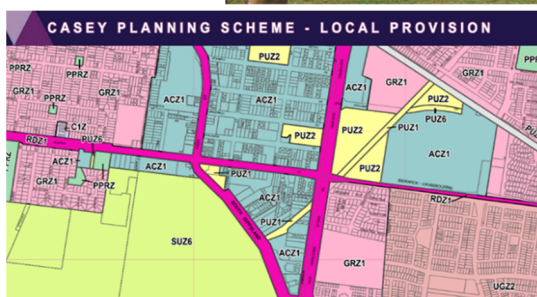
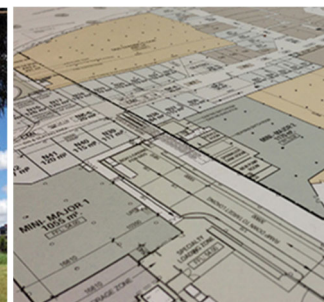


Casey Planning Scheme Review 2018

December 2018



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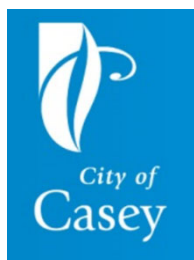
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The City of Casey

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Abbreviations

Abbreviations used throughout this report are:

DDO	Design and Development Overlay
DCP	Development Contributions Plan
DELWP	Department of Environment, Environment, Land, Water and Planning
DPCD	Department of Planning and Community Development (former)
DPO	Development Plan Overlay
DSE	Department of Sustainability and Environment (former)
EPA	Environment Protection Authority
ESO	Environmental Significance Overlay
GWMP	Green Wedge Management Plan
LPPF	Local Planning Policy Framework
LSIO	Land Subject to Inundation Overlay
MAV	Municipal Association of Victoria
MD	Ministerial Direction
MPHWBP	Municipal Public Health and Wellbeing Plan
MPS	Municipal Planning Statement
MSS	Municipal Strategic Statement
PPAR	Planning Permit Activity Report
PPF	Planning Policy Framework
PPN	Planning Practice Note
PSP	Precinct Structure Plan
SBO	Special Building Overlay
SLO	Significant Landscape Overlay
SPPF	State Planning Policy Framework
P&E Act	Planning and Environment Act 1987
VCAT	Victorian Civil and Administrative Tribunal
VPA	Victorian Planning Authority
VPP	Victoria Planning Provisions

Executive Summary

The Casey Planning Scheme contains policies and provisions for the use, development and protection of land within the City of Casey. It guides all land use and development decision-making in Casey, including permit applications and planning scheme amendment requests.

The planning scheme contains State, regional and local content, with local content contained within the Local Planning Policy Framework (comprising the Municipal Strategic Statement and local policies), zone and overlay schedules and other schedules within general provisions of the scheme.

Council is required to review its planning scheme every four years, within 12 months of the approval of its Council Plan. The current statutory review period has been extended by the Minister for Planning until 31 December 2018, to allow additional time for all Councils to consider the impacts of State Government initiatives which will result in a new format and structure for all planning schemes.

This report has been prepared to meet Council's statutory obligations under Section 12B of the *Planning and Environment Act 1987*, and is required to be submitted to the Minister for Planning in accordance with the requirements of the Act.

The purpose of this planning scheme review is to assess whether the local content of the planning scheme has been effective in achieving the objectives and strategies of the planning scheme. It provides an opportunity for Council to identify major planning issues facing the municipality, strategic policy gaps, identify opportunities to streamline planning provisions, and identify further strategic opportunities to improve the operation of the planning scheme.

This review is supported by the findings of a separate supporting document *Reducing Red Tape: Casey Planning Scheme, Spectrum Planning Solutions, September 2018*, which focused specifically on identifying opportunities to reduce red tape and streamline provisions within the zone and overlay schedules of the Casey Planning Scheme. The findings of the Reducing Red Tape report have been incorporated into this planning scheme review report and the recommendations therein.

The findings of this review indicate that the Casey Planning Scheme achieves the objectives of planning in Victoria and the objectives and strategies of the State and local planning policy frameworks. The review has revealed, however, that the local content of the scheme is in need of updating in several areas in order to remove redundant controls, streamline provisions and to facilitate better alignment of its strategic directions and policies with the Council Plan and Vision 2017-2021, and Council adopted strategies relevant to land use and development decision-making.

The recommendations of the review relating to the content and operation of the Casey Planning Scheme have been grouped into three areas:

» **Required strategic projects:**

Strategic projects that need to be completed to meet organisational priorities and State Government requirements, that will have the greatest impact on the operation and efficiency of the Casey Planning Scheme. Key projects include:

- Preparing an amendment for Ministerial approval to remove redundant provisions of the planning scheme, including Development Plan Overlays, Land Subject to Inundation Overlays, local policies, reference documents and other redundant provisions.
- Preparing a new Municipal Planning Strategy and Planning Policy Framework to meet the State Government's Smart Planning reform initiatives, to be informed by the Council Plan 2017-2021, vision and adopted Council strategies.
- Completing the implementation of the Housing Strategy (Amendment C198) and a revised Activity Centres Strategy into the planning scheme, and associated strategic projects.

» **Strategic opportunities:**

Identification of opportunities for further strategic work that will assist in improving the operation and efficiency of the Casey Planning Scheme, and which have been identified through the review. Some are already within current work priorities of respective service areas. Key opportunities include:

- Participating in collaborative regional initiatives on strategic planning issues.
- Utilising a Regional Employment Study (Council Plan action) to inform and support key economic activities and planning decisions.
- Developing an Environmentally Sustainable Development (ESD) policy framework.
- Undertaking policy reviews and/or implementing into the planning scheme the Advertising Signs Policy, Non Residential Uses in Residential and Future Residential Areas Policy, Electronic Gaming Machines Strategy, and bushfire management and heritage policies.
- Improving neighbourhood character and urban design responses for local areas.
- Reviewing planning controls for environmentally significant areas.

» **Continuous improvement processes:**

Improvement of internal processes which impact on the management and operation of the planning scheme to streamline internal procedures and decision-making. Key improvements include:

- Preparing a policy/protocols to address the management and prioritisation of private planning scheme amendment requests based on net community benefit.
- Embedding statutory planning scheme reviews into Council's business planning processes, including introducing a mid-cycle review and facilitating greater collaboration between strategic and statutory planning teams to monitor planning issues.
- Streamlining existing processes for review and update of Council policies that are also reference documents in the planning scheme.
- Better aligning the statutory planning scheme review process with existing processes to develop a new Council Plan.

There are some opportunities to undertake immediate action to address some of the recommendations via a Ministerial planning scheme amendment. These are recommendations that are considered minor, procedural or remove redundant provisions and which do not require community consultation.

There are a number of other key recommendations which will need to form part of a more comprehensive amendment process which will require full community consultation in accordance with the requirements of the *Planning and Environment Act 1987*.

Opportunities identified for further strategic work will require implementation to be determined on a project-by-project basis, in accordance with relevant project implementation plans.

This review notes that there have been major reforms of legislation, policy and other planning scheme related provisions at a State level which are indicative of the growing complexity and ever-changing nature of the State planning landscape. The extent of changes highlight the difficulties faced by Councils in trying to keep up with not only the content of the State-initiated changes, but also in being able to respond appropriately to State policy in a local context.

Preparing a new Municipal Planning Strategy and Planning Policy Framework in response to the State Government's Smart Planning initiatives are significant strategic projects which will require resources and adjustments to Council's strategic priorities over the coming four-year period.

Given that this review has also identified that major updates are required to the existing local content within the planning scheme to ensure greater alignment with current Council strategies and to address strategic gaps, this provides an opportunity for Council to undertake a comprehensive update of the local content of the planning scheme in conjunction with the preparation of the new Municipal Strategy and Planning Policy Framework required to be undertaken in 2019.

This report identifies opportunities to undertake further strategic work which will benefit the operation and efficiency of the Casey Planning Scheme. Some of the recommendations are already within current work priorities of Council. This report, however, is not a business plan and does not reflect that the recommendations are resourced. Council should address the recommendations through its business planning and budget processes, so that timing, resources, organisational prioritisation and more detailed project scoping can be further advanced.

1 Background

1.1 Purpose of the report

The Casey Planning Scheme is a statutory document (subordinate legislation) under the *Planning and Environment Act 1987* (“**P&E Act**”). It sets out the objectives, policies and provisions for the use, development and protection of land within the municipality of Casey. It contains both strategic directions as well as detailed policies and provisions, providing State, regional and local provisions and controls to guide land use and development for all land within the municipality.

The format and structure of the Planning Scheme is determined by the Victoria Planning Provisions (“**VPP**”), which are set by the State Government.

The P&E Act requires that the planning scheme be regularly reviewed to ensure its continued effectiveness and efficiency.

This report has been prepared to meet Council’s statutory responsibilities under the P&E Act, by providing a review of the performance of the Casey Planning Scheme since its last formal planning scheme review in 2016.

1.2 Legislative requirements

Section 6 of the P&E Act sets out what a planning scheme can provide for:

6 What can a planning scheme provide for?

- (1) *A planning scheme for an area—*
 - (a) *must seek to further the objectives of planning in Victoria within the area covered by the scheme; and*
 - (aa) *must contain a municipal strategic statement, if the scheme applies to the whole or part of a municipal district; and*
 - (b) *may make any provision which relates to the use, development, protection or conservation of any land in the area.*

With respect to the requirements for Municipal Strategic Statements, section 12A of the P&E Act requires:

12A Municipal strategic statements

- (1) *A planning authority which is a municipal council must prepare a municipal strategic statement for its municipal district.*
- (2) *A municipal strategic statement must further the objectives of planning in Victoria to the extent that they are applicable in the municipal district.*
- (3) *A municipal strategic statement must contain—*
 - (a) *the strategic planning, land use and development objectives of the planning authority; and*
 - (b) *the strategies for achieving the objectives; and*
 - (c) *a general explanation of the relationship between those objectives and strategies and the controls on the use and development of land in the planning scheme; and*
 - (d) *any other provision or matter which the Minister directs to be included in the municipal strategic statement.*

- (4) *A municipal strategic statement must be consistent with the current Council Plan for the municipal council approved under section 125 of the Local Government Act 1989.*

Section 12B of the P&E Act requires Council to regularly review its planning scheme:

12B Review of planning schemes

- (1) *A planning authority which is a municipal council must review its planning scheme—*
- (a) *no later than one year after each date by which it is required to approve a Council Plan under section 125 of the Local Government Act 1989; or*
- (b) *within such longer period as is determined by the Minister.*

Council was required to approve a Council Plan under section 125 of the *Local Government Act* by 30 June 2017. The statutory time for Council to review its planning scheme was therefore 30 June 2018.

On 17 April 2018, The Minister for Planning approved an extension of time for all Councils to undertake their planning scheme review. The reason for the extension was to recognise that the planning scheme review would be informed by the significant changes being proposed to the form and content of planning schemes by the State Government. The statutory deadline for all Councils to undertake their planning scheme reviews is now 31 December 2018.

Section 12B(3) of the P & E Act sets out the objectives of any review of the planning scheme:

- (3) *The objective of a review under this section is to enhance the effectiveness and efficiency of the planning scheme in achieving—*
- (a) *the objectives of planning in Victoria; and*
- (b) *the objectives of the planning framework established by this Act.*

A planning scheme review must evaluate the planning scheme to ensure that it:

- » Is consistent in form and content with the directions or guidelines issued by the Minister under the Act;
- » Sets out effectively the policy objectives for use and development of land in the area to which the planning scheme applies; and
- » Makes effective use of State provisions and local provisions to give effect to State and local planning policy objectives.

With respect to relevant “directions or guidelines issued by the Minister under the Act”, this includes both Ministerial Directions and Planning Practice Notes issued by the Minister for Planning. Relevant Ministerial Directions and Planning Practice Notes relevant to this planning scheme review are discussed in Sections 4.8 and 4.9 of this report.

On completion of a review of the planning scheme under the P&E Act, Council is required to report the findings of the review to the Minister for Planning.

1.3 2016 Planning Scheme Review

Council undertook its last review of the Casey Planning Scheme in 2016.

The 2016 review took into account the outcomes of Amendment C250 to the Casey Planning Scheme, which comprised a major restructure and update of the LPPF. Amendment C250 did not come into operation until February 2017; however, given how far advanced Amendment

C250 was at the time, the content proposed to be introduced was taken into account in the 2016 review.

Amendment C250 was based on the Casey C21 strategy as the organisational strategy informing the strategic direction in the MSS.

The recommendations of the 2016 Planning Scheme Review included 32 recommendations, addressing issues such as strategic gaps, updates to existing local content in the planning scheme, policy reviews, various planning scheme amendment recommendations, internal process review initiatives, and recommendations for new policy initiatives and strategic work.

An audit of the level of completion of recommendations from the 2016 review is included in Section 5.10 and at Appendix C.

1.4 Timing of the 2018 Planning Scheme Review

The 2016 Review was the first comprehensive review of the planning scheme Council had undertaken since a review of the Municipal Strategic Statement in 2003 and the introduction of new format planning schemes in 1998. This means that this current 2018 review is technically only the second review Council has undertaken of its planning scheme in 20 years.

The reasons for undertaking a further review now, only 2 years since the last review are as follows:

- » It is a statutory requirement under the P&E Act that Council undertake a review of its planning scheme within 12 months of the approval of the Council Plan (or later as may be approved by the Minister for Planning). Despite being late in meeting timeframes in the past, if Council is to meet its current statutory timeframe, it is necessary to undertake the review and lodge with the Minister for Planning prior to 31 December 2018.
- » Council has a new Council Plan 2017-2021 and Vision (adopted June 2017 and updated June 2018), and it is important that the strategic directions in the Planning Scheme align with and support the Council Plan and other key corporate strategies.
- » The Smart Planning initiatives recently approved by the Minister for Planning via Amendment VC148 in July 2018, have resulted in a new format and structure for all planning schemes. This will result in the existing LPPF, including the MSS and all local policies, having to be rewritten and integrated into the new PPF structure over the next 12 months. It is therefore opportune to undertake a review of the existing scheme now, to identify where content may be redundant, in need of updating, or where there are strategic gaps, prior to undertaking the full PPF rewrite.
- » Council is currently undertaking a Planning Services Review. It is opportune to undertake the planning scheme review concurrently, so that project outcomes are aligned.

1.5 Concurrent projects

Planning Service Review

Concurrent to this Planning Scheme review, Council is undertaking a Planning Service Review to review the efficiency of Council's planning service (including statutory and strategic land use services), and forms part of Council's broader service review processes being undertaken across all Council service areas. It will focus primarily on operational issues (rather than planning scheme content), such as addressing Council's response to growth, increased complexity of applications, Council's risk appetite to decision-making processes, customer service arrangements, efficiencies of internal procedures, operating systems and timeframes.

As a result, the scope of this planning scheme review did not include benchmarking or extensive analysis of internal procedures (beyond planning scheme amendment processes).

Reducing Red Tape Project

A separate supporting project to this planning scheme review was carried out on behalf of Council by Spectrum Planning Solutions, and the recommendations contained in the report: *Reducing Red Tape – Casey Planning Scheme, Spectrum Planning Solutions, Sept 2018* (“**the Reducing Red Tape Report**”).

The content and recommendations of the Reducing Red Tape Report directly inform the content and recommendations of this planning scheme review. The focus of the Reducing Red Tape Project was to undertake a detailed review of the zone and overlay schedules of the Casey Planning Scheme.

The objective of the project was:

- » To review local content of the Casey Planning Scheme to identify opportunities to reduce its complexity and to improve its clarity and legibility.

Specific project tasks included:

- » Identify and prioritise improvements to the local content of the Casey Planning Scheme (zone and overlay schedules), focussing on opportunities to reduce the complexity of the scheme, streamline and/or achieve greater clarity of provisions and reduce administrative burden.
- » Review permit triggers, with a view to reducing the need for planning permits for minor/unnecessary matters.
- » Review application requirements and assessment processes relating to zone and overlay schedules and/or to specific land uses and development types with a view to removing unnecessary content and streamlining application and decision-making processes.
- » Identify opportunities to reduce the complexity of the Casey Planning Scheme, which could occur in the short term with no further strategic work.
- » Identify any further opportunities to reduce the complexity of the Casey Planning Scheme which may involve further strategic work prior to implementation.
- » Identify key principles upon which future planning scheme amendments can be developed to maintain a streamlined and efficient planning scheme.
- » Make recommendations for any changes to the Casey Planning Scheme in response to the above.

Recommendations of the Reducing Red Tape are discussed in Section 6.3 (Zone and overlay schedules) of this report.

1.6 Types of planning scheme amendments

The Casey Planning Scheme is not a static document, as land use and development strategies are constantly evolving in response to the changing planning context at both a State and local level in Casey. Changes can be made in response to new strategic policy initiatives (ie: following adoption of a new strategic plan), can be in response to site-specific issues (eg: rezoning to facilitate a development proposal), or can be more procedural in nature to improve structure or operation of the scheme.

As a result, the planning scheme has been amended many times since its inception to reflect changing land use development priorities via approved State or local amendments. This planning scheme review is therefore a review of the planning scheme at a point in time, recognising that there are many amendments currently in progress, which will further change the State and local context for the planning scheme in Casey.

A full list of all amendments to the Casey Planning Scheme is available on line on the DELWP website:

http://planningschemes.dpcd.vic.gov.au/schemes/casey/ordinance/amlist_s_case.pdf

There are four types of amendment:

- » V amendment – amends the VPP only
- » VC amendment – amends the VPP and one or more planning schemes
- » C amendment – amends the Casey Planning Scheme only
- » GC amendment – amends a specific group of planning schemes

It is noted that Councils are not responsible for undertaking V or VC amendments – these are managed by DELWP on behalf of the Minister for Planning.

Councils may be involved in preparing GC amendments where that amendment affects Casey, and they are directly involved with most C amendments, usually as the planning authority.

2 Planning Scheme Review process

2.1 Project scope

It is important to note that the Casey Planning Scheme consists of State, regional and local content. The significant proportion of the Scheme is in fact State and regional content, which cannot be changed by Council. This includes State provisions, regional provisions (eg: Plan Melbourne) and all provisions which form part of the Victoria Planning Provisions (“VPP”). This includes zone and overlay head clauses, particular provisions and general requirements (eg: car parking requirements, Rescode provisions, Vic Smart provisions, land use definitions, permit exemptions, etc).

With the City of Casey in a growth area, it is also relevant to note that planning controls relating to growth areas (eg: land affected by Urban Growth Zones and Development Contribution Plan Overlays) are primarily introduced into the planning scheme by the Victorian Planning Authority (“VPA”). Whilst Council has some ability to influence outcomes, and make some changes once they are in the scheme, the VPA manages the initial amendment process and Council is not the planning authority.

In the Casey Planning Scheme 37% forms part of State content, 9% forms part of local content managed by the VPA, and 54% is local content which Council has the ability to change.

This review therefore focusses only on local content of the planning scheme which Council is directly responsible for as a planning authority, which includes;

- » The Municipal Strategic Statement (“MSS”)
- » Local policies at Clause 22
- » Zone and overlay schedules (except Urban Growth Zone and Development Contributions Plan Overlays where Council is not the planning authority)
- » Schedules associated with general provisions with local content (eg: public open space)
- » Local reference and incorporated documents.

In preparing the project scope for this review, Council has had regard to the *Continuous Improvement Kit* (DPCD, 2006), and has also taken into account the local context for Casey with respect to other strategic initiatives recently completed, currently underway or proposed to occur within the near future

Taking the above into account, in addition to meeting its statutory obligations under the Act, this 2018 Casey Planning Scheme Review seeks to:

- » Identify what measures need to occur to ensure alignment of the planning scheme with the Council Plan 2017-2021 and Vision;
- » Identify what Council strategies, plans and policies relevant to the Council Plan, are not addressed in the scheme;
- » Identify what recommended actions are outstanding from the 2016 Planning Scheme Review, and further strategic work currently identified in the planning scheme;
- » Review the strategic performance of the Casey Planning Scheme, including a review of recent and relevant VCAT and Planning Panel decisions/recommendations and their impacts on the policy direction of the scheme;
- » Identify opportunities to reduce ‘red tape’ and prioritise improvements to the scheme. This includes opportunities to:

- » streamline planning scheme provisions and reduce unnecessary planning permit triggers;
 - » reduce complexity of planning scheme processes;
 - » identify redundant local content which is no longer current or relevant;
 - » provide clearer policy direction;
 - » continuous improvement of internal planning scheme and amendment processes;
 - » ensure alignment of the planning scheme with the Council Plan 2017-2022 and other key corporate strategies; and,
 - » identify future strategic priorities required to deliver the vision of the planning scheme and the Council Plan in relation to land use and development.
- » Ensure alignment of State, regional and local planning policy, and identify strategic planning work/planning scheme amendments that are required to deal with recent State Government planning reform and other key initiatives;
 - » Identify and prioritise other strategic planning work and/or planning scheme amendments arising from the review that will need Council consideration for future business plan priorities; and,
 - » Produce a written report addressing all of the above which will inform the necessary reporting requirements to Council and the Minister for Planning, including any future planning scheme amendments.

The following is NOT included within the scope of this review:

- » Detailed project scoping and identification of resources required to undertake any of the recommendations, including planning scheme amendment processes. Prioritisation and implementation of the recommendations will be subject to Council's business planning and budget processes.
- » External community consultation - this review is informed by the extensive community consultation previously undertaken as part of the Council Plan review processes (*Casey Next*) as well as consultation associated with key strategic planning projects (eg: Housing Strategy, structure plans, etc). Further consultation will occur as part of the implementation of any recommendation via future planning scheme amendments to meet statutory requirements.
- » Full audit/review of internal statutory and strategic planning processes, or an audit of planning processes against statutory timeframes and industry benchmarks. This will occur through the separate Planning Service Review process. Recommendations relating to process improvements in this review are confined to those directly relating to planning scheme amendment and planning scheme review processes only.
- » A comprehensive review of all existing background strategies. Where sufficient information about existing strategies is known to inform a recommendation about the relevance or otherwise of various strategies, these recommendations have been included in this report and appendices. However this review in itself, does not include a review of the content of all strategies, reference documents or other plans and reports which currently inform planning scheme content.
- » Changes to State policy or the structure of the VPP (although where issues have been specifically identified relating to State content, it has been included as an advocacy item, so that it can inform future Council responses to State Government policy and legislative reform).

2.2 Project methodology

The project plan is generally consistent with the suggested methodology in the *Continuous Improvement Review Kit (DSE, 2006)* and *PPN32: Review of Planning Schemes (DPCD, 2006)*, with some variations to accommodate local strategic priorities in Casey (identified in Section 2.1 Project Scope above).

Table 1 below lists the tasks undertaken in each stage of the review.

Table 1: Project Methodology - Casey Planning Scheme Review 2018

Stage	Tasks
1. Scope the review	<ul style="list-style-type: none"> » Prepare Project Scope » Refer <i>Continuous Improvement Review Kit</i> (DPCD, 2006) » Refer relevant Planning Practice notes & Ministerial Directions » Refer <i>Planning and Environment Act 1987</i> Section 12B
2. Data Collection	<ul style="list-style-type: none"> » Identify amendments approved since 2016 (VC, GC and C) » Identify key State Government initiatives and key influences since 2016 » Compile list of current, recently completed and proposed strategic projects » Compile current Council adopted policy list and reference/incorporated documents » List of ongoing and future strategic work » Collate VCAT decisions and Planning Panel reports » Compile relevant planning statistics (Planning Permit Activity Reports) » Current Council Plan and key strategies adopted by Council since 2016
3. Consultation	<ul style="list-style-type: none"> » Review of community expectations through Council Plan, approved planning scheme amendments and other strategic consultation » Workshops with internal stakeholders » External consultation with referral agencies » Planning Services Review team
4. Review	<ul style="list-style-type: none"> » Audit of status of “further strategic work” identified in planning scheme » Audit of status of recommendations from 2016 Planning Scheme Review » Review key trends/indicators of planning service » Audit of all planning scheme amendments approved since 2016 » Evaluate appropriateness of all local content » Assess VCAT decisions and PPV recommendations for commentary on local content and local policy implications » Assess alignment of LPPF with SPPF » Review of zone and overlay schedules (Reducing Red Tape Project)
5. Analysis	<ul style="list-style-type: none"> » Identify opportunities to “reduce red tape” within zone and overlay schedules » Identify redundant/obsolete provisions » Identify where existing local content is obsolete, requires updating or is still current. » Identify key trends/emerging issues impacting on the local content of the planning scheme » Identify strategic priorities for Casey in response to planning scheme review

Stage	Tasks
6. Report the review	<ul style="list-style-type: none"> » Council endorsement of Planning Scheme Review 2018 report » Recommend actions in response to planning scheme review outcomes » Allocate suggested priorities/timing to key recommendations to inform future Implementation Plan and Council's business planning » Submit the <i>Casey Planning Scheme Review Report 2018</i> to the Minister for Planning
NOT YET COMPLETED (DOES NOT FORM PART OF REVIEW)	
7. Implement the findings	<ul style="list-style-type: none"> » Prepare Implementation Plan, based on Planning Scheme review recommendations » Include review recommendations in Council's business planning and project scoping processes to determine organisational priorities and resources. » Implement recommendations via planning scheme amendment processes, further strategic work, and internal Council processes, as relevant

2.3 Methods of consultation

There are no prescribed formal consultation processes under the P&E Act associated with a review of the planning scheme.

There was no specific external community consultation as part of this planning scheme review process. The reasons for this were:

- » The development of the *Council Plan 2017-2021* and the *Council Vision* were based on extensive community consultation processes (*Casey Next*). These processes have informed Council's current strategic priorities and visioning, and in turn inform this Planning Scheme Review.
- » Consultation has already occurred for all existing content in the Casey Planning Scheme, which has all been introduced via various amendment processes, which have had consultation in accordance with the statutory requirements of the P&E Act. Where submissions were received, the amendments were also subject to independent panel processes prior to approval.
- » Consultation has been undertaken for a number of significant strategic planning projects over the past 2 years, including the Housing Strategy (Amendment C198), the Green Wedge Management Plan, various precinct structure plans and other development plans and strategic projects. The outcomes of all these consultation exercises has informed the current content of the planning scheme and the various reference documents/ incorporated plans which support the strategies within the scheme. This consultation has informed Council's understanding of current planning issues affecting the City of Casey and has informed the identification of Council's future strategic priorities.
- » Extensive consultation with local developers and regular users of the planning service is being undertaken concurrently as part of the Planning Services Review project. It was not considered necessary to undertake separate additional consultation with these stakeholders as part of this review.
- » Implementation of any of the recommendations arising from the review will be subject to future consultation processes, as required to meet statutory requirements under the P&E Act.

Given the above context, this planning scheme review process has provided more targeted consultation, focusing on engagement with statutory referral agencies and an extensive internal engagement program with Council staff, as outlined in Sections 2.4 and 2.5.

2.4 Internal stakeholder consultation

Consultation for the review has focused on an extensive internal consultation program with all relevant internal stakeholders who contribute to planning processes and decisions. This includes internal service areas which provide or support the planning service, including service areas involved in processing and assessing permit applications and planning scheme amendment requests, internal referral processes, and strategy and policy development.

The service areas of Council which participated in one or more of the workshops and consultation sessions included:

- » Statutory Planning and Compliance
- » City Strategy
- » Subdivisions
- » Growth Area Planning and Financing (statutory and strategic)
- » Planning Scheme Implementation
- » City Design
- » City Economy
- » Recreation and Open Space Planning
- » Sustainable City (transport, integrated water management and sustainability)
- » Environment and Heritage
- » City Presentation (landscape planning)
- » Community Facilities and Social Planning
- » Community Wellbeing
- » Waste Management and Contamination
- » Governance

Consultation occurred in two stages:

» *Stage 1 Consultation:*

August 2018: “Reducing Red Tape” project focusing on reviewing zone and overlay schedules;

- » 11 workshops
- » 38 staff attending one or more workshops

» *Stage 2 Consultation*

Sep/Oct 2018: Review of all local content, including MSS and Local Policies. Consultation occurred in smaller workshop settings with individual service areas, to focus on specific issues, policies and strategic priorities relevant to each team:

- » 17 workshops
- » 49 staff attending one or more workshops

2.5 External stakeholder consultation

External agencies who contribute to the planning referral processes of Council for both planning permit applications and planning scheme amendments were consulted and invited to provide feedback into the review. Authorities consulted included:

- » *South East Water*
- » *Department of Environment, Land, Water and Planning*
- » *Department of Economic Development, Jobs, Transport and Resources*
- » *Department of Health and Human Services*
- » *Department of Human Services – Social and Community Strategy*
- » *Melbourne Water*
- » *AusNet transmission Group Pty Ltd*
- » *Department of Education and Early Childhood Development*
- » *Country Fire Authority*

- » *VicTrack*
- » *Parks Victoria*
- » *VicRoads*
- » *Victorian Commission for Gambling and Liquor Regulations*
- » *Southern Rural Water*
- » *Aboriginal Affairs Victoria*
- » *Environment Protection Authority*
- » *Victorian Planning Authority*
- » *APA VTS Australia*
- » *Heritage Victoria*
- » *Department of Natural Resources and Environment*
- » *Transport for Victoria*
- » *APT*
- » *DPCD Community Engagement Coordinator*
- » *Central Coastal Board*

Notification was received from the Victorian Commission for Gambling and Liquor Regulation, advising that it had received Council's correspondence, and did not wish to make a submission.

Three submissions were received from VicTrack, the Environment Protection Authority and Transport for Victoria/VicRoads. A summary of the submissions and a response is provided below:

Submission No. 1: VicTrack

The submission from VicTrack is summarised as follows:

- » VicTrack's interest in the Casey Planning Scheme relates to the impact on railway land and development opportunities identified on or within the rail corridor.
- » All VicTrack land is required to be zoned Public Use Zone (PUZ4), to properly recognise and identify VicTrack land and to provide for transport use and development.
- » There are a number of railway sites within the City of Casey which have minor discrepancies between the area of land in a Public Use Zone 4, and the area of land that is owned by VicTrack and used for railway purposes. VicTrack has requested that these rezoning issues be addressed in future planning scheme amendments, in relation to land at:
 - » Hallam Station
 - » Lynbrook Station
 - » Merinda Park Station
- » VicTrack has confirmed that it provided a response to the draft Narre Warren Urban Design Framework in September 2018, in which it identified greater potential for more intensive development on land around the station, particularly on VicTrack owned land.

Response to VicTrack submission:

The rezoning requests from VicTrack relating to land around various railway stations in Casey are mapping anomalies, and can be readily addressed in upcoming 'fix-up' planning scheme amendments. Council officers will undertake further liaison with VicTrack officers at the time of preparing such amendments, to clarify property boundaries and ownership details.

Submission No. 2: Environment Protection Authority:

Overall, the submission from the Environment Protection Authority (EPA) recognises that the Casey Planning Scheme has a good recognition of existing industrial areas within the municipality and polices that relate to protection of the environment. The EPA has outlined comments on where it considered existing provisions could be strengthened:

- » There has been recognition at a State level that the current land use planning system does not adequately prevent encroachment of sensitive land uses into the buffers of industry, potentially causing long-term negative community impacts and regulatory difficulties for EPA and industry. There is currently work being done at a State level to address many shortcomings within current planning schemes at State level, which are relevant considerations for an update to the Casey Planning Scheme, including:
 - Strengthening the mechanisms that establish and maintain buffers to separate conflicting land uses
 - Avoiding encroachment problems;
 - Helping to manage health, safety and amenity impacts; and,
 - Ensuring integration with EPA regulatory requirements.
- » CI 21.02-3 (Key Issues and Strategic Vision): appropriate consideration should be given to potential for interface issues between existing industrial areas and across municipal borders
- » CI 21.03 (Settlement): Would be strengthened with new strategies to:
 - Protect the amenity of residential and public land through appropriate design and other mitigation measures where there is an interface with commercial and industrial land.
 - Limit the extent of commercial incursion into residential and industrial areas by allocating suitable amounts of industrial and commercial land in appropriate locations.
- » CI 21.04 (Environment): EPA supports strategies 2.9 and 2.10.
- » CI 21.10 (Economic Development): EPA supports strategy 2.6 and implementation strategy under 21.05-4 (Industrial 3 Zone).
- » CI 22.03 (Industrial Development Policy) should be updated to reflect the *Waste Management Policy (Combustible Recyclable and waste materials)*, approved in Aug 2018. This policy and the *Management and Storage of Combustible Recyclable and Waster Material Guideline (Aug 2017)* should be included as reference documents to this clause.
- » CI 22.03 (Industrial Development Policy) could be strengthened by including the potential impact on human health and recognising the importance of maintaining and protecting buffers as an objective.
- » Council should note the importance of managing the encroachment of residential development into industrial areas, which includes land uses such as landfills, general industry, waste water treatment plants, intensive animal industries and other EPA licensed sites.
- » Council should use guidance provided within EPA publication 1518: *Recommended separation distances for industrial residual air emissions (March 2013)* when preparing its Strategic Framework Plan and future growth areas to ensure long-term preservation of separation distances to industry. It should consider planning tools such as Industrial 3 zone as a buffer to industry or the Environmental Significance Overlay or Design and Development Overlay.
- » There is opportunity to embed site specific variations to prescribed separation distances into the planning scheme, subject to consultation with affected industry and consideration given to design capacity for industry to grow.
- » Consideration could be given to Council incorporating consideration of reverse buffers (ie new sensitive use encroaching on threshold distances of an existing industry) within Clause 53.10, and/or strategies within the MSS or local policies.

- » Where Council is concerned about buffers of industrial uses and encroachment onto farming land, it should ensure relevant buffers required for such industrial uses are retained within the Farming/Green Wedge zoned land, and are not compromised by rezoning to residential uses. The EPA notes that it is possible to use schedules to the Urban Growth Zone to tailor specific buffer provisions, including prohibition of certain uses within the buffer, and including specific permit and referral requirements.
- » There are currently 2 EPA licensed sites in Casey, which allow the discharge of emissions or waste to the environment, resulting in the need for separation distances. The viability of these industries should be protected through the planning scheme via recognition of buffers and appropriate zone and overlay controls. On the site and surrounding land.
- » In preparing any planning scheme amendment, Council must have regard to Ministerial Direction No.1 – Potentially Contaminated Land, and the General Practice Note on Potentially Contaminated Land provides additional guidance.
- » The Environmental Audit Overlay should be applied to all potentially contaminated land to ensure appropriate assessment are undertaken prior to commencement of a sensitive use on that land.
- » There are several areas in Casey which are deemed by the EPA to be Groundwater Quality Restricted Use Zones, where there has been historic groundwater pollution as a result of previous activities on the land. These are important considerations for any future development in these areas.
- » There are currently 3 Priority sites in Casey, for which the EPA has issued a clean-up notice or a pollution abatement notice (2 closed landfills and a petrol station site). These sites warrant consideration when planning for future land use on the site or within close proximity and are likely to require environmental remediation before being able to be used for sensitive uses.
- » There are 2 closed Landfill sites in Casey. Use and development on or near these sites requires specific consideration for potential landfill gas risk as well as contamination of land and groundwater which can be present for many years after their closure. Council should ensure its own records match those of the EPA, and this information should inform the planning scheme.
- » Land use planning around materials recycling facilities requires particular consideration due to potential adverse amenity impacts. Appropriate separation distances must be maintained to maintain industry viability and protect sensitive uses and the environment.
- » There is an opportunity in preparing new planning scheme content to recognise the health impacts of traffic related air pollution near major roads. Consideration could be given to incorporation of practical design measures to reduce exposure of sensitive uses to poor traffic-related air quality.
- » Rezoning should ensure that future land use is compatible and avoids direct interface between industrial and sensitive uses. Various planning tools to assist in providing reverse buffers include zone provisions, zone and overlay schedules, and strengthened application requirements and decision guidelines.

Response to EPA submission:

Council officers generally support the comments within the EPA submission, which identifies that the planning scheme has good recognition of existing industrial areas within the municipality and contains policies to manage environmental risks associated with such uses and to protect the environment. Some further clarity may be required to be followed up in relation to comments relating to application of Environment Audit Overlays and in assessing contaminated land and groundwater. Overall though, the comments reflect Council's own policy position and practices.

Council officers advise that there are currently processes in place to ensure development within buffer areas of closed landfills requires appropriate landfill gas risk assessment, and any development within the buffer of active landfills requires a Section 53V environment audit. Development on potentially contaminated land is also managed through the planning process, with contaminated land assessment often required for due diligence (ie: where potential contamination is likely to have occurred), or as triggered through the planning scheme and relevant State legislation. This process will be assisted following the completion of a Contaminated Land Register to identify sites within Casey where contamination is known or is likely to have occurred, and provide a stronger evidence base to support further environmental assessments and/or audits.

The issue of reverse buffers has been previously identified as a planning issue by Council, recognising that Local Government cannot address this at a local level in its planning scheme without a more comprehensive State Government response, including introduction of new planning tools (such as a reverse buffer overlay). The EPA has confirmed in its submission that significant work is currently underway at a State level to address this issue. Council welcomes a State response to facilitate a consistent approach to managing reverse buffers within planning schemes across all Councils.

Submission No. 3: Transport for Victoria in partnership with Vic Roads

The submission from TfV and VicRoads is summarised as follows:

- » TfV notes the recent and ongoing work it has contributed to with Council on a range of strategic planning projects, including Casey Complex Structure Plan, Clyde Major Town Centre Urban Design Framework, Cranbourne Town Centre Structure Plan, Hampton Park Central Community Precinct Master Plan and Development Plan and Narre Warren Village Urban Design Framework.
- » In its new planning policy framework, Council should:
 - » Continue to contextualise the transport offer and challenges for the municipality. This is useful in framing the importance of planning for the integration of transport and land use to support a multi-modal transport system.
 - » Transport objectives and strategies need to address the need for new development not to preclude the potential for the provision of future transport services.
 - » New development should take into consideration proximity and access to existing transport services.
 - » Development near railway stations should recognise the strategic attributes of the station and be designed in such a way as to encourage walking and cycling.
 - » Community facilities, including health, entertainment and sporting facilities should always be located within walking distance to public transport services and walking/cycling paths.
 - » Council is encouraged to consult with TfV and VicRoads prior to any major rezoning of land, proposed Precinct Structure Plans, planned works on arterial roads and improvement to the bicycle network.
 - » Make stronger reference to active transport and opportunities to enhance multi-modal connectivity across the municipality
 - » Update the LPPF to reflect projects currently in progress, completed and committed across the municipality, including:
 - Thompsons Road upgrade, Hallam Road intersection upgrade, Merinda Park Rail grade separation. Monash Freeway Upgrade (stage 1), Monash Freeway Upgrade (Stage 2 – including Beaconsfield Interchange Upgrade and O’Shea Road extension), South eastern road upgrade package (Narre Warren

Cranbourne Road, Hallam North Road and Thompson Road intersection upgrades) and Cranbourne-Pakenham Rail Upgrade.

- » Reflect the policy objectives of the *Principal Public Transport Network (PPTN)* the *Victorian Freight Plan: Delivering the Goods* and the *Victorian Cycling Strategy 2018-28*.
- » Review and update the LPPF Clause 21.06 (Transport):
 - CI 21.06-2 Strategy 1.7 (transport systems): Council should reference Movement and Place (SmartRoads)
 - CI 21.06-2 – Strategy 1.9 (regional accessibility): Dingley Freeway between Perry Road and Springvale Road has now been completed.
 - CI 21.03-3 (Settlement and Housing) objective 2 should include:
 - Encourage retirement living development to locate on sites offering safe and convenient access to public transport or to include the provision of safe and convenient access to public transport.
- » It is important that the planning scheme continues to protect and enhance the PPTN by encouraging zoning that supports more dense development around existing and planned high-quality public transport. TfV encourages Council to consider appropriate land use zoning which generates activity and demand for transport services within 400 to 800 metres of existing public transport stops.
- » TfV will continue to consider options for the long-term railway network and seek to protect key corridors as required.
- » TfV will continue to work with Council, bus operators and the local community to identify opportunities for improvements to the bus network within the City of Casey.
- » TfV recommends that Council review the *Victorian Cycling Strategy 2018-28* and use the goals and strategic approaches outlined in the document to inform localised active transport considerations for the municipality.

Response to TfV submission:

The comments from Transport for Victoria and Vic Roads are well received. They reflect Council officer recognition that updates to the existing content of the Local Planning Policy Framework are required (in particular updates to Clause 21.06 - Transport), to reflect the current transport context at State, regional and local levels, and to reflect more specific transport priorities including support for multi-modal transport systems, active transport, walking, cycling and public transport priorities.

The comments can be addressed as part of the proposed rewrite of the Planning Policy Framework of the Casey Planning Scheme, required to be undertaken in 2019 to meet the State Government's requirements for the restructure of all planning schemes in Victoria.

3 Review of VCAT decisions and Panel reports

An important part of a planning scheme review is to analyse the outcomes of planning permit decisions made by the Victorian Civil and Administrative Tribunal (“**VCAT**”) and planning scheme amendment recommendations made by Planning Panels Victoria (“**PPV**”). These decisions and recommendations are made by external authorities using the same Planning Scheme which Council also uses and provide an insight into how the planning scheme is functioning.

Many VCAT decisions and PPV recommendations will be made on the site-specific context of a particular site, and the level of compliance of a proposal with planning scheme criteria, rather than on the basis of local policy. For these cases, the decisions will have no significant bearing on the performance of the Casey Planning Scheme. However, where the VCAT decisions rely on specific local policy content, it is important to understand which local policies are working efficiently and receiving support and which ones are not providing the level of policy support Council desires. VCAT decisions and PPV recommendations often also identify where there is little or no local policy guidance for a particular type of application (ie: relying on State policy only), and in which case, Council should be aware of this in identifying its future strategic priorities for the planning scheme.

This review covers the decisions and recommendations made by VCAT and PPV between 1 June 2016 and 31 October 2018. A table containing details of all VCAT cases and Panel reports in Casey over this period is included at Appendix A. An analysis of the key outcomes of this table with respect to policy implications in the planning scheme, is contained within Sections 3.1 and 3.2 below.

It should be noted that Amendment C250 (approved in 2017) removed some of the local policies previously within the LPPF and placed them within the Municipal Strategic Statement (“**MSS**”). Some policy numbers referred to in VCAT decisions and panel reports (as contained in Appendix A) have therefore changed over time and do not reflect current numbering. To avoid confusion, reference to policy titles is therefore made in this report, rather than Clause numbers.

3.1 VCAT decisions

Since the last Planning Scheme review in 2016, an assessment of VCAT cases identifies that from 1 June 2016 to 31 October 2018, there were a total of 86 applications for review lodged with the VCAT. A total of 50 ultimately progressed to a full merits hearing. A further 15 were either withdrawn or reached a consent order, and the balance of 21 are current VCAT appeals, awaiting determination. The majority of appeals were against Council’s decision to refuse an application.

Casey has slightly below the metropolitan average of appeals per annum. In 2015/16 there were 25 appeals (1.8% of total applications). In 2016/17 this increased to 33 appeals (2.6%), with a further increase in 2017/18 with 42 appeals (3.3%). The metropolitan average for 2017/18 was 3.9%.

An overview of the decisions arising from the 50 merits hearings held by VCAT since June 2016 show the following results:

- » Council decision affirmed: 20 (40%)
- » Council decision varied: 10 (20%)
- » Council decision set aside (overturned): 20 (40%)

The types of appeals relate to land in a variety of zones and overlays; however, the majority relate to the use/development of dwellings and multi dwellings within residential areas.

The degree of VCAT support for Council policy is difficult to determine, as not all cases were

determined on specific policy issues, and formal written reasons for some decisions have not been recorded (i.e some decisions were provided orally with no written record). Many VCAT decisions were also determined on individual site-specific matters (such as neighbourhood character), which can be subjective and varies according to site specific context. There were examples of VCAT both supporting Council's views or setting aside the Council decision. It is acknowledged that these cases with site-specific determinations have no significant bearing on the performance of the Casey Planning Scheme.

As an overall observation, it is concluded that for the majority of VCAT decisions, the specific merits of individual developments are the determinative influence, rather than specific policy issues. Where policy has been found to be a determinative influence, VCAT has been generally supportive of Council's local policy framework over the review period. Some specific policy issues were raised, which are discussed below.

The main policy discussions arising from the VCAT merits proceedings can be broadly categorised around the following themes:

- » Non-residential uses in residential areas;
- » Local areas / neighbourhood character;
- » Good design and built environment;
- » Population growth and relevance of policy;
- » Significant Landscape and vegetation protection;
- » Use of Development Plan Overlay; and
- » Role of reference documents.

The following is a summary of the policy themes which have arisen from VCAT decisions which have the greatest policy implications for the Casey Planning Scheme, with references to some of the key VCAT cases:

1. *Non-residential uses in residential areas*

The Tribunal generally supported the Casey Planning Scheme's *Non-Residential Uses in Residential Areas Policy* with numerous examples cited where Council's refusal on the establishment of a non-residential use was supported. The policy advocates that these uses must be appropriately located with regards their potential to detract from the amenity of residents, character of the area, function of existing residential areas, located adjacent to an activity centre or commercial/industrial area or within a recognised community activity cluster, nearby similar non-residential uses (where possible) to reduce car dependency and maximise accessibility to public transport and must demonstrate a net community benefit (P243/2016 and P1046/2017).

A noteworthy case where this policy was discussed but where Council's decision to refuse was set aside was P2175/2016 (12 Azimuth Close, Narre Warren South), which concerned a proposed child care centre in a residential area. VCAT found that there was a high level of compliance with the performance criteria in the policy for a potential child care centre. Council argued that the policy generally required non-residential uses in residential areas to cluster near existing activity centres/industrial areas, and in this instance from a 'locational' perspective in this established residential area, the use should be clustered with other non-residential uses.

In the above case, VCAT found that the local policy can only be afforded a degree of weight in decision making citing case law (SMA Projects Pty Ltd v Port Phillip CC [1999] VCAT 1312 and APD Capital Pty Ltd v Whitehorse CC [2016] VCAT 1557) which found that while the local policy framework plays an important role, ultimately it is there to provide guidance with decision making, rather than being determinative in itself. Assessing the overall planning merits on a holistic level, VCAT found that the child care centre met the performance criteria of the policy as its location in a residential hinterland was offset by its

strong positive features (modest scale, walkability and the community need for the service in the area) and therefore the proposal did not warrant a refusal.

In P2512/2016 (1/1650 South Gippsland Highway, Junction Village), VCAT considered a third party appeal against Council's decision to grant a permit on the grounds that the proposed restaurant would affect the amenity (noise, odour, traffic and loss of privacy) to the residential area.

VCAT found that this development was inappropriate for the area and would result in out of centre development which is discouraged in the *Non-Residential Uses in Residential Areas and Future residential Areas Policy*. It was acknowledged that local policies did recognise that some non-residential uses can legitimately be provided within residential areas, however that these should establish within or adjacent to activity centres. VCAT ordered that no permit should be issued as a restaurant would be an out-of-centre proposal, as it will be located on the opposite side of the highway at a considerable distance from the existing and proposed centres.

This decision highlights the importance of Council giving sufficient regard to its own policy requirements in its decision-making process, and that any departure from such policy is unlikely to be supported at VCAT unless it is clearly justifiable on planning grounds.

2. Local areas / neighbourhood character

Many VCAT appeals considered whether the development had sufficient regard for the existing neighbourhood character and the values identified in local policy. A neighbourhood character assessment requires a decision maker to consider the overall contribution of all elements of the surrounding neighbourhood, including those that are valued by reference to the local planning scheme.

The Casey Planning Scheme does not use Neighborhood Character Overlays, and does not have any specific policy on neighbourhood character. Therefore most hearings which require a subjective assessment on neighbourhood character rely on the local content contained within the 'Local Areas' within the MSS. These provisions are high level strategies, but do provide some broad policy context on specific local areas.

It is difficult to definitively conclude what the level of support for these policies was in advocating satisfactory outcomes given the subjective nature of assessing neighbourhood character. In each case, however, the policy was used by VCAT to guide its decision making and there were no examples cited which were critical of the local area approach.

In P57/2016 (147 Lawless Drive Cranbourne North), VCAT raised policy concerns that the Casey Planning Scheme does not include clear strategies that establish the existing and/or preferred character statement for the municipality, and therefore it was required to rely on State policy. In this instance, VCAT supported Council's decision to refuse the application, identifying that there needed to be a reconsideration of the proposal to ensure an acceptable outcome in terms of neighbourhood character and the impact on adjoining properties. Whilst Council's decision was supported, it reinforced the need for stronger policy in the scheme with regard to local neighbourhood character.

In P1050/2016 (3 Kurt Place, Cranbourne), VCAT considered the development of three double storey dwellings. Within the 'Local Areas' section of the MSS, Clause 21.15 (Cranbourne) requires development to reinforce the identity, character, and sense of place of the older residential parts of Cranbourne and ensure new housing is complementary to these elements. VCAT recognised that landscape setting is a significant element that contributes to neighbourhood character and helps reinforce the sense of place for the Cranbourne Local Area. Much weight was provided to Clause 21.15 in the assessment. VCAT found that the proposal did not address the policy setting as it failed to strengthen the distinctive landscape character of the Cranbourne Township and surrounding residential areas including providing sense of openness sought in local policy.

Significantly, in the absence of any local neighbourhood character statements within the scheme, this VCAT decision reinforced the important role that the 'Local Areas' section within the MSS plays to support neighbourhood character assessments.

In P134/2017 (50-52 Brisbane Street, Berwick), reference was made to Clause 21.03 (Settlement and Housing) of the MSS, which seeks to encourage new development that responds to the character of existing residential areas. The policy seeks to focus higher density housing activity into activity centres. Council opposed this development on the basis that the design was contrary to the character of the neighbourhood, including the bulk and scale of built form and the extent of vegetation removal. Clause 21.09 (Berwick) in the 'Local Areas' section of the MSS, seeks to promote the vegetated feel of Berwick township through the retention of canopy trees, whilst ensuring new development adds to the residential character of the area. It requires new development to be sensitively designed and sited, so as to allow appropriate setbacks to existing trees and allow for the planting of new canopy trees that contribute to the canopy cover of the site and the wider area. Ultimately, VCAT found that there was sufficient space around the proposed dwellings for the planting of canopy trees in line with the objectives of Clauses 21.03, 21.07, and 21.09, and Council's decision to refuse the proposal was set aside.

In P1031/2017 (17 and 19 Hazeldene Court, Berwick), Council had refused this application on the basis that it did not respect the neighbourhood character and that the extent of built form and proposed setbacks made the development visually bulky. Clause 21.09 (Berwick) within the 'Local Areas' section of the MSS encourages more intensive housing in this location given its proximity to the Berwick Town Centre. However, Council argued that the appropriate balance had not been achieved between the competing planning objectives for housing and neighbourhood character. In this instance, VCAT found that the proposal provided an adequate response to the neighbourhood character provisions of Clause 21.09.

In P3005/2017 (11 Sylvanwood Crescent, Narre Warren), the proposal was principally refused by Council as it failed to provide a suitable design response to neighbourhood character. Council argued that it was not opposed to increased density however the development had a number of design concerns which were not in keeping with the neighbourhood character. The Tribunal relied on objectives of and strategies in Clause 21.24 (Narre Warren) in the 'Local Areas' section of the MSS, which emphasised the consolidation of the green-treed suburban area and providing a diversity housing. Ultimately, VCAT supported Council's decision, highlighting the proposal's lack of regard to the streetscape and poor landscape character response as required in Clause 21.24.

Overall, the use of the 'Local Areas' section in the MSS by VCAT to assist in neighbourhood character assessments is positive. However, given that the neighbourhood character strategies currently within this section are very high level broad strategies, and that the content has not been strong enough on all occasions to support Council's position, this suggests some opportunities to improve neighbourhood character responses by providing more detailed and area-specific context for neighbourhood character within the 'Local Areas' sections in the MSS.

3. *Good design and built environment*

With respect to design policies, there were varying positions given the subjective nature and individual site considerations of each case. It is noted that the Tribunal did not criticise the importance of good design in decision making, noting rather that it should be balanced with other competing planning objectives relating to the need for intensification of development to appropriate areas.

In P732/2016 (9 Hair Court, Beaconsfield) VCAT highlighted that local policy can only be afforded a degree of weight in decision making and ultimately it is there to provide guidance in assessing the overall merits on a holistic level, rather than being determinative in itself. In this decision, the development was refused by Council largely on streetscape and

neighbourhood character grounds. The area is an established suburb of the City of Casey. Clause 21.05 (Built up areas) identifies that these areas will be redeveloped at higher densities and that residential areas within 400m of activity centres, tertiary institutions and railway stations are preferred areas for medium density housing. While the subject land is not in a preferred area for medium density housing identified in the scheme, VCAT found that as it is located in the General Residential Zone and reasonably close to the commercial area, schools, open space and other community facilities, the development is not inconsistent with Clause 22.05.

4. Population growth and relevance of policy

In P1527/2016 (1470 Ballarto Road Clyde), Council refused the application due to the incompatibility of the use of the land with the character of the surrounding area and surrounding land uses given that the buffer distances associated with the proposed use impact on both current and future residential areas.

The strategic planning framework was carefully assessed. The Tribunal noted that the speed and magnitude of previous and projected population increases has had significant implications on the currency and relevance of strategic and statutory planning frameworks applying in the municipality more broadly, and for the area around Clyde in particular. The Tribunal found major inconsistencies in State and local policies.

The State Government's rezoning of the land around Clyde from Green Wedge Zone to Urban Growth Zone and its inclusion within the Urban Growth Boundary in August 2010 had significant implications as to the relevance of policies which predate the zoning change.

