

PLANNING SCHEME AMENDMENT C284case – Casey Scheme Rewrite



FREQUENTLY ASKED QUESTIONS

Last updated: 19 October 2023

Introduction to Planning Scheme Amendments

What is a planning scheme?

A planning scheme is a document which contains objectives, policies and controls regarding the use, development and protection of land within a local government area. Planning schemes are approved by the Victorian Government. You can find the existing *Casey Planning Scheme* at [Ordinance](#).

What is a planning scheme amendment?

A planning scheme amendment is 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.

What is a background document?

A background document provides information to assist in understanding the context within which a particular policy or provision in the planning scheme has been prepared.

Changes Proposed by Amendment C284

What is the purpose of amendment C284?

The Amendment proposes to:

- Replace the existing Municipal Strategic Statement (MSS) at Clause 21 and the existing Local Planning Policies at Clause 22 of the Scheme with a new Municipal Planning Strategy (MPS) at Clause 02.
- Implement key recommendations of the adopted *Casey Planning Scheme Audit* report of 2018 and the *Casey Planning Scheme 2022 Review* report. This includes rewriting all existing policies in the planning scheme to reflect Council's current strategic directions for land use and development and is informed by adopted Council strategies. Revised Local policies within the Planning Policy Framework (PPF) are proposed at Clause 11 to 19 of the Scheme.
- Introduce new background documents and amend some existing background documents.
- Correct minor errors and anomalies in Local schedules to improve the implementation of the Casey Planning Scheme within the existing strategic and statutory framework.

Is any land proposed to be rezoned or overlays changed as part of Amendment C284?

No. The Amendment only updates Scheme policy via a new Municipal Planning Strategy and Local policies within the Planning Policy Framework. Submissions that request land to be rezoned are unlikely to be supported as part of the C284 process as these requests will be outside the scope of the Amendment.

Why is the Planning Scheme required to be amended?

In 2018 planning scheme amendment VC148 introduced a new structure to planning schemes across Victoria. Amendment C284 will reformat the structure and content of the Casey Planning Scheme to establish a new Municipal Planning Strategy and Planning Policy Framework to meet these state government legislative requirements.

The diagram at the end of this document shows the Municipal Planning Strategy and Planning Policy Framework scheme structure established by VC148 and where most of Casey's proposed Local policy content has been positioned as part of amendment C284. This helps to show how the proposed Local policy content relates to the mandatory state and regional sections of the Casey Planning Scheme. Other Local content has been included in Overlay Schedules and Particular Provisions but is not shown in this diagram as the amount of new or revised content is minor.

The Amendment also reflects the recommendations of the adopted *Casey Planning Scheme Audit* report of 2018 and the *Casey Planning Scheme 2022 Review* report.

What happens if I lodge a planning permit application before Amendment C284 is approved?

Planning permit applications are required to be considered against the provisions that apply at the time of the assessment. The weight to be given to proposed amendment C284 in determining a planning permit application will differ depending on the merits of the application and the stage of amendment C284.

Submissions and the Planning Panel Process

What is a submission?

A submission is made in writing by anyone who may be affected by a planning scheme amendment to express their views about any of the changes proposed. A submission may be made in support of the amendment or opposing the amendment. A submission which opposes the Amendment must explain the reason why and what changes could be made to the Amendment to satisfy the concerns raised in the submission.

How do I make a submission to the exhibition of Planning Scheme Amendment C284case?

You can make a written submission by visiting the Amendment C284case page on the Casey Conversations website.

Alternatively you can send your submission by email to:

planningscheme@casey.vic.gov.au

or by mail to:

City of Casey
Team Leader Strategic Planning and Reform
Amendment C284case
PO Box 1000
Narre Warren VIC 3805

Submissions should include *Planning Scheme Amendment C284case* in the title.

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

The **closing date for submissions is midnight Friday 1 December 2023.**

What happens with submissions to a planning scheme amendment?

Council officers will review and consider all submissions received during the exhibition of amendment C284case and provide a recommendation to Council about how to proceed with the Amendment. If submissions are received which request a change to the planning scheme amendment, Council has the option to make the change requested, abandon that part of the amendment or refer submissions to an independent Planning Panel.

What happens with personal information provided as part of a submission to a planning scheme amendment?

As required by the [Planning and Environment Act 1987](#), your submission will be made available for public viewing including on Council's website, and be provided to other parties involved in the planning scheme amendment process including Planning Panels Victoria and the Minister for Planning.

Submissions may also be published in the Council agenda which is a public document. Council may redact your name, address, email and phone number.

By making a submission, you authorise Council to copy your submission and make it available as set out above. You also warrant that (a) you are the owner of copyright in your submission and (b) the use of the submission by Council as described will not breach any third party's copyright.

What is a Planning Panel?

A Planning Panel is an independent group of experts appointed by the Minister for Planning to consider submissions about planning scheme amendments. The Panel will conduct a formal hearing process but does not make decisions about planning scheme amendments. They will make recommendations to Council and the Minister for Planning about how to proceed with an amendment. All submissions to the planning scheme amendment are provided to the Planning Panel.

