

CASEY PLANNING SCHEME

DRAFT AMENDMENT C296CASE

EXPLANATORY REPORT

Overview

This draft amendment proposes the implementation of the Croskell (Employment) Precinct Structure Plan (PSP), the Croskell (Employment) Infrastructure Contributions Plan (ICP) and the Croskell (Employment) Native Vegetation Precinct Plan (NVPP). The Croskell (Employment) PSP enables approximately 6,500 new jobs within and adjacent to a Regionally Significant Commercial Area (RSCA) along with a compact residential area and protection of land identified by Traditional Owners as having intangible cultural heritage values.

The draft amendment incorporates the Croskell (Employment) PSP, the Croskell (Employment) ICP and the Croskell (Employment) NVPP into the Casey Planning Scheme. A new schedule to the Urban Growth Zone (UGZ) will also be applied to facilitate development of the precinct. Additional changes to the zoning, overlay, particular provisions, general provisions and operational provisions of the Casey Planning Scheme are also required to facilitate development of the precinct.

Where you may inspect this amendment

The draft amendment is available for public inspection between 11 September – 9 October 24 online at:

Engage Vic

<https://www.engage.vic.gov.au/croskellemloyment>

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

Victorian Planning Authority

Victorian Planning Authority
Level 25, 35 Collins Street Melbourne, VIC 3000
www.vpa.vic.gov.au

City of Casey

City of Casey
2 Patrick Northeast Drive, Narre Warren, VIC 3805
www.casey.vic.gov.au

Should you not have access to the internet and the above offices are closed or not accessible during office hours, please contact the Victorian Planning Authority on 9651 9600 to make alternative arrangements to obtain a copy of this draft amendment.

Submissions

Any person who may be affected by the draft amendment may make a submission to the planning authority. Submissions about the draft amendment must be received by 5pm, 9 October 2024. A submission must refer to Croskell (Employment) Precinct Structure Plan, the Croskell (Employment) Infrastructure Contributions Plan the Croskell (Employment) Native Vegetation Precinct Plan and draft amendment C296case and be sent to:

Online: <https://www.engage.vic.gov.au/croskellemloyment>

Email: croskellemloyment@vpa.vic.gov.au

Post: Victorian Planning Authority c/- Croskell (Employment) Precinct Structure Plan
Level 25, 35 Collins Street Melbourne, VIC 3000

Panel hearing dates

If required, this project will be subject to the Victorian Planning Authority Projects Standing Advisory Committee, appointed pursuant to Part 7, section 151 of the Planning and Environment Act 1987 (the Act) to advise the Minister for Planning and the Victorian Planning Authority (Victorian Planning Authority) on referred projects and plans and associated draft planning scheme amendments.

While the Victorian Planning Authority will seek to resolve any issues raised, unresolved issues or particular matters may be referred to the Victorian Planning Authority Standing Advisory Committee, which will contact submitters and then determine the best way to consider unresolved matters - either by round table discussions, written submissions or a public hearing. The Victorian Planning Authority Standing Advisory Committee will provide advice on the draft amendment to the Victorian Planning Authority and Minister for Planning.

The Victorian Planning Authority will then make recommendations to the Minister for Planning, who will consider the appropriate approval pathway for the draft amendment.

If required, dates for the Croskell (Employment) Standing Advisory Committee are reserved for:

- directions hearing: week commencing 3 February 2024.
- panel hearing: week commencing 3 March 2024.

What the amendment does

The draft amendment proposes to implement the *Croskell (Employment) Precinct Structure Plan September 2024*, the *Croskell (Employment) Infrastructure Contributions Plan September 2024* and the *Croskell (Employment) Native Vegetation Precinct Plan September 2024*, through the application of local policy, zones and overlays.

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

- Inserts new Schedule 16 to Clause 37.07 Urban Growth Zone (UGZ16) and rezones land from part Urban Growth Zone (UGZ), General Residential Zone (GRZ1), Farming Zone (FZ2) and Urban Floodway Zone (UFZ) to UGZ16.
- Inserts Schedule 8 to Clause 37.07 Special Use Zone (SUZ8) and rezones land that is within the transmission line easement from UGZ, FZ2 and UFZ to SUZ8. SUZ8 includes land use and development controls to facilitate the development of the land generally in accordance with the PSP.
- Applies Clause 45.03 Environmental Audit Overlay (EAO) to the properties within the precinct that are nominated as having high potential for contamination.
- Inserts Schedule 4 to Clause 45.11 (Infrastructure Contributions Overlay) (ICO4) to enable implementation of the *Croskell (Employment) Infrastructure Contributions Plan, September 2024*.
- Amends the application of the Heritage Overlay (HO) in Map 11 by reducing the extent of the HO boundaries relating to HO137 (1450 Thompsons Road, Cranbourne East).
- Amends the Schedule to Clause 52.16 Native Vegetation Precinct Plan to include native vegetation removal exemptions and offset requirements for non-MSA areas within the *Croskell (Employment) Precinct Structure Plan*.
- Amends the Schedule to Clause 52.17 Native Vegetation to include native vegetation removal exemptions for Melbourne Strategic Assessment areas within the *Croskell (Employment) PSP*.
- Amends the Schedule to Clause 72.04 Schedule to the Documents Incorporated in this Planning Scheme to incorporate three new documents:
 - *Croskell (Employment) Precinct Structure Plan, September 2024*,
 - *Croskell (Employment) Infrastructure Contributions Plan, September 2024*, and
 - *Croskell (Employment) Native Vegetation Precinct Plan, September 2024*.
- Deletes Schedule 1 to Clause 43.04 Development Plan Overlay (DPO) from land within the precinct.
- Deletes Schedule 4 to Clause 45.06 Development Contributions Plan Overlay (DCPO) from land within the precinct.

