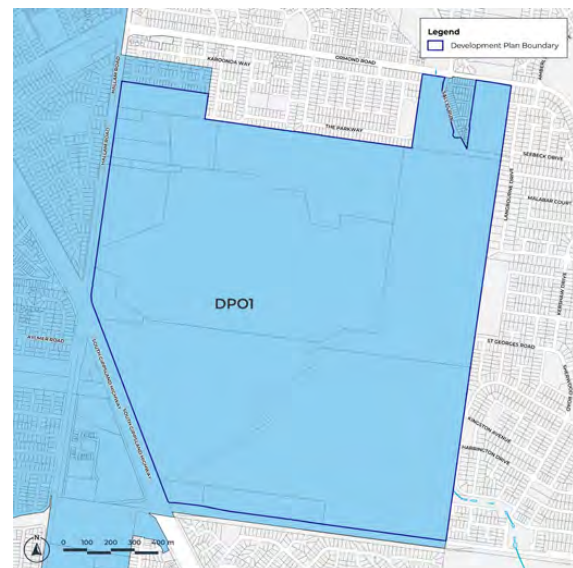
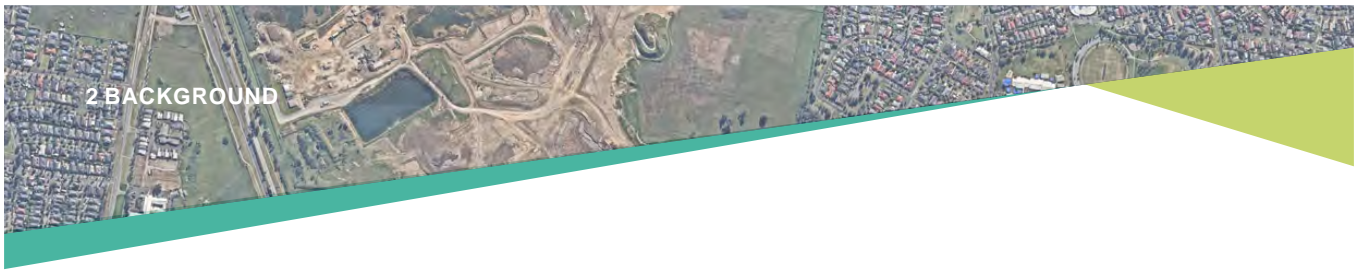


Figure 8: Hampton Park Hill Development Plan 2015 Map



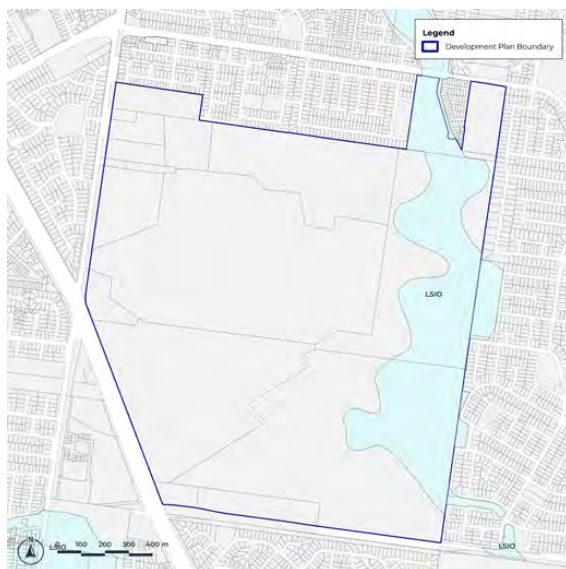


Land Subject to Inundation Overlay (LSIO)

The Land Subject to Inundation (LSIO) applies to land that is subject to inundation. The LSIO applies to the same land as the UFZ (see Figure 9).

As advised by Melbourne Water, the UFZ may not accurately identify the current 1% Annual Exceedance Probability (AEP) flood extent for the precinct. It is anticipated that further investigations will be undertaken either by Melbourne Water to accurately determine the extent of flooding, and to assess its impact on future land use and development within or adjacent to the UFZ.

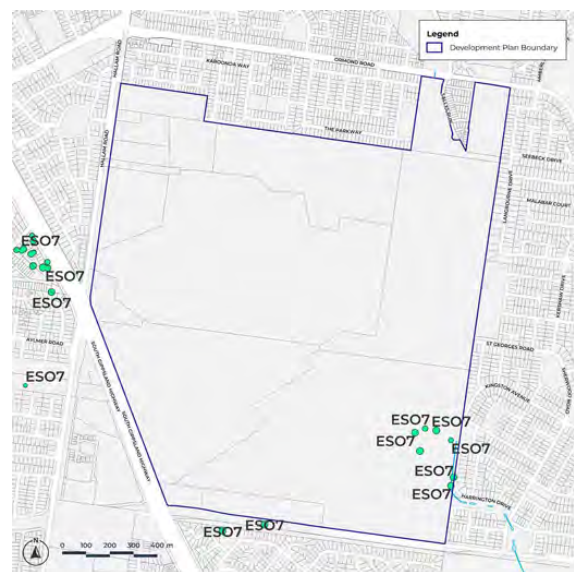
Figure 9: Land Subject to Inundation Overlay



Environmental Significance Overlay Schedule 7 (ESO7)

The Environmental Significance Overlay Schedule 7 (ESO7) Significant River Red Gums in Casey identifies the Cities' significant old-growth River Red Gums (*Eucalyptus camaldulensis*). The purpose of the ESO7 is to protect and conserve the River Red Gum trees as they are both important individually and collectively, for their intrinsic environmental, scientific, landscape and cultural heritage values. There are several River Red Gums located within the south-east of the Development Plan area as shown in Figure 10.

Figure 10: Environmental Significance Overlay

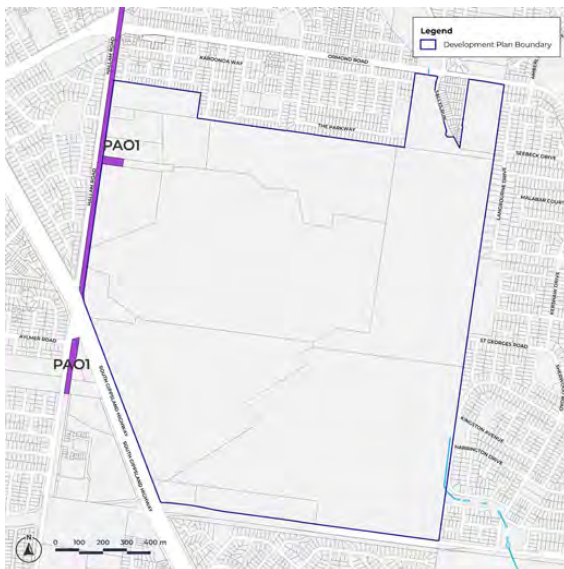


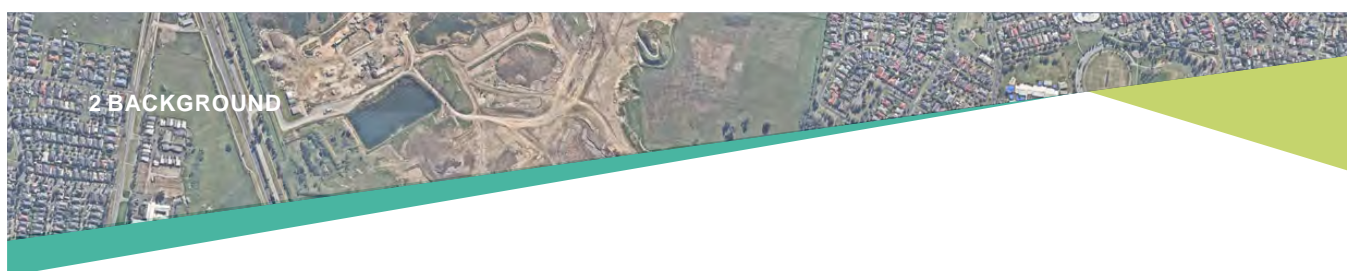


Public Acquisition Overlay Schedule 1 (PAO1)

The Public Acquisition Overlay Schedule 1 (PAO1) identifies land which is reserved and proposed to be acquired by Transport for Victoria for road purposes. As land included in this overlay along sections of Hallam Road has now been duplicated in 2020, the overlay is no longer required and is proposed to be removed from the land.

Figure 11: Public Acquisition Overlay





2.6.4 Strategic Policy Documents

The Development Plan has been prepared with a view of implementing relevant State and local policies, strategies, and guidelines. Relevant strategic State policy documents and their links to the Development Plan are summarised below.

Plan Melbourne 2017-2050, Department of Environment, Land, Water and Planning

Plan Melbourne 2017-2050 is the metropolitan planning strategy to manage Melbourne's growth and change. Direction 6.7 identifies waste management and resource recovery as an essential community service that protects the environment and public health and, seeks ways to recover (i.e., recycle and reuse) valuable resources. Waste and resource recovery infrastructure must be effectively integrated with land use planning to provide long term certainty as well as manage potential conflicts with incompatible land uses located nearby. The Development Plan actions Direction 6.7 by protecting waste management and resource recovery facilities from further urban encroachment and identifies locations for new waste facilities as well as employment opportunities elsewhere on the land within the Development Plan area.

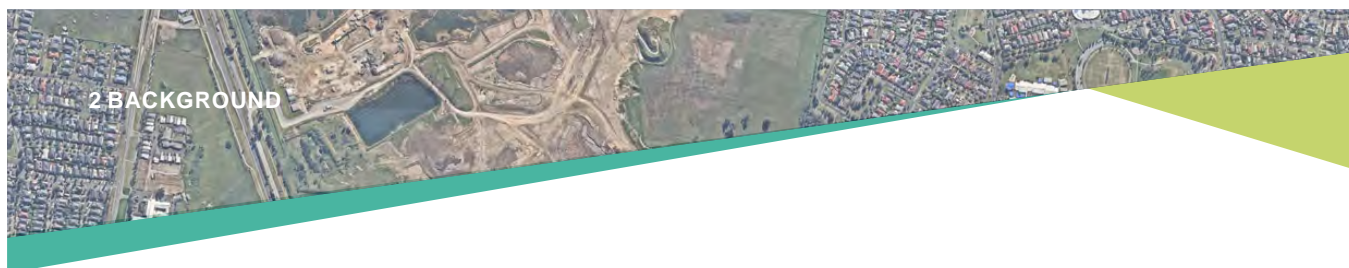
Melbourne Industrial and Commercial Land Use Plan (MICLUP) (DELWP, 2020)

The MICLUP State Policy aims to protect industry and infrastructure from encroachment of incompatible uses, including the protection of state significant industrial land and waste infrastructure. Part of the Hampton Park Hill Development Plan areas is identified for extractive industries due to the previous sand extraction use at the site. While the site is not currently identified for industrial land, the policy encourages Councils to prepare strategic work for precincts to guide future development of industrial land.

State-wide Waste and Resource Recovery Infrastructure Plan (Sustainability Victoria, 2018)

The *State-wide Waste and Resource Recovery Infrastructure Plan* (SWRRIP) aims to guide planning and investment in Victoria's waste and resource recovery infrastructure. The purpose of the SWRRIP is to create an integrated waste infrastructure system to reduce and manage expected volumes of waste.

As Melbourne's population increases, so does the waste produced by the community and industries, alike. A key constraint for waste infrastructure is the amount of suitable land available within the Melbourne region. Given there are not many locations where new waste infrastructure can be placed, the plan seeks to retain sites which are currently used for waste and resource recovery as a priority. The Hallam Road landfill and surrounds has been identified as one of the 22 hubs of State importance in Victoria for waste and resource recovery.



The SWRRIP uses the term ‘circular economy’ – an economy that maximises the productive use and reuse of valuable resources. Effective management of waste is critical to establishing a circular economy via recycling and reuse.

Metropolitan Waste and Resource Recovery Implementation Plan (Metropolitan Waste and Resource Recovery Group, 2016)

The *Metropolitan Waste and Resource Recovery Implementation Plan* (MWRRIP) developed by the Metropolitan Waste and Resource Recovery Group, is a document that sits under the SWRRIP and specifically considers the metropolitan Melbourne region. It sets out how waste and resource recovery infrastructure needs will be met for the region over a 10-year period. The MWRRIP describes how the strategic actions outlined in the SWRRIP will be implemented under the MWRRG’s jurisdiction. The MWRRIP has four strategic objectives:

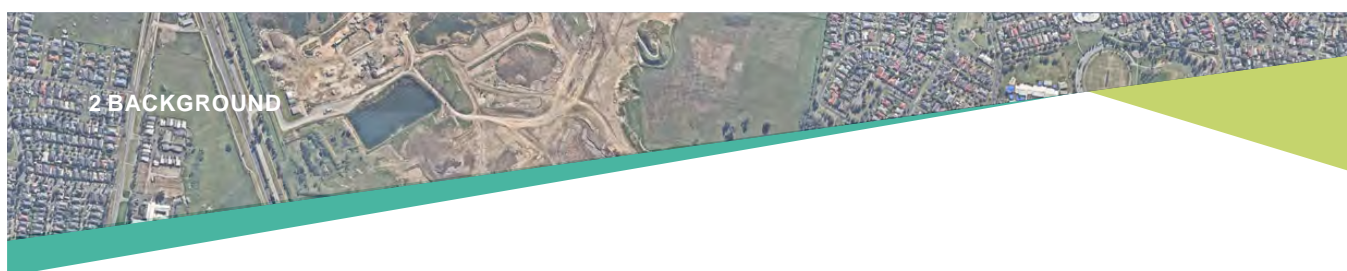
- » Reduce waste sent to landfill.
- » Increase organic waste recovered.
- » Deliver community, environmental and economic benefits.
- » Plan for Melbourne’s growing population.

Hallam Road Waste and Resource Recovery Hub Plan (Metropolitan Waste and Resource Recovery Group, 2021)

The *Hallam Road Waste and Resource Recovery Hub Plan* (Hub Plan) prepared by the Metropolitan Waste and Resource Recovery Group. The Hub Plan includes all the land as shown in *Figure 12* below and is identified as one of 22 ‘hub and spoke’ networks for the waste industry in the SWRRIP. The hub has proximity to the South Gippsland Highway and Hallam Road as key transport links. The Hub Plan builds on the strategic objectives of the MWRRIP which aims to identify what waste and resource recovery activities could occur in hub areas across the Victoria, and therefore what capacity Melbourne has for managing waste and resource recovery activities.

Figure 12: Development Plan Precinct Boundary and Hub Plan





The Hallam Road Hub Plan's (the Hub Plan) boundary differs somewhat from the precinct. The whole of the Hub Plan area is contained within the precinct boundary as shown in *Figure 12*.

The Hub Plan identifies the Hallam Road hub area as a valuable, well-located site for waste and resource recovery infrastructure to service the City of Casey, the region, and the State. The Hub Plan notes that the Hallam Road landfill has been in operation since the 1990's and will be reaching capacity within the next few years. As the Hallam Road landfill closes and rehabilitation and gas extraction take place, the Hub will transition away from waste disposal activities and focus on waste transfer activities and the resource recovery of inert materials, while also providing valuable public open space for the City of Casey in the longer term.

The Hub Plan found that several activities currently in the hub area are required to continue or expand, and suggested additional activities which should be explored to enable a circular economy. These activities include:

- » increased construction and demolition processing capacity.
- » other inert material processing, such as e-waste, plastics, metal, or glass recycling.
- » reprocessing infrastructure following the landfill closure, a need for consolidation and bulk haulage of household waste.

The Hub Plan also considers land located within the various buffer areas of waste and resource recovery facilities. For surrounding uses to be complementary to the future waste and resource recovery land uses they should be:

- » non-residential
- » resilient to dust, noise, and odour

- » promoting the principles of a circular economy
- » building industrial ecology relationships between businesses in the hub (e.g., one business uses a by-product of another business).

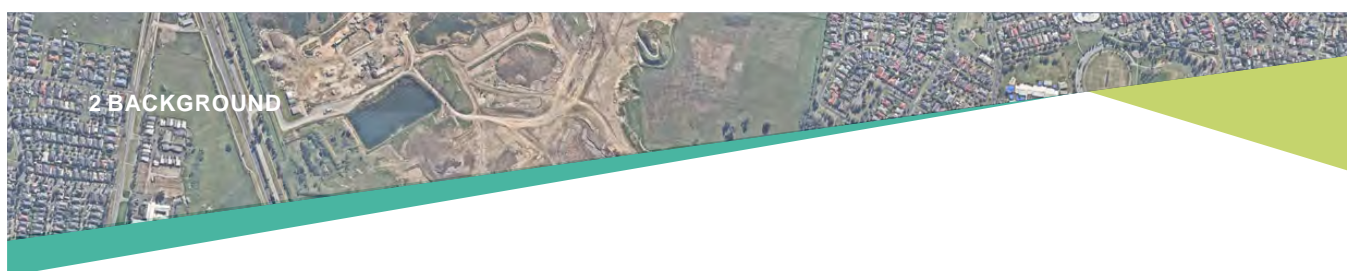
Recycling Victoria – A New Economy (DELWP, 2019)

Recycling Victoria is a policy and action plan to achieve more circular economy outcomes. It indicates the importance and need for a more circular economy and the need to be more sustainable with materials and resources via recycling and repurposing. The *Kerbside Reform*, also announced through *Recycling Victoria*, will create four separate streams (glass, organics, mixed recycling, and general waste) and will ultimately aim to reduce contamination and increase recycling of relevant materials, including glass and organics. Therefore, processing facilities for glass, organics and other relevant materials will be needed in the future.

Open Space Strategy (City of Casey, 2015)

The City of Casey's Open Space Strategy seeks to deliver a connected network of quality and diverse open spaces now and into the future to improve the liveability for residents and visitors. It recognises several benefits ranging through social, mental, physical, environmental, and economic.

While the Hallam Road landfill has not been specifically identified in the Strategy, an open space audit identified the suburb of Hampton Park as having a shortage of open space, particularly active open space. Transfer of the landfill site and land to the north once the rehabilitation and gas extraction has ceased will provide additional passive and active recreational opportunities to fill this gap in the future.



Housing Strategy (City of Casey, 2019)

The City of Casey's Housing Strategy recognises the changing household demographics in the municipality and identifies housing changes to address the changing needs of the community. The Strategy identifies locations suitable for different rates of housing change (minimal, incremental, and substantial change). The precinct and land within the landfill buffer are identified in the Housing Strategy as minimal housing change areas. However, as the land currently in the General Residential Zone within the Development Plan boundaries, is subject to the EPA recommended buffer, it is not suitable for development for dwellings or sensitive uses.

Casey – A Design City (City of Casey, 2022)

The *Casey – a Design City* document is a guide to promote design excellence in the built environment. The document highlights that good design creates benefits economically, socially, and environmentally and should be considered from the first stages of the development process. This document will assist in guiding future design of development as part of the planning permit process.

EPA Publication 1518: Recommended Separation Distances for Industrial Residual Air Emissions (EPA, 2013)

EPA Publication 1518 provides recommended separation distances for industrial activities from sensitive land uses such as dwellings. The activities listed in this publication generally fall under the heavy industry classification and have a high propensity of producing odour, noise, and dust emissions, therefore requiring separation distances from sensitive uses. Clause 53.10 of the Casey Planning Scheme includes a list of land uses that

require separation distances aimed at managing the potential odour or noise risk from uses listed in this clause.

EPA Publication 1642: Assessing planning proposals within the buffer of a landfill (EPA, 2017)

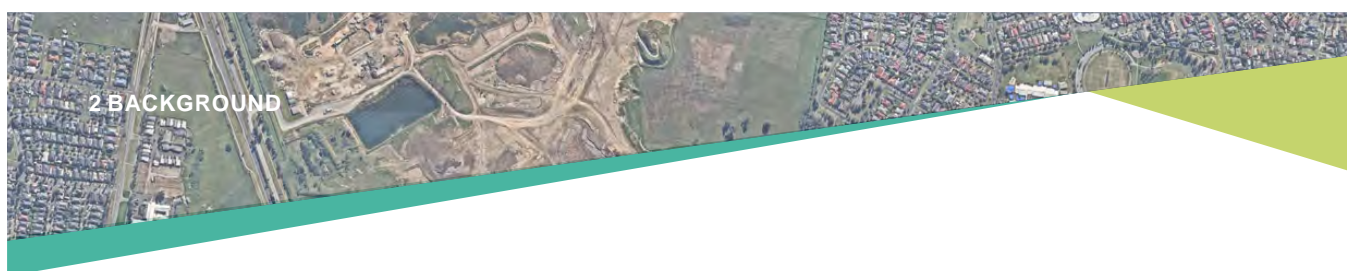
EPA Publication 1642 provides information and advice on assessing planning permit applications and planning scheme amendments that would lead to development within the separation buffer of an operating or closed landfill. The document includes guidance on understanding landfills and separation buffers, what reports a developer might be asked to undertake and how Council should assess the reports.

EPA Publication 788.3: Siting, design, operation, and rehabilitation of landfills.

This publication is the source document for best practice environmental management measures for landfills in Victoria. It considers the risk landfills pose to the environment and provides a guide for the measures required to meet legislative objectives. The recommended buffer for landfills is currently 500 metres. However, the EPA are currently reviewing the guidelines for buffers for landfills.

EPA Publication 1490.1: Closed landfill guidelines.

This guideline requires landfill operators to plan for and complete rehabilitation of landfill sites after they are closed. To ensure that the risks are appropriately quantified and managed, owners of closed landfill sites will be issued with pollution abatement notices that require the gathering of necessary information and date, the development of rehabilitation plans and aftercare management and monitoring Supportinprograms.



2.7 Supporting Documents

The Development Plan has been prepared by the City of Casey and has been informed and guided by the following technical reports:

Hampton Park Employment Land Needs Assessment (SGS, 2022)

An *Employment Land Needs Assessment* was undertaken by SGS Economics to understand the employment needs of the precinct and surrounding area. The study found that over the next 20 years the precinct should accommodate 58ha of new light industrial employment land in order to accommodate identified demand. The ideal location for the employment land is along the south-eastern portion of the precinct, adjoining Glasscocks Road. Post 20 years, the demand is likely to increase due to demographic changes and therefore there is a need for the provision for further employment land.

The study also found that heavy industry should not be in the precinct due to land constraints and that retail activities should not be considered as there are existing activity centres that can service the needs of the precinct.

Urban Design Interface and Context Report (Global South, 2022)

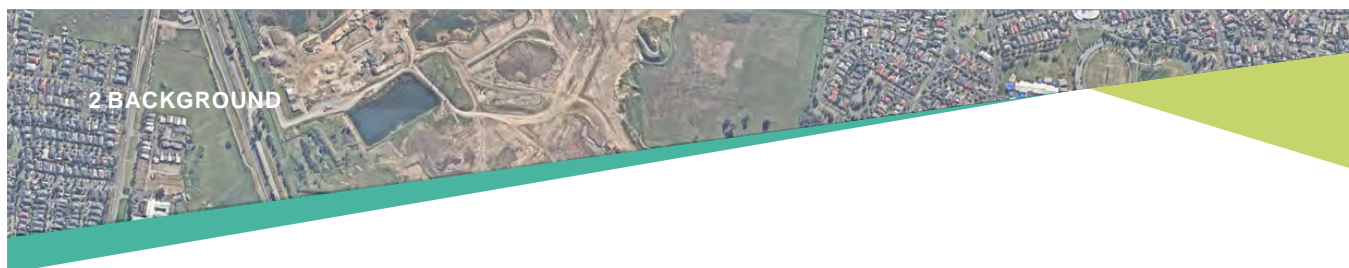
Global South were engaged to advise Council on urban design interface treatments for Hallam Road, South Gippsland Highway and Glasscocks Road as well as internal urban design treatments. The report includes a range of recommendations relating to building design, interface treatments, landscaping, and streetscape presentation.

Traffic Engineering Assessment (Traffix Group, 2022)

The Transport Planning and Traffic Engineering Report undertaken by Traffix Group makes recommendations for a future active transport and road access network within the precinct. The report also considers the traffic impact of employment land on the surrounding roads. The assessment found that proposed employment land would not cause unacceptable impacts on the existing road network.

Biodiversity Report (Ecological Consulting, 2022)

The Biodiversity Assessment report provides an evaluation of the potential biodiversity value of the land within the Development Plan area. It includes a review of background information, a field assessment, and a likelihood of occurrence assessment for significant species, including those listed under the *Flora and Fauna Guarantee Act 1988* and the *Commonwealth Environment Protection and Biodiversity Conservation Act 1999*. Also, the assessment includes the mapping of the extent of revegetation and incidental surveys for flora and fauna species, with an emphasis on recording dominant or commonly encountered species. The report identifies the potential for significant species and threatened ecological communities to occur, which can inform decisions related to land use planning, conservation, and management actions. The report includes recommendations for the future protection of the environmental features of the land.



Infrastructure and Servicing Report (Stantec, 2023)

The Hampton Park Hill Precinct Infrastructure Report assesses the existing drainage and utility services infrastructure to cater for the envisaged development of the precinct.

The report describes the existing trunk drainage and utility services infrastructure in the vicinity of the precinct, and its capacity to cater for development based on authority advice at the time of its preparation.

The report provides information relating to stormwater, water supply, sewerage, electricity, telecommunications and gas supply infrastructure and capacity.

SUEZ Transfer Station Upgrade Overview (Golder Associates Pty Ltd, 2022)

Golder Associates Pty Ltd prepared a report for a future commercial transfer station proposal on land near the landfill site within the Development Plan area. The report provides information on the need for the transfer station and details of the proposal including a site concept plan, design of the building, volumes of waste accepted per year, and hours of operation. Section 8 of the report provides information regarding Community Engagement processes. An Air Quality and Noise Assessment was undertaken by Golder Associates and appended to the above report.

Under the *Environment Protection Act 2017* and *Environment Protection Regulations 2021*, large waste and resource recovery facilities are required to obtain a Development Licence and an Operating licence from EPA. In addition, a planning permit is also required under the provisions of the Special Use Zone of the Casey Planning Scheme.

Hampton Park Transfer Station Noise Impact Assessment (ARUP, 2022)

Council sought the advice of ARUP to understand the noise implications of a new transfer station within the precinct. ARUP used information provided by the developer of a proposed transfer station to undertake a noise impact and modelling assessment. The report found that with standard noise mitigation measures a transfer station could be developed within the precinct with minimal impact on the surrounding residential land.



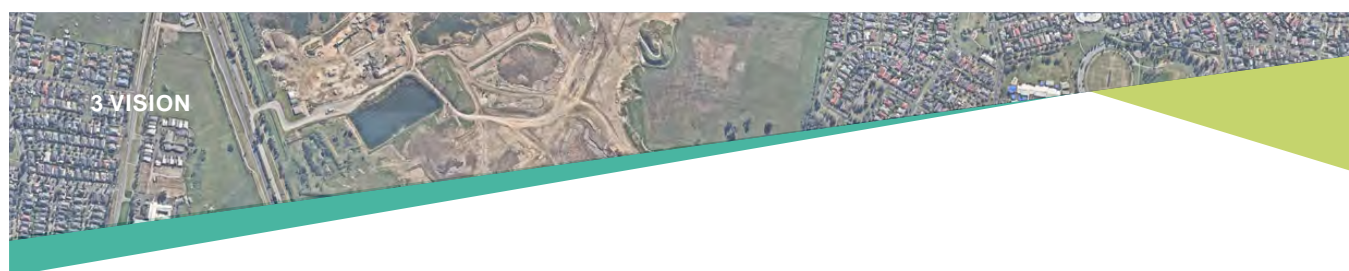
3 VISION

Image: Wilson Botanic Park, Berwick, 2020

Image: National Tree Planting Day, 2019

VISION

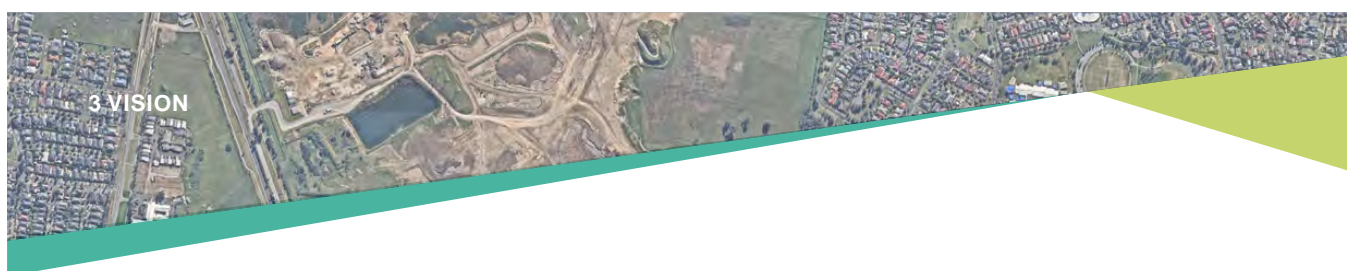
Hampton Park Hill Development Plan vision is to enhance the well-being of the community by transitioning land uses that support a circular economy with an emphasis on complementary waste and resource recovery land uses, together with future public open space and employment opportunities, for the benefit of the wider community.



