

Planning and Environment Act 1987

CASEY PLANNING SCHEME

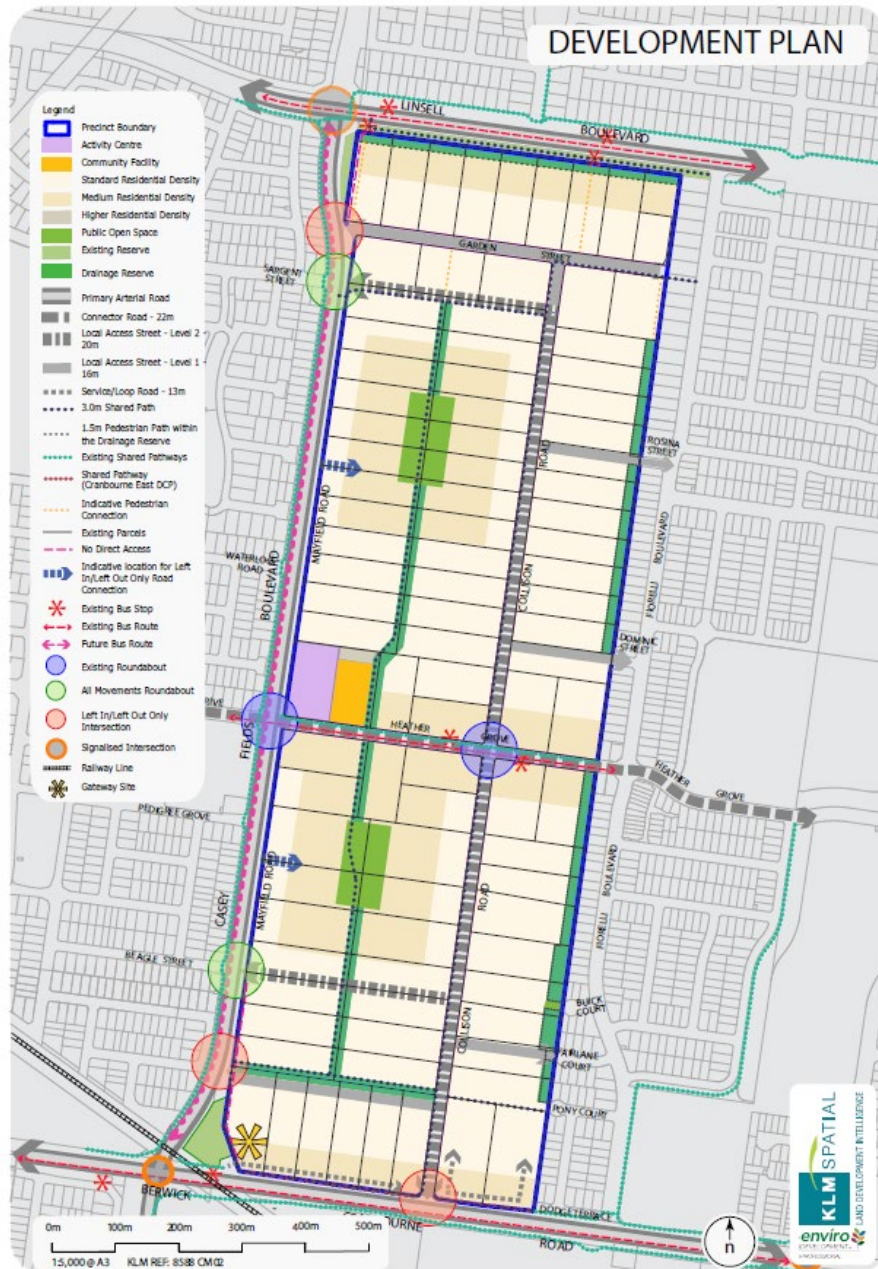
AMENDMENT C286case

EXPLANATORY REPORT

Overview

This amendment proposes to give effect to the draft *Collison Estate Development Contributions Plan* (DCP) by introducing a Development Contribution Plan Overlay 22 to the Casey Planning Scheme. The draft DCP establishes a development contributions mechanism to equitably finance and deliver key infrastructure in Collison Estate, Cranbourne East, in accordance with Council's draft *Collison Estate Development Plan* (DP).

The draft DP provides a framework to guide the redevelopment of Collison Estate into an integrated residential development consisting of approximately 1,700 allotments with a local neighbourhood activity centre (NAC) and community facility. This amendment also rezones the local NAC site at 1 Heather Grove, Cranbourne East, to Commercial 1 in preparation for adoption of the draft DP. The draft DP map is included below in Map 1, and the draft DCP infrastructure map is included as Attachment 1.



Map 1. Draft Collison Estate Development Plan (DP) Map

Where you may inspect this amendment

The amendment can be inspected free of charge at:

- The City of Casey website at <http://www.casey.vic.gov.au/planning-scheme-amendments>
- During office hours at the City of Casey council offices, Bunjil Place, 2 Patrick Northeast Drive, Narre Warren or Cranbourne Customer Service Centre, Shop 156, South Gippsland Highway, Cranbourne

The amendment can also be inspected free of charge at the Department of Transport and Planning website at <http://www.planning.vic.gov.au/public-inspection> or by contacting the office on 1800 789 386 to arrange a time to view the amendment documentation.

