

Planning and Environment Act 1987

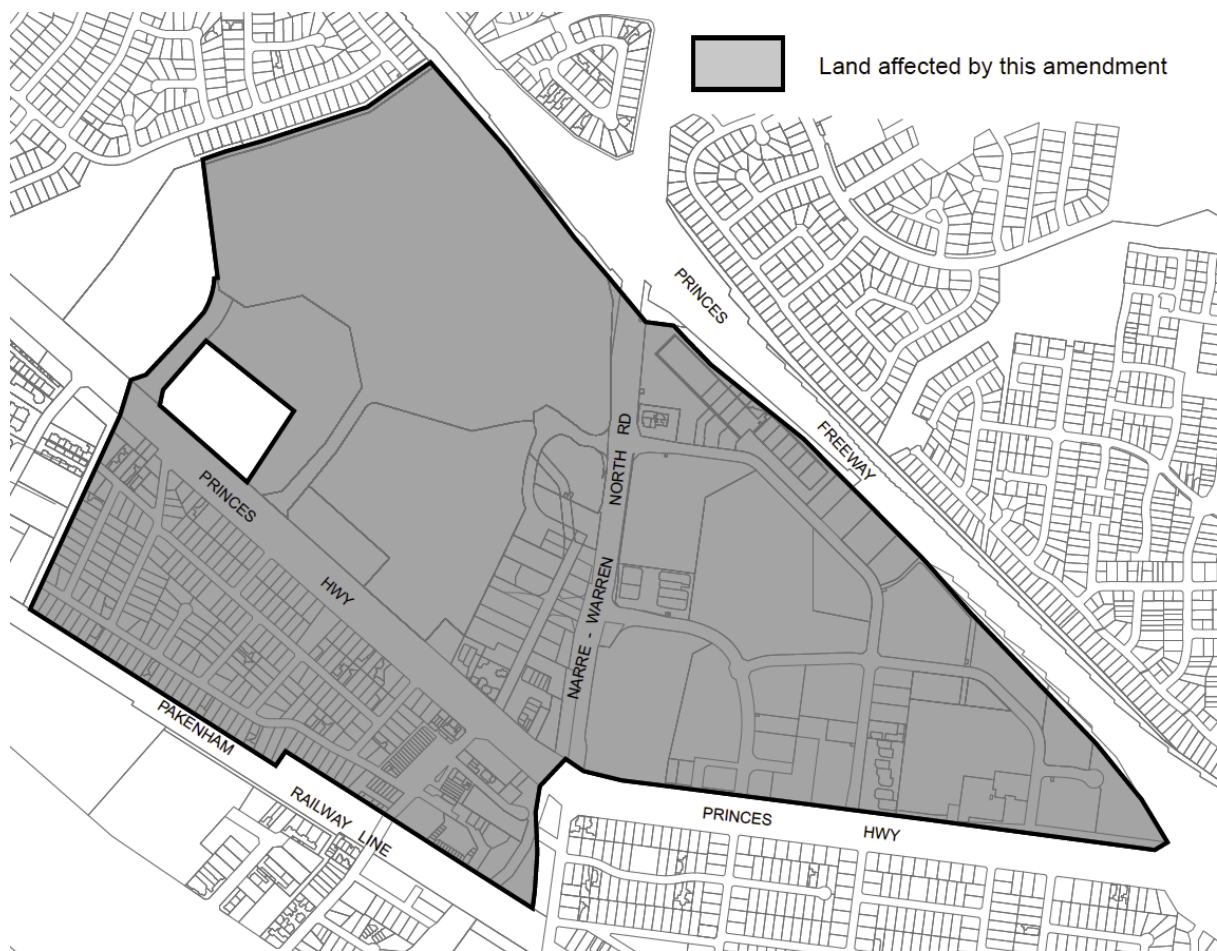
CASEY PLANNING SCHEME

Notice of the preparation of an amendment

Amendment C224

The Casey City Council has prepared Amendment C224 to the Casey Planning Scheme.