3.1 Objectives

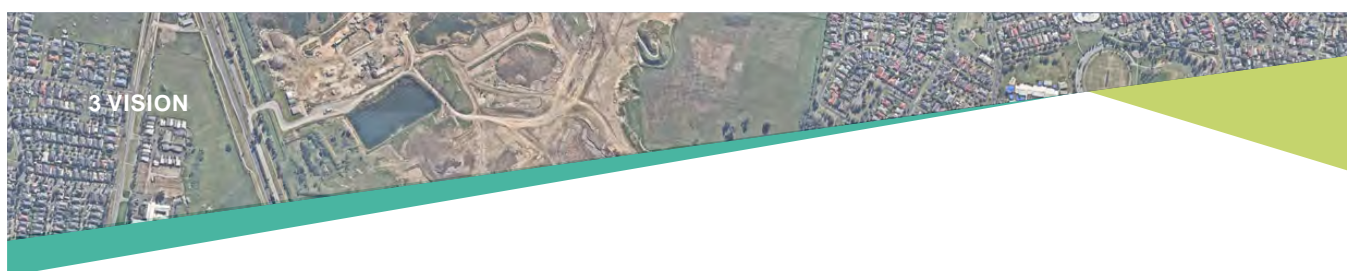
The vision will be realised through the three land use framework plans in Section 3.2.

Character	
O1	To facilitate the gradual transition of the precinct over three distinct development phases to a circular economy with an emphasis on waste and resource recovery in line with the staging Framework Plans.
O2	To develop a distinctive urban landscape character for the area which integrates future land use and development.
O3	To mitigate and manage the risk of gas migration associated with the existing landfill through rehabilitation plans and aftercare management and monitoring programs.
O4	To ensure that future land uses are compatible with the existing land uses surrounding the precinct.
O5	To encourage agricultural and horticultural land use activities and land management practices that are compatible with the Urban Floodway Zone and Land Subject to Inundation Overlay.
O6	To discourage residential development or sensitive uses within the landfill separation buffer.
O7	To optimise employment opportunities through an appropriate mix of land use activities.
O8	To encourage building design that enhances the streetscape presentation of the external and future internal road networks.
Integrated	
O9	To ensure that future public open space is well designed, fit for purpose and connects with surrounding residential areas as well as future employment land.
O10	To encourage the coordination and staging of development to ensure the delivery of infrastructure and servicing requirements are provided in an orderly fashion and funded by developers.
O11	To provide a road hierarchy incorporating a collector and local road networks including identification of public transport routes and stops.
O12	To establish an integrated and sustainable transport network that maximises access to public transport and encourages walking and cycling within the area.
O13	To manage and minimise the risk of off-site amenity impacts of waste and resource recovery industries, through EPA recommended separation buffers, siting, building design, landscape interventions and operational measures.
O14	To facilitate convenient pedestrian and cycling connections throughout the site and beyond.



Sustainable

- | | |
|------------|--|
| O15 | To encourage well designed, environmentally sustainable development that enhances the streetscape and amenity of the area. |
| O16 | To encourage the protection and conservation of environmental features of the area. |
| O17 | To ensure future public open space is located on land that is appropriately rehabilitated and fit for purpose. |
| O18 | To encourage the protection of the ecological benefits of the Hallam Valley floodplain and River Red Gum waterway for long-term preservation for public use. |
| O19 | To encourage a suburban bushland and open space corridor under the major electricity transmission line. |
| O20 | To encourage the integration of water sensitive urban design into new development. |



3.2 Framework Plans

The long-term vision of the Development Plan will be realised over three distinct timeframes as show in the framework plans below.

The three timeframes relate to the operation, closure, rehabilitation, and gas extraction of the landfill. The various staged plans show existing and future land use opportunities, existing and future infrastructure requirements for road network, and the transition of land to future land uses including public open space. The framework plans also shows the current EPA recommended buffers required for existing land uses that have the potential to result in off-site amenity impacts, as well as easements, and land subject to flooding.

The three stages are:

- » Stage 1 – Current to closure of landfill (2023 to 2040)
- » Stage 2 – Landfill rehabilitation and gas extraction
- » Stage 3 – Ultimate Scenario

3.2.1 Stage 1 – Current to closure of landfill (2023 to 2040)

This stage anticipates that most of the existing land uses will continue to operate into the short term future.

Landfill

The landfill has approval to operate until 2040 but may cease operation within the next 10-15 years depending on the filling capacity of the remaining cells. Rehabilitation of landfill cells that have reached capacity is taking place and extraction of gas by LMS Energy is currently occurring.

Gas Extraction

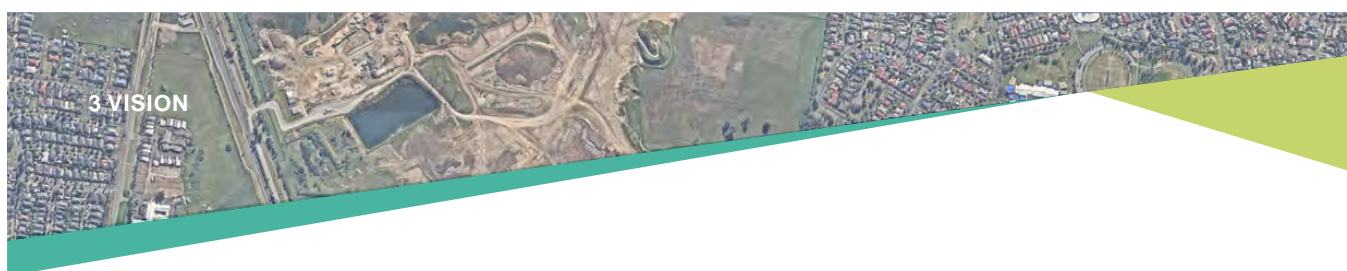
LMS Energy's Hallam Road BioEnergy Facility's infrastructure and assets are located near the landfill site. This facility will continue to provide biogas recovery and carbon abatement services post the landfill closure. This activity is essential in managing the extraction of gas emissions from the landfill and to considered to align with the future

vision for the land. Future uses proposing to locate in proximity to the facility should consider the long-term nature of this activity.

Buffers

While the landfill continues to operate, the buffer recommended by the EPA will apply to surrounding land and will need to be considered for future land use proposals that require planning approval that are within the buffer. Residential development and sensitive land uses will not be supported within the recommended EPA buffer for the landfill.

While the existing concrete batching plant continues to operate, the buffer recommended by the EPA will apply to surrounding land. This includes part of the land currently in the General Residential Zone to the north-west.



Waste and Resource Recovery

Land identified for Waste and Resource Recovery has the potential to be used for a range of activities, providing any recommended EPA buffers can be contained within the boundaries of the Development Plan or can be reduced subject to the submission of a risk assessment prepared by a suitably qualified person that is supported by the EPA.

Land uses with the potential for off-site amenity impacts should only be supported if buffers recommended by the EPA are contained within the boundaries of the Development Plan or can be reduced subject to the submission of a risk assessment prepared by a suitably qualified person and supported by the EPA.

Residential

Given the extent of existing buffers, it is intended that land currently in the General Residential Zone – Schedule 1 within the landfill buffer will be rezoned to the Special Use Zone with a new schedule that will prohibit 'sensitive land uses' as defined in the Casey Planning Scheme which includes dwellings.

Such land includes the following:

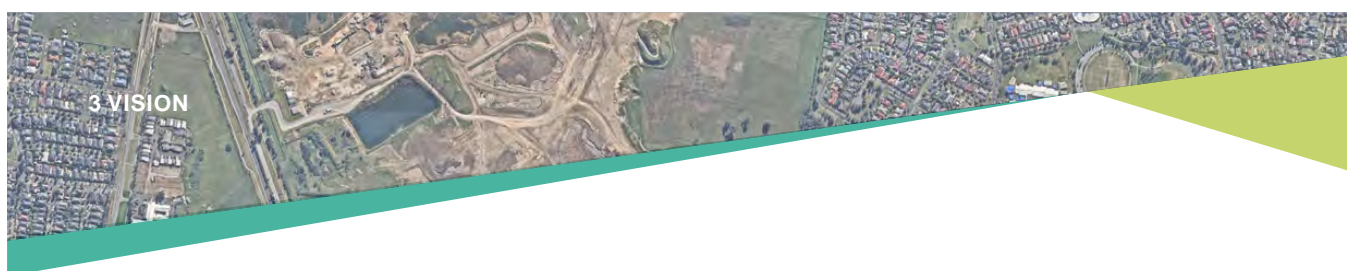
- » Vacant land in the General Residential Zone – Schedule 1 in the north-west corner of the Development Plan has been identified for Employment B. Future land uses in this precinct will need to be responsive to the amenity of residential development nearby.
- » Vacant land to the east of the Urban Floodway Zone currently in the General Residential Zone – Schedule 1 has been identified for agriculture land uses.

Employment

The land shown as employment will be vital in terms of facilitating circular economy outcomes for the overall precinct. Large lot subdivision is encouraged within this area with opportunities for industrial uses that are complementary to waste and resource recovery activities subject to meeting any planning scheme criteria.

The employment land within the southern area of the Development Plan is expected to develop before the land in the area identified for Waste and Resource Recovery with frontage to South Gippsland Highway.

The vacant land in the north-west corner of the Development Plan has been identified as 'Employment B' and expected to develop in the short-term with activities that will be compatible with nearby residential development. Development in this location will need to be site responsive and achieve high quality design outcomes that respect the sensitive interfaces. In this respect, landscaping, acoustic treatments, and setbacks will play an important role in development proposals for this area.



Public Open Space

With the development and future subdivision of the employment land abutting Glasscocks Road, a portion of the land is to be set aside for a local park as part of the Public Open Space contribution requirement. The land should be unencumbered and generally in the location shown in the Framework Plan. The local park should have two road frontages and be easily accessible for employees and the community on the south side of Glasscocks Road. The local park should be suitably improved with playground equipment, seating, landscaping, and shade structures prior to transfer to Casey Council.

The land to the north of the landfill cells has the potential for use as public open space and may become available for transfer to Casey Council during this period.

Agriculture

Land to the east that is constrained by the existing floodway and transmission line easement as well as the EPA buffer for the landfill is not suitable for residential or industrial land use and development and therefore will continue to be available for agricultural activities. There is the opportunity to use this land for a range of agricultural and horticultural activities, subject to planning approval, as required.

Infrastructure

Infrastructure and servicing requirements including provision of or upgrading of road networks and/or wetlands will rest with developers to fund and provide as part of any planning approval for use, development, and subdivision of land.

Melbourne Water advised the Urban Floodway Zone may not accurately identify the current 1% Annual Exceedance Probability (AEP) flood extent. During this period, it is likely that Melbourne Water will commission a review of the floodway included in the Land Subject to Inundation Overlay and Urban Floodway Zone. Updated modelling would be required to determine the extent of flooding and would need to take into consideration future development within the catchment area. Provision of a wetlands may be required to manage stormwater run-off relating to future development.

Melbourne Water would be the lead agency in this regard.

Urban Design

Urban Design treatments including landscaping, shared user paths will be required as part of any development proposal.

Planning Requirements

Prior to planning approvals being granted for land use and development, an environmental audit must be prepared by an EPA registered suitably qualified person that demonstrates that the land is not contaminated and suitable for the purposes proposed.

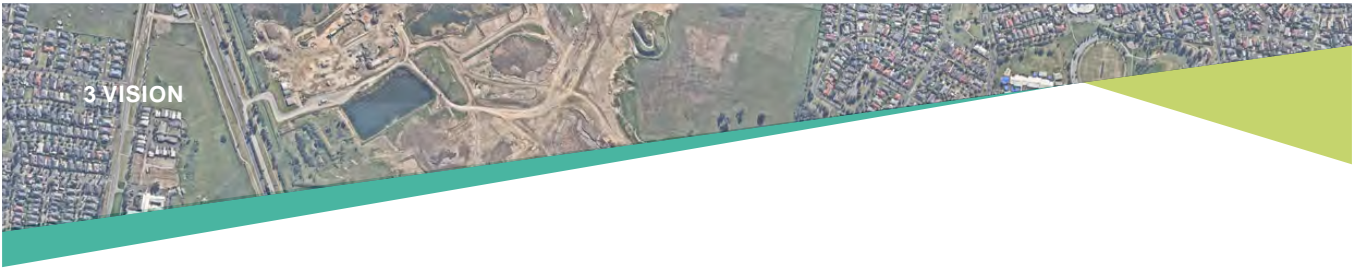
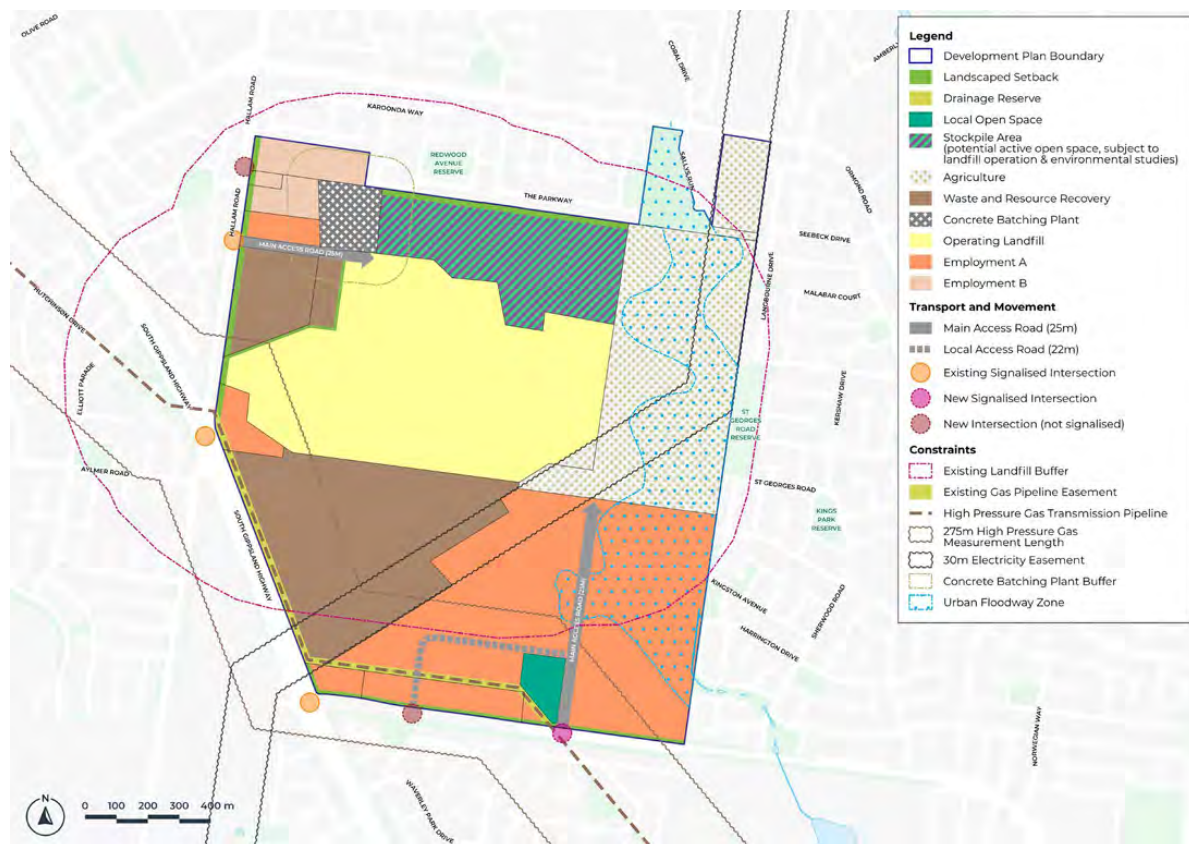
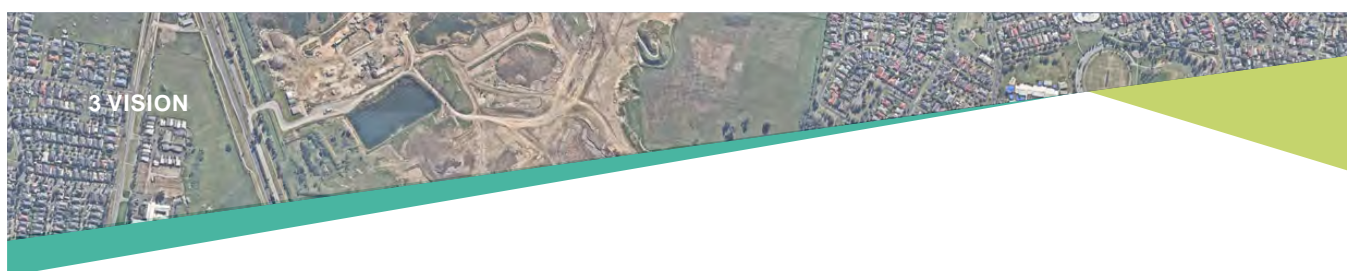


Figure 13: Stage 1 – Current to closure of landfill (2023 to 2040)





3.2.2 Stage 2 - Rehabilitation of landfill and gas extraction

This stage will commence upon the closure of the existing landfill and will continue until the biogas recovery and carbon abatement services being managed by LMS Energy are finalised.

Landfill and Gas Extraction

With this stage, the risk of off-site amenity impacts are significantly reduced, and gas migration will be monitored as a requirement of EPA landfill licence.

At this stage, it is not possible to predict how long the biogas recovery period will extend for, however, EPA estimate that gas extraction from landfills may take up to 30 years after a landfill has closed. However, it may be much shorter than the EPA default period.

The landfill cells will be progressively rehabilitated and infrastructure for gas extraction will be constructed.

Buffers

The recommended EPA buffer for closed landfills will apply.

Public Open Space

The land directly north of the landfill, the former stockpile area, identified for public open space, will be rehabilitated, and transferred to the City of Casey, in accordance with the terms of the S173 Agreement. The public open space will be transformed into an active recreational area for the benefit of the local community.

With land becoming available for public open space purposes, shared pathways could provide connections from Hallam Road through to the existing residential estate to the east. North-south

shared pathway connections may also be able to be facilitated.

It is anticipated that the concrete batching plant will close during this period and will then have the potential to become available for public open space for passive leisure activities.

Waste and Resource Recovery and Employment

Land fronting Hallam Road and South Gippsland Highway identified for 'Waste and Resource Recovery' in Stage 1 will become available for 'Employment' land use. This represents a change in the types of land uses envisaged for these areas.

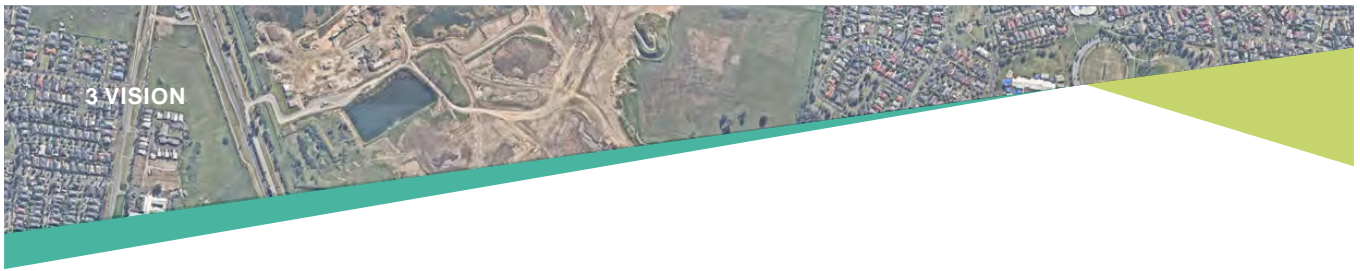
The vacant land in the north-west corner of the Development Plan has been identified as 'Employment B' and expected to develop in the short-term with activities that will be compatible with nearby residential development. Development in this location will need to be site responsive and achieve high quality design outcomes that respect the sensitive interfaces. In this respect, landscaping, acoustic treatments, and setbacks will play an important role in development proposals for this area.

Agriculture

It is anticipated the land to the east will continue to be used for agricultural purposes until such time as the gas extraction has ceased and the buffer is no longer required.

Infrastructure

Infrastructure and servicing requirements including provision of or upgrading of road networks and/or wetlands will rest with developers to fund and provide as part of any planning approval for use, development, and subdivision of land.



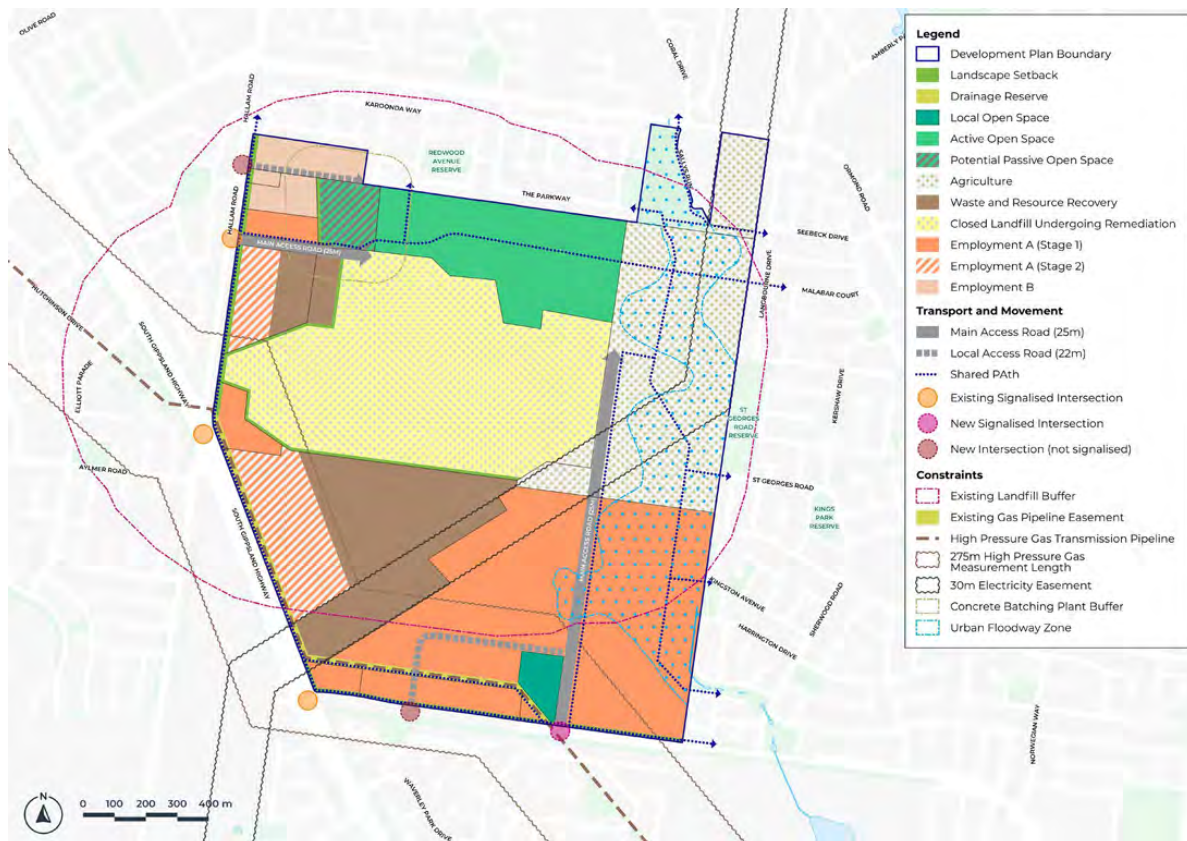
Urban Design

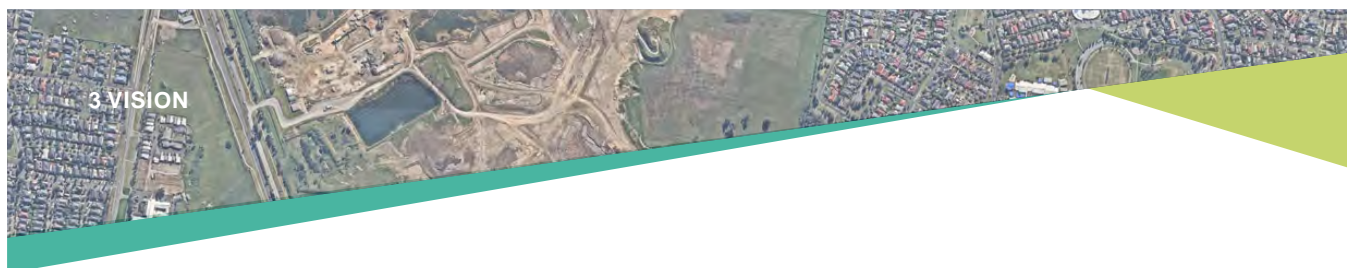
Urban Design treatments including landscaping, shared user paths will be required as part of any development proposal.

Planning Requirements

Prior to planning approvals being granted for land use and development, an environmental audit must be prepared by an EPA registered suitably qualified person that demonstrates that the land is not contaminated and suitable for the purposes proposed.

Figure 14: Stage 2 – Rehabilitation of landfill and gas extraction





3.2.3 Stage 3 – Ultimate Scenario

Stage 3 Ultimate Scenario signifies the implementation of the vision for the area.

By this stage, it is expected that the area will be defined by an urban landscaped character responsive to surrounding residential development that offers high quality public open space for leisure and recreational pursuits.

It will be fully developed offering a mix of employment opportunities with a focus on a circular economy for waste and resource recovery. Land uses should complement the existing residential character surrounding the site without the need for buffers encroaching into residential areas.

This stage would see all biogas recovery completed and infrastructure removed from the closed landfill site. The closed landfill will have been rehabilitated and transferred to the City of Casey for passive public open space in accordance with the terms of the S173 Agreement between the landowner and council.

EPA recommended buffers for closed landfills should no longer be required.

With the removal of the buffers, there is the opportunity to reconsider the merit of land previously in the General Residential Zone for residential purposes. It is likely that this would require a change to planning controls that apply to the land and consideration of any remaining constraints as part of any planning scheme amendment rezoning proposal.

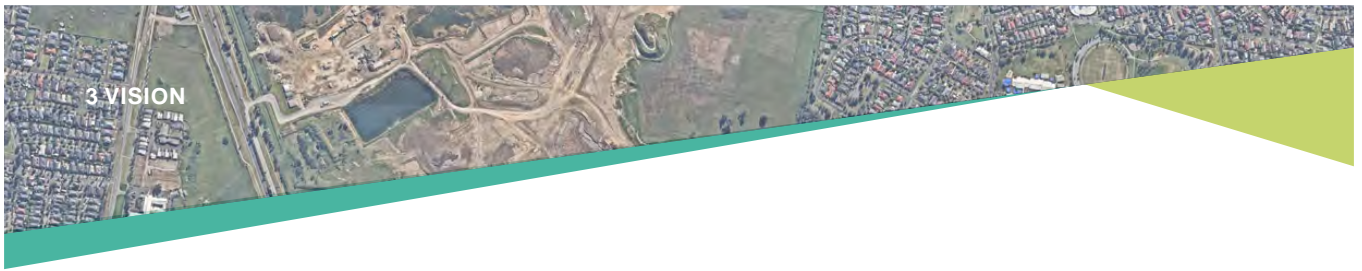
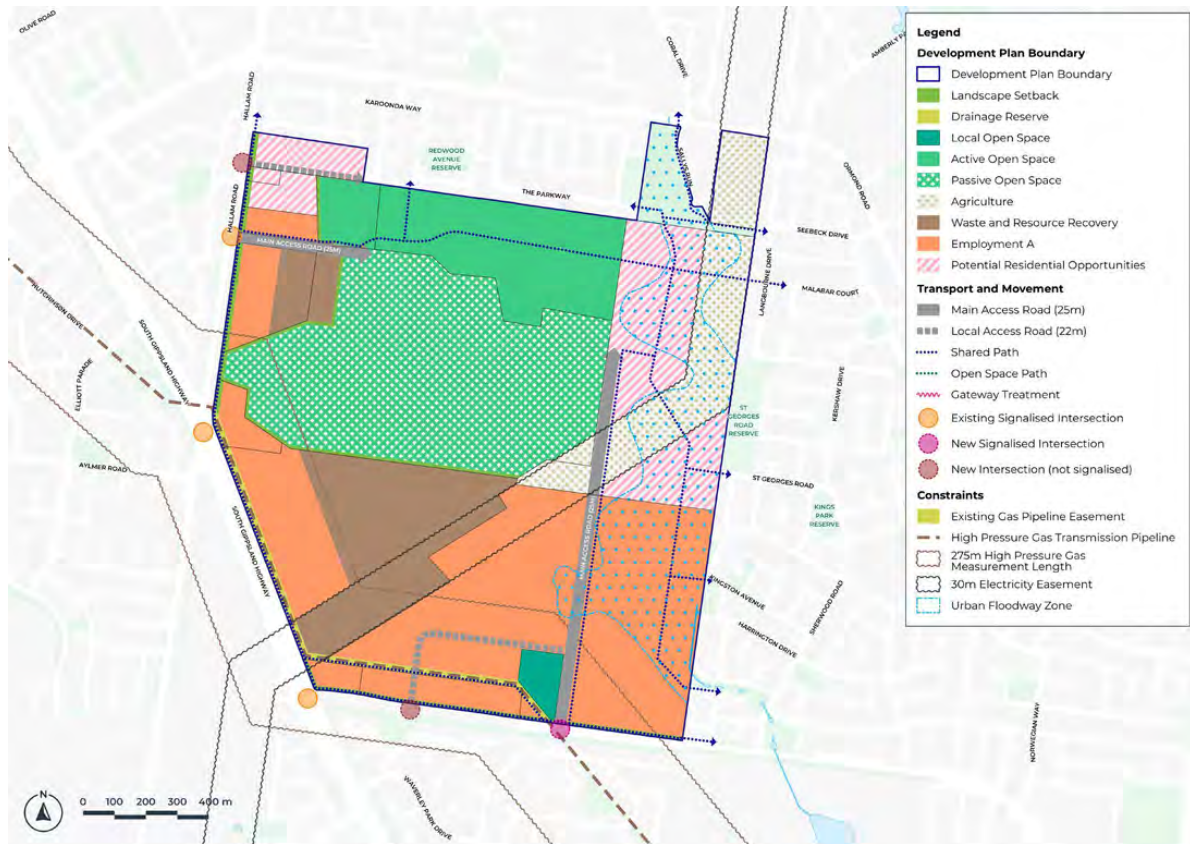
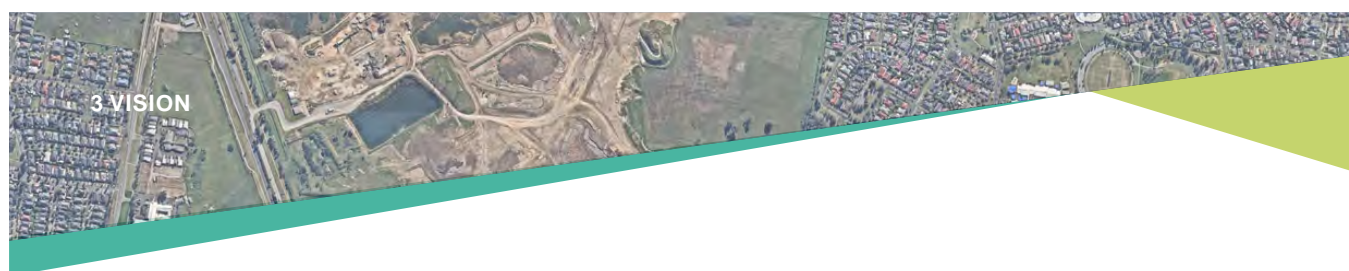


Figure 15: Stage 3 – Ultimate Scenario





3.3 Summary Land Budget

The land use budget as summarised in *Table 1* provides an overview of the land required for open space, employment land, waste and resource recovery and transport activities as proposed in the Development Plan. The Development Plan has an approximate area of 259 hectares.