Submissions

Any person may make a submission to the planning authority about the amendment. Submissions about the amendment must be received by 11 January 2024.

A submission must be sent to:

Strategic Planning and Reform
City of Casey
PO Box 1000 Narre Warren VIC 3805

Or by email to: planningscheme@casey.vic.gov.au

Or via Council website: <https://conversations.casey.vic.gov.au/collison-estate-development-consultation>

Panel hearing dates

In accordance with clause 4(2) of Ministerial Direction No.15 the following panel hearing dates have been set for this amendment:

- directions hearing: 19 March 2024
- panel hearing: Commencing 16 April 2024

Details of the amendment

Who is the planning authority?

This proposed amendment has been prepared by Casey City Council, which is the planning authority for this amendment.

Land affected by the amendment

The proposed amendment applies to the land in Collison Estate, Cranbourne East which is all land located within the red boundary shown in the map below.



Map 2. Land affected by Amendment C286case

What the amendment does

The amendment proposes to implement a planning framework for Collision Estate to introduce the *Collision Estate Development Contributions Plan* (DCP) to ensure alignment with the draft *Collision Estate Development Plan* (DP). The amendment seeks to apply Schedule 22 to Clause 45.06 (Development Contributions Plan Overlay), modifies the Schedule to Clause 72.04 (Documents incorporated in this planning scheme) to incorporate the *Collision Estate Development Contributions Plan*, and makes consequential ordinance and zoning changes to facilitate this planning framework.

The draft DP is included as a supporting document to this amendment for context and reference. Casey City Council intends to separately adopt the draft DP at the same time or following the adoption and gazettal of this amendment.

Specifically, the amendment proposes to make the following changes to the *Casey Planning Scheme*:

Local Planning Policy Framework

- Amend Clause 21.05-8 Municipal Strategic Statement (Economic development) to update the Casey activity centre network map to reflect the Collision Estate local neighbourhood activity centre.

Zones

- Rezone 1 Heather Grove, Cranbourne East, from schedule 1 to Clause 32.08 (General Residential Zone) to schedule 1 to Clause 34.01 (Commercial 1 Zone).
- Amend Planning Scheme Map No. 11ZN to reflect the rezoning of 1 Heather Grove, Cranbourne East.

Overlays

- Amend Schedule 22 to Clause 43.04 (Development Plan Overlay) to remove the statement allowing permits to be granted before a development plan has been prepared.
- Insert Schedule 22 to Clause 45.06 (Development Contributions Plan Overlay) to implement the *Collision Estate Development Contributions Plan*.

- Amend Planning Scheme Map No. 11DCPO, 12DCPO and 15DCPO to reflect the new Development Contributions Plan Overlay.

It is noted that the Land Subject to Inundation Overlay (LSIO) affecting part of the Estate is not proposed to be removed through this amendment and will be considered as further strategic work when the drainage infrastructure facilitated by the *Collison Estate Development Contributions Plan* has been implemented.

Particular Provisions

- Amend Schedule to Clause 52.17 (Native vegetation) to delete the native vegetation permit exemption applying to land within Collison Estate in Cranbourne East.

Operational Provisions

- Amend Schedule to Clause 72.04 (Documents incorporated in this planning scheme) to include a new incorporated document titled '*Collison Estate Development Contributions Plan, October 2023*'.

Draft Planning Policy Framework Amendment C284case

A draft Planning Policy Framework rewrite (Amendment C284case) has been drafted and recently exhibited so as to align the *Casey Planning Scheme* with the new structure for planning schemes introduced by amendment VC148 in 2018. The preparation of Amendment C284 may have impacts on the drafting of this Collison Estate Amendment C286 in the future, but not at this current time.

Why is the amendment required?

Comprising of approximately 83 hectares, Collison Estate is in an established defacto low density residential area in Cranbourne East surrounded by more intensive development on all sides of the Estate. The Estate was settled in the late 1950s and comprises 94 land parcels with detached dwellings on lots an average of 0.8185 hectares. Most of these land parcels are in different ownership.

A number of essential services such as sealed roads, drainage infrastructure and open space have not been able to be provided to Collison Estate since it was initially developed. Pressure for the Estate to be further subdivided has grown over time but disparate land ownership and an inability for the market to deliver key shared infrastructure servicing has encumbered development of the Estate. The introduction of a Development Contributions Plan Overlay (DCPO) and an incorporated Development Contributions Plan into the *Casey Planning Scheme* and implementation of key recommendations from supporting documents is a precondition to act as a catalyst for development of the Estate.

