

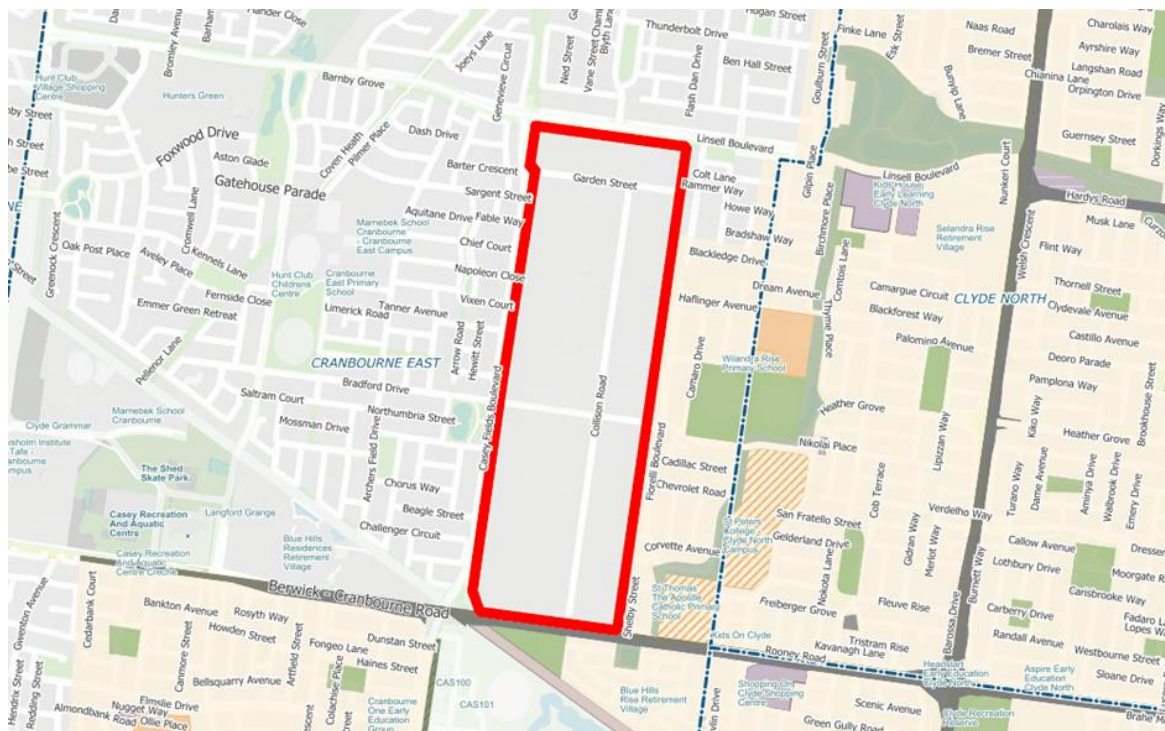
COLLISON ESTATE PLANNING SCHEME AMENDMENT FREQUENTLY ASKED QUESTIONS

Last updated: 6 December 2023

What is the purpose of this Planning Scheme Amendment?

The City of Casey has prepared a Planning Scheme Amendment (C286case) which will give effect to the proposed Collison Estate Development Contributions Plan (DCP) and help implement the proposed Collison Estate Development Plan (DP) into the Casey Planning Scheme.

The proposed DP applies to Collison Estate in Cranbourne East and provides a high-level framework guiding the redevelopment of the Estate into an integrated residential development consisting of approximately 1,700 allotments. It provides diversity in dwelling types and sizes, whilst optimising the site's proximity to existing services and open spaces. The DP also seeks to provide for a local neighbourhood activity centre and community facilities within the Estate which will facilitate a greater level of amenity services for the Estate and the wider community.



In 2020, the City of Casey resolved to also prepare the DCP and apply a Development Contribution Plan Overlay (DCPO) to the Estate as the most appropriate development contributions mechanism to equitably finance and deliver key infrastructure in the Estate to help implement the DP.

What does this Planning Scheme Amendment propose to change?

Planning Scheme Amendment C286case proposes to:

- establish a DCPO over the Estate and incorporate the Collison Estate DCP into the Casey Planning Scheme,
- rezone the activity centre site at 1 Heather Grove from General Residential to Commercial 1 Zoning, and
- make several other small amendments to align the Casey Planning Scheme with the DP and DCP.