Strategic assessment of the amendment

Why is the amendment required?

The draft amendment implements the *Croskell (Employment) PSP* into the Casey Planning Scheme

The South-East Growth Corridor Plan identifies this land for urban development (business with residential, industrial, and land within biodiversity and landscape values) to cater for Melbourne's

population growth. *Plan Melbourne 2017-2050* and the *Melbourne Industrial and Commercial Land Use Plan (MICLUP)* identify Croskell as a Regionally Significant Commercial Area.

The draft amendment provides for the development of approximately 317 hectares of the precinct to accommodate land for the purpose of industrial and commercial development, creating approximately 6,500 jobs in a variety of sections for the region in the long term. In addition, the draft amendment also provides for the development of approximately 940 new homes to accommodate an expected population of 2,900 residents.

The draft amendment complements and, in some cases, replaces existing provisions of the scheme. In particular, the amendment streamlines and integrates processes for native vegetation management, infrastructure provision, bushfire protection and housing diversity on smaller lots. In most cases, all aspects of development in the amendment area will be addressed through the issue of a single planning permit following the approval of the amendment.

The UGZ16 details the uses permitted within the precinct, along with the statutory requirements for planning permits and permit applications in accordance with the Precinct Structure Plan. The draft amendment does not duplicate any management provisions for land use and development in other acts or regulations.

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

The draft amendment will facilitate commercial, industrial, residential and community infrastructure development by introducing planning provisions that apply fairly and transparently to all affected landowners. The draft amendment facilitates this development where existing services and infrastructure can be reasonably expanded.

The draft amendment implements Section 12(1)(a) of the Act by facilitating the development of land within the Urban Growth Boundary of Melbourne and will provide for the efficient and sustainable servicing of the land.

The draft amendment allows for further urban development in Melbourne that will provide employment opportunities and create distinct employment and residential neighbourhoods with funded local infrastructure projects through the implementation of an ICP to fund infrastructure to service the future urban land within the Croskell (Employment) PSP.

The Croskell (Employment) ICP will implement applicable objectives of planning in Victoria under Section 4 of the Planning and Environment Act 1987 (the Act) through the implementation of a contributions collection scheme to facilitate the delivery of infrastructure to service the precinct structure plan. The draft amendment applies the necessary planning controls to implement the ICP, which will provide a clear structure of contributions required to fund development and community infrastructure within the precincts for commercial, industrial and residential development, and will ensure the fair and equitable provision of community and development infrastructure.

The draft amendment implements the objectives of planning in Victoria under Section 4 of the Act. In particular:

- *To provide for the fair, orderly, economic and sustainable use and development of land*

The draft amendment will facilitate the development of a new employment precinct and residential community with good access to services and public open space. The delivery of housing makes effective use of the available residential land within the precinct area with a required average density across the PSP of at least 20 dwellings per net developable hectare. The draft amendment facilitates this development where existing services and infrastructure can be reasonably expanded.

Employment generating uses have been catered for through the applied zones listed in the UGZ16. The identified commercial and industrial areas will provide the primary locations for employment. The delivery of community infrastructure and the establishment of home-based businesses within residential areas will also provide employment opportunities.

The precinct has been planned to ensure dwellings are located within walkable distance to public transport. Planned connections via shared bicycle and pedestrian links will also encourage sustainable modes of transport and an alternative to the private vehicle.

Essential local infrastructure such as intersections, sports and recreation facilities and open space will be funded via a future ICP. Infrastructure items are outlined in the PSP. An ICP will be incorporated into the Casey Planning Scheme that will outline the developer contributions required to fund the necessary infrastructure.

- *To provide for the protection of natural and man-made resources and the maintenance of ecological processes and genetic diversity*

The Croskell (Employment) PSP is partially included within the Melbourne Strategic Assessment (MSA) area. The precinct does not contain any Biodiversity Conservation Strategy Areas, in line with the MSA. Development of Melbourne's growth areas carried out in accordance with the MSA do not need referral under the *Commonwealth Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act)* as the environmental outcomes have already been agreed upon by both State and Federal Governments. The Department of Energy, Environment and Climate Action is responsible for ensuring the protection and ongoing management of BCS areas and they have been consulted to ensure this amendment complies with the requirements of the MSA and the EPBC Act.