The amendment proposes to introduce planning provisions to address this issue by implementing the Planning Policy Framework objectives regarding the growth needs of South East Melbourne, delivering an equitable framework where landowners and developers will be required to contribute to the cost and delivery of new urban development and associated infrastructure and open space provision. The amendment is required to give statutory effect to the *Collison Estate Development Contributions Plan*. The alignment of the *Collison Estate Development Contributions Plan* with the draft *Collison Estate Development Plan* background report provides greater certainty about the type of use and development of the Estate to facilitate envisioned land use and development outcomes.

The amendment rezones land for a proposed local neighbourhood activity centre to a Commercial 1 Zone to facilitate land use and development to service the local convenience needs of the Estate and adjacent established residential areas.

The proposed amendment is also required to make an update to the *Casey Planning Scheme* to correct the anomalous existing native vegetation permit exemption applying to land within the Estate. The permit exemption is no longer required as the Estate is no longer under the Urban Growth Zone and was rezoned to the General Residential Zone and a Development Plan Overlay applied through amendment C220case in 2017. Prior to amendment C220case, the Estate was planned to be included in the Cranbourne East Precinct Structure Plan (PSP), but was removed from that PSP in 2010, but still rezoned to Urban Growth Zone from the existing Low Density Residential Zone through amendment C119case in 2010. Amendment C119case introduced this native vegetation permit exemption, which is currently redundant as the Estate is no longer under the Urban Growth Zone.

The amendment proposes to remove the below statement from the existing Schedule 22 of the Development Plan Overlay (DPO) affecting the Collison Estate:

A permit may be granted to use land, construct a building or construct or carry out works before a development plan has been prepared provided the use or development does not prejudice the future use and development of the land in an integrated manner.

Removing this statement turns off the ability for planning permits to be applied for within the area affected by the DP until the DP has been endorsed and the PSA has been decided.

We note that the DPO statement was gazetted prior to recognising the need to prepare a DCPO and DCP for the Collison Estate. It is Council's view that any planning permit application lodged prior to the adoption of the DCP via the gazettal of this amendment could prejudice the future orderly development of the Estate and jeopardise the implementation of the DP/DCP.

The amendment also proposes to remove section 4.2 (Display of development plan), 4.3 (Decision guidelines), and 5.0 (Background documents) from the existing Schedule 22 of the DPO affecting Collison Estate to reflect the current form and content requirements as per *Ministerial Direction on the Preparation and Content of Planning Schemes*.

The provision at Section 4.0 of Schedule 22 of the DPO, which allows Development Plans to be prepared in stages is also proposed to be removed to make clear that a single DP must be prepared for the whole Collison Estate precinct. Preparation of a single DP and DCP for the whole of Collison Estate promotes an integrated approach to planning and infrastructure financing and aligns with Council's work to-date preparing the draft DP, draft DCP, and this amendment.

How does the amendment implement the objectives of planning in Victoria?

The amendment would implement the following objectives of planning in Victoria identified in s4(1) and 12(1)(a) of the *Planning and Environment Act 1987*, specifically:

(a) to provide for the fair, orderly, economic and sustainable use, and development of land;

The amendment provides for the orderly and coordinated delivery of required infrastructure and service connections upgrades to support sustainable urban growth in the Estate as well as support the economic development of a local neighbourhood activity centre.

(c) to secure a pleasant, efficient and safe working, living and recreational environment for all Victorians and visitors to Victoria;

The amendment provides for required infrastructure in Estate to support the creation of a pleasant, efficient, and safe working, living and recreational environment.

(d) to conserve and enhance those buildings, areas or other places which are of scientific, aesthetic, architectural or historical interest, or otherwise of special cultural value;

The amendment provides for an infrastructure item in the Estate located in an area of cultural heritage sensitivity where consideration is required to be given to the special cultural value of that area.

(e) to protect public utilities and other assets and enable the orderly provision and co-ordination of public utilities and other facilities for the benefit of the community;

The amendment provides for the orderly and coordinated provision of future public infrastructure, utilities and facilities for the benefit of the communities in the Estate and in the adjoining surrounding area.

(f) to facilitate development in accordance with the objectives set out in paragraphs (a), (c), (d) and (e);

The amendment facilitates development as an outcome of the *Collison Estate Development Contributions Plan* and commercial development through the rezoning of the area for the local neighbourhood activity centre.

(g) to balance the present and future interests of all Victorians.

The amendment satisfies this provision by implementing a planning framework to facilitate the orderly and coordinated provision of required infrastructure for existing and future residents in the Estate.

The amendment will provide for the orderly development of Collison Estate consistent with these objectives.

How does the amendment address any environmental, social and economic effects?

A number of technical reports were prepared as part of the preparation of the *draft Collison Estate Development Plan* that identified the infrastructure required to support the development of the Estate. The supporting documents that inform the amendment and provision of infrastructure items to be funded by the *Collison Estate Development Contributions Plan* are identified in the following reports in relation to addressing environmental, social and economic effects to ensure the orderly and proper use, development and protection of land in the Estate.