The Tribunal cited the example of the Casey-Cardinia Growth Area Framework Plan and Clause 21.02-2 (Casey Farm) which excluded the land around Clyde as not having been correctly updated to reflect the current Urban Growth Zoning and is still shown as being outside the Urban Growth in an area which requires land to be protected from development due to its high agricultural values.

In addition, the Tribunal reference the South East Growth Corridor Plan which designated that land as industrial, although Council had previously made submissions to the Metropolitan Planning Authority (now VPA) to designate the land as residential. The MPA had advised that it did not support this proposal given the need to secure future employment land for the municipality. Ultimately, the Tribunal decided to grant a permit for this industrial use which highlighted the lack of local policy rigour with regards to the use of future urban land for non-urban uses and inconsistencies between state level policy and local policy for this area. The Tribunal were satisfied that the amenity impacts to future residential land as a result of this development were not unreasonable. The decision highlighted that local planning policy is struggling to stay relevant in the face of the significant changes following the rezoning of the area to Urban Growth Zone, the extension of the Urban Growth Boundary, adoption of Plan Melbourne and the reliance on Growth Corridor Plans and Precinct Structure Plans.

5. Significant landscapes and vegetation protection

In P2862/2017 (36 Wilson Street, Berwick), the application was refused by Council principally on the basis the development did not respond to the neighbourhood character and would impact on street trees of significance. The plans were amended prior to the hearing including providing arborist advice demonstrating that the street trees would not be significantly impacted on. The special landscape character recognised in the SLO4 was supported by the Tribunal and having been satisfied that the street trees would not be impacted upon by the development, resolved to support the proposal.

In P682/2016 (79-81 Hardy Avenue, Cannons Creek), Clause 21.08 applied to Western Port. It included strategies to encourage development that has low environmental impact and which complements the landscape characteristics of Western Port. The Township

policy at Clause 22.02 included policies to provide for limited growth of the township areas and encourage land use and development which is compatible with the character of the township area. Clause 22.04-3 required coastal vegetation, landforms and landscapes of Western Port, especially in areas that are visually exposed, be protected from intrusive development and for residential development be low key in terms of roof treatment and the height, massing, visual bulk, colours and finishes of buildings.

The degree to which the proposed development of the review site achieved the standards of Clause 22.04, in relation to height and setbacks, was a key focus of the hearing. A neighbourhood character assessment requires a decision maker to consider the overall contribution of all elements of the surrounding neighbourhood, including those that are valued by reference to the local planning scheme. Ultimately, VCAT found that the built form proposed did not have due regard to either the existing character of built forms in the neighbourhood, nor the guidance provided by the local policies applying to the Westernport coastal area in the Casey Planning Scheme.

It is interesting to note that the contents of Clause 22.04 (Township Policy) have now been translated into the 'Local Areas' section of the MSS as part of Amendment C250. Feedback from some statutory planners is that the strength of the policy has now been reduced, given its location in the MSS, rather than its own local policy. The support given by VCAT in other cases for neighbourhood character strategies being within the 'Local Areas' section suggests that there are opportunities to strengthen these, based on the Cannons Creek case which received strong VCAT support for neighbourhood character strategies specifically targeted to local areas.

6. Use of Development Plan Overlay

In a recent VCAT decision in Doveton (P495/2018), the issues associated with including detailed provisions within an approved Development Plan under a Development Plan Overlay ("DPO") were highlighted. Council considered that a detailed design issue relating to urban design and a development being required to address the street interface (rather than a rear laneway) had not been addressed in a permit application. VCAT, however, held that the test under the DPO was whether the plan was "generally in accordance with the Development Plan", which it considered had been met. Council needs to review its application of the DPO to ensure that where detailed design outcomes are expected, that the DPO will provide enough guidance to ensure those outcomes are achieved.

7. Role of Reference Documents

In a recent decision in P635/2018 (118 Camms Road, Cranbourne), Council issued a permit with a permit condition to require a widened landscape strip. In supporting the decision, Council referred to the supporting reference document "Medical Centres Policy, 1996" to justify its decision. VCAT made specific reference to the age of the reference document being influential in not giving the document any weight:

"It appears that Council has imposed the western boundary landscape-strip permit condition as a result of the Medical Centre Policy 1996, which is a reference document to the planning scheme. It is this, twenty-two years old reference document which requires a 2 metre wide landscape strip to adjoining residential properties. I do not think it is appropriate to impose a permit condition on the basis of a reference document."

This decision highlights the issue of Council not having reviewed its policy documents which are reference documents to the planning scheme and not having translated all relevant provisions of that policy into the scheme. In this instance, VCAT made it very clear that relying on a reference document which is 22 years old is not going to be given any weight.

Overview of VCAT decisions

There are a number of key messages arising from the above analysis of significant VCAT cases that are worthy of noting as part of this review, will inform future policy development and review, along with the translation of all existing policies into the new Planning Policy Framework structure:

» *Role of local policies:*

While the local policy framework plays an important role, ultimately it is there to provide guidance with decision making, rather than being determinative in itself.

The VCAT decisions reviewed reinforce the importance of Council giving sufficient regard to its own policy requirements in a consistent manner in its decision-making processes. Where Council has introduced a local policy that aims to guide the exercise of discretion to produce “acceptable outcomes” in terms of overall planning objectives, and that policy is consistently adhered to, then it will generally be supported by VCAT.

VCAT also made it very clear that reference documents which support local policies, and which have not been reviewed for many years, are not going to be given any weight. This reinforces the need for Council to ensure it has translated all relevant content of the document into the scheme as local policy, and have regular review processes in place for all its reference documents.

» *Neighbourhood character; role of ‘Local Areas’ sections within MSS*

Whilst the strategies contained within the ‘Local Areas’ section of the MSS are relatively high level, in the absence of more focused neighbourhood character policies within the scheme, the ‘local area’ policies were used effectively by VCAT in a number of cases to guide decision making. VCAT was not critical of the local area approach.

VCAT did note in a number of cases, however, that the lack of any preferred neighbourhood character statements in the scheme required VCAT to make its own interpretation of compliance with existing character based on State policy, and/or the Local Area strategies. In these cases, some stronger neighbourhood character statements about preferred character within the Local Areas section may have assisted in achieving support for Council’s position.

This suggests some scope for Council to include more detailed neighbourhood character guidance, where relevant, within the ‘Local Areas’ section of the MSS, particularly to support and strengthen preferred neighbourhood character assessments.

» *Growth Area Planning*

Significant VCAT decisions highlighted a dilemma facing growth area Councils: that local planning policy in the planning scheme is struggling to stay relevant in the face of the significant changes to State policy directions and the rapid development of growth areas.

» *Role of Development Plan Overlay*

The recent case at 58 Doveton Avenue highlights the need for Council to be careful in the application of Development Plan Overlays, rather than use other planning tools, in trying to achieve specific design-based outcomes. The parameters for approving permits under broad Development Plans is that they only need to be “generally in accordance” with the approved Development Plan. As this case highlighted, this was a less than desirable outcome from an urban design perspective.

3.2 Panel reports

Where Council receives submissions to an amendment that seek to make a change to the amendment which Council cannot resolve, it must refer the submissions to Planning Panels Victoria (PPV), which appoints an independent panel on behalf of the Minister for Planning to consider submissions to proposed amendments. Panels are an advisory rather than a decision-making body, consisting of members who are experts in various disciplines of planning, architecture, urban design, engineering, environment and social planning. Members are appointed to a panel based upon the issues that characterise the amendment and the submissions received.

Every Panel must report its recommendations to the planning authority to consider. The Panel recommendation will either be to adopt the amendment as exhibited, to adopt the amendment with changes, or to abandon the amendment. A recommendation to abandon would generally be based on a lack of strategic justification, concerns with proposed VPP tools or content of local policy.

Whilst Council is not legally required to abide by the Panel's recommendations, when submitting an adopted amendment to the Minister for Planning for approval, Council must be able to justify any changes to the amendment that are not in accordance with the panel's recommendation/s.

Whilst considering compliance with both the State and local planning policy frameworks, the panel often comments on the effectiveness or otherwise of local strategies, policies or local content in zone and overlay schedules. Therefore this planning scheme review provides a timely opportunity to ascertain if there are any policy implications arising from panel reports received since the last 2016 planning scheme review.

Since June 2016, there have been 9 panel reports received for planning scheme amendments in Casey. The panel recommendations were as follows:

- » Adopt the amendment as exhibited – 2
- » Adopt the amendment with changes – 7
- » Abandon the amendment – nil

A summary of the panel hearings held since June 2016 is attached in Appendix A. Commentary on the Panel Reports has been made where the Panel has made a specific comment or recommendation in relation to the existing content or operation of the Casey Planning Scheme.

The most significant panel reports which raised policy-related issues were:

Amendment C219 – Cranbourne West PSP

Amendment C219 proposes to rezone approximately 133 hectares of employment land in the Cranbourne West Precinct Structure Plan area for residential purposes.

The Panel concluded that the land was suitable for residential development and that approval of the Amendment would not detract from other policy objectives relating to the public realm, service provisions and shopping and community facilities, or the development of economic and employment provisions.

Amendment C231 – Manuka Road, Berwick

This Panel Report raised issues relating to the application of State bushfire policies, which impact on Council's current adopted policy position in relation to the use of Bushfire Management Overlays in new residential subdivisions.

Council is yet to consider this panel report and the implications for its policy position for bushfire planning (refer to discussion in Section 4.5 of this report).

4 State strategic context

There have been various State Government initiatives introduced over the past two years relating to State legislation, policy or guidelines which impact on the strategic planning context for Casey. Most of these initiatives are introduced into the planning scheme through VC (Ministerial) amendments. Other initiatives have required input from local Councils prior to their implementation.

The key State Government initiatives over the past two years which impact on the content or operation of the Casey Planning Scheme are outlined in this section.

4.1 State planning scheme amendments

Between 1 June 2016 and 31 October 2018, a total of 25 VC Amendments have been gazetted by the Minister for Planning. Details of these Statewide amendments approved over this period is included in Appendix B. The key amendments are summarised below, along with commentary where relevant, on the policy implications for the City of Casey

Some of these amendments have also resulted in the need for Council to undertake further strategic work and local planning scheme amendments to respond to these changes in State planning policy.

Amendment VC 110 – Revised residential zones

Amendment VC110 was gazetted on 27 March 2017 and introduced the Neighbourhood Residential Zone, General Residential Zone and Residential Growth Zone into the VPPs and all Planning Schemes. The intent of the revised zones was to improve housing diversity and choice across all Council areas, whilst protecting the open and garden character of more sensate residential areas.

The key reforms:

- Allow Councils to define neighbourhood character and design objectives to be achieved.
- Strengthen building height controls in the Neighbourhood Residential Zone and General Residential Zone.
- Introduce a new mandatory requirement for a minimum garden area to be provided in residential developments in the Neighbourhood Residential Zone and General Residential Zone.
- Remove the limit on the number of dwellings that can be built on land in the Neighbourhood Residential Zone.

Implications for Casey

Amendment VC110 provided important context for housing policy and the application of the residential zones. The provisions have been taken into account by Casey in the progression of Amendment C198 (Housing Strategy). In particular, the introduction of the Garden Area requirement resulted in Council agreeing to changes to the Amendment C198 following its exhibition, on the basis that the Garden Area requirement now satisfactorily addressed issues of adequate levels of open space and landscaping areas to be provided at the rear of new dwellings.

Amendment VC134 – Plan Melbourne 2017-2050 refresh

Amendment VC134 was gazetted on 31 March 2017 and introduced updated policies and strategies from the refreshed metropolitan strategy *Plan Melbourne 2017-2050*. The amendment made changes to the VPPs and all planning schemes in Victoria by introducing the updated Metropolitan Planning Strategy and making corresponding updates to the SPPF.

Implications for Casey:

Amendment VC134 introduced important strategic context impacting on Casey's future planning scheme amendments and its local strategic planning framework. Further discussion on the 2017 refresh of Plan Melbourne and its implications for Casey are discussed in Section 4.2 of this report.

Amendment VC136 – Better Apartment Design Standards

Amendment VC136 was gazetted on 13 April 2017. It introduced the Better Apartment Design Standards (2016) into the VPP all planning schemes. These Standards are intended to improve the design, liveability and sustainability of apartments across Victoria.

Apartment development of four storeys or less (excluding a basement) in a residential zone will continue to be assessed against most of the existing Rescode standards under Clause 55. Apartment development of five or more storeys (excluding a basement) in a residential zone and all apartment developments in other zones will be assessed against Clause 58.

The Guidelines are complemented by the Urban Design Guidelines for Victoria which provide best practice knowledge and advice to inform the design of buildings in relation to the function and amenity of the public realm.

Implications for Casey

In the absence of any detailed urban design policies in the LPPF, Casey usually relies on the provisions of these guidelines to generally support its urban design outcomes for new development. Where more detailed design guidance has been developed for specific areas (eg: via structure plan processes), it must still be consistent with the guidelines, as they form part of State policy.

It is noted that there is an inconsistency here with the existing Activity Centre Zone, Special Use Zone and Priority Development Zone, which states that Rescode does not apply for four storeys or more, whereas the Better Apartments Design Standards only apply for five or more storeys.

Amendment VC138 – Native vegetation framework

Amendment VC138 was gazetted on 12 December 2017. The Amendment changes the Victoria Planning Provisions (VPP) and planning schemes in Victoria to implement reforms relating to the Victorian Government's review of the planning provisions relating to native vegetation removal following the release of *Protecting Victoria's Environment Biodiversity 2037*.

Implications for Casey:

The amendment was a significant change to the native vegetation removal processes under State Policy. It streamlined the permit application requirements for native vegetation removal and introduced new decision-making criteria. The requirements of the new native vegetation framework have been incorporated into the City of Casey's permit processes for native vegetation removal, where a permit is triggered under Clause 52.17.

Amendment VC140 – Settlement planning for bushfires

Amendment VC140 was gazetted on 12 December 2017. The Amendment makes changes to the Victoria Planning Provisions and all planning schemes by:

- » Inserting an updated State Planning Policy Framework at Clause 10 Operation of the State Planning Policy Framework
- » Inserting an updated State Planning Policy Framework at Clause 13 Environmental Risks

Implications for Casey:

Together with GC13 and VC132, these amendments make a significant change to bushfire policy, which has significant implications for how Councils must now respond to planning applications and amendments in bushfire prone area. In particular, the new policy mandates that no strategic planning document, local planning policy or planning scheme amendment is to allow for an intensification of development that will have more than a Bushfire Attack Level (BAL) 12.5 rating.

For the City of Casey, the changes to State bushfire policy have specific implications for the way it has previously used a tailored Bushfire Management Overlay with various Section 173 Agreements to manage new subdivision in bushfire prone areas. A new policy position will now need to be considered (refer discussion in Section 4.5 of this report).

Amendment VC142 – Smart planning reform initiatives

Amendment VC142 was gazetted on 16 January 2018 and forms part of the Smart Planning Program to reform Victoria's planning system. It made changes to the VPP to make planning schemes more efficient, accessible and transparent. Most of the changes had been identified through the Smart Planning program's consultation feedback in 2017 and by relevant Victorian Civil and Administrative Tribunal decisions, Planning Panels Victoria recommendations, government inquiries, industry reviews, professional input and other sources.

The amendment included a wide range of reforms across the VPP that generally removed permit triggers, expanded permit exemptions for land uses and buildings and works, removed superfluous and outdated provisions, updated references, improved and update definitions, clarify common points of confusion and improves the usability of the VPP.

Implications for Casey

The changes implemented under Amendment VC142 have made a number of improvements to the content and operation of the planning scheme that will improve efficiencies and remove some unnecessary minor permit triggers.

Amendment VC148 – Planning scheme restructure

Amendment VC148 was gazetted on 31 July 2018 and introduces changes to the VPP and all planning schemes arising from the Victorian Government's Smart Planning program. This is a significant amendment which has major implications on the content, format and structure applying to all planning schemes in Victoria into the future. The initiatives are discussed further in Section 4.4 of this report in discussing the broader Smart Planning Initiatives being introduced by the State Government.

In addition to the structural changes to the VPP and planning schemes throughout the State, Amendment VC148 also made some significant changes to the Heritage Overlay and Car Parking provisions within the planning scheme:

- » A new Clause 43.01-5 in the Heritage Overlay now requires that a schedule to the overlay must specify a statement of significance for each heritage place is included in the schedule.

- » A permit is no longer required under Clause 52.06-3 to reduce the required number of car parking spaces for a new use of an existing building in Commercial 1, Commercial 2 or Activity Centre Zone, where gross floor area is not increased, where the reduction is not more than 10 spaces and the building is not in a Parking Overlay that allows for a financial contribution.
- » The reduced parking rates specified in Column B of Table 1 of Clause 52.06 applies if any part of the land is within 400m of a Principal Public Transport Network Area Map (PPTNAM).

Implications for Casey

Any new amendment that relates to the Heritage Overlay now needs to include a statement of significance for each heritage place included as an incorporated document. This information would have been prepared, the only difference now being that it will be required to be included in the planning scheme. This will improve the level of detail attached to each heritage place that is included within the planning scheme, and will assist in future decision-making processes having regard to relevant heritage considerations for heritage places.

The changes to car parking requirements will reduce permit triggers for minor reductions in parking, and will automatically allow for reduced parking rates to apply for land uses within 400m of the PPTNAM. For example, no visitor car parking will be required for developments with 5 or more dwellings (including residential villages, retirement villages), and car parking for medical centres will be based on floor area not per health provider.

Implications of the reduced parking requirements will need to be taken into account in future traffic and transport planning, and in particular in car parking assessments for particular land uses and/or local areas and activity centres within Casey.

Amendment VC149 – Commercial 3 Zone

Amendment VC149 was gazetted on 4 October 2018. It introduced a new Commercial 3 Zone and new requirements for overshadowing residential solar energy facilities.

The Commercial 3 Zone is a new planning tool which can now be applied to help facilitate business growth and innovation. It is a mixed use zone which is intended to facilitate the establishment or growth of creative industries, small manufacturers and start-up businesses. The zone promotes the creation of dense economically diverse, affordable, accessible and amenity-rich precincts which are attractive to new and emerging businesses.

The purpose of the zone is to implement State and local planning policy by:

- » Providing for a range of industrial, commercial, office and other employment generating uses which support the mixed-use employment function of the area.
- » Promoting collaborative and high quality working environment which support the area through good urban design and high amenity, accessible and well-connected places.
- » Providing opportunities for limited retail uses which are complementary to the role and scale of the area.
- » Providing the option for limited residential uses that do not undermine the primary employment and economic development focus of the zone.
- » Facilitating the use, development and redevelopment of the land in accordance with the objectives specified in a schedule to the zone.

Implications for Casey

In all future planning for business areas and employment land, Council should consider the suitability, or otherwise of the use of the Commercial 3 zone to achieve outcomes which focus on employment generating uses within economically diverse and mixed use areas, particularly where new and emerging business can locate.

Amendment VC154 – Integrated water management

VC154 was gazetted on 26 October 2018. Amendment VC154 implements initiatives from Plan Melbourne 2017-2050 and Water for Victoria – Water Plan to enable the planning system to better manage water, stormwater and drainage in urban development. This will provide for improved water quality and a reduction in overall nutrient quantities in the water cycle, ultimately benefiting Victorian waterways. In particular, it introduces a new particular provision at Clause 53.18 for 'Stormwater management in urban development and includes a new general term and definition of 'stormwater'.

Implications for Casey

Local policy at Clause 22.05 Stormwater Policy is now redundant and has been superseded by State policy. It has a sunset clause of 30 June 2019, so is unlikely to be extended.

4.2 Plan Melbourne 2017-2050 and Plan Melbourne Implementation Plan

Plan Melbourne 2017-2050 is the principal metropolitan and transport strategy that defines the future shape of the City and State until 2050. Integrating long-term land use, infrastructure and transport planning, *Plan Melbourne 2017-2050* sets out the strategy for supporting jobs and growth whilst building on Melbourne's legacy for distinctiveness, liveability and sustainability. The plan contributes to the overall vision for the State, and includes links with regional Victoria. The plan builds on the extensive work and consultation underpinning *Plan Melbourne 2014* and previous metropolitan strategies and guiding policy documents including *Melbourne 2030* and *Melbourne@5million*.

Plan Melbourne was first implemented in 2014 by the previous State Government. The updated version published in 2017 has been termed a 'refresh' rather than a full review. This refreshed *Plan Melbourne 2017-2050* is largely consistent with the objectives of the 2014 version. The main changes included:

- » A new outcome (Outcome 4) focuses on preserving our sense of place and identity so Melbourne remains a distinctive and liveable city with quality design and amenity.
- » The Melbourne 2050 Plan replaces the Integrated Economic Triangle concept. The Melbourne 2050 Plan sets out State significant land use elements and supporting infrastructure. It will be reviewed and updated in line with the Government's response to Infrastructure Victoria's 30-year infrastructure strategy.
- » Completed initiatives, such as reviewing residential zones or introducing the free tram travel zone in the CBD, have been removed and remaining initiatives updated to become either policies or actions.
- » Actions, and in some instances, initiatives have been updated and included in a separate five-year Implementation Plan setting out how *Plan Melbourne 2017-2050* will be delivered.
- » New maps and graphics have been added and figures and projections have been updated.

The metropolitan strategy was been introduced into planning schemes through Amendment VC134, gazetted on 31 March 2017, which updates State policies to reflect the strategies from Plan Melbourne 2017.

The most relevant initiatives to land use and development outcomes and planning scheme content include:

Action 1 – Land-use framework plans for each of the metropolitan regions. Casey is located within the Southern Region, which also comprises Kingston, Frankston, Cardinia, Greater Dandenong and Mornington Peninsula. The land use framework plans will include

strategies for population growth, jobs, housing, infrastructure, major transport improvements, open space and urban forests.

A Draft Southern Metropolitan Regional Land Use Framework Plan has been prepared (September 2018). The Draft Plan identifies six elements that align with the first six Outcomes in Plan Melbourne, under the following headings:

- » Element 1 – Productivity
- » Element 2 – Housing Choice
- » Element 3 – Integrated Transport
- » Element 4 – Liveability
- » Element 5 – Strong Communities
- » Element 6 – Sustainability

The regional Land Use Framework Plan will set out a 5-year Action Program identifying a number of actions or projects across the southern region

The Framework Plan is being managed by DELWP, with input from all local councils in the region.

It is expected that the Land Use Framework Plan will ultimately form part of the regional policy within each planning scheme.

Other actions arising from the Plan Melbourne Implementation Plan that may impact on the future strategic planning work of the City of Casey are listed in Appendix E.

Implications for Casey

It is required that planning scheme local content must align with *Plan Melbourne's* principles and policies. Further planning scheme amendments will not be supported by the Minister and therefore not approved if they do not align with State policy.

Both *Plan Melbourne 2017-2050*, and the accompanying *Plan Melbourne Five-Year Implementation Plan* have significant strategic planning implications for Casey, both in terms of providing State and regional policy which must be complied with in all future strategic initiatives by Casey, and also in terms of resourcing to contribute to, review and implement the recommendations and action plans arising from Plan Melbourne and its five-year plan.

The Implementation Plan in particular, includes an extensive list of further action, including the preparation of a Regional Land Use Framework Plan, which are directly relevant to Casey's strategic planning initiatives.

These initiatives will have a significant outcome for Casey. There are considered to be many benefits in contributing to a regional approach on key strategic issues – whilst it won't obviate the need for Casey to undertake its own local strategic planning initiatives, the regional land use plan and associated actions will provide an opportunity for a collaborative and integrated approach to key strategic planning issues across the region, which has been lacking in planning schemes over the past 20 years. It provides opportunities to collaborate on key issues such as: regional partnerships, regional infrastructure and facilities, health and education, ESD and integrated water management initiatives, climate change, identification of urban renewal sites, and provide strategic planning context to further support Casey's strategic directions.

As a new initiative, the scope and resourcing requirements are unknown, and will evolve as projects continue to progress. The range of initiatives will need to form part of Council's business planning and budget processes to prioritise and scope the required level of Council response required and resourcing implications. This in turn will impact on the level of resources required to advance many of Council's own strategic planning initiatives. In most instances, it is expected that participation in a regional collaborative approach will reduce the need for Casey to undertake its own separate strategic work on many issues, or at least reduce the level of local work required to be undertaken.

4.3 VicSmart processes

VicSmart is a streamlined assessment process for straightforward planning permit applications. Classes of application are identified in the Scheme as being VicSmart and have specified requirements for information, assessment processes and decision guidelines.

The VicSmart planning provisions were introduced into the VPP and all Planning Schemes on 19 September 2014 by Amendment VC114, were then extended in March 2017 by Amendment VC135, and again in July 2017 by Amendment VC137. Amendment VC142 made further minor modifications in January 2018.

Amendment VC135 introduced additional classes of application into the VicSmart provisions and increases the 'cost of development' threshold of some existing VicSmart buildings and work classes of applications.

Amendment VC137 introduced further additional classes of application into the VicSmart provisions for residential zones.

Amendment VC142 creates a buildings and works permit exemption for structural changes to a dwelling (with conditions) in clause 92 (State VicSmart Applications) and ensures that within the same clause applications under a Heritage Overlay include:

- Construct or install an electric vehicle charging station
- Construct and install services normal to a building other than a dwelling including chimneys, flues, skylights, heating and cooling systems, hot water systems, security systems and cameras, downpipes, window shading devices, or similar.

Amendment VC148 integrated VicSmart into applicable zones, overlays and particular provisions, and relocated operational and related provisions as part of the new format and structure of the planning schemes.

Implications for Casey

VicSmart processes have now been part of the Victorian planning system for over four years, and all Councils, including Casey, have already modified all their internal processes and procedures to accommodate VicSmart applications. The most recent amendments to VicSmart processes are more administrative in nature, in relation to the classes of applications to which the provisions apply, clarifying definitions and relocating their location within the planning scheme to within the relevant zone, to assist in greater understanding of the provisions for planning scheme users.

Council does have the ability to identify additional classes of applications to which VicSmart processes can apply through its zone and/or overlay schedules. This should be given consideration where opportunities are identified that would benefit from the VicSmart process, and in the development of new zone and overlay schedules.

4.4 Smart Planning initiatives/planning scheme reform

Substantial change has recently been announced to the Victorian Planning System, and planning schemes in particular through the State Government's Smart Planning Program. The changes will have a significant impact on the structure and format of all planning schemes in Victoria, and constitute the most significant change since the new format planning schemes were introduced in Victoria in 1998.

On 31 July 2018, Amendment VC148 introduced a new Planning Policy Framework ("**PPF**"). It also restructured and reformed the particular provisions and further integrated VicSmart into the scheme including new code-based assessment provisions for simple proposals to support small business, industry and homeowners.

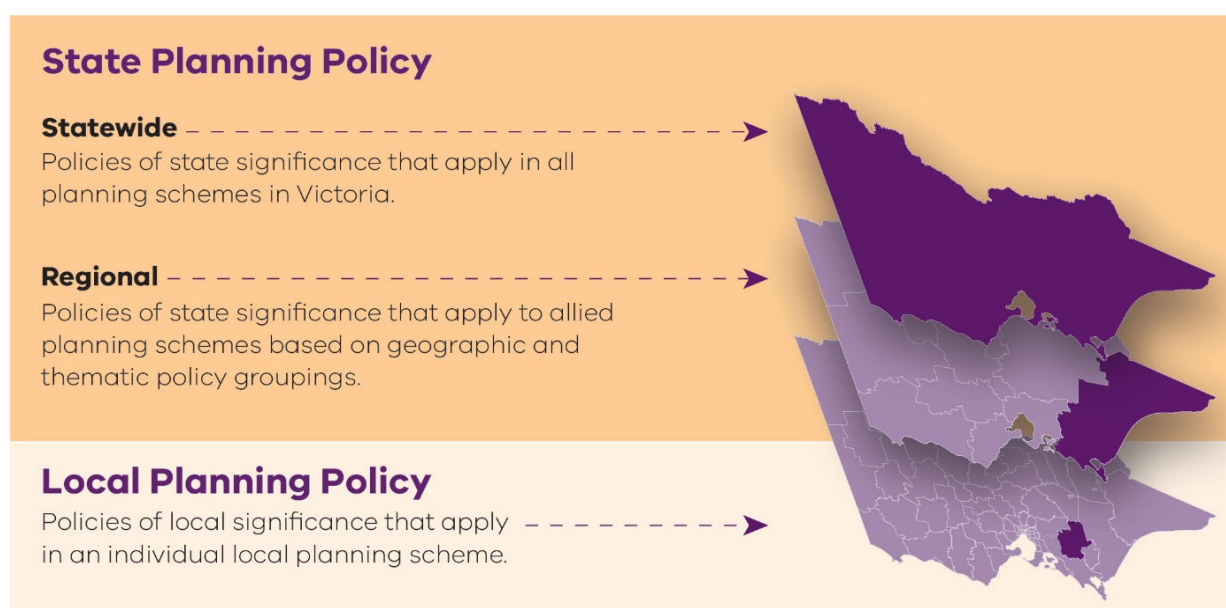
A new 3-tier integrated policy structure

The new PPF replaces both the former State and Local Planning Policy Frameworks. With all policies aligned under thematic headings. The PPF structure provides for three tiers of integrated planning policy: Statewide, regional and local (refer Figure 1).

All content in the existing MSS and in local policies will need to be translated into new PPF, aligned under the thematic headings contained in the Victorian Planning Provisions (“VPP”), as outlined in Figure 2.

At the front of the scheme will be a new Municipal Planning Strategy (“MPS”), to replace the current Municipal Strategic Statement. This is required to be a concise statement of the context for the City of Casey and outlining its vision and strategic planning directions

Figure 1 - Planning Policy Framework Hierarchy



Implications for Casey

The changes to the VPP will have significant impact upon the planning scheme with a major restructure required and new rules and guidance around writing local planning policy and simplifying the MSS. This is the most significant restructure of planning schemes across the State since 1998.

Whilst some DELWP resources will be available to assist in the translation for each Council, this will only relate to a policy neutral translation of existing content. Where new local content is proposed, Council will need to resource this work.

The PPF translation will provide an opportunity for Council to also review, remove and update all of its existing local content at the same time, to ensure the Casey Planning Scheme is completely up to date and current at the time of the restructure.

Figure 2 - Planning Policy Framework thematic structure

Settlement 11	Environmental and Landscape Values 12	Environmental Risks and Amenity 13	Natural Resource Management 14	Built Environment and Heritage 15	Housing 16	Economic Development 17	Transport 18	Infrastructure 19
11.01 Victoria 11.01-1 Settlement	12.01 Biodiversity 12.01-1 Protection of Biodiversity 12.01-2 Native Vegetation Management	13.01 Climate Change Impacts 13.01-1 Natural Hazards and Climate Change 13.01-2 Coastal Inundation and Erosion	14.01 Agriculture 14.01-1 Protection of Agricultural Land 14.01-2 Sustainable Agricultural Land Use 14.01-3 Forestry and Timber Production	15.01 Built Environment 15.01-1 Urban Design 15.01-2 Building Design 15.01-3 Subdivision Design 15.01-4 Healthy Neighbourhoods 15.01-5 Neighbourhood Character 15.01-6 Design for Rural Areas	16.01 Residential Development 16.01-1 Integrated Housing 16.01-2 Location of Residential Development 16.01-3 Housing Diversity 16.01-4 Housing Affordability 16.01-5 Rural Residential Development 16.01-6 Crisis Accommodation and Community Care Units 16.01-7 Residential Aged Care Facilities	17.01 Employment 17.01-1 Diversified Economy 17.01-2 Innovation and Research	18.01 Integrated Transport 18.01-1 Land Use and Transport Planning 18.01-2 Transport System	19.01 Energy 19.01-1 Energy Supply 19.01-2 Renewable Energy 19.01-3 Pipeline Infrastructure
11.02 Managing Growth 11.02-1 Supply of Urban Land 11.02-2 Structure Planning 11.02-3 Sequencing of Development	12.02 Coastal Areas 12.02-1 Protection of Coastal Areas 12.02-2 Coastal Crown Land 12.02-3 Bays	13.02 Bushfire 13.02-1 Bushfire Planning	14.02 Water 14.02-1 Catchment Planning and Management 14.02-2 Water Quality 14.02-3 Water Conservation	15.02 Sustainable Development 15.02-1 Energy and Resource Efficiency	17.02 Commercial 17.02-1 Business Development 17.02-2 Out-of-centre Development	18.02 Movement Networks 18.02-1 Sustainable Personal Transport 18.02-2 Public Transport 18.02-3 Road System 18.02-4 Car Parking	19.02 Community Infrastructure 19.02-1 Health Facilities 19.02-2 Education Facilities 19.02-3 Cultural Facilities 19.02-4 Social and Cultural Infrastructure 19.02-5 Emergency Services 19.02-6 Open Space	19.03 Development Infrastructure 19.03-1 Development and Infrastructure Contribution Plans 19.03-2 Infrastructure Design and Provision 19.03-3 Water Supply, Sewage and Drainage 19.03-4 Stormwater 19.03-5 Telecommunications 19.03-6 Waste and Resource Recovery
11.03 Planning for Places 11.03-1 Activity Centres 11.03-2 Growth Areas 11.03-3 Peri-urban Areas 11.03-4 Coastal Settlement 11.03-5 Distinctive Areas and Landscapes 11.03-6 Regional and Local Places	12.03 Water Bodies and Wetlands 12.03-1 River Corridors, Waterways, Lakes and Wetlands	13.03 Floodplains 13.03-1 Floodplain Management	14.03 Earth and Energy Resources 14.03-1 Resource Exploration and Extraction	15.03 Heritage 15.03-1 Heritage Conservation 15.03-2 Aboriginal Cultural Heritage	17.03 Industry 17.03-1 Industrial Land Supply 17.03-2 Industrial Development Siting 17.03-3 State Significant Industrial Land	18.03 Ports 18.03-1 Planning for Ports 18.03-2 Planning for Port Environs	18.04 Airports 18.04-1 Planning for Airports and Airfields	18.05 Freight 18.05-1 Freight Links
	12.04 Alpine Areas 12.04-1 Sustainable Development in Alpine Areas	13.04 Soil Degradation 13.04-1 Contaminated and Potentially Contaminated Land 13.04-2 Erosion and Landslip 13.04-3 Salinity						
	12.05 Significant Environments and Landscapes 12.05-1 Environmentally Sensitive Areas 12.05-2 Landscapes	13.05 Noise 13.05-1 Noise Abatement						
		13.06 Air Quality 13.06-1 Air Quality Management						
		13.07 Amenity 13.07-1 Land Use Compatibility						

4.5 Bushfire planning

Three Ministerial planning scheme amendments were gazetted in 2017 which made changes to bushfire related policy and provisions across the State:

- » **VC132:** Gazetted 19 September 2017. Changes to Clause 52.47 (Planning for Bushfire) and to the standard provisions of the Bushfire Management Overlay (BMO) schedules.
- » **GC13:** Gazetted 3 October 2017. Updated mapping for the Bushfire Management Overlay across the State, including applying a BMO to part of the subject land, and amending the standard templates for the format of all BMO schedules.
- » **VC140:** Gazetted 6 December 2017. Strengthened State policy for bushfire, to enable a more resilient response to settlement planning for bushfires and prioritise the protection of human life and the management of bushfire impact. It mandated that no strategic planning document, local planning policy or planning scheme amendment is to allow for an intensification of development that will have more than a Bushfire Attack Level (BAL) 12.5 rating.

Implications for Casey

The above Statewide changes to bushfire planning policy and its implementation have significant implications for Casey and its own policies in relation to bushfire management for new subdivisions on the urban fringe.

Since 2014, Council has maintained a strong policy position that it does not support the mandatory Section 173 Agreement process within the standard Bushfire Management Overlay provisions, due to the increased and unresourced obligations it places on Council to enforce vegetation management provisions, and the potential liabilities and risks Council is exposed to as a result. Council's adopted position since 2014 for the use of the BMO for new residential areas, has been a modified approach which includes the Section 173 agreement as part of an integrated Development Plan Overlay process. The approach is to ensure bushfire planning takes into account an integrated precinct-wide approach to bushfire management, with the Section 173 agreement forming more of an advisory role to inform future landowners of their vegetation management obligations, rather than that onus falling completely on Council.

Since 2014, Council maintained this policy position as a way to streamline the bushfire management process and minimise unreasonable vegetation management obligations on Council, without compromising the prioritisation of human life and bushfire management required by State policy. The approach had previously been supported by panels and approved by the Minister for Planning for use in Botanic Ridge Precinct Structure Plan and Stage 1 area.

Subsequent to the exhibition process of both Amendments C231 and C225, Amendments VC132, GC13 and VC140 were gazetted by the Minister for Planning. As a result, Council's policy position with respect to bushfire management and the use of modified versions of Section 173 agreements no longer aligns with State policy. The Panel position for C225 did not recommend any changes to Council's preferred approach, however the Panel in its report for C231 concluded:

"The Panel does not accept that the Council proposed approach, which effectively reduces the standards and makes them discretionary, is consistent with the express requirement of the planning scheme in Clause 10.01 that "in bushfire affected areas, planning authorities and responsible authorities must prioritise the protection of human life over all other policy considerations", or the recently strengthened requirements of Clause 13.05.

The Panel does not accept Council's position that a landowner's obligation to implement and maintain bushfire protection measures should be discretionary."

This now creates a position where Council must review and update its current policy position on bushfire management if it is to progress with Amendment C231, as it is unlikely to be supported by the State Government in its current form.

Moving forward, it must also review its previous approach to the use of tailored BMOs and varied Section 173 Agreements for new residential areas, if it is to approve new residential subdivision in bushfire prone areas, and will most likely need to implement the standard overlay provisions set by the State Government.

4.6 Other legislation, policy and guidelines

Planning and Building Legislation (Housing Affordability and Other Matters) Bill (2017)

The Bill came into effect on 1 June 2018 and introduces a framework into the planning system to allow for the provision of affordable housing via voluntary arrangements with the private sector.

The key changes implemented via the Bill include:

- » The introduction of a new objective into the P&E Act seeking *'to facilitate the provision of affordable housing in Victoria.*
- » The inclusion within the Act of a definition of affordable housing defined as *'housing, including social housing, that is appropriate for the housing needs of any of the following*
 - *Very low income households.*
 - *Low income households.*
 - *Moderate income households.*
- » A new section in the Act to outline that a Responsible Authority may enter into a Section 173 agreement for the provision of affordable housing.

Implications for Casey

The legislation provides useful State policy context and facilitates greater opportunities for Councils to deliver affordable housing through planning scheme outcomes, including the use of voluntary Section 173 agreements negotiated as part of planning approvals.

Heritage Act 2017

The *Heritage Act 2017* commenced operation on 1 November 2017 and introduced streamlined processes and enforcement tools to ensure Victoria's significant heritage places and objects are appropriately protected into the future.

The *Heritage Act 2017* identifies and protects heritage places and objects that are of State-level heritage significance to Victoria and establishes the Victorian Heritage Register, the Heritage Inventory and the Heritage Council of Victoria. It replaces the *Heritage Act 1995*.

This Act simplifies key statutory processes to reduce regulatory burden and provides clarity and certainty for all users whilst also providing a greater role for local government in the permit process. It also improves compliance and enforcement to ensure higher level protection for State significant heritage which includes a stop order tool to prevent illegal demolition. An appropriate fee structure for heritage approvals, appeals and penalties including increasing penalties for unauthorised works to heritage places is also provided for.

Implications for Casey

The *Heritage Act 2017* only protects historic places of State significance. Places of local significance are protected only by Heritage Overlays under individual planning schemes. The amendments to the Heritage Act therefore focus primarily on the processes relating to State significant places, and do not impact on the operation of the heritage overlays under the Casey Planning Scheme. Some minor consequential changes have already been made to the format of the Heritage Overlay in the Casey Planning Scheme to refer to the new *Heritage Act 2017* via Amendment C239, gazetted in June 2018.

Other changes have also been made to all planning schemes via Amendment VC141 (gazetted in November 2017) to reflect relevant requirements of the *Heritage Act 2017*, including referral provisions.

Homes for Victorians, State Government of Victoria, 2017

Homes for Victorians seeks to provide a coordinated approach across government to housing affordability, access and choice. It builds on existing initiatives, including *Plan Melbourne 2017-2050*, reform of the *Residential Tenancies Act 1997*, the *Better Apartment guidelines* and the *Family Violence Housing Blitz*. It also builds on strategies to better connect Victorians with services and infrastructure.

Implications for Casey

Some of the initiatives sit outside the planning system (eg: first homebuyer support), however there are many initiatives which will impact directly on land use planning, particularly in growth areas. These include housing targets to facilitate 50,000 new homes constructed in Victoria each year, creating 100,000 new lots in growth corridors to maintain a 15-year land supply, inclusionary zoning on government land to deliver social housing, new planning tools to increase supply of affordable housing, and streamlining planning approvals in growth areas to maintain a four-month supply of lots on the market.

Most of the initiatives will be implemented by the State Government via State/Metropolitan strategies (such as Plan Melbourne) and Ministerial amendments to planning schemes.

4.7 ATS Amendment Tracking System

The Amendment Tracking System (ATS) is a new digital tool introduced in June 2018 by DELWP that allows planning authorities to lodge, track and pay for planning scheme requests online, as well as enabling residents and developers to comment electronically on exhibited amendments. The system is an initiative of the Smart Planning program.

To support the ATS system, an “ATS Authoring Rollout” process will also be undertaken for each Council, to migrate the MS Word format of all planning schemes to a new digital database. This will facilitate the drafting of all amendments in the ATS Authoring system.

Implications for Casey

All Councils are now required to use the ATS system to lodge and process planning scheme amendments. The ATS Authoring system will be scheduled for all Councils throughout 2019. At this stage, the timing for Casey is in May 2019. This will require staff resources to be allocated at the time, for training and review of the migrated planning scheme in accordance with DELWP timeframes.

4.8 Ministerial Directions

A number of Ministerial Directions impact on the Victorian planning system, and are taken into account by the City of Casey at the appropriate time in considering planning permit applications and planning scheme amendment requests.

The Ministerial Directions which have particular relevance to undertaking planning scheme review processes are outlined below:

» *Ministerial Direction: Form and Content of Planning schemes issued under s.7(5) of P&E Act*

This Direction applies to the form and content of all planning schemes in Victoria. All planning scheme amendments are required to comply with this direction.

The Casey Planning Scheme complies with the requirements of this Ministerial Direction.

This Direction was most recently amended in October 2018 to enable changes to the VPPs made by Amendment VC148. In particular, it specifies which region each municipality is included in.

Any planning scheme amendments arising as a result of the recommendations of this report, including the preparation of the new Planning Policy Framework, will be required to comply with this Ministerial Direction.

» *Ministerial Direction 19: Information requirement for amendments that may result in impacts on the environment, amenity and human health*

Recently approved on 10 October 2018, the new Ministerial Direction 19 (“**MD19**”) relates to the preparation and content of amendments that may significantly impact the environment, amenity and human health. It strengthens the role of the Environment Protection Authority (“**EPA**”) in providing greater support to planning authorities in undertaking a range of strategic land use planning activities in Victoria.

MD19 is in two parts:

Part A requires that in reviewing a planning scheme under section 12B of the P&E Act, or preparing a planning scheme amendment, a planning authority must:

- » Seek the written views of the EPA about the potential impacts of the proposed review or amendment and any strategies, policies, plans or reviews forming the strategic basis for the review or amendment, including precinct structure plans, on the environment, amenity and human health.
- » For a planning scheme amendment, include in the explanatory report a statement of how the proposed amendment addresses the views of the EPA.

Part B requires that in preparing a planning scheme amendment under section 8A or 8B of the P&E Act, or preparing an amendment under section 9 of the Act, a municipal council, Minister or public authority must provide the following information to the Minister for Planning:

- » The written views of the EPA, including any supporting information and reports.
- » A written explanation of how the proposed amendment addresses any issues or matters raised by the EPA.

This planning scheme review falls under the new requirements of Part A of MD19, and Council is required to seek the views of the EPA. This has been undertaken, and the EPA has made a submission to this review. Details of the EPA’s submission are discussed in Section 2.5 of this report.

4.9 Planning Practice Notes

Planning Practice Notes (“PPNs”) are guidelines issued by DELWP to assist in understanding planning legislation and the Victorian planning system. They provide ongoing advice and guidance about the operation of the Victoria Planning Provisions (VPP) and planning schemes as well as a range of planning processes and topics.

Whilst all PPNs are relevant to the Victorian planning system, some are directly relevant to the operation and content of planning schemes and planning scheme reviews, and should be considered as part of this review. These are outlined below.

A number of PPNs have also been updated by DELWP since June 2016. Some were minor administrative updates, whereas others involved greater content change. The changes made are not necessarily relevant to this review, but are required to be taken into account in the preparation of future amendments and in drafting new provisions to the planning scheme.

A list of PPNs introduced or updated over the past two years, is included in Appendix F.

Planning Practice Note 4: Writing a Municipal Strategic Statement

This PPN provides clarification on the role of the Municipal Strategic Statement (“MSS”), provides guidance on the preferred format of the MSS, and how it should be written. As outlined in Section 1.2, in reiterating the requirements for a MSS in the P&E Act, the MSS must contain:

- » The strategic planning objectives of the planning authority
- » The strategies for achieving the objectives
- » A general explanation of the relationship between the objectives and strategies and the controls on the use and development of land in the planning scheme.

This review report provides a discussion on the structure, format and content of the MSS in Section 6.1. Following the approval of Amendment VC148 in July 2018, the MSS will now be required to be rewritten to become a Municipal Planning Strategy (“MPS”), and will become a much more concise and focused strategic statement to inform the planning scheme provisions.

Whilst recognising that the existing content of the MSS does require updating to align with the current Council Plan and current strategic direction of Council (which will occur as part of the new PPF translation in 2019), it is noted that the structure and format of the existing MSS is consistent with PPN4.

This PPN4 is likely to be updated to provide more specific advice to all Councils to inform the preparation of their new MPS. Council will therefore review any updated PPN at the time it prepares its new MPS.

Planning Practice Note 8: Writing a Local Planning Policy

PPN8 provides guidance on the role of Local planning Policies in the planning scheme and how they should be written. It clarifies that strategic direction should be contained within the MSS, and a local policy should guide how discretion in a zone, overlay or a particular provision will be exercised.

This report provides an assessment of all existing local policies in the scheme in Section 6.2.

Following the approval of Amendment VC148 in July 2018, the content of all local policies will now be required to be integrated directly into the new PPF, aligned to the thematic headings of the existing State policies (refer Fig 2, p.33). This will be a detailed process, and will result in the format and structure of local policies looking very different to what they do now. It will provide an opportunity for Council to review the continued relevance of each policy and its specific provisions prior to its integration into the PPF.

Council will ensure all local policy translation into the PPF occurs in accordance with relevant DELWP guidelines and any updated PPN at the time.

Planning Practice Note 32: Review of Planning Schemes

PPN 32 outlines what a planning scheme review is and suggests a process for conducting and reporting the review. It identifies that a planning scheme review is essentially an audit of the performance of the planning scheme at a point of time and should inform the continuous improvement of the planning scheme by addressing:

- » *What has been achieved since the last review?*
- » *Where are we now?*
- » *Where to from here?*

Other benefits of the review include the opportunity to identify opportunities to streamline planning processes, reduce the complexity of processes, identify unnecessary permit requirements, and to undertake benchmarking reporting, as required by each respective Council.

The review is also likely to identify changes or additional strategic work that would improve the performance of the planning scheme. Any proposed improvements to the planning scheme that flow from the review should be carried out as planning scheme amendments separate to the review.

PPN 32 identifies that the planning scheme review should be presented in a report to Council which:

- » Identifies the major planning issues facing the municipality;
- » Demonstrates how the planning scheme implements the SPPF;
- » Assesses the strategic performance of the scheme;
- » Documents the strategic work that has been completed or carried out since the previous review and any additional work required to strengthen the strategic direction of the planning scheme;
- » Articulates the monitoring and review that has been carried out;
- » Outlines the consultation process and its outcomes;
- » Makes recommendations arising from the review including:
 - Suggested changes to the objectives and strategies of the LPPF;
 - Suggested changes to the Victoria Planning Provisions (VPP) tools to achieve the strategies and ensure the objectives and desired outcomes are being met
 - New strategic work necessary to support future policy development or changes to the provisions of the scheme
 - Suggested changes to improve operational and process practices
- » Identifying any planning application or other data that may need to be collected to inform the next review.

PPN 32 suggests that the report to the Minister should:

- » identify the major issues facing the municipality
- » outline key matters requiring further strategic work to strengthen the strategic objectives of the planning scheme in terms of its efficiency and effectiveness to satisfy the requirements of Section 12B of the Act and indicate what action is proposed to be taken
- » identify any operational and process improvements proposed to be undertaken
- » outline issues that require the engagement or assistance of the Department of Environment, Land, Water and Planning.

PPN32 refers to *The Continuous Improvement Review Kit* (DSE & MAV, 2006) to provide a suggested methodology for the Planning Scheme Review to meet the statutory requirements, as well as identify operational improvements to council's planning processes.

This review has been conducted having regard to the *Continuous Improvement Kit*, including the project scope, data collection, consultation, undertaking the review, analysis, reporting, and recommendations for implementation.

It is noted that this review did not undertake any auditing or review processes of Council's planning applications, amendments or internal planning processes (as suggested as an option by the Continuous Improvement kit), as this is being concurrently undertaken by Council separately, as part of its Planning Services Review.

4.10 State Government reviews

There have been a number of issues over the past two years relating to the content and operation of the planning scheme, which Council has contributed to in the form of written submissions. These were in response to exhibition of draft proposals to various State policies, guidelines or legislation, seeking input from Local Government and the public prior to decisions being made by the relevant authority/State Government department. The

submissions were detailed and required considerable staff input and resources from across Council's statutory and strategic planning service. The submissions informed a number of key State Government policy/legislative changes:

- » Draft EPA Guidelines on Assessing Planning Proposal near Landfills (July 2016);
- » Draft Code of Practice for the Keeping of Racing Greyhounds (Aug 2017);
- » Smart Planning Reforms to the Victorian Planning Provisions (Dec 2017);
- » Residential Aged Care Facility Provisions (Feb 2018); and,
- » Land Use Terms Advisory Committee (April 2018).

4.11 Overview of State Strategic context

Key findings of the analysis of State strategic context over the past two years are as follows:

- » Changes to State policy on bushfire management and its implementation via Amendments VC132, GC13 and VC140 will have significant implications for Casey and its own local policies in relation to bushfire management for new subdivisions on the urban fringe. The changes do not impact on existing local content already in the scheme (ie: existing BMO schedules), however will impact on future rezoning requests in bushfire prone areas, and will impact on Council's consideration of Amendment C231, currently in progress. Council will need to review its current bushfire management policies in response to the new State policy, prior to further determining whether or not Amendment C231 should be approved.
- » The new format and structure of the Victoria Planning Provisions introduced via Amendment VC148 will have a significant impact on the format and structure of the Casey Planning Scheme. The mandatory requirement to translate all content within the existing LPPF and prepare a new Municipal Planning Strategy and Planning Policy Framework over the coming 12 month period, and implement into the planning scheme is a major project that will require additional resources to be allocated.
- » There will be a significant body of work required at both a local and regional level to implement many of the actions of *Plan Melbourne 2017 - 2050* across the southern region, focusing primarily on the development of integrated Land Use Framework Plans. Most of this work will not replace the need for local strategic work, but rather will add important regional context to inform the preparation of more targeted local responses to planning issues, and ensure consistency of approaches across the region to major land use planning issues such as population growth, jobs, housing, infrastructure, transport, open space, environment and community facilities.
- » Despite being only two years since the last planning scheme review, the number and breadth of State planning initiatives introduced over that period is significant. They have included reform of legislation, policy and other planning scheme related issues. The initiatives are indicative of the growing complexity and ever-changing nature of the State planning context. The extent of changes highlight the difficulties faced by Councils in trying to keep up with not only the content of the State initiated changes, (which often occur without prior consultation) but also in being able to provide appropriate local responses and undertake strategic work that is required to implement and respond to State policy in a local context.

In particular, responding to the *Plan Melbourne* actions and preparing a new Planning Policy Framework in response to the Smart Planning initiatives and Amendment VC148 are significant strategic projects which will require resources and adjustments to Council's strategic priorities over the next four years.

5 Local Strategic Context

5.1 Local context

The City of Casey is one of the fastest growing regions in Australia and is Victoria's most populous municipality, with approximately 332,000 residents (2018), and home to over 18,000 businesses. The City of Casey is forecast to increase to approximately 514,800 residents by 2041, an increase of 55%. Over the past 20 years, the City has changed dramatically resulting in a diverse community with a range of ages, backgrounds, interests, expectations and aspirations.

The City of Casey encompasses an area of approximately 410 square kilometres. The bulk of Casey's population live in the urban areas in the suburbs of Cranbourne, Berwick, Hampton Park, Narre Warren, Narre Warren South, Endeavour Hills, Doveton and Hallam.

The municipality is serviced by two railway lines (Pakenham and Cranbourne) and three highways (Western Port, South Gippsland and Princes Highways). The City has two regional shopping centres, being Fountain Gate-Narre Warren CBD and the Cranbourne Town Centre, as well as a network of sub-regional and neighbourhood centres.

The City has two distinct non-urban or rural areas. To the north is the Casey Foothills, a unique area including the townships of Narre Warren North and Harkaway. It has important scenic and visual qualities, also being the gateway to the foothills of the Dandenong Ranges.