The land affected by the amendment is known as the Fountain Gate-Narre Warren CBD as identified in the map below with borders including, Max Pawsey Reserve to the east, Monash Freeway to the North and West, Princes Highway and Pakenham Railway Line to the south.



The amendment proposes to implement the Fountain Gate - Narre Warren CBD Structure Plan 2016 by rezoning the Narre Warren – Fountain Gate CBD from Priority Development Zone, Commercial 1 Zone, Commercial 2 Zone, General Residential Zone 1 and Public Use Zone 6 to Activity Centre Zone Schedule 2.

The amendment will remove the existing Incorporated Plan Overlay 1, update the Heritage Overlay mapping and incorporate the Brechin Gardens Incorporated Plan August 2017 into the Planning Scheme.

You may inspect the amendment, any documents that support the amendment and the explanatory report about the amendment, free of charge, at the following locations:

- during office hours, at the office of the planning authority:

City of Casey

Bunjil Place,
2 Patrick Northeast Drive,
NARRE WARRE, VIC

City of Casey

Customer Service Centre
Cranbourne Park Shopping Centre
Shop 156, South Gippsland
Highway
CRANBOURNE, VIC

- at the Department of Environment, Land, Water and Planning website www.delwp.vic.gov.au/public-inspection and on the City of Casey website at www.casey.vic.gov.au/building-planning/planning-scheme-and-amendments/on-exhibition-amendments.

Any person who may be affected by the amendment may make a submission to the planning authority about the amendment. Submissions must be made in writing giving the submitter's name and contact address, clearly stating the grounds on which the amendment is supported or opposed and indicating what changes (if any) the submitter wishes to make.

Name and contact details of submitters are required for council to consider submissions and to notify such persons of the opportunity to attend council meetings and any public hearing held to consider submissions.

The closing date for submissions is: **Tuesday 19 December 2017**

A submission must be sent to:

Team Leader - City Strategy
City of Casey
PO Box 1000
NARRE WARREN VIC 3805

or electronically to: cityplanning@casey.vic.gov.au

The planning authority must make a copy of every submission available at its office for any person to inspect free of charge for two months after the amendment comes into operation or lapses.

Should you have any queries about this amendment, please contact Council's City Planning Department on 📞 (03) 9705 5200.

Nicola Ward
Manager City Planning

Date: 2 November 2017

Planning and Environment Act 1987

CASEY PLANNING SCHEME

AMENDMENT C224

INSTRUCTION SHEET

The planning authority for this amendment is the City of Casey.

The Casey Planning Scheme is amended as follows:

Planning Scheme Maps

The Planning Scheme Maps are amended by a total of 5 attached map sheets.

Zoning Maps

1. Amend Planning Scheme Map Nos. 5 and 8 in the manner shown on the 1 attached map marked "Casey Planning Scheme, Amendment C224".

Overlay Maps

2. Amend Planning Scheme Map Nos. 8ESO and 8HO in the manner shown on the 3 attached maps marked "Casey Planning Scheme, Amendment C224".
3. Delete Planning Scheme Map No. 8IPO in the manner shown on the 1 attached map marked "Casey Planning Scheme, Amendment C224".

Planning Scheme Ordinance

The Planning Scheme Ordinance is amended as follows:

4. In Local Planning Policy Framework – replace Clause 21.01 with a new Clause 21.01 in the form of the attached document.
5. In Local Planning Policy Framework – replace Clause 21.02 with a new Clause 21.02 in the form of the attached document.
6. In Local Planning Policy Framework – replace Clause 21.03 with a new Clause 21.03 in the form of the attached document.
7. In Local Planning Policy Framework – replace Clause 21.05 with a new Clause 21.05 in the form of the attached document.
8. In Local Planning Policy Framework – replace Clause 21.24 with a new Clause 21.24 in the form of the attached document.
9. In Local Planning Policy Framework – replace Clause 21.25 with a new Clause 21.25 in the form of the attached document.
10. In Local Planning Policy Framework – replace Clause 22.01 with a new Clause 22.01 in the form of the attached document.
11. In Local Planning Policy Framework – replace Clause 22.04 with a new Clause 22.04 in the form of the attached document.
12. In Zones – Clause 37.08, insert a new Schedule 2 in the form of the attached document.
13. In Zones - delete Clause 37.06 and Schedule 1.
14. In Overlays – Clause 43.01, replace Schedule with a new Schedule in the form of the attached document.

