

GREATER DANDENONG PLANNING SCHEME

AMENDMENT C143

EXPLANATORY REPORT

Who is the planning authority?

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

The Amendment has been made at the request of the City of Greater Dandenong.

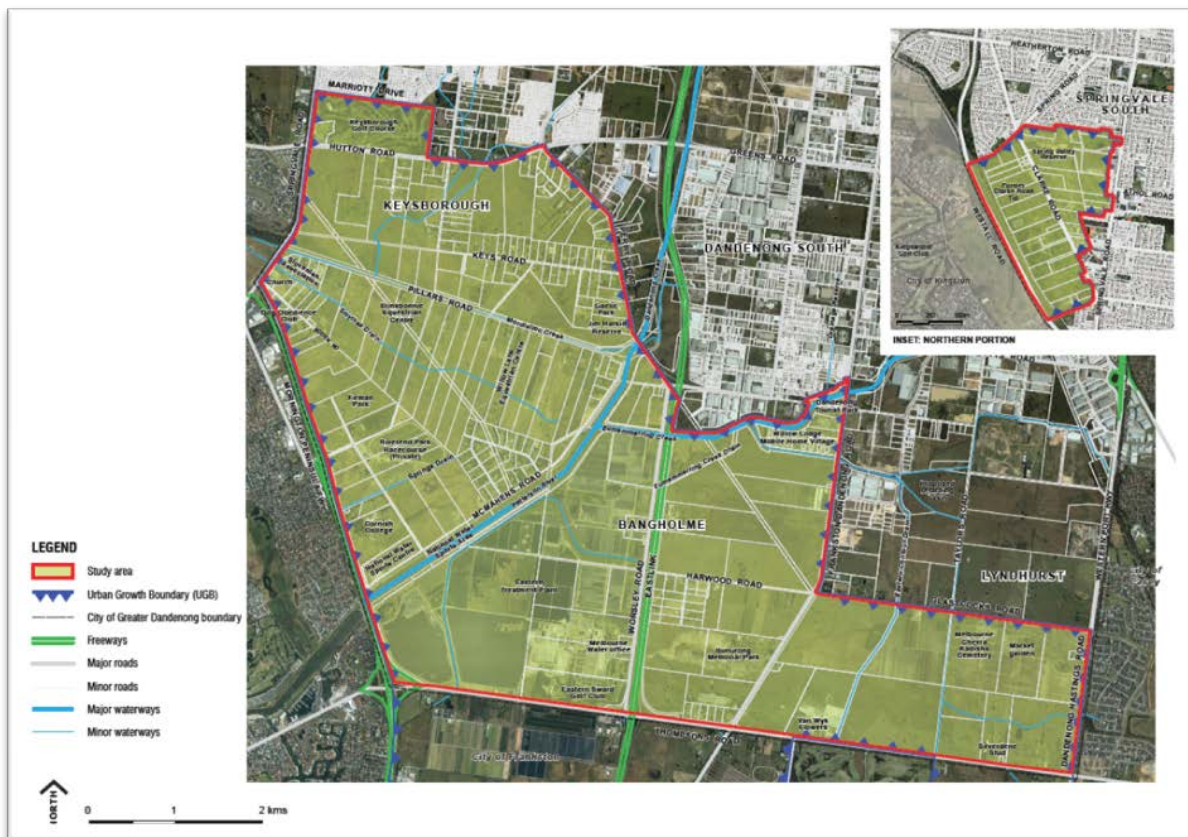
Land affected by the Amendment

The Amendment applies to the City of Greater Dandenong's portion of the South East Green Wedge.

This consists of two areas, as shown on the map below.

- The main portion, to the south of the municipality, extends roughly from Hutton/Perry/Glasscocks Road to Thompsons Road and is bounded by the Mornington Peninsula to the west, and the Westernport Highway to the east. It includes parts of the suburbs of Keysborough, Bangholme and Lyndhurst.
- The northern-most portion is centred around Clarke Road between Westall, Springvale and Heatherton Roads in Springvale South.

Land affected by the amendment:



What the amendment does

The amendment proposes to implement the key recommendations of the City of Greater Dandenong Green Wedge Management Plan (*December 2014*) and to update and improve the operation of the planning policy and controls relating to Greater Dandenong's portion of the South East Green Wedge.