The rural area in the south comprises three distinct sub-regions. These include the foreshore of Western Port and the south-eastern and south-western non-urban areas. The western area includes a unique mixture of rural uses and enterprises intermixed with small townships and some rural residential development.

The substantial and rapid growth expected in Casey is the pre-eminent characteristic of the City and will dominate it over the next two to three decades. The City of Casey is, and will continue to be, one of the fastest growing municipalities in Australia.

The City of Casey has the significant challenge ahead of matching this growing population with supporting services and infrastructure, whilst also seeking to create a dynamic and thriving city.

5.2 Council Plan and Casey C21 Strategy

The City of Casey is required to review and develop its Council Plan, Municipal Public Health and Wellbeing Plan, Municipal Strategic Statement and Transport Strategy in accordance with the *Local Government Act 1989* and subordinate legislation. A new Council term triggers the need for these policy documents to be reviewed.

The current *Council Plan 2017-2021* (**"the Council Plan"**) was adopted by Council in June 2017, and has been further updated in June 2018 as Version 2.

The Council Plan is a statement of how the City of Casey will work towards creating Australia's most liveable city. It outlines the strategic objectives for Council from 2017-2021, and outlines how Council will achieve these objectives and how their progress will be measured.



The Council Plan was informed by *Casey Next*, the most ambitious community engagement program the City of Casey has ever undertaken. Carried out in 2016, *Casey Next* received input from over 3,600 people, to understand what the community needs and expects from Council, and inform the priority areas to focus on moving forward.

The Council Plan identifies that as one of the fastest growing municipalities in Victoria, Casey has the significant challenge of matching a growing population with supporting services and infrastructure. It also presents as an opportunity for Casey to create a dynamic and thriving City. The key challenges were identified as:

- » Efficient Transport; safety; inclusivity; protecting our environment; local services; attracting businesses and creating local jobs

The organisational strategy underpinning the Council Plan for the past 15 years is *Casey C21 – A vision for our future, 2002* (“**Casey C21 strategy**”).

There have been two refreshed updates of the Casey C21 strategy developed since that time, which do not replace the original 2002 version, but rather sit above as higher level vision statements:

- » *Casey C21 – Building a Great City, 2011*
- » *Casey C21 – Creating a Great City, 2017*

The Casey C21 strategy was originally designed to bring together a framework of Council’s various strategies, policies and programs that influenced Casey’s short-, medium- and long-term social, environmental and economic development. The 2002 strategy and its 2011 vision update, *Casey C21 - Building a Great City*, inform the current MSS.

Since the adoption of the Casey C21 strategy in 2002, Casey has changed significantly. The Urban Growth Boundary has been introduced and expanded, the population has increased from 180,000 to now over 330,000, and many of the actions needed to implement the strategy have since been completed.

Whilst the Casey C21 strategy still generally informs the Council Plan, it is recognised that the specific strategies and actions that sit within the 2002 version of the strategy no longer directly inform the current organisational vision or its strategic priorities moving forward.

The current long-term vision for Casey, and its underlying goals for Casey, as outlined in *Creating a Great City – Casey C21 A Vision for the future, 2017* are:

Figure 3: Casey’s Long Term Vision

VISION		
A city where everyone can work locally, travel conveniently, and access all the services they need		
A city with state-of-the-art facilities for the arts, education, sports and leisure		
A city where everyone belongs to a vibrant, safe and connected community, based on mutual respect and understanding.		
A city where the built and natural environments are complementary, clean and enjoyable.		
UNDERLYING GOALS		
»	Theme 1:	Connecting and supporting people
»	Theme 2:	Improving transport
»	Theme 3:	Protecting our environment
»	Theme 4:	Attracting business and local jobs
»	Theme 5:	Creating a sense of place

It is a requirement of the P&E Act that the Municipal Strategic Statement of the Casey Planning Scheme is aligned with the Council Plan.

The 2016 Planning Scheme review identified that the MSS should be updated following the adoption of the Council Plan in 2017. This has not yet occurred. Any attempt to assess the alignment of the MSS with the current Council Plan is therefore a little problematic, as the MSS currently reflects a superseded version of the Council Plan.

Despite this, most of the MSS is still aligned with the current Council Plan, albeit in a more indirect way. An assessment of the current Council Plan objectives and strategies of most relevance to the Casey Planning Scheme and its MSS is as follows:

Table 2: Alignment of Municipal Strategic Statement with Council Plan 2017-2021

MSS Clause	Themes	Council Vision and Council Plan 2017-2021	Comments on alignment of MSS with Council Plan
21.01 Introduction	» Municipal Profile	» <u>Preamble to Council Plan</u> which provides a snapshot of the City of Casey, its key demographics, community context and challenges	Current statistics, demographic profile, community context and challenges, whilst being generally aligned, are out of date and need updating.
21.02 Key Issues and Strategic Vision	» Key Issues » Land Use Vision » Casey's Strategic Framework Plan	» <u>C21: A Vision for the Future: Creating a Great City</u> outlines the current vision for Casey » <u>Preamble to Council Plan</u> , which identifies key challenges and opportunities facing Casey	The MSS land use vision is generally aligned to Council Vision and Council Plan, however could give greater priority to key strategic directions such as creating a liveable and sustainable city, and creating a sense of place.
21.03 Settlement and Housing	» Urban growth framework » Housing supply and diversity » Community facilities - recreation, education, cultural	» <u>Strategic Objective 3:</u> A Council whose services and facilities are driven by community needs » <u>Strategic Objective 4:</u> The destination for arts, culture, sport and leisure that attracts visitors and brings communities together » <u>Strategic Objective 5:</u> A City that sustainably plans and manages growth while protecting its diverse landscape	Clause 21.03 of the MSS is reasonably well aligned with current strategic directions of the Council Plan, albeit with outdated language and references.
21.04 Environment	» Biodiversity » Western Port coast » Cardinia Creek Valley » Native vegetation » Catchment management » Air and noise » Sustainable development	» <u>Strategic Objective 5:</u> A City that sustainably plans and manages growth while protecting its diverse landscape	Clause 21.04 of the MSS is reasonably well aligned with current Strategic Direction 5 of the Council Plan, however has outdated reference documents and would benefit from much greater policy direction on specific issues, such as planning for a sustainable city.

MSS Clause	Themes	Council Vision and Council Plan 2017-2021	Comments on alignment of MSS with Council Plan
21.05 Economic Development	<ul style="list-style-type: none"> » Employment and investment opportunities for local jobs » Broad business and industrial base » Activity centres » Farming and rural based businesses » Tourism » Sand and stone resources 	<ul style="list-style-type: none"> » <u>Strategic Objective 6:</u> A thriving economy with local jobs, investment and new industries 	Clause 21.05 of the MSS is reasonably well aligned with Strategic direction 6 of the Council Plan, albeit with outdated language and references.
21.06 Transport	<ul style="list-style-type: none"> » Transport systems planning » Regional accessibility » Trails network 	<ul style="list-style-type: none"> » <u>Strategic Objective 7:</u> A City with an accessible and well-connected transport network. 	Clause 21.07 of the MSS is reasonably well aligned with Strategic Direction 6 of the Council Plan, however needs greater emphasis on supporting pedestrian and cycling transport options, and has outdated language and references.
21.07 Built Environment	<ul style="list-style-type: none"> » Natural, cultural and built heritage » Neighbourhood character » Urban design in activity centres, industrial areas and main roads » Design for safety 	<ul style="list-style-type: none"> » <u>Strategic Objective 2:</u> An inclusive, safe and connected community » <u>Strategic Objective 5:</u> A City that sustainably plans and manages growth while protecting its diverse landscape 	Clause 21.07 of the MSS is reasonably well aligned with Strategic Directions 2 and 5 of the Council Plan, albeit with outdated language and references.

Within the Council Plan, there are references to a number of related strategic plans which will assist Council in achieving its Vision and Council Plan objectives. Many of these have direct relevance (in full or in part) to land use and development decision-making and to the planning scheme. None of these plans are currently referenced in the planning scheme, either in terms of relevant content having been translated into the scheme or as a reference document. These include:

- » Strategic Direction 2: Municipal Health and Wellbeing Plan
Safer Communities Strategy
- » Strategic Direction 3: Leisure Facilities Development Plan
Community Facilities Plan
- » Strategic Direction 5: Housing Strategy
Sustainability Plan
Open Space Strategy
Integrated Waste Management Strategy
Contaminated Land Management Framework
Biodiversity Enhancement Strategy
Heritage Strategy
- » Strategic Direction 6: Casey Cardinia Economic Development Strategy
Casey Cardinia Visitation Strategy
- » Strategic Direction 7: Integrated Transport Strategy
Paths and Trails Strategy

The above assessment reveals that the current MSS meets its legislative requirements of being aligned to the Council Plan. However, it is recognised that there is no direct alignment as the current MSS is based on the former version of the Council Plan. The current MSS also has outdated language and outdated references to former versions of the Council Vision, and other key corporate strategies currently referenced in the Council Plan. Addressing this alignment is a high priority and should be addressed in the PPF translation that is required to be undertaken in 2019.

In the same way that the MSS should be updated to align with the Council Plan, it is noted that the Council Plan makes no direct reference to the Casey Planning Scheme or the MSS in its objectives, strategies or related strategic plans. Except for noting in its preamble that Council has a legislative obligation to develop a Municipal Strategic Statement which guides land use and development across the municipality and assist Council in assessing planning applications, there is no other reference of the role that the planning scheme or the MSS plays in supporting the strategic objectives of Council.

This should be addressed, given the key role that the planning scheme plays as subordinate legislation, informing and supporting all land use and development decisions across the municipality for public and private sector land use and development, being used not only by Council, but also VCAT, PPV and the Minister for Planning in their decision-making.

As has been highlighted, the implementation of many of the Council Plan objectives and strategies, including the translation of those strategies directly into the MSS, will go a long way to addressing this gap and facilitating the greatest possible alignment of the two documents. In turn this will facilitate support for the Council plan objectives through its planning decisions.

The MSS is currently Council's key statement to the community about Casey's strategic planning context and directions. The MSS should sit alongside the Council Plan as a key corporate document, aligned to the Council Plan and outlining how the strategic land use and development objectives of Council will be implemented.

The opportunity to do this will be provided in 2019, with the requirement for Council to translate its current MSS into a new Municipal Planning Strategy ("MPS"), as part of the new format and structure of all planning schemes recently announced by the Minister for Planning (refer discussion in Section 4.4 of this report). Council will need to develop a concise and focused MPS to outline its current strategic context and direction, replacing what is now a lengthy and somewhat outdated MSS.

It will be the Council Plan, the long-term vision, and other key corporate strategies of Council identified in the Council Plan, which will primarily inform the content of this new MPS. The adoption of a MPS will provide an opportunity to recognise its new role as a key strategic statement of Council aligned to the Council Plan, and articulating the strategic land use and development vision of Council. There could also be concurrent updates to the next version of the Council Plan (following the preparation of the MPS) to recognise the role of the MPS as the document which articulates and implements Council's strategic land use and development framework.

5.3 Municipal Public Health and Wellbeing Plan

The City of Casey Municipal Public Health and Wellbeing Plan 2017-2021 ("**MPHWBP**") provides direction on the priority health and wellbeing focus areas for Council and public health sector organisations in the municipality, to improve the health and wellbeing of all Casey residents. Section 26(1)(ii) of the *Local Government Act 1989* requires that the MPHWBP is aligned to Council's Municipal Strategic Statement.

The MPHWBP is informed by local health and social data, community consultation, consideration of public health evidence, state health and wellbeing directions and the priorities of the City of Casey Council Plan 2017-2021. The key priorities of the MPWHWP for the next four years are:

- » Increase Healthy Eating
- » Increase Physical Activity
- » Reduce Harm from Alcohol, Drug and Tobacco Use
- » Improve Mental Wellbeing
- » Reduce Violence and Injury

The MPHWPB is developed to align with the Council Plan, with the same four yearly review cycle. It sits directly under Strategic Objective 2.1 of the Council Plan (*An inclusive, safe and connected community*).

There are a number of projects arising from the MPHWPB which have overlap with the Casey Planning Scheme, and which are being progressed with input from both City Planning and Connected Communities' staff. These include:

- » Electronic Gaming Machines Policy (discussed in section 7.1 of this report)
- » Packaged Liquor Project (discussed in section 5.11 of this report)

The emergence of social and community issues forming part of planning schemes (traditionally focused on only land use and development issues) reflects the P&E Act requirements that social issues are taken into account in planning scheme, and the Council's triple bottom line approach of integrating social, economic and physical outcomes in all strategic projects. Whilst not all social issues are relevant in the planning scheme, as there is a role in the planning scheme to manage liquor and gaming approvals, it follows that Councils should also have the ability to introduce policy into its planning scheme for guidance to minimise harm and negative cumulative impacts of liquor and gaming activities within the community more broadly.

Connected Communities' staff have expressed a desire for the planning scheme to provide greater support for objectives relating to creating a healthy, safe and liveable city. Issues such as community safety/safer design principles and creating a walkable city with opportunities for increased physical activity were seen as important overlaps between community wellbeing and planning issues. Whilst restricting fast food outlets is a priority for Connected Communities' staff to achieve healthier communities in Casey, it is recognised that the planning scheme has limited ability to address this directly.

5.4 Size of the Casey Planning Scheme

The Casey Planning Scheme, at 1307 pages, is the sixth most voluminous planning scheme ordinance in Victoria. The largest 15 planning schemes in Victoria, as at November 2018 were:

Planning Scheme	Size (pages)
» Greater Bendigo	1673
» Greater Geelong	1630
» Melbourne	1528
» Whittlesea	1364
» Port Phillip	1334
» Casey	1307
» Hume	1272
» Yarra	1247
» Cardinia	1234
» Wyndham	1217
» Kingston	1202
» Greater Shepparton	1183
» Macedon Ranges	1177
» Yarra Ranges	1169
» Melton	1153

As outlined in Table 3, since 1998 when the new format planning schemes were introduced, the Casey Planning Scheme has significantly increased in size:

- » From 370 pages to 1,307 pages;
- » From 14 to 51 local incorporated documents;
- » From 27 to 71 local reference documents;
- » From 24 to 47 zone schedules;
- » From 28 to 59 overlay schedules.

Over the same period, the population of Casey grew from 157,000 to 332,000.

Table 3: Size of Casey Planning Scheme, 1998-2018

Casey Planning Scheme	1998	2008	2018
No. pages	370	847	1,307
Local incorporated documents	14	23	51
Local reference documents	27	39	71
Zone schedules	24	34	47
Overlay schedules	28	42	59
CASEY POPULATION	157,000	230,000	332,000

There has been some concern expressed within Council that the size of the planning scheme, in itself, is indicative of a planning scheme that is too complex, not efficient or not doing its job properly, and not conducive to good decision-making.

It is important to note that of the 1307 pages of the Casey Planning Scheme, only 54% is local content that Council is directly responsible for as the initial planning authority. The remaining 46% was introduced into the scheme by the State Government (the VPP provisions - SPPF, zone/overlay head clauses & general provisions) or by the VPA (Urban Growth Zones and Development Contributions Overlay schedules) for growth area planning. (It is noted that the VPA is the planning authority for introducing growth area controls, although Council may be the planning authority for subsequent amendments in growth areas where necessary.)

Whilst the scheme is one of the largest in the State, it must also be recognised that Casey is a large municipality. It covers over 400 square kilometres, and controls land use and development across a broad and diverse range of areas, including environmentally significant landscapes in the foothills and along the coast, established urban areas, major growth areas, major employment and commercial precincts, and non-urban/green wedge areas. By its very nature the extent of planning issues which need to be addressed in the scheme is significant.

By comparison with other growth area Councils and Councils of comparable size and complexity, the size of Casey's planning scheme is not considered to be out of step with other planning schemes.

The volume of the local content of the planning scheme, in part, reflects Council's investment in forward planning. As a growth area municipality, over the past two to three decades, Casey has invested considerably in its development plan and structure planning processes, over both established areas and growth areas.

These planning processes in themselves have necessitated increased complexity of the scheme, greater layering of planning controls, increased number of decision-making considerations and at times more onerous application requirements for proponents. The

balance, however, is that these processes have produced good outcomes – they have resulted in well planned and liveable communities which Council and its residents can be proud of.

The 'Reducing Red Tape' component of this review (discussed in Section 6.3) has identified that it is now time for many of the existing development plans to be removed. With many prepared over 20 years ago, these older development plans have served Council well and have done their job guiding land use and development in both new and established areas. However, having served their purpose, it is time for these to now be removed, and in so doing will remove some of the complexities that the current scheme contains.

The Reducing Red Tape Report has also identified a number of other areas where changes can be made to remove redundant provisions that are no longer required, and remove these from the scheme. Many of these are short-term initiatives that can be implemented relatively quickly, and without the need for more strategic work.

Looking forward, the overall size and level of complexity of the planning scheme is not going to change significantly. Casey is a large and rapidly growing municipality, with significant established areas, growth areas and non-urban areas to manage, with diverse and complex planning issues. Casey is planning for a population of over 500,000 and is effectively planning for a City with a population size the same as Tasmania. This requires a planning scheme that can keep up with the challenges ahead and continue to manage land use and development outcomes across the City. More important than its size is that the local content in the scheme has a purpose, is clearly written and properly reflects Council's strategic directions.

The level of change at a State level, as outlined in Section 4, is also indicative of the magnitude and rate of change that impacts on the broader planning context for Casey. The legislative and policy context at a State level is constantly changing and expanding, which brings with it an ever-increasing quantum of new and updated regulatory processes and policy considerations. Some improvements to streamline the planning scheme have been made by the State Government as part of recent Smart Planning initiatives, however the inherent complexities embedded within this structure Council cannot change. What Council must be able to do though, is respond to and implement this State legislative and policy context at a local level.

Recommendation:

Implement continuous improvement processes associated with the management and review of the planning scheme, so that Council is able to respond more quickly to opportunities to modify and streamline local content, remove outdated controls, align content with current Council strategic direction and improve the overall efficiency of the planning scheme, rather than wait for the four yearly statutory planning scheme review process. Details of continuous improvement process recommendations are outlined in Section 7.4 of this report.

5.5 Statutory planning processes

As outlined in the project scope, this review does not include detailed mapping of internal planning processes, or an audit against industry benchmarks. This will occur separately, as part of the Planning Services Review project.

Council's statutory planning activity is regularly reviewed and reported to DELWP for inclusion in the Planning Permit Activity Annual Report ("PPAR").

The purpose of the PPAR is to ensure that Councils continue to administer and enforce relevant legislation in an accurate, consistent and efficient manner. It also provides publicly accessible planning data across all Councils in the State, facilitating benchmarking and performance reporting.

Table 4 provides a snapshot of the City of Casey statutory planning data and key planning indicators from the PPAR for the last 3 financial years 2015-16, 2016-17 and 2017-18:

Table 4: Planning Permit Application Activity - City of Casey 2015-2018

Application Activity	CASEY 2015-2016	CASEY 2016-2017	CASEY 2017-2018	Metro average 2017- 2018	Growth Area Council average 2017-2018
Total applications received	1387	1250	1248		
New permit applications	1176 (85%)	1060 (85%)	1104 (88%)	85%	90%
Amended permit applications	202 (14%)	189 (15%)	144 (12%)	14%	10%
Combined permit applications	9 (1%)	1 (0%)	0 (0%)	0 %	0%
Total decisions	1264	1245	1345		
Permits/Amended Permits/Notices of Decision to issue permits	1033 (82%)	997 (80%)	1102 (82%)	85%	85%
Refusals	47 (4%)	50 (4%)	45 (3%)	5%	3%
Withdrawn/not required/lapsed	184 (14%)	198 (16%)	198 (15%)	10%	12%
Other key indicators					
Applications requiring further information requests	683 (49%)	805 (72%)	897 (72%)	54%	58%
Applications requiring public notification	414 (30%)	439 (41%)	511 (41%)	42%	33%
Applications lodged as VicSmart applications	17	13	72		
% VicSmart applications completed within 10 days	100%	100%	83%	77%	77%
% Applications processed within 60 days	64%	53%	57%	57%	58%
Reviews lodged at VCAT	25 (1.8%)	33 (2.6%)	42 (3.3%)	3.9%	1.4%

Source: Planning Permit Activity Reporting System – 2015-2018, and City of Casey planning databases

For the 2017-18 financial year, the major types of planning applications received were for:

- » Multi dwellings (25%)
- » Subdivision of land (24%)
- » Dwelling extensions (10%)
- » Change of use (9%)
- » Applications for one or more new buildings (8%)

Based on the above snapshot of Casey's statutory planning workload, a number of observations can be made:

- » The total number of applications per annum received in 2017-18 has fallen by 139 since 2015-16. There are a number of factors influencing this number, including various State Government regulatory initiatives introduced in 2015-16 which resulted in a spike in applications in that period.
- » The proportion of types of decisions (i.e. permit/notice of decision/refusal) is similar to both the metropolitan and growth area averages.

- » Casey has slightly higher percentages of applications requiring public notification than other Growth Councils, however is generally consistent with Metropolitan averages.
- » Casey has a very high level of applications lodged without all required information, well above both the metropolitan and growth area Council averages. This places significant resource demands on planning staff to assess and follow up with applicants with formal requests for further Information. It adversely impacts on application timeframes and the ability for Council to make timely decisions.
- » There has been a significant increase in the number of applications being assessed under VicSmart over the past 3 years. This upwards trend is likely to continue, given recent State amendments further expanding the range of application classes to which VicSmart now applies, and the preference at a State level to investigate opportunities for greater code assessment of applications which could form part of the VicSmart process. The benefits of VicSmart are that the application process is significantly simplified, they do not require public notification or further information assessments, and come in and out of the system within 10 business days. It does place some pressure on Council planning officers, however, to ensure that the 10-day turnaround periods are met. With increasing numbers of VicSmart applications expected, Council needs to ensure it has systems and resources in place to accept an increasing number of VicSmart applications into the future
- » The percentage of applications in Casey now being completed within 60 days has reduced since 2015 from 64% to 57%, although it is noted that the current percentage is generally comparable to both the metropolitan and growth area Council averages. There are a number of factors influencing this, including the backlog of applications which Council has had to deal with over the past 2 years as planning resources were diverted to broader organisational issues such as digital transformation, etc. It is hoped that with recent success over the past 6-12 months of the “surge teams” reducing the numbers of live applications in the system, that this will bring about flow-on effects to overall processing times for all applications being reduced.
- » The proportion of applications going to VCAT has increased over the past three years (from 1.8% in 2015-16 to 3.3% in 2017-18.). In actual application numbers, this is an additional 17 applications within a 12-month period. This does have resourcing issues for Council as planning officers need to take time out from their regular work tasks to prepare for a VCAT hearing, or resources are required to engage external representation. However, whilst Casey has had an increase, and is higher than the growth area Council percentage, it is still lower than the metropolitan average. Casey has for many years maintained VCAT rates under the metropolitan average, suggesting that Casey’s collaborative approaches to negotiating outcomes, and extra processing time taken for decisions has led to better outcomes where more applicants are satisfied with the decisions made.

Across the organisation the City of Casey has focussed on a complete digital transformation over the past two years. It has embraced new and innovative ways of working, implemented new IT systems, introduced sustainable and paperless office practices and introduced ‘activity based’ working into its office. The City of Casey is considered to be a leader in local government in this regard and has set a new benchmark for other Councils to aspire to.

These improvements have presented some challenges to Council’s planning staff, and it has taken time to work through and provide appropriate responses that will meet the specific needs of Council’s planning service. With its traditional reliance on paper-based files, large plans, high levels of customer interaction and a non-digitised application lodgement process, combined with the ever-increasing workload expectations on Council planners, the challenges have been significant.

The separate Planning Services Review will investigate in more detail how well the planning service has been able to respond to these challenges, and make recommendations for this moving forward.

For the purposes of this Planning Scheme Review, it is important to note some of the specific internal process improvements recently undertaken to improve the planning service:

- » Responding to the 'digital transformation' of the organisation and tailoring specific outcomes to meet the needs of the planning service, including:
 - » Moving from hardcopy to digital files and record-keeping, with the associated reduction in files, paper and storage.
 - » Introduction of digital plan-reading systems.
 - » Introduction of on-line application lodgment systems. This has resulted in a significant change to application lodgment processes, with a fully electronic system contributing to improved and more convenient application lodgment, reduced hard copies and improved customer satisfaction.
- » Introduction of a Facilitated Development Program to facilitate investment-ready planning permits that are consistent and timely. This is based on the concept of facilitated development (not 'fast-tracked') and focuses on pre-application discussions for major developments and ensuring permit applications are 'decision-ready' when they are lodged. The concept emanated from a direction in the former Council Plan (2013-2017) to focus on attracting investment and business growth to increase local employment opportunities. The program has been successful, and additional staff positions created to broaden its scope.
- » Developing internal processes and resource allocation to better respond to VicSmart 'fast-track' planning applications.
- » Introducing "surge teams" to focus on reducing backlog of applications. This resulted in a reduction of total live application from 560 in early 2018 to 388 in September 2018, a reduction of 31%. The average statutory days for decisions in September 2018 was 48 days, and the average total days was 85. These are the lowest totals over the past two year period, which is a significant achievement, given the level of organisational change also happening over this time.

Looking forward, there are still many challenges for Casey's planning service, which are being addressed in various ways within the organisation and will be further enhanced with a number of internal process improvements arising from this Planning Scheme review and the Planning Services review.

Emerging priorities for the planning service which will need to be addressed into the future are likely to be:

- » Embedding the capabilities and outcomes achieved by the surge team over the past 12 months within the planning service so that it can sustain the results in an ongoing capacity.
- » Ensuring capacity to accommodate higher numbers of VicSmart applications and continue to meet the statutory 10-day turnaround period.
- » Exploring further opportunities for the Facilitated Development Program to support development and investment in Casey, and facilitate effective pre-application processes, in collaboration with strategic planners and activity centre place managers, as relevant.
- » Improving the quality of applications lodged by applicants, to reduce the need for further information requests. Consideration should be given to online information, guidelines and checklists that sit outside the planning scheme to provide detailed advice to applicants about expectations and standards of different types of planning applications, which the planning scheme is unable to do in sufficient detail.
- » Implementing ongoing continuous improvements in managing the planning scheme with a view to identifying opportunities to reduce complexity of the planning scheme, remove redundant provisions and respond to emerging issues on a more regular basis.

5.6 Planning Scheme Amendment Processes

Planning scheme amendments are prepared and processed by the City of Casey as a planning authority, in accordance with the requirements of the P&E Act. Amendments can be requested by third parties (eg: land owner requesting a rezoning – the proponent), or can be initiated by Council (eg: to implement a Council strategy into the planning scheme, such as a Structure Plan or a Housing Strategy). The stages of an amendment include:

- » **Authorisation:** Initial consideration of an amendment request, including seeking authorisation from the Minister for Planning and preparation of all amendment documentation.
- » **Exhibition:** All statutory exhibition processes and consideration of submissions.
- » **Panel:** Referral of unresolved submissions to an independent panel convened by Planning Panels Victoria; panel hearing processes.
- » **Adoption:** Consideration of Panel Report recommendations by Council prior to deciding whether to adopt the amendment.
- » **Approval:** Approval of the amendment by the Minister for Planning.
- » **Gazettal:** Publishing of the amendment in the Victoria Government Gazette, which gives it legal effect in the planning scheme.

Other authorities can also initiate and process amendments as the planning authority, including the Minister for Planning, and other statutory authorities (such as the VPA or Vic Roads).

Council has internal processes for the administration and reporting of each stage of the planning scheme amendment process. All these processes are consistent with the requirements of relevant legislation and guidelines, including:

- » *Ministerial Direction No. 15 – the planning scheme amendment process.*
- » *Advisory Note 48: Ministerial Direction No. 15 - the planning scheme amendment process (September 2012).*
- » *Practice Note 77: Pre-setting panel hearing dates (Oct 2012).*
- » *Guidelines: Preparing planning scheme amendment documentation (DTPLI Sep 2014).*
- » *Ministerial Direction: The form and content of planning schemes.*

The ATS recently introduced by DELWP in July 2018 (as discussed in Section 4.7 of this report) has introduced new processes associated with the lodgement and approval of amendments, with all documentation now being electronically lodged and recorded as part of a digital platform maintained by DELWP.

The introduction of the ATS has resulted in some additional workload for Council in the short term with training staff in the use of the ATS and becoming familiar with the new processes. Council staff are currently in the process of updating internal checklists and templates to align with the online ATS processes. Moving forward, it is expected that the ATS will improve internal efficiencies associated with planning scheme amendment processing.

5.7 Local Planning Scheme Amendments

Between 1 July 2016 and 31 October 2018, a total of 31 local planning scheme amendments have been commenced. 20 of the 31 local planning scheme amendments were advanced by Council and 7 of these have been finalised. A list of all local amendments commenced or approved since July 2016, and a summary of each, is included in Appendix B.

Significant amendments over this timeframe which are worthy of highlighting included:

Amendment C189 – Casey Central Town Centre Structure Plan

The amendment implements the Casey Central Town Centre Precinct Structure Plan by introducing UGZ10 to the Casey Planning Scheme and rezoning the Precinct to UGZ10.

Amendment C190 – Brompton Lodge PSP

The amendment implements the Brompton Lodge Precinct Structure Plan (PSP) by introducing Urban Growth Zone Schedule 11 to the Casey Planning Scheme and applying it to the Brompton Lodge Precinct.

Amendment C250 – New Municipal Strategic Statement

Amendment C250 was a major amendment for Casey which introduced a new Municipal Strategic Statement (MSS) at Clause 21 and replaced all Local Planning Policies at Clause 22 of the scheme with a new suite of local policies.

C250 restructured the MSS, using both a ‘thematic’ and ‘local area’ approach to articulate Council’s vision and strategic objectives for the City of Casey. The content of the MSS was drawn from the various themes and local areas identified in the Casey C21 strategy. This was the first time specific local area policies had been included in the MSS. The response to this restructured MSS in introducing the Local Areas sections, by both Council staff and VCAT, has been generally very positive.

The completion of Amendment C250 had been a lengthy process, with work on the revised MSS having commenced in 2003 following the approval of the Casey C21 strategy as the organisational strategy and vision. However, the development of the new MSS experienced a range of unforeseen delays and it was not finally approved until February 2017.

5.8 Current Planning Scheme Amendments

There are a number of significant local planning scheme amendments, which have commenced and are currently in various stages of progression:

Amendment C198 –Housing Strategy

Amendment C198 implements the Housing Strategy, including a review of the Low Density Residential Zone. It represents a significant piece of strategic work for Casey, and one of the most important strategies guiding the future direction of the planning scheme. It proposes changes to the Local Planning Policy Framework, introduces Schedule 3 to the Residential Growth Zone and applies it to land adjacent to activity centres; introduces Schedule 2 to the General Residential Zone and applies it to land close to activity centres; introduces Schedule 1 to the Neighbourhood Residential Zone and applies it to a residential area north east of Berwick; and introduces Schedule 1 and 2 to the Low Density Residential Zone and applies the schedules to areas identified in the Housing Strategy. A panel hearing was held in September 2018, with the Panel Report only recently received and yet to be formally considered by Council.

Amendment C204 – Cranbourne Town Centre

The amendment proposes to amend Schedule 1 to Clause 37.08 Activity Centre Zone (Cranbourne Activity Centre) in accordance with the *Cranbourne Town Centre Structure Plan* and make consequential changes to the Municipal Strategic Statement (MSS) and Local Planning Policy (LPP). Amendment C204 has progressed through an independent planning panel, has been adopted by Council and is currently awaiting Ministerial approval.

Amendment C207 – Berwick Health and Education Precinct

Prepared and exhibited by the VPA, Amendment C207 amends planning provisions in the Berwick Health and Education Precinct. It proposes to rezone the land to a Comprehensive Development Zone – Schedule 2 and insert a new incorporated document. Part 1 of the amendment (where no submissions applied) has been referred to the Minister for Planning for

approval. Part 2 of the amendment is scheduled to have a panel hearing process to consider submissions in December 2018.

Amendment C219 – Cranbourne West PSP

The amendment proposes to amend the Cranbourne West Precinct Structure Plan and Schedule 1 to Clause 37.07 (Urban Growth Zone) to redesignate approximately 133 hectares of land known as 635 Hall Road, part of 620 Western Port Highway, and 690 Western Port Highway, Cranbourne West within the Cranbourne West PSP area from Commercial 2 Zone to General Residential Zone, and applying a 5.9% public open space contribution to the same land. The amendment also updates the Cranbourne West PSP and makes consequential changes to Schedule 1 to Clause 37.07 and Clauses 21.02, 21.18, 22.03 and the Schedule to Clause 81.01. The amendment has progressed through an independent planning panel and has been adopted by Council.

On 16 October 2018 the Minister for Planning advised Council that he has decided to defer making a decision to approve the amendment pending the preparation of an industrial and commercial land supply study for the Southern Region.

Amendment C221 – Cardinia Creek South PSP

The VPA is the planning authority. The amendment proposes to implement the Cardinia Creek South PSP (formerly the McPherson PSP) by introducing UGZ12 to the Casey Planning Scheme. The amendment has been submitted for approval to the Minister by the VPA following a Panel hearing.

Amendment C224 – Fountain Gate-Narre Warren CBD Activity Centre

Implements the strategic directions of the Fountain Gate-Narre Warren CBD Structure Plan (2016) and applies an Activity Centre Zone. The amendment has been adopted by Council and has been with the Minister for Planning for approval for 6 months.

This is a significant amendment for Council's largest activity centre, and the use of the Activity Centre Zone provides an opportunity to improve efficiencies in the scheme by updating the centre's strategic directions, removing redundant planning controls and providing a single place in the scheme for policy and strategies relating to the activity centre. It is disappointing it has been waiting for 6 months to be approved in the Minister's office, for a non-contentious amendment which will considerably streamline and improve planning and investment outcomes in Casey's largest activity centre.

Amendment C225 - Botanic Ridge Stage 4

The amendment proposes to rezone the land at 860 Ballarto Road, Botanic Ridge to facilitate residential development on the site, and applying a BMO to the same land, and a DPO to land at 860, 2/860, 950 and 980 Ballarto Road, Botanic Ridge. The panel report has been received and is to be considered shortly by Council.

Amendment C228 – Minta Farm PSP

The VPA is the planning authority. The amendment proposes to implement the Minta Farm Precinct Structure Plan by introducing UGZ14 and Incorporated Plan Overlay – Schedule 2 to the Casey Planning Scheme. The amendment has been submitted for approval to the Minister by the VPA following a Panel hearing.

Amendment C231 – Manuka Road Berwick

The amendment proposes to rezone land at 42-80 Manuka Road, Berwick from Farming Zone to General Residential Zone, applies a new Development Plan Overlay Schedule 24, amends the Bushfire Management Overlay and Heritage Overlay, and other consequential changes to the Casey Planning Scheme.

Major issues were bushfire policy and heritage considerations.

After exhibition of this Amendment, significant changes were made to State bushfire policy, which changed the context for the amendment with respect to application of the BMO. The Panel Report raises issues relating to the application of State bushfire policy, which impact on Council's current adopted position in relation to the use of Bushfire Management Overlays in new residential subdivisions. Council is yet to consider this panel report and the implications for its policy position for bushfire planning (further discussion in Section 4.5 of this report).

5.9 Regional Planning Scheme Amendments

Between 1 June 2016 and 31 October 2018, a total of nine GC Amendments that impact on the City of Casey have been approved. A list of the approved GC amendments is included in Appendix B.

The most significant GC amendments were:

- » **Amendment GC47** - Facilitated the Monash Freeway Upgrade Project and fixes zoning anomalies in the Princes Freeway Corridor.
- » **Amendment GC13** - Introduced the updated BMO mapping and Schedule 3 to the BMO. The BMO was considered in Amendment C198 as it restricted the proposed zoning and minimum allowable subdivision size within certain precincts (further discussion in Section 4.5 of this report)
- » **Amendment GC75**

The amendment made changes to the Community Infrastructure Levy (CIL) payable in 43 DCPs across 13 Planning Schemes. The DCP system enables a CIL to be imposed to fund projects involving the construction of community buildings or facilities under section 46L(1)(a) of the Act. The Act sets a cap on the amount of the CIL that can be set in a DCP. The maximum amount of the CIL payable under a DCP was increased from \$900 to \$1,150 for each dwelling on the 13 October 2016 by a Governor-in-Council Order under section 46(L)(2) of the Act.

Implications for Casey:

Seven DCPs in Casey's growth area were affected by the new CIL rates:

- » Cranbourne North Precinct Structure Plan Development Contributions Plan
- » Cranbourne West Development Contributions Plan
- » Clyde North Precinct Structure Plan Development Contributions Plan
- » Botanic Ridge Development Contributions Plan
- » Clyde Development Contributions Plan
- » Berwick Waterways Development Contributions Plan
- » Brompton Lodge Development Contributions Plan.

5.10 Status of recommendations from the 2016 Planning Scheme Review

The 2016 Planning Scheme Review made 33 recommendations relating to future actions to improve the operation of the Casey Planning Scheme. The recommendations included short, medium and long term actions to prioritise the workload. The recommendations can be grouped into a number of different categories:

Attached in Appendix C is a table identifying the 33 recommendations, along with a status update on the current level of completion of these recommendations, and its continued relevance.

Of the 33 recommendations, 10 have been completed, 8 are in progress and 15 have not commenced. A summary of the key recommendations and their level of completion are as follows:

» **Completed:**

The most significant recommendation completed is placing Amendment C198 (Housing Strategy) on exhibition. Amendment C198 was exhibited in Nov/Dec 2017 and proposes to implement the findings and objectives of the Casey Housing Strategy by introducing new zones and associated strategic direction to guide residential development into the planning scheme

A number of recommended actions related to the *Draft Western Port Green Wedge Management Plan* (“**GWMP**”), which provides a strategic framework to guide the planning of primarily rural areas located in the south of the municipality over the next 20 years. The draft GWMP was exhibited in 2017 and proposed to allow further subdivision of land in the Green Wedge. Subsequently, Council officers received direction from the State Government that the proposal to allow further subdivision is not consistent with State planning policy. Council is now revising the plan to scale back the Green Wedge subdivision provision. A revised GWMP is likely to be presented to Council in early 2019

Completion of two amendment processes for Casey’s two largest activity centres – Fountain Gate-Narre Warren CBD and Cranbourne has occurred, both arising from recommendations of the 2016 review. Amendment C224, which proposes to introduce the Activity Centre Zone over the Fountain Gate-Narre Warren CBD and Amendment C204 amends provisions in the Cranbourne Activity Centre in accordance with the Cranbourne Town Centre Structure Plan. Both amendments have been adopted by Council and are currently awaiting Ministerial approval

Amendment C219 which proposed to revise Schedule 1 to the Urban Growth Zone and Cranbourne West PSP to redesignate employment land has progressed through an independent planning panel, been adopted by Council, and is currently awaiting approval from the Minister for Planning.

» **In progress**

There are two recommendations from the 2016 review currently in progress which need to continue to be progressed as they will have a major impact on the continued operation and efficiency of the planning scheme.

The work being done on the Activity Centres Strategy and amending the retail policy within the planning scheme is a significant piece of strategic work (similar to the Housing Strategy). It will provide important strategic direction in the scheme for activity centres and retail development across the City. It will be important in maintaining a contemporary planning scheme that this work is progressed in a timely manner.

The recommendation to review the Development Plan Overlays (“**DPOs**”) had a high priority in 2016, and is still considered a high priority. A review of the DPOs was undertaken in 2016, however this work never progressed further as a planning scheme amendment. Further work has been undertaken in 2018 as part of the Reducing Red Tape Report (discussed in 6.3 Section of this report), which makes a number of recommendations to remove many redundant DPOs, and reduce a number of others in size, in areas where development has already occurred. These recommendations should be implemented in two stages, with the highest priority ones being removed as part of a Stage 1 Ministerial Amendment, and others where public notification will be required, or where there are other complexities, should be implemented via a Stage 2 Council Amendment to follow later in 2019

Other actions in progress include a number of general fix up amendments, 'business as usual' activities, such as monitoring the implementation of PSPs, and investigating additional strategies and local policies to guide submissions to the VPA on new PSPs. Actions that are being completed as part of this 2018 review of the Casey Planning Scheme area also included.

» **Not commenced**

Of those recommendations not yet commenced, one had high priority, eight were medium priority and six were low priority.

A number of actions that have not commenced will be undertaken as part of the implementation of the 2018 planning scheme review recommendations.

The high priority recommendation that has not commenced is to amend the Strategic Framework Plan to show areas of approved and future PSPs. The challenges of the MSS trying to keep up with the rapidly changing growth area planning controls was raised as an issue in the staff consultation, and was also raised as an issue by VCAT. Recommendations to address this will form part of this 2018 review.

Some of the medium priority recommendations which have not commenced have now become high priority, given their importance to the operation of the planning scheme. These include updates to the MSS to align with the Council Plan and a review of reference documents to remove redundant documents and update superseded versions.

All other medium and low priority recommendations that have not commenced have either been included as new recommendations within this 2018 Planning Scheme Review with adjusted priority allocation (as appropriate), or are no longer considered relevant to be undertaken and do not form part of the ongoing 2018 Planning Scheme Review recommendations.

5.11 Current strategic projects

Strategic planning work plan

Council has a number of strategic projects currently underway, or within its current future work priorities, which will have an impact on the content and operation of the planning scheme.

This list is provided here for information purposes to assist in providing a local context for this planning scheme review. It does not reflect that they form part of a definitive business plan for Council, or that all projects are fully resourced.

This list will change over time, as Council undertakes further business planning processes and organisational priorities change in response to a range of factors.

Table 5: Current Strategic Work Priorities 2018-2021

Strategic Project	Comments
Amendment C198/Housing Strategy	<ul style="list-style-type: none"> Consideration of Panel report early 2019; Adoption by Minister; Some further work likely to arise from Housing Strategy: <ul style="list-style-type: none"> Aged care locational principles Affordable housing
Activity Centres Strategy & Retail Policy	<p>Currently being prepared:</p> <ul style="list-style-type: none"> Report to Council for authorisation early 2019 Exhibition and panel processes mid-2019 To include some work on Non-Residential Uses in Residential and Future Residential Areas Policy

Strategic Project	Comments
Westernport Green Wedge Management Plan	Exhibited 2017 Report to Council to consider submissions early 2019
Casey Foothills Review	On hold until completion of GWMP <ul style="list-style-type: none"> · SLO landscape assessments have been completed · Future Township plan priorities to be established
Plan Melbourne initiatives	Currently contributing to regional initiatives: <ul style="list-style-type: none"> · Southern Region Land Use Framework Plan · Southern Region Transport Plan
GC88 – Packaged Liquor Policy	<ul style="list-style-type: none"> · Currently awaiting authorisation · Exhibition and panel processes 2019
Review of Development/Structure Plans:	<ul style="list-style-type: none"> · Cell N; Narre Warren North Township; Cardinia Strategy Plan; Berwick Village Structure Plan; Hampton Park Development; Cranbourne Town Centre Structure Plan (implement into scheme)
New Development Plans/Structure Plans	<ul style="list-style-type: none"> · C207: Berwick Health & Education Precinct Part 1: awaiting Ministerial approval · C207: Berwick Health and Education precinct Part 2: upcoming Panel hearing · Manuka Road Berwick (C231) · Botanic Ridge Stage 4 (C225) · Pearcedale Township · Collision Estate (Cranbourne East) · 39-45 & 40-46 Beechey Lane (Cranbourne)
Policy Review	Reviews of existing policies: <ul style="list-style-type: none"> · Advertising Signs Policy · Non Residential Uses in Residential Areas Policy · Electronic Gaming Policy · Open Space Strategy
New Policy Development	<ul style="list-style-type: none"> · Environmentally Sustainable Development Policy
Growth Areas	<ul style="list-style-type: none"> · Minta Farm Precinct Structure Plan –C228 submitted for approval · Cardinia Creek South Precinct Structure Plan – C221 submitted to Minister for approval · Casey Fields South Precinct Structure Plan is currently being prepared by VPA · Croskell Precinct Structure Pan (Casey Central) is currently being prepared by VPA · Minta Farm Infrastructure Contributions Plan is currently being prepared by the VPA · Clyde Regional Park (GC99) and Clyde Park Sports Precinct (Amendment C238) was considered by the State Governments Regional Parks Standing Advisory Committee. · A review of old development Contributions Plans (DCPs) is currently being undertaken.
Resourcing of new Development Plans	Consideration of options to assist in resourcing obligations of Council to progress the preparation, assessment and approval of a number of developer-led Development Plans

These projects amount to a significant amount of work. Added to this list will be additional responsibilities to prepare a new Municipal Planning Strategy and Planning Policy Framework in 2019, arising out of the State Government's recent reform initiatives (introduced via Amendment C148 in July 2018).

Council needs to apply rigour and pragmatism to its organisational priorities to ensure its strategic planning efforts are targeted to where they are needed most, and ensure resources are efficiently used.

The new structure of the planning scheme will provide opportunities for Council to simplify and streamline its policy regime. Rather than implementing strategic work via fully detailed policies extending over multiple pages and sitting as separate documents in Clause 22, there is now the opportunity to implement more targeted objectives and strategies which sit under the thematic State policy headings. Where existing State policy already addresses issues, they do not need to be repeated in the local policy. Similarly, the State planning policy will provide most of the context, and the detailed policies traditionally included in planning schemes will no longer be required.

There is also the opportunity with expanded provisions within zone schedules to include content that was previously in separate policies. The use of zone and overlay schedule objectives, decision guidelines and other schedule provisions may obviate the need for extensive policies elsewhere in the scheme. All these options should be explored in determining implementation methods for future strategic work.

This more concise and targeted approach to including new content within the scheme is likely to benefit issues such as urban design, neighbourhood character, environmental issues, aged care facilities, gaming, open space, transport and others.

Packaged Liquor Policy

One piece of strategic work worthy of noting in this review due to its innovative content and regional implementation approach is the proposed packaged liquor policy (Amendment GC88). The development of a packaged liquor policy was identified in the 2016 Planning Scheme Review, and also forms part of the Municipal Public Health and Wellbeing Plan action plan .

The South-East Melbourne Council Group (“**SEMCG**”), which comprises Bass Coast Shire, City of Casey, Cardinia Shire Council, City of Greater Dandenong, City of Frankston, City of Kingston and Mornington Shire Council, established a working group in 2014 (partnering with Victoria Police) to investigate links between licensed venue outlet density, particularly packaged liquor outlets, and alcohol-related harms. The group recently completed a research project in 2017 that included developing a suite of responses to the increasing potential impacts of packaged liquor outlets. The responses range from advocacy strategies and reference toolkits to draft amendments to the planning scheme including new draft local planning policies to be included in all planning schemes of participating Councils.

The group found that the existing State policy in the planning schemes for all Councils is broad and is more concerned with addressing issues around on-premises liquor outlets; that is, pubs, clubs, taverns and the like, where the amenity impacts generally occur in the immediate area around these types of premises. It provides very little guidance on packaged liquor premises.

The State Government has advised the SEMCG that this matter is best addressed through a local policy. As a result, the majority of the group, along with two additional Councils (Cities of Maroondah and Knox), have sought authorisation for a Group of Councils Planning Scheme Amendment (GC88) to introduce a local policy into each Council's planning scheme, and other supporting changes to the MSS, to better inform the assessments of licences for packaged liquor outlets. In particular, the policy seeks to ensure the cumulative impact of packaged liquor floorspace is assessed, including the location of the packaged liquor premises in relation to areas of highest socio-economic disadvantage and overall density of outlets, and the alcohol-related harms associated with off-premises consumption of alcohol.

To date, no response from the Minister for Planning to the authorisation request has been received.

Amendment GC88 and the body of research associated with it, is the first time in Australia local government has tried to understand the relationship between packaged liquor and an increase in alcohol-related crime and violence, and translated this into a planning scheme response. The analogy with the evolution of gaming policies in planning schemes is apparent. Where a decade ago gaming-related issues were not considered relevant to include in land use-focused planning schemes, such policy considerations have now evolved to form a legitimate role in many planning schemes.

It is hoped that the Minister will allow Amendment GC88 to progress to exhibition stage, at which time the merits of the policy and its evidence base can be tested in the community and before any panel hearing. Subject to receiving authorisation for GC88, the exhibition process is likely to commence in 2019.

5.12 Overview of local strategic context

Key findings of the overview of local strategic context are:

- » The City of Casey has a new *Council Plan 2017-2050*, a new long-term vision, and a number of other adopted strategies which are currently informing planning decisions, but which are not reflected in the Casey Planning Scheme. This should be addressed as a high priority.
- » Council's statutory planning processes are continuing to evolve and respond to the challenges of increasingly complex State and local planning policy frameworks. Significant improvements have been made in recent times, including the introduction of online planning application processes, the "surge team" to reduce live planning application backlogs, and the Facilitated Development Program to improve the quality of applications lodged for major land use and development proposals. Into the future, areas which are likely to require attention include:
 - » Embedding the capabilities and outcomes achieved by the surge team over the past 12 months within the Statutory Planning Service so that it can sustain the results in an ongoing capacity.
 - » Improving pre-application processes and the quality and timeframes for major development applications through the Facilitated Development Program.
 - » Improving the quality of applications to reduce the need for further information requests.
 - » Ensuring processes are in place to meet expected increase in the numbers of VicSmart applications to meet the statutory 10-day timeframes.
- » There have been a number of planning scheme amendments to change local content of the planning scheme over the past two years, both completed and substantially progressed, which have implemented, or propose to implement, major initiatives into the Casey Planning Scheme. These include the Housing Strategy, and the implementation of a number of Precinct Structure Plans and other Development Plans into the scheme. These plans represent many years of strategic work and contribute to the ongoing update of the Casey Planning Scheme to align with State policy and Council priorities.
- » Council has a number of strategic projects currently underway or within its current future work priorities that will have an impact on the content and operation of the planning scheme. These should continue to be reviewed and adjusted in conjunction with the recommendations of this Planning Scheme Review, and aligned to organisational priorities and resourcing.

6 Review of local provisions

The following is a review of the local content of the Casey Planning Scheme, informed by consultation undertaken for this review with staff and external authorities, and the research and analysis undertaken in reviewing VCAT and panel decision, reviewing planning scheme amendments that have recently been approved, and in assessing the State and local strategic planning context.

This section discusses each area of the planning scheme that contains local content, and provides recommendations for actions for improvement.

6.1 Municipal Strategic Statement

The Municipal Strategic Statement (“**MSS**”) articulates Casey’s key strategic planning, land use and development objectives for the municipality and the strategies and actions for achieving the objectives. The MSS provides the broad local policy basis for making decisions about planning permits and planning scheme amendments.

The MSS was substantially restructured as part of Amendment C250 in 2017, and is currently in the following format:

- » Municipal profile.
- » Key issues and influences.
- » Vision and strategic framework plan.
- » Themes – each with objectives, strategies and implementation measures.
- » Implementation may include policy guidelines, planning scheme provisions and other implementation measures.
- » Objectives, strategies and implementation measures for 17 Local Area Plans.
- » Reference documents to provide background or supporting information.

The MSS is required to align with the Council Plan (under the P&E Act) and is required to comply with the format and structure of the guidelines contained in PPN 4: *Writing a Municipal Strategic Statement*, June 2015.

The MSS is based around the following key land use and development issues:

- » *Settlement and Housing*
 - » The management of rapid urban growth to meet the social and physical needs of a diverse community.
 - » The management of urban development and its impacts on surrounding rural areas and areas of landscape and environmental significance.
- » *Environment*
 - » The protection and restoration of Casey’s biodiversity.
 - » The protection and management of areas of State, national and international significance.
 - » The protection of life and property arising from the impacts of climate change, flooding and wildfire.
 - » The protection and enhancement of significant rural landscapes.
- » *Economic Development*
 - » The development of a diverse, prosperous and sustainable economic base for Casey.
 - » The development of a strong knowledge-based business sector.

- » The need to support and strengthen existing businesses, including home-based businesses.
- » The protection and sustainable use of agricultural land.
- » The development of Casey's tourism and eco-tourism potential.
- » *Transport*
 - » The development of a transport system that addresses Casey's accessibility needs and provides for increased use of public transport.
 - » The need to upgrade regional transport routes in order to improve access for Casey's residents to the major employment precincts to the west.
 - » The development of a multi-use trail network in Casey that links community places and other key destinations.
- » *Built Environment*
 - » The protection and enhancement of local neighbourhood character.
 - » The retention and maintenance of heritage places for the benefit of present and future generations.
 - » The protection of Casey's diverse local areas, townships and villages from inappropriate use and development.
- » *Local Areas (17 areas)*
 - » Outlines objectives, strategies and implementation measures relevant for each local area, based upon the thematic-based MSS strategies.

Given the timeframes for Amendment C250 to ultimately be approved, it has unfortunately resulted in the MSS becoming outdated very quickly. The rapid growth in Casey, complex planning issues and the evolving nature of Council's strategic directions and priorities have resulted in there being a significant time lag in corresponding changes in strategic direction being made to the MSS. The MSS still provides broad level strategies which are generally relevant to land use and development in Casey and provide some useful strategic context for planning decisions. However, other than minor updates as result of specific amendment processes, the strategic directions are essentially over 15 years old and based on strategic work undertaken nearly 20 years ago as part of the development of the Casey C21 strategy. Accordingly, they do not fully align with current Council Plan directions and strategies, and do not properly reflect land use and development strategies contained within current adopted strategies of Council.