15. In Overlays – Clause 43.04, replace Schedule 15 with a new Schedule 15 in the form of the attached document.
16. In Overlays – Clause 45.06, replace Schedule 20 with a new Schedule 20 in the form of the attached document.
17. In Overlays – Clause 45.06, replace Schedule 21 with a new Schedule 21 in the form of the attached document.
18. In Overlays - delete Clause 43.03 and Schedule 1.
19. In General Provisions – Clause 61.03, replace the Schedule with a new Schedule in the form of the attached document.
20. In Incorporated Documents – Clause 81.01, replace the Schedule with a new Schedule in the form of the attached document.

End of document

CASEY PLANNING SCHEME

AMENDMENT C224

EXPLANATORY REPORT

Who is the planning authority?

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

The Amendment has been made at the request of the City of Casey.

Land affected by the Amendment

The Amendment applies to land known as the Fountain Gate-Narre Warren CBD as identified in the map below with borders including, Max Pawsey Reserve to the east, Monash Freeway to the North and West, Princes Highway and Pakenham Railway Line to the south.



What the amendment does

The Amendment implements the strategic directions of the Fountain Gate-Narre Warren CBD Structure Plan (2016) by:

- Amending Clause 21.01, 21.02, 21.03, 21.05, 21.24 and 21.25 of the Municipal Strategic Statement to update directions relating to the Fountain Gate-Narre Warren CBD Metropolitan Activity Centre.
- Amending Clause 22.01 - Retail Policy and Clause 22.04 – Advertising Signs Policy to update directions relating to the Fountain Gate-Narre Warren CBD Metropolitan Activity Centre.
- Deleting Clause 37.06 “Priority Development Zone” and Schedule 1 of Clause 37.06 “Fountain Gate-Narre Warren CBD Incorporated Plan” from the Casey Planning Scheme.
- Inserting a new Schedule 2 to Clause 37.08 (Activity Centre Zone) titled “Fountain Gate-Narre Warren CBD”.
- Amending the Schedule to Clause 43.01 to update the entry under “HO156” and updating the incorporated plan with the “Brechin Gardens Incorporate Plan 2017”.
- Deleting Clause 43.03 “Incorporated Plan Overlay” and Schedule 1 to Clause 43.03 titled “Fountain Gate-Narre Warren CBD Incorporated Plan” from the Casey Planning Scheme.
- In Overlays – Clause 43.04, replace Schedule 15 with a new Schedule 15 to update references to the Fountain Gate Narre Warren Structure Plan 2016.
- In Overlays – Clause 45.06, replace Schedule 20 and 21 with a new Schedule 20 and 21 to update references to the amended zoning.
- Replacing the Schedule to Clause 61.03 with a new Schedule.
- Amending the Schedule to Clause 81 updating the incorporated plan with the “Brechin Gardens Incorporated Plan 2017” and removing the “Fountain Gate Narre Warren CBD Incorporated Plan (May 2013).
- Amend Planning Scheme Maps 05ZN and 08ZN by rezoning land within the Fountain Gate-Narre Warren CBD (as identified in Figure 1) from a Priority Development Zone, Commercial 1 Zone, Commercial 2 Zone, General Residential Zone 1 and Public Use Zone 6 to Activity Centre Zone 2.
- Amend Planning Scheme Map 8HO by expanding the Heritage Overlay HO153, HO116 and HO196 to include protection of heritage significant trees.
- Amend Planning Scheme Map 8ESO8 by removing the ESO8 over one tree that has been previously removed and one tree that is being incorporated into the Heritage Overlay HO153.
- Deleting Map 8IPO1 from the Casey Planning Scheme Maps.