Environmental Effects

The amendment addresses environmental issues by directing increased urban growth to an existing established area where infrastructure and service connections are available from the surrounding area reducing pressure on continued urban expansion while supporting upgrading of these required infrastructure and service connections. The amendment further addresses environmental issues through the following supporting documents in relation to native vegetation management and works within an area of cultural heritage sensitivity.

Native Vegetation Assessment

Prepared by Brett Lane and Associates, this supporting document considers flora and fauna prevalence and protection in the Estate. The document found pre-existing native vegetation remnants unlikely in the Estate as the majority of native vegetation is planted thereby benefitting from an existing permit exemption under the parent Clause 52.17, making the permit exemption in the Schedule to Clause 52.17 redundant. The document also encourages the need to retain native vegetation where appropriate in the Estate to extend the treed image of Cranbourne into Cranbourne East, an objective of Clause 21.16 (Cranbourne East) in the *Casey Planning Scheme*.

The document also found no fauna corridors connecting to Collison Estate from other habitat sites in the surrounding area.

Archaeology Assessment

Prepared by Archaeology at Tardis, this supporting document considers the impacts of high impact activity from development and works associated with an infrastructure item in the *Collison Estate Development Contributions Plan* located in an area of cultural heritage sensitivity. The document found no registered Aboriginal sites in the activity area and noted that significant ground disturbance could not be demonstrated across the entirety of the activity area. An Aboriginal Cultural Heritage Management Plan (CHMP) would be required (where relevant/ where applicable) for development and infrastructure works located in the cultural heritage sensitivity area.

The document also found no recorded post-contact heritage sites in the activity area.

Social Effects

The amendment addresses social issues by facilitating the development of a community facility and local neighbourhood activity centre supporting 20-minute neighbourhood principles allowing people to live and work within their local area. The local neighbourhood activity centre is collocated with a community facility, meeting an identified need to provide required convenience and service needs within the existing and future community of the Estate and adjoining surrounding area, improving local community relationships and quality of life within the Estate.

The amendment further addresses social issues through the following supporting documents in relation to the community facility funded by the *Collison Estate Development Contributions Plan* and local neighbourhood activity centre to be rezoned in this amendment. The proposed 0.8 ha land area for the Activity Centre and 0.6 ha for the Community facility site are both justified through background reports demonstrating the retail/employment and social infrastructure needs of the surrounding

residential catchment. The Activity Centre land is being rezoned to C1Z to facilitate its role and function as a local neighbourhood activity centre.

Social Infrastructure Requirements Assessment

Prepared by C Change Sustainable Solutions, this supporting document considers the current supply and need of social infrastructure in the 20-minute neighbourhood catchment areas and Cranbourne East catchment area inclusive of Collison Estate. The document found a need for a community facility of approximately 637 to 820 square metres floor area on a 0.6-to-0.8-hectares of land within the Estate.

Activity Centre Economic Analysis

Prepared by SGS, the supporting document considers the current supply and need of activity centres within the existing activity centre network to service the convenience needs of catchments, including the future community of Collison Estate. The document found an unmet need for a local neighbourhood activity centre to service the daily convenience retailing needs of the future community when the Estate is fully developed. The document also found the catchment's expenditure could support a local neighbourhood activity centre with a gross floor area of 600 to 1,000 square metres plus up to 2,600 square meters of speciality stores and hospitality services, and up to 900 square metres of non-retail commercial floorspace. The local neighbourhood activity centre would require 1.1 hectares of land within the Estate to serve the future community and 20-minute neighbourhood catchment.

The recommendations of the supporting document are consistent with the *City of Casey Activity Centres Strategy (2020)*, which specifies criteria for the designation of new neighbourhood activity centres including but not limited to gaps in walkability and demonstrated market need.

Economic Effects

The amendment addresses economic issues by not only facilitating growth and investment through a local neighbourhood activity centre and community facility encouraging a greater diversity of employment-generating land uses, but also through the delivery of infrastructure items and service connections. The amendment further addresses economic issues through the following supporting documents in relation to the identifying service connection need, and drainage and road infrastructure items funded by the *Collison Estate Development Contributions Plan*.

Activity Centre Economic Analysis

The supporting document as detailed above also relates to economic effects.

Servicing Report

Prepared by KLM Spatial, the supporting document considers the services available or requiring upgrading to service the future development of Collison Estate. The document found a need for drainage infrastructure for retarding and detention purposes to control outflow from the Estate into the existing pipe network, as proposed by the Stormwater Water Management Strategy and implemented in the *Collison Estate Development Contributions Plan*. The document also identified the need for an extension to sewerage, potable water and recycled water connections in areas of the Estate.

Stormwater Water Management Strategy

Prepared by KLM Spatial, the supporting document considers the need for a drainage scheme to implement drainage scheme and manage drainage in Collison Estate. The document sets out three drainage options and recommends option 3, which is referred to as the distributed management approach. The document provides a detailed strategy, plans and specifications for option 3, which have been subsequently incorporated into the *Collison Estate Development Contributions Plan*.