Table 1: Summary Land Budget

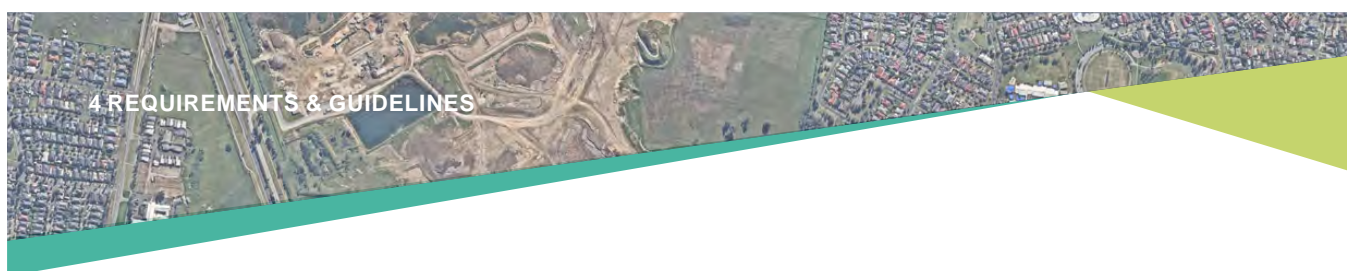
Description	Hectares (Ha) (approximate)		
	Stage 1 Area	Stage 2 Area	Stage 3 Area
Agriculture	43	43	21
Concrete Batching Plant	4	N/A	N/A
Operating Landfill & Stockpile Area	78	N/A	N/A
Waste and Resource Recovery	42	28	28
Potential Residential Opportunities	N/A	N/A	28
Gas Pipeline Reserve	4	4	4
Road Reservation	7	7	7
Employment			
» Employment A	66	80	80
» Employment B	6	6	N/A
Public Open Space:			
» Active open space (Subject to land swap agreement)	N/A	26	26
» Passive open space	N/A	58	58
» Employment land local park	2	2	2
» Landscape Setback	5	5	5
Total Precinct Area	259	259	259



4

REQUIREMENTS & GUIDELINES

Image: Hallam Road Landfill



This section establishes the overarching Framework Plan that applies and helps to realise the vision and objectives for the Precinct. The plan summarises the approach through the planning and design guidelines for land use, built form, sustainability and infrastructure.

There are 33 requirements and 42 guidelines that apply in the Development Plan. The requirements and guidelines are included under the same themes as the objectives.

4.1 Image, Character and Land Use

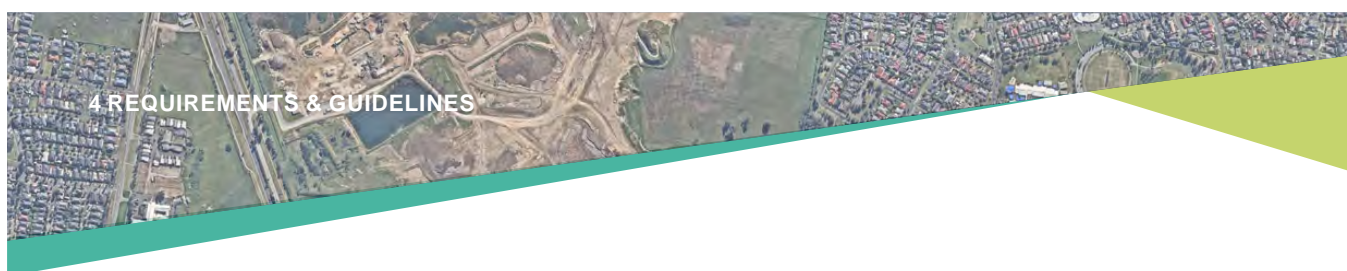
The requirements (1 – 3) and guidelines (1 – 9) below apply to the whole precinct.

Requirements

- R1** All new development within the EPA recommended landfill buffer must mitigate the risk from landfill gas migration through built form objectives in accordance with EPA *Publication 1642: Assessing planning proposals within the buffer of a landfill* (EPA, 2017).
-
- R2** Development and subdivision of land must provide interface treatment outcomes generally consistent with *Figures 16 – 19*.
-
- Landscaping and tree planting in development sites, streets and public open spaces must be planted and designed to:
- » include native vegetation to maintain and reinforce the landscape character.
- R3**
- » include larger species to facilitate continuous canopy cover.
 - » be in modified and improved soil to support tree establishment.
 - » be appropriate in size to nature strips, nearby utilities and built form.
 - » be suitable for local conditions.

Guidelines

- G1** New development within the EPA recommended landfill buffer should consider the need for a landfill gas migration risk assessment or an environmental audit that assesses the risk of harm, including the risk of landfill gas migration, to the proposed development, and incorporate into the design of the development any recommendations of such a report, in accordance with EPA *Publication 1642: Assessing planning proposals within the buffer of a landfill* (EPA, 2017). A statement clearly addressing any recommendations in the landfill gas assessment should be provided.



New development within the landfill separation buffer should consider incorporating:

» passive landfill gas mitigation measures based on an appropriate risk assessment for landfill gas migration, such as:

- » reinforced building floor construction with concrete slabs and gas-resistant membranes
- » underfloor venting

G2 » in-ground vertical venting wells to create a preferential pathway for gas to escape before reaching a building.

» active landfill gas mitigation measures based on an appropriate risk assessment for landfill gas migration, such as:

- » extraction from the ground, or
- » maintaining a positive pressure of air to prevent gas from entering under or within a building.

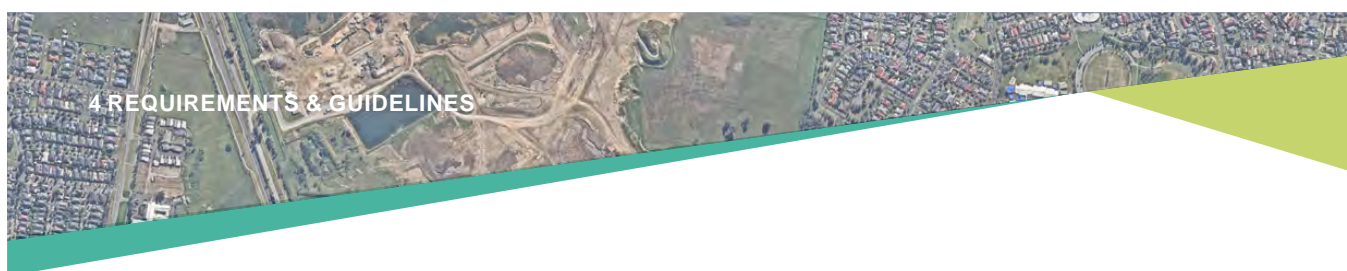
G3 New development should avoid below ground works such as basements.

G4 Apply the *City of Casey Employment Land Design Guide 2022* in the siting and design of development proposals.

G5 Provide a suitable landscaped buffer to development along Glassocks Road, South Gippsland Highway and Hallam Road to enhance the streetscape and visual amenity.

G6 Significant trees should be retained and located within the public domain, where appropriate, including public open space and road reserves.

G7 A consistent suite of lighting and street and open space furniture should be used across the precinct, appropriate to the type and role of street or public space.



Land uses should be consistent with *the three staging Framework Plans*:

Waste and Resource Recovery

- » Resource recovery activities, recycling and C&D processing facilities should remain in the waste and resource recovery sub-precinct.
- » Activities of separating materials from waste that can be recycled into new products or used as energy alternative to fossil fuels and is actioned with the goal of diverting as much waste from landfill as possible, should be encouraged

Industrial

- » Light industrial uses complementary to waste and resource activities or uses that support the concept of a circular economy should be located within the employment land precinct:

- » in the south-eastern portion of the precinct, south of the electricity transmission line and north of Glasscocks Road

G8

- » along the Hallam Road, South Gippsland Highway and Glasscocks Road frontages

Agricultural

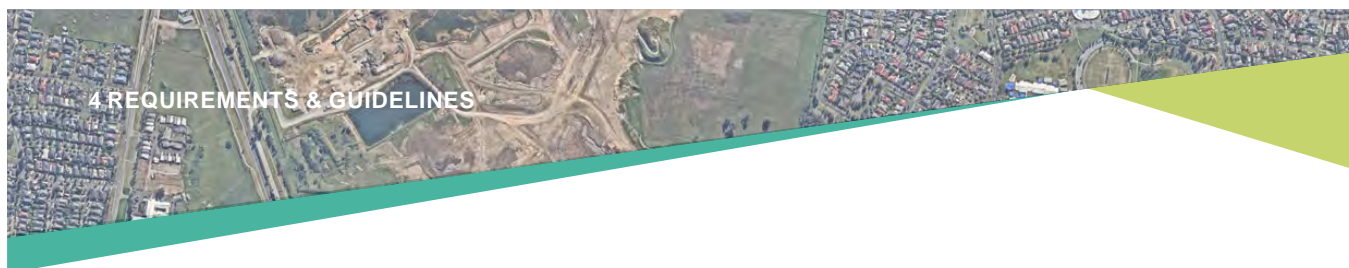
- » Agriculture (such as outdoor gardens or greenhouses), horticulture uses on land zoned special use or on encumbered land such as land in the electricity transmission easement and urban floodway (subject to Melbourne Water approval), is encouraged.

Public Open Space

- » Active public open space within the northern part of the site should be transferred to Council once rehabilitated and suitable for public open space use.
- » Public open space in form of a local park with a minimum area of 1 hectare within the southern employment land should be provided at the time the land is developed.
- » Passive public open space once remediation and gas extraction completed should be transferred to Council.
- » Passive public open space and connections throughout the precinct are encouraged.

G9

Any works required within an areas of aboriginal cultural heritage sensitivity should be guided by the recommendations of a Cultural Heritage Management Plan, if one is required under the *Aboriginal Heritage Act 2006*.



Application Requirement

- A1** In areas of aboriginal cultural heritage sensitivity, a Cultural Heritage Management Plan may be required to be undertaken prior to a planning permit being granted in accordance with the *Aboriginal Heritage Act 2006* and supporting Regulations.
-
- A2** Any new development proposal within the landfill buffer should be accompanied by a landfill gas risk assessment or an environmental audit, conducted under Part 8.3 of the *Environment Protection Act 2017* that assesses the risk of harm, including the risk of landfill gas migration, to the proposed development, in accordance with EPA *Publication 1642: Assessing planning proposals within the buffer of a landfill* (EPA, 2017). A statement clearly addressing any recommendations in the landfill gas assessment should be provided.
-

The interface diagrams at Figures 16-19 show cross sections which illustrate the preferred interface treatments.

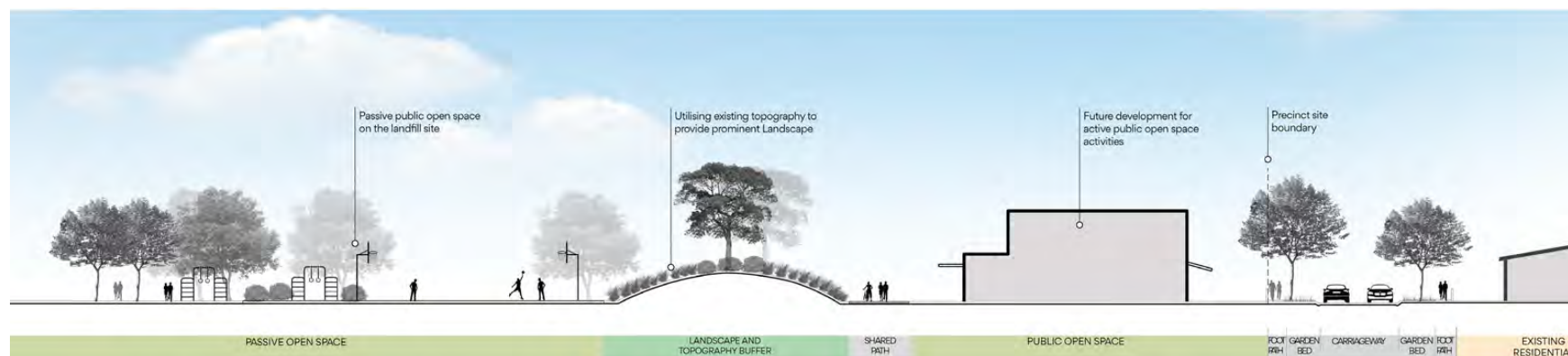


Figure 16: North Interface Diagram - Stage 2

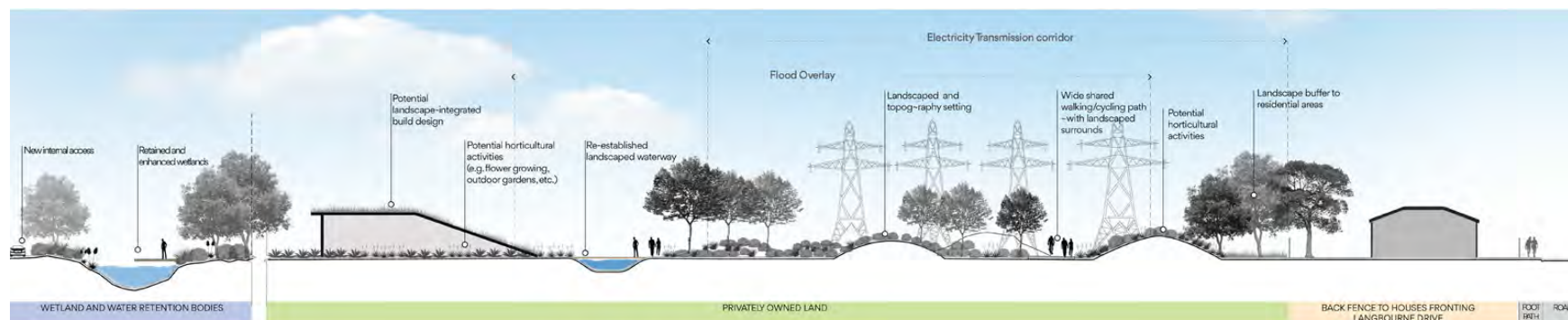


Figure 17: East Interface Diagram - Stages 1-3

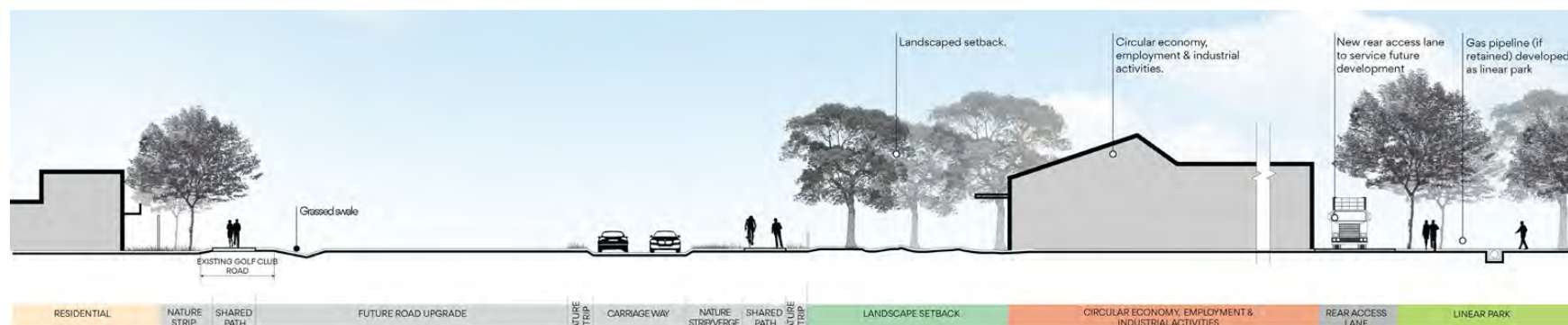


Figure 18: South Interface Diagram - Stages 1-3

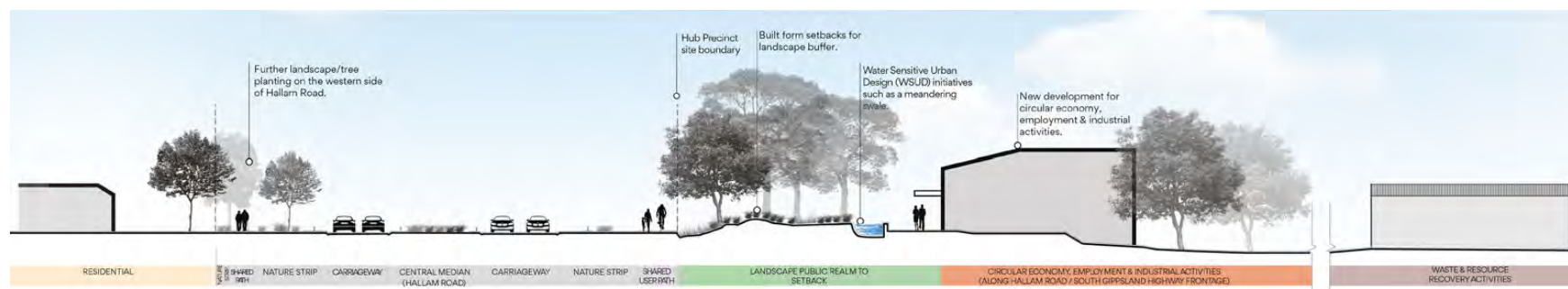
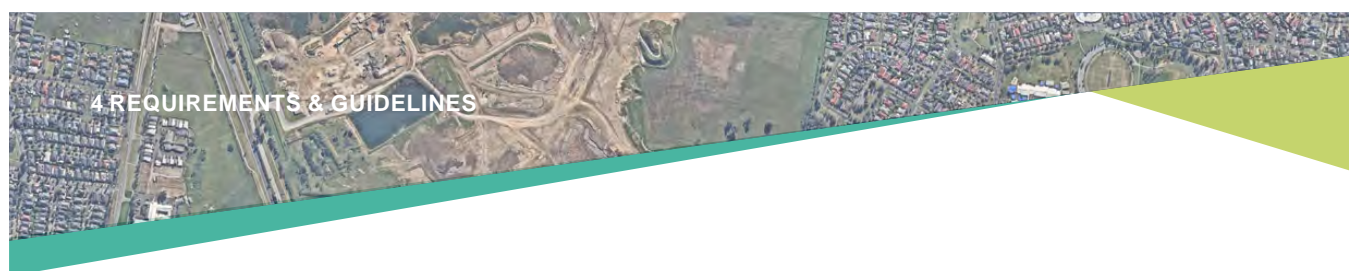


Figure 19: West Interface Diagram - Stages 1-3



4.2 Waste and Resource Recovery

Requirements (4-5) and guidelines (10-11) below apply specifically to the waste and resource recovery precinct.

Requirements

R4 Development within the waste and resource recovery sub-precinct must ensure the design and location of buildings are site responsive and provide a landscape buffer of at least 5 metres at any interface with adjoining land uses and/or public open space.

Future extensions to or redevelopment of existing or new waste transfer facility must provide:

R5

- » an attractive interface to the future adjoining land use and/or public open space
- » acoustic shielding for noise sources including any truck routes and ventilation and exhaust fan machinery.

Guidelines

G10 New development should be in accordance with *Recommended Separation Distances for Industrial Residual Air Emissions* EPA Publication 1518, to mitigate potential offsite impacts of waste and resource recovery operations.

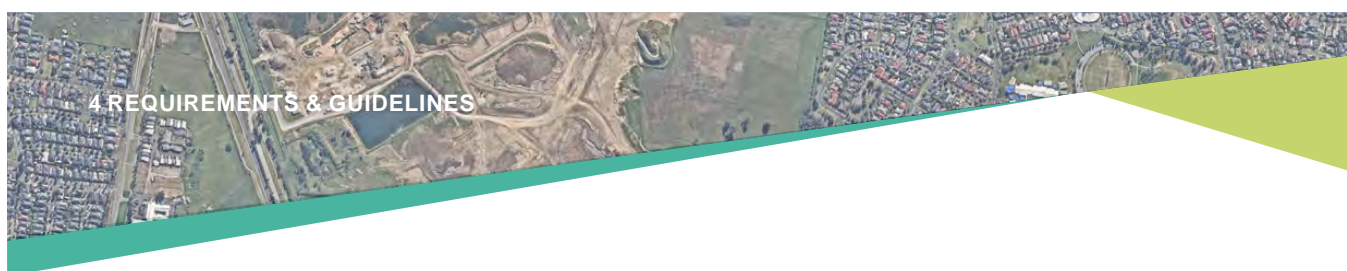
G11 A landscape buffer of at least 5 metres wide must be provided along the relevant edges of the waste and resource recovery precinct to limit views to existing and/or future development within this precinct from future public open space and other interfaces.

Application Requirements

A3 Any application to use or develop land within the waste and resource recovery precinct, including extensions to existing buildings must be accompanied by an appropriate odour, air quality and noise assessments, to consider the impact of odour, air and noise pollution on the health and amenity of residents in existing residential precincts.

A4 Any new development proposal within the landfill buffer should be accompanied by a landfill gas risk assessment or an environmental audit, conducted under Part 8.3 of the *Environment Protection Act 2017* that assesses the risk of harm, including the risk of landfill gas migration, to the proposed development, in accordance with EPA Publication 1642: *Assessing planning proposals within the buffer of a landfill* (EPA, 2017). A statement clearly addressing any recommendations in the landfill gas assessment should be provided.

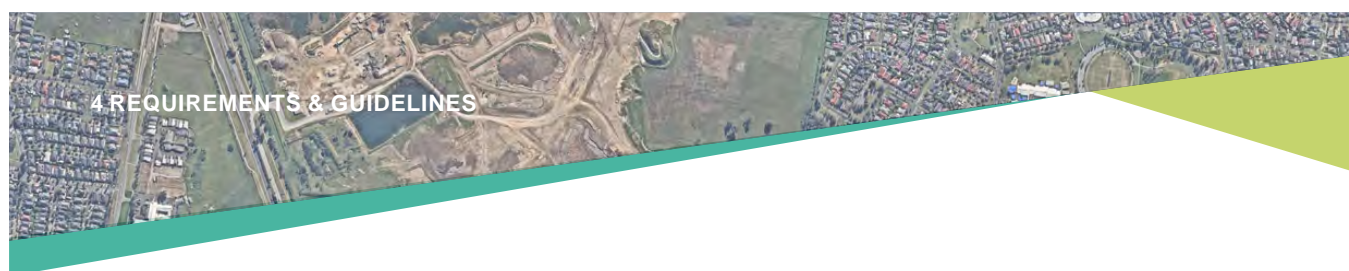
A5 Any new land use requiring an EPA recommended buffer, the said buffer should be contained within the Development Plan boundaries or demonstrate through a risk assessment prepared by a suitably qualified person that the default buffer recommended by the EPA may be reduced.



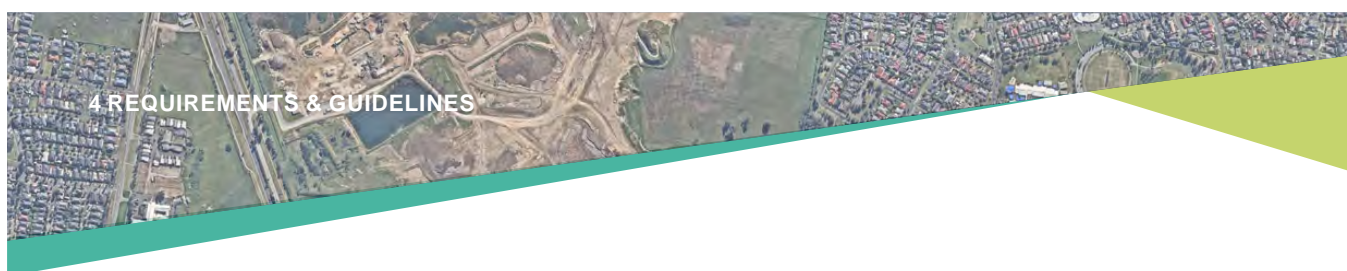
4.3 Employment

Requirements (6-12) and guidelines (12-19) below apply specifically to the employment.

Requirements	
R6	Development within employment precinct on Glasscocks Road, South Gippsland Highway and Hallam Road must provide a 7 metre landscaped front setbacks to enhance landscape values and visual amenity.
R7	Architecturally designed buildings and/landscape gateway treatments must be provided at corners and entry points, along Hallam Road, South Gippsland Highway and Glasscocks Road.
R8	Development within the employment precinct must provide sensitive design responses at interfaces to residential areas.
R9	Development must demonstrate design and operational considerations to mitigate any potential adverse impacts from nearby waste and resource recovery activities (e.g. dust, odour, and noise).
R10	Development adjacent to public open space must provide an attractive interface and passive surveillance of the public open space.
	Development should be designed to create attractive frontages to the street by:
	» Locating car parking to the side or rear of development, rather than at street frontages, where possible
R11	» Locate commercial loading areas away from street frontages.
	» Avoid installing fences along street frontages if front fencing is required it should be transparent in its design.
	» Avoid dominating the street interface with loading docks and blank walls.
R12	Subdivision layout must provide for buildings to front or otherwise address all roads, including arterial roads.
Guidelines	
G12	Subdivision should consider the future light industrial use of the precinct, support activities that are complementary to waste and resource recovery and consider a minimum lot size of around 9000 square metres or justify the need for a variation to the lot size
G13	Development should be generally consistent with the <i>City of Casey's Employment Land Design Guide (2022)</i> .



-
- G14** All outdoor advertising signs should be generally consistent with the *City of Casey's Advertising Signs Design Guide (2021)*.
-
- G15** Built form fronting Glasscocks Road, Hallam Road and South Gippsland Highway should be architecturally designed to provide visual interest and activation.
-
- G16** Subdivision and development should demonstrate flexibility and adaptability to allow for staging and to meet the long-term employment needs of the region.
-
- G17** Any new development proposal within the landfill buffer should be accompanied by a landfill gas risk assessment or an environmental audit, conducted under Part 8.3 of the *Environment Protection Act 2017* that assesses the risk of harm, including the risk of landfill gas migration, to the proposed development, in accordance with EPA *Publication 1642: Assessing planning proposals within the buffer of a landfill* (EPA, 2017). A statement clearly addressing any recommendations in the landfill gas assessment should be provided.
-
- G18** Any application to use or develop land within the waste and resource recovery sub-precinct, including extensions to existing buildings must be accompanied by an appropriate air quality and noise assessments, to consider the impact of air and noise pollution on the health and amenity of residents in existing residential precincts.
-
- G19** Any new land use requiring an EPA recommended buffer, the said buffer should be contained within the Development Plan boundaries or demonstrate through a risk assessment prepared by a suitably qualified person that the default buffer recommended by the EPA may be reduced.
-



4.4 Agricultural Land Uses

Requirements (13-14) and guidelines (20-21) below apply specifically to the Agricultural Land Uses.