The precinct also contains vegetation of varying arboricultural and amenity value. The PSP aims to retain a significant number of these trees to enhance the landscape character of the area. Areas with significant amenity and character value have been protected via provisions within the PSP or co-located within local parks in the PSP to preserve and enhance the precinct's landscape and character.

An integrated stormwater management system will convey stormwater runoff through the PSP in natural and constructed waterways, control the rate of flow and treat the quality of runoff to meet best practice standards.

- *To secure a pleasant, efficient and safe working, living and recreational environment for all Victorians and visitors to Victoria.*

A safe and high amenity working environment will be encouraged through zoning for employment uses in appropriate locations.

New local parks, linear open spaces, sporting facilities, waterway corridors and drainage assets will also contribute to the creation of a pleasant living and recreational environment for the community and its visitors.

- *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.*

Background studies informing the draft amendment have identified areas of high, medium and low significance for Aboriginal cultural heritage. There is also a 5.41ha site that has been nominated as an area of intangible cultural heritage. Development proponents are required to comply with the *Aboriginal Heritage Act 2006* in relation to any matters of aboriginal cultural significance on the land.

One site within the precinct is covered by Heritage Overlay (HO137). The HO137 boundary will be amended to include additional areas for heritage protection. The curtailment proposed by this draft amendment also seeks to remove areas surrounding the heritage sites with no heritage significance whilst continuing the heritage protection of the site under the HO.

The PSP requires development within and adjacent to identified heritage places to have regard to their heritage significance and be designed sensitively.

- *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 draft amendment ensures that servicing of the new urban development will be of sufficient capacity to ensure future development is connected to reticulated electricity, gas, water and sewer.

A future ICP sets out how local roads, recreation spaces and community facilities will be funded for construction. The ICP for the Croskell (Employment) PSP will be incorporated into the Casey Planning Scheme via a subsequent amendment.

A high-voltage electricity transmission easement, which also includes a separate, smaller easement housing underground assets for the Victorian Desalination Project (VDP), bisects the precinct in an

east-west orientation. The use and development of the easement will be partially regulated through the application of the SUZ8, which will require any uses within the easement to be generally in accordance with the PSP.

The precinct is within the Melbourne Water 0619 – Ti-Tree Creek Development Services Scheme (DSS). Melbourne Water has prepared a Drainage Strategy Concept Design, which sets out Melbourne Water's preferred concept design for the provision of drainage infrastructure to support the urban development of the precinct. The final Drainage Strategy Concept Design be optimised by Melbourne Water following public consultation, and will inform future detailed design and amendments to the Ti-Tree Creek DSS.

- *To balance the present and future interests of all Victorians.*

Providing for employment and urban development in the area will ensure that current and future residents in the area have adequate infrastructure and access to services needed for a growing population.

The PSP identifies land for significant employment opportunities, sports facilities, local parks and the provision of utilities that will benefit future residents of the precinct as well as the wider community.

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

Environmental effects

The draft amendment identifies vegetation to be protected and retained where appropriate, informed by a biodiversity and arborist report. The precinct is partially included within the MSA but contains no MSA conservation areas.

Approximately 125 hectares or 40% of the precinct is set aside for open space of varying types. The open space network will provide opportunities for informal recreational activities within the precinct.

Stormwater flows will be managed through an integrated system that aims to manage flows beyond the precinct to be generally kept to pre-development levels. The precinct will require a range of constructed assets to manage flooding, implementing the Drainage Services Scheme prepared by Melbourne Water.

A land capability assessment was conducted (*Croskell PSP Land Capability Assessment (Kleinfelder) July 2024*) to determine whether there was any land in the precinct that may be potentially contaminated. The report identifies several lots as not potentially contaminated or having either a medium or high potential of contamination. The draft amendment proposes to apply the EAO to properties within the PSP area which were identified as having a high potential for contamination in the assessment.

The draft amendment will contribute towards increased transport choice and alternatives to private car use through provision of bus capable roads and active transport links.

The existing abattoir and quarry in the precinct have the potential to preclude development for sensitive uses whilst in operation. The draft amendment identifies buffers associated with both uses and requires the preparation of amenity impact assessments to determine the appropriateness of sensitive uses in the buffer areas before they may occur.

Economic effects

The draft amendment facilitates the delivery of land for urban growth that will include the provision of employment and residential land consistent with the objectives of the *Melbourne Industrial and Commercial Land Use Plan (MICLUP)* and the *South East Growth Corridor Plan*. The precinct is anticipated to deliver approximately 6,500 new jobs in a variety of sectors by creating industrial and commercial areas that will capitalise on the land's locational advantages and access to the principal freight network.

The precinct will contain a variety of applied employment zones to facilitate diverse employment development that can evolve to suit the needs of surrounding residents and neighbouring employment areas in the outer south-east.

The PSP and the supporting statutory provisions proposed as part of this draft amendment provide guidance to the hierarchy of land uses throughout the precinct by ensuring they are strategically located and scaled so as to serve the Croskell (Employment) precinct but not compromise the function and roles of nearby existing town centres.