Wasn't there already public consultation on the Development and Contributions Plan in 2022?

In 2022 Council placed the draft Development Plan and Development Contributions Plan on preliminary community consultation. Members of the community made 52 written submissions during the consultation. Council considered these submissions in December 2022 and made changes to the Development Plan. Council resolved to advance the project to the next step by requesting authorisation from the State Government Minister for Planning to exhibit the planning scheme amendment, which was granted in October 2023.

Last year's community consultation allowed the community to review the plans and vision for the Collison precinct. This year's public exhibition is not to seek submissions on the Development plan again, but rather it is about how that vision will be incorporated into the Casey Planning Scheme via C286case so development can proceed.

What is a planning scheme?

A planning scheme is a document which contains objectives, policies that controls the use, development, and protection of land within a local government area. Planning schemes are approved by the Victorian Government. You can find the *Casey Planning Scheme* at [Ordinance \(planning.vic.gov.au\)](https://ordinance.planning.vic.gov.au).

What is a planning scheme amendment?

A planning scheme amendment is the process for making a change to a planning scheme through a formal preparation, exhibition and approvals process which is overseen by the Minister for Planning.

What is a Development Contributions Plan?

A Development Contributions Plan (DCP) is a document that sets cash contribution rates for community and development infrastructure and identifies cash credit entitlements that is spread equitably across all landowners. A DCP outlines for landowners how future residents, visitors and workers will be provided with timely access to the services and infrastructure they need within a designated area.

What is the purpose of this Development Contributions Plan and where does it apply?

A draft Development Contributions Plan (DCP) has been prepared for Collison Estate. The purpose of this DCP is to identify and assign a cost to the various infrastructure items required to facilitate future urban development within the Estate. This cost is then borne by landowners based on the development potential of land on a per/hectare basis. The DCP applies to the area shown in the DCP Infrastructure Map below:



Source: Urban Enterprise



What changes have been made to the Development Contributions Plan and Development Plan since community consultation in 2022?

Council has made several changes to the Development Contributions Plan (DCP) and Development Plan (DP) since they were placed on preliminary community consultation in 2022. These changes were made in response to submissions received during the preliminary community consultation and in response to updated technical reports prepared in preparation for the planning scheme amendment exhibition.

The key changes to the DCP:

- Land valuations and construction prices have been updated to reflect current values.
- The plans, costings, and contribution amount for intersection project 'IN01' (signalisation of the Linsell/Casey Fields Boulevard intersection) have been refined.
- The community facility has been updated from a 2-room to a 3-room kinder to align with current Council and State Government requirements. The construction costings for the community facility have been reviewed and updated resulting in an increase from \$5.1m to \$8.8m. However, the share of that cost apportioned to Collison Estate decreased from 90% to 82%, based on an updated assessment of the area's social infrastructure.
- The land and construction components of infrastructure projects have been combined into single projects in the DCP, rather than listing the land and construction components as separate projects.

The key changes to the DP:

- Removal of the non-residential uses preference along the south side of the Estate fronting Berwick Cranbourne Road. This will support the viability of the proposed Collison Estate local neighbourhood activity centre but will not prevent appropriate non-residential uses from locating within residential areas of the Estate, subject to Council's existing planning policies.
- A drainage channel location being more accurately shown on Development Plan map on existing properties along the south side of the Estate.
- The Preliminary Site Investigation report (one of the technical reports supporting the DP) has been updated and now identifies two additional properties in Collison Estate with potential site contamination requiring further investigation, for a total of three such sites identified in the precinct.

What are development contributions?

Development contributions are a levy that is paid from the developer of parcel of land subject to a Development Contributions Plan (DCP). The costs included in the DCP are totalled and form the basis of the contribution rate to be paid per hectare when the land is developed in the future. There is no cost to landowners until the point at which they begin development of their property.

What development contribution will I need to pay for my property to develop?

Contribution amounts for each property is likely to differ due to land size, open space, cash credits or encumbrances. A guide on the indicative cost of the development contributions per hectare for each property can be found on the online interactive platform accessed via the Casey Conversations page link: <https://conversations.casey.vic.gov.au/collison-estate-development-consultation>.

Council will not accept early contributions for infrastructure items in the Development Contributions Plan (DCP) until the Development Contributions Plan Overlay (DCPO) and DCP forms part of the *Casey Planning Scheme*. The public open space (POS) contributions are already set out in the *Casey Planning Scheme* and is separate to and in addition to the DCP.