More information about Planning Panels can be found on the website of [Planning Panels Victoria](#) with a range of [guides](#) and [frequently asked questions](#) available.

Can I attend the Panel hearing and how will I know when it is?

Anyone can attend and observe a public Panel hearing and access documents presented at the hearing. Once a Planning Panel is appointed, Planning Panels Victoria will write to anyone who has made a submission to let them know any upcoming hearing dates and provide a 'request to be heard form'. Details of the hearing will be published on the [Planning Panels Victoria website](#) and the [City of Casey website](#). You can also call the City of Casey on 9705 5200 or Planning Panels Victoria by contacting the Department of Transport and Planning (and asking to be put in contact with Planning Panels Victoria) on 136 186.

What happens with my submission if I do not ‘request to be heard’?

The Planning Panel will consider all written submissions to an amendment, whether the submitter chooses to be heard at a hearing or not.

What happens after the Panel hearing?

The Planning Panel will produce a report and provide recommendations to Council about how to proceed with the amendment. Council officers are usually provided a copy of the report to review and consider first and will then release this to the public soon after. Council officers will report to Council and recommend how to proceed with the amendment. Council will resolve to adopt or abandon the amendment and then refer this to the Minister for Planning who has the final say on approving the amendment.

Where can I find more information?

This document is intended to provide basic information about likely questions that may be asked about planning scheme amendment C284. A full copy of the Amendment is available on Council's Casey Conversations page: <http://conversations.casey.vic.gov.au/c284case>

Alternatively, a hard copy of amendment C284 is available for viewing at Bunjil Place in Narre Warren or Cranbourne Customer Service Centre. You are encouraged to check Council's Casey Conversations page for opening hours before attending and please phone ahead if you would like to speak with a Council officer.

There will be two drop-in sessions that you are welcome to attend if you would like to learn more about Amendment C284. These sessions are to be held on:

- Wednesday 25 October from 4pm – 7pm at Balla Balla Community Hub, 7-9 Selandra Blvd, Clyde North (The Lounge); and
- Thursday 9 November from 4pm to 7pm at Bunjil Place Library, Patrick Northeast Drive, Narre Warren (Library L2 Meeting Room 6).

What if I have further questions about Planning Scheme Amendment C284?

If you have any questions or would like to discuss this Amendment, please contact:

Jo Matthews – Principal Strategic Planner	Selina Finne-Larsen - Planning Assistant
Sonja Van Nieuwenhoven - Principal Strategic Planner	
Strategic Planning & Reform team Ph: 9705 5200 Email: planningscheme@casey.vic.gov.au	

Location of New Local Content

Red text indicates new local content clauses

Black text indicates existing state-wide and regional (non-local content) standard clauses

Other new local content that is not shown in this table, is to be included in three Overlay Schedules (42.01-7 & 8, 43.01), Clause 72.08 (Background Documents) and Clause 74.02 (Further Strategic Work).