This was reinforced in the staff consultation for this review, with a consistent overall message that the MSS content is outdated. Whilst some of the content is still relevant, it does not reflect key adopted Council strategies. Staff generally felt the MSS has not kept up with the rapid growth and changing strategic context of Casey.

It must also be noted that the amendment process itself is not conducive to efficiently being able to update the MSS without time delays. An amendment which goes through standard exhibition and panel processes takes about 12-18 months, not including time with the Minister for Planning waiting for approval.

A review of the specific clauses of the MSS is as follows:

CI 21.01 – Introduction and CI 21.02 – Key Issues and Strategic Vision

Casey's introductory section in the MSS, containing the municipal profile and key strategic directions for future land use planning and development, as illustrated in the Strategic Framework Plan, are:

- » A hierarchy of activity centres that caters for the growth of individual centres.
- » Regional transport corridors supported by a "mile-grid" of arterial roads.
- » An open space network to create linear corridors that link major destinations.

- » Capacity for new suburban areas within the Urban Growth Boundary to cater for up to an additional 78,000 households, as of 2011.
- » Green Wedge land that is afforded long-term protection from urban growth pressures.
- » A mix of housing opportunities incorporating suburban and large-lot housing ('lifestyle living').
- » Land for future employment growth in a number of large new employment precincts.
- » Environmental protection of conservation areas.

Whilst the broad strategic directions of Clauses 21.01 and 21.02 are still relevant, their detail has evolved:

- » Population forecasts for Casey are now well out of date, and do not reflect the latest 2016 census or Council's own population and demographic profiles.
- » Transport corridors need to be updated to reflect current strategic transport priorities, particularly in the growth areas.
- » Activity centres hierarchy needs updating to align with Plan Melbourne and Council's policy directions for activity centres.
- » Amendments to green wedge areas has occurred as urban development has moved outward, and pressures on the urban fringe have increased.
- » Employment land has been subject to review in a number of recent PSP processes, including Cranbourne West and Minta Farm.

There is a need to rewrite the strategic directions and refresh the strategic framework plan for Casey to more accurately reflect recent growth and changing strategic context, and the directions within the Council Plan.

CI 21.03 - Settlement and Housing

Feedback from staff on this section of the MSS was:

- » Language and terminology for community facility planning is outdated, as well as scope and definitions; needs to provide better locational and design principles to guide community facility planning.
- » Planning for regional facilities, understanding their catchments and guidance for locational principles would be useful
- » There could be improved references to social impact assessments, and outlining where and for what type of applications these might be provided for.
- » There is no policy guidance on the location or operation of electronic gaming machines and venues, and minimising community harm.

CI 21.04 – Environment

Feedback from staff on this section of the MSS was:

- » Objectives and strategies need complete review; they don't contain useful or relevant direction to base decisions on. Whilst containing broad level intent, they need to be reworded and more focused; there is overlap/repetition with State policy.
- » None of the environment-related reference documents are used by staff. Need to develop a new set, based on current documents which currently inform planning decisions. CI 21.04 refers to superseded State guidelines.
- » Needs more emphasis on tree retention, canopy cover and creating "urban forests". Policy should not just be about net gain/biodiversity outcomes, but to recognise the broader benefits of tree retention across the municipality (community wellbeing, amenity, shade, heat island effect, etc).

- » Policy needs to be a change in emphasis from minimising loss to be more about retaining existing vegetation as the priority.
- » Provides no support/guidance for vegetation removal assessments; strategic direction is not strong enough to support decisions; no guidance on native vegetation local offset sites to ensure replanting occurs within Casey/Westernport region
- » There are a number of adopted Council policies not referenced, which should be considered for reference in the scheme, including:
 - » Integrated Water Management Plan, 2002
 - » Water Sensitive Urban Design Guidelines (South Eastern Councils), Melbourne Water, 2013
 - » On site detention policy
 - » Rural Drainage Policy – this is well used and should be applied municipal-wide, and not just focussed on rural areas
 - » Biodiversity Strategy
 - » Open Space Strategy
 - » Equestrian Strategy
 - » Paths & Trails Strategy
 - » Leisure Facilities Development Plan.
- » There is no strategic policy guidance in the scheme on climate change and how to apply the State policy of 0.8m sea level rise to planning applications in Casey.
- » Some work has been done on coastal inundation impacts along Casey's coastal areas (based on flood level impacts of climate change but not sea level rises), which suggest there are impacts on planning outcomes in affected areas. However, these have not been translated into planning controls.
- » There is no policy direction on environmentally sustainable development.
- » Open Space Strategy not being in the scheme has been an issue – cannot always achieve compliance with strategy principles, particularly in relation to location and type of open space. The core level standards in the strategy are the most relevant 69 PSR 2018 to planning decisions and the biggest priority to reference in the scheme.
- » Planning staff would like to see more direction in the Open Space Strategy about guiding decisions on whether to take open space or cash-in-lieu contributions for specific areas, based on local needs.
- » Applying the Open Space Strategy is not applicable within growth areas, as the provision and embellishment of open space is guided by the relevant PSP and DCP.
- » Council's Landfill and Waste Management team are currently reviewing contaminated sites in Casey with a view to preparing a Contaminated Land Register. This will assist in managing environmental risks associated with these sites.

Comments from the Environment Protection Authority in relation to CI 21.04 were outlined in Section 2.5. The EPA noted that the current MSS has good recognition of the existing industrial areas within the municipality and policies that relate to the environment risks associated with these uses. Its comments focused primarily on strengthening these policy considerations. The detailed comments from the EPA will be able to be addressed as part of the proposed PPF rewrite.

CI 21.05 – Economic Development

Feedback from staff on this section of the MSS was:

- » The objectives and strategies do not reflect the adopted Casey-Cardinia Economic Development Strategy or Casey Cardinia Visitation Strategy.
- » Casey C21 strategy no longer provides appropriate guidance for Casey's economic development direction.

- » Reference should be made to agri-business opportunities.
- » Terminology has changed – ‘Casey Technology Park’ should be referred to as the ‘Berwick Health and Education Precinct’.
- » There is no longer a distinction between industrial and commercial land – is now just called employment land. Changes to industrial and commercial zones at a State level have resulted in less distinction, and more as-of-right uses.
- » Minta Farm and Cranbourne West PSP processes highlighted a gap around employment land which could have been assisted with more research around employment land supply and demand.
- » This section will be significantly updated through the Activity Centres Strategy implementation with respect to retail and activity centre policy.
- » Need to consider non-industrial uses in industrial areas (ie: gyms/places of worship).

CI 21.06 – Transport

Feedback from staff on this section of the MSS was:

- » Key transport issues have changed, based on latest Council Plan and key public transport routes; other Councils have a separate transport map in their MSS which is useful.
- » Clause 21.06 needs to be rewritten to align with the adopted Integrated Transport Strategy.
- » Not enough emphasis on active transport – walkability, cycling and accessible communities; “20-minute city”.
- » Currently there is work being done on a regional transport strategy as a Plan Melbourne initiative. This will probably form part of the regional policy section of the planning scheme.
- » Need further work on green travel plans, and justification for parking dispensations.
- » Need aspirational strategies relating to electric cars/smart cities.
- » Currently updating Paths and Trails Strategy.
- » Different areas in Casey have different parking demand – in Hampton Park and Cranbourne there is an oversupply, Berwick has an undersupply – therefore standard parking rates don’t reflect mismatch of demand and supply in local areas.

Feedback from Transport for Victoria/VicRoads relating to transport-related policy in the MSS is generally consistent with the staff feedback and reflects the need for policy updates to focus on the integration of transport planning and land use planning, to support a multi-modal transport system and improved connectivity. Policy should ensure new development, including community facilities takes into consideration proximity and access to existing transport services, and prioritise walking and cycling.

CI 21.07 - Built Environment

Feedback from staff on this section of the MSS was:

- » The planning scheme contains insufficient guidance to avoid demolition of heritage buildings. There is a need for a significant piece of work to update HO mapping and citations, and for many new heritage properties to be included.
- » There are six heritage-related reference documents in the scheme – not all are relevant, and some supersede older versions. This needs clarification and review, along with updates where required.
- » Lack of guidance on Aboriginal cultural heritage is a gap – there is a lack of knowledge about this in Casey, and what there is does not translate into the planning scheme.

- » Recent changes to State provisions now requires statements of significance to accompany all planning scheme amendments to introduce new heritage places under the heritage overlay, and include them as incorporated plans in the planning scheme.
- » Heritage officers would like the planning scheme to provide greater policy support to avoid demolition by neglect (owners deliberately letting their properties to be rundown, to support application for demolition).
- » The Image Strategy hasn't been reviewed since 2005. It provides a high-level urban design framework for Casey. With improvements, it could address neighbourhood character issues in appropriate areas.
- » Needs to be a clearer design guidance for urban design in activity centres, which cannot be achieved from a Development Plan Overlay.
- » Work has been done on preferred neighbourhood character outcomes for some townships and the coastal villages but has not been translated into the scheme.
- » Current urban design policies in the planning scheme do not produce a consistent outcome – broad strategies are too flexible and cannot be definitively relied on to produce acceptable outcomes.
- » Need to identify urban design gaps in Casey based on application of State Urban Design Guidelines and apply local guidelines to support State policy where required.
- » Would benefit from more targeted urban design policy statements with respect to structure plans.
- » Some additional urban design guidance for activity centres will be introduced via the Activity Centres Strategy implementation.
- » There is no policy guidance on achieving environmentally sustainable built form outcomes, which other Councils have.

CI 21.08 – CI 21.25 Local Areas Approach

The Local Areas Approach in the MSS is generally supported as a good strategic initiative, however was considered by staff to have some issues in terms of its content and application. The range of views expressed included:

- » Local Areas sections provide a very useful 'snapshot' of the strategic context for all areas.
- » Maps were used more than the text – being able to understand the strategies in a spatial context is the most useful part of these sections.
- » They should be reviewed as to the level of detail provided – strategies are generally very broad, and would benefit from being more locally specific.
- » Given the timeframes for new amendments to be approved, there is a time lag in approval of changes to the Local Areas section, and is often not up-to-date.
- » Major amendments to the planning scheme are not necessarily reflected in the detail of the Local Areas content.
- » Local Areas section is being used to support neighbourhood character assessments (in the absence of any other neighbourhood character content in the scheme); however, the guidance is very broad and not necessarily specific enough to support planning decisions.
- » Local Areas section has no purpose in growth areas – the PSP's provide all the strategic context required for growth areas, and the Local Areas section has no real relevance in these areas. In most cases, the information in the local area sections is out of date in relation to growth areas, and often contradicts what is contained within the PSPs. This causes confusion and does not assist planning decisions.

Overall, the primary advantage of the Local Areas section is that it provides a comprehensive and more integrated strategic context for all land in the municipality (essentially a de facto development plan) to support and guide all planning decisions within specific areas, regardless of whether or not there is a development plan or structure plan applying to that area. It is acknowledged that the Local Areas section provides the greatest benefits to established areas of Casey, where PSPs do not apply.

Casey uses the Local Areas section of the MSS slightly differently to most other Councils. Casey's approach has been to apply this section of the MSS to all of the municipality, and apply broad strategies across one or more local areas which apply. Other Councils use the Local Areas section of their MSS to focus in more detail on specific areas (eg: activity centres where a structure plan applies), with more specific and targeted objectives and strategies applicable to that area drawn from a relevant structure plan or strategy.

There is no correct approach, and given Casey's role as a leader in strategic planning initiatives more generally, the application of the Local Areas section in this manner is reflective of the integrated approach it takes to strategic planning across the whole municipality. Whilst the Local Area section adds some more complexity to planning scheme amendments (which must consider the impact of any change on the Local Areas section, as well as in other thematic areas within the MSS), the Local Areas section has been generally well received at VCAT, and is considered by planning staff to be serving a useful purpose. With some refinements, it can continue to add considerable value to enhancing planning decisions, and in some cases simplify the scheme by avoiding the need for other planning 'layers' to be added to the process (such as Neighbourhood Character or Development Plan Overlays).

Strategic Work and Other Actions

The MSS identifies 96 strategic work priorities and further actions which are intended to be completed by Council to further inform and support the objectives and strategies contained within the scheme. These are listed at the end of each respective clause in the MSS.

Attached at Appendix G is an audit of the level of completion of each of these further strategic work priorities and other actions, along with commentary about their continued relevance, and a recommendation as to whether they should still be retained.

Many of the actions listed are no longer organisational priorities and need to be removed. It is also noted that many of the priorities are not actually related to planning decisions and whilst they may have broader Council relevance, if they have no relevance to planning decisions under the planning scheme then they should be removed.

Of the 96 strategic work priorities and further actions listed, it is recommended that 62 (65%) be removed. These could form part of the proposed Stage 1 Ministerial Amendment as they do not require consultation to be removed.

Many of the remaining priorities are already in progress and can be removed once relevant amendment processes are completed.

Key findings of MSS review:

- » The format and structure of the existing MSS complies with the guidelines contained in PPN 4: *Writing a Municipal Strategic Statement*, June 2015.
- » The MSS aligns with the Council Plan in a general sense, with objectives of the Council Plan generally reflected in the MSS in both the Thematic and Local Areas sections. The current *Council Plan 2017-2021*, however, does not directly inform the MSS.
- » The key issues and major strategic directions identified in the MSS, whilst still relevant in a general sense, are not based on recent, contemporary strategic work and have not been updated to reflect the rapid growth occurring in Casey, the latest Council Plan and Vision,

or many key adopted Council strategies. Much of the existing content and reference documents are outdated and are not being effectively used to guide decision-making.

- » Key strategic gaps in MSS: The MSS does not provide appropriate strategic direction in a number of key areas, such as environmentally sustainable development, climate change, economic development, transport, community facility planning, gaming, urban design, heritage, neighbourhood character and open space.
- » The existing MSS needs to be rewritten to address the strategic gaps. There is an opportunity to do this as part of the new Municipal Planning Strategy and new PPF to be undertaken in 2019.
- » The Local Areas section of the MSS should be retained, as it has been well received and serves a useful strategic purpose. However, its content and application should be revised, including:
 - » Provide more targeted and focused local area strategies based on specific local context to add more value to planning application assessments.
 - » Review the continued use of the Local Areas approach in areas where PSPs apply. Consideration should be given to referring to the PSPs as providing the definitive strategic context for the site, rather than attempting to replicate the PSP content in the Local Areas section. This will assist in ensuring the MSS does not become out of date as quickly in growth areas, and avoids inconsistency between the Local Areas and the PSPs.
 - » The Local Areas sections have potential to provide greater direction for identifying preferred neighbourhood character, particularly for specific areas where preferred neighbourhood character strategies would benefit planning decisions, without the need to introduce separate neighbourhood character policies or overlays. The Local Areas sections are a useful tool which could be better utilised for this purpose, subject to having appropriate evidence-based research to support new content.
- » Address all of the above findings in the preparation of the new Municipal Planning Strategy and the rewrite of the PPF, required to be undertaken in 2019 to comply with the new format and structure of the VPP. This will be a high priority and will need to be resourced.

6.2 Clause 22 – Local Planning Policies

Local planning policies at Clause 22 of the planning scheme are used to implement the objectives and strategies of the MSS. A local policy provides the policy basis, objectives and specifies where the policy applies. The local policy contains policy statements and may also contain more detailed performance measures.

A review of all local planning policies was undertaken as part of Amendment C250 (approved February 2017) which included the rationalisation of what were previously 22 local policies down to nine. With the Aboriginal Cultural Heritage Policy having now expired, there are currently eight local planning policies. Where relevant, policy directions, strategies and guidelines of the local policies removed from the planning scheme by Amendment C250 were translated into the MSS, to simplify the scheme and provide them with more weight in decision-making.

As part of Amendment VC148 approved in July 2018, all local policies will now be required to be integrated into the Planning Policy Framework and sit under the respective State policy, according to the various thematic policy headings (as outlined in Figure 2 of Section 4.4 of this report).

The content of all local policies will therefore be required to be reviewed as part of this translation process into the PPF. This provides an opportunity to remove outdated policy content and introduce new content, if required, as part of the translation process.

A review of the Clause 22 local policies, taking into account the review of VCAT decisions at Appendix A and feedback received during consultation, is as follows:

22.01 Retail Policy

This policy in its current form is outdated and does not reflect Council's current policy provision. It references a 2006 Activity Centres Strategy, which has been superseded by a 2012 version. Despite being adopted by Council, this 2012 Activity Centres Strategy was never translated into the planning scheme and is now considered to be out of date.

As a major strategic piece of work, the Activity Centres Strategy has been reviewed and updated, and will be reported to Council in early 2019 to seek authorisation to commence a planning scheme amendment process. This is likely to result in exhibition in April-May 2019.

This process is proposing to:

- » Update Casey's activity centre hierarchy and activity centres map, to align with Plan Melbourne.
- » Introduce planning policies to increase non-retail employment floorspace in activity centres, to diversify the range of land uses and increase non-retail employment opportunities in Casey's activity centres
- » Introduce planning policies that promote walkability and improved urban design in activity centres.

With the progression of this amendment, the current retail policy will therefore be replaced with an updated and relevant policy to guide important decisions relating to retail and activity centre development across the municipality.

22.02 Non-Residential Uses in Residential and Future Residential Areas Policy

This policy is used frequently by planning officers to assess a range of non-residential uses in residential areas, such as child care centres, medical centres, etc. The policy advocates that these uses must be appropriately located given their potential to detract from the amenity of residents and the character and function of existing residential areas. Further, they should be located adjacent to an activity centre or commercial/industrial area or within a recognised community activity cluster, nearby similar non-residential uses (where possible) to reduce car dependency and maximise accessibility to public transport, and must demonstrate a net community benefit

The review of VCAT cases in Section 3.1 of this report revealed that the Tribunal has generally supported the policy, where Council has been able to demonstrate it has been consistently applied. However, reliance on old reference documents that support this policy is an issue at VCAT.

Feedback received about this policy during consultation included:

- » It is well used and is relied on to support many VCAT cases. However, the content of the policy has not been reviewed for many years.
- » Some changes to this policy are proposed as a result of the Activity Centres Strategy and new retail policy. The new provisions will relate to some additional guidance for retail and commercial uses in residential areas.
- » Medical centres content is dated and refers to parking standards which have been superseded with new provisions in CI 52.06. It needs landscape requirements from reference documents included.
- » Child care centres content needs to be amended to address requirements for landscape strips along side and rear boundaries.
- » Emerging presence of child care centres in industrial zones is an issue, as it impacts on buffers for legitimate industrial uses.

- » Child care centres in some residential areas are creating amenity, parking and noise issues; whilst locations next to schools achieve location objectives, lack of parking for the school further exacerbates parking issues for the child care centre.
- » Vehicle stores needs clarification of reasonable hours of use.
- » Places of worship should be specifically encouraged in activity centres.
- » As non-residential uses are not covered by Rescode, design guidance in the policy would be useful, including the ability to convert the building back to a residential use if required.
- » All the reference documents for this policy are outdated, not used and serve no purpose. Not all provisions have been translated into the scheme directly and are therefore difficult to uphold. VCAT does not give any weight to the content of the reference documents, and they do not add any further support for decision-making.
- » The concept of community need should be considered as a greater decision-making priority for these facilities.
- » Should address issue of pharmacies attached to medical centres, with respect to size and ancillary status.

22.03 Industrial Development Policy

This policy is well used by staff, however has not been reviewed since 2003. Feedback from planning staff about this policy was:

- » Policy is strong, however is not applied consistently.
- » There are minimal issues, but not having been reviewed since 2003, it needs a review.
- » Is predominantly used for design guidance, rather than locational guidance, and is therefore rarely required to be used at VCAT.
- » With the blurring of lines between traditional commercial and industrial uses, following introduction of new zones within the VPP, there are now more as-of-right uses in these zones and the policy should reflect that.
- » Policy should probably be about “Employment” land rather than just “industrial” land.
- » Reference documents are out of date and not relevant to decision-making.

22.04 Advertising Signs Policy

Council officers identified the need to retain this policy, however it needs to be reviewed. The policy hasn’t been reviewed for over 20 years. This was also a recommendation from the 2016 Planning Scheme Review. Changes to definitions and other advertising sign provisions have also occurred since the policy was originally prepared that need to be addressed.

Planning officers consider the policy is too broad (and therefore ineffective) and needs to be reviewed to provide more targeted and relevant support to planning decision on signs.

Two main issues were identified by Council staff:

» Targeted policy guidance for specific sign types

Need for greater guidance for specific types of signs, such as freestanding billboard signs and digital signs. Council has been unsuccessful at VCAT in refusing these applications in inappropriate locations, largely due to the lack of location and design principles for such signs within the policy.

It is important to note that a policy cannot prohibit signs which are discretionary within the planning scheme. However, where there is discretion allowed, a policy can provide appropriate locational and design guidance about preferred locations and design principles for such signs, as well as identifying locations and design standards that would be less desirable. This could include major gateway locations, where signs may

impact on significant landscapes or viewlines, or where the size and scale do not integrate with surrounding built form. There are examples where other Councils have similar policy provisions in place.

» *Poor implementation outcomes within Development Plan Overlays*

Urban design officers expressed frustration that a significant amount of work on advertising sign guidance for activity centres goes into structure plans, however the implementation of the structure plans via Development Plan Overlays (“DPOs”) does not ultimately provide sufficient control. The disadvantage of the DPO approach is that everything is assessed based on whether or not it is “generally in accordance with” the Development Plan. This has resulted in some specific direction not being taken into account at VCAT, with less than desirable urban design outcomes (example being 58 Doveton Ave – refer discussion in Section 3.1 – VCAT decisions).

The use of DPOs to implement structure plans, particularly in commercial areas should be reviewed, particularly where the structure plan primarily provides guidance on built form and design (rather than seeking land use-based outcomes). The Design and Development Overlay was considered to be a much better tool to provide detailed urban design guidance. Consideration should also be given to translating any relevant sign provisions within the structure plan directly into either a DDO or the Advertising Signs Policy.

Where the advertising sign guidance is more general in nature and not locality specific, it should be included directly into the Advertising Signs Policy. Recent advice from DELWP to Council officers is that the local Advertising Signs policy is also the preferred location for any locality specific advertising sign directions, rather than in zone or overlay schedules (including the Activity Centre Zone).

22.05 Stormwater Policy

This policy provides high level policy guidance for stormwater quality. It currently has an expiry date of 30 June 2019. Feedback from staff is:

- » The policy is rarely used to inform planning decisions or conditions on permits.
- » The policy requires Environmental Management Plans for major subdivisions and development, however planners report never having seen one prepared in response to this policy.
- » Reference documents are very old and not used to inform current planning decisions relating to stormwater management.

Recent changes to State Policy via Amendment VC154 (gazetted 26 October 2018) have introduced new State-wide guidelines on integrated water management. These are likely to supersede any provisions currently within Clause 21.05.

The policy content should be reviewed as part of a review of the implications of Amendment VC154, and it is likely that this policy will be deleted, including all reference documents. Any local content still required to address integrated water management should be introduced via the Stage 2 planning scheme amendment to introduce the new PPF. With an expiry date of June 2019, and given Amendment VC154 has now been introduced, an extension to this policy is unlikely to be supported by the Minister for Planning.

22.06 Telecommunications Policy and 22.07 Satellite Dishes Policy

The content of the Telecommunications Policy and Satellite Dishes policy is now obsolete. State-wide legislation and guidelines now effectively manage these facilities within the planning system (with most no longer requiring a permit). Planning officers report very few permits being issued now (only one in 2017/18 period), and where they are, the State-wide

reference documents provide relevant policy guidance. There is no longer any strategic need to provide local policy on these matters.

The *Code of Practice for Telecommunications Facilities in Victoria* 2004 reference document is a State reference document in Clause 52.19 and is incorporated into the planning scheme. Including it in the local policy duplicates State provisions and is unnecessary. The Council policy reference document contains no useful information that is not contained within the State Code of practice. It should also be removed.

Both these policies should be removed as part of a Stage 1 Ministerial amendment, and the underlying reference documents removed.

22.08 Non-Agricultural Uses in Green Wedge Areas Policy

This policy is used frequently. The 2016 Planning Scheme Review recommended that this policy be reviewed after the adoption of the Green Wedge Management Plan. As this has not occurred yet, the policy has not been reviewed.

Feedback from staff on this policy was minimal, and included:

- » There are some issues around residential dwellings being built without an associated agricultural use.
- » The requirements for a masterplan/land management plan should be reviewed – planners are not aware of these ever being asked for with any application.

Key findings of Clause 22 local policy review

- » The *Retail Policy* at CI 22.01 is outdated and does not reflect current policy. It is proposed to be updated, to reflect a new Activity Centres Strategy, and will form part of an amendment to go on exhibition in early 2019. This is an important strategic initiative, as the updated policy will provide strategic support for significant planning decisions relating to development in activity centres and retail uses across the City more broadly.
- » A review of the policy content of CI 22.02 *Non Residential Uses in Residential and Future Residential Areas* needs to be undertaken. All reference documents should be considered for deletion as part of the Stage 1 Ministerial amendment, as they are all over 20 years old, and do not add any additional supporting information to guide decisions over and above what is already in the policy itself. There is an opportunity to include this action within the scope of the Activity Centres Strategy project in 2019 or within the PPF rewrite project.
- » The *Industrial Development Policy* at CI 22.03 is well used, however should be reviewed as part of the PPF translation to ensure only relevant content is retained. Review of reference documents is required (most are outdated).
- » There is a need to review CI 22.04 *Advertising Signs Policy*, with the focus on strengthening guidance for specific types of signs that have caused some issues over recent years (such as freestanding billboard signs and digital signs). Integrating signage within activity centres is also an issue to address in a review. The review of this policy is a high priority and should form part of the PPF rewrite in 2019.
- » The *Stormwater Policy* at Clause 22.05 has an expiry date of 30 June 2019. Given recent State amendment VC154, which introduced State-wide guidelines for integrated water management, the policy is unlikely to be extended. The policy is now effectively obsolete and there is little relevance for it to be retained. Review of existing policy content should occur as part of the PPF translation, with any remaining relevant local content being translated across. All reference documents are obsolete.
- » Policies at CI 22.06 *Telecommunications Facilities* and CI 22.07 *Satellite Dishes* are redundant and should be deleted. State-wide legislation and guidelines now effectively manage these facilities within the planning system (with most no longer requiring a

permit). These policies should be removed as part of the Stage 1 Ministerial amendment and the reference documents removed.

- » The CI 22.08 *Non-Agricultural Uses in Green Wedge Areas Policy* should be retained and reviewed following the completion of the Green Wedge Management Plan and/or as part of the PPF translation.

6.3 Zone and overlay schedules

Reducing Red Tape Project

There are currently 47 zone schedules and 59 overlay schedules in the Casey Planning Scheme.

The Reducing Red Tape Report, which supports this Planning Scheme Review, resulted in a detailed review of all zone and overlay schedule in the Casey Planning Scheme. The details of that report (*Reducing Red Tape – Casey Planning Scheme, Spectrum Planning Solutions, Sep 2018*) should be referred to in providing further context and understanding of the zone and overlay provisions currently operating in Casey.

The focus of the Reducing Red Tape report was to identify opportunities to reduce the complexity of the zone and overlay schedules, streamline and/or achieve greater clarity of provisions and reduce the administrative burden on staff. It reviewed the application of the overlays and the content of the schedules, and reviewed relevant permit triggers.

The content and recommendations of the Reducing Red Tape Report are considered to form part of this Planning Scheme Review. There is no attempt to repeat that information in detail here; suffice to say it forms a detailed and important basis to support many of the recommendations of this Planning Scheme Review.

A summary of the Reducing Red Tape Report recommendations is included within Table 6 below, along with some further commentary from Council officers, where relevant

Table 6: Recommendations of Reducing Red Tape Report

Reducing Red Tape Recommendation	Affected Areas	Further comments
Variations to buildings and works permit triggers for minor applications in non-urban zones: » Increase permit exemptions for minor dwelling extensions, outbuildings and agricultural outbuildings up to a specified size.	Farming Zone, Rural Conservation Zone, Green Wedge Zone and Green Wedge A Zone	» Affects @ 2,500 properties. » Supported in principle, however some concerns that this cannot be implemented into the zone schedules without any control over building height, or linked only to lots above the minimum lot size. » An analysis of permit applications over the past 12 months has revealed that introducing the permit exemptions as recommended would result in 9 out of the 114 applications within these zones no longer requiring a permit under zone provisions (permits may still be required under overlay triggers). » All permits issued in these zones over past 12 months were on lots smaller than the minimum lot size. Heights generally ranged from 3-5.6 metres.
Development Plan Overlay Schedule 1 (DPO1):	» Remove Cell Plans A, D, G, M, T » Remove other Development Plans	» Supported – High Priority. » Affects @10,000 properties.

Reducing Red Tape Recommendation	Affected Areas	Further comments
<ul style="list-style-type: none"> » Remove DPO1 and underlying Cell/Developments Plans where development has already occurred » Include additional strategies/map references in Local Area section of MSS if required to address outstanding DPO issues 	<p>where development has occurred, including:</p> <ul style="list-style-type: none"> · Ti- Tree Creek LSP, Cranbourne DP (in part), Cranbourne East (in part), Maramba, Berwick South (residential areas) 	<ul style="list-style-type: none"> » Except for Cell T, should proceed as part of Stage 1 Ministerial amendment. » Cell T should proceed in conjunction with other rezoning proposals for this land. » Should not be removed from Cranbourne Development Plan area affected by landfill buffers. » Maramba Development Plan – only remove DPO1 from residential land – retain on C1Z land and change to DPO8.
<p>Development Plan Overlay Schedule 2 (DPO2); Schedule 4 (DPO4) and Schedule 10 (DPO10):</p> <ul style="list-style-type: none"> » Currently land in General residential Zone (GRZ) and is using DPO2 to manage higher minimum lot size » Lot size should be addressed via zone schedules, not the DPO » Rezone land back to LDRZ, and use zone schedule to control lot size, and delete DPO 	<ul style="list-style-type: none"> » Cell K (Belgrave Hallam Road, Narre Warren) » Cell N (Crawley Road Narre Warren North) » DP04 (Cardinia Strategy Plan) » DPO10 (Lysterfield South) 	<ul style="list-style-type: none"> » Supported in principle, subject to resolving precinct-specific issues. » Affects @1,100 properties. » Amendment would effectively be policy-neutral (ie no change to minimum lot size), however as backzoning from GRZ to LDRZ is proposed, will require careful messaging to public to ensure understanding of what is proposed. » Cell N is currently affected by planning scheme amendment requests. » Cardinia Strategy Plan may need further review to justify lot sizes. » Needs to form part of amendment with full notification.
<p>Changes to other Development Plan Overlays:</p> <ul style="list-style-type: none"> » Delete DPOs in full or in part, where development has occurred » Where DPO1 applies to Commercial land, remove DPO1 & replace with DPO8 » DPO8 (Berwick Village) – delete DPO8 and replace with DDO, as part of future review of BVSP » Delete DP014 (Cranbourne North) & DPO17 (Kangan Dve) 	<ul style="list-style-type: none"> » DPO5 (Narre Warren North) » DPO9 (Education Centres) » DPO8 (Berwick Village Structure Plan) » DPO14 (Cranbourne North) » DPO17 (Kangan Drive) 	<ul style="list-style-type: none"> » Supported, in part. » DPO8 to DDO – Berwick Village – this should be implemented as part of further review of the Berwick Village Structure Plan. » Consultation as part of planning scheme review supports the recommendation to use Design and Development Overlays, rather than Development Plan Overlays, to implement built form outcomes in commercial areas. » Need to review Narre Warren North Structure Plan before removing DPO5.
<p>Environmental Significance Overlay Schedule 1 (ESO1)</p> <ul style="list-style-type: none"> » Delete ESO1 from Townships of Blind Bight, Cannons Creek & Warneet (based on there being no existing 	<p>ESO1 (Coastal Environs)</p>	<ul style="list-style-type: none"> » An analysis of permit applications over the past 12 months revealed that introducing the permit exemptions as recommended would result in 19 permit applications within the Township zones no longer requiring a permit under the ESO1 (although may still need a permit under zone provisions of Significant Landscape Overlay).

Reducing Red Tape Recommendation	Affected Areas	Further comments
significant vegetation remaining to protect); other minor changes to ESO1 schedule		<ul style="list-style-type: none"> » Some concern that ESO1 should not be removed in isolation of consideration of impact of other planning issues in coastal areas, including recommendations of Green Wedge Management Plan. » If ESO1 is removed, will prevent re-vegetation opportunities via permit conditions. » Will affect @935 properties.
Minor changes to Environmental Significance Overlay Schedules 2, 3 & 5 (ESO2, ESO3, ESO5)	<ul style="list-style-type: none"> » ESO2 (Royal Botanic Gardens Cranbourne) » ESO3 (Royal Botanic Gardens Cranbourne environs) » ESO5 (Royal Botanic Gardens Cranbourne Environs - Settlers Run and Botanic Ridge Estates) 	<ul style="list-style-type: none"> » Supported, but low priority.
Reduce ESO4 to only those areas with existing vegetation & other minor changes to schedule	ESO4 (Cranbourne South Conservation Area)	<ul style="list-style-type: none"> » Will affect @500 properties. » If ESO4 is removed in part, will prevent re-vegetation opportunities via permit conditions on areas removed. » Needs a further review of purpose of ESO4, schedule outcomes, linked to biodiversity mapping recently undertaken. » Should be undertaken in conjunction with other changes to schedules which may arise from this review and Green Wedge Management Plan.
Minor changes to Environmental Significance Overlay Schedules 7 and 8 (ESO7 and ESO8)	ESO7 (Significant redgums) ESO8 (Exotic and Native Vegetation)	<ul style="list-style-type: none"> » Supported.
Significant Landscape Overlay Schedules 1 – 4 (SLO1, SLO2, SLO3, SLO4): <ul style="list-style-type: none"> » Need to insert trigger for vegetation removal » Buildings and works exemptions (to align with zone recommendations) » Other minor changes to schedule 	<ul style="list-style-type: none"> » SLO1 (Casey Foothills) » SLO2 (Westernport Coast) » SLO3 (Cardinia Strategy Plan Area) » SLO4 (Berwick Township and environs) 	<ul style="list-style-type: none"> » Recommendation to insert permit trigger for vegetation removal is supported and high priority. » Should form part of Stage 2 amendment (full notification). » Will affect @ 3,200 properties. » Buildings and works recommendations should be reviewed in conjunction with other changes which may arise from Green Wedge Management Plan, Casey Foothills Review, and other strategic work in areas affected by SLO.
Vegetation Protection Overlay Schedule 1 (VPO1)	VPO1 (Brooklands Green)	<ul style="list-style-type: none"> » Supported, as it will only affect land already developed, with no significant trees remaining. Significant trees are within

Reducing Red Tape Recommendation	Affected Areas	Further comments
		Council owned reserves, and VPO1 will stay on these areas.
Land Subject to Inundation Overlay (LSIO) » Remove LSIO where land has been filled and Statement of Compliance issued	All land affected by LSIO which has already been filled, and Statements of Compliance issued for subdivision	» Supported – High Priority » Will reduce need for further Report and Consent applications under Building Regulations for dwellings. » Will affect @1800 properties. » Advocacy to DELWP/Melbourne Water should also be undertaken to lobby for improvement to amendment process for deletion of redundant LSIOs after subdivision approval, in a more timely manner.
Urban Growth Zones: Advocacy to DELWP/VPA to amend zones to change underlying permit triggers for early earthworks	All land in UGZ with underlying General Residential Zone	» Supported. » Council has been trying to lobby for this for many years.
Introduce a policy to manage and prioritise private Planning Scheme Amendment requests	All land affected by private planning scheme amendment requests	» Supported. » Policy should focus on net community benefit as the primary criteria. » Resourcing of privately initiated amendment requests needs to be addressed.
Heritage Overlay (HO) » Prioritise review of HO mapping and schedules to ensure it is accurate and responds to Amendment VC148	All land affected by HO	» Supported. » This is an ongoing project. A 2016 review of HOs in Casey found that nearly half were in error. » There are also many new properties of heritage significance which are not currently included within the HO.

Other zone and overlay issues

Public Park and Recreation Zone (PPRZ)

The 2016 Planning Scheme Review identified that land which had been acquired by Council for public purposes needed to be rezoned in the planning scheme for a public use. A separate 2016 review identified over 60 Council-owned properties which needed to be rezoned into a Public Park and Recreation Zone (PPRZ). Most of this land is public open space, which has been transferred to Council as part of subdivision processes. There will most likely be additional land that has also been acquired by Council since 2016 which needs to be included. Retaining the land in a residential (or other) zone is not the preferred planning tool, and for efficiency and operational purposes, is best rezoned to a PPRZ to reflect its public use.

These rezonings are administrative in nature (as Council is already the land owner and the land is already being used for open space purposes) and can form part of a future fix-up amendment, which does not require consultation.

Special Use Zone (SUZ)

Some inconsistencies were noted by planning staff, where the Cranbourne Racecourse (SUZ6) has a master plan which is an incorporated document, whereas the master plan for Hillcrest Christian College (SUZ3) is not incorporated. Minor changes are proposed to the

SUZ3 relating to land use requirements in the Reducing Red Tape Report. Otherwise, no substantial issues were reported in the operation of Special Use Zones.

Development Plan Overlay (DPO)

In addition to the extensive recommendations in Table 6 above relating to DPOs, it is noted that many Development Plans contain out-of-date references to superseded State legislation, guidelines, policies and Codes of Practice. In many instances, updated versions of these documents exist, however the Development Plan reference has not been updated accordingly. Many of the older Development plans are now proposed to be removed, so no further review of these is required.

For all those Development Plans that are to remain, an audit of all references to legislation, policies and guidelines should be undertaken and updated as necessary.

For those development plans that include information relating to landfill buffers, there is a need to update those buffers in the Development Plan to reflect up to date Best Practice Environment Management (BPEM) distances set by the EPA, and more current information relating to the specific site.

Parking Overlay (PO)

The current Parking Overlay in Berwick Township is not achieving the outcomes intended as it is not collecting any money. Given the high cash-in-lieu rates, this has deterred development and is deterring change of use from shops to restaurants, which is not in the best interests of the economic viability and place-making objectives for this centre.

The Parking Overlay is currently under review, with a probable outcome that it will be deleted, based on an updated parking and transport study for the centre. New standard reduced parking rates as a result of Amendment VC148 will need to be taken into account.

Special Building Overlay (SBO) and Land Subject to Inundation Overlays (LSIO)

For areas which are flood prone and affected by the SBO there is a need to update flood mapping data and adjust overlay boundaries. The current overlay boundaries are based on Melbourne Water's flood modelling technology from 10 years ago, which has now been superseded.

In conjunction with Melbourne Water there is a program to identify areas no longer subject to flooding and get a better insight into flood levels. This information is incorporated into Council's GIS mapping systems and used in conjunction with the overlays in the planning scheme to provide information for building applications and used to determine if Report and Consent is required under the Building Regulations.

This information, however, has not yet been translated into the planning scheme in terms of adjustments to boundaries of LSIO and SBO.

As the first test case of the new flood modelling, Melbourne Water is proposing to undertake a planning scheme amendment for the Hampton Park Catchment to amend overlay boundaries. Pre-consultation is expected to occur in early 2019. Once completed the same process is expected to be rolled out by Melbourne Water as a staged process across other catchments in Casey.

Design and Development Overlay (DDO)

DDOs are infrequently applied in Casey (by comparison with other municipalities), as they are not used to implement built form outcomes, particularly in commercial areas. Rather, Development Plan Overlays (DPOs) are used to implement structure plans over these areas.

Council staff have identified many examples of where DPOs have been used which haven't produced the desired urban design outcomes. They cited the need for clearer design guidance for urban design in activity centres which cannot be achieved from a DPO

There is a need to achieve a position on how to consistently apply built-form controls over commercial areas in Casey, with the preferred tool being the Design and Development Overlay or Activity Centre Zone.

Environmental Audit Overlay (EAO)

Planning officers report being unclear as to why the EAO applies to some land. They report there being no clear understanding of the history of each specific site, and as result it makes planning decisions difficult to understand why an EAO was applied in the first instance.

This is expected to be addressed as part of the work currently underway by Council's Landfill and Waste Management team, who are reviewing contaminated sites (or sites which are potentially contaminated) and preparing a contaminated land register. Once completed, this will inform planning decisions for these sites and assist in managing the environmental risk.

Key findings of review of zones and overlays

- » The Reducing Red Tape Report and the consultation for this review have identified a number of opportunities to streamline zone and overlay schedules, remove redundant provisions and improve the operation of the planning scheme. These recommendations include:
 - » Removal of a number of Development Plan Overlays (either in full or in part) as they are no longer required to guide development in areas already developed.
 - » Removal of Land Subject to Inundation Overlays where land has been filled and had Statements of Compliance issued, to avoid the need for further Report and Consent applications for buildings in areas liable to flooding.
 - » Update ESO and SLO schedules to remove outdated legislation and reference documents.
 - » Update ESO and SLO schedules to review permit triggers relating to minor buildings and works applications.
 - » Consider removal of ESO1 within Township Zone land within Cannons Creek, Blind Bight and Warneet.
 - » Update SLO schedules (except SLO4) to include permit triggers for vegetation removal.
 - » Prioritise review of HO to update mapping and schedules (to fix errors in application and content of existing HO and to include new properties), and to address new requirements for Statements of Significance following Amendment VC148.
 - » Other various changes, as outlined in the Reducing Red Tape Report.
- » The zone and overlay recommendations should be implemented in a number of stages:
 - » Stage 1: Ministerial amendment, to include removal of redundant DPOs and LSIOs identified as suitable for Stage 1 approval (ie: no notification required), and include other amendments and corrections, including minor updates to wording of overlay schedules to remove outdated legislation and reference documents.
 - » Stage 2: Removal of remaining DPOs, and inclusion of permit triggers for vegetation in SLOs as part of Stage 2 amendment (could form part of PPF rewrite amendment).
 - » More detailed recommendations to remove permit triggers for buildings and works within ESOs and SLOs, has less strategic priority as a red tape reduction outcome, as

they may have other consequences relating to development no longer requiring a permit and/or environment or landscape implications. The recommendations should be considered along with further strategic work to be undertaken within the Casey Foothills, green wedge and coastal areas, and ensure there is an appropriate evidence base to support any proposed changes.

- » Other recommendations to be incorporated into relevant strategic projects identified in this review (eg: Heritage Overlay review to form part of broader review of Heritage Strategy).

6.4 Particular Provisions and General Provisions

The Casey Planning Scheme contains Particular and General Provisions from the VPP that apply consistently across the State. Some of these provisions have schedules that contain local content.

Particular Provisions contain requirements for a range of particular uses and developments, such as advertising signs and car parking. The Particular Provisions schedules with current local content are:

- » Public open space contribution and subdivision (Clause 53.01)
- » Easements, restrictions and reserves (Clause 52.02)
- » Specific sites and exclusions (Clause 51.01)
- » Native vegetation precinct plan (Clause 52.16)
- » Native vegetation (Clause 52.17)
- » Gaming (Clause 52.28).

General Provisions cover operational requirements, such as existing use rights, administrative provisions, ancillary activities and referral of planning permit applications. The General Provisions schedules with current local content are:

- » Referral of permit applications under local provisions (Clause 66.04)
- » Notice of permit applications under local provisions (Clause 66.06).

With respect to the content and application of the specific schedules within the Particular and General Provisions, this review has concluded that:

- » The local content has been appropriately applied in these sections of the planning scheme.
- » The open space rates in Clause 53.01 have been properly applied based on previous strategic work to justify existing rates. Some additional work would be welcome as part of any review of the *Open Space Strategy* to support planning decisions on whether to take the open space contribution as land or as a cash in lieu contribution, based on local open space needs in specific areas.

6.5 Incorporated Documents

An audit of the 51 incorporated documents in the Casey Planning Scheme listed in Clause 72.04 reveals that they are current and correctly used as incorporated documents rather than reference documents. That is, the incorporated document is essential to the administration of the planning scheme, or is required by the Act, relevant provision or Ministerial Direction.

The advantage of an incorporated document is that it is afforded the same statutory weight in decision-making as other parts of the planning scheme even though it is a separate document. It has a higher status than a reference document and must be taken into account in decision-making. The main disadvantage is that an incorporated document can only be changed by a planning scheme amendment.

When assessing planning scheme amendments, planning officers assess any documents proposed to be incorporated into the scheme against *Planning Practice Note 13: Incorporated and Reference Documents*.

All Council prepared incorporated documents are available on the Casey website. Where the documents are external documents (eg: Precinct Structure Plans prepared by VPA), links are provided to external websites.

6.6 Reference Documents

There are currently 71 local reference documents in the Casey Planning Scheme, informing parts of the Municipal Strategic Statement, local policies, and overlay schedules. This has grown from only 27 documents in 1998. As more strategic work is undertaken and new policies and overlay schedules developed, the number of reference documents has also grown.

Whilst the number of reference documents does not in itself increase the physical size of the planning scheme, they do add a layer of complexity in that there is an additional document that may need to be referred to in the decision-making process. In reality though, most reference documents are not referred to at all by Council planners assessing applications, and rarely add any further value to the decision-making process.

In the past, reference documents have been widely used by Councils and were included if they either informed decision-making or justified the reason for the control or policy in the first instance. The result has been Councils with long lists of reference documents in their planning scheme, but very few actually providing real assistance or support to actual decisions.

This planning scheme review and the staff consultation process has identified a number of issues with the use of reference documents in the Casey Planning Scheme:

- » The number of reference documents is growing, and each new document adds another layer of complexity to the scheme.
- » Many of the reference documents are old and outdated and have no relevance to current Council policy.
- » Many of the reference documents cannot be located, Council staff have never seen or heard of them, and they are not used at all to inform decision-making.
- » Most reference documents are available on Council's website (or a link to an external website).
- » Where the reference documents are Council policies, they are subject to separate organisational governance arrangements which require all policies to be reviewed on a regular basis. Many reference documents subject to this organisation review process have not been reviewed by the specified date (meaning they are possibly out of date), or if they have been reviewed, the updated version of the policy has not been included in the planning scheme.
- » In a recent VCAT decision (P635/2018, Oct 2018), the Tribunal commented that a 22-year-old reference document to a local policy was not going to be given any weight.

Based on the findings of this review, a preliminary assessment of the continued relevance of each reference document has been undertaken as part of Appendix D (note that a full review of all content of the reference document has not been undertaken).

There are some opportunities to remove some outdated reference documents as part of a Stage 1 Ministerial amendment, in instances where there is no replacement strategy being introduced, and where it is clear that the document is obsolete.

For all others, the process of replacing superseded reference documents with their current equivalent, and updating the content of the existing MSS to reflect the new documents, should occur as part of the Stage 2 amendment, as part of the PPF rewrite.

Further discussion on some of the current adopted strategies which are not currently reference documents (but probably should be) are discussed in Section 7.2 of this report.

Further discussion on the review processes currently in place within Council to review and update policies that are reference documents and which also form part of Council's internal Policy Register are discussed in Section 7.4 of this report.

As part of these considerations, updated guidance from DELWP about the role of reference documents in planning schemes has recently been provided, following the approval of VC148 which proposes a major restructure of all schemes:

- » Reference documents will now be called 'background documents'.
- » They do not form part of the planning scheme.
- » All background documents must be available to the public.
- » Background documents must relate directly to a specific policy or provision.
- » They provide information that helps to understand why a particular policy or provision has been included in the scheme or provide background information to a decision guideline.
- » Documents should not be background documents if the substantive elements of the document have been included in the scheme and require no further explanation.
- » Documents that include a lot of information that is not directly relevant to the specific provision of the scheme will not generally be suitable as a background document.

Based on the above, Council needs to ensure a high degree of rigour is applied in deciding whether an adopted policy or strategy should be included as a background document in the new PPF. It also needs to ensure that content within the background document appropriately informs the relevant policy or decision guideline.

6.7 Overview of review of local provisions

Key findings of the review of local provisions of the Casey Planning Scheme are as follows:

- » The local content of the Casey Planning Scheme is generally consistent with and aligned to State planning policy, including *Plan Melbourne 2017-2050*, and furthers the objectives of planning in Victoria. Various planning scheme amendments have ensured that new State initiatives have been implemented into the planning scheme at the same time or shortly after they have been introduced.
- » Where there is some inconsistency of local content with State policy, this is generally minor (such as references to outdated State policy documents or legislation), and can be addressed as part of a Stage 1 Ministerial amendment or as part of the development of the new Planning Policy Framework required to be undertaken in 2019.
- » Whilst Precinct Structure Plans are aligned with State policy in the growth areas, there is some inconsistency with content within the Municipal Strategic Statement (due to time frames in approval of amendments). In established areas, many of the older development plans which apply are not aligned to current State policies. Many of these Development Plans are now proposed to be removed. If they are to be retained, many will need updating of content to ensure consistency with State policies for established urban areas.
- » There is a need to review and update content currently contained within the Municipal Strategic Statement, Clause 22 local policies and zone and overlay schedules, informed

by the discussion and recommendations contained within this report and the Reducing Red Tape Report, the *Council Plan 2017-2022*, long term vision and other key corporate strategies relevant to achieving land use and development planning outcomes for the municipality.

- » There is a need to review and update reference documents, to delete outdated or superseded reference documents, and include new Council-adopted strategies and plans which currently inform planning decisions.
- » Implementation of updates to the local content of the Casey Planning Scheme should occur via two planning scheme amendment processes:
 - » *Stage 1 Ministerial amendment* to implement changes which do not require public notification (in accordance with the provisions of section 20(4) of the P&E Act). This should include removal of redundant DPOs, LSIOs, removal of redundant local policies and other procedural or minor changes identified throughout this report.
 - » *Stage 2 amendment*, with public notification, to include preparation of a new Municipal Planning Strategy to replace the existing Municipal Strategic Statement, and a new Planning Policy Framework to replace the existing Local Planning Policy Framework, in accordance with the new format and structure of the Victoria Planning Provisions.
- » Where further strategic work is required which will not meet the timeframes to include within the above two amendment processes, further specific amendment processes will be needed to implement the outcomes. to be identified as part of the project scoping and implementation plans for each relevant project.

7 Strategic gaps and opportunities

7.1 Strategic gaps

Based on the consultation, data collection and analysis, there are a number of strategic gaps in the Casey Planning Scheme. Many are relatively small in terms of project scope and resourcing needs, and can be addressed as part of the new PPF rewrite of the scheme. These have been referred to throughout this report, where relevant.

The most significant strategic gaps identified during this planning scheme review which would benefit from some further commentary, include:

» *Environmentally sustainable development (ESD)*

This is considered to be the most significant strategic policy gap in the planning scheme. The *Council Plan 2017-2021* and Vision prioritises Casey as a sustainable city, yet the planning scheme does not facilitate this as part of planning decisions.

There are many examples of where excellent sustainable development outcomes have been achieved in Casey, which Council and the community are very proud of, however these have been achieved primarily through developing positive relationships with developers who are keen to seek sustainable outcomes, rather than because it is mandated through the planning scheme.

This issue has been contentious – Local Government as a sector has been advocating for many years that this is a State Government responsibility and it should be introducing standard ESD initiatives into all planning schemes across the State. Despite many years of advocacy, this has not happened. As a result, many Councils have chosen to introduce their own ESD policies in the absence of any State provisions.

Whilst slow to take off, there are now at least 17 local Councils with ESD policies in their schemes, and more are currently in progress. Most of the Councils have introduced an ESD policy as a joint initiative with other Councils, to share resources, panel costs, etc. Interestingly, the most recent amendment to approve ESD policies into planning schemes, Amendment GC110 approved on 18 October 2018, which involved seven Councils, was approved by the Minister for Planning as a Ministerial amendment (ie: without notification or panel processes). The Ministerial justification for this approach was done on the basis that the policies had similar form and content to other policies already introduced into planning schemes, which had all been publicly exhibited and subject to Panel/Advisory Committee processes.

It is also noted that the previous policy approach from the Minister to approve ESD policies with a fixed expiry date has now been replaced in GC110 with a broader statement that *“The policy will expire if it is superseded by an equivalent provision in the Victoria Planning Provisions”*.

The latest approval of GC110 by the Minister for Planning suggests that the approach to these policies at a State level has now changed, and that they are being readily approved where it can be shown they are consistent in form and content to others already in the system.

Casey should therefore progress the strategic work it needs to do to introduce an ESD policy into its planning scheme. Using the other approved policies as a template, it should identify what the implementation outcomes are that Casey needs to achieve and progress this action. Preference should be given to a regional collaborative approach with other Councils to pursue a Ministerial amendment. If completed in time, it could form part of the PPF rewrite process to be undertaken in 2019, so that it can form part of Casey’s restructured planning scheme.

» *Electronic gaming machines*

Gaming is a legitimate land use, which has social and economic benefits to communities as a form of recreation and entertainment. However, it is recognised that it has the potential to cause harm to individuals, their families and the broader community. Addressing gaming issues through planning schemes has often been problematic, given the difficulty of addressing social and community health issues with traditionally land use-focused planning schemes. There has also been some frustration generally at the inability of Councils to influence decisions on gaming premises through the planning scheme.

A recent VCGLR decision (*Lynbrook Tavern Pty Ltd at Lynbrook Hotel premises (Gaming – EGM increase)* [2018] VCGLR 32 (31 July 2018)) supported Council's position on trying to minimise the social and community wellbeing impacts of gaming premises by refusing an application for 20 additional gaming after applying the net community benefit test machines.