Please Note: There is a minor error in the exhibited Amendment documents whereby the proposed DCP levy rate is incorrectly listed as \$847,411 per hectare of net developable area (NDA). The correct levy rate is \$856,504 per hectare NDA, which is a discrepancy of less than two percent.

The correct levy amount due for individual properties at time of development may be found on the Casey Conversations online interactive platform referenced above. The correct levy amount has been shown on the interactive map since 27 November 2023.

The incorrect levy rate shown in the Amendment documents was the result of a typographical error in the draft DCP for the land area of one property within the estate. This in turn, affected the total estate land area figure by a minor amount, had a small impact on project valuation of RD02 (Heather Grove upgrade) and the resulting negligible adjusted levy rate calculation (as shown above). These minor items will be corrected as part of Council's full consideration of submissions following the close of the public exhibition and will not change or delay the planning scheme amendment process.

What is a Development Contributions Plan Overlay?

A Development Contributions Plan Overlay (DCPO) is a planning scheme tool that identifies land that is subject to the preparation of a Development Contributions Plan (DCP). There is no DCPO that currently applies to Collison Estate. Introduction of a DCPO through this planning scheme amendment process will formalise the draft Collison Estate DCP into the planning scheme.

Is Council still proposing to intervene to deliver some early infrastructure?

The 2022 proposal for Council to intervene to finance early works of some critical road and drainage projects set out in the DCP did not receive the required threshold of support from property owners in the precinct, so Council is no longer proposing to intervene.

What is a Development Plan and where does it apply?

A Development Plan (DP), provides an overall concept plan of how an area could be developed and can set development requirements in addition to normal planning requirements. Any future planning application for subdivision and development must be generally in accordance with the approved DP. At the moment, a DP has not been approved for the Collison Estate.

However, a draft DP was placed on community consultation and submissions considered by Council in 2022. The draft DP applies to all land within the existing Development Plan Overlay Schedule 22 (DPO22) that currently affects Collison Estate. Future planning permit applications within the Estate are exempt from public notice and appeal rights where a Development Plan exists.

When will the planning process be complete and development commence?

It is expected that the Development Plan (DP) will be approved at the same time of the adoption (i.e. gazettal) of this planning scheme amendment, which may be in mid-2024.

The start date for development is unknown as development will be triggered by market interest. Once the DP is approved, a landowner or developer may lodge an application for a planning permit prior to developing land. The developer will need to address all conditions of the planning permit prior to commencing construction and work with Council and all utility providers and other agencies to ensure their obligations and requirements are met.

How many lots/dwellings will be built?

The development of Collison Estate is expected to result in approximately 1,700 lots/dwellings, with a mix of conventional (standard) and medium density lots with a variety of housing types. The lot density in

the standard residential area is 20 dwellings per hectare with a cap of 21.5 dwellings per hectare and in the medium residential area, there is a maximum of 30 dwellings per hectare.

How can I make a submission to the Planning Scheme Amendment exhibition?

Council has placed the planning scheme amendment on exhibition. You can make a written submission to this planning scheme amendment proposal via the Casey Conversations page at <https://conversations.casey.vic.gov.au/collison-estate-development-consultation>.

The closing date for submissions is midnight Thursday 11 January 2024

Submissions must be in writing and can be made via the online form on the Casey Conversations page link above, email or post. Submissions should include *Collison Estate Planning Scheme Amendment* in the title and be addressed to Bryan Colbourne, Principal Strategic Planner.

Postal Address:

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

Email Address:

planningscheme@casey.vic.gov.au

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

What do I need to consider when making a submission?

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

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

Where can I find more information?

This document is intended to provide basic information about likely questions that may be asked about the planning scheme amendment. A full copy of the proposed amendment and association documents is available at:

- the Casey website at <https://conversations.casey.vic.gov.au/collison-estate-development-consultation>; and/or
- during office hours, at the office of the planning authority, Casey City Council, Bunjil Place, 2 Patrick Northeast Drive, Narre Warren 3805.
- at the Department of Transport and Planning website www.delwp.vic.gov.au/public-inspection or by contacting 1800 789 386 to arrange a time to view the amendment documentation.

Contact the City of Casey:

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

Customer Service Centres:

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



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