The draft amendment enables the delivery of a range of lifestyle opportunities to meet the needs of a variety of household sizes and budgets. It encourages the development of a range of housing typologies

from low, medium and higher-density residential development. Medium to higher density homes in varying styles are promoted near services, community facilities, public transport corridors, open space and amenities. This will support the economic viability of the local town centre servicing the precinct.

The amendment also proposes to implement an ICP for the PSP area, which identifies the financial levy required to be paid by developers to fund the infrastructure required for the precinct, and thus sets out an equitable and transparent means of collecting financial contributions towards servicing the future community. This reduces the burden on the responsible authority and existing communities to fund future local infrastructure.

Social effects

The amendment is expected to generate social benefits for Casey City Council through the provision of an employment precinct and a range of residential densities that are well served by community facilities and other key infrastructure including retail areas and other public facilities. The employment precinct also provides employment opportunities for local residents in neighbouring precincts.

Planning for the development of community infrastructure such as open space and other community facilities, which will have a close spatial relationship with residential neighbourhoods, will assist in the creation of a 'sense of place' by fostering social interaction within the immediate and wider community.

Development staging seeks to align the subdivision and development of the PSP with the required infrastructure delivery to ensure that new communities have timely and coordinated access to infrastructure.

Does the amendment address relevant bushfire risk?

The precinct lies within an identified Bushfire Prone Area (BPA), requiring minimum bushfire construction standards for defined types of buildings including dwellings. A significant amount of land within and surrounding the precinct is currently used for agricultural and general farming.

In the short to medium term this land presents a fire risk, albeit low, from grasslands. In the medium to long term most of the land within the precinct and all the undeveloped land directly to the north of the precinct will be developed for urban purposes, substantially reducing any identified fire risk.

This draft amendment has responded to the bushfire risk and the requirements of Clause 13.02-1 (Bushfire planning) and Clause 71.02-3 (Integrated decision making) of the Planning Policy Framework and the Operation Provisions respectively and sets out fire management planning controls that will ensure that the fire risk is managed through a combination of setbacks for buildings from hazardous vegetation at the development edge and construction management requirements. These controls will work in combination with new building regulations and standard bushfire risk management provisions in a manner suitable for an area transitioning from rural to urban land uses.

This approach to bushfire is consistent with State Planning Policy as it ensures development is appropriately located with adequate access and egress for future residents and emergency service vehicles. Development areas can be sufficiently setback from retained areas of grassland in the power transmission easement and proposed drainage reserves to provide enough separation distance such that development is not exposed to a radiant heat flux of above 12.5 kilowatts/square metre under *AS 3959- 2009 Construction of Buildings in Bushfire-prone Areas*.

A bushfire assessment was prepared by Terramatrix (*Bushfire Development Report for the Croskell Precinct Structure Plan dated June 2023*) to determine existing hazardous vegetation and the actions required by the amendment to address the bushfire risk. The bushfire assessment identified that the precinct is in a designated BPA. No areas of the precinct are designated under a Bushfire Management Overlay. Overall, the bushfire assessment notes the Croskell (Employment) PSP as being in an area of low bushfire risk. The bushfire assessment does note that the only appreciable bushfire hazard within at least 2.6kms are small areas of grassland with the precinct itself. These areas of higher hazard vegetation likely to be retained or created within the site will be relatively small, isolated and narrow and will not pose a significant threat to development if sufficiently setback.

It is noted in the assessment that good precinct design that responds to bushfire risk will be appropriate for mitigating any associated bushfire risk.

It is intended that the Bushfire Risk is managed through Requirement 34 - 36 of the PSP. In addition, UGZ16 requires the preparation of a Bushfire Management Plan.

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

The draft amendment complies with the Ministerial Direction on the Form and Content of Planning Schemes under section 7(5) of the Act.

The draft amendment also complies with the following relevant Ministerial Directions:

Direction No. 1 Potentially Contaminated Land

A land capability assessment was conducted (*Croskell PSP Land Capability Assessment Kleinfelder July 2024*) to determine whether there was any land that may be potentially contaminated. The report found lots with a medium or high potential of contamination.

The draft amendment proposes to apply the EAO to lots within the PSP area that were identified as having a high potential for contamination in the assessment. For lots within the PSP that were identified as having a medium potential for contamination in the assessment, the UGZ16 requires applications for sensitive uses be accompanied by a Preliminary Risk Screen Assessment (PRSA).

The proposed application of the EAO and requirement in the UGZ16 will defer the requirement to undertake a PRSA or an Environmental Audit. This is consistent with guidance under Planning Practice Note 30 – Potentially Contaminated Land which supports deferring a PRSA if conducting a PRSA for all properties would be difficult to undertake.

The UGZ16 requires applications for other land uses be accompanied by a Preliminary Site Investigation (PSI) prepared by a suitably qualified environmental consultant for land identified as having high potential for contamination.