Staff opinions on the need for a gaming policy in the planning scheme varied. Some considered these issues less relevant to land use-based planning decisions and did not have strategic priority, whilst others felt that the planning scheme had an increasing role to address social and community wellbeing issues, and that some guidance based around preferred locations and minimising the harm to communities from gaming should be included.

Casey is the second highest ranking municipality in Victoria for annual expenditure on electronic gaming machines. Council's Municipal Public Health and Wellbeing Plan recognises this as a significant issue impacting on economic stress, mental health issues and overall community wellbeing. Correlations can be made between areas in Casey with high socio-economic disadvantage and areas that also have the highest expenditure on electronic gaming machines.

Casey currently has an adopted *Electronic Gaming Machines Strategy 2015-2020*, which provides broad policy direction across the range of Council's responsibility areas in gaming, including advocacy, partnerships, and community wellbeing initiatives. There are some strategies which have relevance to planning assessments, including reference to discouraging applications in areas where density of gaming machines is above the State average and where they are in close proximity to schools and child care centres.

Whilst the planning-related component of the policy is small, there are some relevant criteria which are useful in the context of assessing permit applications for gaming machines and gaming venues. The policy does include a direction that the policy be considered for incorporation into the Casey Planning Scheme to guide the assessment for gaming venues. This has not occurred to date, and as a result, the adopted policy has no weight at VCAT in assessing planning permit applications.

There is no direction on gaming provided in the State Planning Policy Framework, which creates a strategic gap. In seeking to address this policy gap, the number of other Councils which have a Gaming Policy in their planning scheme is growing. As a result of various amendment processes and planning panels on this issue over recent years, the scope of what is generally considered to be appropriate in local gaming policies in planning schemes is now reasonably clear. Planning policies on gaming which have been approved in other schemes have focused on how the planning scheme can minimise negative impacts to the community from gaming by providing direction for the location and design of gaming premises, and applying the principles of net community benefit. Many policies contain specific strategies which seek to locate gaming premises away from the areas of highest socio-economic disadvantage and/or areas of highest gaming expenditure within the municipality.

Introducing a gaming policy into the Planning Scheme at Casey is not a high priority from a strategic planning perspective, given the relatively few numbers of applications received, and the fact that gaming machine numbers are capped and at capacity in specified areas of Casey that are considered to be relatively disadvantaged. However, given the importance this issue has to broader social and community wellbeing priorities of Council, and that Council does have a direct responsibility within the planning scheme to issue permits for gaming machines and gaming venues, there is considered to be strategic merit in exploring opportunities for some local policy direction to be provided within the planning scheme to support Council's broader role in the gaming sector.

As part of the proposed PPF rewrite to occur in 2019, there is an opportunity to translate planning-related provisions of the current adopted policy into the PPF, to provide some additional locational guidance for gaming-related applications, which seek to minimise harm and negative impacts to the community. This would not require any further strategic work.

As part of the next review of Council's current *Electronic Gaming Machines Strategy*, other opportunities to broaden the direction able to be provided in planning schemes to support gaming-related planning decisions should be explored. This could include, for example, the development of more targeted policy guidance for the location, design and operation of gaming venues relevant to planning assessments, and to investigate community benefit assessments as an application requirement.

» **Neighbourhood character**

Neighbourhood character and residential development have been a continual and recurring theme in VCAT cases over the past decade. Planning officers cite the lack of definitive neighbourhood character guidance as a strategic gap in the planning scheme. The issue is of most significance in township areas, where neighbourhood character is a strong community value and where preferred character outcomes are more evident.

It is approached differently by Councils across the State. Some Councils have neighbourhood character local policies within Clause 22, some provide guidance within their MSS, whilst others have Neighbourhood Character Overlays across all or part of their residential areas. In Casey, whilst some neighbourhood character studies have been undertaken in selected areas, they have never progressed to implementation in the scheme for various reasons.

The issue is being partly addressed in Council's adopted Housing Strategy and Amendment C198, which is proposing the imminent introduction of new residential zones with multiple schedules for preferred built-form outcomes.

The use of Neighbourhood Character Overlays and/or local policies across the whole municipality has, in the past, been seen as the most appropriate planning tool to introduce preferred neighbourhood character outcomes. The disadvantage of this approach is that it adds another layer of planning control to an already complex planning framework, and requires a substantial body of work to be completed to implement across the municipality.

The structure and format of the Casey Planning Scheme, however, provides an alternative to this approach, without the need for additional layering of controls. The Local Areas section within the MSS provides an existing mechanism already in place, where more detailed preferred neighbourhood character outcomes could be included relatively easily, without introducing another overlay, and without necessarily having to apply the control across the municipality at the same time. The review of VCAT decisions in Section 3.1 suggests that it would be an appropriate use of the Local Areas section to provide additional guidance on preferred neighbourhood character outcomes.

Recent changes to the format of residential zone schedules also now allows neighbourhood character objectives and decision guidelines to be specified within some residential zone schedules.

Given the assessment of VCAT decisions and feedback from Council planning officers, there is not considered to be strategic justification to support the need for a full neighbourhood character study across the whole municipality. There is, however, some strategic need demonstrated that additional neighbourhood character guidance would be of significant value in some residential areas.

Either or both of the above implementation options, via Local Areas sections and/or residential zone schedules, would provide opportunities for more targeted neighbourhood character outcomes to areas which have the greatest need, and does not require full implementation across the whole municipality.

This would provide a more efficient, less complex option to introduce greater strategic support in achieving preferred neighbourhood character outcomes in selected residential areas of Casey, on an as-required basis.

» ***Strengthen and integrate strategic work in significant landscape and environmentally significant areas***

There is a need to coordinate a whole range of work being done or proposed within the areas of Casey forming part of significant landscapes and environmentally significant areas. The review of different provisions within zone schedules, Significant Landscape Overlays (SLOs) and Environmental Significance Overlays (ESOs), as well as in Council's higher level strategic directions for these areas, needs to be coordinated and aligned.

The preparation of the Draft Westernport Green Wedge Management Plan and its background supporting documents, along with many discrete pieces of work carried out for the Westernport coastal areas and in the Casey Foothills over the past few years, together with changing regional and State influences, has resulted in many different pieces of work all seeking varying outcomes within these important environmental and significant landscape areas.

Some work has already been undertaken on:

- » Draft Green Wedge Management Plan – including background technical reports and biodiversity mapping;
- » Landscape character assessments in Casey Foothills;
- » Coastal inundation mapping along Westernport coast;
- » Neighbourhood character assessment for coastal townships;
- » Township plan for Tooradin;
- » Opportunities to reduce permit triggers in SLOs and ESOs; and,
- » Opportunities to reduce extent of ESOs in coastal townships.

None of the above work has progressed to the point of being given some effect in the Casey Planning Scheme.

This review has revealed that the reference documents supporting the ESOs and SLOs are all outdated, and most are not used by staff. There is a need to identify what reference documents are still relevant, and where new documents need to be included. It is important that the use of overlays, such as ESOs and SLOs, is supported by an appropriate and relevant evidence base.

Climate change and sea level rise are important issues which have implications on planning decisions. The lack of strategic work on this issue to inform local responses and to inform other work being carried out in coastal areas is a gap and needs to be addressed. In the short term, in the absence of a comprehensive climate strategy for Casey, there is a need to understand what local responses Casey needs to put in place to

inform planning decisions based on State policy direction on climate change (ie: accommodating a 0.8 metre sea level rise by 2100 for all planning applications).

The recent Reducing Red Tape Report identified that the SLOs are currently operating with no vegetation permit triggers, which must be addressed if vegetation retention is to be prioritised in these areas. Similarly, it also identified opportunities to reduce permit triggers for minor buildings and works in SLO and ESO areas. However, reducing permit triggers does not always align with achieving desired environmental and landscape outcomes. Planning officers have raised some concerns about implementing these recommendations without understanding their implications in the context of other landscape character and environmental work that has been previously undertaken.

There is a need to bring together these pieces of work, understand the overall context, and progress identified strategic priorities to achieve a coordinated and aligned planning response for areas affected by Environmental Significance Overlays and Significant Landscape Overlays.

7.2 Adopted strategic work

Most major strategic planning pieces of work are implemented into the planning scheme through a planning scheme amendment (eg: Housing Strategy via Amendment C198).

This review has highlighted, however, that there a number of adopted Council strategies which, whilst not primarily a strategic planning document, do inform land use and development decisions in Casey in a significant way, and which are not currently translated into the scheme. This is resulting in significant strategic gaps within the local content of the scheme, where Council is relying on adopted policies and strategies to inform planning decisions, but those policies and strategies do not actually form part of the planning scheme.

Whilst at officer and Council level these documents may be given weight in informing planning decisions and in drafting permit conditions, at VCAT and Planning Panels Victoria there is a well-established precedent that policies will not be given any weight unless they are in the scheme, either as a policy, reference document or incorporated document.

The main adopted Council strategies which currently inform planning decisions, but which are not currently included in the planning scheme include:

- » *Biodiversity Enhancement Strategy*
- » *Community Facilities Plan*
- » *Council Plan 2017-2021*
- » *Council Vision: Creating a Great City, 2017*
- » *Heritage Strategy*
- » *Open Space Strategy*
- » *Integrated Transport Plan*
- » *Equestrian Strategy*
- » *Paths and Trails Strategy*
- » *Municipal Public Health and Wellbeing Plan*
- » *Casey-Cardinia Economic Development Strategy*
- » *Electronic Gaming Machines Strategy*

There are also a number of other adopted strategies and policies used to inform planning decisions in various ways. Whilst not all need to be directly translated into the scheme (some that are more advisory in their role can legitimately sit outside the planning system and still serve a useful purpose), there needs to be an assessment of their purpose and content to determine how best to implement those provisions into the planning system.

Most of the above strategies need to replace outdated or superseded policies and strategies which are currently referenced in the planning scheme, but which no longer form part of Council's suite of adopted policies, and no longer inform planning decisions.

It is an important step towards making the new PPF a relevant and contemporary reflection of Council's strategic planning framework, to properly and appropriately inform planning decisions required to be made under the P&E Act.

This update is also important to ensure all users of the scheme, including the community, developers and permit applicants, understand what strategic and policy directions are informing planning decisions and understanding how particular applications are likely to be assessed. Full public notification of this amendment is therefore required.

Key findings of evaluation of adopted strategic work:

- » Undertake implementation of current adopted strategies which have a land use and development focus into the planning scheme. This should be in the form of relevant content translated into the scheme in the most appropriate way (eg: use of strategies, objectives, local policies, zone and overlay schedules and/or other local provisions, as appropriate), and including the document as a background document, where relevant.

This should occur as part of the upcoming PPF translation process in 2019, and implemented via the Stage 2 planning scheme amendment.
- » Strategies which are adopted by Council and have a land use and development focus into the future, need to be implemented into the planning scheme as soon as is practical after they are adopted.
- » Facilitate early collaboration with planning officers responsible for maintaining the planning scheme during the strategy development stage, to ensure strategy content and timing of strategy can be aligned with a planning scheme implementation plan, and the most optimal method/timing for implementation into the scheme agreed at an early stage.

7.3 Opportunities: Regional collaboration

Opportunities to explore alternative ways of undertaking strategic work and/or being more efficient in the work that Council undertakes, includes exploring opportunities for regional collaboration and joint strategic planning projects.

The benefits of this are significant. Not only in terms of being able to share costs associated with joint projects, but in being able to share resources and expertise across Councils, avoid repetition of work across Councils, and understand the regional context for strategic planning issues.

Regional collaboration is already occurring on a number of strategic planning projects, including the packaged liquor project (Amendment GC88) and the development of a Southern Metropolitan Regional Land Use Framework Plan and Regional Transport Plan as part of the Plan Melbourne implementation actions. The development of the Casey-Cardinia Economic Development Strategy is one example of a completed successful joint strategic planning project with an adjoining Council.

Opportunities for developing new regional partnerships to advance major strategic work could include (but is not limited to):

- » Developing an ESD framework (this has been successfully implemented with other groups of Councils as a joint exercise);
- » Responding to climate change issues along the Westernport Coast;
- » Undertaking a Regional Employment Strategy.
- » Further implementation actions arising from Plan Melbourne and its five-year implementation plan.

- » Dandenong National Employment and Innovation Cluster (NEIC), in conjunction with VPA and City of Greater Dandenong.

Identifying opportunities for greater regional collaboration in addressing key strategic issues can then be used to inform the prioritisation, scoping and resourcing of Casey's own strategic planning projects,

7.4 Continuous improvement processes

There are a number of continuous improvement issues arising from this planning scheme review that impact on the overall management and operation of the planning scheme and internal planning scheme amendment processes. They do not impact on compliance with external legislation, however they will assist in more effective and streamlined internal procedures and decision-making processes.

» *Policy to prioritise planning scheme amendment priorities:*

Since the introduction of new format planning schemes in 1998, the City of Casey has considered 250 amendment proposals. Of these, 170 were initiated by Council or State government agencies and 93 were planning scheme amendment requests initiated by private landowners.

The assessment of amendment requests takes a significant amount of staff resources. They are usually site-specific and require a substantial amount of work in assessing whether they can be strategically justified and, in some cases, requiring the development of site-specific planning provisions. Even where a proponent provides background technical reports and draft amendment documentation to support the amendment request, Council officers still need to peer review these documents and ensure that there is sufficient evidence base to support the amendment. This is a resource-intensive process for an amendment, which in many cases benefits only a few landowners in terms of rezoning and associated land value uplift.

For many requests, there is pressure for planning officers to deal with them immediately upon lodgement, despite the resourcing for this assessment not forming part of Council's business plan priorities. Other strategic priorities of Council then need to be delayed to deal with the private amendment requests.

As outlined in Table 5 of this report, the Reducing Red Tape Report recommended a policy be introduced to manage and prioritise privately initiated amendment requests, based upon:

- » A net community benefit test;
- » Requests to be supported by fully documented planning scheme amendment provisions and relevant evidence-based strategic support;
- » A commitment for the proponent to pay all Council costs associated with advertising, peer review of technical reports and panel hearing costs.

» *Continuous improvement program for planning scheme review*

With a four-yearly statutory review cycle, this is only the second complete planning scheme review which has occurred for the Casey Planning Scheme over the past 20 years (review of the Municipal Strategic Statement only was carried out in 2003). Whilst the last review was only two years ago, the number and significance of the changes made to the planning context at both a State and local level in that time (as evidenced by the number of amendments approved and the extensive recommendations to this review, along with their scope and resourcing implications), is indicative of the need to be more vigilant about ongoing and continuous review processes being put in place to manage the content and operation of the planning scheme.

The outcomes of this is a planning scheme that whilst “generally” meeting legislative obligations, hasn’t been keeping pace with the high growth and an ever-changing and increasingly complex planning context in Casey. Policies are in need of review, reference documents are outdated and the “front end” of the planning scheme – the Municipal Strategic Statement and planning policy framework which drives Casey’s strategic planning direction- is not aligned properly to Casey’s own Council Plan, Vision, or its key corporate strategies.

It is recognised that delays to implement new strategic priorities are often outside of Council’s control and the constraints of the planning system and length of time for standard amendment processes to be completed are not always conducive to quick responses. However, in Casey’s high growth situation, four years between statutory reviews, combined with lengthy amendment processes, is too long to wait to be able to respond to some planning issues, which need a more immediate response.

Understanding the issues being raised by VCAT and planning panels as they occur, and feeding that back into a more regular review process would greatly assist in understanding how the planning scheme is working, where opportunities are to continue to streamline its provisions and reassess strategic priorities. This can then be incorporated into Council’s ongoing business planning and budget process to address in a more timely manner.

In the same manner that the Council Plan process has regular review and performance monitoring processes built into its four yearly cycle, it is considered that the planning scheme would benefit from a similar approach.

Recommendations to address this include:

- » Regular four-yearly Planning Scheme Review processes that meet statutory requirements under the P & E Act should be embedded into Council’s business planning processes.
 - » Introduction of mid-cycle review and performance monitoring processes (either annually or bi-annually) to facilitate mini-audits of the planning scheme between the statutory 4 yearly cycle. This should include analysis of VCAT and panel decisions, new State government legislation and policies, changing Council priorities, and outcomes from any consultation processes, and to re-assess the recommendations arising from the last four yearly statutory review in light of that changing context. These outcomes should then be used to inform business plans/project priorities on a more regular basis.
 - » Greater collaboration between statutory & strategic planning staff on an ongoing basis to monitor planning issues and provide feedback into both the statutory and the mid-cycle planning scheme review processes.
- » ***Alignment of Planning Scheme and Council Plan***

The Planning Scheme and its review processes are not currently aligned to Council Plan review processes, and has little to no relevance to the Council Plan. Given that the planning scheme is subordinate legislation used to inform all land use and development decisions across Casey, including decisions by VCAT & Planning Panels (which do not take into account anything in the Council Plan), this is a deficiency which needs to be addressed.

Expectations of both the *Local Government Act* and the P&E Act are that the planning scheme and the Council Plan should be aligned. Good governance objectives also suggest this should occur.

Recommendations to achieve greater alignment of the planning scheme with the Council Plan:

- » Timing of statutory 4 yearly planning scheme review coincides more closely with the review of Council Plan (or shortly thereafter) to ensure greater alignment with both the Council Plan & the Public Health and Wellbeing Plan, and so that consultation outcomes of the Council Plan can then be genuinely used to inform the Planning Scheme Review.
- » Following preparation and adoption of a new Municipal Planning Strategy (as required to be undertaken in 2019 to meet legislative requirements for the new format and structure of all planning scheme), the new Municipal Planning Strategy should be elevated to sit alongside the Council Plan with the Public Health & Wellbeing Plan, to become the “land use and development strategy” for Council and informing the more detailed planning provisions within the Casey Planning Scheme.



» **Policy review**

Review of adopted Council policies is an organisational requirement, rather than a statutory planning scheme requirement, however the retention of policies and reference documents in the planning scheme which have not been reviewed for many years does create a problem.

Of all the 71 reference documents currently in the planning scheme, over 63% are over 10 years old, and 25% are over 20 years old.

There are too many policies which Council is not reviewing regularly, reference documents are in the planning scheme which staff have never seen or used, and the content is outdated and redundant. As a result, they actually have no relevance to current decision-making processes.

When a policy has outdated or superseded content or refers to outdated legislation or guidelines, it reduces the effectiveness of the policy and may result in lesser or no weight being afforded in decision-making on this basis. It also sends a poor message to the public when Council is seen to be relying on outdated policies and references in its decision-making processes.

Improved processes are therefore required around reviewing and updating policies and reference documents and the criteria for how they are referenced in the planning scheme. Improved alignment to governance processes for organisational policy review processes would be beneficial both from an organisational perspective and from a planning scheme maintenance perspective.

It is noted however, that the time delays in getting Ministerial approval for Amendments is having a significant impact on workload of Council staff in trying to get policy documents which area also reference documents constantly reviewed within the required timeframes.

Greater alignment with governance processes is required to ensure where policies which are updated or removed from the Council's policy register can also be appropriately managed in the planning scheme

Procedures need to be put in place to ensure all reference documents, incorporated documents and development plans referred to anywhere within the Casey Planning Scheme are available on Council's website (either as direct links or links to other websites where relevant), along with an explanation to the public of how they are relevant to the planning scheme.

Recommendations to address these issues include:

- » Ensure more regular review of all Council policies which are also reference documents in the planning scheme to meet internal organisational policy review standards, to ensure they maintain their currency and continue to inform planning decisions in a relevant and meaningful way. Time delays associated with planning scheme amendment processes need to be taken into account.
- » Improved alignment to governance review processes, so that Council policies which are updated or deleted from the policy register that also form part of the planning scheme can be better managed.
- » Procedures need to be put in place to ensure all reference documents, incorporated documents and development plans referred to anywhere within the Casey Planning Scheme are available on Council's website (either as direct links or links to other websites where relevant), along with an explanation to the public of how they are relevant to the planning scheme.

8 Conclusion and recommendations

This *Casey Planning Scheme Review Report 2018* contains a review of the local content of the Casey Planning Scheme and makes recommendations for actions to meet the statutory requirements of Section 12B of the *Planning and Environment Act 1987*.

The key conclusions of this review are:

- » The local content of the Casey Planning Scheme is generally consistent with, and aligned to, State planning policy, including *Plan Melbourne 2017-2050*, meets legislative requirements, and achieves the objectives of planning in Victoria in accordance with the requirements of the *Planning and Environment Act 1987*.
- » Casey is a large and rapidly growing municipality, with significant established areas, growth areas and non-urban areas to manage that are characterised by diverse and complex planning issues. Planning for a population of over 500,000 by 2041, the Casey Planning Scheme reflects the diversity and complexity of the issues that affect all of its local areas, together with Council's investment in forward planning that has guided the development of the municipality for the past 2-3 decades. The Casey Planning Scheme needs to be able to respond to the challenges ahead in a timely and efficient manner, so that it can continue to manage land use and development outcomes across the City in an effective manner.
- » The Casey Planning Scheme is the sixth largest planning scheme in the State. However, in comparison with other growth area Councils and Councils of comparable size and complexity, the size of Casey's planning scheme is not considered to be disproportionately large. More important than its size is that the local content in the scheme has a purpose, is clearly written and properly reflects Council's strategic directions.
- » The review identifies that the planning scheme needs to be updated to reflect Council's current strategic directions and to streamline existing provisions. There is a need to remove redundant provisions, update content to reflect the changing strategic context at a State and local level, and to align the planning scheme with the Council Plan, vision and other adopted Council strategies relevant to land use and development.
- » The review has highlighted the growing complexity and ever-changing nature of the State planning landscape and the difficulties faced by Councils in not only trying to keep up with the content of State-initiated changes (which often occur without prior consultation), but also in being able to provide appropriate local responses and undertake strategic work that is required to implement and respond to State policy in a local context.
- » The major reform and policy issues at a State level which need a local response are responding to the *Plan Melbourne* actions, and preparing a new Municipal Planning Strategy and Planning Policy Framework in accordance with the State Government's Smart Planning reform initiatives to restructure all Victorian planning schemes. These are significant strategic projects that will require resources and adjustments to Council's strategic priorities over the next four years.
- » There is an opportunity for Council to undertake a comprehensive review and rewrite of the local content of the Casey Planning Scheme and implement many of the recommendations of this review in conjunction with the preparation of a new Municipal Planning Strategy and new Planning Policy Framework.

This planning scheme review has identified 20 recommendations relating to the content and operation of the Casey Planning Scheme that have been categorised as follows:

» ***Required strategic projects***

Strategic projects that need to be completed to meet organisational priorities and State Government requirements and which will have the greatest impact on the operation and efficiency of the Casey Planning Scheme.

» ***Strategic opportunities***

Opportunities for further strategic work that will assist in improving the operation and efficiency of the Casey Planning Scheme that have been identified through the review. Some are already within current work priorities of respective service areas.

» ***Continuous improvement processes***

Improvement of internal processes that impact on the management and operation of the planning scheme to streamline decision-making.

Recommendations arising from this review are contained in Table 7. The priority timeframes identified in Table 7 are related to the four-yearly planning scheme review cycle and are subject to organisational prioritisation and resourcing:

HIGH:	Should be completed or substantially progressed within the next 12 months.
MEDIUM:	Should be completed or substantially progressed within the next 2 years. Where completed in time, implementation into the planning scheme may be able to occur via the Planning Policy Framework rewrite proposed under Recommendation 3.
LOW:	Should be completed or substantially progressed within the next 4 years. Implementation into the planning scheme should be identified as part of the project scope and implementation plans for each relevant project.

Some project scope information is provided in the table for each recommendation, based on the findings of this report. The recommendations, however, do not include detailed project scoping or resource implications.

One of the purposes of this report is to identify strategic gaps to inform future strategic work priorities and opportunities. The recommendations in this report do not reflect that the projects have been resourced, and this report is not a business plan. The recommendations of this review need to be incorporated into Council's internal business planning and budget processes, so that timing, resources, organisational prioritisation and more detailed project scoping can be further investigated and addressed via a more detailed business planning process.

Given that the planning scheme review has a four-yearly statutory cycle, all recommendations have been made with the expectation that they should be completed, or substantially progressed, within the next four-yearly statutory review cycle. Recommendation 18 also suggests additional mid-review cycle audits should occur to provide ongoing review opportunities within that timeframe.

The mid-cycle review/s should be used as an opportunity to identify the continued relevance of the recommendations of this report, undertake performance reporting, and identify new/emerging issues in the light of the changing strategic context at both a local and State level, and corresponding changes to organisational priorities.

Table 7: Recommendations of the Casey Planning Scheme Review 2018

No.	Recommendation	Project Scope	Priority
REQUIRED STRATEGIC PROJECTS			
Strategic projects that need to be completed to meet organisational priorities and State Government requirements, that will have the greatest impact on the operation and efficiency of the Casey Planning Scheme			
1	Ministerial Amendment Prepare a planning scheme amendment for Ministerial approval to include recommendations arising from this review that will improve the efficiencies and operation of the Casey Planning Scheme and do not require public notification (in accordance with the provisions of section 20(4) of the <i>Planning and Environment Act 1987</i> .	Content of the Stage 1 Ministerial amendment to be informed by the discussion and recommendations contained within this report and the Reducing Red Tape Report, and should include: <ul style="list-style-type: none"> » Remove all redundant Development Plan Overlays where they have been identified as no longer being required to guide development within a specific area. » Remove all redundant Land Subject to Inundation Overlays where land has been filled and had Certificates of Compliance issued, to avoid the need for further Report and Consent applications for buildings in areas liable to flooding. » Remove local policies at Clause 22.05 - <i>Stormwater Policy</i>, Clause 22.06 - <i>Telecommunications Facilities</i> and Clause 22.07 - <i>Satellite Dishes</i>. They are outdated and have been superseded by State legislation and relevant Codes of Practice. » Remove all reference documents considered to be superseded or obsolete as identified in this report, where removal will not impact on current planning assessments and decision-making. » Remove outdated references to superseded external legislation, policies, guidelines, and organisational names, and replace with the updated references, where relevant. » Remove all redundant 'further strategic work' and 'further actions' in the planning scheme, as identified in this report as no longer being relevant to planning decisions and/or organisational priorities. 	HIGH
2	Municipal Planning Strategy Prepare a new Municipal Planning Strategy to replace the existing Municipal Strategic Statement, in accordance with the new format and structure of the Victoria Planning Provisions	» This should be a concise and focused statement of the City of Casey's planning context and strategic framework and priorities, informed primarily by the Council Plan 2017-2022, long term vision and other key corporate strategies relevant to achieving land use and development planning outcomes for the municipality.	HIGH <i>(To be aligned with State Government timing for proposed new PPF)</i>
3	Planning Policy Framework (PPF) Prepare a new Planning Policy Framework for the Casey Planning Scheme in accordance with the new format and structure of the Victoria Planning Provisions	Content of the Stage 2 Council amendment to be informed by the discussion and recommendations contained within this report and the Reducing Red Tape Report, and should include: <ul style="list-style-type: none"> » Undertake a full review of all existing content in the MSS, local policies and zone and overlay schedules, informed by the discussion and recommendations contained within this report and the Reducing Red Tape Report, the Council Plan 2017-2022, long term vision and other key corporate strategies relevant to achieving land use and development planning outcomes for the municipality. » Translate existing relevant content into the new PPF structure (in joint exercise with DELWP). Existing content should only be retained where it is still genuinely required to inform and support planning decisions, and/or can be identified to form part of Council's current adopted policy framework. 	HIGH <i>(To be aligned with State Government timing for proposed new PPF)</i>

No.	Recommendation	Project Scope	Priority
		<p>» Introduce new content, as relevant, to implement key corporate strategies and address strategic gaps, supported by relevant strategies, policies and plans which are adopted by Council. Include as new background documents (as appropriate). This should include, but is not limited to, relevant content from the adopted strategies and plans referred to in this report, which includes (but is not limited to):</p> <ul style="list-style-type: none"> · Council Plan 2017-2021 · Council Vision - Creating A Great City · Integrated Transport Strategy · Biodiversity Enhancement Strategy · Community Facilities Plan · Heritage Strategy · Open Space Strategy · Municipal Public Health and Wellbeing Plan · Electronic Gaming Policy · Equestrian Strategy · Paths and Trails Strategy <p>» Removal of all superseded or obsolete reference documents as identified in this report not included within the Stage 1 Ministerial Amendment at Recommendation 1.</p> <p>» Include all other work identified in this report and in the Reducing Red Tap report as suitable for inclusion within the Stage 2 Council amendment.</p>	
4	<p>Housing Strategy</p> <p>Finalise the implementation of the Housing Strategy via Amendment C198 and identify and progress further strategic work arising from the Housing Strategy, to address organisational priorities</p>	<p><u>Part 1:</u></p> <p>» Following receipt of the panel report, finalising this project through the approval of Amendment C198 will complete a major strategic project for Casey which has a significant impact on the strategic direction and local content in the planning scheme.</p> <p>» Update the Housing Strategy to reflect current housing market and demographic data and incorporate the <i>Housing Diversity Statement</i> together with other agreed recommendations from the panel report.</p> <p><u>Part 2:</u></p> <p>» Identify and progress further strategic work priorities arising from the Housing Strategy, including:</p> <ul style="list-style-type: none"> · Review of Development Plans and Structure Plans, based on organisational priorities · Additional policy guidance on location, design and operational principles for aged care facilities in low density residential areas or areas outside the urban growth areas. (Does not need to be a full policy regime that requires significant strategic work. It should provide targeted objectives/ strategies for inclusion in the PPF, which is supported by broader housing policy contained within the Housing Strategy). · Affordable housing · Neighbourhood character investigation may be required in some residential areas (in conjunction with Recommendation 9). · Planning controls to progress landscape character work completed within Casey Foothills and LDRZ (in conjunction with Recommendation 14) 	<p>Part 1: HIGH</p> <p>Part 2: MEDIUM-LOW</p>

No.	Recommendation	Project Scope	Priority
5	Activity Centres Strategy and Retail Policy Progress the Activity Centres Strategy and Retail Policy	<p><u>Part 1:</u></p> <ul style="list-style-type: none"> » Further progression of this project, with exhibition and panel processes expected in 2019, is an important strategic priority for Casey that will inform strategic direction and local content in the planning scheme for retail and activity centre planning in Casey. <p><u>Part 2:</u></p> <p>Progressing further strategic work arising from Activity Centre Strategy:</p> <ul style="list-style-type: none"> » Consider options for a consistent approach for implementing structure plan outcomes in activity centres into the planning scheme, to identify more effective and consistent zone and overlay implementation tools. Should include consideration of DDOs and/or Activity Centre Zones, as appropriate, rather than DPOs, to implement outcomes contained within structure plans (in conjunction with Recommendation 10). » Review of activity centres structure plans, as appropriate, to meet organisational priorities, including: <ul style="list-style-type: none"> » Cranbourne Town Centre - Finalise strategic work priorities to review ACZ and implement adopted Cranbourne Town Centre Structure Plan 2018. » Review Berwick Village Structure Plan, following completion of the Berwick Health & Education Precinct plans. 	<p>Part 1: HIGH</p> <p>Part 2: MEDIUM-LOW</p>
STRATEGIC OPPORTUNITIES Identification of opportunities for further strategic work that will assist in improving the operation and efficiency of the Casey Planning Scheme, which have been identified through the review. Some are already within current work priorities of respective service areas.			
6	Regional Collaboration Initiatives Identify opportunities to participate in collaborative regional initiatives on strategic planning issues	<ul style="list-style-type: none"> » Identify key issues/projects which would benefit from a regional approach, either in full or in part. It should identify existing regional approaches currently proposed or underway, and new opportunities for regional collaboration. It should include consideration of the regional initiatives already underway and likely to arise from Plan Melbourne and its five-year implementation plan which will impact on Casey. » It should identify how the benefits of a regional approach can be most effectively realised and aligned with Council's own project scoping and resourcing for key strategic planning issues. » A significant regional project will be the Southern Metropolitan Land Use Framework, managed by DELWP. This work will be incorporated as regional policy in the planning scheme. 	HIGH
7	Regional Employment Study Undertake a Regional Employment Study to inform and support key economic activities and planning decisions	<ul style="list-style-type: none"> » This is a current Council Plan initiative (Strategic Objective 5 - Action 1), and is an important priority for Casey. » It should provide an economic and employment land evidence base, updated statistics, key influences and drivers of change within the employment sectors, and identification of current and future opportunities for employment land within Casey. It will inform Casey's key economic initiatives, strategic economic directions in both growth areas and established areas, and planning decisions/rezonings relating to employment uses. » It should include consideration of regional collaboration opportunities identified under Recommendation 6. 	HIGH

No.	Recommendation	Project Scope	Priority
8	Environmentally Sustainable Development (ESD) Undertake strategic work to introduce an appropriate ESD framework into the Planning scheme	<ul style="list-style-type: none"> » This is an important Council priority, supported by the Council Plan and Vision, with Casey currently lagging behind many other Councils in prioritising ESD outcomes within its planning scheme. » Need to identify strategic work required to introduce an effective ESD framework and principles into the planning scheme. The policy framework is expected to be modelled on other Councils with an approved ESD policy, tailored to meet Casey's specific requirements. » It should include consideration of regional collaboration opportunities identified under Recommendation 6, including participating in a GC amendment with other Councils to pursue a Ministerial amendment. 	HIGH
9	Neighbourhood Character Identify targeted opportunities to introduce preferred neighbourhood character guidance in the planning scheme to specific areas which would benefit most from additional guidance	<ul style="list-style-type: none"> » This does not need to be a full neighbourhood character review for the whole municipality. It should be initially targeted to areas with highest need, and where some existing strategic work has already been completed, such as in township areas. » Review (and update as required) existing neighbourhood character work already completed, supplemented with new work as required, with preferred implementation via residential zone schedules and/or the Local Area sections within the MSS, as appropriate. This could include Coastal and Township areas, Berwick and Endeavour Hills (arising from C198). » Outcomes should align with Urban Design further strategic work (Recommendation 10). » If completed in time, implement (in part) for specific areas as part of new PPF (Recommendation 3). 	MEDIUM
10	Urban Design Identify targeted actions required to strengthen urban design outcomes within the planning scheme which will provide the most effective benefit	<p><u>Part 1:</u></p> <ul style="list-style-type: none"> » Identify urban design strategies/guidelines which can be implemented into the new PPF based on existing adopted strategies, to strengthen urban design outcomes within the scheme, targeting areas of most need, without new strategic work. This should be included within new PPF (Recommendation 3). <p><u>Part 2:</u></p> <ul style="list-style-type: none"> » In conjunction with Recommendation 5 - review current methods of implementing urban design outcomes for activity centres into the planning scheme, to identify more effective implementation tool/s. » Identify longer term strategic work required to introduce a more comprehensive urban design framework into the scheme. » Outcomes should align with neighbourhood character further strategic work (Recommendation 9). 	<p>Part 1: HIGH</p> <p>Part 2: LOW</p>
11	Advertising Signs Policy Review of Advertising Signs Local policy, focusing on key sign types and local areas which would benefit most from additional policy direction	<ul style="list-style-type: none"> » Review Advertising Signs Policy, focusing on providing greater policy direction for specific signs, such as large freestanding billboard signs. » Identifying local areas/activity centres which may need specific and more targeted policy direction on advertising signs. This should include identifying where existing strategic work has already been done (such as within 	HIGH

No.	Recommendation	Project Scope	Priority
		<p>structure plans), but which has not been directly translated into the scheme.</p> <ul style="list-style-type: none"> » Give consideration as to how advertising sign policy requirements are most effectively translated into the new PPF, to inform Recommendation 3. 	
12	<p>Non-Residential Uses in Residential Areas and Future Residential Areas Policy</p> <p>Review policy, focusing on guidance for land use types and locational principles which will most effectively inform planning decisions</p>	<ul style="list-style-type: none"> » Review policy and remove all redundant provisions now superseded by other provisions in the planning scheme. » Review existing content and provide new content only where it will effectively inform planning decisions. » Ensure all relevant content from reference documents had been translated into policy and remove reference documents. » Give consideration as to how policy requirements are most effectively translated into the new PPF, to inform Recommendation 3. 	HIGH
13	<p>Electronic Gaming Machines Strategy</p> <p>Implement relevant electronic gaming machine policies into the planning scheme to further support planning decisions on the location, design and operation of gaming venues</p>	<ul style="list-style-type: none"> » Translation of relevant content of existing Electronic Gaming Machines Strategy which informs planning decisions into new PPF (to inform Recommendation 3). » As part of the future review of the Electronic Gaming Machines Strategy (scheduled for 2020), consider opportunities to broaden the planning-related content in the policy. » A review of recently adopted policies at other Councils, and recent panel/VCGLR decision should be undertaken to understand the current context, scope and reasonable expectations of what the planning system can legitimately influence, including community benefit assessments. » Focus on identifying how to implement relevant gaming policy into the planning scheme most effectively, with targeted objective/s and strategies to guide the location, design and operation of gaming venues to minimise harm, rather than introducing an extensive policy regime. 	LOW
14	<p>Review of environmental and significant landscape controls</p> <p>Undertake review of existing policies and prioritise and undertake further work required to address strategic gaps, to provide a coordinated response to landscape and environmental issues across Casey to meet organisational priorities</p>	<p>Understand the breadth and scope of work already completed within areas affected by environmental and significant landscape overlays, and prioritise and undertake further work to address strategic gaps, to inform a coordinated planning response to these areas of Casey. This should include (but is not limited to) consideration of:</p> <ul style="list-style-type: none"> » Green Wedge Management Plan recommendations (high priority). » Previous work done on Township Plans and neighbourhood character within township areas. » Climate change and coastal inundation strategies for the Westernport coastal areas in Casey. » Build on landscape studies already completed in Casey Foothills area and any further work required to preserve unique landscape character elements of the Casey Foothills, including land within the LDRZ. » Introducing permit triggers for vegetation removal across all SLOs, which currently do not have such triggers. » Alignment of environment/landscape outcomes with recommendations of Reducing Red Tape Report to consider opportunities to reduce permit triggers for buildings and works in SLOs and ESOs. » Review of Non-Agricultural Uses in Green Wedge Areas Policy. » Any other strategic work arising from the above. 	MEDIUM

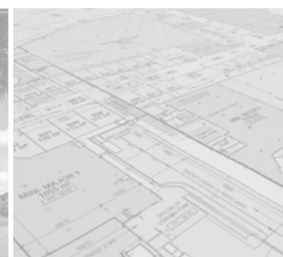
No.	Recommendation	Project Scope	Priority
		» Prioritisation and progression of strategic work affecting environmental and significant landscape areas should be linked to organisational priorities and resourcing.	
15	Bushfire Management Policy position Review Council's policy position on bushfire management provisions for new residential subdivision, in response to recent changes to State policy	» Review Council's policy position on bushfire management for new residential subdivisions in response to recent changes to Statewide bushfire management provisions, made through Amendments VC132, GC13 and VC140 » Progress consideration of Amendment C231 in response to Council's updated policy position.	HIGH
16	Heritage Policies Identify targeted actions required to update and strengthen heritage strategies and planning controls for identified heritage places in Casey	<p><u>Part 1:</u></p> » Identify heritage strategies that can be implemented into the new PPF, based on existing adopted strategies, to strengthen heritage outcomes in planning decisions without the need for new strategic work. This should be included within new PPF (Recommendation 3). <p><u>Part 2:</u></p> » Consolidating existing heritage work and updating Heritage Strategy. » Identify and implement updated heritage mapping and statements of significance for properties currently within Heritage Overlay. » Identify and implement new heritage protection for places of heritage significance not currently in the Heritage Overlay, including mapping and statements of significance. » Identify work required to better understand Aboriginal cultural heritage significance in Casey, and how that can best inform planning outcomes.	<p>Part 1: HIGH</p> <p>Part 2: MEDIUM - LOW</p>
CONTINUOUS IMPROVEMENT PROCESSES Improvement of internal processes which impact on the management and operation of the planning scheme to streamline internal procedures and decision-making			
17	New Policy: Management of Planning Scheme Amendment Requests Prepare a policy/protocol to address management and prioritisation of private planning scheme amendment requests and consideration of resourcing of development plan preparation	» Prepare a policy to address the management of private planning scheme amendment requests, generally in accordance with the recommendations contained within the Reducing Red Tape Report, and to include: <ul style="list-style-type: none"> The requirements for pre-application processes and fully documented planning scheme amendment requests; Prioritisation and progression of amendment requests according to meeting a net community benefit test and achievement of strategic direction of Council; and, Commitment of the proponent to pay all relevant Council costs for public notification, peer review of technical reports, panel hearing and other associated costs. » Implement as soon as is practical, to inform all future amendment requests and inform business planning processes. » Consideration should also be given, either as part of the above policy or as a separate guideline/internal protocol, to explore opportunities for resourcing/ prioritisation of proponent-led development plans.	MEDIUM

No.	Recommendation	Project Scope	Priority
18	Continuous Improvement Program Implement a continuous improvement program to improve the planning scheme review process	Continuous Improvement program should include: <ul style="list-style-type: none"> » Regular four-yearly planning scheme review processes that meet statutory requirements under the P&E Act should be embedded into Council's business planning processes. » Introduction of a mid-cycle review and performance monitoring processes (either annually or bi-annually) to facilitate mini-audits of the planning scheme between the statutory four-yearly cycle. This should include an analysis of VCAT and panel decisions, new State government legislation and policies, changing Council priorities, outcomes from any consultation processes, and a re-assessment of the recommendations arising from the last four-yearly statutory review in light of that changing context. These outcomes should then be used to inform business plans/project priorities on a more regular basis. » Greater collaboration between statutory and strategic planning staff on an ongoing basis to monitor planning issues and provide feedback into both the four-yearly and the mid-cycle planning scheme review processes. 	MEDIUM
19	Council Policy and Reference Document review process Implement improved internal processes to review and update policies and reference documents	<ul style="list-style-type: none"> » Ensure more regular review of all Council policies that are also reference documents in the planning scheme to meet organisational review standards, and to ensure they maintain their currency and continue to inform planning decisions in a relevant and meaningful way. » Liaise with the Governance team to facilitate improved alignment to organisational review processes, so that Council policies that are updated or deleted from the policy register and also form part of the planning scheme can be better managed. » Liaise with the Governance team to put in place procedures to ensure all reference documents, incorporated documents and development plans referred to in the planning scheme are available on Council's website (either as direct links or links to other websites where relevant), along with an explanation to the public of how they are relevant to the planning scheme. 	MEDIUM
20	Alignment of planning scheme and Council Plan reviews Alignment of Casey Planning Scheme and Council Plan review processes	<ul style="list-style-type: none"> » Timing of the statutory four-yearly planning scheme review should coincide more closely with the development of a new Council Plan (or shortly thereafter) to ensure greater alignment with both the Council Plan and the Municipal Public Health and Wellbeing Plan, and for consultation outcomes of the Council Plan to inform the Planning Scheme Review. » Following preparation and adoption of a new Municipal Planning Strategy (as required to be undertaken in 2019 to meet legislative requirements for the new format and structure of all planning schemes), it should be elevated to sit alongside the Council Plan with the Municipal Public Health and Wellbeing Plan to become the "land use and development strategy" for Council. 	LOW

Casey Planning Scheme Review 2018: Appendices

December 2018

Appendix A:	Review of VCAT decisions and Panel Report recommendations
Appendix B:	Planning Scheme Amendments since June 2016
Appendix C:	Audit of recommendations from 2016 Planning Scheme Review
Appendix D:	Audit of reference documents, incorporated documents and development plans
Appendix E:	Plan Melbourne 2017-2050 actions
Appendix F:	Planning Practice Notes approved or amended since June 2016
Appendix G:	Audit of further strategic work and other actions in the Local Planning Policy Framework



APPENDIX A: Review of VCAT decisions and Panel Report recommendations

VCAT Decisions received (1 June 2016 – 31 Oct 2018)

Hearing Date	Planning Permit & VCAT No's.	Site Address	Proposal	Council Decision	VCAT Decision	Comments re: policy implications of VCAT decision
27-Jun-16	PLNA0203/15 VCAT: P57/2016	147 Lawless Drive, Cranbourne North	Second dwelling to the rear of existing dwelling	Refusal	RA decision affirmed, no permit granted	VCAT noted that the Casey Planning Scheme does not include a neighbourhood character policy that establishes the existing and/or preferred character statement for the municipality and therefore it relied on State Neighbourhood Character objectives. Ultimately VCAT found that the development as a whole should be reconsidered to ensure that there is an acceptable outcome in terms of neighbourhood character and the impact on adjoining properties. <i>Policy issues: VCAT raised concern that the Casey Planning Scheme does not include clear preferred character statements for specific areas of the municipality.</i>
21-Jul-16	PLNA00701/15 VCAT: P243/2016	4 Coota-mundra Street, Doveton	To use a dwelling for a place of worship and reduce car parking	Refusal	RA decision affirmed, no permit granted	VCAT found that the proposal is inconsistent with Non Residential Uses in Residential Areas policy, in particular the site is inappropriately located and will result in detrimental impact to nearby residents and has not provided for appropriate on-site car parking. Clause 21.05 contemplates non-residential uses being established in residential areas for the convenience of local residents provided that: non-residential uses do not detract from the amenity, character and function of existing residential areas. Ultimately VCAT found that balancing all the matters to be considered in MSS and local policies, the proposal was inconsistent with planning policy as it is located in an inappropriate location and its appearance does not comfortably fit into the local residential streetscape because of the extent of hard surface in the front setback and the limited landscaping. <i>Policy Issues: Non Residential uses in residential Areas policy supported</i>
29-Apr-16	PLNA458/15 VCAT: P2324/2015	126-128 Smiths Lane, Pearcedale	Dog boarding kennel and caretaker's residence	Permit	RA decision varied, permit issued	The Intensive Animal Husbandry Policy at Clause 22.10 derives from Council's farm strategy from the late 1990's and identifies areas at Devon Meadows and Pearcedale to manage intensive use and encourages the retention of farming activities including animal boarding and dog breeding in the Farm Region. This policy acknowledges intensive farming activities and the conflict the activities may have on residential and urban lifestyles. The policy focusses the location of uses such as boarding kennels and intensive animal husbandry activities within specified areas. Ultimately VCAT found that the proposed kennels will not result in unacceptable detriment to the dwellings to the north; <i>No policy issues</i>
1 June and 3 August 2016	P117/09-E VCAT: P2588/2015	137 Moondarra Drive, Berwick	Medical centre (Amendment to permit)	Refusal	RA decision varied, permit issued	Non residential uses in residential areas policy relied on by Council to demonstrate that the increase would result in impacts to parking available within the residential street and adverse impact to the locality. Ultimately VCAT found that the increase in practitioners and subsequent increase to traffic in the street would impact on local amenity; the member cited local policy

Hearing Date	Planning Permit & VCAT No's.	Site Address	Proposal	Council Decision	VCAT Decision	Comments re: policy implications of VCAT decision
						<p>requirements that the reliance on on-street parking in the residential streets is not the appropriate means of catering for overflow parking as the site is not in or near an activity centre where consideration about the viability of such a centre is part of an assessment; Ultimately the member decided to allow a small increase to Practitioner numbers.</p> <p><i>No policy issues.</i></p>
12-Sep-16	PLNA00532/15 VCAT: P682/2016	79-81 Hardy Avenue, Cannons Creek	Dwelling, and removal of vegetation	Refusal	RA decision affirmed, no permit granted	<p>Clause 21.08 (Westernport local policies) relied on - encourages development that has low environmental impact, and which complements the landscape characteristics of Western Port. The Township policy at Clause 22.02 included policies to provide for limited growth of the township areas and encourage land use and development which is compatible with the character of the township area. Clause 22.04-3 required coastal vegetation, landforms and landscapes of Western Port, especially in areas that are visually exposed, be protected from intrusive development and for residential development be low key in terms of roof treatment and the height, massing, visual bulk, colours and finishes of buildings.</p> <p>Compliance with local policy standards, in relation to height and setbacks, was a key focus of the hearing. VCAT found that the built form proposed for the review site did not have due regard to either the existing character of built forms in the neighbourhood, nor the guidance provided by the local policies applying to the Westernport coastal area in the Casey Planning Scheme.</p> <p><i>Policy issues – local policy supported for neighbourhood character in coastal areas</i></p>
29-Sep-16	PLNA00860/15 VCAT: P732/2016	9 Hair Court, Beaconsfield	Three double storey dwellings	Refusal	RA decision set aside, permit granted	<p>The development was refused by council largely on streetscape and neighbourhood character grounds. Clause 21.05 applies to the Built- up area and identifies that these areas will be redeveloped at higher densities and that residential areas within 400m of activity centres, tertiary institutions and railway stations are preferred areas for medium density housing. While the subject land is not in a preferred area VCAT found that as it is located in the General Residential Zone and reasonably close to the commercial area, schools, open space and other community facilities, the development is not inconsistent with Clause 22.05. It was noted that Casey Planning Scheme does not include preferred character statements as such the proposal must respect the existing neighbourhood character;</p> <p><i>Policy issues: Council decision overturned – no local policy guidance on preferred neighbourhood character, so VCAT made its own interpretation on existing character</i></p>
4-Aug-16	PLNA00230/15 VCAT: P2516/2015	328-334 Narre Warren Nth Road, Narre Warren	Six double storey dwellings and removal of vegetation	Refusal	RA decision set aside, permit granted	<p>Minimal local policy discussed in the VCAT order. The major grounds for Councils recommendations to refuse the application were on vegetation, heritage and neighbourhood character grounds. VCAT were comfortable that a permit should issue.</p> <p><i>No policy issues</i></p>

Hearing Date	Planning Permit & VCAT No's.	Site Address	Proposal	Council Decision	VCAT Decision	Comments re: policy implications of VCAT decision
14-Oct-16	PLNA00712/15 VCAT: P795/2016	86 Worthing Road, Devon Meadows	Racing dog keeping comprising the keeping of five greyhounds.	Refusal	RA decision affirmed, no permit granted	<p>Refused by Council due to non-compliance with Clause 22.10. The policy basis for the Intensive Animal Husbandry Policy at Clause 22.10 highlights the long established intensive farming industry in these areas and the need for policy to manage intensive uses including greyhound/dog breeding, rearing, training and boarding and other types of intensive farming. The policy aims to facilitate the establishment of these types of uses in specific areas where their wider impact is minimised. Ultimately as the site is located outside the preferred areas for uses involving animal husbandry; and this proposal did not comply with the preferred maximum density of 10 dogs per hectare in the local policy, VCAT found that the appropriateness of the use in this location would result in unreasonable noise and amenity impacts.</p> <p><i>Policy issues: Local policy on Intensive Animal Husbandry supported</i></p>
15-Dec-16	PLNA00540/15 VCAT: P1272/2016	6 Belmar Street, Cranbourne	Four dwellings	Refusal	RA decision set aside, permit granted	<p>Minimal local policy discussed in the VCAT order. Proposal refused due to failure to comply with Standard B10 – Energy Efficiency of the Scheme and that it was an overdevelopment of the site as indicated by its failure to meet the associated objective in clause 55.03-5. VCAT supported the development noting that it is relatively well located and well placed to contribute to the purpose of the GRZ1.,</p> <p><i>No policy issues.</i></p>
17-May-17	PLNA00089/16 VCAT: P2175/2016	12 Azimuth Close, Narre Warren South	The use and development of a child care centre.	Refusal	RA decision set aside, permit issued	<p>VCAT found a high level of compliance with the performance criteria of <i>Non-Residential Uses in Residential Areas Policy</i> for a potential child care centre. Council argued that the policy required non-residential uses to cluster near existing activity centres / industrial areas and that the proposal at a fundamental level should be located more at the edges of the residential precinct. VCAT found that the local policy can only be afforded a degree of weight citing case law (SMA Projects Pty Ltd v Port Phillip CC [1999] VCAT 1312 and APD Capital Pty Ltd v Whitehorse CC [2016] VCAT 1557) that the local policy framework plays an important role but ultimately is there to provide guidance with planning decision making, rather than being determinative in itself. Assessing the overall planning merits on a holistic level, and in particular that the child care centre met the performance criteria of Clause 22.02 and its location in a residential hinterland was offset by its strong positive features (modest scale, walkability and the need for the service) and therefore the proposal did not warrant a refusal.</p> <p><i>Policy Issues: Non-Residential Uses in Residential Areas Policy was relied upon by VCAT, however interpretation of provisions resulted in Council's decision not being supported. VCAT decision should be reviewed when policy is translated into new PPF, to review whether stronger wording is required to support policy initiatives.</i></p>