Traffic Impact Assessment

Prepared by Traffix Group, the supporting document considers the impact of traffic from the future development of Collison Estate on the existing transport system by undertaking an engineering assessment, traffic count surveys at peak periods and SIDRA traffic modelling. The document found the road infrastructure items incorporated into the *Collison Estate Development Contributions Plan* to have sufficient road reservations, access and turning treatments, accommodate appropriate

carriageways, footpaths and services, and provide on-street parking, walking and cycling provisions consistent with relevant standards and current practice.

The document makes recommendations for roundabout and intersection upgrades along Casey Fields Boulevard, Linsell Boulevard, and Berwick-Cranbourne Road in response to predicted traffic levels generated by future development of the Estate, which have been subsequently incorporated into the *Collison Estate Development Contributions Plan*.

Does the amendment address relevant bushfire risk?

The land affected by the amendment is not located within an area of identified bushfire risk by being in a bushfire prone area or affected by a Bushfire Management Overlay.

The amendment is not expected to result in any increase to the risk to life as a priority, property, community infrastructure and the natural environment from bushfire. The amendment addresses bushfire risk by directing urban growth to existing established areas which are not at risk of bushfire.

Does the amendment comply with the requirements of any Minister's Direction applicable to the amendment?

The proposed amendment is generally consistent with the Ministerial Direction - the Form of Content of Planning Schemes under section 7(5) of the *Planning and Environment Act 1987* except in the format of the Summary of Costs table in Section 2 and the Summary of Contributions Table in Section 3 of the prescribed Development Contributions Plan Overlay (DCPO) Schedule. Both tables are varied to show facility types that are tailored to the projects included under this DCP. For example, certain standard table columns and categories have been removed where they are not applicable to the projects or contribution types of this DCP. In this way, the modified format tables are clearer and more user friendly. The DCPO Schedule includes a note directing the user to refer to the DCP incorporated document which includes full details of the projects to be funded, including their locations.

The amendment has been prepared in accordance with the strategic considerations set out in the following Ministerial Directions, under section 12 of the *Planning and Environment Act 1987*:

- Ministerial Direction No. 9 Metropolitan Planning Strategy

The amendment has had regard to the *Metropolitan Planning Strategy: Plan Melbourne 2017-2050* (Plan Melbourne) and is consistent with its directions. The following outcomes of Plan Melbourne are relevant and have been considered in the preparation of the amendment:

Outcome 1: Melbourne is a productive city that attracts investment, innovation and creates jobs
Outcome 2: Melbourne provides housing choice in locations close to jobs and services
Outcome 3: Melbourne has an integrated transport system that connects people to jobs and services and goods to market
Outcome 4: Melbourne is a distinctive and liveable city with quality environments
Outcome 5: Inclusive, vibrant and healthy neighbourhoods
Outcome 6: Melbourne is a sustainable and resilient city.

- Ministerial Direction No. 11 Strategic Assessment of Amendments

The amendment is consistent with Ministerial Direction No. 11, addressing all relevant strategic requirements outlined in this Explanatory Report.

- Ministerial Direction No. 15 the Planning Scheme Amendment process by completing steps in the planning scheme amendment process.

The preparation of this amendment is consistent with the requirements of Ministerial Direction No. 15.

- Ministerial Direction No. 18 Victorian Planning Authority Advice on Planning Scheme Amendments

The Victoria Planning Authority (VPA) originally considered Collison Estate for inclusion in the Cranbourne East Precinct Structure Plan (PSP) in 2010, which did not eventuate. The VPA were

provided the draft *Collison Estate Development Contributions Plan* and the proposed amendment documentation for C286case in April 2023 for their preliminary review and comment, consistent with the requirements of Ministerial Direction No. 18. The VPA provided a written response to Council in June 2023 raising no concerns with the proposed amendment.

- Ministerial Direction on the Preparation and Content and Reporting Requirements for Development Contribution Plans

The preparation and content of the development contributions plan included in this amendment is consistent with this Ministerial Direction, ensuring the fundable works, services and facilities can be funded by the proposed development infrastructure levy.

How does the amendment support or implement the Planning Policy Framework and any adopted State policy?

The amendment gives effect to and supports the following Clause objectives contained in the Planning Policy Framework (PPF):