Requirements

R13

Due to the potential landfill gas migration risk, transmission easement and floodway, new land use and development within the agricultural precinct, must be compatible with the existing landfill, waste and resource recovery, employment, and residential areas.

R14

Proper access to the agricultural land use precinct should be provided to allow for vehicles to enter and exit the precinct without having an unreasonable impact on the existing road network or the need to traverse through residential areas.

Guidelines

G18

Any new land use and development proposals for agricultural or horticultural should avoid the potential for any detrimental impact on the River Gum Creek and environs.

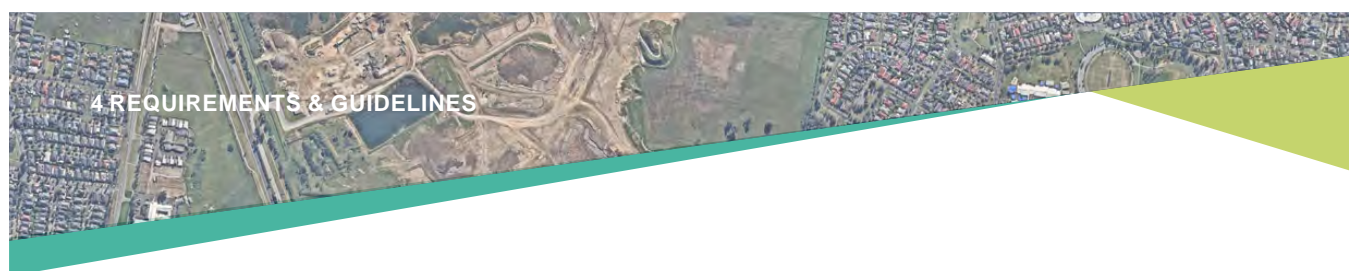
G19

Any new use and development proposals should provide for an attractive and responsive interface to existing residential properties and future public open space areas.

Application Requirements

A6

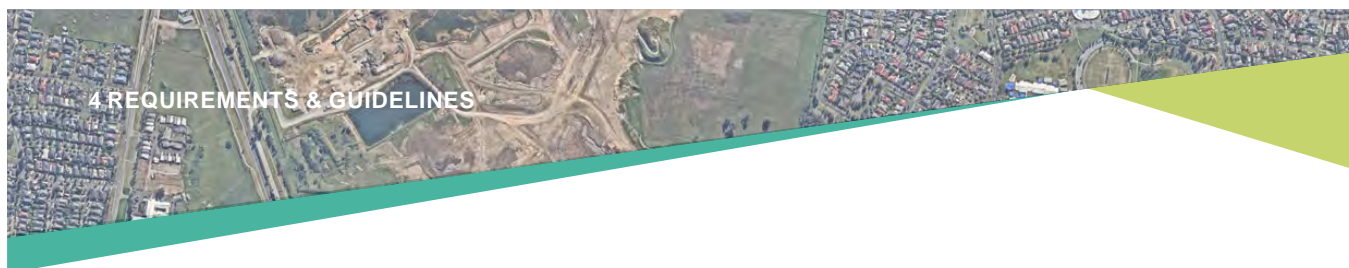
Any new use or development proposal within the landfill buffer should be accompanied by a landfill gas risk assessment or an environmental audit, conducted under Part 8.3 of the *Environment Protection Act 2017* that assesses the risk of harm, including the risk of landfill gas migration, to the proposed development, in accordance with EPA Publication 1642: Assessing planning proposals within the buffer of a landfill (EPA, 2017). A statement clearly addressing any recommendations in the landfill gas assessment should be provided.



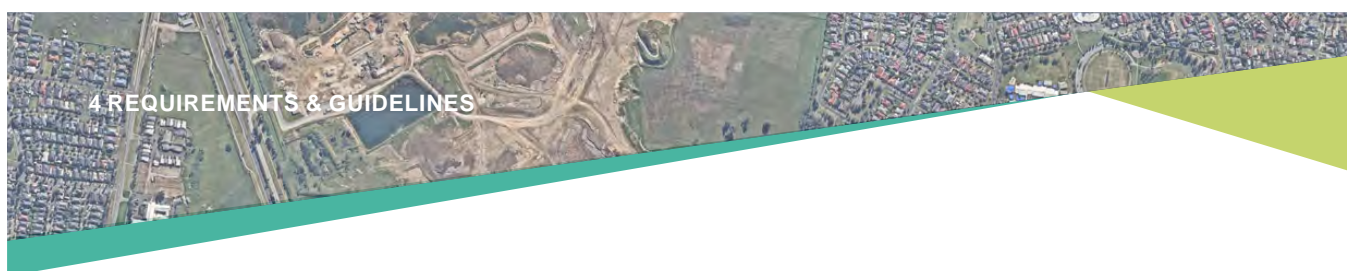
4.5 Public Open Space

Requirements (15-17) and guidelines (22-32) below apply specifically to public open space.

Requirements	
R15	Public open space should be provided in stages according to the Framework Plans.
R16	Development of public open space must be consistent with <i>Ministerial Direction No. 1 - Potentially contaminated land</i> and <i>planning practice note 30: Potentially contaminated land</i> , so that the site can be safely used and developed, subject to appropriate remediation and implementation of necessary controls to manage residual contamination.
R17	In consultation with relevant public land managers, the River Red Gum Creek and Hallam Valley Floodplain be established, when the land becomes available, as a future an inter-suburban break between Hampton Park and Hallam and progressively develop it as passive public open space accessible by the public, while respecting its primary function as a floodplain.
Guidelines	
G22	Public open space should have a few road frontages or alternative active frontages for easy access by the community
G23	Appropriate signage should be erected on Hallam Road to ensure the public open space is clearly identifiable by the community
G24	Shared path networks associated with public open space should include wayfinding signage which clearly identifies key destinations and communicates necessary information to all users.
G25	Public open space should cater for a broad range of users by providing a mix of spaces and planting to support both structured and unstructured recreational activities and play opportunities for all ages and abilities.
G26	Principles of Universal Design and Crime Prevention Through Environmental Design should be applied to encourage best practice thinking in the design and functionality of these public open spaces.
G27	Water sensitive urban design principles should be used to direct water for passive irrigation within the open space where appropriate.
G28	Design of the public open space should incorporate the existing topography treed buffer along the northern edge of the precinct with new breaks and links to support visibility and access from the north.



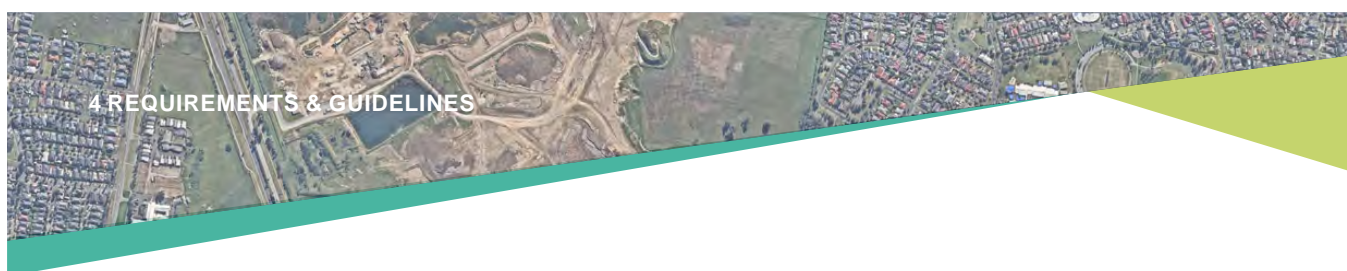
-
- Landscaping design within the passive public open space in the urban floodway zoned area should comprise:
- G29**
- » Topographic variation and new green 'landforms'
 - » Wetlands and water retention bodies
 - » A water corridor following existing River Gum Creek alignment and floodway
 - » Extensive planting as a buffer to residential areas.
-
- Prior to the public open space precinct being transferred to Council, a master plan should be prepared for the public open space.
- The master plan should:
- G30**
- » Reflect the district level status of the public open space.
 - » Define a range of appropriate facilities consistent with its role.
 - » Respond to the topography, view lines and existing vegetation.
 - » Have regard for interfaces with adjoining land uses and development.
 - » Confirm future ownership / management of the parkland.
-
- G31** Kiosk substations should not be sited in public open space reserves.
-
- G32** Any fencing of public open space should be low scale, visually permeable to facilitate public safety and surveillance and designed to guide movement and access.
-



4.6 Integrated Transport

Requirements (18-26) and guidelines (33-37) below apply to the whole precinct.

Requirements	
	Vehicle entrances to the precinct must be enhanced, visible and accessible, and provided at key locations, including:
R18	» Hallam Road, at existing entrance (signalised intersection, left in/left out)
	» Hallam Road, north of the existing entrance (unsignalised, left in/left out)
	» South Gippsland Highway, near the existing access to the homestead site (left in/ left out)
	» Glasscocks Road, approximately 800m east of South Gippsland Highway (signalised intersection)
	» Glasscocks road, approximately 300m east of south Gippsland Highway (unsignalized, left in/left out)
R19	No new direct vehicle access to Hallam Road, South Gippsland Highway and Glasscocks Road are to be permitted, except with the written consent of the relevant road management authority or as an approved interim arrangement.
R20	An efficient internal local road and share path network consistent with the staging framework plans must be provided to support safe movement and connectivity to all intersections with the external road network.
R21	Rear vehicular access for employment land must be provided where practicable, to reduce amenity impact on adjoining residential land.
R22	Local streets and share paths must be consistent with road cross sections in Section 5 of this Development Plan.



Design of roads must give priority to pedestrians and cyclists by providing the following:

- » Footpaths, at least 1.5 metres wide, on both sides of all streets and roads unless otherwise specified by the Development Plan and relevant cross section
- » Shared paths or bicycle paths, where identified in *Figure 20*, the cross sections in *Figures 21 or 22* or as specified by another requirement in the Development Plan

- R23**
- » Safe, accessible, and convenient crossing points of major access and local access streets at all intersections, key desire lines and key destinations (including open space)
 - » Pedestrian priority crossings on all slip lanes
 - » Safe and convenient transition between on and off-road bicycle paths

The design of these roads must be to the satisfaction of the co-ordinating roads authority and the responsibility authority.

Shared and pedestrian paths along waterways or the urban floodway zone must be as follows:

- R24**
- » Delivered by development proponents consistent with the network shown in the framework plans.
 - » Above 1:10 year flood level with any crossing of the waterway designed to be above 1:100 flood level to maintain hydraulic function of the waterway
 - » Constructed to a standard that satisfies the requirements of Melbourne Water
 - » Located to minimise disturbance to native vegetation and habitat

Shared and pedestrian paths along waterways must be to the satisfaction of the Melbourne Water and the responsible authority.

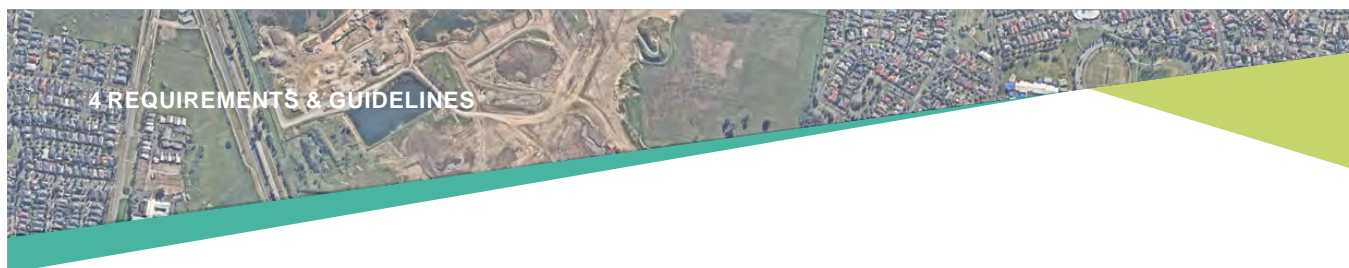
- R25**
- Bicycle priority at intersections of minor streets and connector roads with dedicated off-road bicycle paths must be achieved through strong and consistent visual and physical cues and road signs.

- R26**
- Bicycle parking facilities are to be provided by development proponents in convenient locations at key destinations such as open space.

Guidelines

- G33**
- Public entrances and walking and cycling routes should be provided separate, from heavy vehicle routes to and from the precinct.

- G34**
- Lighting should be installed along shared, pedestrian and cycle paths linking key destinations, unless otherwise approved by the responsible authority.



G35 The alignment of the off-road bicycle path should be designed for cyclists travelling up to 30 kilometres per hour to the satisfaction of the responsible authority.

G36 Wayfinding signs, identifying the direction, distance and walking time to community facilities should be provided to the satisfaction of the responsible authority.

New shared path connections should be provided to the precinct:

From existing residential areas east of the precinct, at:

- » Langbourne Drive, existing path near Seebeck Drive
- » Langbourne Drive, existing link near Malabar Court

G37 » St Georges Road, at southern edge of St Georges Road Reserve

- » Kingston Avenue, near Dunoon Road
- » Menzies Close, existing path along drainage reserve.

From existing residential areas north of the precinct, at:

- » Redwood Avenue (at Karoonda way or Gramar Way).
-

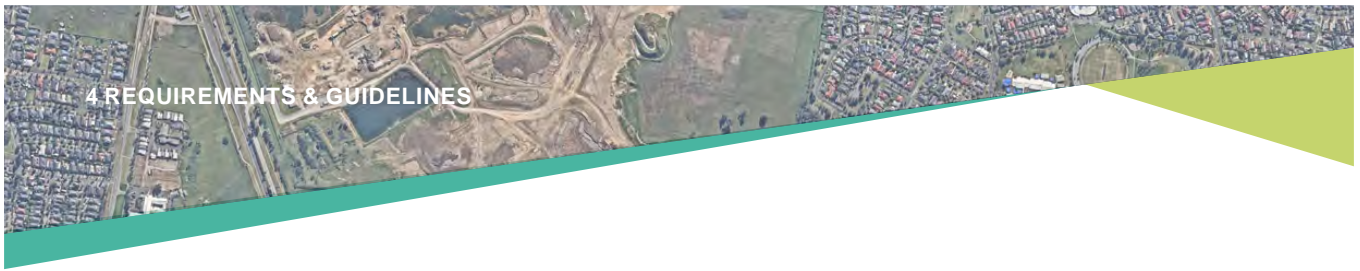
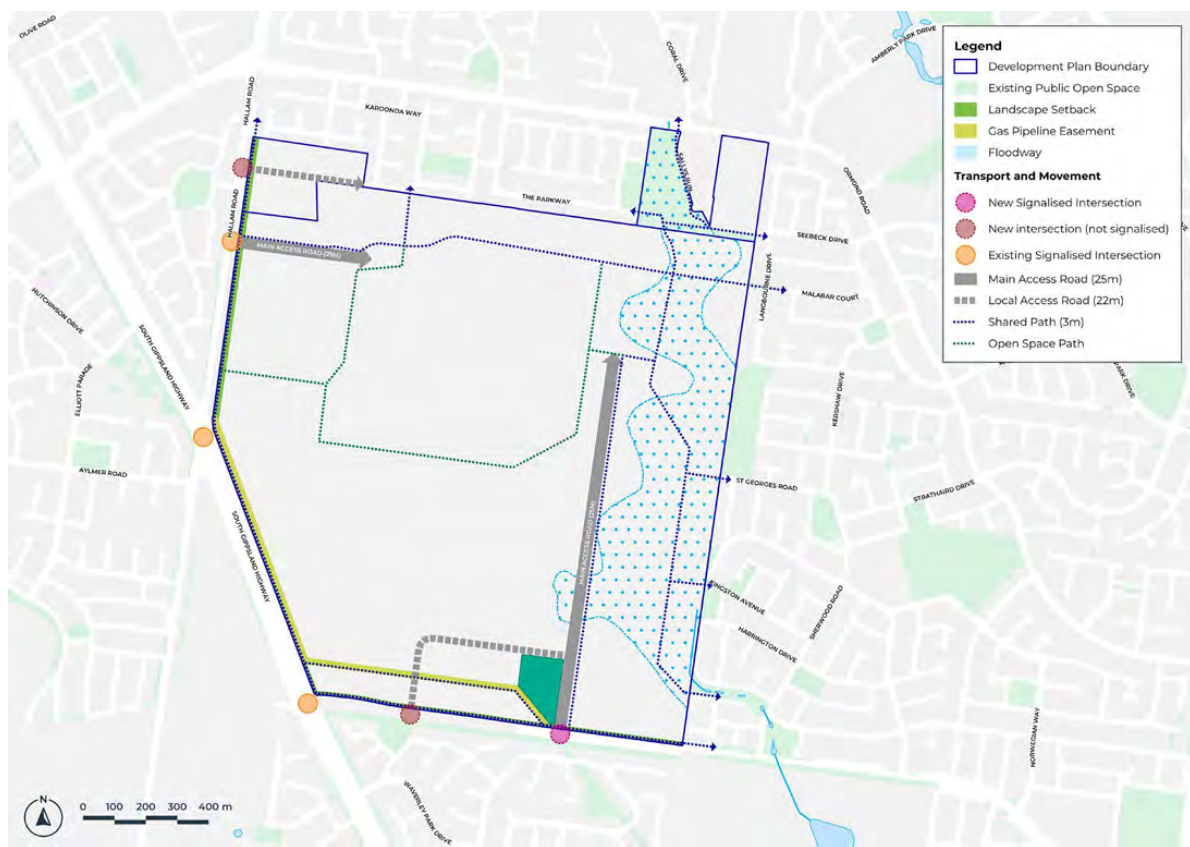
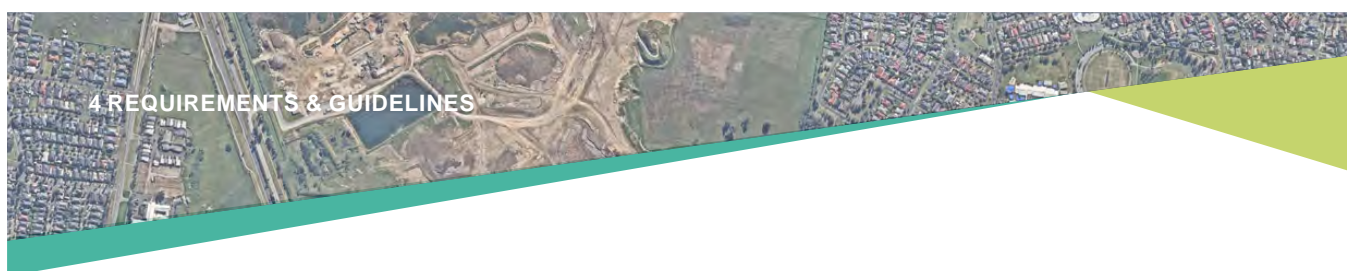


Figure 20 maps the integrated transport network of existing and future roads, existing and future intersections and active transport routes.

Figure 20: Integrated Transport Map

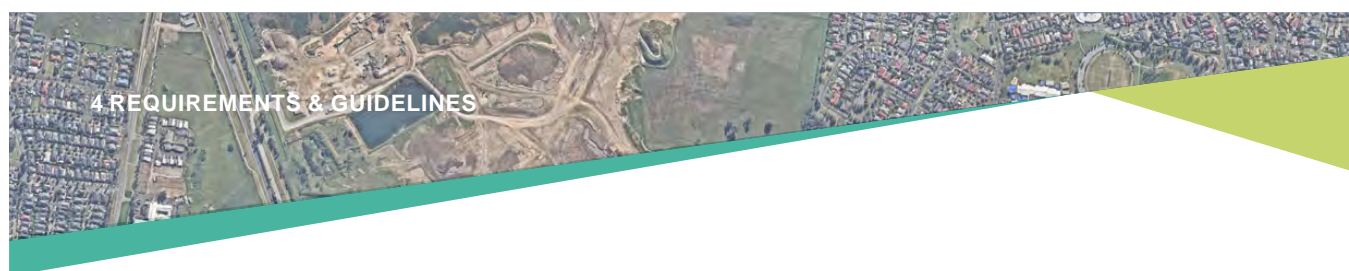




4.7 Integrated Water Management, Utilities & Sustainability

Requirements (27-33) and guidelines (38-42) below apply to the whole of the precinct.

Requirements	
R27	Development must be consistent with the <i>Guidelines for Development in Flood Affected Areas</i> (DTP, 2019) and any proposed works or connections to Melbourne Water's waterways or drainage network (e.g., drainage connections, re-alignments, or regrading) must be done in consultation with Melbourne Water and in accordance with Melbourne Water's best guidelines and requirements.
R28	New development subject to flooding from a Melbourne Water drain or waterway must not reduce floodplain storage, obstruct the conveyance of flood flow or threaten the environmental values of the floodplain. Upon review of works proposed within the floodplain, Melbourne Water may require a detailed flood study and associated engineering plans to demonstrate compliance with the relevant guidelines.
R29	Change in land-use must not adversely affect surrounding areas in afflux of flood levels, and frequency of inundation. This includes maintaining the flood plain storage of the UFZ area to its existing conditions and function, as well as flood levels in adjacent roads that act as overland flow paths conveying any upstream flows to the UFZ flood plain area.
R30	Development must meet best practice stormwater quality treatment standards (including performance objectives of the <i>Stormwater Environment Protection Policy (Waters)</i> (DELWP, 2018) prior to discharge to receiving waterways, unless otherwise approved by the relevant water authority and the responsible authority.
R31	Development must achieve flood protection standards and General Environment Duty (GED) objectives for environmental management of stormwater to the satisfaction of Melbourne Water.
R32	Development that is within proximity to the gas pipeline easement must: <ul style="list-style-type: none"> » allow for vegetation plantings of certain species with a mature height greater than 0.5 metres to have a three-metre minimum clearance from the gas pipeline easement. » not rely upon the gas pipeline easement as the accessway to a lot » not locate any carriageway or road required to provide direct access to a lot on the gas pipeline easement
R33	Any development that incorporates the gas pipeline easement must be designed and developed to the satisfaction of the relevant pipeline licensee/operator.



Guidelines

- G38** Water Sensitive Urban Design (WSUD features) initiatives such as meandering swales, should be incorporated into landscape buffers.
- G39** Green and softscape buffers between the urban floodway area and future public open space and employment development should be provided.
- G40** Tree planting and landscaping around the electricity transmission line should be provided where practicable, to reduce visual starkness of the transmission corridor.
- G41** The layout and design of the waterways, wetlands, and retarding basins (including the design of paths, bridges, boardwalks and the stormwater drainage system) should integrate with the biodiversity and natural systems.
- G42** Drainage of stormwater wetlands should be designed to minimise the impact of urban stormwater on the biodiversity values of the precinct.

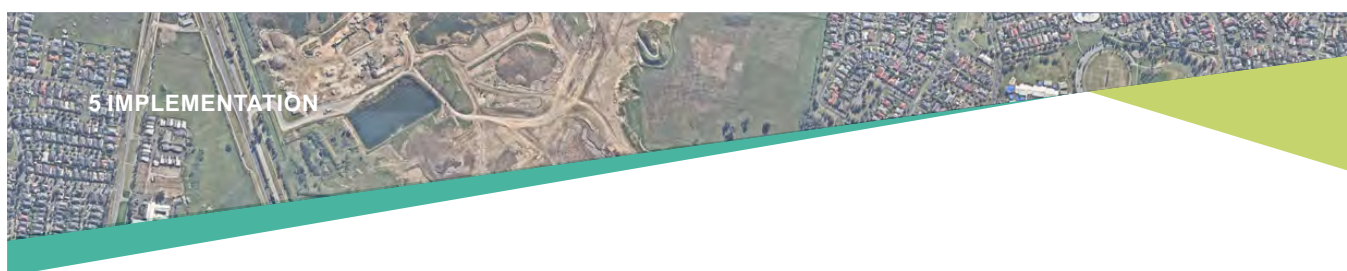
Application Requirements

- A6** An application to subdivide or develop land within the precinct must be accompanied by a detailed Drainage and Stormwater Management Strategy which demonstrates how stormwater runoff addresses the relevant standards and guidelines as required by Melbourne Water. The strategy should also include information regarding the future ownership and maintenance requirements of any proposed assets.
- A7** An application to use and/or develop land within the gas pipeline buffer or 'gas notification zone' may require a Safety Management Study. The recommendations of the Safety Management Study must be implemented and incorporated into the application as required by AS2885 *Australian Standard Pipelines – Gas and Liquid Petroleum* (Standards Australia, 2008) to the satisfaction of the pipeline owner/licensee (APA VTS Australia (Operations) Pty Ltd).



5 IMPLEMENTATION

Image: Hallam Road Landfill at Sunset, May 2023



This implementation plan guides the way that infrastructure and services should be provided to meet the needs of the future development of the precinct, including who is responsible for the delivery of works. Infrastructure required by the precinct should be grouped and delivered in a coordinated manner.

5.1 Development Staging

5.1.1 Waste and Resource Recovery

Within the waste and resource recovery precinct, staging will be determined by the market development program of developers within the precinct and the availability of infrastructure services.

5.1.2 Employment

Development of new employment land is to be staged in two parts as shown in the staging Framework Plans. A staged approach ensures that land supply matches the demand for employment land in the local and regional context. The stages of the Development Plan have been defined to achieve the following outcomes:

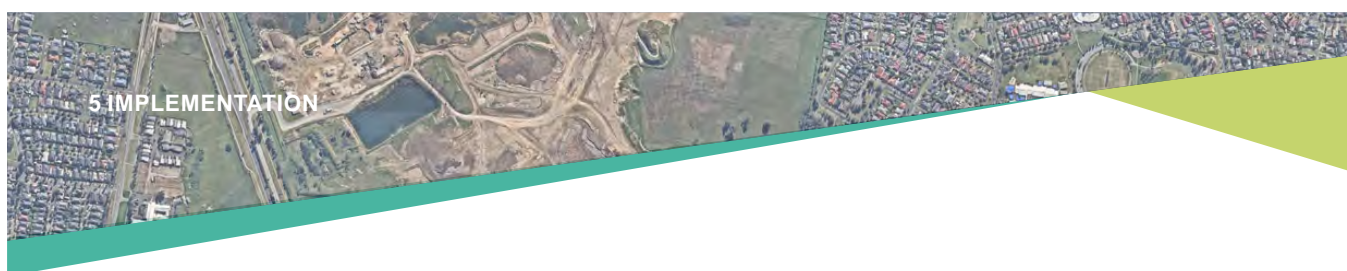
- » Preserve the viability of nearby existing and proposed activity centres, commercial and industrial land
- » Prevent the employment land market from being oversaturated
- » Respond to site constraints
- » Opportunity to respond to future changes in the employment land market i.e., releasing stage 2 land once the market needs are better understood.

5.1.3 Agricultural Land Uses

Once the risk from landfill gas migration has decreased or been mitigated to the satisfaction of the responsible authorities, then residential use and development can be considered in those locations identified in the Development Plan and not subject of any constraints.

5.1.4 Integrated Transport

Development staging must not create circumstances in which residents, enterprise or industry will be unreasonably isolated from commercial and community facilities or public transport. Development staging should be integrated with adjoining developments, including the timely provision of connecting roads and walkway/cycling paths.



5.2 Provision of Infrastructure

The Hampton Park Hill Precinct Infrastructure Report prepared by Stantec Consulting Ltd. June 2023 provides an assessment of the existing drainage and utility services infrastructure to cater for the envisaged development of the precinct. This report describes the existing trunk drainage and utility services infrastructure in the vicinity of the precinct, and its capacity to cater for development of the precinct based on authority advice at this time.

The infrastructure and services are to be provided through the following mechanisms:

- » Subdivision construction works by developers.
- » Utility service provider requirements
- » Capital works projects by Council.

The provision of key shared infrastructure is not proposed to be guided by a Development Contribution Plan scheme or similar scheme that includes development or community infrastructure contribution levies.

5.2.1 Stormwater

The site is located within the three different Melbourne Water Drainage Scheme zones, Hampton Park East Extension DS, Lyndhurst North DS and Lyndhurst South DS. The Hampton Park East Extension DS zone includes a floodway and area of inundation along the River Gum Creek. Melbourne Water has advised that retarding basins will most likely be required to retard peak stormwater flows from the proposed development.

5.2.2 Water Supply

Potable water supply reticulation is available in the existing developments adjacent to the precinct with larger mains located South-West of the precinct adjacent to Hallam Road and North West along

Ormond Road. South East Water has advised that it will be necessary to construct four new 300mm diameter reticulated drinking water mains in order to cater for the proposed development.