Hearing Date	Planning Permit & VCAT No's.	Site Address	Proposal	Council Decision	VCAT Decision	Comments re: policy implications of VCAT decision
9-Jun-17	PLNA00342/14 VCAT: P25/2017	21 Langmore Lane, Berwick	Amendment to the endorsed plans (development of a three level apartment building)	N/A	RA decision affirmed	The hearing involved consideration of amended plans under a secondary consent process where councils position was that the changes did not constitute the criteria for the amendment to be considered under a secondary consent process. This hearing did not concern any consideration of local policy; <i>No policy issues</i>
26-Jun-17	PlnA00589/15 VCAT: P1574/2016	3455 Berwick-Cranbourne Road, Clyde North	Two lot subdivision	Refusal	RA decision affirmed, no permit granted	This matter related to whether the proposed subdivision was generally in accordance with the applicable Precinct Structure Plan; <i>No policy issues</i>
1-Aug-17	PLNA 00742/16 VCAT: P186/2017	5 Tara Park Close, Narre Warren North	Variation of a restrictive covenant	Refusal	RA decision affirmed, no permit granted	This matter related to Clause 52.02 and whether to allow the removal of a restrictive covenant; <i>No policy issues</i>
21-Jul-17	PLNA 00969/15 VCAT: P134/2017	50-52 Brisbane Street, Berwick	Development of the land for seven dwellings	Refusal	RA decision set aside, permit issued	Clause 21.03 of the scheme seeks to encourage new development which, amongst other things, provides a contextual approach that responds to the character of existing residential areas. In order to achieve this aim, the policy seeks to focus housing activity into activity centres. Council opposed this development on the basis that the design was contrary to the character of the neighbourhood, including the bulk and scale of built form and the extent of vegetation removal. Clause 21.09 seeks to promote the vegetated feel of Berwick township through the retention of canopy trees, whilst ensuring new development adds to the residential character of the area. It requires new development to be sensitively designed and sited, so as to allow appropriate setbacks to existing trees and allow for the planting of new canopy trees persuaded that the development is positioned on the site so as to respond to the predominant siting and scale characteristics of the area in allowing adequate spacing for the planting of larger trees that contribute to the canopy of the site and the area. Ultimately VCAT found that there was sufficient space around the proposed dwellings for the planting of canopy trees in line with the objectives of Clauses 21.03, 21.07, and 21.09. <i>Policy issues: Council decision was overturned, however local policy at Cl 21.03 and 21.09 was taken into account and addressed by VCAT</i>

Hearing Date	Planning Permit & VCAT No's.	Site Address	Proposal	Council Decision	VCAT Decision	Comments re: policy implications of VCAT decision
12-Sep-17	PLNA00843/16 VCAT: P1031/2017	17 and 19 Hazeldene Court, Berwick	Seven two-storey dwellings.	Refusal	RA decision set aside, permit issued	Council refused this application on the basis that it did not respect the neighbourhood character and that the extent of built form and proposed setbacks make the development visually bulky. Clause 21.09 encourages more intensive housing in this location given its proximity to the Berwick Town Centre. However, Council argued that the appropriate balance has not been achieved between the competing planning objectives for housing and neighbourhood character. In this instance, VCAT found that the proposal provided an adequate response to the neighbourhood character provisions of Clause 21.09. <i>Local Policy issues: Council decision overturned on neighbourhood character – more specific neighbourhood character policies in Local Areas section of MSS may have assisted.</i>
19-Sep-17	PLN A00621/16 VCAT: P240/2017	3 Marra Court, Endeavour Hills	Two additional dwellings and alterations to existing dwelling	Refusal	RA decision set aside, permit issued	Council considered the proposal was an overdevelopment of the site due to the lack of consideration of the site constraints. VCAT supported the development, finding that there would be minimal change in relation to the neighbourhood character with the existing single storey dwelling still facing the street and the two additional dwellings being well set back towards the rear of the site and that the site is well located to accommodate an increased density of housing. VCAT requested several changes to the design of the building in response to local policies. <i>Local Policy issues: Council decision overturned on neighbourhood character and locational issues – more specific neighbourhood character policies in Local Areas section of MSS may have assisted.</i>
8-Aug-17	PLnA00678/16 VCAT: P220/2017	7 Funston Street, Berwick	Development of four (4) double storey dwellings, the removal of vegetation	Refusal	RA decision affirmed, no permit granted	Council refused this application on the basis that it fails to respect the character of the neighbourhood. Despite the high level of compliance with various Standards under Clause 55, VCAT acknowledged that such compliance does not automatically result in an acceptable outcome with respect to development and found that the development did not adhere to the neighbourhood character considerations of Clause 21.09 (Berwick Northern Area), which requires development to retain a township feel and treed character. <i>Local Policy Issues: Broad neighbourhood character strategies within Local Areas section of MSS given support by VCAT</i>
20-Sep-17	PLNA00464/14.B VCAT: P652/2017	29 Ambleside Crescent, BERWICK	Amend existing permit for three dwellings	Refusal	RA decision set aside, amended permit issued	The hearing involved consideration of amended plans where Council's refused the proposed changes based on failure to comply with the overlooking and design details provisions of Clause 54 (Rescode). Minimal local policy exploration was relevant to the hearing; <i>No policy issues</i>
16-Aug-17	PLNA00144/16 VCAT: P2512/2016	1/1650 South Gippsland Highway, Junction Village	Convert the existing dwelling into a 75 seat restaurant	Permit	RA decision set aside, no permit granted	A third party appealed Council's decision to grant a permit on the grounds that the proposed restaurant would affect the amenity (noise, odour, traffic and loss of privacy) to the residential area. VCAT found that this development was inappropriate for the area and would result in out of centre development which is discouraged in Local Policy in particular Clause 21.04-4, Clause 22.01 and 22.02. It was acknowledged that local policies did recognise that some non-residential uses can legitimately be provided within residential areas, however that these should establish within

Hearing Date	Planning Permit & VCAT No's.	Site Address	Proposal	Council Decision	VCAT Decision	Comments re: policy implications of VCAT decision
			with take away food			or adjacent to activity centres. VCAT ordered that no permit should be issued as a restaurant would be an out-of-centre proposal, as it will be located on the opposite side of the highway at a considerable distance from the existing and proposed centres. <i>Policy Issues: VCAT provided full support to Council's Non-Residential Uses in Residential Areas Policy, and determined that the location and amenity impacts justified refusing the proposal.</i>
26-Oct-17	PLNA00702/16 VCAT: P916/2017	6 Ryelands Drive, Narre Warren	Development of 32 dwellings	Refusal	RA decision affirmed, no permit granted	This hearing was concern with the interpretation of a restrictive covenant that council determined would prohibit the proposed development. VCAT agreed with Council's assessment and determined that no permit should be issued. <i>No policy issues</i>
10 July 2017	PLNA00823/15 VCAT: P1050/2016	3 Kurt Place, Cranbourne	Three double storey dwellings	Refusal	RA decision affirmed, no permit granted	Clause 21.15 requires development to reinforce the identity, character, and sense of place of the older parts of residential Cranbourne and ensure new housing is complementary to these elements. VCAT recognised that landscape setting is a significant element that contributes to neighbourhood character and helps reinforce the sense of place for the Cranbourne Local Area within this policy and much weight was provided to Clause 21.15 in the assessment. VCAT found that the proposal did not address the policy setting as it failed to strengthen the distinctive landscape character of the Cranbourne Township and surrounding residential areas including providing sense of openness sought in local policy.
27-Sep-17	PlnA00311/14. A VCAT: P712/2017	191 Pearcedale Road, Cranbourne South	Motor Racing Track (Training for Motor Bike Jumps)	Permit	RA decision set aside, no permit granted	This hearing was concerned with the extension of the permitted hours on the planning permit. No local policy matters were discussed <i>No policy issues</i>
29-Sep-16	PLNA00860/15 VCAT: P732/2016	9 Hair Court, Beaconsfield	The construction of three double storey dwellings.	Refusal	RA decision set aside, permit issued	The proposal was principally refused by Council as it failed to provide a suitable design response to the streetscape and preferred neighbourhood character. Clause 21.05 applies to the built-up area and identifies that these areas will be redeveloped at higher densities. Residential areas within 400m of activity centres, tertiary institutions and railway stations are preferred areas for medium density housing. The tribunal noted that Casey Planning Scheme does not include preferred character statements, and as such the proposal must respect the existing neighbourhood character. Clause 22.05 and Clause 21.05 were discussed with the member ultimately supporting the development with changes to the plans to respond to Council's concerns about orientation, waste and parking. <i>Policy Issues: VCAT noted that Casey planning Scheme did not include preferred character statements, and therefore needed to rely on assessment against existing neighbourhood character.</i>

Hearing Date	Planning Permit & VCAT No's.	Site Address	Proposal	Council Decision	VCAT Decision	Comments re: policy implications of VCAT decision
17-Aug-17	PLNA00266/16 VCAT: P280/2017	4 Norham Court, Berwick	Second dwelling and variation to restrictive covenant	Refusal	RA decision affirmed, no permit granted	This hearing did not include any local policy discussion with the main substance being around the restrictive covenant removal component <i>No policy issues</i>
17-Jul-17	PLN00133/16 VCAT: P156/2017	3/66 Victor Crescent, Narre Warren	Advertising Signage	Refusal	RA decision affirmed, no permit granted	There was no appearance at the hearing by the applicant or any representative of the applicant. Therefore the RA decision was confirmed by the Tribunal as required by the VCAT Act 1998 and merits/local policies were not discussed. <i>No policy issues</i>
31-Jul-17	PLNA00813/16 VCAT: P395/2017	1595S Thompsons Road, Cranbourne North	Service station and Convenience restaurant	Refusal	RA decision set aside, permit issued	Reasons for this order were given orally at the conclusion of the hearing. <i>No policy issues</i>
November and December 2017	PINA01089/15 VCAT: P1527/2016	1470 Ballarto Road, Clyde	Concrete batching plant and landscape gardening supplies	Refusal	RA decision set aside, permit issued	Council refused this application due to the incompatibility of the use of the land with the character of the surrounding area and surrounding land uses given that the buffer distances associated with the proposed use impact on both current and future residential areas. The strategic planning framework was carefully assessed. VCAT noted that the speed and magnitude of previous and projected population increases has had significant implications on the currency and relevance of strategic and statutory planning frameworks applying in the municipality more broadly, and for the area around Clyde in particular. VCAT found major inconsistencies in State and local policies in the scheme. The State Government's rezoning of the land around Clyde from Green Wedge 3 Zone to Urban Growth Zone and its inclusion within the Urban Growth Boundary in August 2010 had significant implications as to the relevance of policies which predated the zoning change. VCAT cited the example of the Casey-Cardinia Growth Area Framework Plan and Clause 21.02-2 (Casey Farm) that excludes the land around Clyde as not having been correctly updated to reflect the current Urban Growth Zoning and is still shown as being outside the Urban Growth in an area which requires land to be protected from development due to its high agricultural values. In addition, VCAT referenced the South East Growth Corridor Plan which designated that land as industrial, although Council had previously made submissions to the MPA (now VPA) to designate the land as residential. The MPA had advised that it did not support this proposal given the need to secure future employment land for the municipality. Ultimately, the Tribunal decided to grant a permit for this industrial use which highlighted the lack of local policy rigour with regards to the use of future urban land for non-urban uses and inconsistencies between State level policy and

Hearing Date	Planning Permit & VCAT No's.	Site Address	Proposal	Council Decision	VCAT Decision	Comments re: policy implications of VCAT decision
						<p>local policy for this area. The Tribunal was satisfied that the amenity impacts to future residential land as a result of this development were not unreasonable.</p> <p><i>Policy Issues: The decision highlighted that local planning policy in the Casey Planning Scheme is struggling to stay relevant in the face of high growth rates and a rapidly changing strategic context, at both a State and local level. There were inconsistencies in the planning scheme between State and local policies.</i></p>
3-Nov-17	PLNA00866/16 VCAT: P1046/2017	1 Turner Street, Berwick	Medical centre, advertising signs and removal of vegetation	Refusal	RA decision affirmed, no permit granted	<p>MSS: Clause 21.09 - this site is located within 'Berwick Northern Area' of the municipality with an emphasis upon retaining the valued green treed image of the area. Clause 22.02 <i>Non Residential Uses in Residential Areas Policy</i> requires in established residential areas, non-residential uses be located adjacent to an activity centre or commercial/industrial area, or within a recognised community activity cluster, and, wherever possible, nearby similar non-residential uses to reduce car dependency and maximise accessibility to public transport. Non-residential uses must have a net community benefit and should not detrimentally impact on amenity of the residential area. VCAT found that the proposal is not appropriate in a policy context and raises a number of off-site amenity impacts not supported in a residential area considering Clause 22.02.</p> <p><i>Policy Issues: Council's Non-residential Uses in residential Areas policy supported</i></p>
23-Jan-18	PLNA00169/17 VCAT: P1783/2017	36A Shrives Road and 1-25W Berwick Springs Promenade, Narre Warren	Road, roundabout, removal of native vegetation; removal of a Reserve status; & creation of a Road Reserve	Permit	RA decision affirmed, permit granted	<p>This hearing included only broad discussions around the development's consistency with the MSS. VCAT found the proposal is supported by planning policy and by a substantial body of site specific strategic work.</p> <p><i>No policy issues.</i></p>
13-Feb-18	PLNA00280/16	1360 and 1360A Dandenong-Hastings Road, Cranbourne South	Place of worship, remove vegetation and alter access RDZ1	Permit	RA decision varied, minor change to conditions of permit	<p>This hearing considered two conditions of the permit generally relating to access arrangements into the site relating to VicRoads imposed conditions. The hearing did not include local policy discussions.</p> <p>No policy issues</p>

Hearing Date	Planning Permit & VCAT No's.	Site Address	Proposal	Council Decision	VCAT Decision	Comments re: policy implications of VCAT decision
24 Nov 2017 and 15 Feb 2018	PLNA00664/16 VCAT: P1077/2017	36 & 38 Sweeney Drive, Narre Warren	Eight (8) dwellings.	Refusal	RA decision set aside, permit issued	<p>Clause 21.02 (Berwick Northern Area) acknowledges the rapid growth experienced in the municipality and that there is a need to manage the rapid growth with the protection and enhancement of local neighbourhood character. Clause 21.09 seeks to provide quality housing opportunities that add value to the residential character of the area. Ultimately, VCAT found that the development demonstrated a satisfactory response to the neighbourhood character considerations in local policy.</p> <p><i>Policy Issues: VCAT supported Local Areas strategies to support a decision based on neighbourhood character</i></p>
15 Mar 2018	PLNA00772/16 VCAT: P1334/2017	111-119 Belgrave-Hallam Road, Hallam	Five double-storey dwellings.	Refusal	RA decision set aside, permit issued	<p>This application was refused by Council principally on the basis that it was an overdevelopment and was out of character with the area. Clause 21.20 (Endeavour Hills Urban Area) was considered with a key objective to maintain and enhance the residential streetscapes as a garden suburb environment, characterised by a quality and diverse built form in a landscaped setting. The Tribunal placed greater weight on the State policy urban consolidation considerations, over design and character concerns, and over-turned Council's decision and determined the grant a permit.</p> <p><i>Policy Issues: VCAT gave greater weight to State policy issues. Stronger neighbourhood character policies in Local Areas section may have assisted in supporting Council's decision, however in this instance VCAT just chose to give greater weight to State Policy over local policy.</i></p>
6 Dec 2017 and 23 Jan 2018	PLNA00658/2016 VCAT: P1275/2017	137 Brisbane Street, Berwick	Demolish existing dwelling and remove all existing vegetation,	Refusal	RA decision set aside, permit issued	<p>The application was refused by Council principally on the basis of neighbourhood character. The Tribunal put greater weight on the urban consolidation policies and did not accept the value of retaining the existing trees. In particular, the strategies at clause 21.03 which include encouraging medium density housing in suburban residential areas, and higher density housing on well located sites within easy walking distance of principal and major activity centres and public transport. Council also argued that Clause 21.09 (Berwick Northern Area) provides clear strategy to strengthen the garden suburban environment 'characterised by canopy trees, generous setbacks, a sense of openness and the dominance of the landscape setting'. The Tribunal was satisfied that enough space was provided for replacement planting.</p> <p><i>Policy issues: The decision highlights the practical difficulties in retaining vegetation in developments, the application of the Significant Landscape Overlay in the Berwick, and the lack of specific neighbourhood character policies in the scheme.</i></p>
11-Apr-18	PLNA00213/17 VCAT: P2391/2017	2 Valma Avenue, Cranbourne	A two storey dwelling at the rear of the existing	Refusal	RA decision affirmed, no permit issued	<p>The application was refused by Council principally on the basis of neighbourhood character and bulk to the rear of the site. VCAT supported Council's position based on the scale and transition of the proposed dwelling to neighbouring backyards.</p>

Hearing Date	Planning Permit & VCAT No's.	Site Address	Proposal	Council Decision	VCAT Decision	Comments re: policy implications of VCAT decision
			single storey house.			<i>Policy Issues: VCAT supported Council's position based on neighbourhood character grounds contained in Local Areas Section (Cl. 21.15)</i>
15-May-18		13 Olive Road, Devon Meadows	Existing Use rights for warehouse, storage and retail sales of rocks & crystals.	Refusal to issue certificate of compliance	RA decision affirmed, no certificate issued	This hearing was concerned with existing use rights afforded under the planning scheme and did not include any local policy discussion. <i>No policy issues</i>
10-May-18	PLNA00844/16 VCAT: P2496/2017	6-8 Meadow Wood Walk, Narre Warren	Seventeen dwellings in a three level apartment building	Permit	RA decision varied, permit issue	Clause 21.24 identifies Narre Warren as a maturing community focused on the Fountain Gate-Narre Warren CBD that will continue to strengthen its mature, green-treed image over the long-term, enjoying great freeway and rail access and a full range of services inside its boundaries. Significantly the Tribunal acknowledged the Council's Strategic direction for higher density housing in preferred locations. <i>Policy issues: Local policy for higher density dwellings in Narre Warren, contained in at Cl 21.24 (Narre Warren Local Area) supported by VCAT</i>
5 & 6 April and 23 May 2018	PLNA00766/16 VCAT: P2479/2017	300 Tuckers Road, Clyde North	Staged subdivision of land into 525 residential lots and one medium density super lot.	Permit	RA decision affirmed, permit issued	This hearing was concerned with conditions of the permit relating to the coordinated delivery of infrastructure within the development and the prevention of subdivision from occurring until there is sufficient certainty regarding the timing and delivery of necessary external road works. VCAT supported Council's conditions and stressed the importance of a coordinated approach to transformation of rural to urban land. <i>No policy issues</i>
18 May and 7 June 2018	PLNA01046/16 VCAT: P2586/2017	1370 Baxter-Tooradin Road, Cannons Creek	Optus telecommunications facility, (30m-high monopole)	Permit	RA decision varied, permit issue	Minimal local policy discussion <i>No policy issues</i>
9-Apr-18	PLNA00007/17 VCAT: P2285/2017	12 Graneel Grove, Berwick	Construct three dwellings.	Permit	RA decision varied, permit issue	VCAT found strong strategic support for the intensification of density in this area as the subject land is within proximity to the Berwick Village activity centre, with its range of retail, commercial and community services and facilities, and public transport. The local planning policies, including those at clause 21.07 (Built environment) and 21.09 (Berwick northern area), clearly articulate that the treed character of Berwick generally and the Berwick northern area in which the subject land is located is a key character element of the area. The policy and strategies under clause 21.09 seek to strengthen the mature canopy treed character and the policy also provides for housing

Hearing Date	Planning Permit & VCAT No's.	Site Address	Proposal	Council Decision	VCAT Decision	Comments re: policy implications of VCAT decision
						development through its objective "to provide quality and diverse housing opportunities that add value to the residential character of the area". Ultimately, the Tribunal found strong support for this development in Clause 21.09. <i>Policy Issues: Strong support given by VCAT to CI 21.09 (Berwick Northern Area) strategies</i>
28-Jun-18	PLNA00133/17 VCAT: P2862/2017	36 Wilson Street, Berwick	Two dwellings and removal of vegetation	Refusal	RA decision set aside, permit issued	This application was refused by Council principally on the basis that the development did not respond to the neighbourhood character and would result in the impact of street trees of significance. The plans were amended prior to the hearing including providing arborist advice demonstrating that the street trees would not be significantly impacted on. The special landscape character recognised in the SLO4 was supported by the Tribunal and having been satisfied that the street trees would not be impacted upon by the development, resolved to support the proposal. <i>Policy issues: SLO4 and landscape character policies supported by VCAT; amended plans lodged has responded to Council Policy</i>
16 Jul 18	PLN1158/16 VCAT: P2954/2017	230 Hardys Road, CLYDE NORTH	Multi-lot subdivision creation of restrictions & access to RDZ1	Permit	RA decision varied, minor change to conditions of permit	This hearing involved a review of various conditions of the permit; no local policy discussions <i>No policy issues</i>
23-Jul-18	PLNA00240/17 VCAT: P144/2018	8 Evelyn Avenue, Cranbourne	The construction of three double storey dwellings.	Refusal	RA decision affirmed, no permit issued	The proposal was principally refused by Council as it failed to provide a suitable design response to neighbourhood character. The Tribunal placed great emphasis on the neighbourhood character considerations in Clause 21.03 and Clause 21.15 (Cranbourne Local Area). Clause 21.3 identifies the protection and enhancement of neighbourhood character as a key issue in Casey and that medium density housing in suburban residential areas is encouraged provided it respects and enhances neighbourhood character. Also, Clause 21.15 was supported which included policies to reinforce the identity, character and sense of place of the older residential areas and ensuring new housing is complementary to these elements. <i>Policy Issues: Support for local policy at CI 21.15 (Cranbourne Local Area)</i>
9-Aug-18	PLNA01109/16 VCAT: P217/2018	15 Roundhay Court Berwick	Construction of three double storey dwellings.	Refusal	RA decision set aside, permit issued	The Tribunal determined that on balance the proposal should be supported, and placed greater emphasis on elements of the planning scheme which related to allowing greater densities within existing urban areas, close to services and with good access to public transport (21.10) over built form considerations (21.07). <i>Policy Issues: VCAT gave different weight to urban consolidation policies in scheme over and above built form considerations; no policy implications</i>

Hearing Date	Planning Permit & VCAT No's.	Site Address	Proposal	Council Decision	VCAT Decision	Comments re: policy implications of VCAT decision
16-Mar-18	PlnA00348/17 VCAT: P2226/2017	46 Browns Road, Devon Meadows	Installation of a tele-communications Facility (Monopole)	Permit	RA decision affirmed, permit issued	There was no appearance at the hearing by the objectors or any representative of the applicant. Therefore, the RA decision was confirmed by the Tribunal as required by the VCAT Act 1998 and merits/local policies were not discussed. <i>No policy issues</i>
21-Mar-18	PLN A00790/16 VCAT: P2268/2017	12 Station Street, Cranbourne	4 Storey Apartment Building (16 dwellings) and 2 Food & Drink Premises	Permit	RA decision varied, minor change to conditions of permit	This hearing involved a review of various conditions of the permit; no local policy discussions. <i>No policy issues</i>
4-Jul-18	PLNA00218/17 VCAT: P3005/2017	11 Sylvanwood Crescent, Narre Warren	Twelve double storey dwellings	Refusal	RA decision affirmed, no permit issued	The proposal was refused by Council as it failed to provide a suitable design response to neighbourhood character. Council argued that it was not opposed to increased density however the development had a number of design concerns which were not in keeping with the neighbourhood character. The Tribunal relied on objectives of and strategies in Clause 21.24 (Narre Warren Local Area) which emphasised the consolidation of the green-treed suburban area and providing a diversity housing. Ultimately, VCAT did not support the proposal highlighting the lack of regard to the streetscape and poor landscape character response as required in Clause 21.24. <i>Policy issues: VCAT supported neighbourhood character strategies within CI 21.21 (Narre Warren Local Area)</i>
6-Apr-18	PlnA00046/17 VCAT:P2307/2017	18 Wakefield Court, Cranbourne North	Two or more dwellings on a lot	Permit	RA decision varied, minor change to conditions of permit	Vary the Council's decision, directing the grant of a permit subject to conditions. Reasons for the decision were given orally at the conclusion of the hearing <i>No policy issues</i>
4 July and 30 August 2018	PLNA01129/16 VCAT: P2968/2017	57 Belgrave-Hallam Road, Hallam	12 double storey dwellings and 12-lot subdivision	Refusal	RA decision set-aside, permit granted	Reasons for the decision were given orally at the conclusion of the hearing <i>No policy issues</i>
25 Sep 2018	PLNA00657/17 VCAT: P635/2018	118 Camms Road, Cranbourne	Medical Centre	Permit	RA decision varied - changes to	This was an appeal against conditions on a permit relating primarily to the width of a landscape strip and the height of an advertising sign for a proposed medical centre in a residential area VCAT supported the applicant's position and determined that permit conditions should be varied.

Hearing Date	Planning Permit & VCAT No's.	Site Address	Proposal	Council Decision	VCAT Decision	Comments re: policy implications of VCAT decision
					permit conditions	<p>In its decision, VCAT determined that reliance on a 22 year old reference document was not supported, and that the overall landscape outcome for the site was appropriate. It also determined that the signage standards in Council's advertising policy were not appropriate in this instance, and variations to the height were supported.</p> <p><i>Policy issues:</i> This VCAT decision was based on the content of the <i>Non Residential Uses in Residential Areas and Future residential Areas Local Policy</i>, and Council relied on a 1996 Medical Centre policy as a reference document. The decision highlighted the issues associated with relying on old reference documents which have not been reviewed. It also highlights the need for any relevant provisions in reference documents which are relied upon for planning decisions to be translated into the scheme, without the need to rely on the reference document for this. The decision makes it clear that the <i>Non-Residential Uses in Residential Areas and Future Residential Areas policy</i> and its supporting reference documents need to be reviewed.</p>
9-10 August 2018	PLN00356/17 VCAT: P495/2018	58 Doveton Avenue, Eumemmerring	32 dwellings, including 18 x 3 storey townhouses and subdivision of the land	Refusal	RA decision set aside, permit granted	<p>Site is subject to a Development Plan. The primary issue was whether the plans were generally in accordance with the approved Development Plan (DPO20), which included an illustrative masterplan. The Development Plan indicates that future development must be oriented to ensure that housing appropriately addresses the street and reserve interfaces. Council submitted that with dwellings should not front what the Masterplan nominated as a rear laneway. VCAT did not consider this to be a determinative factor, and that the frontage of some of the dwellings to his "laneway" was still considered to be generally in accordance with the intent of the Development Plan. Council considered the result to be a less preferred urban design outcomes, which was not what was intended when the Development Plan was prepared.</p> <p><i>Policy issues:</i> This decision highlights the issues of using a Development Plan to achieve detailed urban design outcomes. The primary test is whether a development "is generally in accordance with a development plan". In this case, the design detail was not given the weight Council would have liked, as VCAT chose to consider the broad objectives of the entirety of the Development Plan to assess whether the plans were "generally in accordance with" the Development Plan.</p>

Panel Hearings

Table includes all amendments for which a panel report has been received since June 2016 (does not include panel hearings that have been heard but no panel report received)

Amendment Number	Hearing Date	Amendment Details	Panel Findings	Comments re: policy implications of Planning Panel recommendations
C190	19 Apr 2016	Implement the Brompton Lodge Precinct Structure Plan by introducing Urban Growth Zone Schedule 11	Adoption as exhibited subject to modifications	No policy issues
C204	7 May 2018	Amend Schedule 1 to Clause 37.08 Activity Centre Zone (Cranbourne Activity Centre)	Adoption as exhibited subject to modifications	No policy issues
C206	7-8 May 2018	Implements the Cranbourne West Development Contributions Plan	Adoption as exhibited subject to modifications	No policy issues
C219	8-15 Nov 2017	Amend the Cranbourne West Precinct Structure Plan and Schedule 1 to Urban Growth Zone to redesignate 133 ha of land at 635 Hall Road, part of 620 Western Port Highway, and 690 Western Port Highway, Cranbourne West, within the Cranbourne West PSP area from Commercial 2 Zone to General Residential Zone and apply a 5.9% public open space contribution. Also updates the Cranbourne West PSP and makes consequential changes to Schedule 1 to Clause 37.07 UGZ, Clauses 21.02, 21.18, 22.03 and the Schedule to Clause 81.01.	Adoption as exhibited subject to modifications	The Panel considered the strategic need to retain the land for employment uses and whether the conversion to residential land was appropriate. The Panel received considerable submissions and evidence on this issue and noted that submissions opposing the Amendment were not supported by expert evidence. In the absence of any contrary evidence, the Panel found that there is not a demonstrated need to retain the subject land for employment uses. The Panel supported Council's position that the Amendment is supported by local policy as it would facilitate the delivery of a diversity of housing, utilise an existing transport network and achieve the overall intent of the PSP through the creation of diverse housing. The Panel noted that the approval of the Amendment would not detract from other policy objectives relating to the public realm, service provisions and shopping and community facilities or the development of economic and employment provisions. <i>Policy issues:</i> DELWP required an extensive analysis of the demand and supply of industrial land in the South East Region to support the Amendment prior to exhibition. The proponent also commissioned specialist expert advice on employment land requirements in preparation for the Panel hearing.

Amendment Number	Hearing Date	Amendment Details	Panel Findings	Comments re: policy implications of Planning Panel recommendations
C220	18 July 2016	Rezone the land in Collison Estate to General Residential Zone and apply the Development Plan Overlay to facilitate urban development	Adoption as exhibited	No Policy Issues: The Panel found that the Amendment is consistent with the objectives of Clause 22.01 (Future Urban Areas Policy) by identifying the Precinct as suitable for urban development whilst applying the DPO to ensure that, in the interim, the land is not used or developed in a manner which could prejudice its future urban purposes.
C223	1 Dec 2016	Apply the Public Acquisition Overlay to facilitate future land acquisition to improve trail network, leisure and sporting options and biodiversity of Eumemmering Creek.	Adoption as exhibited	No policy issues: The Panel found that the net community benefit achieved from applying the Public Acquisition Overlay would far outweigh any disbenefit to the subject site owner and that Council does not seek to acquire more land than reasonably required.
C225	13 Oct 2017	The amendment proposes to rezone the land at 860 Ballarto Road, Botanic Ridge to facilitate residential development on the site, and applying a BMO to the same land, and a DPO to land at 860, 2/860, 950 and 980 Ballarto Road, Botanic Ridge.	Adoption as exhibited subject to modifications	The Panel found that the Amendment is the final phase of the zoning of the Botanic Ridge PSP which has a long history of policy support. Whilst not raised as a policy issue in the panel report, the subsequent panel report for C231 raised policy issues with respect of the application of the schedule to Bushfire Management Overlay. Council will consider the panel report and whether to adopt the amendment in December 2018.
C228	April/May 2018	Use and development of land within the Minta Farm PSP area; introduces Urban Growth Zone Schedule 14 (UGZ14). Combined with planning permit application. for a multi lot staged subdivision within a portion of the Minta Farm PSP area.	Adoption as exhibited subject to modifications	No policy issue: The Panel found that Precinct forms part of a broader future employment corridor extending east along the southern boundary of the Princes Freeway towards Pakenham. The employment corridor is established in State and local policy to support employment opportunities for the surrounding communities.
C231	14 Mar 2018	Rezone land at 42-80 Manuka Road, Berwick from Farming Zone to General Residential Zone, apply a new Development Plan Overlay Schedule 24, amend the Bushfire Management Overlay and Heritage Overlay.	Adoption as exhibited subject to modifications	Raises issues relating to the application of State bushfire policies, which impact on Council's current adopted position in relation to the use of Bushfire Management Overlays in new residential subdivisions. Council is yet to consider this panel report and the implications for its policy position for bushfire planning.

APPENDIX B: Planning scheme amendments approved or commenced since June 2016

Amendment No	Brief description	Status	Outcome	Gazettal Date	Planning Authority
State 'VC' and 'V' Amendments					
VC130	Changes the VPP and all planning schemes by amending Clause 52.32 (Wind energy facility) to delete clause 52.32-8 to restore the panel hearing process where submissions are received regarding relevant permit amendment applications.	Finished	Approved	4-Jul-16	Minister for Planning
V9	Implements Victoria's new infrastructure contributions system by introducing a new overlay, Clause 45.10 (Infrastructure Contributions Plan Overlay), into the Victoria Planning Provisions. The new overlay will allow a planning authority to incorporate an Infrastructure Contributions Plan and impose an infrastructure levy	Finished	Approved	27-Oct-16	Minister for Planning
VC131	Changes the VPP and all planning schemes by amending Clause 52.19 - Telecommunications facility, to exempt a permit application for a telecommunications facility funded (or partly funded) under the Commonwealth Government's Mobile Black Spot Programme from the notice and review requirements of the P& E Act.	Finished	Approved	23-Nov-16	Minister for Planning
VC110	Implements the State Government's response to the recommendations of the Managing Residential Development Advisory Committee by amending Clause 72 to introduce a new general term, garden area and amending the Neighbourhood Residential Zone, General Residential Zone, Residential Growth Zone, Mixed Use Zone and Township Zone.	Finished	Approved	27-Mar-17	Minister for Planning
VC135	Introduces additional classes of application into the VicSmart provisions, and increases the cost of development threshold of some existing VicSmart buildings and works classes of application.	Finished	Approved	27-Mar-17	Minister for Planning
VC134	Changes the VPP and all planning schemes in Victoria by introducing the new Metropolitan Planning Strategy and making corresponding updates to the SPPF. It also restructures Clause 11, includes policy-neutral updates and administrative changes and introduces new and updated incorporated and reference documents.	Finished	Approved	31-Mar-17	Minister for Planning
VC136	Introduces state-wide planning requirements for apartment developments - Better Apartments Design Standards.	Finished	Approved	13-Apr-17	Minister for Planning
VC133	Corrects inconsistencies and improves the structure of planning schemes to enable their migration into the Planning Scheme Information Management System (PSIMS) to improve access to, and more efficient amendment of, the planning schemes in Victoria. The changes are administrative and technical corrections and align with a new Ministerial Direction on The Form and Content of Planning Schemes issued under section 7(5) of the Planning and Environment Act 1987 (the Act).	Finished	Approved	25-May-17	Minister for Planning

Amendment No	Brief description	Status	Outcome	Gazettal Date	Planning Authority
VC137	Introduces additional classes of application into the VicSmart provisions for residential zones.	Finished	Approved	27-Jul-17	Minister for Planning
VC139	Introduces new planning requirements for racing dog facilities and inserts new reference documents for urban design guidelines and apartment design guidelines.	Finished	Approved	29-Aug-17	Minister for Planning
VC132	A general amendment that makes a number of administrative corrections and other changes to the VPP (VPP) and all planning schemes in Victoria.	Finished	Approved	19-Sep-17	Minister for Planning
VC141	<p>Changes the VPP and all planning schemes by:</p> <ul style="list-style-type: none"> · Amending Clause 19.01-1 - updating policy guidelines to the revised document Policy and Planning Guidelines for Development of Wind Energy Facilities in Victoria (Department of Environment Land Water and Planning November 2017) · Amending Clause 43.01 - Heritage Overlay to ensure that an application to subdivide land for a place which is included in the Victorian Heritage Register is referred to the Executive Director under the Heritage Act 2017. · Amending Clause 52.19 - Telecommunications facility to exempt a permit application for a telecommunications facility funded (or partly funded) under the Commonwealth Government's Mobile Black Spot Program from the notice and review requirements of the P&E Act. · Amending Clause 52.32 - Wind Energy Facilities to reflect changes proclaimed through the Planning and Building Legislation Amendment (Housing Affordability and Other Matters) Act 2017 in relation to an amendment to a planning permit for a windfarm. · Amending Clause 66 - Referral and Notice Provisions to include the Executive Director specified in the Heritage Act 2017 as a determining referral authority for an application to subdivide a heritage place included in the Victorian Heritage Register. · Amending the VPP to update the style and format based on the revised Ministerial Direction on the Form and Content of Planning Schemes (updated April 2017) issued under section 7(5) of the P&E Act. 	Finished	Approved	21-Nov-17	Minister for Planning
VC140	The Amendment changes the VPP and all planning schemes in Victoria by: Inserting an updated SPPF at Clause 10 Operation of the SPPF. Inserting an updated SPPF at Clause 13 Environmental Risks.	Finished	Approved	12-Dec-17	Minister for Planning
VC138	The Amendment changes the VPP and planning schemes in Victoria to implement reforms relating to the Victorian Government's review of the planning provisions relating to native vegetation removal following the release of Protecting Victoria's Environment Biodiversity 2037. This forms part of the Victorian Government's commitment to ensure that planning provisions relating to native vegetation removal sensibly protect biodiversity.	Finished	Approved	12-Dec-17	Minister for Planning

Amendment No	Brief description	Status	Outcome	Gazettal Date	Planning Authority
VC142	The Amendment includes a wide range of reforms across the VPP that generally remove permit triggers, expand permit exemptions for land uses and buildings and works, remove superfluous and outdated provisions, update references, improve and update definitions, clarify common points of confusion and improve the usability of the VPP.	Finished	Approved	16-Jan-18	Minister for Planning
VC144	The Amendment changes the VPP and all planning schemes by: Amending Clause 52.05 (Advertising signs) to: specify electronic sign in Section 2 of Category 3 - High amenity areas (Clause 52.05-9) with a condition that the advertisement area must not exceed three square metres increase the size of the permitted maximum advertisement area of a promotion sign in Section 2 of Category 3 from two to three square metres. Amending Clauses 52.05 and 73 to replace the term home occupation with home based business. Correcting minor errors in Clauses 52.05 and 62.	Finished	Approved	27-Feb-18	Minister for Planning
VC145	The Amendment changes the VPP and all planning schemes by: - Amending the SPPF at Clause 11.05-2 to include the Yarra Ranges Localised Planning Statement. - Amending the Heritage Overlay at Clause 43.01 to make a series of corrections - Amending the Telecommunications Facility provision at Clause 52.19 to provide clearer direction on notice and review exemptions - The amendment also incorporates policy neutral changes involving the separation of clauses and sub-clauses within the VPP and certain local planning schemes to facilitate migration to the PSIMS system.	Finished	Approved	28-Mar-18	Minister for Planning
VC146	The Amendment changes the VPP and all planning schemes by: Amending the SPPF at Clause 19 and 19.03 to remove references to development contributions and replace with infrastructure contributions. Incorporating a new Infrastructure Contributions Overlay at Clause 45.11.	Finished	Approved	15-May-18	Minister for Planning
VC143	The Amendment changes the VPP and all planning schemes by: <ul style="list-style-type: none"> Amending Clause 32.07 (Residential Growth Zone) to remove Food and drink premises and Shop from Section 1 – Permit not required and make them Section 2 – Permit required uses subject to conditions. Amending various provision in the scheme relating to the definition, clarification and interpretation of requirements relating to the Garden Area requirements in neighbourhood residential and general residential zones 	Finished	Approved	15-May-18	Minister for Planning
VC148	The amendment introduces changes to the VPP and all planning schemes arising from the Victorian Government's Smart Planning program. The program aims to simplify and modernise Victoria's planning policy and rules to make planning more efficient, accessible and transparent.	Finished	Approved	31-Jul-18	Minister for Planning
VC151	The amendment corrects an obvious error in the incorporated document Principal Public Transport Network Area Maps (State Government of Victoria, 2018).	Finished	Approved	6-Aug-18	Minister for Planning

Amendment No	Brief description	Status	Outcome	Gazettal Date	Planning Authority
VC147	Enables the online publishing of planning schemes through the Department of Environment, Land, Water and Planning's new Amendment Tracking System (ATS). The Amendment does not change the operation of policy or the effect of provisions in planning schemes.	Finished	Approved	14-Sep-18	Minister for Planning
VC150	Introduces clear land use definitions and risk-based planning controls for animal industries, removes the Piggeries Code of Practice 1992 as an incorporated document, and references the 2018 amendments to the Victorian Code for Broiler Farms 2009, to implement actions outlined in the Victorian Government's Planning for Sustainable Animal Industries report.	Finished	Approved	21-Sep-18	Minister for Planning
VC149	The Amendment introduced a new Commercial 3 Zone into the suite of available zones, introduced new requirements for the assessment of residential solar energy facility overshadowing and implements the wind energy facility recommendations of the Independent Inquiry into the Environment Protection Authority.	Finished	Approved	4-Oct-18	Minister for Planning
VC153	Amends Clause 52.13-7 (2009 Bushfire – Recovery Exemptions) to extend the expiry date to 30 September 2019.	Finished	Approved	4-Oct-18	Minister for Planning
VC152	Amendment VC152 introduces permit exemptions for community care accommodation to enable the streamlined renewal and development of these facilities, and provides clarity on the extent of permit exemptions for rooming houses. The amendment also introduces planning policy for the management of land for major hazard facilities and their respective buffer distances.	Finished	Approved	26-Oct-18	Minister for Planning
VC154	Amendment VC154 implements initiatives from Plan Melbourne 2017-2050 and Water for Victoria – Water Plan to enable the planning system to better manage water, stormwater and drainage in urban development. Specifically, the amendment provides integrated water management objectives and introduces a new particular provision for stormwater management in urban development.	Finished	Approved	26-Oct-18	Ministers for Planning
VC155	Amendment VC155 provide explicit policy support enabling decision-makers to consider whether it is appropriate to require the restoration or reconstruction of a heritage building in a Heritage Overlay that has been unlawfully or unintentionally demolished, to retain or interpret the cultural heritage significance of the building, streetscape or area. Amendment VC155 also makes minor changes to the wording of the residential rooftop solar energy facility provisions recently approved by Amendment VC149 to ensure that they are clear and unambiguous with respect to their intended operation.	Finished	Approved	26-Oct-18	Minister for Planning

Amendment No	Brief description	Status	Outcome	Gazettal Date	Planning Authority
Regional 'GC' Amendments					
GC47	Facilitates the Monash Freeway Upgrade Project and fixes zoning anomalies in the Princes Freeway Corridor.	Finished	Approved	23-Jun-16	Minister for Planning
GC53	The amendment rezones land along various roads to reflect declarations made under the Road Management Act 2004 or where arterial roads have been incorrectly mapped. It also removes redundant Public Acquisition Overlays, corrects alignments of arterial roads and freeways, and rezones surplus land to the underlying or adjoin zoning to enable the disposal of surplus land. No land is proposed to be acquired or roads closed under the amendment.	Finished	Approved	11-Aug-16	Minister for Planning
GC72	Extends the expiry of the Stormwater Local Planning Policy in the Casey Planning Scheme until 30 June 2019	Finished	Approved	31-Aug-17	Minister for Planning
GC13	Updating mapping for the Bushfire Management Overlay.	Finished	Approved	3-Oct-17	Minister for Planning
GC75	The amendment makes changes to the Community Infrastructure Levy (CIL) payable in 43 existing Development Contributions Plans (DCPs).	Finished	Approved	9-Nov-17	Minister for Planning
GC78	The Amendment inserts the <i>Abbotts Road Level Crossing Removal Project Incorporated Document, November 2017</i> .	Finished	Approved	7-Dec-17	Minister for Planning
GC87	The Amendment corrects an error in the <i>Abbotts Road Level Crossing Removal Project Incorporated Document, November 2017</i> (incorporated document) by including the project area maps referred to in Clause 3.0 of the incorporated document.	Finished	Approved	21-Dec-17	Minister for Planning
GC96	The amendment inserts the Melbourne Metro Rail Project: Upgrades to the Rail Network Incorporated Document, May 2018 into the planning scheme.	Finished	Approved	11-Oct-18	Minister for Planning
GC103	The amendment inserts Clause 45.12 (Specific Controls Overlay) and a new Schedule 1 to Clause 45.12, inserts the Monash Freeway Upgrade Project (Stage 2) Incorporated Document, August 2018 into the schedules to Clause 45.12, amends the Schedule to Clause 72.03 (maps forming part of the planning scheme), and the Schedule to Clause 72.04 (Documents incorporated in this planning scheme). The amendment amends and applies the existing PAO over the land required for the O'Shea Road upgrade and extension in the Casey Planning Scheme.	Finished	Approved	29-Oct-18	Minister for Planning
GC88	Inserts a new local planning policy, the Licensed Premises (Packaged Liquor) Policy into Clause 22, includes Victoria Police as a referral authority for applications to use land for packaged liquor, and makes consequential changes to planning scheme of the Cities of Casey, Cardinia, Greater Dandenong, Frankston, Knox and Maroondah. The amendment is seeking to implement findings of a regional project undertaken by the South East group councils seeking to provide greater direction in the planning scheme on the location of packaged liquor outlets and minimising harm associated with packaged liquor in the community	Currently seeking authorisation			Cities of Casey, Greater Dandenong, Knox

Amendment No	Brief description	Status	Outcome	Gazettal Date	Planning Authority
Local 'C' Amendments					
C208	The Amendment updates the Clyde Development Contributions Plan (DCP) and associated documentation, and correct various related administrative anomalies in the Scheme.	Finished	Approved	14-Jul-16	Minister for Planning
C226	Implements s48 Heritage Act 1995 to ensure that heritage places in the Planning Scheme are consistently identified with places in the Victorina Heritage register.	Finished	Approved	24-Aug-16	Minister for Planning
C189	Implements the Casey Central Town Centre Precinct Structure Plan by introducing UGZ10 to the Casey Planning Scheme and rezoning the Precinct to UGZ10.	Finished	Approved	1-Sep-16	Victorian Planning Authority
C211	Applies the Public Acquisition Overlay to land at 197S Evans Road, Cranbourne West.	Finished	Approved	22-Sep-16	City of Casey
C222	Amends the Incorporated Document in the Casey Planning Scheme Development Contributions Plan Narre Warren South City of Casey December 1997.	Finished	Approved	27-Oct-16	City of Casey
C190	The Amendment proposes to implement the Brompton Lodge Precinct Structure Plan (PSP) by introducing Urban Growth Zone Schedule 11 to the Casey Planning Scheme and applying it to the Precinct.	Finished	Approved with changes	15-Dec-16	Victorian Planning Authority
C250	The amendment amends the LPPF (LPPF) of the Casey Planning Scheme by introducing a new MSS (MSS) at Clause 21, and replacing all Local Planning Policies at Clause 22 with a new suite of local policies.	Finished	Approved	9-Feb-17	Minister for Planning
C220	The Amendment proposes to rezone the land in Collison Estate to General Residential Zone and apply the Development Plan Overlay to facilitate urban development	Finished	Approved with changes	9-Feb-17	City of Casey
C177	Extends expiry date of Aboriginal Cultural Heritage Policy.	Finished	Authorisation refused	14-Mar-17	Minister for Planning
C223	Apply the Public Acquisition Overlay to enable future acquisition of the land in order to facilitate the linking of important commuter trails, planning for leisure and sporting facilities and improving the quality and biodiversity of Eumemmering Creek.	Finished	Abandoned	4-Apr-17	City of Casey
C227	The Amendment implements the Sub-Regional Species Strategy for the Southern Brown Bandicoot, Supplement: Habitat Connectivity, July 2014 by updating incorporated documents: 'Botanic Ridge Precinct Structure Plan' and the 'Botanic Ridge Development Contributions Plan', amending Schedule 4 to the Urban Growth Zone, correcting numerical errors; and updating the Schedule to Clause 81.01 in the Casey Planning Scheme.	Finished	Approved	17-Aug-17	Minister for Planning
C233	The Amendment amends mapping anomalies, deletes redundant controls and makes various formatting, grammatical and clerical corrections in the Casey Planning Scheme	Finished	Approved	3-May-18	City of Casey

Amendment No	Brief description	Status	Outcome	Gazettal Date	Planning Authority
C239	The Amendment corrects a technical error that occurred during the approval of Amendment C202 by amending the Schedule to Clause 43.01 Heritage Overlay to delete the interim heritage control expiry dates for Heritage Overlays HO198, HO199, HO200 and HO201.	Finished	Approved	14-Jun-18	City of Casey
C237	The Amendment inserts the Hallam Road Upgrade (Ormond Road to South Gippsland Highway) Incorporated Document, March 2018 into the Schedules to Clause 52.03 and Clause 81.01 of the Casey Planning Scheme and applies a Public Acquisition Overlay to land requiring acquisition for the project	Finished	Approved	28-Jun-18	City of Casey
C225	The amendment proposes to rezone the land at 860 Ballarto Road, Botanic Ridge to facilitate residential development on the site, and applying a BMO to the same land, and a DPO to land at 860, 2/860, 950 and 980 Ballarto Road, Botanic Ridge.	Panel Hearing		TBC	City of Casey
C232	The amendment proposes to: Rezone 6.44 hectares of the land currently zoned Urban Floodway Zone (UFZ) to General Residential Zone - Schedule 1 (GRZ1); Amend the Land Subject to Inundation Overlay (LSIO) as it affects the land to reflect current data in relation to the probability of flooding in a 1-in-100-year ARI event. This increases the LSIO area on six sites and reduces the LSIO area on five sites. Overall there would be a net reduction of 1 hectare affected by the LSIO as a result of the amendment.	Approved but awaiting gazettal		TBC	City of Casey
C221 Pt 1	The amendment makes changes to the planning scheme to facilitate the development and use of land within the Cardinia Creek South PSP area, generally in accordance with the incorporated Cardinia Creek South Precinct Structure Plan, March 2018. The amendment introduces the Urban Growth Zone Schedule 12 (UGZ12) to the Casey Planning Scheme and rezones the majority of land in the amendment area to UGZ12. Land along the Cardinia Creek and Clyde Creek is rezoned to Rural Conservation Zone (RCZ) and the existing powerline easement rezoned to Special Use Zone - Schedule 7 (SUZ7). A Public Acquisition Overlay - Schedule 3 (PAO3) is applied to land at 20 Smiths Lane, Clyde North.	Submissions Under Assessment		TBC	Victorian Planning Authority
C221 Pt 2	Will facilitate Part B of the Cardinia South PSP, awaiting the outcome of GC99 – considered by the Regional Parks Standing Advisory Committee in Sep 2018	Submissions under Assessment		TBC	Victorian Planning Authority
C233	Amend various provisions of the Casey Planning Scheme to correct mapping anomalies, delete redundant controls and correct spelling, formatting and administrative errors.	Finished	Approved	3-May-18	Minister for Planning
C219	The amendment proposes to amend the Cranbourne West Precinct Structure Plan and Schedule 1 to Clause 37.07 Urban Growth Zone to redesigned approximately 133 hectares of land known as 635 Hall Road, part of 620 Western Port Highway, and 690 Western Port Highway, Cranbourne West within the Cranbourne West PSP area from Commercial 2 Zone to General Residential Zone and applying a 5.9% public open space contribution to the same land. The	Waiting for Ministerial approval		TBC	City of Casey

Amendment No	Brief description	Status	Outcome	Gazettal Date	Planning Authority
	amendment also updates the Cranbourne West PSP and makes consequential changes to Schedule 1 to Clause 37.07 UGZ and Clauses 21.02, 21.18, 22.03 and the Schedule to Clause 81.01.				
C231	Amendment C231 seeks to rezone land at 42-52, 54-60, part 62-70 and part 72-80 Manuka Road, Berwick from Farming Zone to General Residential Zone, apply a new Development Plan Overlay Schedule 24, amend the Bushfire Management Overlay and Heritage Overlay, and other consequential changes to the Casey Planning Scheme.	Panel Hearing		TBC	City of Casey
C224	Implements the strategic directions of the Fountain Gate-Narre Warren CBD Structure Plan (2016) and applies an Activity Centre Zone	Waiting for Ministerial approval		TBC	City of Casey
C239	The amendment corrects a technical error that occurred during the approval of Amendment C202 by amending the schedule to Clause 43.01 Heritage Overlay to delete the interim heritage control expiry dates for Heritage Overlays HO198, HO199, HO200 and HO201.	Finished	Approved	14-Jun-18	Minister for Planning
C235	Rezones the northern part of the land at 800 Berwick-Cranbourne Road, Clyde North from Urban Growth Zone - Schedule 3 (UGZ3) to Urban Floodway Zone (UFZ), and the southern part of the land from UFZ to UGZ3.	Submissions u Assessment		TBC	City of Casey
C192	The amendment rezones land at 31-35 Robinson Road, Narre Warren North from Low Density Residential to General Residential Schedule 1, amends the Heritage Overlay Schedule 110 and introduces a new Incorporated Document relating to 'Treeby Cottage'.	Waiting for Ministerial approval		TBC	City of Casey
C198	The amendment implements the findings and objectives of the Casey Housing Strategy including the review of the Low Density Residential Zone.	Awaiting panel report		TBC	City of Casey
C228	The Amendment facilitates use and development of land within the Minta Farm PSP area. The Amendment will introduce the Urban Growth Zone Schedule 14 (UGZ14) to the Casey Planning Scheme and apply it to the PSP area. The amendment is a combined planning permit application. The planning permit is for a multi lot staged subdivision within a portion of the Minta Farm PSP area.	Waiting for Ministerial approval		TBC	City of Casey
C207	Part 1: Prepared by the VPA, facilitates the development of the employment land within the Berwick Health and Education Precinct. Proposes to rezone land to Comprehensive Development Zone Schedule 2 (CDZ2) and insert a new incorporated document. The amendment has been referred to the Minister for Approval. Part 2: Prepared by the VPA, facilitates the residential development of the Berwick Health and Education Precinct. Panel Hearing scheduled December 2018	Part 1: Waiting for Ministerial approval Part 2: Panel hearing - Dec 2018		TBC	Victorian Planning Authority

Amendment No	Brief description	Status	Outcome	Gazettal Date	Planning Authority
C204	The Amendment proposes to amend Schedule 1 to Clause 37.08 Activity Centre Zone (Cranbourne Activity Centre) and make consequential changes to the Local Planning Policy Framework.	Waiting for Ministerial approval			City of Casey
C236	The amendment facilitates the use and development of land at 80S Linsell Boulevard, Cranbourne East. The amendment will rezone land from Urban Floodway Zone to General Residential Zone Schedule 1 as Melbourne Water has determined that the land is no longer required for the purpose of a floodway. The amendment also removes the LSIO from the eastern portion of the land. The amendment is a combined planning permit application. The planning permit is for a staged multi-lot subdivision and the recreation of restrictions.	Waiting for Minister's authorisation			City of Casey
C165	The amendment seeks to introduces a new Local Planning Policy Clause 22.09 Rooming Houses	Waiting for Ministerial approval			City of Casey

APPENDIX C: Status of recommendations from 2016 Planning Scheme Review

This table provides a status update on the level of completion of recommendations from the 2016 Planning Scheme Review, and provides commentary on their continued relevance and recommended future action

No.	2016 Recommendation	Priority (2016)	Level of Completion (Sep 2018)	Comments
1	Update MSS if required following adoption of Council Plan in June 2017.	Medium	Not commenced	Council Plan has been adopted. MSS updates are required to align MSS with Council Plan 2017-2022
2	Update further strategic work/other actions of MSS in fix-up amendment.	Medium	Not commenced	Review of Further Strategic Work/Other Actions currently underway as part of the 2018 Planning Scheme Review. Should be included in Amendment to implement 2018 PSR.
3	Amend Strategic Framework Plan to show areas of approved and future PSPs.	High	Not commenced	Should be included in future amendment to implement for PPF translation.
4	Update the relevant Codes of Practice in reference documents.	Low	Not commenced	This has low priority and has little impact on decision-making. This should form part of overall review of reference documents, as the relevant reference documents may now be obsolete and will be proposed for removal for the scheme in any event.
5	Amend Retail Policy following the finalisation of the Activity Areas and Non Residential Uses Strategy review	Medium	In progress	Draft Activity Centres Strategy and amended retail policy to be placed on exhibition in early 2019.
6	Review Advertising Signs Policy.	Low	Not commenced	Not commenced but still a high priority. Should form part of PPF rewrite.
7	Amend Non-Agricultural Uses in Green Wedge Areas Policy upon the adoption of the Western Port Green Wedge Management Plan.	Low	Not commenced	GWMP not yet adopted. Policy review should commence upon further progression of GWMP.
8	Proposed Amendment C198 to be exhibited in 2017 to introduce two schedules to the LDRZ.	High	Complete	Exhibited as part of C198 in 2017. C198 currently awaiting panel report.
9	Proposed Amendment C198 to be exhibited in 2017 to introduce one schedule to the RGZ.	High	Complete	Exhibited as part of C198 in Nov 2017. C198 currently awaiting panel report.