Clause 02 Municipal Planning Strategy	Clause 11 Settlement	Clause 12 Environmental and Landscape Values	Clause 13 Environmental Risks and Amenities	Clause 14 Natural Resource Management	Clause 15 Built Environment and Heritage	Clause 16 Housing	Clause 17 Economic Development	Clause 18 Transport	Clause 19 Infrastructure
02.01 Context	11.01 Victoria 11.01-15 Settlement - Metropolitan Melbourne 11.01-18 Green Wedges - Metropolitan Melbourne 11.01-19.01 Non- agricultural Uses in Green Wedge Areas 11.01-21.02 Western Port Green Wedge	12.01 Biodiversity 12.01-15 Protection of Biodiversity 12.01-16 Protection of Biodiversity 12.01-25 Native Vegetation Management 12.01-26 Native Vegetation Offset Planting	13.01 Climate Change Impacts 13.01-15 Natural Hazards and Climate Change 13.01-25 Coastal Inundation and Erosion 13.02 Bushfire 13.02-15 Bushfire Planning 13.03 Floodplains 13.03-15 Floodplain Management 13.04 Soil Degradation 13.04-15 Contaminated and Potentially Contaminated Land 13.04-25 Erosion and Landslip 13.04-35 Salinity 13.05 Noise Management 13.06 Air Quality Management 13.06-15 Air Quality Management 13.07 Amenity, Human Health and Safety 13.07-15 Land Use Compatibility 13.07-21.01 Non- residential Uses in Residential Areas 13.07-21.02 Landfill Buffers 13.07-25 Major Hazard Facilities 13.07-35 Live Music	14.01 Agriculture 14.01-15 Protection of Agricultural Land 14.01-18 Protection of Agricultural Land - Metropolitan Melbourne 14.01-25 Sustainable Agricultural Land Use 14.01-35 Forestry and Timber Production 14.02 Water Planning and Management 14.02-25 Water Quality Declared Irrigation Districts 14.03 Earth and Energy Resources 14.03-15 Resource Exploration and Extraction 14.03-21 Resource Exploration and Extraction	15.01 Built Environment 15.01-15 Urban Design Metropolitan Melbourne 15.01-18 Design of Activity Centres 15.01-20 Signs 15.01-21 Urban and Landscape Design 15.01-25 Building Design Landscape Design 15.01-26.01 Residential Building Design 15.01-26.02 Industrial Building Design 15.01-26.03 Environmentally Sustainable Development Design 15.01-35 Subdivision Design 15.01-45 Healthy Neighbourhoods 15.01-48 Healthy Neighbourhoods - Metropolitan Melbourne 15.01-49 Healthy and Social Urban Environments 15.01-55 Neighbourhood Character 15.01-65 Design for Rural Areas 15.02 No Content 15.03 Heritage Conservation 15.03-15 Heritage Casey 15.03-16 Heritage in Casey 15.03-17 Geothermal Cultural Heritage	16.01 Residential Development 16.01-15 Housing Supply 16.01-18 Housing Supply - Metropolitan Melbourne 16.01-21 Housing Supply in Casey 16.01-25 Housing Affordability 16.01-35 Rural Residential Development 16.01-45 Community Care Accommodation 16.01-55 Residential Aged Care Facilities	17.01 Employment Economy 17.01-15 Diversified Economy - Metropolitan Melbourne 17.01-21 Diversified Economy 17.01-25 Innovation and Research 17.02 Commercial Development 17.02-15 Business Development 17.02-25 Out-of-centre Development 17.03 Industry Supply 17.03-15 Industrial Land Use and Supply 17.03-25 Sustainable Industry 17.03-35 State Significant Industrial Land 17.04 Tourism 17.04-15 Facilitating Tourism 17.04-18 Tourism in Metropolitan Melbourne 17.04-21 Facilitating Tourism in Casey 17.04-25 Coastal and Maritime Tourism and Recreation	18.01 Land Use and Transport 18.01-15 Land Use and Transport Integration 18.01-25 Transport System 18.01-35 Sustainable and Safe Transport 18.01-38 Sustainable and Safe Transport - Metropolitan Melbourne 18.02 Movement and Networks 18.02-15 Walking 18.02-25 Cycling 18.02-35 Public Transport Metropolitan Melbourne 18.02-41 Active Transport Line 18.02-45 Public Transport Space - Function and Design 18.02-51 Public Open Space Contributions 18.02-61 Recreational and Countryside Trails 18.02-65 Open Space 18.02-68 Open Space - Metropolitan Melbourne 18.02-69 Public Open Space - Function and Design 18.02-71 Public Open Space Contributions 18.02-75 Freight 18.02-78 Freight Links - Metropolitan Melbourne 18.02-85 Ports 18.02-88 Airports and Airfields 18.02-91 Airports and Airports 18.02-95 Water Management and Water Sensitive Urban Design 18.03-41 18.03-48 18.03-51 18.03-55 Waste and Resource Recovery	19.01 Energy 19.01-15 Renewable Energy 19.01-21 Renewable Energy - Metropolitan Melbourne 19.01-25 Pipeline Infrastructure 19.02 Community Infrastructure 19.02-15 Health Facilities 19.02-18 Health Facilities - Metropolitan Melbourne 19.02-25 Education Facilities 19.02-28 Education Facilities 19.02-31 Education Facilities 19.02-35 Cultural Facilities 19.02-38 Cultural Facilities - Metropolitan Melbourne 19.02-45 Social and Cultural Infrastructure 19.02-55 Emergency Services 19.02-65 Open Space 19.02-68 Open Space - Metropolitan Melbourne 19.02-69 Public Open Space - Function and Design 19.02-71 Public Open Space Contributions 19.02-75 Freight 18.02-78 Freight Links - Metropolitan Melbourne 18.02-85 Ports 18.02-88 Airports and Airfields 18.02-91 Airports and Airports 18.02-95 Water Management and Water Sensitive Urban Design 18.03-41 18.03-48 18.03-51 18.03-55 Waste and Resource Recovery
02.02 Vision									
02.03 Strategic Directions	11.02 Managing Growth 11.02-15 Supply of Urban Land 11.02-25 Structure Planning 11.02-35 Sequencing of Development 11.03 Planning for Places 11.03-15 Activity Centres 11.03-18 Activity Centres 11.03-21 Activity Centres and Centre Hierarchy in Casey 11.03-25 Growth Areas 11.03-35 Peri-Urban Areas Settlement 11.03-45 Coastal Settlement 11.03-55 Distinctive Areas and Landscapes 11.03-65 Regional and Local Places	12.02 Marine and Coastal Environment 12.02-15 Protection of the Marine and Coastal Environment 12.02-25 Marine and Coastal Crown Land 12.03 Water Bodies and Wetlands 12.03-15 River Corridors, waterways, Lakes and Wetlands 12.03-18 Yarra River Protection 12.04 Alpine Areas 12.04-15 Sustainable Development in Alpine Areas 12.05 Significant Environments and Landscapes 12.05-15 Environmentally Sensitive Areas 12.05-25 Landscapes							
02.04 Strategic Framework Plans									