- 11.02-1S Supply of urban land: To ensure a sufficient supply of land is available for residential, commercial, retail, industrial, recreational, institutional and other community uses.
- 11.02-2S Structure planning: To facilitate the fair, orderly, economic and sustainable use and development of urban areas.
- 11.02-2S Sequencing of development: To manage the sequence of development in areas of growth so that services are available from early in the life of new communities.
- 11.03-1S Activity centres: To encourage the concentration of major retail, residential, commercial, administrative, entertainment and cultural developments into activity centres that are highly accessible to the community.
- 11.03-2S Growth areas: To locate urban growth close to transport corridors and services and provide efficient and effective infrastructure to create sustainability benefits.
- 12.01-2S Native vegetation management: To ensure that there is no net loss to biodiversity as a result of the removal, destruction or lopping of native vegetation.
- 13.01-1S Natural hazards and climate change: To minimise the impacts of natural hazards and adapt to the impacts of climate change through risk-based planning.
- 13.03-1S Floodplain management: To assist the protection of life, property and community infrastructure from flood hazard including overland flows.
- 15.01-1S Urban design: To create urban environments that are safe, healthy, functional and enjoyable and that contribute to a sense of place and cultural identity.
- 15.01-1R Urban design – Metropolitan Melbourne: To create a distinctive and liveable city with quality design and amenity.
- 15.01-4S Healthy neighbourhoods: To achieve neighbourhoods that foster healthy and active living and community wellbeing.
- 15.01-4R Healthy neighbourhoods – Metropolitan Melbourne: To create a city of 20 minute neighbourhoods, that give people the ability to meet most of their everyday needs within a 20 minute walk, cycle or local public transport trip from their home.
- 15.03-2S Aboriginal cultural heritage: To ensure the protection and conservation of places of Aboriginal cultural heritage significance.
- 17.02-1S Business: To encourage development that meets the community's needs for retail, entertainment, office and other commercial services.
- 18.01-1S Land use and transport integration: To facilitate access to social, cultural and economic opportunities by effectively integrating land use and transport.

- 18.01-2S Transport system: To facilitate the efficient, coordinated and reliable movement of people and goods by developing an integrated and efficient transport system.
- 18.01-3S Sustainable and safe transport: To facilitate an environmentally sustainable transport system that is safe and supports health and wellbeing.
- 18.01-3R Sustainable and safe transport - Metropolitan Melbourne: Improve local travel options for walking and cycling to support 20 minute neighbourhoods.
- 18.02-1S Walking: To facilitate an efficient and safe walking network and increase the proportion of trips made by walking.
- 18.02-1R Sustainable personal transport - Metropolitan Melbourne: To improve local travel options for walking and cycling to support 20 minute neighbourhoods, and develop local cycling networks and new cycling facilities that support the development of 20-minute neighbourhoods and that link to and complement the metropolitan-wide network of bicycle routes - the Principal Bicycle Network.
- 18.02-2S Cycling: To facilitate an efficient and safe bicycle network and increase the proportion of trips made by cycling.
- 18.02-2R Cycling - Metropolitan Melbourne: Develop local cycling networks and new cycling facilities that support the development of 20-minute neighbourhoods and that link to and complement the metropolitan-wide network of bicycle routes - the Principal Bicycle Network.
- 18.02-3S Public transport: To facilitate an efficient and safe public transport network and increase the proportion of trips made by public transport.
- 18.02-4S Roads: To facilitate an efficient and safe road network that integrates all movement networks and makes best use of existing infrastructure.
- 19.02-2S Education facilities: To assist the integration of education and early childhood facilities with local and regional communities.
- 19.02-4S Social and cultural infrastructure: To provide fairer distribution of and access to, social and cultural infrastructure.
- 19.03-1S Development and infrastructure contributions plans: To facilitate the timely provision of planned infrastructure to communities through the preparation and implementation of development contributions plans and infrastructure contributions plans.
- 19.03-2S Infrastructure design and provision: To provide timely, efficient and cost-effective development infrastructure that meets the needs of the community.
- 19.03-3S Integrated water management: To sustainably manage water supply, water resources, wastewater, drainage and stormwater through an integrated water management approach.

The amendment supports and implements these objectives of the PPF through:

- Facilitating urban growth where land supply is available in an established residential area in Cranbourne East close to transport corridors and surrounded by existing infrastructure and service connections.
- Facilitating the fair, orderly, economic and sustainable development and infrastructure delivery in the Estate in a sequenced manner.
- Facilitating the collection of development contributions in the Estate to deliver timely, efficient and cost-effective infrastructure required in the Estate.
- Facilitating access to the local neighbourhood activity centre and community facility that meets the needs of existing and future residents in the Estate and adjoining surrounding areas.
- Facilitating development of the local neighbourhood activity centre through rezoning land to encourage land uses that meet the community's needs for retail, entertainment, office and other commercial services.

- Facilitating development of the community facility to meet the community's need for early childhood education and facilities.
- Managing native vegetation loss to ensure no net loss to biodiversity.
- Facilitating an integrated water management approach to the Estate's drainage scheme to deliver drainage infrastructure to minimise the impacts of overland flooding, particularly in areas in the Estate affected by the Land Subject to Inundation Overlay (LSIO).
- Enabling permeable neighbourhood design to provide the foundation for a safe, healthy, functional and enjoyable urban environment that supports a 20 minute neighbourhood by providing connected, efficient and safe walking and cycling networks to the local neighbourhood activity centre and community facility in the Estate.
- Safely integrating the road, public transport, walking and cycling networks to ensure the efficient and coordinated movement of users through an environmentally sustainable transport system that makes the best use of existing infrastructure in the Estate.
- Supporting the protection and conservation of Aboriginal cultural heritage significance areas where there is heritage value within the Estate.