Strategic assessment of the Amendment

Why is the Amendment required?

The Amendment is required to give effect to the objectives and strategies contained in the Fountain Gate-Narre Warren Structure Plan, 2016, which guides future land use and development in the Fountain Gate Narre Warren Activity Centre. The Fountain Gate-Narre Warren CBD is a Metropolitan Activity Centre as identified in the Metropolitan Planning Strategy, Plan Melbourne. With this designation, it is expected that the CBD will experience a significant amount of growth in the number of jobs and job diversity and an increase in housing density and diversity.

To accommodate this projected growth, the City of Casey refreshed the plan for the area and adopted the Fountain Gate-Narre Warren CBD Structure Plan 2016. The Structure Plan provides a twenty-year strategic vision for the CBD with a strong focus on economic investment, job creation and residential growth. The Structure Plan establishes a positive and flexible planning framework that will harness growth with high quality architecture and public realm and a highly assessable network of street and connections.

The Structure Plan has identified the Activity Centre Zone as the appropriate statutory tool to implement its strategic directions. The Activity Centre Zone has been drafted so it is not a hindrance to jobs and investment but also seeks broader community benefits including good urban design, flexible land uses, high quality streets and increase in residential densities around key public transport nodes.

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

The proposed Amendment implements the objectives of planning in Victoria by:

- Providing for the fair, orderly, economic, and sustainable use, and development of land [(section 4(1)(a) of the Planning and Environment Act 1987 (the Act)] by facilitating the growth of the Fountain Gate-Narre Warren CBD which has been identified as a Metropolitan Activity Centre.
- Securing a pleasant, efficient, and safe working, living and recreational environment for all Victorians and visitors to Victoria (section 4(1)(c) of the Act) by facilitating the redevelopment of the CBD with excellent transport access that offers diverse housing, shopping, entertainment and cultural opportunities.
- Facilitating development in accordance with the above objectives (section 4(1)(f) of the Act).
- Balancing the present and future interests of all Victorians (section 4(1)(g) of the Act) by facilitating the redevelopment of a designated Metropolitan Activity Centre, in accordance with State and Local Planning Policy to consolidate a mix of activities in a designated centre with excellent transport access.

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

Environment

The Amendment will give statutory effect to the Fountain Gate-Narre Warren CBD Structure Plan (2016) which considers environmental issues such as Ecological Sustainable Design, improving green spaces and greening the street environment. The amendment will assist in improving the built environment by ensuring integrated development that incorporates high quality design, energy efficiency and encourages sustainable travel patterns.

Social

The amendment is expected to have a positive social impact by improving the range of commercial, employment, residential and community services.

The amendment also incorporates the updated Brechin Gardens Incorporated Plan 2017 into the scheme which aims to further protect this significant heritage site.

Economic

The amendment will assist in promoting economic growth by stimulating private and public investment in the Fountain Gate-Narre Warren CBD, providing a range of direct and indirect employment opportunities in commercial offices and consolidating the regional retail role.

Does the Amendment address relevant bushfire risk?

The amendment will not result in any increased bushfire risk.

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

The Amendment has been prepared having regard to the Ministerial Direction on the Form and Content of Planning Schemes under section 7(5) of the Act.

The Amendment promotes the objectives of Ministerial Direction No. 9 (Metropolitan Strategy) which relates to Plan Melbourne by facilitating investment and supporting opportunities for development and growth in a designated Metropolitan Activity Centre.

The amendment is consistent with Ministerial Direction 11 (Strategic Assessment Guidelines) as outlined in this report.