1450 Thompsons Road, 1454 Thompsons Road, 1660 Thompsons Road, 1670 Thompsons Road, and 80S Linsell Boulevard Cranbourne East are identified as having medium potential for contamination. As noted above, the draft amendment requires applications for sensitive uses be accompanied by a PRSA for sensitive uses. Where other land uses are proposed it is recommended that consideration of potential for contamination is considered.

Direction No.9 – Metropolitan Strategy

The relevant policies within Plan Melbourne that the draft amendment helps implement are provided below.

Policy 1.1.7 Plan for adequate commercial land across Melbourne

The draft amendment seeks to enable the development of the Croskell (Employment) precinct for commercial development, consistent with its designation in the MICLUP as containing a regionally significant commercial area. The precinct is highly suitable for future commercial development due to its proximity to the principal freight network and existing urban areas.

Policy 1.2.2 Facilitate investment in Melbourne's outer areas to increase local access to employment

The PSP provides land designated for commercial and industrial development and a total projection of approximately 6,500 jobs. These commercial and industrial areas are located to be generally consistent with MICLUP.

Policy 2.1.3 Plan for and define expected housing needs across Melbourne's regions

A range of housing densities have been planned across the Croskell (Employment) precinct as guided by the PSP, including higher densities in walkable catchments.

Policy 2.2.5 Require development in growth areas to be sequenced and staged to better link infrastructure delivery to land release.

The PSP includes objectives that seek to ensure subdivision and development occurs in a sequenced and staged approach and requires that each lot be appropriately serviced.

Policy 2.4.1 Support streamlined approval processes in defined locations

In general, and as intended by the PSP process, the draft amendment will streamline the process for applications generally in accordance with the approved PSP. The UGZ16 facilitates use of the 'Small Lot Housing Code' (SLHC), which streamlines the process for development of single dwellings on lots less than 300 square metres in size by removing the need for a planning permit.

Policy 3.1.4 Provide guidance and certainty for land-use and transport development through the Principal Public Transport Network and the Principal Freight Network

The PSP facilitates an employment precinct adjacent Thompsons Road, which forms part of Melbourne's Principal Freight Network. The development provides for bus capable roads and higher density residential development to enable the creation of public transport routes in the future.

Policy 4.4.2 Respect and protect Melbourne's Aboriginal cultural heritage

Cultural Heritage Management Plans to protect values are required prior to subdivision permits being issued in an area of cultural heritage sensitivity, as defined by the Aboriginal Heritage Regulations 2007.

An Aboriginal Cultural Heritage Impact Assessment and Aboriginal Cultural Values Assessment has been prepared for the precinct, which has informed the preparation of the PSP. The Aboriginal Cultural Values Assessment was prepared by the Bunurong Land Council as the Registered Aboriginal Party for the area.

Policy 5.1.1 Create mixed-use neighbourhoods at varying densities

The place-based plan identifies a large employment precinct supported by residential and mixed use precincts. Collectively these will create neighbourhoods with varying densities and a mix of uses.

Policy 5.3.1 Facilitate a whole-of-government approach to the delivery of social infrastructure

The PSP identifies a range of social infrastructure to be delivered across government agencies to support the new and existing residential communities.

Providing for new population growth and employment growth in Crookell will add to the economic well-being of the community and provide further employment opportunities to existing residents of nearby suburbs. The provision of new goods and services and an increase in demand can help facilitate local jobs and economic activity.

Additional opportunities for recreation and social groups will also emerge as a result of the provision of new public open space and recreation facilities.

Policy 5.4.1 Develop a network of accessible, high quality, local open spaces

The draft amendment sets aside approximately 127 hectares of open space including 12 hectares of local sports reserve. The PSP also sets aside 3.5 hectares of local parks. Local parks and active open space are located within reasonable walking distance of all planned residential areas, and well-located throughout the future employment precinct.

Policy 6.3.2 Improve alignment between urban water management and planning by adopting an integrated water management approach

An integrated water management strategy is being developed that will manage urban development flows across the PSP area.

Policy 6.3.3 Protect water, drainage and sewerage assets

The integrated water management strategy will manage urban development flows across the PSP area, and clearly define constructed and existing storm-water management assets.

Policy 6.4.2 Strengthen the integrated metropolitan open space network

The PSP provides an integrated and accessible public open space network offering attractive active and passive recreation that will cater to future residents and employees.

Policy 6.5.2 Protect and enhance the health of urban waterways

The integrated water management strategy will manage urban development flows across the PSP in accordance with the applicable water management standards and regulations.

Direction No. 11 – Strategic Assessment of Amendments

This direction seeks to ensure a comprehensive strategic evaluation of a planning scheme amendment. This explanatory report addresses the requirements outlined in this direction.

Direction No. 12 – Urban Growth Areas

Parts 4, 5 and 6 of the Ministerial Direction 12 requires that when preparing an amendment to introduce or change provisions in a schedule to the UGZ, a planning authority must evaluate and include in the explanatory report a discussion about:

How the amendment implements any Growth Area Framework Plan applying to the land

The precinct is within the published South East Growth Corridor Plan.