5.2.3 Sewerage

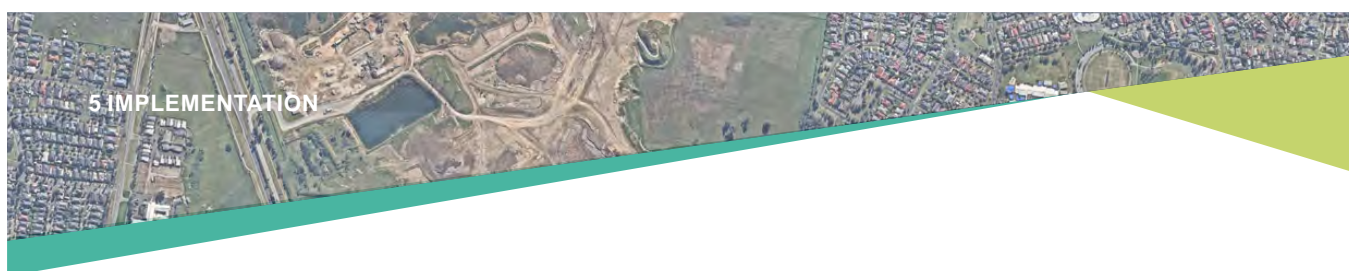
Sewer reticulation mains are available in the existing developments adjacent to the precinct with the largest main located North East of the precinct adjacent to The Parkway Reserve. Other potential points of connection are located South of the precinct along Kettle Street and South East on the corner of South Gippsland Hwy and Hallam Road.

South East Water(SEW) has advised that there is some spare capacity in the existing 525 mm diameter sewer along the north and east boundaries of the precinct. SEW has cited the unknown future topography of the site once the landfill is no longer operational, and as such have not confirmed if there is sufficient capacity/grade in this main to service the entire development or whether multiple discharges are required. Further advice from SEW will be required at the time of development to determine SEW regrading the capacity of other existing sewers for multiple discharges.

5.2.4 Electricity

High voltage electrical infrastructure is available adjacent to the precinct boundary with feeder lines to the South West and North East of the precinct.

According to AusNet the current electricity infrastructure is close to capacity. The South Western feeder is scheduled to have an additional transformer installed which will increase supply capacity and potentially have enough capacity to cater for the development. Augmentation of existing infrastructure will most likely be required.



Overhead electricity transmission lines that run through the precinct restrict development within the easement over these assets.

5.2.5 Telecommunication

NBN fibre optic cables are available adjacent to the site with a line connecting to the existing infrastructure in the North-West of the precinct. Further advice from NBN will be required at the time of development to determine if there is sufficient capacity in NBN's network to service future development in the precinct.

5.2.6 Gas Supply

Larger existing high-pressure gas reticulation infrastructure is available to South West of precinct along Evans Road and North and North East of the precinct along Ormond Road. A gas transmission pipeline is aligned through the South West corner of the precinct in a 20.1 m wide easement within which there are constraints on development. A buffer zone extends 240 m either side of the pipeline within which sensitive uses are discouraged.

Further advice from APA will be required at the time of development to determine the capacity and potential points of connection to service future development in the precinct.

5.2.7 Subdivision Construction Works by Developers

As part of subdivision construction works, all lots should be able to be connected to reticulated drainage, sewerage, water, electricity, and telecommunications services.

The following infrastructure works must be provided for in full prior to any adjacent development within the Precinct, to be determined at the time of the planning permit, to the satisfaction of the responsible authority and other relevant agencies and

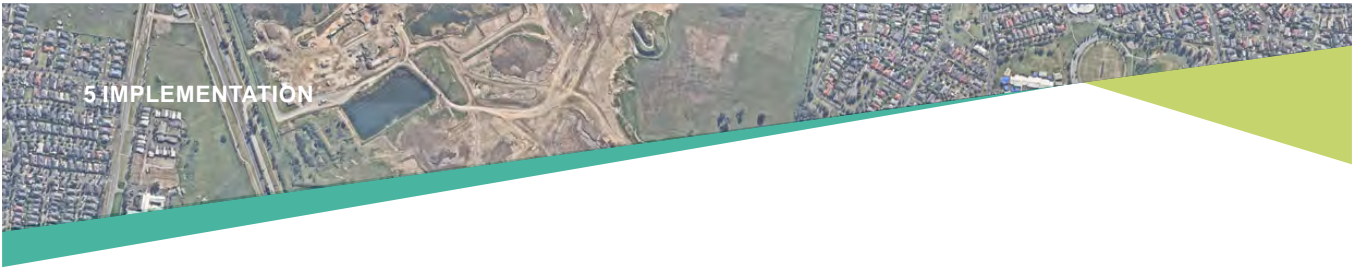
authorities. The timing of certain specific infrastructure delivery is also defined in the Development Plan's requirements.

As part of subdivision construction works, all lots should be able to be connected to reticulated drainage, sewerage, water, electricity, and telecommunications services.

The following infrastructure works should be provided for, either in full or in part, by the developer to the satisfaction of the responsible authority and other relevant agencies and authorities:

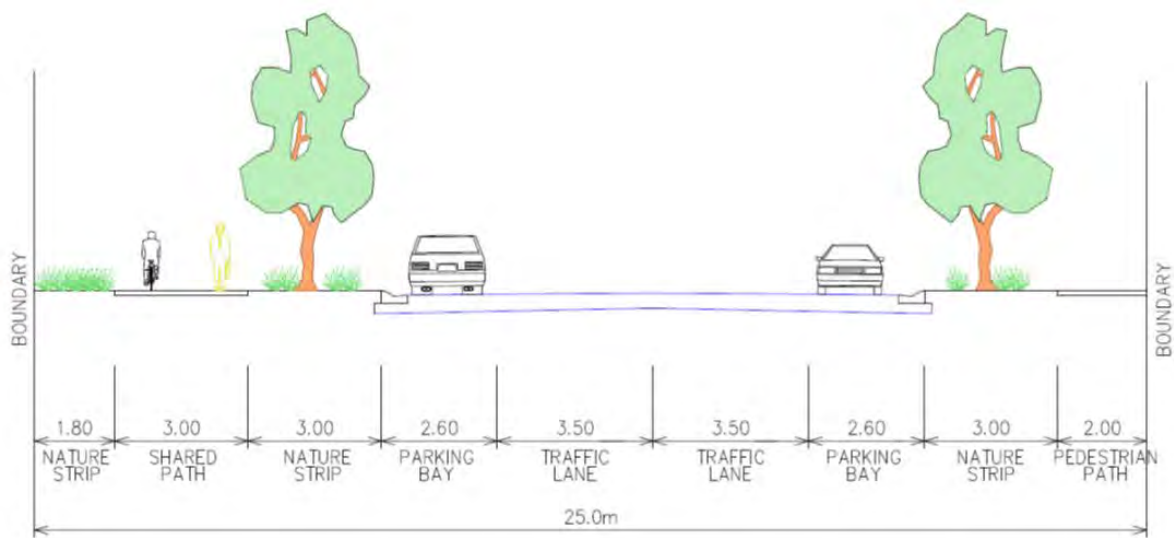
- » Public open space within the employment land sub-precinct
- » Connector streets and local streets in accordance with cross sections at *Figures 21 and 22*
- » Landscaping of all existing and future roads and local access streets
- » Council approved fencing and landscaping along arterial roads
- » Street lighting
- » Local bus stop infrastructure
- » Intersection works and traffic management measures along arterial roads and local access roads
- » 3-metre-wide shared paths which deliver connections generally in accordance with *Figure 20*
- » Local drainage systems connected to the ultimate drainage outfall points, and
- » Infrastructure as required by utility services providers including water, sewerage, drainage, electricity, and telecommunications.

The road cross section at *Figure 21* shows an example main access road. The main access road can accommodate a single lane for traffic in each direction, a parking bay on both sides of the road, a



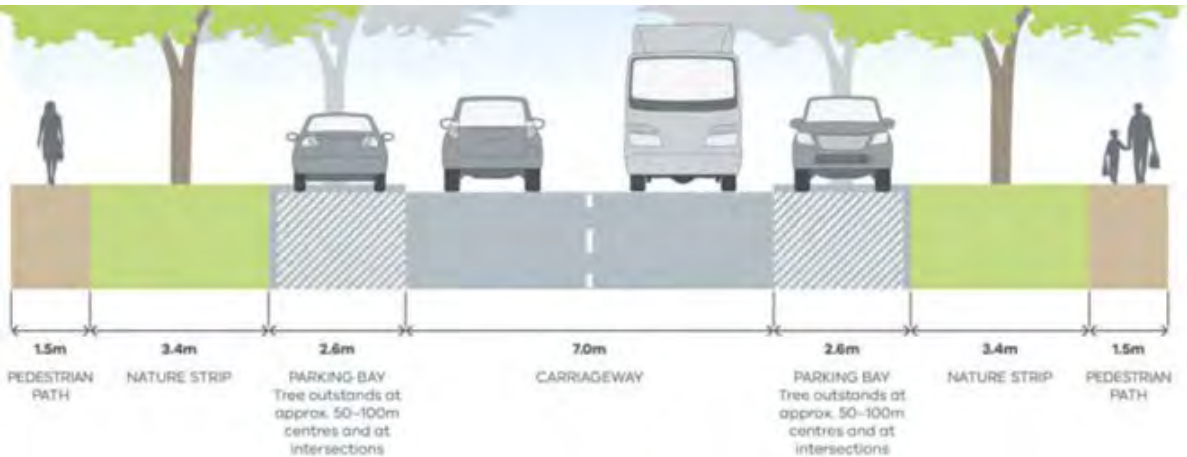
pedestrian path on one side of the road and a shared path on the other side of the road.

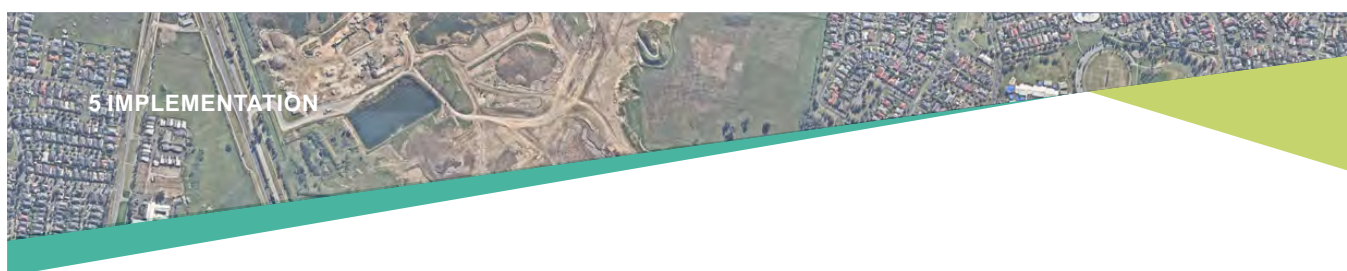
Figure 21: Main Access Road Cross Section (25 metre wide)



The road cross section at *Figure 22* shows an example local access road. The local access road can accommodate a single lane for traffic in each direction, a parking bay on both sides of the road, and a pedestrian path on both sides of the road.

Figure 22: Local Access Road Cross Section (22 metre wide)





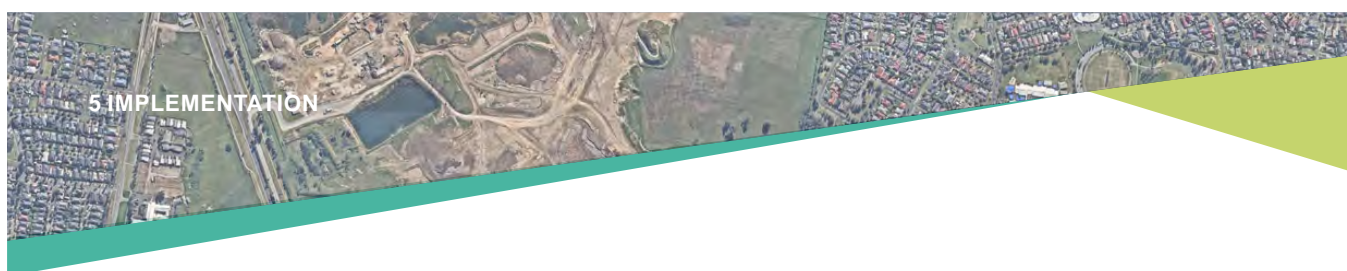
5.2.8 Public Open Space

All public open space must be to a standard that satisfies the requirements of the responsible authority prior to the transfer of the public open space from private ownership to Council ownership, including but not limited to:

- » Remediated to a standard which is suitable for the primary purpose of either active or passive open space
- » Removal of all existing and disused structures, foundations, pipelines, protruding rocks and stockpiles except for infrastructure necessary for the site's rehabilitation or regulatory compliance
- » Clearing of rubbish, environmental weeds, rocks and loose surface
- » Levelled, topsoiled and grassed with warm climate grass, unless conservation reserve requirements direct otherwise
- » Provision of water tapping potable and recycled water connection points
- » Trees and other plantings (drought tolerant unless approved by the responsible authority)
- » Vehicular exclusion devices (fence, bollards, or other suitable method) and maintenance access points
- » Utilities are provided to the public open space
- » Any other requirements the land is subject to (e.g. section 173 Agreements)

Table 2: Open Space Delivery

Open Space	Area	Type	Attributes	Lead Agency	Indicative Timing
POS 1	21.98Ha	Active open space	Generally located as shown in the Framework Plans.	Council	Medium term (10 – 15 years)
POS 2	62.55Ha	Passive open space	Generally located as shown in the Framework Plans.	Council	Long term (20+ years)
POS 3	Minimum 1 hectare	Local park	Generally located within the employment land precinct, as shown in the Framework Plans.	Developer	At subdivision stage



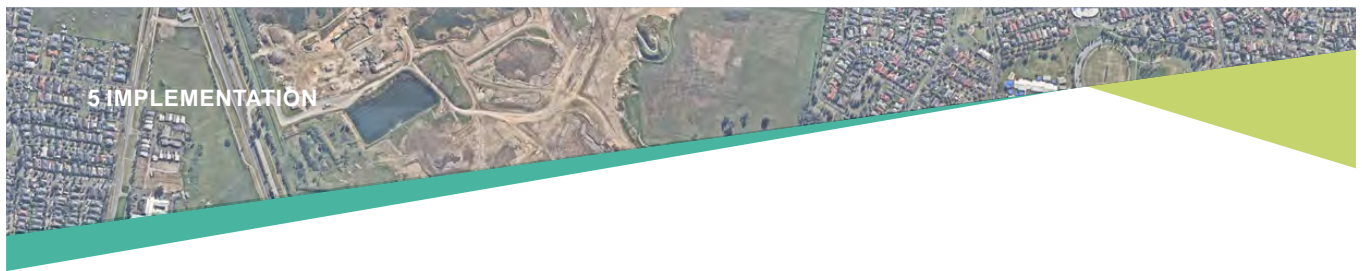
5.3 Further Strategic Work

The objectives, requirements and guidelines outlined in the Development Plan have resulted in the need for further strategic work to help implement the Development Plan. These are shown in pink shading and involve future planning scheme amendments and changes to adjoining development plans.

Council is currently undertaking a review of the *Casey Planning Scheme*. The review is expected to shift the location of some of the local planning policy in the *Casey Planning Scheme* and remove or add new information. Any future planning scheme amendment to implement the Development Plan will be required to consider the *Casey Planning Scheme* review project.

Planning Scheme Amendments

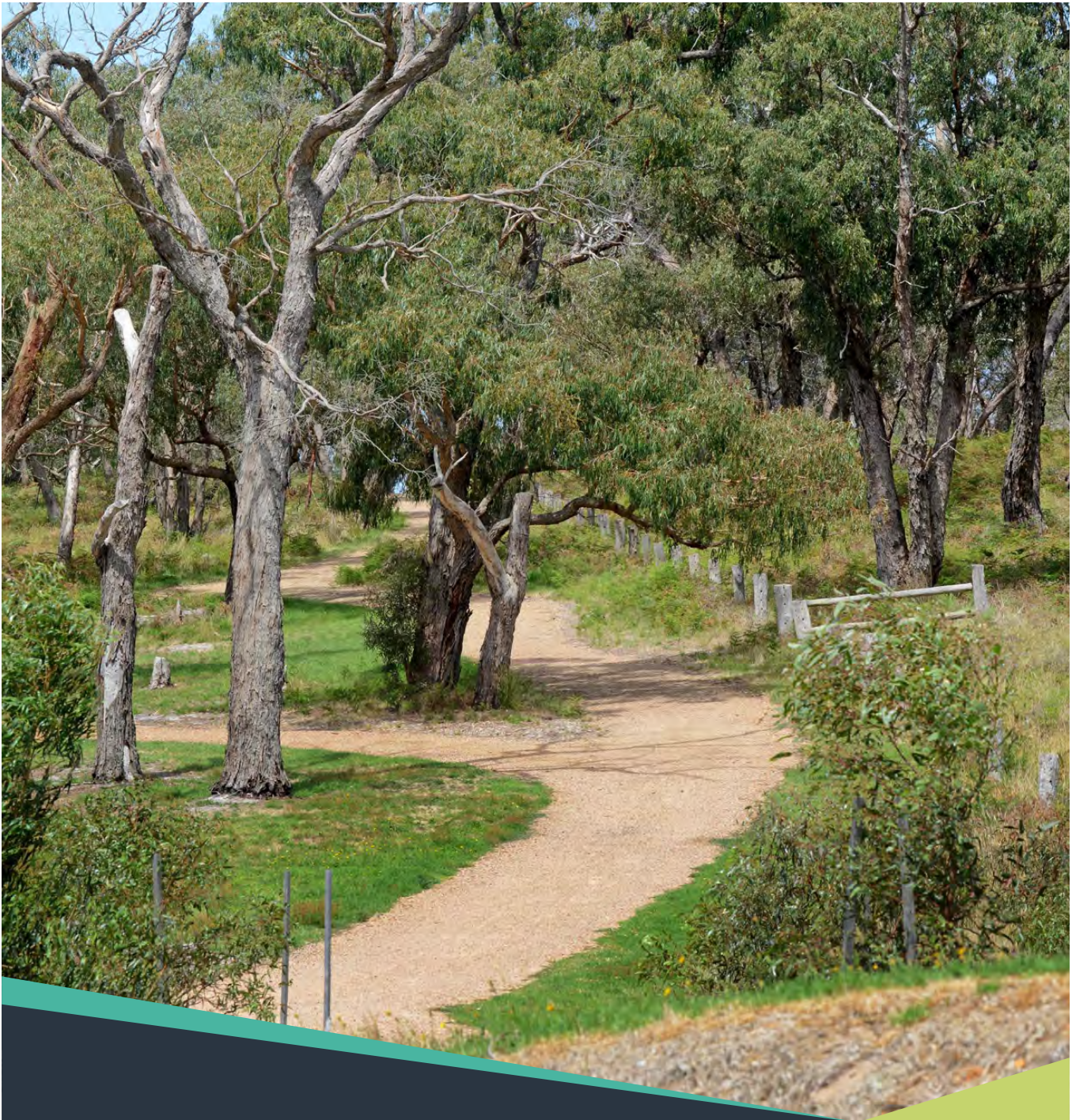
- 1 Review the provisions of the Special Use Zone – Schedule 1 to ensure that the purpose and uses align with the objectives, requirements, and guidelines of this Development Plan.
- 2 Work with the EPA and DTP to consider applying the Buffer Area Overlay (BAO) over land that is included in the EPA recommended buffer for landfill gas migration risk and include requirements around future use and development to consider landfill gas migration issues.
- 3 Investigate applying the BAO on residential land within the EPA recommended landfill buffer to ensure future development within the buffer responds to the potential risks of gas migration.
- 4 Review the provisions of the Development Plan Overlay with the purpose of introducing a new schedule that supports the Hampton Park Hill Development Plan.
- 5 Once the public open space land is transferred to Council ownership, facilitate a planning scheme amendment to rezone the land to a Public Park and Recreation Zone.
- 6 Continue to liaise with Melbourne Water to understand if there is a need to change the flood mapping extent along River Gum Creek and to reflect this via a planning scheme amendment.
- 7 Liaise with Transport for Victoria to consider removal of the Public Acquisition Overlay - Schedule 1.
- 8 Amend the local policy at Clauses 21.22 Hampton Park to ensure consistency with State Government strategic directions and this Development Plan.
- 9 Consider the need to review local policy at Clause 21.23 Lynbrook/Lyndhurst or similar provisions in the *Casey Planning Scheme* rewrite, to ensure the landfill separation buffer is adequately reflected per the objectives, requirements, and guidelines of this Development Plan.



Other Development Plans

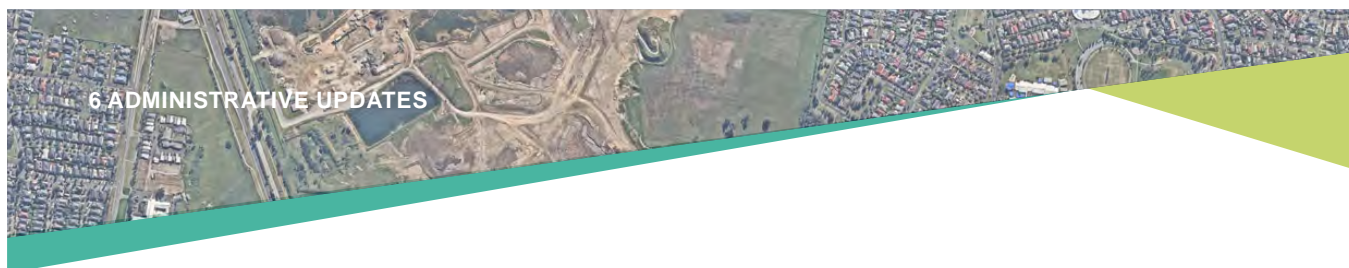
Consider reviewing the Lynbrook and Lyndhurst Development Plan to ensure:

- 1
 - » the landfill buffer is adequately reflected per the objectives, requirements, and guidelines of this Development Plan
 - » Future employment and interim employment land that is affected by the landfill buffer is adequately reflected per the objectives, requirements, and guidelines of this Development Plan.



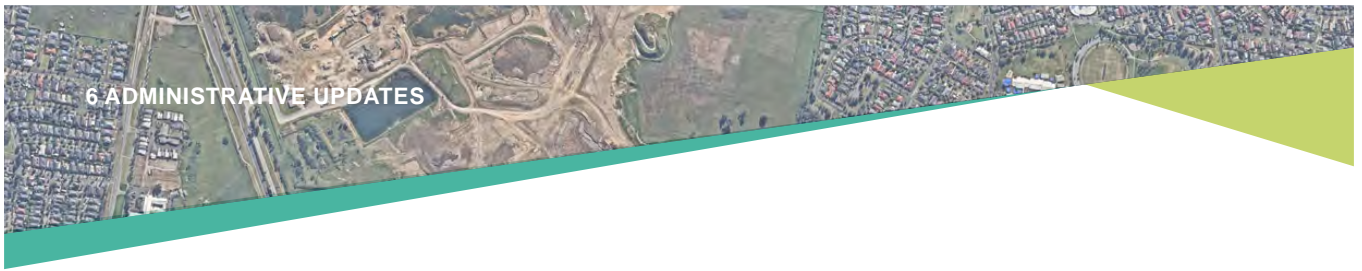
6 ADMINISTRATIVE UPDATES

Image: Cranbourne North, 2018



It is recognised that, from time to time, circumstances may change leading to the need for minor administrative changes to this document. Where an update does not materially alter this document, such a change may be made administratively. Examples include a change to the name of a Council department, to the name of a Federal or State Government department, and a minor update to legislation which does not have a material impact. Any change or update which materially alters this document must be by resolution of Council.

It is recommended that this Development Plan is reviewed periodically after its adoption or upon the closure of the landfill as the circumstances relating to the vision and staging in the framework plans may have changed.



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Image: Hampton Park Hill Precinct,
2021**Customer Service Centres**Narre Warren:
Bunjil Place,
Patrick Northeast DriveCranbourne:
Cranbourne Park Shopping Centre

ATTACHMENT 2

**HAMPTON PARK HILL DEVELOPMENT PLAN
COMMUNITY CONSULTATION
SUMMARY OF SUBMISSIONS AND OFFICER RESPONSE**

NO.	PROPERTY OF INTEREST	SUPPORT OR OBJECT OR SUPPORT/OBJECT IN PART IF CHANGES	OFFICER DESCRIPTION OF THE SUBMISSION	OFFICER RESPONSE	CHANGES UNDERTAKEN IN RESPONSE TO SUBMISSION
1	Not applicable	Support	a) The draft Development Plan is supported as it will implement a key action of the <i>Hallam Road Hub Plan</i> to review and prepare an update to the development plan. b) The draft Development Plan aligns with the <i>Statewide Waste and Resource Recovery Implementation Plan (SWRRIP)</i> that designates Hallam Hub as one of 14 Hubs of State and Metropolitan importance. c) The Metropolitan Waste and Resource Recovery Group (MWRRG) supports the role the Development Plan will plan to recycle more resources, reduce waste to landfill and support integrated land use and waste planning around the network of Hubs of state importance across Victoria. d) MWRRG suggest the use of definitions in Planning Practice Note 92 Managing Buffers, Recycling Victoria policy, and the SWRRIP.	Comments noted. The definitions in the Development Plan have been reviewed and modified where appropriate.	Yes
2	Not applicable	Support with changes	a) Terminology used throughout the DP should be consistent with recognised planning terms. b) In the context of landfill buffers, all buildings, and structures, are considered sensitive due to the risks of explosion and asphyxiation associated with landfill gas. EPA recommend Council revise how sensitive uses are defined and used in the DP. c) Council should refrain from mapping buffers, or specifying their distance (i.e., 500m landfill buffer). Separation distances for particular industries will be updated upon	Comments noted. The Development Plan has been modified to address most of the concerns raised in the EPA submission throughout the document. Despite the view presented in the submission, the EPA has confirmed that the use of the default buffer of 500 metres has been confirmed as an appropriate mechanism due to the changing nature of landfill gas migration over time and that modelling or a one-off risk assessment to determine the buffer extent may not be practical in this instance.	Yes

NO.	PROPERTY OF INTEREST	SUPPORT OR OBJECT OR SUPPORT/OBJECT IN PART IF CHANGES	OFFICER DESCRIPTION OF THE SUBMISSION	OFFICER RESPONSE	CHANGES UNDERTAKEN IN RESPONSE TO SUBMISSION
			<p>revision of <i>EPA Publication 1518</i>, where evidence shows that they need to be increased (or decreased).</p> <p>d) Regarding Figure 11 – Hampton Park Hill DP Map, it may be preferable to include separate maps denoting the current state and intended future state.</p> <p>e) Council should develop a clear and consistent position on proposals within the buffer of the landfill and ensure that it is consistent with State policy, and proposals within the buffer of the landfill should be accompanied by a landfill gas risk assessment.</p> <p>f) Council may wish to consider including an ‘Application Requirement’ for noise and air quality assessments for the Employment sub-precinct, as well as for the Waste and Resource Recovery sub-precinct.</p> <p>g) EPA support Council’s consideration of applying the BAO to the buffer of the landfill and highlight that applying a BAO would rely on a site-specific risk assessment (as opposed to the default 500- metre buffer).</p> <p>h) Council must address how the DP will manage potentially contaminated land.</p>		
3	Not applicable		<p>a) APA seeks to limit sensitive used from establishing within the Measurement Length (pipeline) to retain a high level of compliance with applicable safety standards. APA lists several uses considered to be ‘sensitive’.</p> <p>b) Any works proposed within the easement must be approved by APA through Third Party Works Authorisation process.</p> <p>c) APA prefers that roads proposed for construction over pipeline easements be avoided wherever possible.</p> <p>d) APA does not object to the Development Plan subject to several modifications including:</p>	Comments noted. The Development Plan has been modified to address APA concerns raised in submission.	Yes

NO.	PROPERTY OF INTEREST	SUPPORT OR OBJECT OR SUPPORT/OBJECT IN PART IF CHANGES	OFFICER DESCRIPTION OF THE SUBMISSION	OFFICER RESPONSE	CHANGES UNDERTAKEN IN RESPONSE TO SUBMISSION
			<ul style="list-style-type: none"> a. Measurement Length of pipeline changed to 240m; b. A new heading 4.7 included for the High-Pressure Gas Pipeline. c. Include policy objective to discourage sensitive land uses within the gas pipeline notification zone. d. APA's preference is to locate the easement within linear open space or locating easement within front setbacks of commercial/industrial lots. 		
4	Hallam Road landfill, Hampton Park	Support	<ul style="list-style-type: none"> a) LMS entered a long-term lease agreement with the Hallam Road landfill owner in 2005 to capture and process landfill gas through their existing BioEnergy facility. This lease enables gas extraction post landfill closure which will assist with compliance and minimising carbon emissions in the City of Casey. b) The BioEnergy facility has a license issued by the EPA. c) The infrastructure installed and works carried out by LMS at the site, represent best practice (in accordance with EPA guidelines publication 788.3) and a pivotal part of the post-landfill closure environmental management requirements, which the Development Plan must consider. d) LMS has made a significant contribution to the reduction in greenhouse gases since commencement of gas extraction at the site. e) LMS generally supports the concept of the proposed Development Plan. 	Submissions noted. The background section of the Development Plan was modified to include further details on the infrastructure and operation of this facility.	Yes
5	310 Hallam Road, Hampton Park	Support with changes	<ul style="list-style-type: none"> a) Questions the need to show the 500m buffer on a plan in the DP as the EPA guidelines and policies recommend 	<ul style="list-style-type: none"> a) No changes proposed to this submission as it is considered important to map the extent of existing 	Yes