No.	2016 Recommendation	Priority (2016)	Level of Completion (Sep 2018)	Comments
10	Proposed Amendment C198 to be exhibited in 2017 to introduce two schedules to the RGZ.	High	Complete	Exhibited as part of C198 in Nov 2017). C198 currently awaiting panel report.
11	Proposed Amendment C198 to be exhibited in 2017 to introduce one schedule to the NRZ.	High	Complete	Exhibited as part of C198 in Nov 2017. C198 currently awaiting panel report.
12	Draft <i>Western Port Green Wedge Management Plan</i> to be exhibited in 2017, including revised GWZ schedules.	Medium	Complete	Draft Western Port Green Wedge Management Plan exhibited in 2017. Revised GWZ schedules are not proposed.
13	Draft Western Port Green Wedge Management Plan to be exhibited in 2017, including revised GWZA schedules.	Medium	Complete	Draft Western Port Green Wedge Management Plan exhibited in 2017. Revised GWZ schedules are not proposed.
14	Fix-up amendment for rezoning to PPRZ when public authority acquires land for a public use.	Medium	Not commenced	No fix-up amendments to rezone UGZ land to PPRZ has been undertaken since December 2015. There are a number of properties identified in 2016 which require rezoning, which has not yet occurred
15	Fix-up amendment for the Cranbourne Racing Complex and surrounds, including clarification of table of uses, subdivision and notice requirements.	Medium	Not commenced	A fix-up amendment to amend Amendment C166 (use and development of the Cranbourne Racing Complex) has not been undertaken.
16	Proposed Amendment C224 to introduce the ACZ over the Fountain Gate-Narre Warren CBD likely to be exhibited in 2017.	High	Complete	Council adopted Amendment C224 on 1 May 2018. Waiting for Ministerial approval
17	Proposed Amendment C219 to revise the UGZ schedule and Cranbourne West Precinct Structure Plan to redesignate employment land.	High	Complete	Council adopted Am C219 on 15 May 2018. Waiting for Ministerial approval
18	The MPA (now VPA) and Council to monitor the implementation of PSPs.	Low	In progress	This an ongoing action within the Growth Areas and Financing Team. No specific recommendation required.

No.	2016 Recommendation	Priority (2016)	Level of Completion (Sep 2018)	Comments
19	Proposed Amendment C198 to be exhibited in 2017 to introduce the RGZ over the housing intensification precincts of the Cranbourne town centre.	High	Complete	Exhibited as part of C198 (9 November - 15 December 2017). C198 currently awaiting panel report. ACZ was used instead of RGZ.
20	Review the ACZ over Cranbourne Town Centre.	High	Complete	C204 adopted by Council on 21 August 2018. Waiting for Ministerial approval.
21	Fix-up amendment to review exemptions, status of reference documents and referral responses.	Low	Not commenced	Fix up amendments to the Environmental Significance Overlay have not been undertaken. Some review of ESO has occurred as part of this 2018 PSR
22	Fix-up amendment to review SLO1 to specify a permit requirement for vegetation removal and status of reference documents.	Low	Not commenced	Review of SLO1 carried out as part of the Reducing Red Tape Report. Recommendation to introduce permit triggers for vegetation removal and other minor changes to schedule. To be implemented via future planning scheme amendment.
23	Fix-up amendment to the Heritage Overlay to correct identified errors with mapping of heritage overlays.	Medium	Not Commenced	Preparation of Amendment C236 has not yet been reported to Council to seek authorisation. Once finalised, this will be a fix-up amendment to correct some of the identified errors with mapping of heritage overlays.
24	Create preferred template for any new DPO schedule for consistency.	Medium	Not commenced	No longer considered relevant. New DPO schedules should be based on site specific requirements.
25	Review all schedules of the DPO, fix-up amendment to alter DPO and abandon Development Plans where complete.	High	In Progress	Review of DPO's undertaken in 2016, with further work completed as part of 2018 Reducing Red Tape Project. Outcomes to be implemented through 2018 Planning Scheme Review Implementation Plan, via Stage 1 and Stage 2 amendments.
26	Fix-up amendment to remove PAO once land acquired and rezoned to a public purpose.	Medium	In progress	Ongoing action that is addressed via fix up amendments as required
27	Review the <i>Open Space Strategy</i> to justify varied contribution rate areas.	Medium	Not commenced	Open Space Strategy has not yet been translated into the Planning Scheme. This should occur as part of PPF translation in 2019. Further strategic work is proposed to review the Open Space Strategy to further support open space contribution rates being varied in the planning scheme.
28	Audit Council adopted policies or other documents relating to land use and development that are not included in the planning scheme.	Low	In progress	Review has commenced as part of this 2018 Planning Scheme review. Outcomes to be implemented through 2018 Planning Scheme Review Implementation Plan.

No.	2016 Recommendation	Priority (2016)	Level of Completion (Sep 2018)	Comments
29	Investigate minor permit exemptions to streamline the planning process.	Low	In progress	Review carried out as part of Reducing Red Tape Project. Outcomes to be implemented through 2018 Planning Scheme Review Implementation Plan.
30	Evaluate proposals for new local policies, including Open Space Policy and Packaged Liquor Policy.	Medium	In progress	Draft packaged liquor policy has been prepared and forms part of regional SEMCA project (Amendment GC88). Currently awaiting authorisation from Minister for Planning. Open Space Policy not commenced and should not proceed as a new local policy – will achieve more by translating relevant content from the adopted Open Space Strategy into new PPF, and implemented through 2018 Planning Scheme Review Implementation Plan.
31	Fix-up amendment to update details of all reference and incorporated documents.	Medium	Not commenced	Review of reference documents has commenced as part of this 2018 Planning scheme review and should be completed as part of PPF translation in 2019. Removal of some outdated reference documents could occur as part of Stage 1 amendment. Other updates should occur as part of Stage 2 amendment as part of 2018 Planning Scheme Review Implementation Plan.
32	Investigate additional strategies or local policies to guide submissions to VPA on new PSPs.	High	In progress	The key issues within the unplanned Precinct Structure Plan (PSP) areas have been identified within a Key Issues Paper. Workshops with internal and external stakeholders involved in the PSP process have been undertaken and will form the basis for Council's 'Vision Statement' for the unplanned PSPs. The vision statement will be presented to the Victorian Planning Authority and will inform Council's advocacy for planning outcomes within the unplanned PSP areas.
33	Review structure and format of LPPF if the PPF is introduced.	Low	Not commenced	VC148 introduced on 31 August 2018. Recommendations relating to the review of the structure and format of new PPF to form part of this 2018 Planning Scheme Review 2018.

APPENDIX D: Audit of existing Reference Documents, Incorporated Documents and Development Plans

Table Notes:

- » Review date is based on internal Council policy review practices for Council-prepared policies and strategies only. It is not based on any statutory review requirements under the P&E Act or the Planning Scheme itself. Where the internal review process does not require a formal review of the document (eg: for externally prepared strategies, or where Council does not deem such a review necessary), it is recorded in the table as “n/a”.
- » Explanation of Recommendations:
 - Retain: Policy is considered to be relevant and appropriately informs/supports the discretion required under the relevant clause/s.
 - Remove: Policy is considered to be no longer required to inform/support discretion required under the relevant clause/s. It should be removed as a reference document. Where a new replacement reference document is recommended, it is noted.
 - Review: Relevance of reference document is still to be established, and needs further review to determine its continued relevance
 - Stage 1 Recommendations: Refers to those changes to reference documents which could occur as part of a Stage 1 Ministerial Amendment (ie: requires no notification)
 - Stage 2 recommendations: Refers to those changes to reference documents which should occur as part of a Stage 2 Amendment (ie: where it should be replaced with a new or updated version of the strategy, which requires notification) .

Reference Documents referred to in Planning Scheme

Reference Document	Clauses	On Council Website	Review Date	Comments	Recommendation
Advertising Signs Policy, City of Casey 1997	22.04 Advertising Signs Policy	No	N/A	Still current, however policy is over 20 years old and does not reflect emerging issues such as animated, digital and large freestanding billboard signs. Preparation of a new policy is a high priority. Retain until a new policy has been prepared.	Retain
Australian Standard – Protection of Trees on Development Sites, AS 4970 (2009)	42.01 ESO7 (Significant River Red Gums in Casey) 42.01 ESO8 (Significant Exotic and Native Trees in Casey)	No	N/A	Still current	Retain
Australian Standard – Pruning of Amenity Trees, AS 4373 (2007)	42.01 ESO7 (Significant River Red Gums in Casey) 42.01 ESO8 (Significant Exotic and Native Trees in Casey)	No	N/A	Still current	Retain
Berwick Township Significant Landscape Strategy, City of Casey, 2007	42.03 SLO4 (Berwick Township and Environs)	Yes	30/4/10	Review overdue	Retain

Reference Document	Clauses	On Council Website	Review Date	Comments	Recommendation
Berwick Village Commercial Centre Parking Precinct Plan, City of Casey 5 September 2006 (revised 3 February 2009)	45.09 Parking Overlay Schedule 1 (PO1) – Berwick Village Commercial Area	Yes	28/2/11	Review overdue. Retain until review of Parking Overlay is completed	Retain
Cardinia Strategy Plan, City of Casey, June 2002	42.03 SLO3 (Cardinia Strategy Plan)	No	N/A	Retain until review of Cardinia Strategy Plan is completed	Retain
Casey C21: A Vision for our Future, City of Casey, 2002	21.02 Key Issues and Strategic Vision 21.03 Settlement and Housing 21.04 Environment 21.05 Economic Development 21.06 Transport 21.07 Built Environment 22.01 Retail Policy 22.02 Non-Residential Uses in Residential and Future Residential Areas Policy 22.03 Industrial Development Policy 22.04 Advertising Signs Policy 22.08 Non Agricultural Uses in Green Wedge Areas Policy	No	N/A	The current MSS is based on Casey C21 as Casey's key organisational strategy. Updates to the C21 Strategy have occurred in 2011 (Building a Great City) and 2016, however the later versions are both high level strategies, and the 2002 document still provides the detailed strategic content to inform the updates. The 2016 version of C21 is also not referenced in the planning scheme. As Casey C21 content is now 16 years old, and taking into account the rate of growth Casey has experienced, changing strategic context and organisational priorities having evolved over that time, Casey C21 is no longer considered to be a contemporary and current evidence base upon which to inform current land use and development strategies in the planning scheme. Casey C21 is considered to be obsolete, and should no longer be used to inform new strategic policy in the planning scheme into the future. References to all versions of Casey C21 (2002, 2011 and 2016 versions) as a reference document should be deleted and replaced with the latest version of the Council Plan and new strategic directions based on the latest Council Plan and current adopted Council strategies. This should be addressed as part of the PPF rewrite and the preparation of the new MPS in 2019, and as part of the next review of the Council Plan.	Remove (Stage 2) <i>Replace with Council Plan 2017-2021, and include new strategic directions in the CPS based on this version of the Council Plan</i>
Casey C21: Building A Great City, City of Casey, 2011	21.02 Key Issues and Strategic Vision 21.03 Settlement and Housing 21.04 Environment	No	N/A	See comments above for <i>Casey C21: A Vision for our Future, 2002</i>	Remove (Stage 2)

Reference Document	Clauses	On Council Website	Review Date	Comments	Recommendation
	21.05 Economic Development 21.06 Transport 21.07 Built Environment 22.01 Retail Policy 22.02 Non-Residential Uses in Residential and Future Residential Areas Policy 22.03 Industrial Development Policy 22.04 Advertising Signs Policy				<i>Should be replaced with the latest Council Vision</i>
Casey Complex Structure Plan, City of Casey, August 2011	37.08 Activity Centre Zone – Schedule 1 (Cranbourne Town Centre)	Yes	N/A	Still current	Retain
Casey Heritage Study (Post European Contact), City of Casey, in association with Context Pty Ltd, 2004	21.01-6 Introduction 21.07 Built Environment	No	N/A	Heritage Strategy 2017 has been completed. Need to determine if 2017 Strategy completely replaces this reference document, or if it is still required	Review
Casey Housing Diversity Statement, City of Casey, September 2012	43.04 Development Plan Overlay Schedule 20 (Surplus Education Land) 43.04 Development Plan Overlay Schedule 21 (Former Doveton Secondary College) 43.04 Development Plan Overlay Schedule 2 (Collison Estate)	Yes	31/1/14	Review overdue. To be incorporated into Housing Strategy (as part of C198). Review its status as a separate document after C198 completed	Review
Casey Housing Strategy, City of Casey, 2005	21.01-6 Introduction 21.02 Key Issues and Strategic Vision 21.03 Settlement and Housing 21.06 Transport 21.07 Built Environment	No	N/A	This Strategy has been replaced by Housing Strategy 2017, which needs to be referenced in relevant clauses of MSS. Will be addressed as part of C198 – retain until C198 approved	Retain
Casey Image Strategy, City of Casey, 2005	21.07 Built Environment	Yes	N/A	Whilst this strategy is 13 years old, it contains some useful urban design content, and in the absence of any updated strategy to replace it with, should be retained. Use of this document should be reviewed as part of broader review of urban design strategies more generally within the planning scheme as part of the PPF rewrite in 2019.	Retain

Reference Document	Clauses	On Council Website	Review Date	Comments	Recommendation
Casey Local Roads Tree Strategy, City of Casey, 2010	43.04 Development Plan Overlay Schedule 18 (Pound Road/Shrives Road Hampton Park Residential Area)	No	N/A	Appears that this Strategy will be replaced by City of Casey Tree Guide December 2014. If this is the case, reference to <i>Casey Local Roads Tree Strategy</i> needs to be amended or deleted	Review
Casey Population and Housing Forecasts, City of Casey, in association with .id Consulting, 2010	21.01-6 Introduction	No	N/A	Updated population and housing forecasts need to be included in a revised MSS, and appropriately referenced.	Remove (Stage 2)
Casey Revegetation Strategy, City of Casey, 2009	21.04 Environment 21.07 Built Environment	No	N/A	This document is outdated. Replace with Biodiversity Enhancement Strategy	Remove (Stage 2)
Casey Significant Tree Strategy (incorporating The Significant Tree Register), City of Casey, 2014	21.04 Environment 42.01 ESO8 – (Significant Exotic and Native Trees in Casey)	Yes	30/7/19	Still current	Retain
Casey Standard Drawings, City of Casey, 2012	22.03 Industrial Development Policy 42.03 SLO3 (Cardinia Strategy Plan) 43.04 Development Plan Overlay Schedule 15 (Residential Development Areas) 43.04 Development Plan Overlay Schedule 16 (Heatherton Road Mixed Use Precinct) 43.04 Development Plan Overlay Schedule 17 (Commercial Development – 55 Kangan Drive, Berwick)	Yes	N/A	These are engineering drawings intended to reflect the latest construction techniques and practices adopted by Council. May need to be amended or deleted.	Review
Census 2011, Australian Bureau of Statistics, 2011	21.01-6 Introduction	No	N/A	No longer the most relevant census to inform policy.	Remove (Stage 1)
Child Minding Centres Policy, City of Casey, 1996	22.02 Non-Residential Uses in Residential and Future Residential Areas Policy	Yes	N/A	This document is outdated and does not reflect legislative changes that have occurred in the industry, particularly in terms of the number of children they accommodate and the child:carer ratio. Car parking rates have been superseded by new rates in CI 52.06. All provisions should be translated into the policy itself, and removed as a reference document.	Remove (Stage 1)

Reference Document	Clauses	On Council Website	Review Date	Comments	Recommendation
City of Berwick Heritage Conservation Study, City of Berwick, in association with Context Pty Ltd, 1993	21.01-6 Introduction 21.07 Built Environment	No	N/A	Despite being 25 years old, it is the only detailed heritage study undertaken to inform site specific heritage assessments on land in former City of Berwick. Should not be removed until an updated version has been prepared.	Retain
City of Casey (Cranbourne, Knox) Heritage Study, City of Casey, 1998	21.01-6 Introduction 21.07 Built Environment	No	N/A	Content should form part of broader review of all heritage strategies in Casey, to determine whether it needs to be retained or has been superseded.	Review
City of Casey Activity Centres Strategy, City of Casey, in association with Ratio Consultants Pty Ltd, 2006.	21.01-6 Introduction 21.02 Key Issues and Strategic Vision 21.03 Settlement and Housing 21.05 Economic Development 21.06 Transport 21.07 Built Environment 22.01 Retail Policy 22.02 Non-Residential Uses in Residential and Future Residential Areas Policy 37.02 CDZ1 Lyndhurst NAC Comprehensive Development Plan 43.04 Development Plan Overlay Schedule 16 (Heatherton Road Mixed Use Precinct) 43.04 Development Plan Overlay Schedule 17 (Commercial Development – 55 Kangan Drive, Berwick)	No	N/A	This strategy is proposed to be replaced with an updated Activity Centres Strategy (to be exhibited early 2019). The 2005 Strategy should be retained until the new Activity Centres Strategy is adopted by Council.	Remove <i>(as part of new Activity Centres Strategy implementation; to be replaced with new Activity Centres Strategy in 2019)</i>
City of Casey Arterial Roads Tree Strategy, City of Casey, 2003	21.07 Built Environment 43.04 Development Plan Overlay Schedule 15 (Residential Development Areas) 43.04 Development Plan Overlay Schedule 16 (Heatherton Road Mixed Use Precinct) 43.04 Development Plan Overlay Schedule 17 (Commercial Development – 55 Kangan Drive, Berwick)	Yes	N/A	Still current	Retain

Reference Document	Clauses	On Council Website	Review Date	Comments	Recommendation
	43.04 Development Plan Overlay Schedule 18 (Pound Road/Shrives Road Hampton Park Residential Area)				
City of Casey Biodiversity Enhancement Strategy, Ecology Australia Pty Ltd, 2003	21.01 Introduction 21.02 Key Issues and Strategic Vision 21.04 Environment	Yes	N/A	This has been superseded with a new Biodiversity Enhancement Strategy 2017.	Remove (Stage 2) Replace with Biodiversity Enhancement Strategy 2017
City of Casey Conservation Strategy, City of Casey, in association with Environment Link Pty Ltd, 2002	21.01 Introduction 21.02 Key Issues and Strategic Vision 21.04 Environment 21.07 Built Environment	No	N/A	Document cannot be located. It is 16 years old, and unlikely to contain current and relevant information to inform current strategic policy. Is probably superseded by Biodiversity Enhancement Strategy.	Remove (Stage 2)
City of Casey Greenhouse Strategy – Local Action Plan, City of Casey, 2002	21.01 Introduction 21.04 Environment	No	N/A	Document cannot be located. It is 16 years old, and unlikely to contain current and relevant information to inform current strategic policy. Is probably superseded by Biodiversity Enhancement Strategy.	Remove (Stage 2)
City of Casey Open Space Strategy Technical Report, City of Casey, in association with EDAW (Aust) Pty Ltd, 2001	21.02 Key Issues and Strategic Vision 21.03 Settlement and Housing	No	N/A	Report is obsolete and does not inform current open space policy. Replace with Open Space Strategy 2015.	Remove (Stage 2) Replace with Open Space Strategy 2015
City of Casey Significant Tree Strategy, City of Casey, 2014	42.01 ESO8 (Significant Exotic and Native Trees in Casey)	Yes	30/7/19	It appears that this document is also referred to as <i>Casey Significant Tree Strategy (incorporating The Significant Tree Register)</i> City of Casey, 2014. Reference to correct title should be consistent throughout planning scheme.	Retain Update correct description
City of Casey Significant Tree Study 2011, City of Casey, 2011	42.01 ESO7 (Significant River Red Gums in Casey)	Yes	30/7/19	It appears that this document was replaced by <i>Casey Significant Tree Strategy (incorporating The Significant Tree Register)</i> City of Casey, 2014. Reference to correct title should be consistent throughout planning scheme.	Retain Update correct description
City of Casey Stormwater Management Plan, City of Casey, in association with	21.03 Settlement and Housing 21.04 Environment 22.05 Stormwater Policy 42.03 SLO3 (Cardinia Strategy Plan)	No	N/A	Document cannot be located. It is 18 years old, and unlikely to contain current and relevant information to inform current strategic policy.	Remove (Stage 2) replace with

Reference Document	Clauses	On Council Website	Review Date	Comments	Recommendation
Kellogg Brown & Root Pty Ltd, 2004	43.04 Development Plan Overlay Schedule 15 (Residential Development Areas)			Should be replaced with <i>On-Site Stormwater Detention Policy May 2018</i>	<i>On-Site Stormwater Detention Policy, 2018</i>
Code of Practice for Telecommunications Facilities in Victoria, 2004	22.06 Telecommunications Facilities Policy 22.07 Satellite Dishes Policy	No	N/A	This document is a reference document in Clause 52.19 and is incorporated into the planning scheme. Duplicates State provisions. Policy is proposed to be deleted in Stage 1 Ministerial amendment	Remove (Stage 1)
Construction Techniques for Sediment Pollution Control, EPA Victoria, 1991	22.05 Stormwater Policy	No	N/A	This document is incorporated in the planning scheme. The policy duplicates State provisions. Policy itself is redundant and will expire in June 2019	Remove (Stage 1)
Council Plan 2013-2017, City of Casey, 2015	MSS 21.02 Key Issues and Strategic Vision 21.03 Settlement and Housing 21.04 Environment 21.05 Economic Development 21.06 Transport 21.07 Built Environment	Yes		A new version of the Council Plan has now been adopted by Council (Council Plan 2017-2021). The latest version of the Council Plan should become the new reference document in the planning scheme. The PPF rewrite and new MPS to be undertaken in 2019 should include new strategic directions based on the Council Plan 2017-2021 and the adopted Strategies which are referenced in the Council Plan and relevant to land use and development. All future references to the Council Plan in the planning scheme should include the additional statement "or as amended" so that the latest version of the Council Plan is always deemed to be the relevant reference document, eg: " <i>Council Plan 2017-2021, City of Casey, 2017 (or as amended).</i> "	Remove (Stage 2) Replace with <i>Council Plan 2017-2021</i> , and include new strategic directions in the planning scheme based on this version of the Council Plan
Cranbourne Town Centre Plan, City of Casey, August 2011	22.01 Retail Policy 22.03 Industrial Development Policy 37.08 Activity Centre Zone - Schedule 1 (Cranbourne Town Centre)	No (2018 version)	9/21	The Cranbourne Town Centre Plan was updated June 2018. C204 makes interim changes. Further amendment required to fully implement 2018 plan. Retain, until new amendment to review ACZ and refer to 2018 plan.	Retain Replace with 2018 Plan as part of future amendment to review ACZ
Cranbourne Town Centre Urban Design Framework, City of Casey, August 2011	37.08 Activity Centre Zone – Schedule 1 (Cranbourne Town Centre)	No (2018 version)	9/21	Has been replaced with Cranbourne Town Centre Plan 2018. See comments above. Needs to be	Remove (Stage 2) Replace with

Reference Document	Clauses	On Council Website	Review Date	Comments	Recommendation
				replaced as part of future amendment to review ACZ and implement 2018 plan.	<i>updated 2018 Plan.</i>
Cranbourne West Precinct Structure Plan, City of Casey, 2010	22.03 Industrial Development Policy	Yes	N/A	Updated version of PSP following C219 Industrial Policy is to be reviewed. Question need to refer to the PSP	Review
Dandenong Catchment Action Program, Port Phillip Catchment and Land Protection Board, 1999.	22.05 Stormwater Policy	No	N/A	Document cannot be located. It is 19 years old, and unlikely to contain current and relevant information to inform current strategic policy. Further, it is proposed to delete this local policy given the changes to the VPPs on stormwater matters	Remove (Stage 1)
Delivering Melbourne's Newest Sustainable Communities: Strategic Impact Assessment Report for the Environment Protection and Biodiversity Conservation Act 1999, DSE, 2009	42.01 ESO6 (Rural Conservation Area)	No	N/A	Should be retained until further review of content of ESO6, and clarification of the most relevant reference documents to apply	Review
Delivering Melbourne's Newest Sustainable Communities: Report for Public Consultation, Urban Growth Boundary Review, Department of Planning and Community Development, 2009	42.01 ESO6 (Rural Conservation Area)	No	N/A	Should be retained until further review of content of ESO6, and clarification of the most relevant reference documents to apply	Review
Delivering Melbourne's Newest Sustainable Communities: Background Technical Report 2a: Biodiversity Assessment of Melbourne's Western Investigation Area, Biosis Research, 2009	42.01 ESO6 (Rural Conservation Area)	No	N/A	Should be retained until further review of content of ESO6, and clarification of the most relevant reference documents to apply.	Retain
Display Homes Policy, City of Casey, 1996	22.02 Non-Residential Uses in Residential and Future Residential Areas Policy	Yes	N/A	There is no need to include this as a reference document as it does not add any additional supporting information to guide decisions. It has been fully	Remove (Stage 1)

Reference Document	Clauses	On Council Website	Review Date	Comments	Recommendation
				translated into the policy itself. It is over 20 years old, and is no longer required.	
Draft Telecommunications Facility Policy, City of Casey, 2004	22.06 Telecommunications Facilities Policy 22.07 Satellite Dishes Policy	Yes	N/A	Planning Scheme should not be referencing a Draft policy. It should be a fully adopted policy if Council is to rely on it for decision-making. The policy is 14 years old, and has now been superceded by State legislation and the 2004 Code of Practice for Telecommunications Facilities in Victoria, which is an incorporated document in Clause 52.19 . Policy is to be removed in Stage 1 Ministerial Amendment – reference document should also be removed	Remove (Stage 1)
Engineering Design and Construction Manual, Growth Areas Authority, November 2012	43.04 Development Plan Overlay Schedule 20 (Surplus Education Land) 43.04 Development Plan Overlay Schedule 21 (Former Doveton Secondary College) 43.04 Development Plan Overlay Schedule 22 (Collison Estate)	No (available on VPA website)	N/A	The <i>Engineering Design and Construction Manual for Subdivision in Growth Areas</i> was developed to standardise engineering requirements for subdivision development across all of Melbourne's growth area councils. It is used by Council and informs current decision-making	Retain
Environmental Guidelines for Major Construction Sites, EPA Victoria, 1996	22.05 Stormwater Policy	No	N/A	Document cannot be located. It is 22 years old, and unlikely to contain current and relevant information to inform current strategic policy. Further, it is proposed to delete this local policy given the changes to the VPPs on stormwater matters	Remove (Stage 1)
Heritage of The City of Casey – Historic Sites in The Former Cranbourne Shire, City of Casey, in association with Graeme Butler & Associates, 1996	MSS 21.01 Introduction 21.07 Built Environment	No	N/A	Despite being 22 years old, it is the only detailed heritage study undertaken to inform site specific heritage assessments on land in former Shire of Cranbourne. Should not be removed until an updated version has been prepared.	Retain
Heritage Strategy, City of Casey, 2001	MSS 21.02 Key Issues and Strategic Vision 21.07 Built Environment	No	N/A	A new Heritage Strategy has been prepared October 2017, replacing the Heritage Strategy 2001. The MSS reference should be revised accordingly.	Remove (Stage 2) <i>Replace with 2017 Heritage Strategy</i>

Reference Document	Clauses	On Council Website	Review Date	Comments	Recommendation
Industrial Development Policy, City of Casey, 2003	22.03 Industrial Development Policy	Yes	N/A	Document is 15 years old. All provisions need to be translated into the scheme and reference document removed, as part of PPF rewrite	Remove (Stage 2)
Medical Centres Policy, City of Casey, 1996.	22.02 Non-Residential Uses in Residential and Future Residential Areas Policy	Yes	30/6/05	Document is 22 years old and outdated. All provisions need to be translated into the scheme and reference document removed, as part of PPF rewrite	Remove (Stage 2)
Melbourne Supply Area – Extractive industry interest Areas Review, Technical Record, 2003/2, Geological Survey of Victoria, 2003	21.05 Economic Development	No	N/A	Still current	Retain
Metropolitan Waste and Resource Recovery Strategic Plan Sustainability Victoria, 2009	21.04 Environment	No	N/A	Document has been superseded by Metropolitan Waste and Resource Recovery Implementation Plan (Metropolitan Waste and Resource Recovery Group, 2016), which is referenced in Clause 19.-3-5S of VPPs.	Remove (Stage 1)
Permitted Clearing of Native Vegetation – Biodiversity Assessment Guidelines, Department of Environment and Primary Industries, 2013	42.01 ESO7 (Significant River Red Gums in Casey) 42.01 ESO8 (Significant Exotic and Native Trees in Casey)	No	N/A	This is an outdated State reference document which has been replaced with <i>Guidelines for the removal, destruction or lopping of native vegetation (DELWP, 2017)</i> and <i>Assessor's handbook – applications to remove, destroy or lop native vegetation (DELWP 2017)</i> .	Remove (Stage 1) Replace with current State Policy document references
Places of Assembly/Worship Policy, City of Casey, 2004	22.02 Non-Residential Uses in Residential and Future Residential Areas Policy	Yes	31/1/14	Document is 22 years old and outdated. All provisions need to be translated into the scheme and reference document removed, as part of PPF rewrite.	Remove (Stage 2)
Port Phillip and Western Port Native Vegetation Plan, Port Phillip and Westernport Catchment Management Authority, 2006	21.01-6 Introduction 21.04 Environment	No	N/A	Relevance of reference document to be determined	Review
Port Phillip and Western Port Regional Catchment Strategy 2004-2009, Port Phillip and Westernport Catchment Management Authority, 2004	21.01-6 Introduction 21.04 Environment 22.05 Stormwater Policy	No	N/A	It appears that the document is regularly being reviewed, the latest in 2016-2017. Relevance of reference document to be determined	Review

Reference Document	Clauses	On Council Website	Review Date	Comments	Recommendation
Port Phillip and Western Port Regional River Health Strategy, Melbourne Water Corporation, 2007	21.01-6 Introduction 21.04 Environment 22.05 Stormwater Policy	No	N/A	This strategy has been superseded by Healthy Waterways Strategy (Melbourne Water, 2013), which is referenced in C12.03 of VPPs. It does not need to be repeated in local section of scheme	Remove (Stage 1)
Port Phillip and Westernport Regional Catchment Strategy, Port Phillip Regional Catchment and Land Protection Board, August 1997	42.01 ESO1 (Coastal Environs) 42.01 ESO3 (Royal Botanic Gardens Cranbourne Environs) 42.01 ESO4 (Cranbourne South Conservation Area) 42.01 ESO5 (Royal Botanic Gardens Cranbourne Environs -Settlers Run and Botanic Ridge Estates) 42.03 SLO2 (Westernport Coast)	No	N/A	Outdated document, which could not be located. Does not inform current environmental policies in the MSS or ESO's. Appears to have been replaced by <i>Port Phillip and Western Port Regional Catchment Strategy 2004-2009</i> . Under VC148, Clause 14.02-1S (Catchment Planning and management) lists any regional catchment strategy as a relevant 'policy guideline'. This reference document should therefore be deleted.	Remove (Stage 1)
Port Phillip and Westernport Strategic Vegetation Plan - City of Casey Pilot Project, Port Phillip Catchment and Land Protection Board, 1997	42.01 ESO4 (Cranbourne South Conservation Area) 42.03 SLO1 (Casey Foothills)	No	N/A	Outdated document, which could not be located. Does not inform current environmental policies in the MSS or ESO's.	Remove (Stage 1)
Register of Significant Trees in Victoria, National Trust of Australia (Victoria)	42.01 ESO8 (Significant Exotic and Native Trees in Casey)	No	N/A	Still current	Retain
Review of Urban Groundwater in Melbourne: Considerations for WSUD, Mudd, Deletic, Fletcher & Wendelborn, 2004	22.05 Stormwater Policy	No	N/A	Document cannot be located. It is 14 years old, and unlikely to contain current and relevant information to inform current strategic policy. Further, it is proposed to delete this local policy given the changes to the VPPs on stormwater matters	Remove (Stage 1)
Sites of Botanical Significance in the Western Port Region, A.M. Opie et al, Department of Conservation Forests and Lands, 1984	42.01 ESO1 (Coastal Environs) 42.01 ESO2 (Royal Botanic Gardens Cranbourne) 42.01 ESO3 (Royal Botanic Gardens Cranbourne Environs) 42.01 ESO5 (Royal Botanic Gardens Cranbourne Environs -Settlers Run and Botanic Ridge Estates) 42.03 SLO2 (Westernport Coast)	No	N/A	This is one of 3 environmental reports that are 34 years old and no copies are able to be located. There are more recent State reports that are referred to in the VPPs, including C12.01-1S - <i>Protecting Victoria's Environment – Biodiversity 2037 (Department of Environment, Land, Water and Planning, 2017) Guidelines for the removal, destruction or lopping of native vegetation (Department of Environment, Land, Water and Planning, 2017)</i> .	Review <i>Retain until GWMP implementation, and possibly replaced with Biodiversity Impact Assessment for GWMP</i>

Reference Document	Clauses	On Council Website	Review Date	Comments	Recommendation
				The Green Wedge Management Plan (GWMP) also has a current Biodiversity impact assessment that could replace this reference document. Review of appropriate reference documents for the ESOs and SLOs along the Westernport Coast should form part of implementation of GWMP.	
Sites of Geological and Geomorphological Significance in The Westernport Bay Catchment, N.J. Rosengren et al, Department of Conservation Forests and Lands, 1984	21.01-6 Introduction 21.04 Environment 42.01 ESO1 (Coastal Environs) 42.01 ESO2 (Royal Botanic Gardens Cranbourne) 42.01 ESO3 (Royal Botanic Gardens Cranbourne Environs) 42.01 ESO5 (Royal Botanic Gardens Cranbourne Environs -Settlers Run and Botanic Ridge Estates) 42.03 SLO2 (Westernport Coast)	No	N/A	As above	Review <i>Retain until GWMP implementation, and possibly replaced with Biodiversity Impact Assessment for GWMP</i>
Sites of Zoological Significance in the Western Port Region D.L. Andrew et al, Department of Conservation Forests and Lands, 1984	42.01 ESO1 (Coastal Environs) 42.01 ESO2 (Royal Botanic Gardens Cranbourne) 42.01 ESO3 (Royal Botanic Gardens Cranbourne Environs) 42.01 ESO5 (Royal Botanic Gardens Cranbourne Environs -Settlers Run and Botanic Ridge Estates) 42.03 SLO2 (Westernport Coast)	No	N/A	As above	Review <i>Retain until GWMP implementation, and possibly replaced with Biodiversity Impact Assessment for GWMP</i>
South East Growth Corridor Plan Growth Areas Authority, 2012	MSS 21.01-6 Introduction 21.02 Key Issues and Strategic Vision 21.03 Settlement and Housing 21.05 Economic Development 21.06 Transport	No	N/A	Still current	Retain
State Environment Protection Policy (Waters of Victoria), EPA Victoria, 2003	22.05 Stormwater Policy	No	N/A	Reference document is outdated and not relevant. It is proposed to delete this local policy given the changes to the VPPs on stormwater matters	Remove (Stage 1)

Reference Document	Clauses	On Council Website	Review Date	Comments	Recommendation
The Farm: A Strategy for Casey's Non-urban South – Background Papers, City of Casey, February 1998	42.01 ESO4 (Cranbourne South Conservation Area)	No	N/A	Documents could not be located; 20 years old; obsolete	Remove (Stage 1)
The Farm: A Strategy for Casey's Non-urban South City of Casey, June 1998	42.01 ESO4 (Cranbourne South Conservation Area)	No	N/A	Documents could not be located; 20 years old; obsolete	Remove (Stage 1)
The Fauna and Flora Values of the City of Casey South of Ballarto Road, Biosis Research Pty Ltd, September 1997	42.01 ESO4 (Cranbourne South Conservation Area)	No	N/A	Documents could not be located; 20 years old; obsolete. Should most likely be replaced with Biodiversity Impact Assessment prepared as part of GWMP. Retain until implementation of GWMP to replace reference documents.	Review <i>Retain until GWMP implementation, and possibly replaced with Biodiversity Impact Assessment for GWMP</i>
Urban Stormwater Best Practice Environmental Management Guidelines, CSIRO, 1999	22.05 Stormwater Policy 42.03 SLO3 (Cardinia Strategy Plan) 43.04 Development Plan Overlay Schedule 15 (Residential Development Areas) 43.04 Development Plan Overlay Schedule 17 (Commercial Development – 55 Kangan Drive, Berwick)	No	N/A	It is proposed to delete the local policy given the changes to the VPPs on stormwater matters. Unlikely to be relevant to the SLO3 or DPOs given the document is 19 years old.	Remove (Stage 1)
Waste Management Strategy 2010-2014, City of Casey, 2010	21.04 Environment	Yes	2022	Updated 2016-2022, adopted 6 September 2016.	Retain <i>Update correct description</i>
Westernport Bay Strategy, Westernport Regional Planning and Co-ordination Committee, 1992	42.01 ESO1 (Coastal Environs) 42.01 ESO3 (Royal Botanic Gardens Cranbourne Environs) 42.01 ESO5 (Royal Botanic Gardens Cranbourne Environs -Settlers Run and Botanic Ridge Estates) 42.03 SLO2 (Westernport Coast)	No	N/A	Outdated document that has been replaced by various State government documents referred to in VPPs.	Remove (Stage 1)

Incorporated Plans referred to in Planning Scheme

Incorporated Plan	Clauses	On Council Website	Review Date*	Comments	Recommendation
Abbotts Road level Crossing Removal project, incorporated Document, Nov 2017 (amended Dec 2017)	51.01 Specific Sites and Exclusions schedule	No	N/A	Still current	Retain
Advertising Signs, 950 Ballarto Road, Botanic Ridge, May 2014	51.01 Specific Sites and Exclusions schedule	Yes	1/5/18	Still current	Retain
Berwick South Development Contributions Plan, City of Casey, April 1998	45.06 Development Contributions Plan Overlay Schedule 8 (Berwick South Development Contributions Plan)	Yes	30/4/00	Review overdue.	Retain
Berwick Waterways Development Contributions Plan, October 2014	45.06 Development Contributions Plan Overlay Schedule 18 (Berwick Waterways Development Contributions Plan)	No	N/A	Introduced by C188, prepared by MPA. Still current	Retain
Berwick Waterways Precinct Structure Plan, Oct 2014 (Amended Dec 2014)	37.07 Urban Growth Zone Schedule 9 – Berwick Waterways Precinct Structure Plan	No	N/A	Introduced by C182, prepared by MPA. Still current	Retain
Botanic Ridge Development Contributions Plan Dec 2012 (amended May 2017)	45.06 Development Contributions Plan Schedule 14 (Botanic Ridge Development Contributions Plan)	Yes. Link to VPA	30/4/19	Still current.	Retain
Botanic Ridge Native Vegetation Precinct Plan, Dec 2012	52.16 Schedule (Native Vegetation Precinct Plan)	Yes. Link to VPA	N/A	Still current	Retain
Botanic Ridge Precinct Structure Plan, Dec 2012 (amended May 2017)	37.07 Urban Growth Zone Schedule 4 – Botanic Ridge Precinct Structure Plan	Yes, link to VPA	N/A	Still current	Retain
Brechin Gardens Incorporated Plan, June 2005	43.01 – Heritage Overlay Schedule 153	Yes	N/A	Still current	Retain

Incorporated Plan	Clauses	On Council Website	Review Date*	Comments	Recommendation
Brompton Lodge Development Contributions Plan, August 2016	45.06 Development Contributions Plan Schedule 19 (Brompton Lodge Development Contributions Plan)	Yes, link to VPA	N/A	Still current	Retain
Brompton Lodge Native Vegetation Precinct Plan, August 2016	52.16 Schedule (Native Vegetation Precinct Plan)	Yes, link to VPA	N/A	Still current	Retain
Brompton Lodge Precinct Structure Plan, August 2016	37.07 Urban Growth Zone Schedule 11 – Brompton Lodge Precinct Structure Plan	Yes, link to VPA	N/A	Still current	Retain
Casey Central Town Centre Precinct Structure Plan, May 2016	37.07 Urban Growth Zone Schedule 10 – Casey Central Town Centre Precinct Structure Plan	Yes, link to VPA	28/2/16	Still current	Retain
Casey Cultural Precinct Incorporated Document, August 2014	51.01 Specific Sites and Exclusions schedule	Yes	N/A	Still current	Retain
Casey Fields South Residential Precinct Structure Plan, Oct 2015	37.07 Urban Growth Zone Schedule 8 – Casey Fields South Residential Precinct Structure Plan	Yes, link to VPA	N/A	Still current	Retain
Caulfield Dandenong Rail Upgrade project Incorporated Document, April 2016	51.01 Specific Sites and Exclusions schedule	Yes	N/A	Still current	Retain
Clyde Creek Precinct Structure Plan, Oct 2015	37.07 Urban Growth Zone Schedule 7 – Clyde Creek Precinct Structure Plan	Yes, link to VPA	N/A	Still current	Retain
Clyde Development Contributions Plan, Oct 2015	45.06 Development Contributions Plan Overlay Schedule 15 (Clyde Development Contributions Plan)	Yes, link to VPA	N/A	Still current	Retain
Clyde North Precinct Structure Plan Development Contributions Plan, August 2011	45.06 Development Contributions Plan Overlay Schedule 13 (Clyde Precinct Structure Plan Development Contributions Plan)	Yes, link to VPA	N/A	Still current	Retain
Clyde North Precinct Structure Plan (including Clyde North Native Vegetation Precinct Plan), Sep 2011	37.07 UGZ Schedule 3– Clyde North Precinct Structure Plan 52.16 Schedule (Native Vegetation Precinct Plan)	Yes, link to VPA	N/A	Still current	Retain

Incorporated Plan	Clauses	On Council Website	Review Date*	Comments	Recommendation
Cranbourne East Precinct Structure Plan Development Contributions Plan, May 2010	45.06 Development Contributions Plan Overlay Schedule 10 (Cranbourne East Precinct Structure Plan Development Contributions Plan)	Yes, link to VPA	N/A	Still current	Retain
Cranbourne East Precinct Structure Plan (including Cranbourne East Native vegetation Precinct Plan), May 2010	37.07 Urban Growth Zone Schedule 2 – Cranbourne East Precinct Structure Plan 52.16 Schedule (Native Vegetation Precinct Plan)	Yes, link to VPA	N/A	Still current	Retain
Cranbourne North Precinct Structure Plan Development Contributions Plan, June 2011	45.06 Development Contributions Plan Overlay Schedule 11 (Cranbourne North Precinct Structure Plan Development Contributions Plan)	Yes, link to VPA	N/A	Still current	Retain
Cranbourne North Stage 2 Precinct Structure Plan (including the Cranbourne North Stage 2 Native Vegetation Precinct Plan), June 2011	37.07 Urban Growth Zone Schedule 5 – Cranbourne North Precinct Structure Plan 52.16 Schedule (Native Vegetation Precinct Plan)	Yes, link to VPA	N/A	Still current	Retain
Cranbourne Racing Complex and Surrounds Investment and Development Plan City of Casey, Jan 2015	37.01 Special Use Zone Schedule 6 (Cranbourne Racing Complex and Surrounds)	Yes	N/A	Still current	Retain
Cranbourne West Development Contributions Plan City of Casey, Aug 2015	45.06 Development Contributions Plan Overlay Schedule 12 (Cranbourne West Development Contributions Plan)	Yes, link to VPA	N/A	Still current	Retain
Cranbourne West Precinct Structure Plan City of Casey, May 2012	37.07 Urban Growth Zone Schedule 1 – Cranbourne West Precinct Structure Plan	Yes, link to VPA	N/A	Still current	Retain
Fountain Gate-Narre Warren CBD Development Contributions Plan – Development	45.06 Development Contributions Plan Schedule 20 – Fountain Gate – Narre Warren CBD Development Contributions Plan – Area A	No	N/A	Still current	Retain

Incorporated Plan	Clauses	On Council Website	Review Date*	Comments	Recommendation
Contributions Rates and Explanatory Material, City of Casey, Jan 2011	45.06 Development Contributions Plan Schedule 21 – Fountain Gate – Narre Warren CBD Development Contributions Plan – Area B				
Fountain Gate-Narre Warren CBD Development Contributions Plan – Area A	45.06 Development Contributions Plan Schedule 20 (Fountain Gate-Narre Warren CBD Development Contributions Plan – Area A)	No	N/A	Still current	Retain
Fountain Gate-Narre Warren CBD Development Contributions Plan – Area B	45.06 Development Contributions Plan Schedule 21 (Fountain Gate-Narre Warren CBD Development Contributions Plan – Area B)	No	N/A	Still current	Retain
Fountain Gate-Narre Warren CBD Incorporated Plan, May 2013	37.06 Priority Development Zone Schedule 1 (Fountain Gate-Narre Warren CBD Incorporated Plan) 43.03 Incorporated Plan Overlay Schedule 1 (Fountain Gate -Narre Warren CBD Incorporated Plan)	Yes	31/5/16	Proposed to be deleted as part of Amendment C224 – currently awaiting Ministerial approval	Remove
La Fontaine Winery, 295 Manks Road, Clyde, July 2009	51.01 Specific Sites and Exclusions Schedule	No	N/A	Controls introduced by C124, gazetted 6 August 2009 to allow for the extension of the existing winery & restaurant. It appears that the winery has not traded for many years and therefore any existing use rights would have lapsed.	Remove
Local Structure Plan 3 (Cranbourne East) Development Contribution Plan, 7 July 2015	45.06 Development Contributions Plan Overlay Schedule 4 (Local Structure Plan 3 (Cranbourne East) Development Contributions Plan	Yes, link to VPA	N/A	Still current	Retain
Local Structure Plan 1 (Lyndhurst) Development Contributions Plan	45.06 Development Contributions Plan Overlay Schedule 3 (Local Structure Plan 1 (Lyndhurst) Development Contributions Plan	No	N/A	Still Current	Retain
Local Structure Plan 6 (Cranbourne)	45.06 Development Contributions Plan Overlay Schedule 5	Yes	N/A	Still current	Retain

Incorporated Plan	Clauses	On Council Website	Review Date*	Comments	Recommendation
Development Contributions Plan, City of Casey 7 July 2015	(Local Structure Plan 6 (Cranbourne) Development Contributions Plan				
Lyndhurst Development Contributions Plan, Nov 2015	45.06 Development Contributions Plan Overlay Schedule 3 (Local Structure Plan 1 (Lyndhurst) Development Contributions Plan	Yes	N/A	Still current	Retain
Lyndhurst Neighbourhood Activity Centre Comprehensive Development Plan, City of Casey, Oct 2009	37.02 CDZ1 – Lyndhurst Neighbourhood Activity Centre Comprehensive Development Plan	Yes	31/10/11	Review overdue.	Retain
M1 Redevelopment Project, Oct 2006	51.01 Specific Sites and Exclusions Schedule	No	N/A	Still current	Retain
Map B – Proposed Works Area for the widening of Narre warren-Cranbourne Road from Princes Highway to Lansell Close, Oct 2001	52.17 Native Vegetation schedule	No	N/A	C37 approved 25 October 2001 - The amendment applies generally to the area of land along eastern side of Narre Warren Cranbourne Road, Narre Warren, between Golf Links Road and Lansell Close, Narre Warren. C117 approved 16 February 2012. The amendment applies the Road Zone Category 1 and removes redundant Public Acquisition Overlay.	Remove from Clause 52.17 & 72.04
Map C – Proposed Works Area for the construction of the Hallam Bypass from Monash Freeway to Princes Highway, March 2001	45.06 Schedule 7	No	N/A	C29 approved 5 April 2001. The amendment applies generally to the area of land that has been reserved for Hallam Bypass between Monash Freeway to Doveton and the Princes Highway at Narre Warren. Rezones land to RDZ1 and deletes PAO. Exempts areas shown shaded on 'Map C Proposed Works Area' included in the Schedule to CI81. Have been unable to locate plan but assume all works have been completed.	Remove from 72.04

Incorporated Plan	Clauses	On Council Website	Review Date*	Comments	Recommendation
Melbourne Metro Rail Project: Upgrades to the Rail Network Incorporated Document, May 2018	51.01 Specific Sites and Exclusions schedule	No	N/A	Still current	Retain
Monash Freeway Upgrade Project Incorporated Document, March 2016	51.01 Specific Sites and Exclusions schedule	No	N/A	Still current	Retain
Monash Freeway Upgrade project (Stage 2) Incorporated Document, August 2018	45.12 Specific Controls Overlay Schedule	No	N/A	Still current	Retain
Site Specific Control – 38-40 Shrives Road, Narre Warren South, Use of the land as a Residential Building, December 2014	51.01 Specific Sites and Exclusions	Yes	Expires 1/12/12	A Ministerial Amendment introduced this site specific control that limited development on the land to a 30-room residential building [rooming house]. This prevented VCAT from considering a larger proposal. This control has expired. VCAT directed that a permit issue for 19 dwellings on the land 27 October 2015. This permit has not been acted upon.	Remove
Site Specific Control – Units 2 and 3/270 South Gippsland Highway, Cranbourne, Use of the land as a shop for the sale of fishing supplies, Nov 2010	51.01 Specific Sites and Exclusions	No	N/A	At the time of the amendment the land was zoned B3Z, where shop was a prohibited use. The land is now zoned ACZ1, where shop is permitted. Site specific provisions now redundant.	Remove
Small Lot Housing Code, August 2014	37.07 Urban Growth Zone Schedule 1, 2, 3, 4, 5 & 9	Yes	N/A	Still current	Retain
Narre Warren South Development Contributions Plan	45.06 Development Contributions Plan Overlay Schedule 6 (Narre Warren South Development Contributions Plan)	Yes	30/4/01	Review overdue.	Retain
Thompsons Road Precinct Structure Plan, Oct 2015	37.07 Urban Growth Zone Schedule 6 – Thompsons Road Precinct Structure Plan	Yes. Link to VPA	N/A	Still current	Retain

Incorporated Plan	Clauses	On Council Website	Review Date*	Comments	Recommendation
Ti-Tree Creek Development Contributions Plan, City of Casey, April 2015	45.06 Development Contributions Plan Overlay Schedule 9	Yes	N/A	Still current	Retain
Tulliallan Incorporated Plan, June 2015	43.01 – Heritage Overlay Schedule 152	Yes	N/A	Document has two dates in schemes – 2013 and 2015 – need to update with correct date	Retain
Victorian Desalination Project Incorporated Document, June 2009	51.01 Specific Sites and Exclusions	No	N/A	Still current	Retain

Development Plans currently referred to in Planning Scheme

Development Plan	Clauses	On Council Website	Review Date*	Comments	Recommendation
Cell A	43.04 Development Plan Overlay Schedule 1 (Residential Areas)	Yes	30/8/15	Updated 20 August 2013. Fountain Gate North. Area is developed, and Development Plan is no longer required Need to amend text in MSS Local Areas (CI 21.20 – Endeavour Hills (Urban Area) to strengthen requirement for road connection	Remove (Stage 1)
Cell D	43.04 Development Plan Overlay Schedule 1 (Residential Areas)	Yes	31/3/11	Caserta Development Plan. Berwick Northern Area. Area is developed, and Development Plan is no longer required. Need to amend text in MSS Local Areas (CI 21.09 – Berwick Northern Area)	Remove (Stage 1)
Cell G	43.04 Development Plan Overlay Schedule 1 (Residential Areas)	Yes	31/3/11	Golf Links Road Development Plan. Area is developed, and Development Plan no longer required. Need to amend text in MSS Local Areas (CI21.24 – Narre Warren)	Remove (Stage 1)
Cell M	43.04 Development Plan Overlay Schedule 1 (Residential Areas)	Yes	31/3/11	Area is developed, and Development Plan is no longer required Need to amend text in MSS Local Areas (CI 21.14 – Casey Foothills) to strengthen requirement for north-south road connection	Remove (Stage 1)
Cell T	43.04 Development Plan Overlay Schedule 1 (Residential Areas)	Yes	31/3/11	North-east corner of Greaves Road and Clyde Road, Berwick Need to amend text in MSS Local Areas (CI 21.10 – Berwick Southern Area) Area is developed and Development Plan is no longer required	Remove <i>Include within proposed amendment to rezone land to CDZ</i>
Berwick South Development Plan	43.04 Development Plan Overlay Schedule 1 (Residential Areas)	Yes	31/5/11	Residential development substantially complete and commercial precinct (Eden Rise Shopping Centre) delivered. Remove DPO1 over majority of GRZ1 land, and replace with DPO8 on C1Z; review zoning and application of DPO9 over catholic school land.	Remove in part (Stage 1)
Casey Central Town Centre Development Plan	43.04 Development Plan Overlay Schedule 1 (Residential Areas)	Yes, via VPA website	N/A	Should retain Development Plan, however should replace DPO1 with DPO8 (Commercial areas) for all C1Z and PUZ land.	RetainRemove DPO1 and replace with DPO8