How does the amendment support or implement the Local Planning Policy Framework, and specifically the Municipal Strategic Statement?

The Municipal Strategic Statement (MSS) seeks to outline the broad strategic vision for the future of the municipality, identifying key land use challenges and providing a framework to guide the development of land. The following policy and direction in the MSS are supported by the amendment:

- Clause 21.02 (Key Issues and Strategic Vision) by seeking to manage urban growth through upgrading infrastructure and services in Collison Estate to meet the needs of the existing and future residents as well as providing a road, public transport, walking and cycling network that creates connections throughout the Estate and to the adjoining surrounding areas.
- Clause 21.03 (Settlement and Housing) by providing a planning framework for urban growth in the Estate so infrastructure and services can accommodate population increases. Additionally, the amendment ensures all new development makes an appropriate contribution to upgrading local and community infrastructure, whereby the proposed community facility contributes to the network of community-based learning centres throughout Casey.
- Clause 21.05 (Economic Development) by promoting activity centre development in the Estate that provides for an economically robust local neighbourhood activity centre that prioritises pedestrians and cyclists over vehicles through an infrastructure item to upgrade Heather Grove main road.
- Clause 21.06 (Transport) by incorporating permeable neighbourhood design in the Estate to facilitate pedestrian and public transport movement through an extensive network of roads, walking and cycling infrastructure linking communities, the proposed local neighbourhood activity centre and community facility.
- Clause 21.07 (Built Environment) by assessing the impact of infrastructure items on any Aboriginal cultural heritage areas, facilitating the development of a local neighbourhood activity centre, providing boulevard planting along the main road network in the Estate and planning for the appropriate design and provision of road and community infrastructure to ensure safe and liveable neighbourhoods.
- Clause 21.16 (Cranbourne East) by contributing to the upgrading of existing road infrastructure along Linsell Boulevard and Casey Fields Boulevard, and further upgrading Heather Grove as a collector road linking development east and west of the Estate. Additionally, the amendment seeks to support the extending of Cranbourne's treed image into Cranbourne East through deleting the native vegetation permit exemption applying to land within Collison Estate in Cranbourne East.

The amendment also supports the following local planning policy:

- Clause 22.01 (Activity Centres Policy) by seeking to provide employment opportunities locally through the establishment of a proposed local neighbourhood activity centre contributing to Casey's activity centre network. The amendment has also been prepared with regard to the City of Casey Activity Centre Strategy which informs this policy.

The amendment proposes changes to the Municipal Strategic Statement by updating 21.05-8 Municipal Strategic Statement (Economic development) to reflect the proposed local neighbourhood activity centre in the Casey activity centre network map.

Does the amendment make proper use of the Victoria Planning Provisions?

The amendment makes appropriate use of the Victoria Planning Provisions (VPPs) by using zones, overlays and other provisions to implement the desired planning outcome for Collison Estate, consistent with the *Ministerial Direction - The Form and Content of Planning Schemes*. An example of the appropriate use of overlays is the introduction of the Development Contributions Plan Overlay (DCPO) to facilitate infrastructure delivery through levying contributions for the provision of works, services and facilities required by the Estate.

The amendment has been prepared with regard to the following Planning Practice Note and Advisory Note to achieve the desired use and development outcomes for land in Collison Estate:

- *PPN 46 Strategic Assessment Guidelines*
- *PPN 23 Applying the Incorporated Plan and Development Plan Overlays*
- *AN 48 Ministerial Direction 15 The Planning Scheme Amendment Process*
- *AN 73 New Requirements for a Planning Authority to Consult EPA*

The amendment has also had regard to the Department of Environment Land Water and Planning's: *A Practitioner's Guide to Victorian Planning Schemes (Version 1.5) April 2022*, and the *Development Contributions Guidelines (Version 5.9) March 2007*.

How does the amendment address the views of any relevant agency?

The views of various agencies have been considered in the preparation of the supporting documents that inform the amendment. The preliminary views on the draft *Collison Estate Development Contributions Plan* were provided from the Department of Environment, Land, Water and Planning, Department of Transport, Country Fire Authority, Victorian Planning Authority, Melbourne Water, South East Water, APA Gas and the Environment Protection Authority. The views of these and any relevant agency will be sought again during the exhibition of the amendment under section 20(5) of the Act.

Does the amendment address relevant requirements of the Transport Integration Act 2010?

The amendment supports the vision statement, objectives and principles set out in the *Transport Integration Act 2010*. The amendment provides for the effective integration of transport and land use and provides access to future social and economic opportunities in Collison Estate and in the surrounding area through proposed transport connections and upgrades. In addition, the proposed changes to the existing transport system in and surrounding the Estate will meet the transport system objectives by:

- Providing access to future employment and services through a locally based activity centre and community facility reducing the need for travel.
- Providing appropriate active transport connections through walking and cycling infrastructure throughout the Estate.
- Aligning and complementing the current and future land uses where land use decisions will have regard to the current and future development and operation of the transport system.