NO.	PROPERTY OF INTEREST	SUPPORT OR OBJECT OR SUPPORT/OBJECT IN PART IF CHANGES	OFFICER DESCRIPTION OF THE SUBMISSION	OFFICER RESPONSE	CHANGES UNDERTAKEN IN RESPONSE TO SUBMISSION
	Landfill site		<p>buffers for landfills at Clause 53.10 in the Casey Planning Scheme. Discussion of the intent only is suggested.</p> <p>b) Section 2 pg 12 Background – Seeks changes the wording relating to the EPA 500m buffer and inclusion of wording that is included in <i>EPA Publication 1642</i>.</p> <p>c) Section 2.1 pg 13 Surrounding Context – Seeks changes to the wording relating to ‘use and development.....’ to ‘any proposal involving buildings and works.....’</p> <p>d) Section 3.2 Objective 3 – Image, Character & Land Use pg 32 – change the wording to: ‘<i>All new development within the 500m landfill separation buffer must assess the risk from underground landfill gas migration through built form objectives in accordance with EPA Publication 1642:.....</i>’</p> <p>e) Section 3.2 Objective 20, 21 & 22 Residential pg 34 – Suggested wording is: ‘<i>Any proposal for sensitive land use within the default buffer should be assessed for potential landfill gas risk in accordance with EPA publication 1642</i>’.</p> <p>f) Section 4.1 Framework Plan Requirement 1 – Suggested wording is: ‘<i>All new development within the 500m landfill separation buffer must assess the risk from underground landfill migration in accordance with EPA Publication 1642:.....</i>’</p> <p>g) Section 4.1 Guidelines pg 36 – Agree with Guideline 1. Suggest the deletion of Guidelines 2, 3 and 4.</p> <p>h) Lots 10 and 4 have been designated as ‘Future Employment Stage 2’. Would prefer this to be shown as ‘waste and resource recovery’ but would seek to retain the flexibility to use and develop the land for commercial or industrial purposes.</p> <p>i) Seek changes to the definition of landfill to: ‘<i>A landfill is a special designated and engineered facility for the burial of</i></p>	<p>EPA recommended buffers on the relevant plans and text for transparency and to guide decision makers.</p> <p>b) Changes to the policy section of the Development Plan are considered to address this submission.</p> <p>c) Changes to the background section of the Development Plan are considered to address this submission.</p> <p>d) The objectives have been reviewed and amended to address this concern.</p> <p>e) As above</p> <p>f) Guideline 1 has been modified to address this submission.</p> <p>g) Guideline 3 has been deleted. No changes to guideline 2 and 4.</p> <p>h) The Staging Framework plans address this submission.</p> <p>i) The VPPs do not include a definition for the use ‘landfill’. The draft Development Plan has been modified to include a more detailed description of a landfill in the ‘Background’ section of the document. Definition has also been amended.</p> <p>j) The draft Development Plan has been modified in line with the EPA guidelines on recommended buffers.</p>	

NO.	PROPERTY OF INTEREST	SUPPORT OR OBJECT OR SUPPORT/OBJECT IN PART IF CHANGES	OFFICER DESCRIPTION OF THE SUBMISSION	OFFICER RESPONSE	CHANGES UNDERTAKEN IN RESPONSE TO SUBMISSION
			<p><i>residual solid waste between layers of soil and other materials'.</i></p> <p>j) Seek changes to the definition of 'Separation Buffer' to include the wording: <i>'....These are default buffers identified by the EPA. Development within these separation buffers may trigger the need for further environmental assessment.'</i></p>		
6	605 Glasscocks Road and 795 South Gippsland Highway, Hampton Park	Support with changes	<p>a) Existing Development Plan Overlay – Schedule 1 is titled 'Residential Area'. This should be updated to reflect the intent of the exhibited Development Plan.</p> <p>b) References to specific land use including public open space should be approximate.</p> <p>c) No need to summarise State and Local planning policy.</p> <p>d) Suggest deleting Figure 5 on pg 18.</p> <p>e) Suggest that Figure 11 show 795 South Gippsland Hwy as 'waste and resource recovery'.</p> <p>f) Figure 11 shows an area of about 1.5ha for future open space. Request that this be deleted and replaced with employment land.</p> <p>g) Figure 11 shows the alignment of the main access road from Glasscocks Road extending through an area currently supported slimes management. Realignment of the proposed access road is recommended as substantial remediation may be required to facilitate a main road in this location.</p> <p>h) Figure 11 identifies the land currently subject to the Urban Floodway Zone (UFZ) as a constraint. It is considered the extent of the UFZ could be reduced in the future once a stormwater management strategy has been prepared. Request a 'note' being included on this map the states: <i>'The application of the drainage floodway may be subject</i></p>	<p>a) Noted and agree. Amending the existing Schedule to the Development Plan Overlay will require a Planning Scheme Amendment. This is a separate process to amending a Development Plan.</p> <p>b) The Land Budget Table has been amended to address this submission.</p> <p>c) No changes proposed. Summary of the State and local planning policy provides the strategic context for amending the Development Plan.</p> <p>d) No changes proposed. Figure 5 is included in the existing Casey Planning Scheme and adds to the strategic background.</p> <p>e) Figure 11 has been replaced with staging framework plans that now show this land as 'waste and resource recovery' land use in Stage 1.</p> <p>f) Figure 11 has been removed and replaced with staging framework plans. No changes proposed. Public open space is to remain on the relevant staging plan as it will be required to service future development of the land.</p> <p>g) Figure 11 will be removed and replaced with staging plans. The location of the road network is indicative and aligned may change overtime as the land is developed.</p> <p>h) The Development Plan includes reference to the extent of the floodway and the Melbourne Water as</p>	Yes

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			<p><i>to change upon preparation of a future stormwater management strategy and engineering design.'</i></p> <p>i) Figure 11 – Suggest the shading of the electricity easement and gas pipeline buffer be removed and replaced with linework.</p> <p>j) Request the following statement be added to the 'interim Uses' section: <i>'Future remediation and resolution of landfill and floodway related constraints is anticipated to allow urban development of this land into the future subject to the satisfaction of the council.'</i></p> <p>k) Request the following or similar wording be added to the 'Urban Floodway' section: <i>'The application of the Urban Floodway Zone may be subject to change following engineering and stormwater review. Any future change to the UFZ will require an amendment to the Casey Planning Scheme.'</i></p> <p>l) <i>Proposes changes to Objective 1: 'To facilitate a gradual transition of the precinct away from waste disposal activities and focus on waste transfer activities and resource recovery within the waste and resource recovery sub-precinct'</i></p> <p>m) <i>Proposes changes to Objective 15 to: 'To encourage land uses that are compatible with waste and resource recovery industry or focus on reuse or recycle waste recovered from the precinct whilst also supporting appropriate industrial and commercial uses.'</i></p> <p>n) Objective 27 states the need to facilitate public open space within the electricity easement although Figure 11 nominates alternative land uses within the easement.</p> <p>o) Objective 41 should require stormwater management requirements to be achieved within the precinct rather</p>	<p>the relevant authority and the need for future modelling analysis to support a reduction in the extent of the floodway.</p> <p>i) This is addressed as part of the staging plans.</p> <p>j) The staging plans and additional text in the Development Plan will address this. Reference to 'interim' uses has been removed.</p> <p>k) The relevant staging plan and/or text will address this.</p> <p>l) The objectives in the Development Plan have been modified to address this submission.</p> <p>m) Refer to (l).</p> <p>n) The staging plans address this submission.</p> <p>o) Refer to (l)</p> <p>p) Refer to (l)</p> <p>q) The Development Plan has been modified with staging framework plans.</p> <p>r) Retain reference to the <i>Aboriginal Heritage Act 2006</i>.</p> <p>s) The South Interface Diagram is reflecting Glasscocks Road as currently upgraded. Upgrading of this road will be required in the future.</p> <p>t) Review</p> <p>u) The Development Plan has been modified to address this submission.</p> <p>v) The Development Plan has been modified to include some wording on fencing.</p> <p>w) No change proposed. This is recommended in SGS Employment Analysis report.</p> <p>x) The Development Plan has been modified so the emphasis is on articulation of the built form rather than stepping back of building form.</p> <p>y) The staging plans will address this concern.</p> <p>z) No changes proposed.</p>	

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			<p>than on-site which suggests within future development parcels and lots.</p> <p>p) Consider combining Guidelines 1 and 2 noting that recommendations of landfill gas migration risk assessment may require mitigation measures to be adopted into future building design.</p> <p>q) Suggests Figure 11 identifies industrial land use.</p> <p>r) Delete reference to the section relating to the <i>Aboriginal Heritage Act 2006</i>.</p> <p>s) Figure 14 'South Interface Diagram' will not reflect future development and access arrangements. Reliance on a 6m wide laneway for access to future employment land is unsatisfactory.</p> <p>t) Requirement 9 supports the establishment of a landmark buildings be identified towards the signalised intersection along Glasscocks Road rather than public open space reserve.</p> <p>u) Some discretion should be available to provide parking to the side or rear of buildings.</p> <p>v) Requirement 13 – include reference to new fencing.</p> <p>w) Delete reference in Requirement 14 for consideration of a minimum lot size of 0.9ha as it is restrictive.</p> <p>x) Guideline 17 is unclear in terms of 'upper levels'.</p> <p>y) Note the alignment of shared paths is indicative only as it extends through the middle of the floodplain which is not realistic.</p> <p>z) Suggest amendment Requirement 33 to read as: '<i>Change in land use and any stormwater strategy which changes the floodway area must not adversely affect surrounding areas.....</i>'</p>	<p>aa) Melbourne Water has not provided any additional information in relation to this matter. The Stantec report on infrastructure and servicing advises that a new retarding basin upstream of the connection of the River Gum Creek may be required to accommodate future development.</p>	

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			aa) It is unclear if Melbourne Water intend on developing a Drainage Services Scheme for the precinct. If this is the case reference to this scheme should be included.		
7	31 St Georges Road, Narre Warren South	Object	a) Mrs Lynch lodged a spreadsheet with a list of 790 names, including 718 from across Victoria, on behalf of Casey residents who oppose the Plan.	Submissions noted. The submissions contends that the Plan puts the health, safety, and well-being of residents at risk and requests that the Plan is not implemented. The head petitioner is also responsible for another on-line petition.	No
8	Residential properties nearby	Object	<p>a) Expresses concerns about the application and basis of the buffer over residential properties as there was no prior knowledge of a buffer applying to residential properties previously.</p> <p>b) Raises concerns in relation to the implications of the application of the buffer on property values and cost implications for future building and works.</p> <p>c) Concerns regarding the issue of a Section 32 that will identify the buffer when land is sold.</p> <p>d) Request that public notice be given for any future planning scheme amendment or any future development adjoining their properties.</p> <p>e) Concerns raised that the operation of the landfill will be further extended because of the amenity issues currently being experienced by residents.</p> <p>f) Seeks further information about the buffer including background studies, what mitigation measures could be put in place to address any offsite impacts, risks to property and human health.</p> <p>g) Raised concerns regarding the consultation process because of a lack of consideration of the culturally and linguistically diverse (CALD) community.</p>	<p>a) The Environment Protection Authority (EPA) recommended buffers for landfills in the 1990s of 100 metres for the purpose of protecting nearby properties and communities from potential offsite impacts for landfill operations. Since that time the EPA has increased the recommended buffer distance to 500 metres for landfills in accordance with EPA publication <i>Best Practice Environmental Management: Siting, Design, Operation and Rehabilitation of Landfills</i> (Landfill BPEM). The Development Plan is not introducing a new control only showing the existing buffer for transparency.</p> <p>b) Concerns relating to the potential impact on property values is not able to be considered as a relevant planning matter as part of the planning process for the Development Plan.</p> <p>c) The Development Plan will not affect a Section 32 as Development Plan buffers are not shown on a Section 32. A Section 32 is required to show the current planning scheme zoning and overlays that apply to land at the time of Section 32 preparation.</p> <p>d) The <i>Planning and Environment Act 1987</i> requires public notice to be given for most planning scheme amendments. It should be noted that the</p>	No

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				<p>Development Plan Overlay that currently applies to the land within the Development Plan exempts public notice and third-party rights in relation to planning permit applications. Council is unable to change this exemption as it applies across the State.</p> <p>e) There is no proposal to extend the 'life of the landfill' operations as part of the Development Plan, rather the Development Plan seeks to prepare for the transition of the precinct over time to a circular economy and employment hub, with provision for public open space.</p> <p>f) The EPA may be able to assist in providing further information regarding the background, studies and any mitigation measures required when the EPA established the 500 metre buffer.</p> <p>g) The availability of accessing free translation and interpreting services was advertised on Council's various platforms. The plans were not translated into languages other than English, as analysis of census data informed the decision to prioritize access to readily available translation services.</p>	
9	280 Hallam Road Hampton Park	Objects and seek changes	<p>a) Raises concerns that the land is being used as a buffer for the existing landfill.</p> <p>b) Current Development Plan identifies the land for a mix of residential and open space dependent on landfill gas migration.</p> <p>c) Previous planning permit application lodged for horticulture was refused by Council in February 2022 on landfill risk grounds.</p> <p>d) The exhibited Development Plan nominates the land for 'low impact agricultural' uses but fails to nominate any</p>	<p>a) The Environment Protection Authority (EPA) recommended buffers for landfills in the 1990s was 100 metres for the purpose of protecting nearby properties from potential offsite impacts because of landfill operations. Since that time the EPA has increased the buffer distance to 500 metres for landfills in accordance with EPA publication Best Practice Environmental Management: Siting, Design, Operation and Rehabilitation of Landfills (Landfill BPEM). The Development Plan is not introducing a new control only showing the buffer for transparency.</p>	Yes

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			<p>long term uses until the floodway and gas migration concerns are resolved.</p> <p>e) The exhibited Development Plan fails to recognise that landfill gas risk constraints are the responsibility of the landfill owner to manage.</p> <p>f) Development Plan needs to be updated with latest Melbourne Water flood modelling information for this property.</p>	<p>b) The current approved Development Plan is no longer consistent with State Government strategic directions for the site articulated in the <i>State-wide Waste and Resource Recovery Infrastructure Plan</i> (Sustainability Victoria, 2018) and the <i>Hallam Road Waste and Resource Recovery Hub Plan</i> and therefore needs to be updated.</p> <p>c) The planning permit application for the use and development of land for Horticulture in the Urban Floodway Zone was refused on the basis that insufficient information was received to enable a full assessment of risks from landfill gas migration.</p> <p>d) In relation to 'interim land uses', the Development Plan has been modified to provide greater clarity on the types of land uses that may be permitted within the landfill buffer. Staging plans have been included to assist.</p> <p>e) It is not the role of the Development Plan to determine how the existing landfill is meeting its operating obligations under several regulatory approvals. Once the landfill ceases, rehabilitation of the site will commence. Measures to manage risk associated with gas migration have already begun and will continue for some time to come.</p> <p>f) Melbourne Water have not prepared any updated flooding modelling so this data cannot be included in the DP.</p>	
10	250-260 Hallam Road Hampton Park	Objects and seeks changes	<p>a) Raises concerns that the draft Development Plan will restrict sensitive uses on the site including residential development.</p> <p>b) Request the deletion of the Landscape Buffer along Hallam Road and the deletion of the 22m Local Access</p>	<p>a) The site is within the EPA recommended 500m buffer for the landfill. Sensitive uses are unlikely to be supported while the land is within the 500m buffer.</p> <p>b) The purpose of the landscape buffer is to provide a setback and visual green screening and continuation</p>	Yes

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			<p>Street and the continuation of Redwood Ave should remain at 16m wide.</p> <p>c) Seeks rewording of 'interim land use' definition to enable the consideration of sensitive land uses within the buffer subject to the risk associated with gas migration being acceptable.</p> <p>d) Consider providing greater guidance in the Development Plan on the types of uses that could be considered for approval as 'interim land use' if residential or employment land uses will not be supported.</p> <p>e) Requests that the definition of 'residential' in the Development Plan be re-worded to allow consideration of sensitive uses subject to the risk associated with gas migration is acceptable.</p> <p>f) Seeks rewording of Objectives 21 to include the following <i>'....unless considered suitable to the satisfaction of the responsible authority'</i>.</p> <p>g) Seeks rewording of Objective 28 to include the existing batching plant buffer and/or landfill buffer area unless it can be demonstrated that risk to residential or industrial employment uses are at appropriate levels to the satisfaction of the responsible authority.</p> <p>h) Requests that the Requirements and Guidelines in the Development Plan be re-worded and re-structured. This includes Section 4, Requirement 2, 4 and 5. Guideline 3 and 10.</p>	<p>of the shared pathway to existing and/or future development along Hallam Road. Staging plans have been prepared that show an access point with 'no through' road as the land has now been identified as 'employment'.</p> <p>c) Staging plans now provide greater clarity in terms of future land use opportunities.</p> <p>d) As above</p> <p>e) No changes are proposed.</p> <p>f) No changes are proposed. The responsible authority has discretion in decision making.</p> <p>g) All objectives have been reviewed. The EPA have advised that no new sensitive land uses should be established within the buffer of the landfill until the landfill has been closed and capped, and a post closure landfill gas risk assessment is completed.</p> <p>h) The Objectives, Requirements and Guidelines have been reviewed and modified in the Development Plan.</p>	
11	735 South Gippsland Highway Hampton Park	Objects and seeks changes	<p>a) Requests that the site be identified within its own Employment Precinct (without other properties) such that it is encouraged to be developed before or concurrently with Employment Precinct Stage 1.</p> <p>b) The land use recommendations for the site should be 'retail use' as the site was previously identified for</p>	<p>a) Staging plans have been prepared that show the land for employment land use.</p> <p>b) No changes proposed. The SGS 2022 Employment Report does not recommended 'retail uses' for the land.</p>	

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			'commercial' use under existing Development Plan and is currently used as a plant nursery and garden supplies.		
12	4 Buchan Green Pakenham	Objects	<p>a) Representative of the Hampton Park Progress Association with experience on all landfill issues from 1990 and currently on the Hallam Road Landfill Community Reference Group (CRG), Taylors Road Community CRG and EPA CRG.</p> <p>b) Due to the interest in the project, requests that Council and the Minister for Planning agree to a Planning Panel, to give due consideration to the proposal before a decision is made.</p> <p>c) There seems to be a lack of consideration of the culturally and linguistically diverse (CALD) community around the site, with insufficient engagement in their own language.</p> <p>d) The increase in transport movements will impact on more than those in the 500m buffer zone. Consultation should have extended beyond this distance.</p> <p>e) The question of the Casey residents' rights - that Development Plan Overlay (DPO) should not exempt third party rights of objection for future planning permit applications.</p> <p>f) Noise from vehicles going in and out onto Hallam Road, are a serious imposition of the local community, especially Lynbrook Heights, along Hallam and Glasscocks Roads. Noise will come from a much larger facility which is too close to residential properties.</p> <p>g) Poor choice of location for the large-scale transfer station and future waste processing facilities.</p> <p>h) The whole site was intended to be green open space for sport and recreation.</p>	<p>a) Noted involvement in the CRGs.</p> <p>b) Approval of a Development Plan is at the discretion of Council. Any future planning scheme amendment requires Ministerial approval for public exhibition and the amendment process may involve an independent Planning Panel to be appointed in accordance with the <i>Planning and Environment Act 1987</i>.</p> <p>c) The availability of accessing free translation and interpreting services was advertised on Council's various platforms. The plans were not translated into languages other than English, as analysis of census data informed the decision to prioritize access to readily available translation services.</p> <p>d) The consultation process was not limited to those within the 500-metre buffer zone. The draft DP was available to the public online, and every effort has been made to engage with the wider community, including those along the transport routes. The DP was advertised 4 times in the local newspapers, consultation sessions were held, Council officers attended a public meeting, and the plan was on exhibition from 6 July 2022 to 14 August 2022.</p> <p>e) It is important to note that a DPO currently applies to the precinct. The DPO is a state planning provision that exempts third party rights and notification. Council is unable to change this provision. The draft Development Plan will be reported to Council for approval and consideration will be given to the matters raised in submissions.</p>	No

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				<p>f) The site currently operates as landfill. Should a planning application be submitted for a Transfer Station it will be assessed against the current planning controls that apply to the site including any approved Development Plan. Such an application would also be referred to several authorities including the EPA and consideration would be given to potential off-site impacts such as traffic generation and other amenity impacts.</p> <p>g) The State Government and the Hallam Waste and Resource Recovery Hub Plan identifies the precinct for waste and resource recovery including uses such as a Transfer Station.</p> <p>h) The current approved Development Plan is no longer consistent with State Government strategic directions for the site articulated in the <i>State-wide Waste and Resource Recovery Infrastructure Plan</i> (Sustainability Victoria, 2018) and the <i>Hallam Road Waste and Resource Recovery Hub Plan</i>. However, in the exhibited Development Plan, a large portion of the precinct (over 80 ha) will be set aside for public open space with rehabilitation of the land commencing once the landfill operations cease. This public open space is a long-term vision for the land.</p>	
13	825-829 South Gippsland Highway Hampton Park	Objects and seeks changes	<p>a) Identifies several inconsistencies and lack of clarity in the exhibited Development Plan such as the location of property boundaries, asset map plans, location of amenities and prescribed setbacks.</p> <p>b) The location of the existing gas pipeline easement is unclear and if additional buffers are required on site.</p>	<p>a) Refining and fine-tuning of the mapping for the development plan has been undertaken to address any inconsistencies.</p> <p>b) The 'Existing conditions' map has been updated to include EPA recommended buffers for applicable to existing uses.</p>	Yes

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			c) Unclear if a 20m landscape buffer is to apply to both road frontages. Figure 15 also references a 5 metres landscape setback. d) Extent and location of shared pathways not clear. e) There appears to be minimum justification for the 22m local access road through the central portion of the site. New road would have a significant impact of the viability of the land as shown in the Development Plan.	c) The Development Plan has been modified to reduce the width of the landscape buffer. d) The Development Plan has been modified to improve the clarity in relation to the location of shared pathways. e) Noted. The draft Development Plan has been modified to delete the east-west 22m wide access road along the gas pipeline.	
14, 15, 16, 18, 19, 20, 21, 22, 23, 24, 26, 27, 31	Not Specified 46 Sherwood Road Narre Warren, 6 Eldershaw Drive Lynbrook, Not Specified 40 Blue Range Crescent Lynbrook, Not Specified 20 Highmount Drive Hampton Park, 21 Langbourne Drive Narre Warren South, Not Specified, Lynbrook Resident, 28 Lesley Drive Hampton Park, Not Specified Not Specified	Objects	a) Objects to a new waste Transfer Station being allowed on the site close to residential properties. Operating hours, traffic, and odour would be detrimental to the amenity of the residents living near to such a facility. b) Objects to a proposed Buffer Area Overlay being applied to residential properties within 500m of the landfill on the basis that it would impact on the value of properties; be required to be included in any Section 32; could result in increased building costs; and potential to create a divide within the community. c) Objects to unelected Administrators making planning decisions that may be biased given the existing operator is contracted with the City of Casey. d) Objects to the life of the landfill being extended. e) Prefer precinct to be public open space. f) Concerned about amenity impacts and devaluation of property. g) Concerned that the approval of the Development Plan will mean that public notice will not be given of future planning permit applications. h) Concerned that the draft Development Plan was only issued in English given the diversity in cultural backgrounds within this area.	a) The Development Plan has been modified to remove any reference to a transfer station in the three framework plans. Any proposal for the use and development of land within the boundaries of the Development Plan for a Transfer Station would require a planning permit application to be submitted to the Council for approval. Should this occur, any planning permit application will be assessed against the current planning controls that apply to the site at the time including any approved Development Plan. Such an application would also be referred to several authorities including the EPA and consideration would be given to potential off-site impacts such as traffic generation and other amenity impacts. b) A Planning Scheme Amendment would be required to introduce a Buffer Area Overlay over land within 500m of the landfill. Any Planning Scheme Amendment is required to be exhibited and any affected parties may make submissions to the Planning Authority. Submissions that oppose the overlay would be referred to a Panel for consideration. The 500m buffer shown on the Development Plan will not appear in a Section 32. A Section 32 includes planning scheme	yes

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33 35	Not Specified 6 Cobbler Grange, Lynbrook		i) Concerns regarding off-site odour, noise and traffic impacting on the amenity of nearby residents. j) Consultation with EPA and the number of complaints to the EPA should be taken into consideration.	zone and overlays that apply to land at the time it is prepared. c) The matter is noted and is not a relevant consideration to the preparation of the Development Plan. d) There is no proposal to extend the life of the landfill. The existing planning permit for the landfill expires in 2040. e) The Development Plan shows a large portion of the site, more than 80ha that is proposed to be used for public open space in the longer term. f) The Development Plan is unable to address perceived impacts on property values and this matter is not able to be considered as it is not a relevant planning consideration. g) The existing Development Plan Overlay already exempts third party rights and notification. The Development Plan Overlay is a state planning provision that applies across the State and Council is unable to change this provision. The consultation process was not limited to those within the 500-metre buffer zone. The draft Development Plan was available to the public online, and every effort has been made to engage with the wider community, including those along the transport routes. h) The Development Plan was advertised 4 times in the local newspapers, consultation sessions were held, Council officers attended a public meeting, and the plan was on exhibition from 6 July 2022 to 14 August 2022. Consideration was given to engaging non-English speaking community members. The decision was made to promote access to translation and	

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				<p>interpreting services, by advertising on Council's various platforms. The plans were not translated into languages other than English, as analysis of census data informed the decision to prioritize access to translation services.</p> <p>i) The Development Plan is unable to address these concerns. The landfill operator is required to comply with EPA licence and other statutory approvals. Any concerns relating to off-site impacts of odour, noise, litter and/or traffic should be referred to the relevant authority.</p> <p>j) The EPA has been consulted during the preparation of the draft Development Plan. Comments relating to complaints is noted, however, this is not a matter that the Development Plan can address.</p>	
17	7 Loganberry Close Cranbourne North	Object	<p>a) What land uses can be accommodated in the 'Future Employment Stage 1'?</p> <p>b) What is 'Future Low Impact Agriculture' and why is a 25M Main Access Road required instead of a 22M Local Access Road?</p> <p>c) Also expresses concerns about the speed of vehicles on the Glasscocks Road extension to the South Gippsland Highway and wonders if there might be speed-reducing measures put in place, such as chicanes or speed dips.</p>	<p>a) 'Future Employment Stage 1' refers to a part of the property that is identified for employment and is planned to be developed to provide opportunities for light industrial uses that complement waste and resource recovery activities. This stage will be developed first, and only if it is fully utilised, then the next stage, 'Future Employment Stage 2,' will be developed. The intention is to ensure that development occurs in a sustainable and responsible manner, and that there is adequate demand and infrastructure in place before proceeding with further development. Appropriate interface treatment will be provided to the neighbouring residential areas.</p> <p>b) The Development Plan has been modified to remove any reference to 'Future Low Impact Agriculture'. It now refers to 'Agriculture'.</p>	No

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				<p>c) The new 25m main access road as shown from Glasscocks Road will be required to service future development of Stage 1 and potentially the public open space. The 25m road reservation could accommodate a single lane for traffic in each direction, in addition to a parking bay on both sides of the road, a pedestrian path on one side of the road, and a designated shared path on the other side of the road. This design was selected to ensure adequate access and safety for all users, including vehicles, pedestrians, and cyclists.</p> <p>d) While this is not a matter for the Development Plan, concerns relating to potential for speeding along the Glasscocks Road have been forwarded to the appropriate department within Council.</p>	
25	Resident Narre Warren South	Objects	a) Raises concerns regarding future impacts on the amenity and wildlife in the area.	a) A Biodiversity Report has been prepared by Ecological Consulting in October 2022. This report has informed the Development Plan and contains several recommendations to address protect and enhance the flora and fauna values of the precinct. Furthermore, there is an existing Environmental Significant Overlay – Schedule 7 protecting several Red River Gums within the precinct.	No
28	825 & 829 South Gippsland Highway Hampton Park	Objects and seeks changes	<p>The submissions include the following comments:</p> <p>a) Page 9 - The existing DPO1 title 'Residential Areas' is not accurate as there will be limited residential development on the subject land. A future amendment or new DPO schedule may be required to better align with the amended development plan.</p> <p>b) Pages 15-19 - The inclusion of state and local planning policy in Section 2.2 is questioned and considered too</p>	<p>a) This will be addressed in a future planning scheme amendment.</p> <p>b) No changes proposed. Summary of State and Local Planning Policies provide the strategic context for the draft Development Plan.</p> <p>c) Figure 5 is part of the Casey Planning Scheme providing current strategic context for the Development Plan.</p>	Yes.