The South East Growth Corridor Plan identifies for Crookell the following:

- Predominately 'Business with Residential' land use.
- Protect the Thompsons Road freight route from sensitive uses by including a buffer of non-residential uses.

The PSP has been drafted to be consistent with the South East Growth Corridor Plan.

Is the amendment in accordance with the Precinct Structure Planning Guidelines approved by the Minister for Planning?

Hallmark 1: Viable Densities

Viable densities will be achieved through a range of housing densities and products, guided by the differentiation of residential areas based on their locational advantages. The PSP seeks to achieve approximately 35 to 40 dwellings per net developable hectare, with the majority of lots within a local town centre walkable catchment. However, as Crookell is an infill PSP, these town centres are located outside the PSP boundary within already established surrounding neighbourhoods.

Hallmark 2: Safe, Accessible and Well Connected

The PSP is well serviced through the provision of walking and cycling paths, especially alongside identified drainage corridors, which provide active transport connections to key destinations across the PSP area.

Hallmark 3: Connect People to Jobs and Higher Order Services

Active transport links are provided within the precinct to help facilitate inter-precinct movements between jobs and residents. The precinct will also provide employment opportunities for nearby residential populations of Melbourne's outer south-east.

Hallmark 4: Offer High-Quality Public Realm

The PSP is well serviced by high quality open space. The PSP plans for an active open space reserve, local parks dispersed so as to maximise accessibility for future residents, and a network of passive open space that provides for green connections throughout the precinct.

Hallmark 5: Services and Destinations

The PSP will provide sports reserve facilities for local residents, as well as a variety of local parks throughout both the residential and employment areas. These present multiple opportunities for future residents to have access to recreational activities. The commercial nature of some of the employment land means that several population-servicing service businesses are expected to locate within the Crookell employment area, providing important services to local residents.

Hallmark 6: Thriving Local Economies

Approximately 141 hectares of the precinct will accommodate land for the purpose of commercial and industrial development creating up to 6,500 jobs in a variety of sections for the region in the long term.

Hallmark 7: Infrastructure Coordination

The PSP includes guidance on development fronts to facilitate the logical roll-out of infrastructure in the precinct.

In introducing or changing provisions in a schedule to the Urban Growth Zone, how the provisions give effect to the intended outcomes of the precinct structure plan.

The proposed UGZ16, seeks to achieve the following:

- Application of standard VPP zones including a mix of commercial and industrial zones to facilitate employment uses, and a mix of residential zones to facilitate diverse residential development.
- The inclusion of application requirements to ensure future development appropriately responds to matters such as bushfire hazard and road noise.

- The inclusion of a specific provision to ensure that sensitive uses cannot occur within a 500m radius of existing abattoir, sand and soil processing plant or concrete batching plant without the preparation of a relevant amenity assessment.
- Specific provisions to streamline planning permits for buildings and works for uses in a location that is generally in accordance with the PSP, including local parks, and community facilities.

How a translation of provisions can be achieved, once development anticipated by the precinct structure plan is substantially complete.

A translation of zoning provisions could be achieved through a future planning scheme amendment once the PSP is substantially developed in accordance with the PSP, based on the actual development in relation to the place-based plan and applied zones within the UGZ16.

Direction No. 19 – Ministerial direction on the preparation and content of amendments that may significantly impact the environment, amenity and human health

The VPA is seeking the Environment Protection Authority's (EPA) advice as part of this public consultation phase of the draft amendment. The VPA has worked together with the EPA during the agency notification phase of this draft amendment and has updated controls relating to managing adverse amenity impacts associated with operating industries and noise sources, addressing acid sulphate soil management requirements and managing potentially contaminated land.

The VPA have provided measures to address amenity impacts associated with noise from industry and other future noise generating uses within the precinct in lieu of a high-level risk assessment. The VPA considers this appropriate given the limited extent of sensitive uses supported in the precinct and risk that assessment may be made redundant shortly as the PSP develops. This approach has also been applied for separation distances recommended for existing industries in the precinct.

Ministerial Direction on the preparation and content of Infrastructure Contributions Plans and ministerial reporting requirements for Infrastructure Contributions Plans

The Planning & Environment (Public Land Contributions) Act 2018 introduced a contribution model for the ICP system. The land contribution model enables land for public purposes to be provided as part of an infrastructure contribution when land is developed. It changes the way land is acquired for public purposes, instead of requiring a monetary levy it will require a percentage, similar to the operation of Clause 53.01 of the Casey Planning Scheme.

The ICP system came into effect on 2 July 2018. The system is based on standard levies that are pre-set for particular development and land uses in order to fund the construction of basic and essential infrastructure to service growing urban communities. This system also allows for a supplementary levy, in addition to the standard levy, if required to fund infrastructure that cannot be adequately funded by the standard levy.

This direction guides planning authorities in relation to the preparation and content of infrastructure contributions plans.