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

The Amendment directly supports the following Clauses of the SPPF:

- Clause 11 (Settlement): by providing a planning framework for the Fountain Gate-Narre Warren CBD Metropolitan Activity Centre. The amendment meets the objective of encouraging the concentration of major developments into activity centres which provide a variety of land uses that are highly accessible and make more efficient use of existing infrastructure. It also provides for greater housing and employment opportunities in a centre with excellent access to services and public transport.
- Clause 12 (Environment and Landscape Values): facilitating development that will increase population growth within a designated Metropolitan Activity Centre and capitalises on opportunities for a larger population to live with a relatively smaller ecological footprint.
- Clause 15 (Built Environment and Heritage): by updating the incorporated plan for Brechin Gardens and implementing the Urban Design Principles Paper that encourages high quality urban design outcomes ensuring development responds to the built form and cultural context of the CBD.
- Clause 16 (Housing): by providing for a diverse range of housing.
- Clause 17 (Economic Development): by ensuring that the centre has opportunities for commercial and residential growth and providing a framework for the location and management of growth.
- Clause 18 (Transport): by encouraging and facilitating growth and development with the Fountain Gate-Narre Warren CBD which is well served by public transport.

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

The Amendment is consistent with the LPPF in particular the following clauses:

- Clause 21.03 (Settlement and Housing) by maximising the development of high density quality housing within the Fountain Gate-Narre Warren CBD.
- Clause 21.05 (Economic Development) by supporting employment and jobs within the Fountain Gate-Narre Warren CBD and recognising its regional role as a Metropolitan Activity Centre.
- Clause 21.24 (Narre Warren) by incorporating the objectives and strategies into the Activity Centre Zone Schedule 2 and undertaking the implementation measures to realise the higher order status of the centre.
- Clause 22.01 (Retail Policy) by facilitating development in the Fountain Gate-Narre Warren CBD.

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

The proposed amendment makes proper use of the Victorian Planning Provisions (VPP) by applying the ACZ to the Fountain Gate Narre Warren Activity Centre. The ACZ is the preferred VPP tool for controlling land use and development in Activity Centres.

The amendment has been prepared in accordance with Practice Note 56 – Activity Centre Zone.

The proposed ACZ2 includes objectives and development provisions to facilitate high quality built form and public realm, supporting jobs and investment, encouraging a diverse range of uses and the delivery of higher density housing, making optimum use of the existing facilities and services.

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

The proposed amendment implements the Structure Plan which was subject to consultation with relevant authorities and their views, where possible, have been incorporated within the document.

Any submissions received during the exhibition period, including those made by any agencies, will be considered with section 23 of the Planning and Environment Act 1987.

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

The amendment complies with the relevant requirements of the *Transport Integration Act 2010* specifically relating to the integration of transport and land use. The Activity Centre Zone will encourage the location of housing, employment and services in close proximity to the Narre Warren Train Station and a major bus interchange.

Resource and administrative costs

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

It is expected that the new planning provisions will have a reasonable impact on the resource and administrative costs of the City of Casey. The greater clarity and simplicity of the proposed provisions may assist in the interpretation of the planning scheme.

Where you may inspect this Amendment

The amendment is available for public inspection, free of charge, during office hours at the following places:

City of Casey

Bunjil Place,
2 Patrick Northeast Drive,
NARRE WARRE, VIC

City of Casey

Customer Service Centre
Cranbourne Park Shopping Centre
Shop 156, South Gippsland Highway
CRANBOURNE, VIC

The Amendment can also be inspected free of charge at the Department of Environment, Land, Water and Planning website at www.delwp.vic.gov.au/public-inspection.

Submissions

Any person who may be affected by the Amendment may make a submission to the planning authority. Submissions about the Amendment must be received by: **Tuesday 19 December 2017**

A submission must be sent to:

Team Leader - City Strategy

City of Casey

PO Box 1000

NARRE WARREN VIC 3805

or email: cityplanning@casey.vic.gov.au

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: week commencing 2 April 2018
- panel hearing: week commencing 30 April 2018