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			<p>lengthy and repetitive. The Casey Planning Scheme is also in the process of being updated.</p> <p>c) Page 18 - Figure 5 is questioned as it does not reflect current or future land use conditions and shows a larger area of public open space than the amended development plan. Deletion of Figure 5 is suggested.</p> <p>d) Page 26 - Requests copies of specialist consultant reports to be provided for review.</p> <p>e) Page 28 - Suggestion to remove shading for electricity easement and gas pipeline separation buffer in Figure 11 and replace with linework for clearer presentation of underlying land uses.</p> <p>f) Page 30 - Requests to add language to the 'Urban Floodway' section stating the zone may change following engineering and stormwater review, and any change would require a amendment to the Casey Planning Scheme.</p> <p>g) Page 38 - Suggestion to identify other industrial and commercial uses as appropriate within employment land in the amended development plan.</p> <p>h) Page 38 - Suggestion to delete reference to areas potentially subject to cultural heritage sensitivity, as these will be subject to a Cultural Heritage Management Plan to confirm appropriate development response under the <i>Aboriginal Heritage Act 2006</i>.</p> <p>i) Page 40 - Figure 14 will not reflect the future development access and a 6m laneway is inadequate. Expected access to employment land should be through local street network, not laneways. The diagram contradicts the Development Plan map</p>	<p>d) Relevant background documents were made available to the public on City of Casey website under 'Casey Conversations' and now referenced in the Development Plan.</p> <p>e) The 'Existing Conditions' map has been modified.</p> <p>f) The Development Plan under Section 5.3 Further Strategic work already addresses this matter.</p> <p>g) A future planning scheme amendment will better define employment uses appropriate for the land.</p> <p>h) There is no justification to remove this statement relating to areas of aboriginal cultural heritage sensitivity.</p> <p>i) Staging plans have been prepared and "Interface/cross-section" diagrams have been amended.</p> <p>j) Staging plans have been prepared which now delete the east-west road previously shown on Figure 11. A typical cross-section for Local Access Streets is 22m wide. The role of the Development Plan is to identify an indicative road layout that can cater for future traffic demands. The final location of the road network will ultimately be determined by future detailed assessment at the time of planning permit applications for development.</p> <p>k) The Development Plan has been modified to change the width of the landscape buffer.</p> <p>l) The Development Plan has been modified to address this submission.</p> <p>m) The Development Plan has been modified to include reference to fencing.</p>	

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			<p>(figure 11) which Figure 11 shows a 22m wide local access road.</p> <p>j) Page 40 - The subject site is 97 meters deep from Glasscocks Road to its north boundary. The amended development plan requires a 22-metre-wide local access and 20-metre-wide landscape area along Glasscocks Road, resulting in a minimum of 42 meters of public land or low site building coverage. An alternative 'South Interface Diagram' is requested to provide internal local street along Glasscocks Road for suitable access and landscaping outcomes, as the current expectations are inefficient and result in a poor development outcome.</p> <p>k) Page 42 - It is suggested that the 20-metre-long landscape setback not be applied to the land as it will limit the site's development potential due to its size and narrower width.</p> <p>l) Page 42 - Suggests removing requirement for all parking to be located at the rear of buildings, as this would result in inefficient design and decreased building coverage. Should allow for customer parking within the front setback, which is common for smaller industrial and commercial developments.</p> <p>m) Page 42 - Suggestion to include reference to preference for permeable fencing facing public areas in Requirement 13 for new development fencing for security reasons.</p> <p>n) Page 42 - Requests to amend Guideline 17 to clarify definition of 'upper levels' and to specify design expectations for buildings fronting roads.</p> <p>o) Page 46 - Seeks clarification relating to requirement 23 - that direct access is expected for the prominent</p>	<p>n) The Development Plan has been modified at Section 4.3 'Employment Guidelines' so the emphasis is on the articulation of the building rather than upper-level setbacks.</p> <p>o) No changes proposed. New access points will be at the discretion of the relevant road management authority.</p> <p>p) No changes proposed. No need to change wording as Section 4.6 'Integrated Transport Requirement 25' already includes the wording 'where practicable'.</p> <p>q) This is a matter for Melbourne Water. Comments are noted.</p> <p>r) Comments noted. The merits of amending the existing Special Use Zone or applying a new suite of zones can be considered at the time of a future Planning Scheme Amendment.</p>	

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			<p>corner site at the intersection of South Gippsland Highway and Glasscocks Road, with approval subject to the applicable road authority.</p> <p>p) Page 46 - the requirement of 25 to request for vehicle access to future employment land to be provided to the north and rear is not feasible and should front onto Glasscocks Road.</p> <p>q) Page 49 - Requests clarification from Melbourne Water on their plans for a Drainage Services Scheme for the precinct.</p> <p>r) Page 56 - Recommends that Council replace the Special Use Zone with a more suitable zone that aligns with the outcomes of the amended development plan.</p>		
29	280 Hallam Road Hampton Park	Objects	<p>The submissions received in three parts also included details of historical documents.</p> <p>a) Page 39 Figure 13 is incorrect as it refers to Caversham Terrace on the west side of the landfill not on the east side.</p> <p>b) Refers to the <i>Hallam Road Waste and Resource Hub Plan</i>, page 16 which includes reference to the EPA Act 1970 and suggests that the wording is misleading.</p> <p>c) Raises concern regarding the location of the EPA LFG test wells on the north, west and south sides of land fill as they are 300m inside the 500m buffer.</p> <p>d) Why was residential development allowed within the 500m buffer that applies today?</p> <p>e) Was an environmental audit conducted under Section 53v of the <i>Environment Protection Act 1970</i> prepared and is there a LFG migration proposal in place?</p>	<p>History of site is noted.</p> <p>a) Figure 13 has been amended as appropriate in the Development Plan.</p> <p>b) The matter is noted and is not a relevant matter for consideration for the preparation of the Development Plan. The <i>Hallam Road Waste and Resource Hub Plan</i> was prepared by Metropolitan Waste and Resource Recovery Group prior to the preparation of the Development Plan.</p> <p>c) The matter is noted and is not a relevant matter for consideration for the preparation of the Development Plan. However, the landfill operator is required to comply with EPA licence and other statutory approvals when operating the landfill and in managing off-site impacts such as odour.</p> <p>d) The EPA buffer in the early 1990s was less than the 500m buffer today. Therefore, land was rezoned to residential and developed accordingly without the</p>	Yes

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			<p>f) In 2022, a planning permit application for a flower farm/quarantine station was refused by Council.</p> <p>g) Concerns are raised in relation to the approval process of the landfill and the ongoing operations, compliance with regulatory framework including EPA and Council as well as consultation with adjoining landowners.</p>	<p>500m buffer being mapped. The lack of a mapped buffer has contributed to the potential conflict between sensitive uses and the landfill operations.</p> <p>e) The matter is noted and is not a relevant planning matter for consideration for the preparation of the Development Plan.</p> <p>f) The planning permit application for the use and development of land for Horticulture in the Urban Floodway Zone was refused on 8/02/2022 on the basis that insufficient information was received to enable a full assessment of risks from landfill gas migration.</p> <p>g) Refer to c) above.</p>	
30	3 Mandeville Court Narre Warren South	Objects	<p>a) The draft Development Plan fails to meet community expectations which are for all waste and resource recovery and landfill activities to cease immediately and rehabilitation of the site.</p> <p>b) Concerns raised regarding the current landfill operations and the impact on the local community and environment.</p> <p>c) Criticises the Hampton Park Urban Design Interface and Context Report (prepared by Global South) about its acceptance of the 500 m buffer as an effective way of mitigating the impacts, as it does not meet the functional requirements of protecting the community.</p> <p>d) An alternate solution is proposed that involves a collaboration between the EPA, site stakeholders, and relevant specialists, incorporating a combination of topography and revegetation to mitigate the effects of the landfill operations.</p>	<p>a) The planning permit allows landfill operations until 2040.</p> <p>b) The matter is noted and is not a relevant planning matter for consideration for the preparation of the Development Plan. However, the landfill operator is required to comply with EPA licence and other statutory approvals in operation of the landfill in managing off-site impacts such as odour.</p> <p>c) The Urban Design Interface and Context Report was prepared to provide guidance on preferred interface treatments where sensitive uses interfaces with employment and waste recovery facilities may occur. At the time the Urban Design Interface and Context Report was prepared, the current EPA recommended buffer for landfills of 500m applied.</p> <p>d) Council is happy to continue to collaborate with key stakeholders, including EPA, the landfill operator, and members of the community regarding the ongoing operation of the landfill site and future rehabilitation.</p>	No

NO.	PROPERTY OF INTEREST	SUPPORT OR OBJECT OR SUPPORT/OBJECT IN PART IF CHANGES	OFFICER DESCRIPTION OF THE SUBMISSION	OFFICER RESPONSE	CHANGES UNDERTAKEN IN RESPONSE TO SUBMISSION
32	52-54 Langbourne Drive Narre Warren South	Objects	<p>a) Objects to the draft Development Plan and raises several queries in relation to the 500m landfill buffer. How the buffer came about; any risks associated in living within 500m of the landfill; what level of risk assessment has been undertaken; impact on property values and disclosure on Section 32s; and whether residents will be informed of any gas migration from the landfill by the EPA/Council.</p> <p>b) Raises concerns relating to the removal of vegetation on the east side of the landfill with Council approval.</p> <p>c) Raises concerns relating to the environmental impacts of the existing landfill operation and would like further information on the steps taken to mitigate these risks. They would also like a full list of previous breaches by the operators of the landfill.</p> <p>d) Has no prior knowledge of a proposal for a new Transfer Station on the site. They would like to know what the potential impacts of such a proposal are.</p> <p>e) Further information is sought regarding the LFG Test wells, how often they are tested, and what is the mitigation strategy if gas is detected above allowable levels?</p>	<p>a) The landfill has operated since the 1990's at which time the buffer was less than the 500m buffer now recommended by EPA publication <i>Best Practice Environmental Management: Siting, Design, Operation and Rehabilitation of Landfills</i>. Separation buffers are designed to assist in protecting the amenity of sensitive uses from the potential of off-site impacts from landfills. In this case, residential development occurred prior to the EPA recommendation for a 500m buffer for landfill's accepting municipal (putrescible) waste. The Development Plan will not affect a Section 32 as Development Plan buffers are not shown on a Section 32. A Section 32 is required to show the current planning scheme zoning and overlays that apply to land at the time of Section 32 preparation.</p> <p>b) The matter is noted and is not a relevant matter for consideration as part of the preparation of the Development Plan.</p> <p>c) The matter is noted and is not a relevant matter for consideration as part of the preparation of the Development Plan. The operator of the landfill is required to comply with the relevant EPA guidelines and regulations to mitigate the potential of leachate and gas emissions and the EPA can advise of any compliance breaches.</p> <p>d) The State Government has identified the precinct for waste and resource recovery. The <i>Hallam Road Waste and Resource Recovery Hub Plan</i> provides further detail in this regard. The exhibited Development Plan identified a potential location for a new Transfer Station with concept plans being available at the time</p>	No

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				<p>of exhibition to demonstrate best practice design and layout for such a use and development. The impacts of a transfer Station proposal will be assessed at the planning permit application stage.</p> <p>e) Refer to b) above. The landfill operator or the EPA can advise of any further information around test wells.</p>	
34	55 Caversham Terrace Lynbrook	Objects	<p>a) Raises concerns with the community consultation process.</p> <p>b) Objects to a new Waste Transfer Station being developed on the site within 170 metres from residential properties when the exhibited Development Plan states that sensitive land uses must not be located within 250m of the waste transfer facility.</p> <p>c) Objects to the proposed location of the transfer station as it has the potential to impact on the amenity of nearby residences because of noise associated with heavy vehicles accessing the site and dumping waste.</p> <p>d) Objects to the proposed Transfer Station given the location of the entry point and the resultant impact on the external road network including Hallam Road and safety issues for pedestrians and domestic vehicles using the road network. The Traffic Engineering Assessment prepared by Traffix is difficult to read and understand.</p> <p>e) Objects to any changes to the planning controls that apply to the precinct.</p> <p>f) Raises concerns relating to odour, noise and dust from the existing landfill operations and has no confidence that any new facility will be monitored, and breaches enforced given history of the site.</p> <p>g) Objects to the loss of public open space as proposed in the exhibited Development Plan.</p>	<p>a) The consultation process was not limited to those within the 500-metre buffer zone. The draft DP was available to the public online, and every effort has been made to engage with the wider community, including those along the transport routes. The DP was advertised 4 times in the local newspapers, consultation sessions were held, Council officers attended a public meeting, and the plan was on exhibition from 6 July 2022 to 14 August 2022 for 6 weeks.</p> <p>b) and c) Any planning permit application for a Transfer Station will be assessed against the provisions of the Casey Planning Scheme. The application will be referred to several referral authorities including the EPA and consideration will be given to the potential for off-site amenity impacts as part of the planning permit application process.</p> <p>d) The <i>Traffic Engineering Assessment</i> prepared by Traffix in July 2022 was prepared to provide a detailed traffic assessment of the potential higher order internal road layout and access arrangements as well as the likely impacts on the surrounding road network because of a potential future rezoning of the site. This is a technical report prepared to inform the exhibited Development Plan. Council officers have been available to assist with the key findings of the report.</p>	No

NO.	PROPERTY OF INTEREST	SUPPORT OR OBJECT OR SUPPORT/OBJECT IN PART IF CHANGES	OFFICER DESCRIPTION OF THE SUBMISSION	OFFICER RESPONSE	CHANGES UNDERTAKEN IN RESPONSE TO SUBMISSION
			h) Requests removal of the exemption of public notice from the exhibited Development Plan.	<p>e) A future planning scheme amendment is required to implement the Development Plan. Any future planning scheme amendment requires Ministerial approval for public exhibition and the amendment process may involve an independent Planning Panel to be appointed in accordance with the <i>Planning and Environment Act 1987</i>.</p> <p>f) The matter is noted and is not a relevant matter for consideration as part of the preparation of the Development Plan. The operator of the landfill is required to comply with the relevant EPA guidelines and regulations where any compliance breaches can be investigated and enforced if necessary.</p> <p>g) The approved Development Plan is no longer consistent with State Government strategic directions for the precinct and needs to be updated. The Development Plan retains over 80ha for public open space.</p> <p>h) There is an existing Development Plan Overlay applying to the precinct which exempts third party rights and public notification. It is important to note that the Development Plan Overlay is a state planning provision which Council is unable to change. The draft Development Plan is required to be reported to Council for approval and consideration will be given to the matters raised in submissions.</p>	

Hampton Park Hill Development Plan

Attachment 3

Thematic Response to Submissions via Casey Conversations

NOTE: No property information is included in a submission made via Casey Conversations

SUBMISSION REFERENCE NUMBER(S)	PROPERTY OF INTEREST	SUPPORT OR OBJECT OR SUPPORT/ OBJECT IN PART IF CHANGES MADE	OFFICER SUMMARY OF SUBMISSIONS	OFFICER RESPONSE	CHANGES UNDERTAKEN IN RESPONSE TO SUBMISSION?
Theme: Landfill location					
40439, 40459, 40585, 40587, 40590, 40596, 40600, 40603, 40604, 40620, 40637, 40642, 40647, 40649, 40654, 40655, 40657, 40662, 40668, 40672, 40673, 40675, 40677, 40679, 40682, 40683, 40684, 40690, 40692, 40696, 40699, 40703, 40704, 40705, 40710, 40714, 40718, 40720, 40722, 40735, 40746, 40747, 40794, 40751, 40757, 40758, 40760, 40763, 40771, 40779, 40788, 40789, 40791, 40793, 40795, 40798, 40799, 40804, 40808, 40818, 40819, 40820, 40822, 40823, 40824, 40850, 40875, 40890, 40897, 40908, 40913, 40915, 40916, 40922, 40926, 40947, 40949, 40961, 40966, 40975, 40976, 40978, 40991, 40993, 40998, 41002, 41005, 41063, 41087, 41096, 41103, 41109, 41139, 41376, 41386, 41389, 41400, 41401, 41406, 41408, 41543, 41544, 41548, 41551, 41555, 41562, 41577, 41583, 41593, 41594, 41602, 41605, 41607, 41629, 41639, 41643, 41645, 41649, 41650, 41654, 41665, 41705, 41713, 41771, 41777, 41779, 41786, 41810, 41812, 41820, 41831, 41841, 41842, 41846, 41853, 41855, 41858, 41867, 41868, 41870, 41877, 41881, 41882, 41884, 41886, 41900, 41903, 41904, 41914, 41916, 41933, 41935, 41943, 41944, 41949, 41951, 41962, 41965, 41968, 41973, 41981, 41991, 42010, 42022, 42023, 42027, 42034, 42035, 42037, 42040, 42042, 42044, 42054, 42057, 42059, 42060, 42065, 42066, 42074, 42075, 42076, 42079, 42081, 42086, 42087, 42089, 42092, 42093, 42097, 42098, 42099, 42101, 42107, 42109, 42114, 42115, 42116, 42117, 42119, 42120, 42123, 42125, 42127, 42135, 42138, 42149, 42150, 42151, 42153, 42154, 42155, 42157, 42162, 42163, 42166, 42170, 42174, 42177, 42182, 42188, 42190, 42191, 42201, 42204, 42209, 42210, 42212, 42214, 42239, 42247, 42250, 42255, 42259, 42260, 42261, 42266, 42267, 42271, 42272, 42281, 42283, 42286, 42288, 42291, 42292, 42294, 42300, 42303, 42305, 42309, 42329, 42333, 42335, 42337, 42338, 42342, 42356, 42358, 42366, 42372, 42374, 42375, 42376, 42388, 42390, 42393, 42397, 42402, 42404, 42405, 42414, 42415, 42418, 42419, 42421, 42425, 42431, 42433, 42437, 42438, 42439, 42442, 42446, 42448, 42451, 42452, 42453, 42456, 42457, 42458, 42460, 42461, 42465, 42471, 42476, 42478, 42487, 42490, 42493, 42494, 42495, 42497, 42498, 42502, 42505, 42507, 42508, un-numbered x 4	Unknown	Object	<ul style="list-style-type: none"> The location of the landfill is inappropriate given its proximity to residential areas. The landfill would be more appropriately located in an industrial area. The expansion of the landfill should not be allowed to proceed. The landfill should be closed. 	<p>There are no plans to expand the existing landfill. The landfill has a planning permit that allows it to operate until 2040, although it may reach capacity before 2040.</p> <p>The State Government has identified the precinct for waste and resource recovery. The current approved Development Plan is no longer consistent with these State Government strategic directions for the site articulated in the <i>State-wide Waste and Resource Recovery Infrastructure Plan</i> (Sustainability Victoria, 2018).</p> <p>The <i>Hallam Road Waste and Resource Recovery Hub Plan 2021</i> has been prepared by Metropolitan Waste and Resource Recovery Group to provide future strategic directions for the site. The exhibited Development Plan has been prepared to align with the strategic directions of this Hub plan.</p>	No

SUBMISSION REFERENCE NUMBER(S)	PROPERTY OF INTEREST	SUPPORT OR OBJECT OR SUPPORT/ OBJECT IN PART IF CHANGES MADE	OFFICER SUMMARY OF SUBMISSIONS	OFFICER RESPONSE	CHANGES UNDERTAKEN IN RESPONSE TO SUBMISSION?
Theme: Landfill odour					
40458, 40459, 40575, 40585, 40586, 40587, 40590, 40596, 40603, 40607, 40609, 40612, 40613, 40616, 40619, 40620, 40624, 40632, 40641, 40645, 40649, 40654, 40655, 40657, 40662, 40663, 40664, 40666, 40668, 40669, 40670, 40672, 40673, 40676, 40679, 40680, 40685, 40686, 40689, 40690, 40691, 40692, 40693, 40694, 40695, 40696, 40698, 40699, 40700, 40703, 40705, 40706, 40710, 40712, 40714, 40715, 40716, 40717, 40718, 40720, 40721, 40723, 40724, 40726, 40730, 40731, 40735, 40739, 40744, 40746, 40747, 40749, 40751, 40757, 40758, 40759, 40760, 40763, 40764, 40771, 40777, 40779, 40787, 40788, 40793, 40795, 40796, 40798, 40802, 40803, 40805, 40808, 40822, 40827, 40857, 40890, 40904, 40908, 40914, 40915, 40919, 40922, 40926, 40927, 40929, 40934, 40935, 40936, 40937, 40939, 40944, 40949, 40955, 40956, 40957, 40960, 40961, 40969, 40976, 40979, 40980, 40987, 40988, 40990, 40991, 40995, 40998, 40999, 41001, 41002, 41005, 41007, 41018, 41036, 41069, 41086, 41087, 41089, 41095, 41096, 41099, 41100, 41101, 41102, 41103, 41106, 41109, 41110, 41139, 41145, 41285, 41324, 41326, 41377, 41383, 41384, 41385, 41386, 41388, 41390, 41392, 41396, 41398, 41400, 41403, 41405, 41407, 41409, 41410, 41411, 41412, 41414, 41419, 41431, 41444, 41526, 41537, 41547, 41548, 41549, 41551, 41555, 41557, 41558, 41559, 41560, 41563, 41569, 41570, 41572, 41574, 41577, 41583, 41585, 41592, 41594, 41595, 41596, 41602, 41604, 41607, 41629, 41639, 41643, 41649, 41650, 41653, 41654, 41691, 41694, 41696, 41706, 41707, 41708, 41709, 41710, 41711, 41714, 41717, 41718, 41719, 41720, 41756, 41780, 41787, 41788, 41791, 41792, 41806, 41820, 41821, 41823, 41827, 41831, 41832, 41834, 41835, 41837, 41838, 41841, 41843, 41849, 41855, 41862, 41863, 41880, 41884, 41890, 41900, 41903, 41908, 41914, 41916, 41917, 41920, 41922, 41924, 41926, 41931, 41932, 41933, 41935, 41936, 41939, 41941, 41942, 41943, 41944, 41945, 41948, 41949, 41951, 41952, 41953, 41955, 41956, 41957, 41962, 41963, 41966, 41967, 41968, 41969, 41970, 41971, 41972, 41973, 41976, 41980, 41982, 41984, 41985, 41987, 41988, 41989, 41990, 41991, 41993, 41999, 42002, 42004, 42005, 42006, 42007, 42008, 42009, 42010, 42011, 42012, 42015, 42017, 42018, 42019, 42020, 42023, 42025, 42026, 42027, 42030, 42032, 42033, 42034, 42035, 42036, 42038, 42039, 42041, 42042, 42044, 42045, 42047, 42048, 42050, 42051, 42052, 42053, 42054, 42055, 42057, 42060, 42061, 42067, 42068, 42069, 42070, 42073, 42075, 42079, 42080, 42089, 42090, 42091, 42092, 42093, 42094, 42096, 42098, 42100, 42103, 42104, 42105, 42106, 42107, 42108, 42110, 42112, 42117, 42118, 42119, 42120, 42121, 42123, 42124, 42125, 42126, 42128, 42129, 42131,	Unknown	Object	<ul style="list-style-type: none"> Excessive odour from the landfill is currently experienced by nearby residents. Toxic nature of odour. Impacts on health from odour. 	<p>The landfill operator is required to comply with EPA licence and other statutory approvals in operation of the landfill and managing off-site impacts such as odour.</p> <p>It is not the role of the Development Plan to determine how the existing landfill is meeting its operating obligations under several regulatory approvals.</p> <p>Council will continue to work with the EPA on this matter.</p>	No

SUBMISSION REFERENCE NUMBER(S)	PROPERTY OF INTEREST	SUPPORT OR OBJECT OR SUPPORT/ OBJECT IN PART IF CHANGES MADE	OFFICER SUMMARY OF SUBMISSIONS	OFFICER RESPONSE	CHANGES UNDERTAKEN IN RESPONSE TO SUBMISSION?
42133, 42134, 42135, 42137, 42138, 42139, 42142, 42144, 42147, 42148, 42149, 42150, 42151, 42152, 42154, 42155, 42156, 42160, 42161, 42162, 42163, 42165, 42166, 42174, 42176, 42177, 42178, 42179, 42180, 42181, 42182, 42183, 42186, 42187, 42188, 42191, 42192, 42193, 42198, 42200, 42201, 42202, 42203, 42204, 42207, 42208, 42210, 42211, 42214, 42215, 42216, 42218, 42221, 42226, 42227, 42228, 42239, 42240, 42242, 42243, 42245, 42250, 42251, 42252, 42256, 42261, 42266, 42269, 42270, 42271, 42276, 42281, 42284, 42289, 42296, 42297, 42298, 42299, 42300, 42301, 42302, 42303, 42304, 42305, 42307, 42313, 42315, 42316, 42317, 42318, 42321, 42322, 42324, 42325, 42327, 42328, 42329, 42331, 42332, 42334, 42338, 42340, 42341, 42342, 42343, 42346, 42347, 42352, 42357, 42358, 42360, 42361, 42363, 42365, 42367, 42368, 42369, 42371, 42372, 42375, 42377, 42378, 42379, 42382, 42384, 42387, 42390, 42391, 42393, 42396, 42398, 42399, 42401, 42402, 42403, 42405, 42406, 42407, 42408, 42410, 42411, 42412, 42413, 42414, 42415, 42416, 42419, 42423, 42424, 42426, 42439, 42430, 42433, 42435, 42436, 42438, 42439, 42442, 42443, 42448, 42449, 42451, 42452, 42453, 42457, 42460, 42460, 42462, 42464, 42466, 42468, 42470, 42471, 42472, 42473, 42474, 42475, 42476, 42478, 42482, 42483, 42484, 42485, 42486, 42487, 42489, 42495, 42498, 42499, 42502, 42503, un-numbered x 5					
Theme: Traffic movements					
40607, 40609, 40613, 40614, 40620, 40651, 40672, 40675, 40677, 40688, 40692, 40694, 40698, 40700, 40701, 40703, 40720, 40722, 40723, 40731, 40714, 40739, 40744, 40757, 40789, 40791, 40790, 40792, 40796, 40807, 40818, 40819, 40820, 40822, 40823, 40824, 40857, 40908, 40914, 40916, 40926, 40927, 40959, 40960, 40961, 40969, 40975, 40978, 41001, 41007, 41018, 41058, 41060, 41098, 41324, 41377, 41386, 41403, 41406, 41409, 41411, 41412, 41419, 41543, 41556, 41559, 41560, 41566, 41589, 41592, 41595, 41596, 41572, 41602, 41629, 41649, 41650, 41660, 41686, 41691, 41694, 41696, 41706, 41707, 41708, 41709, 41710, 41711, 41713, 41714, 41720, 41731, 41756, 41763, 41787, 41788, 41791, 41798, 41801, 41805, 41806, 41808, 41813, 41820, 41821, 41823, 41824, 41825, 41827, 41830, 41836, 41837, 41840, 41841, 41849, 41855, 41862, 41863, 41866, 41877, 41906, 41914, 41922, 41933, 41936, 41941, 41942, 41943, 41944, 41945, 41948, 41951, 41952, 41953, 41955, 41956, 41960, 41967, 41969, 41970, 41972, 41976, 41984, 41985, 41986, 41990, 42000, 42004, 42005, 42006, 42009, 42010, 42011, 42012, 42017, 42018, 42019, 42020, 42021, 42023, 42028, 42030, 42031, 42032, 42033, 42034, 42036, 42038, 42039, 42040, 42043, 42045, 42046, 42047, 42048, 42050, 42051, 42052, 42053, 42054,	Unknown	Object	<ul style="list-style-type: none"> The traffic movement associated with the existing landfill operation has a negative impact on amenity. The development plan will result in increased traffic movements, particularly trucks. Increased truck movements will result in safety issues, exhaust fumes, dirt, dust and noise impacts, traffic congestion and damage to road pavement. 	Most future use and development within the Development Plan area will require planning permit approval. Consideration will be given to potential off-site impacts including traffic when these details are known through the planning permit process.	No