This draft amendment proposes to insert Schedule 4 to the Infrastructure Contributions Overlay to include the monetary component and levy rate payable within the amendment area. The overlay reflects the Planning & Environment Amendment (Public Land Contributions) Act 2018 model for collection of infrastructure contributions.

The proposed ICP sets out funding of infrastructure works for the precinct and levies a certain amount from developers in the precinct with the balance of funding being the responsibility of council and other state agencies, as well as directly funded by developers through developer works. The PSP provides the strategic justification for the ICP items.

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

The draft amendment supports the implementation of the Planning Policy Framework through the following means:

- Clauses 11.01 Victoria, 11.02 Managing Growth, 11.03 Planning for Places – The PSP plans for orderly and coordinated urban growth by providing residential and industrial land with access to existing and planned amenities, services and infrastructure, including the planning for a local town centre within the network of existing and planned centres in the region.

- Clause 12.01-2S Native vegetation management – The PSP identifies vegetation to be retained and areas of vegetation that are appropriate for removal to accommodate development. The draft amendment will streamline the process for native vegetation removal provided it is in accordance with the PSP and NVPP. The NVPP applies to approximately 45.6 hectares of land in the precinct. The remainder of the precinct, which comprises approximately 271.6 hectares, is inside the Melbourne Strategic Assessment (MSA) and not subject to this NVPP.
- Clause 13.02-1S Bushfire Planning – The PSP has responded to the requirements of Clause 13.02 (Bushfire) of the Planning Policy Framework through a combination of defensible space at the development edge and construction management requirements as described earlier in this report.
- Clause 13.04-1S Contaminated and potentially contaminated land - The amendment responds to this clause as described earlier in this report.
- Clauses 13.05 Noise, 13.06 Air Quality – The PSP provides for the consideration of noise and air quality impacts from existing sources, such as arterial roads, by requiring proponents to demonstrate the appropriateness of a proposed use relative to noise and air quality impacts that may be experienced on-site. Decision guidelines are also included to allow due consideration of these issues as part of permit applications for future development.
- Clause 16.01 Residential Development – The PSP plans for residential land of varying densities, with access to services, employment opportunities, community infrastructure and open spaces.
- Clause 17 Economic development – The PSP will also provide for up to 6,500 jobs in the long term within commercial and industrial areas that will contribute to an employment hub for the southeast that is conveniently served by major arterial roads.
- Clauses 17.01 Employment, 17.02 Commercial, 17.03 Industrial – The PSP plans for an employment precinct which collectively contribute to the local services and employment opportunities available to future and existing residents.
- Clauses 18.01 Integrated Transport, 18.02 Movement networks – The PSP plans for a transport network that is well-integrated with the existing surrounding network. This includes a north-south connector road network that provides for an efficient movement network across the precinct, shared paths and bicycle and pedestrian paths.
- Clause 19.03 Development Infrastructure – The amendment will implement a Infrastructure Contributions Plan (ICP) collect developer contributions to fund infrastructure through the PSP.

How does the amendment support or implement the Municipal Planning Strategy?

The amendment supports the implementation of the Municipal Strategic Statement by responding to the following Clauses:

- Clause 21.03 Settlement and Housing – The PSP will facilitate the development of the land for residential purposes and promote a range of typologies to suit varying household types and lifecycle needs. Community facilities and an active open space area are also planned to provide future residential communities an opportunity to participate in leisure activities.
- Clause 21.04 Environment – The amendment supports the protection, conservation and enhancement of natural heritage including vegetation.
- Clause 21.05 Economic Development – The PSP seeks to improve Casey's competitive edges through the creation of a commercial and industrial precinct which will provide further employment opportunities for residents of Casey.
- Clause 21.06 Transport – The PSP provides a high degree of accessibility to goods, services, jobs and facilities. The PSP also identifies higher-order roads needed to allow for the efficient movement of people and goods through the precincts and include guidance on local road typologies and design to provide for sustainable transport.
- Clause 21.16 Cranbourne East – The PSP will enable the development of an employment precinct supported by new residential community.

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

The draft amendment makes proper use of the Victorian Planning Provisions. The UGZ is the most appropriate planning tool to guide future use and development intended by the PSP. In addition, the ICO is the most appropriate mechanism to give effect to the ICP.

The DPO1 and DCPO4 which apply generally in the south-east of the precinct are deleted, and land affected by both overlays rezoned UGZ16 or SUZ4. This rezoning will facilitate land use and development in accordance with the PSP and supersede controls previously applicable to the land.

The NVPP provisions are used to provide a strategic, landscape-wide approach to native vegetation management in areas of the precinct not covered by the MSA.

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

The draft amendment has been prepared in consultation with relevant agencies including:

- Bunurong Land Council Aboriginal Corporation,
- City of Casey Council
- Department of Education
- Department of Energy, Environment and Climate Action
- Department of Health
- Department of Jobs, Skills, Industry and Regions
- Department of Transport and Planning
- Environment Protection Agency
- First Peoples State Relation
- Homes Victoria
- Invest Victoria
- Major Road Projects Victoria
- Melbourne Water
- South East Water

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

The draft amendment is likely to have a significant impact on the transport system at a local level. It plans for a new local road network and will contribute to the development of the bus network in the area.