Development Plan	Clauses	On Council Website	Review Date*	Comments	Recommendation
Cranbourne Development Plan	43.04 Development Plan Overlay Schedule 1 (Residential Areas)	Yes	30/9/09	Review overdue Remove Development Plan on developed areas, except on areas where the DPO is required to be retained to manage buffer areas	Remove in part (Stage 1)
Cranbourne East Development Plan	43.04 Development Plan Overlay Schedule 1 (Residential Areas)	Yes	30/9/19	Remove from areas already developed	Remove in part (Stage 1)
Hampton Park Development Plan	43.04 Development Plan Overlay Schedule 1 (Residential Areas)	Yes	30/9/14	Updated 17 November 2015 Remove from areas already developed. DPO1 still required around Hampton Park Waste Facility to manage buffers. Extensive area applying to Activity centres zoned C1Z, as well as adjoining GRZ1. DPO1 is inappropriate to use for commercial areas. Delete DPO1, and replace with DPO8 over commercial area only	Remove in part Replace with DPO8 for commercial area only
LSP 6 – Cranbourne Development Plan	43.04 Development Plan Overlay Schedule 1 (Residential Areas)	Yes	31/08/15	Residential development completed. Can be removed over residential land. Should review application for C1Z and C2Z land, to determine its continued relevance to deliver built form outcomes. If required over C1Z/C2Z, should be replaced with DPO8.	Remove in part (Stage 1) <i>Replace DPO1 with DPO8 for C1Z/C2Z only</i>
Lyndhurst and Lynbrook Development Plan	43.04 Development Plan Overlay Schedule 1 (Residential Areas)	Yes	28/02/17	Residential development substantially complete. DPO1 still required around Hampton Park Waste Facility to manage buffers, and to deliver tree reserves and various road links.	Remove in part (Stage 1)
Maramba Drive Development Plan	43.04 Development Plan Overlay Schedule 1 (Residential Areas)	Yes	30/4/15	DPO applies to both C1Z and GRZ1 land. All GRZ1 land developed – remove DPO1 from residential land DPO1 is not appropriately applied over commercial land, and should be replaced with DPO8 (Commercial areas)	Remove DPO1 (Stage 1) <i>Remove DPO1 from all land Replace with DPO8 and retain Development Plan for Commercial</i>

Development Plan	Clauses	On Council Website	Review Date*	Comments	Recommendation
					<i>Zoned land only – retain Development</i>
Narre Warren South Development Plan Part A	43.04 Development Plan Overlay Schedule 1 (Residential Areas)	Yes	31/03/11	Review overdue. Still current, as residential development still to occur.	Retain
Ti-Tree Creek Local Structure Plan	43.04 Development Plan Overlay Schedule 1 (Residential Areas)	Yes	N/A	Residential area completely developed. DPO no longer required. Delete.	Remove (Stage 1)
Cell K	43.04 Development Plan Overlay Schedule 2 (Intermediate Density Residential Areas)	Yes	31/3/11	Updated 11 December 2014 Land is mainly zoned GRZ1, with LDRZ in south-west corner [Mackellar Close, Hillsley Avenue, Branca Court and Jaguar Close]. Remove DPO2 from Cell K and use zone schedule of LDRZ to manage lot sizes [if required]. Need to amend text in MSS Local Areas (CI 21.14 – Casey Foothills)	Remove Stage 2 amendment: Rezoned to LDRZ and use zone schedules to manage lot sizes, and remove DPO2
Cell N	43.04 Development Plan Overlay Schedule 2 (Intermediate Density Residential Areas)	Yes	31/3/11	Updated 11 December 2014 Need to amend text in MSS Local Areas (CI 21.14 – Casey Foothills) Current rezoning request affecting land in Cell N along Robinson Road. Remove DPO2 from Cell N where land has been developed, rezone to LDRZ (where appropriate) and use zone schedules to manage lot sizes. Development Plan and DPO2 should be retained in the short term on land currently under review in Robinson Road, until the future zoning/lot size of this land has been resolved.	Remove in part (Stage 2)
Botanic Ridge Development Plan	43.04 Development Plan Overlay Schedule 3 (Botanic Ridge – Browns Road, Cranbourne South)	Yes, link to VPA website	N/A	Still current. May need some updating where references are made to external guidelines/policy documents.	Retain
Cardinia Parklands Strategy Plan	43.04 Development Plan Overlay Schedule 4 (Cardinia Strategy Plan Area)	Yes	N/A	Listed as a reference document in CI 42.03 and is an approved Development Plan under CI 43.04 DPO4.	Retain

Development Plan	Clauses	On Council Website	Review Date*	Comments	Recommendation
				Area is substantially developed in accordance with Development Plan. Only reason to retain the DP is to control lot size. The minimum lot size restrictions were originally imposed based on septic tank restrictions. This is no longer an issue. Lot sizes need to be reviewed, and appropriate lot sizes translated into the zone schedule. DPO should then be removed and Cardinia Strategy Plan removed as a reference document. SLO4 applies to the land, which should be used to manage any built form or vegetation permit requirements.	<i>Retain for short term only, pending a review of lot sizes for Cardinia Strategy Plan area, then use zone schedule to manage minimum lot sizes and remove DPO4</i>
Narre Warren North Township Strategy Plan	43.04 Development Plan Overlay Schedule 5 (Narre Warren North Strategy Plan Area)	Yes	N/A	Delete DPO5 from developed LDRZ areas Retain the balance of DPO5, but Strategy Plan should be subject to review	Review
Berwick Village Structure Plan	43.04 Development Plan Overlay Schedule 8 (Commercial Areas)	Yes	30/9/16	This is primarily a built form Structure Plan and should be implemented via a design and Development Overlay, rather than a Development Plan Overlay.	Review (Review after completion of Berwick Health & Education Precinct Plan)
	43.04 Development Plan Overlay Schedule 9 (Education Centres)	n/a	n/a	No Development Plan has been prepared and school has been constructed – it is therefore appropriate to remove the DPO	Remove DPO9
Lysterfield South Development Plan	43.04 Development Plan Overlay Schedule 10 (Lysterfield South)	Yes	30/9/01	Residential area completely developed. DPO no longer required and land should be rezoned to LDRZ and zone schedules used to manage lot sizes, and development plan removed.	Remove Stage 2 Rezone to LDRZ and use zone schedules to manage lot sizes, & remove DPO2
Golf Links Road Plan (not yet developed)	43.04 Development Plan Overlay Schedule 11 (Golf Links Road Residential Area)	n/a		No development plan yet prepared – still required	Retain
Amstel Golf Club Residential Area Development Plan	43.04 Development Plan Overlay Schedule 12 (Former Amstel Golf Course)	Yes	9/11/21	Still current.	Retain

Development Plan	Clauses	On Council Website	Review Date*	Comments	Recommendation
Amstel Golf Course Development Plan					
Freeway Sports Centre Development Plan	43.04 Development Plan Overlay Schedule 13 (Freeway Sports Centre)	Yes	21/2/17	Overdue for review. Required to be retained	Retain
Cranbourne North Development Plan	43.04 Development Plan Overlay Schedule 14 (Cranbourne North Development Plan Area)	Yes (link to VPA website)	N/A	Remove DPO14 from all developed residential areas and William Thwaites Boulevard. References to Clause 52.01 (public open space) now need to be amended to be Clause 53.01. Includes Casey Central Activity Centre [DPO1]	Remove in part (Stage 1)
Fountain Gate – Narre Warren CBD Incorporated Plan (May 2013) Centre Road Development Plan	43.04 Development Plan Overlay Schedule 15 (Residential Development Areas)	Yes	N/A	Incorporated Plan to be removed as part of C224 Also includes Casey Gardens Development Plan	Retain (to be removed under C224)
Heatherton Road Mixed Use Precinct	43.04 Development Plan Overlay Schedule 16 (Heatherton Road Mixed Use Precinct)	Yes	30/9/17	Still current	Retain
Commercial Development – 55 Kangan Drive, Berwick	43.04 Development Plan Overlay Schedule 17 (Commercial Development – 55 Kangan Drive, Berwick)	No	N/A	Permit has been issued for Private Hospital Land proposed to be in CDZ under Berwick Health & Education Precinct Plan Development Plan no longer required	Remove
Pound Road/Shrives Road Hampton Park Residential Area	43.04 Development Plan Overlay Schedule 18 (Pound Road/Shrives Road Hampton Park Residential Area)	Yes	30/6/22	Still current	Retain
Cranbourne North Service Business Precinct	43.04 Development Plan Overlay Schedule 19 (Cranbourne North Service Business Precinct)	Yes	30/8/16	Review overdue. Still current. References to Clause 52.01 (public open space) now need to be amended to be Clause 53.01.	Retain
Surplus Education Land – 58 Doveton Ave, Eumemmerring Primary School and 25-35 Rowan Drive, Doveton – Doveton North Primary School	43.04 Development Plan Overlay Schedule 20 (Surplus Education Land)	Yes	19/4/18	Review overdue. DPO Still current.	Retain

Development Plan	Clauses	On Council Website	Review Date*	Comments	Recommendation
Former Doveton Secondary College – 64-70 Box Street, Doveton – development plan and guidelines	43.04 Development Plan Overlay Schedule 21 (Former Doveton Secondary College)	Yes	30/4/21	Still current.	Retain
Collison Estate	43.04 Development Plan Overlay Schedule 22 (Collison Estate)	No	N/A	Still current.	Retain

APPENDIX E: Plan Melbourne 2017-2050 and Plan Melbourne Implementation Plan Actions relevant to the City of Casey

Southern Metropolitan Region Land Use Framework Plan – Strategies for future land use relevant to the City of Casey

Element 1 – Productivity

- Support the development of the Minta Farm Innovation Precinct in the Casey-Cardinia Growth Corridor as an employment precinct specializing in innovation-based employment.
- Promote and facilitate investment and higher intensity mixed-use development outcomes in the Metropolitan Activity Centres including Dandenong, Frankston and Fountain Gate-Narre Warren,
- Promote mixed use investment and employment outcomes in the region's Major Activity Centres and Neighbourhood Activity Centres
- Support the development of new Major Activity Centres at Clyde and Clyde North and a framework of Neighbourhood Activity Centres in the Casey-Cardinia Growth Corridor.
- Support co-location and collaboration opportunities where possible including at existing collocated health and education precincts in Dandenong, Frankston and Berwick.
- Promote the expansion of the university sector (including at existing campuses at Berwick and Frankston).
- Consider the need for a future health facility to support the growing population based centred on Cranbourne East and Clyde.
- Support growth and re-investment in the region's schools and health facilities
- Protect the region's rural areas by protecting the green wedge areas.
- Support the region's agricultural sector through appropriate industry support programs.

Element 2 – Housing Choice

- Support the delivery of medium and higher density housing in the Metropolitan Activity Centres of Frankston, Dandenong and Fountain Gate- Narre Warren.
- Ensure future diversity of dwellings responds to demographic change and the ageing population
- Enable initiatives for social and affordable housing as appropriate and required
- Seek new opportunities for urban renewal sites in the region
- Ensure Structure Plans for Activity Centres have currency and respond to infrastructure improvements
- Support the delivery of greater diversity and density within the regions Activity Centres. In particular, Cranbourne has future opportunities for a higher intensity of mix of uses, including higher and medium density of development; Casey Central, Hampton Park & Endeavour Hills have longer term potential for development of a range of housing types; Berwick has potential for higher and medium density development that respects the character of the town; Clyde and Clyde North are future major activity centres in greenfield growth areas with the potential to reimagine the mix of dwelling typologies and medium and higher density outcomes in new suburbs.
- Enable initiatives for social and affordable housing as appropriate and required
- Prepare infrastructure plans to ensure developers, service providers, government agencies and Councils are accountable and responsible for timely and efficient infrastructure delivery
- Continue to prepare and implement growth area precinct structure plans in accordance with the Growth Corridor Plans
- Plan for an increased density of development in growth areas to support walkable neighbourhoods and public transport provision
- Plan for a diversity of dwelling types and density across the growth areas precincts
- Enable initiatives for social and affordable housing as appropriate and required
- Ensure precinct planning acknowledges the unique characteristic of these settlements and enables opportunities for sustainable growth and development

Element 3 – Integrated Transport

- Fund and construct the arterial road network consistent with growth area framework plans, precinct plans and development contributions plans.
- Complete upgrades and remaining level crossings on the Pakenham, Cranbourne and Frankston lines.
- Invest in increased public transport services across the region to address service gaps and areas of low service availability
- Provide public transport connections to existing and emerging employment areas.
- Plan and deliver the duplication of rail line from Dandenong to Cranbourne, and the extension of line from Cranbourne to Clyde.
- Plan for and develop a cycling network through the emerging growth areas of Casey and Cardinia
- Deliver cycling connections along the upgraded Dandenong-Caulfield rail corridor and South Gippsland rail corridor

Element 4 – Liveability

- Support and enable the expansion and improvement of currently identified cultural and regional tourism assets to cater for increased demand associated with population growth.
- Continue to identify potential future cultural and tourism opportunities and consider the Metropolitan Activity Centres (Dandenong, Frankston and Fountain Gate-Narre Warren) as a preferred location for cultural uses that do not require land tracts of land.
- Consider precinct planning or site-specific planning controls to enable growth and development of tourism, visitor economy and cultural assets.
- Improve accessibility to tourism and cultural assets and look to understand how such facilities may complement one another.
- Maintain the currency of Green Wedge Management Plans and ensure they reinforce the relevance, values and opportunities within the Southern Metro Region
- Prepare a Southern Ranges Green Wedge Management Plan with relevant Councils
- Recognise the value of the rural and coastal townships within the region and the need to protect their role and character when developing Green Wedge Management Plans.

Element 5 – Strong Communities

- Identify areas unable to meet the 20 minute neighbourhood principles and determine necessary responses to enable this
- Ensure adequate densities in growth area housing delivery assist in meeting the 20 minute neighbourhood principles
- Plan for, and facilitate, ongoing investment in co-located health and education facilities at Dandenong, Frankston and Berwick.
- Engage in dialogue with the Department Health and Human Service to advance the case for, and planning of, new health facilities in the Clyde/Cranbourne area.
- Facilitate the delivery of smaller hospitals and healthcare providers (public and private) to enable better access to health services
- Continue to invest resources to deliver major open space improvements currently in train.
- Enable early delivery of open space facilities in growth areas to ensure adequate provision for new communities.
- Identify and improve existing open space assets to respond to continued population growth and existing shortfalls.
- Determine and define connections between regional open space assets.
- Reinforce the regional role of Port Phillip Bay, Western Port Bay and the Green Wedge areas as major recreational assets and ensure appropriate planning and regional funding to support the increasing demand for recreational use in these areas over time.
- Determine significant issues associated with seasonal usage of coastal assets and consider demand management strategies to respond to impacts and threats to sensitive coastal assets.
- Identify coastal areas or assets that have the capacity to receive greater numbers of visitors and the potential improvements required to facilitate this across the region and seek to facilitate their expansion as required.

- Plan at a regional level to determine the location and distribution of higher order active open space facilities, specifically in regard to stadia and aquatic facilities.

Element 6 - Sustainability

- Determine regional sustainability initiatives that have the capacity to be driven at a Southern Metro region level.
- Investigate potential for regional initiatives associated with energy, waste and environmentally sustainable design (ESD).
- Facilitate the delivery and adoption of recycled water to irrigate productive and intensive agricultural land in the Southern Metro Region.
- Recognise the importance of better Integrated Water Management (IWM) outcomes for Port Phillip Bay, Westernport Bay, Cardinia Creek and tributaries, Dandenong Creek and tributaries, Kananook Creek and other urban waterways
- Prepare strategies to respond to sea level rise and coastal impacts of climate change.
- Prepare settlement strategies for those towns and settlements affected by bushfire hazard.
- Support cooling and greening strategies to mitigate heat island effects associated with increased urban densities
- Identify public land where additional vegetation can be planted to offset vegetation removal as a result of urban consolidation
- Ensure the delivery of the growth area precincts is based on the principles of cooling and greening

Action 6 – Health and education precincts. Casey Hospital and Monash University Precinct (Berwick) has been identified as a health and education precinct. This Action requires a review of planning provisions for health and education precincts to support their continued effective operation and their future growth and expansion, including in the case of health precincts, for associated allied health services.

Amendment C207 Part 1 relates to the Berwick Health and Education Precinct in Berwick, and has been prepared by the VPA. It proposes to rezone land to Comprehensive Development Zone Schedule 2 (CDZ2) and insert a new incorporated document. The amendment has been referred to the Minister for Approval.

Action 9 – Planning for activity centres. Work with metropolitan regional groupings of councils to review the opportunities and constraints of the activity centre network and individual activity centres in implementing Plan Melbourne. This may include identifying priority activity centres for future planning, developing a program to prepare or update structure plans, reviewing local planning policy and streamlining planning provisions. Fountain Gate – Narre Warren has been identified as a metropolitan activity centre, Endeavour Hills Hampton Park, Berwick Casey Central, Cranbourne as major activity centres, and Clyde and Clyde North as future major activity centres.

The strategic work already underway in developing a new Activity Centres Strategy and retail Policy for Casey will be an important evidence base upon which to provide input into any regional planning approach to activity centre planning across the Southern region.

Action 13 – Employment opportunities in growth areas. Designate substantial employment precincts through the Precinct Structure Plan (PSP) process. Work with developers and councils to find ways to create a greater diversity of employment opportunities in growth areas such as through allocating space to small businesses, access to conference facilities or shared meeting spaces.

Action 14 – Economic development and employment outcomes in growth areas. Monitor and analyse the economic development and employment outcomes in growth areas to inform future economic policy development and precinct structure planning.

Action 19 – Metropolitan regional housing plans to guide housing growth. In consultation with the Metropolitan Partnerships, the metropolitan regional planning groups will prepare metropolitan regional housing plans to implement Plan Melbourne and inform updates to local housing strategies and planning schemes. For each metropolitan region, these plans will:

- assess the existing capacity to accommodate more dwellings over the period to 2051, as well as the infrastructure enhancements required to support growth
- identify the preferred locations for the delivery of medium- and higher-density housing, consistent with Plan Melbourne directions
- determine the additional aggregate housing supply that can be delivered
- identify the particular housing diversity and affordability issues that need to be addressed, including in areas of social inequality and disadvantage
- assess what policy, statutory planning and infrastructure frameworks will be required to realise this housing capacity
- identify short-term priorities in relation to housing supply, affordability and diversity, and actions to address them.

Action 20 – Precinct Structure Planning Guidelines - Update the Precinct Structure Planning Guidelines to incorporate learnings from previous Precinct Structure Plans (PSPs) in growth areas, and to align with Plan Melbourne and extend their application to urban renewal areas and regional areas. This will include undertaking an independent assessment of the outcomes of the existing PSPs in consultation with growth area councils, communities and the development industry. Key Plan Melbourne elements for incorporation in PSP guidelines are:

- creating 20-minute neighbourhoods
- applying the residential zones and Mixed Use Zone to encourage a diversity of lot sizes and housing types in the short and long term
- providing for residential densities of 25 or more dwellings per hectare close to activity centres and adjacent to train stations and high quality public transport in growth areas
- providing for a greater diversity of employment uses, including small businesses
- promoting walking and cycling in the design of new suburbs, particularly to schools
- planning for health and/or education precincts
- facilitating future renewable and low-emission energy-generation technologies
- greening in both the public and private realm, focusing on increasing vegetation on properties, transport corridors and public lands
- considering options for creating space for not-for-profit organisations in activity centres and shared space in community centres
- applying planning provisions in growth area PSPs and settlement planning in peri-urban areas to best manage natural hazards
- providing for waste and resource recovery infrastructure in line with the Metropolitan Waste and Resource Recovery Implementation Plan.

Action 21 – a clear sequence for growth area development. Prepare a sequencing strategy for PSPs in growth areas for the orderly and coordinated release of land and the alignment of infrastructure plans to deliver basic community facilities with these staged land-release plans. This will include the following tasks:

- Monitor land supply and infrastructure delivery, as well as forecast development patterns and population growth rates across each of the five growth areas.
- Plan for the delivery of the state and local infrastructure identified in PSPs needed to support new communities.
- Identify the timing of funding available from various funding sources. Arrangements with developers such as ‘works-in-kind’ can assist in bringing forward infrastructure investments.

Action 24 – Planning system reforms for social and affordable housing. Reform the planning system to facilitate the supply of social and affordable housing. Reforms should:

- develop and implement definitions of social and affordable housing into the planning system •

- formally recognise and give statutory effect to the delivery of social and affordable housing as a legitimate planning outcome in Victoria. This will enable the development of new planning provisions or tools to deliver social and affordable housing including exploring inclusionary zoning and mechanisms to capture and share value created through planning controls
- develop a streamlined planning approval process for social housing projects.

Action 26 – Voluntary tool for affordable housing decisions. Develop a voluntary tool and best-practice guidance to provide certainty and ease of delivery where affordable housing outcomes have been agreed between local government and the applicant. This voluntary tool could be used by councils pursuing affordable housing, or as planning concessions to developers in exchange for affordable housing.

Action 27 – Value capture tool for delivery of affordable housing. Develop a tool to share the uplift in land value from rezoning, with that value shared between the land owner, council and the delivery of affordable housing.

Action 28 – Review residential development provisions. Review the residential development provisions in the Victoria Planning Provisions to increase the supply of housing in established areas and streamline the planning approvals process for developments in locations identified for housing change. This will include:

- reviewing the VicSmart provisions
- establishing measures to develop a codified process for the approval of medium-density housing in identified locations.

Action 63 – waterway corridor master plans. Prepare waterway corridor master plans for priority waterways to ensure that Traditional Owner and community values of waterways, such as access, amenity and connection to nature, are protected and improved.

Action 72 – Review green wedge planning provisions. Review green wedge planning provisions to ensure they support Plan Melbourne outcomes for green wedges.

Action 73 – Green wedge Management Plans - Support local government to complete and implement green wedge management plans to protect and enhance the agricultural, biodiversity, environmental, natural resource, tourism, landscape and other values of each of Melbourne's green wedges by:

- introducing a legislative requirement in the Planning and Environment (Metropolitan Green Wedge Protection) Act 2003 for local government to prepare and review Green Wedge Management Plans
- investigating options to support local governments in implementing adopted Green Wedge Management Plans.

Action 75 – Whole-of-government approach to 20-minute neighbourhoods. Embed the 20-minute neighbourhood concept as a key goal across government. Key steps are to:

- identify and undertake flagship 20-minute neighbourhood projects with the metropolitan regions and the private sector to focus planning and implementation work
- provide guidance to local government on embedding the 20-minute neighbourhood concept into local planning schemes
- build community partnerships to help deliver 20-minute neighbourhoods
- improve information and research to be shared with local government.

Action 76 – Metropolitan-wide 'neighbourhood index'. Create a metropolitan-wide 'neighbourhoods index' that identifies the key characteristics of Melbourne's neighbourhoods (such as activity centres, schools, public transport, housing density and diversity, walkability and tree cover). This index will be a building block for establishing a more comprehensive, metropolitan-wide database of neighbourhoods for use in future planning and monitoring activities.

Action 77 - Neighbourhood health and community wellbeing precincts and education services. Plan for existing and new neighbourhood health and community wellbeing precincts and education services, particularly in areas that have service gaps and/or are easily accessible by public transport to communities in need. Ensure adequate land is zoned for the future development and growth of these facilities which will be accessible to all.

Action 82 - Energy efficiency of existing buildings. Improve the energy efficiency of existing housing (including rental properties) and non-residential buildings to meet Victoria's net zero emissions target by 2050. This includes the Greener Government Buildings Program and roll-out of the Residential Efficiency Scorecard, to enable homeowners to understand and improve the energy performance of their homes, and a strengthened and expanded Victorian Energy Efficiency Target Scheme.

Action 84 - Renewable energy technologies to achieve Victorian renewable energy targets of 25 per cent by 2020 and 40 per cent by 2025. Facilitate the uptake of renewable energy technologies by: • establishing a whole-of-government policy framework for the deployment and operation of renewable energy technologies and facilitate opportunities for local electricity generation in growth areas and strategic sites • promoting the use of battery storage technology, such as through a regulatory framework • investigating opportunities and constraints for precinct-scale use of renewable resources • investigating opportunities for renewable energy initiatives in Melbourne's green wedges and peri-urban areas • partnering with others to deliver renewable energy demonstration projects • leading by example by implementing renewable energy and energy efficiency initiatives in government projects, including large-scale public buildings, roads and public transport projects • establishing a renewable energy auction scheme

Action 85 - Improvement of natural-hazard, climate change and environmental adaptation and risk mitigation strategies in the Victoria Planning Provisions. Review, update and improve the implementation of natural hazard, climate change and environmental adaptation and risk-mitigation strategies in the Victoria Planning Provisions and planning schemes to: • ensure the right identification of the hazard through agreed technical criteria with data custodians • ensure a consistent Statewide policy approach targeted to relevant natural hazards and climate change impacts • improve the approach to settlement resilience in areas exposed to high natural hazard and climate change risk • ensure provisions remain current and based on the best available climate change science • influence growth and settlement patterns to avoid and reduce long-term risk.

Action 86 - Whole-of-settlement adaptation and risk mitigation strategies. Prepare whole-of-settlement adaptation and risk-mitigation strategies to improve community resilience for inclusion in local planning schemes. This will also include providing best-practice guidance for responsible authorities on taking risk-mitigation principles into consideration in the preparation and assessment of development applications.

Action 87 – Coastal hazard assessment. Complete local coastal hazard assessments and associated risk analysis for Port Phillip Bay and Western Port.

Action 88 - Incorporate climate change risks into infrastructure planning. Prepare guidance to support local government on the application of the Australian Standard Climate change adaptation for settlements and infrastructure – A risk based approach to the planning, design and ongoing management of settlement and infrastructure.

Action 89 – Integrated water management planning. Work with Melbourne Water, water corporations and councils to undertake integrated water management planning at the catchment and local scale. This will address the needs and values of the local community and support efficient, coordinated investment in water related liveability outcomes.

Action 92 - Funding processes for alternative water sources. Develop funding processes to enable use of alternative water sources to support urban cooling and greening including recycled water for sports fields and key urban landscapes during periods of drought.

Action 93 – Metropolitan open space strategy. Prepare a metropolitan open space strategy that enhances recreation, amenity, health and wellbeing, species diversity, sustainable water management and urban cooling across Melbourne. The strategy will include measures to: • protect and enhance existing open spaces, underpinned by improved and accessible spatial data • plan for an increase in open space, particularly in areas identified as lacking access to open space, areas undergoing substantial population growth, and areas where the network of green spaces could be expanded or improved • enhance the role, function and overall community value of currently underutilised public land assets (e.g. utility easements, school grounds) in contributing to the open space network • better coordinate the delivery and management of open space across state and local government, including identifying

management objectives for different parts of the network and developing standard agreements to manage land • provide improved network planning and provision guidance for both state and local government.

Action 94 - Protecting the health of waterways from stormwater run-off. Protect the health of waterways from stormwater run-off by: • reviewing the Victoria Planning Provisions to improve stormwater management and related outcomes for all urban development • developing a framework for setting place-based outcome targets to further inform the application of planning and building provisions and stormwater management decisions • identifying the best mix of legislative, regulatory, financial and market-based incentives to complement the application of planning provisions and building regulations.

Action 95 - Environmental protection for coastlines and waters of Port Phillip Bay and Western Port. Improve environmental protection for Melbourne's coasts and the waters of Melbourne's bays (including Western Port's sensitive Ramsar wetlands) through local planning schemes.

APPENDIX F: Planning Practice Notes approved or amended since June 2016

Planning Practice Note	Date of Approval/Update
Planning Practice Note 1: Applying the Heritage Overlay	August 2018
Planning Practice Note 13: Incorporated and reference documents	September 2018
Planning Practice Note 15 Assessing an application for One or More Dwellings in a Residential Zone	January 2018
Planning Practice Note 16 Making a Planning Application for One or More Dwellings in a Residential Zone	January 2018
Planning Practice Note 18 Planning Considerations for Horticultural Structures	April 2017
Planning Practice Note 36 Implementing a Coastal Settlement Boundary	November 2016
Planning Practice Note 43 Understanding Neighbourhood Character	January 2018
Planning Practice Note 46: Strategic Assessment Guidelines	August 2018
Planning Practice Note 55 Planning in open drinking water catchments	February 2018
Planning Practice Note 58 Structure Planning for Activity Centres	September 2018
Planning Practice Note 59 The Role of Mandatory Provisions in Planning Schemes	September 2018
Planning Practice Note 60 Height and Setback Controls for Activity Centres	September 2018
Planning Practice Note 83 Assessing external noise impacts for apartments	August 2017
Planning Practice Note 84 Applying the minimum garden area requirement	May 2018
Planning Practice Note 85 Applying the Commercial 3 Zone	September 2018
Planning Practice Note 88 Planning considerations for existing residential rooftop solar energy facilities	October 2018

APPENDIX G: Audit of Further Strategic Work and Other Actions in the Municipal Strategic Statement

This is a list of all further strategic work and further actions listed within the Municipal Strategic Statement, along with commentary on their level of completion and/or continued relevance, and a recommendation as to whether it should be retained or removed from the planning scheme.

Clause	Further Strategic Work /other actions	Comments	Recommendation
21.03	SETTLEMENT AND HOUSING		
Further strategic work and other actions	Undertaking a detailed program of further strategic work and other actions set out in the Casey C21 Strategy.	C21 action audit completed in 2014 by Strategic Development. C21 actions are no longer relevant to Council's strategic priorities, which should now be aligned with Council Plan 2017-2021 and Action Plan	Remove
	Developing and implementing "whole-of-community" plans throughout each of Casey's local areas, where warranted, to deliver integrated community benefits.	Community plans were originally proposed by Casey C21 as an ongoing organisational initiative, to create integrated community-based plans for each local area. This no longer forms part of Council's priorities under the Council Plan 2017-2021.	Remove
	Engaging the community in the development and implementation of Casey's community development programs and policies, encouraging understanding and ownership of the processes and outcomes.	Preparation of community plans no longer forms part of Council's priorities under the Council Plan 2017-2021	Remove
	Developing and facilitating community-based responses to local safety issues.	This does not impact on planning decisions and does not need to be included in the planning scheme.	Remove
	Developing and implementing the concept of a 'Casey Valley Parklands' through a memorandum of understanding between Council, Melbourne Water and Parks Victoria and the preparation of a master plan.	This does not impact on planning decisions and does not need to be included in the planning scheme.	Remove
21.04	ENVIRONMENT		
Further strategic work and other actions	Undertaking a detailed program of further strategic work and other actions set out in the Casey C21 Strategy.	C21 action audit completed in 2014 by Strategic Development. C21 actions are no longer relevant to Council's strategic priorities, which should now be aligned with Council Plan 2017-2021 and Action Plan	Remove
	Providing environmental education to the community on appropriate plant species, weed removal and on the provision and protection of wildlife habitat.	This does not impact on planning decisions and does not need to be included in the planning scheme.	Remove
	Encouraging the voluntary placement of conservation covenants on private land containing significant native vegetation.	These are not common due to limited eligibility criteria (trust for nature/land for wildlife). This does not impact on planning decisions and does not need to be included in the planning scheme.	Remove
	Supporting community projects consistent with the principles of revegetation.	This does not impact on planning decisions and does not need to be included in the planning scheme.	Remove

Clause	Further Strategic Work /other actions	Comments	Recommendation
21.05	ECONOMIC DEVELOPMENT		
Further strategic work and other actions	Undertaking a detailed program of further strategic work and other actions set out in the Casey C21 Strategy.	C21 action audit completed in 2014 by Strategic Development. C21 actions are no longer relevant to Council's strategic priorities, which should now be aligned with Council Plan 2017-2021 and Action Plan	Remove
	Encouraging local businesses to embrace new technology in order to gain a competitive advantage.	Casey Cardinia Region Economic Development Strategy has been adopted. This action does not impact on planning decisions	Remove
	Promoting links between Council, businesses, Government and educational institutions within Casey to facilitate the transfer of new ideas and opportunities and promote local business opportunities.	Casey Cardinia Region Economic Development Strategy has been adopted. This action does not impact on planning decisions	Remove
	Reviewing the City of Casey Activity Centres Strategy and Retail Policy at Clause 22.01, along with associated references in the Municipal Strategic Statement, to reflect the activity centre network set out in Plan Melbourne.	<i>Activities Areas and Non-Residential Uses Strategy</i> was adopted in 2012, however not translated into the planning scheme. New Activity Centres Strategy currently being prepared and reported to Council for authorisation and exhibition in 2019. Need to retain until new Strategy has been adopted and included in planning scheme.	Retain
21.06	TRANSPORT		
Further strategic work and other actions	Undertaking a detailed program of further strategic work and other actions set out in the Casey C21 Strategy.	C21 action audit completed in 2014 by Strategic Development. C21 actions are no longer relevant to Council's strategic priorities, which should now be aligned with Council Plan 2017-2021.	Remove
21.07	BUILT ENVIRONMENT		
Further strategic work and other actions	Undertaking a detailed program of further strategic work and other actions set out in the Casey C21 Strategy.	C21 action audit completed in 2014 by Strategic Development. C21 actions are no longer relevant to Council's strategic priorities, which should now be aligned with Council Plan 2017-2021.	Remove
	Undertake neighbourhood character studies to recognise and value the intrinsic characteristics of different areas within Casey.	Draft <i>Berwick Neighbourhood Character Study</i> completed in 2016 to justify application of Neighbourhood Residential Zone. Other areas have also had neighbourhood character work undertaken, however not translated into the planning scheme. Further work is required, however needs to be targeted towards areas of greatest need, and implemented into the scheme.	Retain
21.09	BERWICK NORTHERN AREA		
Further strategic work	Preparing urban design guidelines for residential development to ensure new development adds value to the character of the area.	<i>Berwick Neighbourhood Character Study</i> completed in 2016 to justify application of Neighbourhood Residential Zone. Amendment C198 (new RGZ, GRZ and NRZ) has been substantially progressed. Further work is required, however needs to be targeted towards areas of greatest need, and implemented into the scheme.	Retain

Clause	Further Strategic Work /other actions	Comments	Recommendation
	Reviewing the Berwick Village Structure Plan, including associated urban design guidelines	The <i>Berwick Village Structure Plan</i> and appended <i>Berwick Village Urban Design Guidelines</i> were adopted in 2011. The Structure Plan and Urban Design Guidelines are approved Development Plans under clause 43.04 (Schedule 8) of the scheme. A subsequent review of the structure plan is required following completion of the Berwick Health and Education Precinct Structure Plan.	Retain
	Preparing a structure plan for the future 'Berwick Health and Education Precinct.	Amendment C207 has been prepared and exhibited by the VPA and has been split into two parts. Part 1 with Minister awaiting approval. Part 2 subject to upcoming panel hearing process. Can be removed once both parts of Amendment C207 are approved.	Retain
21.10	BERWICK SOUTHERN AREA		
Further strategic work	Preparing a structure plan for the Eden Rise Neighbourhood Activity Centre.	Berwick South Development Plan adopted 12 July 2012, rather than a structure plan.	Remove
	Undertaking a heritage study to provide for the protection of all sites of State, regional and local significance in the planning scheme.	Heritage Strategy adopted in 2017, however not translated into the planning scheme. Further work required to consolidate all heritage studies which currently inform heritage related planning decisions.	Retain
	Preparing urban design guidelines to ensure new residential and commercial development adds value to the character of the area.	Ongoing work	Retain
	Preparing a precinct structure plan for the proposed Minta Farm Business and Residential Precinct.	Amendment C228, prepared by VPA has been submitted to the Minister for Planning for approval. Can be Removed once Amendment C228 is approved.	Retain
	Preparing a precinct structure plan for the future residential development of the Berwick Waterways area (Homestead Road/Centre Road).	Berwick Waterways Precinct Structure Plan was approved in November 2014. Amendment C188 prepared by VPA. <i>Need to include "Ensuring that that future use and development of land is generally in accordance with the Berwick Waterways PSP" under 'Use of policy' section 21.10-4.</i>	Remove
Other actions	Considering the preparation of a Berwick Community Plan.	Preparation of community plans no longer forms part of Council's priorities under the Council Plan 2017-2021	Remove
21.11	BOTANIC RIDGE/JUNCTION VILLAGE		
Further strategic work	Preparing a precinct structure plan for the Botanic Ridge residential area.	Botanic Ridge Precinct Structure Plan was approved in February 2013. Amendment C133 prepared by MPA.	Remove
	Undertaking a detailed strategic review of the triangular area of land south of Ballarto Road and west of the Royal Botanic Gardens Cranbourne to identify future land use opportunities following the expiration of the existing quarrying operation at 950 Ballarto Road, or once appropriate buffers to the quarry have been established.	Amendment C225 relating to this land has been exhibited and panel report received. It is due to be considered by Council in December 2018. Retain until Amendment C225 has been approved by the Minister.	Retain
Other actions	Considering the preparation of a Botanic Ridge/Junction Village Community Plan.	Preparation of community plans no longer forms part of Council's priorities under the Council Plan 2017-2021	Remove

Clause	Further Strategic Work /other actions	Comments	Recommendation
	Providing environmental education programs to residents in the vicinity of the Royal Botanic Gardens Cranbourne on the sensitive siting and design of buildings, planting of locally indigenous plant species, provision of wildlife habitat, weed removal and pet control.	This does not impact on planning decisions and does not need to be included in the planning scheme.	Remove
	Encourage the voluntary placement of conservation covenants on private land containing significant native vegetation.	These are not common due to limited eligibility criteria (trust for nature/land for wildlife). This does not impact on planning decisions and does not need to be included in the planning scheme.	Remove
21.12	CASEY COAST		
Further strategic work	Preparing township strategies for each of the coastal villages, including preferred neighbourhood character guidelines.	Some work has already been done on neighbourhood character in coastal villages, however has not been implemented into scheme. Further work is required to do this, and define scope of project.	Retain
	Preparing a Western Port Green Wedge Management Plan for all land in a Green Wedge Zone and Green Wedge A Zone.	Draft <i>Western Port Green Wedge Management Plan</i> exhibited in 2017. Feedback to be reviewed and a revised plan to be presented to Council in 2019	Retain
	Reviewing the existing Significant Landscape Overlay and Environmental Significance Overlay provisions that apply within the Casey Coast area.	Some work has been undertaken as part of Reducing Red Tape project to review buildings and works triggers. Further work and implementation of any outcomes should form part of integrated approach through the Green Wedge Management Plan, to align buildings and works outcomes with environmental outcomes.	Retain
	Reviewing the Land Subject to Inundation Overlay and other relevant planning provisions to reflect the vulnerability of coastal areas to the impacts of climate change.	Not commenced.	Retain
	Investigating future trail links through the Western Port coastal area to extend the 'Casey Trail Network'.	Existing and proposed paths identified in <i>Paths and Trails Strategy</i> , adopted May 2012.	Remove
	Investigating land at the western end of Hopetoun Road for a potential conservation reserve, given its classification as a site of biodiversity significance.	This does not impact on planning decisions and does not need to be included in the planning scheme.	Remove
Other actions	Implementing the Community Building Initiative in the Casey coastal communities.	Not commenced. No longer relevant to be included.	Remove
	Encouraging the voluntary placement of conservation covenants on private land containing significant native vegetation.	These are not common due to limited eligibility criteria (trust for nature/land for wildlife). This does not impact on planning decisions and does not need to be included in the planning scheme.	Remove
	Encouraging the revegetation of coastal areas using locally indigenous coastal vegetation.	This does not impact on planning decisions and does not need to be included in the planning scheme.	Remove
	Supporting community projects consistent with the principles of revegetation and sustainable land management	This does not impact on planning decisions and does not need to be included in the planning scheme.	Remove

Clause	Further Strategic Work /other actions	Comments	Recommendation
	Investigating a range of incentives to progressively expand the North Western Port Nature Conservation Reserve along the Western Port coastline.	Casey Council collaboration with the Western Port Biosphere Reserve and local land care groups. This does not impact on planning decisions and does not need to be included in the planning scheme.	Remove
21.13	CASEY FARM		
Further strategic work	Investigating measures to add further statutory protection to identified areas of biodiversity significance within Cranbourne South and Pearcedale.	Forms part of further work arising from draft Green Wedge Management Plan	Retain
	Preparing a Western Port Green Wedge Management Plan for all land in a Green Wedge Zone and Green Wedge A Zone.	Draft <i>Western Port Green Wedge Management Plan</i> exhibited in 2017. Due to be considered by Council early 2019.	Retain
	Preparing a township strategy for Pearcedale.	<i>Pearcedale Township Neighbourhood Character Statement</i> adopted 2015, however has not been translated into the planning scheme.	Retain
	Investigate opportunities for rural residential development in areas with identified marginal agricultural viability, or in areas with limited potential to be used for sustainable agricultural purposes.	Forms part of proposed Green Wedge Management Plan	Retain
Other actions	Considering the preparation of a Clyde Community Plan.	Preparation of community plans no longer forms part of Council's priorities under the Council Plan 2017-2021	Remove
	Implementing the Community Building Initiative in the Casey Farm communities.	Not commenced. No longer relevant to be included.	Retain
	Encouraging the voluntary placement of conservation covenants on private land containing significant native vegetation.	These are not common due to limited eligibility criteria (trust for nature/land for wildlife). This does not impact on planning decisions and does not need to be included in the planning scheme	Remove
	Encouraging revegetation and improved management of the Langwarrin Creek catchment	Not commenced. This does not impact on planning decisions and does not need to be included in the planning scheme	Remove
	Supporting community projects consistent with the principles of revegetation and sustainable land management.	This does not impact on planning decisions and does not need to be included in the planning scheme	Remove
21.14	CASEY FOOTHILLS		
Further strategic work	Preparing and implementing township strategies for Harkaway and Narre Warren North.	The preparation of township strategies for Harkaway and Narre Warren North likely to be actions in the <i>Casey Foothills Strategy</i> , to be reviewed 2019.	Retain
	Preparing a Southern Ranges Green Wedge Management Plan for all land in a Green Wedge Zone and Green Wedge A Zone.	Draft <i>Western Port Green Wedge Management Plan</i> exhibited in 2017. Feedback to be reviewed and a revised plan to be presented to Council in 2019	Retain

Clause	Further Strategic Work /other actions	Comments	Recommendation
	Finalising a Casey Foothills Strategy in conjunction with the preparation of the Harkaway and Narre Warren North Township Strategies and the Southern Ranges Green Wedge Management Plan.	The Casey <i>Foothills Strategy</i> has not progressed and is awaiting finalisation of the Draft <i>Western Port Green Wedge Management Plan</i> exhibited in June 2015.	Retain
	Reviewing the existing Significant Landscape Overlay provisions that apply to the Casey Foothills.	Some recommendations have been made for Casey Foothills SLO as part of the Reducing Red Tape project, including the need to introduce a permit trigger for vegetation removal. Landscape character assessments have been completed for some areas of Casey Foothills, and further work is likely to arise from the Housing Strategy. Further work is still required to facilitate an integrated approach to planning outcomes in the Foothills.	Retain
	Preparing a development framework that investigates and, where appropriate, provides for future residential development opportunities on the eastern side of Manuka Road, between Inglis Road and Allan Street, as identified on the Casey Foothills Local Area Map.	Amendment C231 has been substantially progressed, with exhibition in 2017 and panel hearing in 2018. Panel report has been received, and Council will consider Amendment C231 in early 2019. Retain until Am C231 approved by the Minister for Planning	Retain
Other actions	Encouraging the voluntary placement of conservation covenants on privately-owned land containing native vegetation.	These are not common due to limited eligibility criteria (trust for nature/land for wildlife). This action does not impact on planning decisions and does not need to be included in the planning scheme	Remove
	Facilitating revegetation of publicly owned land in the Casey Foothills through Casey's 'Growing a Green Web' program.	Annual planting season involving schools and community groups to link corridors of indigenous vegetation to form a 'green' network across the city. This does not impact on planning decisions and does not need to be included in the planning scheme	Remove
	Supporting community projects consistent with the principles of revegetation and sustainable land management.	This does not impact on planning decisions and does not need to be included in the planning scheme	Remove
	Facilitating programs to reduce pest plants and animals.	This does not impact on planning decisions and does not need to be included in the planning scheme	Remove
21.15	CRANBOURNE		
Further strategic work	Preparing urban design guidelines to ensure that new development adds value to the preferred future character of the area.	Review of Cranbourne Town Centre Structure Plan completed, however further work required to implement into planning scheme and review Activity Centre Zone. Urban Design Guidelines should form part of this further work.	Retain
	Reviewing access to the Cranbourne Town Centre.	Undertaken as part of Cranbourne Town Centre Structure Plan, further work to be undertaken	Retain
	Preparing specific advertising sign guidelines for the Cranbourne Town Centre to improve visual amenity.	Further work should form part of Cranbourne Town Centre Structure Plan and/or review of Advertising policy.	Retain

Clause	Further Strategic Work /other actions	Comments	Recommendation
	Undertaking a strategic review of future land use and development within the Cyril Beechey Lane precinct, as identified on the Cranbourne Local Area Map.	Amendment C166 approved August 2015 to rezone land Special Use Zone (Schedule 6 Cranbourne Racing Complex And Surrounds). Properties are included in Precinct 4 Intensive Horse stabling precinct, in accordance with Local Area Map (Clause 21.15-5). Further strategic work still be undertaken.	Retain
	Partner with VicRoads to investigate potential options for changes to the arterial road network in Cranbourne.	Ongoing advocacy is already undertaken by Casey in appropriate forums. It is not relevant to include in the planning scheme	Remove
Other actions	Implementing the Cranbourne Community Action Plan.	Preparation of community plans no longer forms part of Council's priorities under the Council Plan 2017-2021	Remove
	Implementing the Cranbourne Town Centre Structure Plan.	Amendment C204 completed. Further amendment required to implement updated Cranbourne Town Centre Structure Plan into the planning scheme.	Retain
21.16	CRANBOURNE EAST		
Other actions	Considering the preparation of a Cranbourne East Community Plan.	Preparation of community plans no longer forms part of Council's priorities under the Council Plan 2017-2021	Remove
21.17	CRANBOURNE NORTH		
Further strategic work	Preparing a precinct structure plan for the Casey Central Town Centre.	Amendment C189 has been approved in 2016 inserting a new incorporated document <i>Casey Central Town Centre Precinct Structure Plan</i> , November 2015.	Remove
	Preparing master plans for the future activity centres at Glasscocks Road, William Thwaites Boulevard, 'Tulliallan' and South Gippsland Highway.	Not commenced.	Retain
Other actions	Considering the preparation of a Cranbourne North Community Plan.	Preparation of community plans no longer forms part of Council's priorities under the Council Plan 2017-2021	Remove
21.18	CRANBOURNE WEST		
Further strategic work	Preparing design and development guidelines for the future industry and business parks to ensure high quality and environmentally sustainable development.	Not commenced. Unlikely to be a separate project – should form part of ongoing urban design work associated with Activity Centres Strategy, structure plans and other strategic work more broadly.	Retain
Other actions	Considering the preparation of a Cranbourne West Community Plan.	Preparation of community plans no longer forms part of Council's priorities under the Council Plan 2017-2021	Remove
21.19	DOVETON/EUMEMMERRING		
Further strategic work	Developing a strategy, in conjunction with Parks Victoria and the City of Greater Dandenong, for the enhancement of Dandenong Creek as an active and passive community recreation area.	Local, district and regional open space strategies for various areas along the creek identified in the <i>Open Space Strategy</i> , adopted in April 2015. <i>Casey Paths and Trails Strategy</i> adopted 2012.	Remove
Other actions	Implementing the Doveton/Eumemmerring Community Plan.	Implementation of community plans no longer forms part of Council's priorities under the Council Plan 2017-2021	Remove

Clause	Further Strategic Work /other actions	Comments	Recommendation
	Undergrounding overhead power lines on key roads over the long-term.	This does not impact on planning decisions and does not need to be included in the planning scheme.	Remove
	Undertaking, in consultation with relevant public land managers, local re-vegetation programs, particularly along the Dandenong and Eumemmerring Creeks.	This does not impact on planning decisions and does not need to be included in the planning scheme.	Remove
	Advocating for increased bus services within Doveton and Eumemmerring and to provide improved connectivity with major activity centres to the east, including Fountain Gate-Narre Warren CBD.	Council undertakes advocacy for roads, public transport and other associated infrastructure in appropriate forums. It is not relevant to include in the planning scheme.	Remove
21.20	ENDEAVOUR HILLS (URBAN AREA)		
Further strategic work	Preparing and implementing a structure plan for the Endeavour Hills Town Centre.	Not a current Council priority	Remove
	Preparing urban design guidelines to ensure new development adds value to the preferred future character of the area.	Should form part of broader review of neighbourhood character and urban design priorities for Casey.	Retain
	Developing a strategy, in conjunction with Parks Victoria, Melbourne Water and the City of Greater Dandenong, for the enhancement of Dandenong Creek as an active and passive community recreation area.	Local, district and regional open space strategies for various areas along the creek identified in the <i>Open Space Strategy</i> , adopted in April 2015. <i>Casey Paths and Trails Strategy</i> adopted 2012.	Remove
Other actions	Considering the preparation of an Endeavour Hills Community Plan.	Preparation of community plans no longer forms part of Council's priorities under the Council Plan 2017-2021	Remove
	Undertaking, in consultation with relevant public land managers, local re-vegetation programs, particularly along the Dandenong and Eumemmerring Creeks.	Local revegetation and management programs undertaken by Friends of Eumemmerring Creek and Friends of Frog Hollow Inc. This does not impact on planning decisions and does not need to be included in the planning scheme	Remove
21.21	HALLAM		
Other actions	Considering the preparation of a Hallam Community Plan.	Preparation of community plans no longer forms part of Council's priorities under the Council Plan 2017-2021	Remove
	Undertaking, in consultation with relevant public land managers, local re-vegetation programs, particularly along the Eumemmerring Creek.	This does not impact on planning decisions and does not need to be included in the planning scheme	Remove
21.22	HAMPTON PARK		
	Preparing a structure plan for the Hampton Park Town Centre.	Hampton Park Activity Centre Framework Plan included in the approved Hampton Park Development Plan, Nov 2015.	Remove

Clause	Further Strategic Work /other actions	Comments	Recommendation
Further strategic work	Undertaking a strategic review of future land use and development of the Hallam Road Landfill site, with a view to its redevelopment as major parkland in the longer term ('Hampton Park Hill Parklands'), through the preparation of a precinct structure plan.	Preliminary investigations undertaken.	Retain
Other actions	Considering the preparation of a Hampton Park Community Plan.	Preparation of community plans no longer forms part of Council's priorities under the Council Plan 2017-2021	Remove
	Undertaking, in consultation with relevant public land managers, a local re-vegetation program along the River Gum Creek.	This does not impact on planning decisions and does not need to be included in the planning scheme.	Remove
21.23	LYNBROOK/LYNDHURST		
Further strategic work	Preparing urban design guidelines to ensure new development adds value to the preferred future character of the area.	Should form part of broader review of neighbourhood character and urban design priorities for Casey.	Retain
Other actions	Considering the preparation of a Lynbrook/Lyndhurst Community Plan.	Preparation of community plans no longer forms part of Council's priorities under the Council Plan 2017-2021	Remove
21.24	NARRE WARREN		
Further strategic work	Preparing and reviewing the Development Plans for the individual activity precincts within the Fountain Gate-Narre Warren CBD that are required under the Incorporated Plan Overlay, Development Plan Overlay and the Priority Development Zone.	Amendment C224 to introduce the ACZ over the Fountain Gate-Narre Warren CBD has been approved by Council and is awaiting Ministerial authorisation.	Remove
	Preparing an Urban Design Framework for the Narre Warren Village and its environs.	Amendment C224 to introduce the ACZ over the Fountain Gate-Narre Warren CBD (including urban design guidance) has been approved by Council and is awaiting Ministerial authorisation.	Remove
Other actions	Considering the preparation of a Narre Warren Community Plan.	Preparation of community plans no longer forms part of Council's priorities under the Council Plan 2017-2021	Remove
21.25	NARRE WARREN SOUTH		
Further strategic work	Preparing a structure plan for the Casey Central Town Centre, including urban design guidelines for the future expansion of the centre.	Amendment C189 has been approved in 2016 inserting a new incorporated document <i>Casey Central Town Centre Precinct Structure Plan</i> , November 2015.	Remove
	Preparing urban design guidelines to ensure new residential development adds value to the preferred future character of the area.	Should form part of broader review of neighbourhood character and urban design priorities for Casey.	Retain
Other actions	Considering the preparation of a Narre Warren South Community Plan.	Community plans to be commenced on a case by case basis where priority for neighbourhood renewal.	Remove