- Upgrading transport infrastructure in a timely manner to respond to the associated transport demand of future land uses in the Estate.
- Upgrading transport infrastructure to improve the amenity and minimise impacts of the transport system on adjacent land uses in the Estate and adjoining surrounding area.

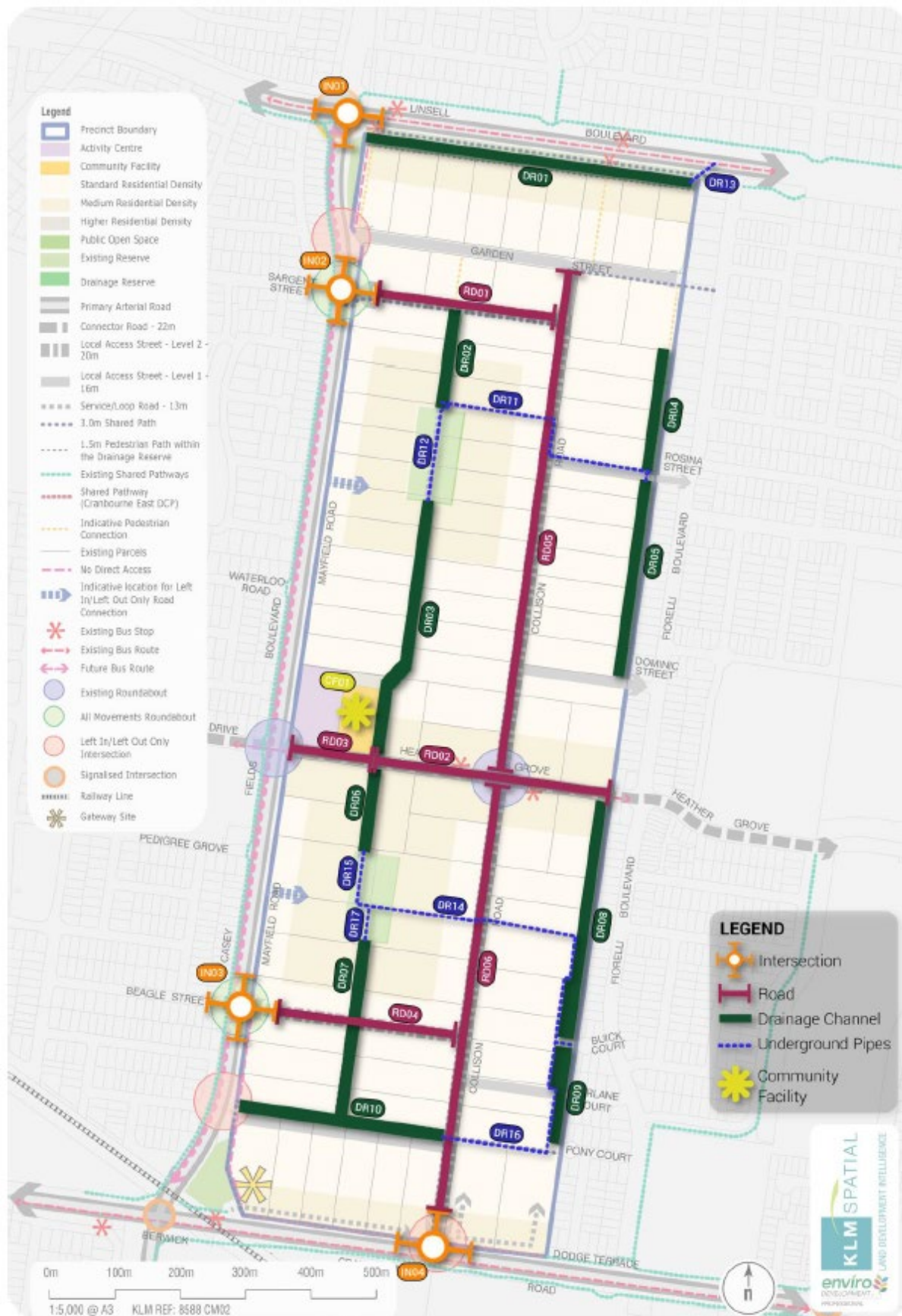
Resource and administrative costs

- **What impact will the new planning provisions have on the resource and administrative costs of the responsible authority?**

The amendment is expected to have limited impact on the resources and administrative costs of the responsible authority. The amendment is estimated to generate approximately 94 planning permit applications. The City of Casey has an established dedicated contribution plan team that has experience in dealing with development contribution plans and infrastructure contribution plans.

The planning framework being established by the amendment provides direction for applicants and the responsible authority on the cost and delivery of shared infrastructure required for the future urban structure for Collison Estate enabling planning permit applications to be considered. The amendment will facilitate the orderly and proper planning of the area and reduce the need for the Victorian Civil and Administrative Tribunal (VCAT) to resolve planning applications for subdivision and development.

ATTACHMENT 1 - Collision Estate Development Contribution Plan – Infrastructure Map



Source: Urban Enterprise