The proposed additions and changes to the existing transport system in and surrounding the PSP area will meet the transport system objectives by:

- Providing for an interconnected road system that responds to the likely level of use generated by the PSP area, thereby encouraging development and services investment.
- Enabling efficient access to existing and planned employment and services, and planned extensions to bus services.
- Ensuring the road network minimises impacts on the site's topography, native vegetation and water flow regimes.
- Providing locally-based sports and recreational facilities reducing the need for travel.
- Designing the function and scale of roads to match the expected travel demand.

The Victorian Planning Authority in itself and acting as a planning authority is an 'interface body' under the Transport Integration Act 2010. Under Section 25 of that Act:

- *(1) An interface body must have regard to the transport system objectives when exercising powers and performing functions under any interface legislation which are likely to have a significant impact on the transport system.*
- *(2) An interface body must have regard to the decision making principles in making decision under any interface legislation which are likely to have a significant impact on the transport system.*

Resource and administrative costs

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

The draft amendment is expected to have minimal impact on the resources and administrative costs of the responsible authority. The incorporated PSP will facilitate the orderly and proper planning of the area and appropriately allows for a reduction of notice provisions for future planning permit applications.

Furthermore, the UGZ16 has been drafted to enable the timely and efficient translation into conventional VPP zones once the land has been developed.

ATTACHMENT 1 - Mapping reference table

Location	Land /Area Affected	Mapping Reference	Address	Proposed changes		
				Zone	Overlay	Deletion
Croskell (Employment) Precinct Structure Plan	The entire precinct aside from those areas encumbered by the transition easement and areas of conservation.	C296case Map Nos. 11ZN and 12ZN	Numerous	Rezone from UGZ to UGZ16		
Croskell (Employment) Precinct Structure Plan	The entire precinct aside from those areas encumbered by the transition easement and areas of conservation.	C296case Map Nos. 11ZN and 12ZN	Numerous	Rezone from GRZ1 to UGZ16		
Croskell (Employment) Precinct Structure Plan	The entire precinct aside from those areas encumbered by the transition easement and areas of conservation.	C296case Map Nos. 11ZN and 12ZN	Numerous	Rezone from FZ2 to UGZ16		
Croskell (Employment) Precinct Structure Plan	The entire precinct aside from those areas encumbered by the transition easement and areas of conservation.	C296case Map Nos. 11ZN and 12ZN	Numerous	Rezone from UFZ to UGZ16		
Croskell (Employment) Precinct Structure Plan	Land within the precinct affected by the high voltage transmission easement.	C296case Map No. 11ZN	Numerous	Rezone from GRZ to SUZ8		
Croskell (Employment) Precinct Structure Plan	Land within the precinct affected by the high voltage transmission easement.	C296case Map Nos. 11ZN and 12ZN	Numerous	Rezone from FZ2 to SUZ8		

Croskell (Employment) Precinct Structure Plan	Land within the precinct affected by the high voltage transmission easement.	C296case Map Nos. 11ZN and 12ZN	Numerous	Rezone from UFZ to SUZ8		
Croskell (Employment) Precinct Structure Plan	1450 Thompsons Road, Cranbourne East	C296case Map No. 11ZN	1450 Thompsons Road, Cranbourne East		HO (reduction in the HO curtilage – schedule 137)	
Croskell (Employment) Precinct Structure Plan	The entire precinct.	C296case Map Nos. 11ZN and 12ZN	Numerous		ICO Schedule 4	
Croskell (Employment) Precinct Structure Plan	Land within the precinct affected by Development Plan Overlay – Schedule 1	C296case Map No. 11ZN	Numerous			DPO Schedule 1
Croskell (Employment) Precinct Structure Plan	Land within the precinct affected by Development Contributions Plan Overlay – Schedule 4	C296case Map No. 11ZN	Numerous			DCPO Schedule 4
Croskell (Employment) Precinct Structure Plan	1460 Thompsons Road Cranbourne East 1468 Thompsons Road Cranbourne East 1500 Thompsons Road Cranbourne East 1550 Thompsons Road Cranbourne East 1550t Thompsons Road Cranbourne East 1520 Thompsons Road Cranbourne East 1568 Thompsons Road Cranbourne East 1580 Thompsons Road Cranbourne East	C296case Map Nos. 11ZN and 12ZN	1460 Thompsons Road Cranbourne East 1468 Thompsons Road Cranbourne East 1500 Thompsons Road Cranbourne East 1550 Thompsons Road Cranbourne East 1550t Thompsons Road Cranbourne East 1520 Thompsons Road Cranbourne East 1568 Thompsons Road Cranbourne East 1580 Thompsons Road Cranbourne East		EAO	

	1580a Thompsons Road Cranbourne East		1580a Thompsons Road Cranbourne East			
	1580b Thompsons Road Cranbourne East		1580b Thompsons Road Cranbourne East			