SUBMISSION REFERENCE NUMBER(S)	PROPERTY OF INTEREST	SUPPORT OR OBJECT OR SUPPORT/ OBJECT IN PART IF CHANGES MADE	OFFICER SUMMARY OF SUBMISSIONS	OFFICER RESPONSE	CHANGES UNDERTAKEN IN RESPONSE TO SUBMISSION?
42057, 42058, 42061, 42062, 42064, 42067, 42068, 42069, 42070, 42074, 42077, 42078, 42079, 42080, 42083, 42084, 42086, 42089, 42090, 42091, 42092, 42095, 42096, 42097, 42099, 42100, 42101, 42102, 42103, 42104, 42106, 42107, 42111, 42117, 42119, 42125, 42129, 42130, 42131, 42135, 42136, 42138, 42142, 42143, 42144, 42147, 42149, 42150, 42151, 42153, 42154, 42155, 42156, 42157, 42158, 42160, 42161, 42163, 42164, 42165, 42167, 42170, 42171, 42175, 42176, 42177, 42178, 42179, 42181, 42182, 42184, 42187, 42189, 42192, 42193, 42199, 42200, 42203, 42204, 42212, 42213, 42215, 42220, 42222, 42223, 42226, 42228, 42229, 42231, 42234, 42235, 42236, 42237, 42238, 42239, 42240, 42241, 42242, 42245, 42249, 42251, 42254, 42256, 42257, 42258, 42259, 42261, 42264, 42265, 42269, 42270, 42275, 42278, 42279, 42280, 42281, 42284, 42285, 42294, 42296, 42300, 42301, 42304, 42307, 42309, 42310, 42312, 42315, 42316, 42321, 42322, 42325, 42326, 42327, 42328, 42329, 42331, 42332, 42333, 42334, 42335, 42336, 42337, 42338, 42339, 42340, 42341, 42347, 42357, 42359, 42361, 42365, 42369, 42371, 42377, 42378, 42379, 42380, 42383, 42384, 42385, 42390, 42391, 42396, 42398, 42399, 42400, 42401, 42402, 42403, 42405, 42406, 42408, 42410, 42412, 42416, 42418, 42419, 42421, 42423, 42424, 42425, 42426, 42432, 42438, 42439, 42440, 42442, 42445, 42454, 42455, 42456, 42457, 42466, 42470, 42471, 42473, 42475, 42476, 42480, 42484, 42485, 42492, 42495, un-numbered x 2					
Theme: Open space provision					
40438, 40601, 40604, 40612, 40614, 40620, 40624, 40627, 40632, 40645, 40651, 40655, 40659, 40663, 40664, 40667, 40671, 40672, 40674, 40681, 40682, 40687, 40693, 40703, 40706, 40714, 40715, 40720, 40723, 40739, 40750, 40757, 40787, 40799, 40744, 40800, 40822, 40832, 40857, 40858, 40880, 40908, 40926, 40936, 40939, 40944, 40945, 40960, 40961, 40963, 40967, 40974, 40975, 40978, 40985, 40993, 41005, 41018, 41061, 41077, 41086, 41087, 41087, 41089, 41093, 41098, 41101, 41103, 41145, 41276, 41285, 41384, 41389, 41407, 41419, 41444, 41547, 41553, 41557, 41559, 41562, 41566, 41570, 41572, 41578, 41595, 41596, 41602, 41607, 41621, 41643, 41644, 41660, 41665, 41686, 41694, 41696, 41705, 41707, 41708, 41709, 41710, 41711, 41714, 41771, 41780, 41783, 41787, 41788, 41791, 41792, 41793, 41804, 41805, 41806, 41820, 41821, 41822, 41823, 41827, 41828, 41837, 41840, 41850, 41855, 41862, 41882, 41886, 41893, 41894, 41895, 41898, 41911, 41917, 41920, 41928, 41931, 41936, 41939, 41940, 41942, 41945, 41950, 41952, 41953, 41955, 41956, 41957, 41962, 41963, 41970, 41976, 41982, 41986, 41990, 41991, 42004, 42006, 42010, 42011, 42012, 42017, 42018, 42019, 42020, 42021, 42023, 42024, 42028, 42030,	Unknown	Object	<ul style="list-style-type: none"> Community expectation regarding the timing of the closure of the land fill and the subsequent open space provision is not being met. Open space is the preferred land use for the precinct. 	A large portion of the precinct, over 80 ha, will be set aside for public open space with rehabilitation of the land commencing once the landfill operations cease. The public open space is still a longer-term vision for the precinct.	No

SUBMISSION REFERENCE NUMBER(S)	PROPERTY OF INTEREST	SUPPORT OR OBJECT OR SUPPORT/ OBJECT IN PART IF CHANGES MADE	OFFICER SUMMARY OF SUBMISSIONS	OFFICER RESPONSE	CHANGES UNDERTAKEN IN RESPONSE TO SUBMISSION?
42031, 42032, 42033, 42034, 42036, 42037, 42039, 42041, 42044, 42045, 42046, 42048, 42050, 42051, 42053, 42061, 42062, 42064, 42067, 42070, 42073, 42077, 42078, 42080, 42088, 42089, 42090, 42096, 42100, 42102, 42105, 42107, 42108, 42109, 42110, 42112, 42113, 42114, 42117, 42118, 42123, 42124, 42125, 42129, 42131, 42136, 42138, 42144, 42145, 42147, 42149, 42150, 42151, 42152, 42153, 42157, 42158, 42159, 42161, 42163, 42165, 42167, 42171, 42174, 42175, 42188, 42189, 42202, 42203, 42204, 42209, 42210, 42215, 42220, 42221, 42222, 42223, 42224, 42226, 42229, 42230, 42231, 42234, 42235, 42237, 42240, 42241, 42249, 42250, 42256, 42257, 42258, 42259, 42260, 42261, 42262, 42263, 42264, 42265, 42270, 42276, 42277, 42280, 42281, 42290, 42292, 42294, 42296, 42301, 42304, 42307, 42315, 42316, 42319, 42321, 42322, 42325, 42327, 42328, 42331, 42332, 42334, 42336, 42337, 42338, 42339, 42340, 42341, 42347, 42355, 42359, 42365, 42368, 42373, 42374, 42377, 42378, 42379, 42380, 42383, 42384, 42385, 42386, 42387, 42393, 42402, 42409, 42416, 42418, 42423, 42428, 42438, 42439, 42441, 42454, 42455, 42484, 42487, 42488, un-numbered x 2					
Theme: Health and amenity impacts					
40584, 40590, 40596, 40600, 40607, 40609, 40612, 40616, 40620, 40641, 40642, 40651, 40662, 40670, 40679, 40680, 40686, 40688, 40689, 40691, 40692, 40693, 40694, 40699, 40700, 40701, 40703, 40706, 40707, 40712, 40714, 40716, 40720, 40722, 40731, 40764, 40747, 40757, 40759, 40763, 40764, 40779, 40787, 40788, 40789, 40791, 40790, 40792, 40793, 40795, 40796, 40804, 40805, 40806, 40807, 40808, 40810, 40812, 40857, 40858, 40875, 40880, 40890, 40897, 40908, 40916, 40927, 40960, 40976, 40980, 40988, 40995, 40998, 41005, 41018, 41036, 41060, 41069, 41086, 41096, 41098, 41100, 41103, 41110, 41261, 41275, 41308, 41324, 41384, 41385, 41392, 41403, 41407, 41409, 41411, 41414, 41526, 41537, 41543, 41546, 41547, 41549, 41551, 41552, 41554, 41555, 41556, 41558, 41559, 41560, 41563, 41572, 41576, 41585, 41592, 41594, 41595, 41596, 41602, 41604, 41640, 41649, 41650, 41654, 41660, 41665, 41677, 41686, 41688, 41694, 41705, 41706, 41707, 41708, 41709, 41710, 41711, 41714, 41731, 41743, 41750, 41756, 41760, 41762, 41763, 41764, 41772, 41776, 41780, 41782, 41784, 41786, 41787, 41788, 41798, 41801, 41804, 41805, 41806, 41807, 41808, 41810, 41813, 41915, 41821, 41824, 41825, 41827, 41829, 41830, 41831, 41832, 41834, 41836, 41837, 41838, 41841, 41843, 41845, 41847, 41849, 41851, 41855, 41857, 41860, 41862, 41867, 41868, 41872, 41877, 41880, 41881, 41885, 41890, 41896, 41898, 41899, 41900, 41903, 41904, 41906, 41908, 41911, 41914, 41922, 41924, 41926, 41936, 41939, 41940, 41941, 41942, 41943, 41944, 41945, 41948,	Unknown		<ul style="list-style-type: none"> There are and will be health and amenity impacts associated with the landfill, including litter, air quality, noise, pollution, odour, vermin, fire, light spill, dirt and dust, visual impact, and contaminated water run-off. There are and will be general health hazards associated with the landfill (type of hazard not specifically mentioned in submission). Extended operating hours of any transfer station is unacceptable. 	<p>The comments are noted. However, any alleged environmental and safety impacts from the operation of the existing landfill and proposed transfer station are not a matter for consideration as part of the Development Plan. Detailed environmental and safety impacts of the existing landfill are more appropriately considered as part of EPA regulations and future planning permit applications.</p> <p>The landfill operator is required to comply with EPA licence and other statutory approvals in operation of the landfill and managing off-site impacts.</p>	No

SUBMISSION REFERENCE NUMBER(S)	PROPERTY OF INTEREST	SUPPORT OR OBJECT OR SUPPORT/ OBJECT IN PART IF CHANGES MADE	OFFICER SUMMARY OF SUBMISSIONS	OFFICER RESPONSE	CHANGES UNDERTAKEN IN RESPONSE TO SUBMISSION?
41950, 41951, 41952, 41953, 41955, 41956, 41970, 41971, 41972, 41973, 41975, 41976, 41982, 41985, 41989, 41990, 41991, 41992, 41993, 41996, 42004, 42005, 42006, 42008, 42009, 42010, 42014, 42015, 42018, 42020, 42022, 42025, 42026, 42030, 42032, 42039, 42040, 42041, 42042, 42044, 42045, 42047, 42048, 42049, 42050, 42051, 42053, 42054, 42057, 42060, 42061, 42067, 42070, 42071, 42073, 42078, 42079, 42082, 42086, 42089, 42090, 42091, 42095, 42096, 42097, 42100, 42103, 42106, 42108, 42110, 42112, 42117, 42125, 42126, 42128, 42134, 42137, 42138, 42142, 42143, 42147, 42148, 42149, 42150, 42151, 42155, 42162, 42169, 42171, 42182, 42184, 42185, 42187, 42189, 42192, 42196, 42198, 42199, 42200, 42208, 42214, 42225, 42226, 42228, 42229, 42231, 42232, 42233, 42238, 42240, 42243, 42245, 42246, 42249, 42252, 42254, 42255, 42257, 42258, 42259, 42261, 42262, 42270, 42271, 42272, 42275, 42278, 42281, 42282, 42285, 42290, 42296, 42296, 42312, 42315, 42316, 42317, 42324, 42325, 42326, 42327, 42328, 42329, 42332, 42334, 42336, 42338, 42339, 42341, 42342, 42345, 42347, 42351, 42352, 42357, 42358, 42365, 42375, 42377, 42378, 42379, 42380, 42383, 42390, 42391, 42393, 42397, 42398, 42399, 42400, 42402, 42404, 42405, 42409, 42415, 42418, 42423, 42428, 42432, 42437, 42438, 42439, 42442, 42445, 42446, 42454, 42457, 42458, 42466, 42468, 42469, 42471, 42472, 42473, 42482, 42487, 42492, 42495, 42502, 42505, un-numbered x 7					
Theme: Impact on property values					
40458, 40596, 40627, 40647, 40651, 40660, 40666, 40672, 40689, 40722, 40747, 40787, 40798, 40807, 40810, 40832, 40833, 40806, 40866, 40908, 40916, 40929, 40935, 40937, 40939, 40957, 40967, 40975, 40978, 40985, 41018, 41020, 41036, 41077, 41087, 41089, 41089, 41101, 41102, 41106, 41110, 41112, 41280, 41377, 41382, 41390, 41396, 41431, 41538, 41556, 41566, 41570, 41585, 41589, 41595, 41596, 41602, 41604, 41653, 41660, 41677, 41686, 41688, 41691, 41694, 41696, 41705, 41706, 41707, 41708, 41709, 41710, 41711, 41713, 41714, 41743, 41756, 41729, 41804, 41805, 41806, 41807, 41815, 41820, 41821, 41823, 41827, 41836, 41837, 41840, 41841, 41851, 41855, 41857, 41862, 41866, 41900, 41906, 41922, 41931, 41936, 41939, 41945, 41948, 41952, 41953, 41955, 41956, 41958, 41967, 41970, 41971, 41972, 41976, 41988, 41991, 42004, 42005, 42006, 42010, 42018, 42020, 42030, 42039, 42045, 42046, 42048, 42050, 42051, 42053, 42054, 42055, 42056, 42079, 42086, 42090, 42096, 42100, 42103, 42106, 42111, 42122, 42128, 42142, 42143, 42147, 42155, 42158, 42160, 42162, 42182, 42186, 42187, 42192, 42213, 42220, 42222, 42223, 42226, 42229, 42231, 42234, 42235, 42237, 42240, 42241, 42245, 42251, 42255, 42256, 42258,	Unknown		<ul style="list-style-type: none"> The Development Plan will lead to a reduction in property values arising from proximity to the landfill and/or inclusion in the 500 metre buffer area. 	The comments are noted. However, property values is not a relevant planning matter for consideration as part of the Development Plan.	No

SUBMISSION REFERENCE NUMBER(S)	PROPERTY OF INTEREST	SUPPORT OR OBJECT OR SUPPORT/ OBJECT IN PART IF CHANGES MADE	OFFICER SUMMARY OF SUBMISSIONS	OFFICER RESPONSE	CHANGES UNDERTAKEN IN RESPONSE TO SUBMISSION?
42261, 42270, 42272, 42275, 42308, 42313, 42315, 42316, 42318, 42321, 42322, 42326, 42327, 42329, 42332, 42334, 42337, 42338, 42339, 42340, 42341, 42347, 42352, 42358, 42359, 42365, 42371, 42377, 42378, 42379, 42391, 42393, 42399, 42400, 42409, 42418, 42428, 42432, 42446, 42451, 42457, 42460, 42473, 42474, 42485, 42487, un-numbered x 1					
Theme: Landfill buffer area – 500 metres					
40609, 40617, 40620, 40660, 40671, 40691, 40721, 40789, 40791, 40818, 40819, 40820, 40823, 40824, 40833, 40967, 41018, 41058, 41087, 41089, 41102, 41112, 41261, 41382, 41411, 41444, 41595, 41645, 41771, 41933, 41936, 41957, 41976, 41990, 42054, 42057, 42067, 42079, 42199, 42213, 42240, 42245, 42249, 42256, 42258, 42281, 42315, 42327, 42329, 42332, 42333, 42334, 42335, 42338, 42341, 42347, 42350, 42359, 42365, 42377, 42378, 42379, 42393, 42400, 42422, 42473, 42487	Unknown		<ul style="list-style-type: none"> The Development Plan applies the buffer to land not previously affected. The buffer area imposes onerous requirements on landowners. The imposition of a buffer area will have an impact on Section 32 statements and the sale of property. The buffer area should not be applied to existing dwellings. The buffer area is inadequate / does not accurately reflect the extent of the impact of the landfill. The buffer area could be extended in the future. The precise location of the buffer area is unclear. 	<p>The Development Plan does not seek to create any new 'buffer zone' or area but only seeks to reflect the existing 500m landfill buffer as recommended by EPA publication <i>Best Practice Environmental Management: Siting, Design, Operation and Rehabilitation of Landfills</i>. Buffers are designed to assist in protecting the amenity of sensitive uses from the potential of off-site impacts from landfills. Detailed environmental and health impacts are more appropriate to be considered (or have been considered) as part of EPA regulations and planning permits.</p> <p>The Development Plan will have no implications for the preparation or content of a Section 32 statement as buffer areas outside of a planning scheme and detailed in a development plan are not shown in a Section 32. A Section 32 is required to show the relevant planning scheme controls that apply to a property at the time it is prepared.</p>	No
Theme: Inadequate community consultation					
40584, 40604, 40617, 40641, 40703, 40706, 40709, 40714, 40715, 40744, 40794, 40801, 40803, 40880, 40893, 40907, 40916, 40934, 40946, 40949, 40962, 40974, 40975, 40978, 40979, 40984, 40986, 40988, 40995, 40997, 41004, 41015, 41041, 41061, 41065, 41261, 41538, 41567, 41592, 41621, 41640, 41691, 41694, 41703, 41707, 41708, 41709, 41710, 41711, 41714, 41731, 41763, 41798, 41801, 41806, 41808, 41813, 41824, 41825, 41827, 41830, 41837, 41862, 41877, 41906, 41936, 41945, 41952, 41953, 41955, 41956, 41970,	Unknown	Object	<ul style="list-style-type: none"> The extent and/or form of community consultation in relation to the Development Plan was inadequate. 	The draft Development Plan was available to the public online and every effort has been made to engage with the wider community. The Development Plan was advertised four times in the local newspapers, consultation sessions were held, officers attended a public meeting,	No

SUBMISSION REFERENCE NUMBER(S)	PROPERTY OF INTEREST	SUPPORT OR OBJECT OR SUPPORT/ OBJECT IN PART IF CHANGES MADE	OFFICER SUMMARY OF SUBMISSIONS	OFFICER RESPONSE	CHANGES UNDERTAKEN IN RESPONSE TO SUBMISSION?
41971, 41990, 42001, 42005, 42006, 42008, 42015, 42018, 42020, 42030, 42045, 42048, 42050, 42051, 42053, 42067, 42090, 42096, 42147, 42199, 42226, 42233, 42240, 42253, 42258, 42282, 42294, 42315, 42316, 42322, 42327, 42328, 42332, 42334, 42341, 42347, 42359, 42365, 42377, 42378, 42379, 42380, 42393, 42399, 42400, 42418, 42457, 42464, 42473, un-numbered x 2				and the plan was publicly exhibited for six weeks from 6 July 2022 to 14 August 2022.	
Theme: Other environmental hazards and impacts					
40890, 41261, 41554, 41566, 41588, 42255, 42365	Unknown	Object	<ul style="list-style-type: none"> More information is required regarding the long-term impacts of the landfill, the type of waste materials and any associated risks and mitigation measures. 	Any alleged environmental and safety impacts from the operation of the existing landfill and proposed transfer station are not a matter for consideration as part of the Development Plan. Detailed environmental impacts of the existing landfill are more appropriately considered as part of EPA regulations and future planning permit applications.	No
40601, 40692, 40961, 40995, 41089, 41308, 41546, 41602, 41743, 41807, 41872, 41880, 41904, 41911, 41924, 41936, 42004, 42032, 42120, 42148, 42169, 42230, 42246, 42272, 42285, 42308, 42382, 42447, 42449, 42457, 42466, un-numbered x 1	Unknown	Object	<ul style="list-style-type: none"> The Development Plan will result in negative impacts on the environment (eg. wildlife, water quality). 	The landfill operator is required to comply with EPA licence and other statutory approvals in operation of the landfill and managing off-site impacts.	No
Theme: Other (general)					
41792, 42242	Unknown	Object	<ul style="list-style-type: none"> Implementation of the Development Plan will discourage investment in the vicinity 	The comments are noted. However, it is not clear what the type and location of investment is being referred to and thus, if this is a relevant planning matter for consideration as part of the Development Plan.	No
42282	Unknown	Object	<ul style="list-style-type: none"> Need to understand the impact of climate change on the safety of the landfill and surrounds 	The comments are noted. However, it is not clear what aspects of climate change is being referred to and thus, if this is a relevant planning matter for consideration as part of the Development Plan.	No
40601, 40614, 40691, 40702, 40703, 40757, 40787, 40795, 40858, 40916, 40961, 40975, 40978, 41003, 41004, 41036, 41061, 41280, 41538, 41605, 41793, 41976, 41986, 42087, 42281, 42336, 42339, 42365, 42380, 42381, 42399, 42438, 42439, 42457, 42471, un-numbered x 1	Unknown	Object	<ul style="list-style-type: none"> The proposed DPO provisions and their removal of third-party rights for future planning permit applications are unacceptable. Objection to the 'proposed light industrial section 	The existing Development Plan Overlay (DPO) already exempts third party rights and notification. The Development Plan does not change the existing DPO. The DPO is a state planning provision and Council is unable to change the operation of this provision as it relates to third party rights.	No

SUBMISSION REFERENCE NUMBER(S)	PROPERTY OF INTEREST	SUPPORT OR OBJECT OR SUPPORT/ OBJECT IN PART IF CHANGES MADE	OFFICER SUMMARY OF SUBMISSIONS	OFFICER RESPONSE	CHANGES UNDERTAKEN IN RESPONSE TO SUBMISSION?
			<p>planned for the golf course' / the location of the light industrial area</p> <ul style="list-style-type: none"> The future planning provisions are unclear. 	<p>An <i>Employment Land Needs Assessment</i> has informed the need for a new employment area within the precinct. It is unclear what the reference to a 'golf course' relates to.</p> <p>Future planning provisions for these employment needs will be notified to the public as part of a separate planning scheme amendment process.</p>	
40967, 41005, 41407, 41538, 41559, 41572, 41621, 41639, 41694, 41707, 41708, 41709, 41710, 41711, 41714, 41806, 41827, 41855, 41922, 41927, 41928, 41936, 41944, 41945, 41955, 41956, 41970, 41986, 41990, 42006, 42018, 42020, 42030, 42032, 42045, 42048, 42050, 42051, 42052, 42053, 42090, 42096, 42147, 42162, 42189, 42197, 42199, 42240, 42242, 42258, 42315, 42321, 42327, 42328, 42332, 42334, 42338, 42341, 42347, 42377, 42378, 42379, 42400, 42415, 42418, 42457, 42471, 42472, un-numbered x 1	Unknown	Object	<ul style="list-style-type: none"> A decision on the development plan should be made by elected Councillors rather than Administrators. 	The comments are noted. However, this is not a relevant planning matter for consideration as part of the Development Plan.	No
40675, 42461	Unknown	Object	<ul style="list-style-type: none"> The Development Plan should include a community garden; sustainability activities for the community; a solar energy plant. 	Not a relevant consideration	No
40603, 40663, 40681, 40764, 40789, 40791, 40800, 40818, 40819, 40820, 40823, 40824, 40934, 41378, 41379, 41380, 41593, 41665, 41783, 41793, 41822, 41842, 41877, 41900, 41931, 41933, 41944, 41966, 41967, 41985, 42000, 42003, 42021, 42023, 42039, 42062, 42065, 42089, 42093, 42098, 42099, 42125, 42186, 42217, 42355, 42380, 42396, 42411, 42425	Unknown	Object	<ul style="list-style-type: none"> Objection to the proposed transfer station 	The comments are noted. However, this is not a relevant planning matter for consideration as part of the Development Plan. Any future transfer station is to be considered as part of a future planning permit application.	No
40707, 41407, 41940, 42122, 42262, 42263, 42299, 42393	Unknown	Object	<ul style="list-style-type: none"> Statement regarding corruption in local government. 	The comments are noted. However, this is not a relevant planning matter for consideration as part of the Development Plan.	No
40459, 40609, 40641, 40647, 40676, 40678, 40683, 40690, 40699, 40710, 40744, 40749, 40751, 40777, 40795, 40866, 40936, 40957, 40974, 41069, 41101, 41382, 41536, 41538, 41539, 41543, 41547, 41551, 41559, 41562, 41566, 41572, 41578, 41592, 41595, 41602, 41607, 41621, 41639, 41686, 41688, 41691, 41694, 41696, 41707, 41708, 41709, 41710, 41711, 41731, 41740, 41763, 41798, 41801, 41804, 41805, 41806, 41808, 41813, 41824, 41825, 41827, 41830, 41837, 41840, 41854, 41857, 41862, 41870, 41884, 41920, 41930, 41931, 41933, 41936, 41945, 41948, 41952, 41953, 41955, 41956, 41970, 41990, 42000, 42006, 42013, 42018, 42020, 42030, 42032, 42041, 42045, 42048, 42050, 42051, 42053, 42057, 42090, 42096, 42097, 42098, 42125, 42147, 42156, 42166, 42185, 42191, 42196,	Unknown	Object	<ul style="list-style-type: none"> Alternative sites are preferred and are available for waste and resource recovery precincts and new Transfer Stations. Taylors Road in Dandenong South is frequently mentioned. 	The comments are noted. However, this is not a relevant planning matter for consideration as part of the Development Plan. The State Government has already identified various precincts that are suitable for waste and resource recovery across Victoria and it is not the role of Council to determine where new private transfer stations should be specifically located.	No

SUBMISSION REFERENCE NUMBER(S)	PROPERTY OF INTEREST	SUPPORT OR OBJECT OR SUPPORT/ OBJECT IN PART IF CHANGES MADE	OFFICER SUMMARY OF SUBMISSIONS	OFFICER RESPONSE	CHANGES UNDERTAKEN IN RESPONSE TO SUBMISSION?
42213, 42220, 42222, 42223, 42225, 42234, 42235, 42237, 42240, 42241, 42249, 42256, 42258, 42270, 42281, 42315, 42321, 42327, 42328, 42331, 42332, 42334, 42336, 42339, 42341, 42347, 42359, 42364, 42377, 42378, 42379, 42380, 42393, un-numbered x 2					
40696, 40811, 41990, 42168, 42176, 42314, 42389	Unknown	Object	<ul style="list-style-type: none"> The plan does not provide any benefit to the community or analyse the impact on the community 	The impact of any new proposal within the precinct is likely to be subject to a planning permit which will require the consideration of any relevant impacts. The State Government has already identified that the precinct as being suitable for waste and resource recovery to meet the broader community needs. Furthermore, An <i>Employment Land Needs Assessment</i> has informed the need for a new employment area within the precinct. The combination of employment and over 80 ha of open space provision will also have broader community benefits.	No
42380	Unknown	Object	<ul style="list-style-type: none"> The Minister for Planning should convene a planning panel to consider the Development Plan. 	Future planning scheme amendments to update the Development Plan Overlay, change the existing zone, or apply the Buffer Areas Overlay may be subject to an independent panel hearing. It is not possible to convene such a panel at this point in the process solely for the Development Plan.	No
No theme: general opposition					
40482, 40599, 40697, 40708, 40713, 40725, 40752, 40801, 40946, 40962, 40986, 41010, 41325, 41387, 41609, 41671, 41697, 41698, 41861, 41873, 41910, 41964, 41977, 41978, 41994, 41995, 42072, 42085, 42140, 42146, 42194, 42244, 42268, 42287, 42293, 42295, 42306, 42311, 42323, 42330, 42344, 42348, 42349, 42353, 42354, 42364, 42392, 42395, 42427, 42450, 42477, 42479, 42481	Unknown	Object	<ul style="list-style-type: none"> No details provided 	Noted	No
No theme: general support					
40439	Unknown	Support	<ul style="list-style-type: none"> Support for revegetation. Suggestions made to protect wildlife and for urban design measures to manage amenity impacts. 	Noted	No
40598	Unknown	Support	<ul style="list-style-type: none"> Support for location and long-term improvements 	Noted	No

SUBMISSION REFERENCE NUMBER(S)	PROPERTY OF INTEREST	SUPPORT OR OBJECT OR SUPPORT/ OBJECT IN PART IF CHANGES MADE	OFFICER SUMMARY OF SUBMISSIONS	OFFICER RESPONSE	CHANGES UNDERTAKEN IN RESPONSE TO SUBMISSION?
			for the site. Would be a waste of resources to have to find another site.		
42506	Unknown	Support	<ul style="list-style-type: none"> Supports the idea of new jobs, 'open land' and a better way to dispose of waste. 	Noted	No
41323, 42205, 42467	Unknown	Support	<ul style="list-style-type: none"> Support for open space provision. Encourage provision of active sporting facilities. Encourage retail facilities. 	Noted	No
No theme: Unknown response re objection or support					
40482	Unknown	Unknown	<ul style="list-style-type: none"> Comment re native document file type and Open Document Type (ODT) 	Noted	No
40618	Unknown	Unknown	<ul style="list-style-type: none"> Suggestion to approach Costco for the land or affordable industrial warehouses 	Noted	No
40765, 40780	Unknown	Unknown	<ul style="list-style-type: none"> 'Park' 	Noted	No
41833	Unknown	Unknown	<ul style="list-style-type: none"> 'Broken promises' 	Noted	No
41947	Unknown	Unknown	<ul style="list-style-type: none"> Management plan for odour is required 	Noted	No
42047	Unknown	Unknown	<ul style="list-style-type: none"> Encourage alternative energy sources and local jobs with EV infrastructure. 	Noted	No
42132	Unknown	Unknown	<ul style="list-style-type: none"> 'Cos it's gross' 	Noted	No
42219	Unknown	Unknown	<ul style="list-style-type: none"> 'Need more information' 	Noted	No
42273, 42274	Unknown	Unknown	<ul style="list-style-type: none"> 'We're close to the proposed project' 	Noted	No
42320	Unknown	Unknown	<ul style="list-style-type: none"> 'We need parkland' 	Noted	No
42417	Unknown	Unknown	<ul style="list-style-type: none"> 'Growth is always growth for the neighbourhood' 	Noted	No
Un-numbered x 1	Unknown	Unknown	<ul style="list-style-type: none"> Should consider alternatives such as incineration 	Noted	No
Un-numbered x 1	Unknown	Unknown	<ul style="list-style-type: none"> Queries regarding meaning of 'Future Employment Stage 1', 'Future Low Impact Agriculture' and 	Clarifications relating to employment land and agriculture land have now been provided in the updated Development Plan.	Yes

SUBMISSION REFERENCE NUMBER(S)	PROPERTY OF INTEREST	SUPPORT OR OBJECT OR SUPPORT/ OBJECT IN PART IF CHANGES MADE	OFFICER SUMMARY OF SUBMISSIONS	OFFICER RESPONSE	CHANGES UNDERTAKEN IN RESPONSE TO SUBMISSION?
			need for different road widths	Access road details have also been updated in the Development Plan.	

Confidential Attachment



ITEM: 5.1

***Hampton Park Hill Development Plan and PSA C294 – Endorsement of Development Plan
and Authorisation to exhibit PSA***

In accordance with section 3, the information in this attachment has been deemed confidential information by the Chief Executive Officer under section 3c of the Local Government Act 2020 as it contains land use planning information, being information that if prematurely released is likely to encourage speculation in land values;