The Amendment proposes to:

- Amend Clause 21.02 (Municipal Profile) to update references to the Green Wedge.
- Amend Clause 21.03 (A vision for Greater Dandenong) to update references and include a vision specific for the Green Wedge.
- Amend Clause 21.04 (Land Use) to include objectives and strategies relating to the Green Wedge.
- Amend Clause 21.05 (Built Form) to include objectives and strategies relating to the Green Wedge.
- Amend Clause 21.06 (Open Space and Natural Environment) to include objectives and strategies such as to protect and enhance ecological values of the Green Wedge.
- Amend Clause 21.07 (Infrastructure and Transportation) to reference the Greater Dandenong Green Wedge Management Plan (*December 2014*).
- Amend Clause 21.08 (Reference Documents) to list the Greater Dandenong Green Wedge Management Plan (*December 2014*) as a Reference Document.
- Amend Clause 22.02 (Green Wedge Policy) to update the policy and reflect the key recommendations of the Greater Dandenong Green Wedge Management Plan (*December 2014*) including revised green wedge precincts, precinct objectives and preferred land uses.
- Amend the Schedule to Clause 35.04 Green Wedge Zone to reflect the revised precincts.
- Rezone the Hutton Road and Keys Road Precincts from Green Wedge Zone to Green Wedge A Zone.
- Rezone the National Water Sports Centre from Green Wedge Zone and Public Use Zone 1 to Public Park and Recreation Zone.
- Amend Planning Scheme Map 7, 8, 10 and 11.
- Insert Clause 35.05 Green Wedge A Zone into the Greater Dandenong Planning Scheme.
- Insert Schedule to Clause 35.05 Green Wedge A Zone nominating minimum subdivision sizes.
- Amend Schedule to Clause 36.02 Public Park and Recreation Zone to list the National Water Sports Centre as being in Advertising Sign Category 3.
- Amend Schedule 3 to Clause 42.01 Environmental Significance Overlay to remove the permit exemption regarding the removal of all vegetation.
- Insert Clause 42.02 Vegetation Protection Overlay into the Greater Dandenong Planning Scheme.
- Insert Schedule 1 to Clause 42.02 Vegetation Protection Overlay to introduce an interim vegetation protection control for native vegetation above a certain size.
- Amend Schedule to Clause 61.03 to include new planning scheme maps in the Greater Dandenong Planning Scheme.
- Insert new Planning Scheme Maps 7VPO, 8VPO, 10VPO, 11VPO and 12VPO.

Strategic assessment of the Amendment

Why is the Amendment required?

This amendment updates and strengthens local policies and controls within the Greater Dandenong Planning Scheme.

The City of Greater Dandenong adopted a local planning policy for its Green Wedge in 2002. This policy has provided guidance for the area over the period since, however it is now outdated and requiring review. For example, the current local policy refers to some areas of the Green Wedge which are no longer within the Green Wedge, and misses out other areas to the north entirely.

The amendment is also supported by a significant piece of strategic work, the Council adopted Green Wedge Management Plan (GWMP) (*December 2014*). The GWMP is Council's strategy for the future of its portion of the South East Green Wedge. The Plan provides a clear vision, objectives and actions for the future of the Green Wedge for the next 15-20 years.

It is envisaged that the revised and updated local planning policies, rewritten local policy, proposed rezoning and introduction of an interim Vegetation Protection Overlay (VPO) will provide greater certainty for Council, green wedge owners and residents and authorities regarding the long term vision and management of the area.

The guidance set out in the Municipal Strategic Statement (MSS) and the new planning controls will also further assist the Responsible Authority with decision making for this highly significant portion of the City (some 29% of the City of Greater Dandenong is Green Wedge).

As the amendment seeks to protect and strengthen the role and function of the Green Wedge, it is likely to result in a positive planning outcome that will have net community benefit for both the residents of the City of Greater Dandenong and for Melbourne more widely.

The amendment also results in the completion of two strategies contained within the current MSS at Clause 21.06-3 which list further strategic work as including to review the Green Wedge Policy and to prepare a Green Wedge Management Plan.

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

The amendment gives effect to and is consistent with the following objectives of planning in Victoria identified in Section 4(1) of the *Planning and Environment Act 1987*:

- To provide for the fair, orderly, economic and sustainable use, and development of land.
- To secure a pleasant, efficient and safe working, living and recreational environment for all Victorians and visitors to Victoria.
- To facilitate development in accordance with the above objectives.
- To balance the present and future interests of all Victorians.

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

The amendment will generate positive environmental, social and economic effects by providing greater certainty to the community regarding preferred land uses and development within the green wedge.

The amendment strengthens the MSS and provides clearer policy guidance regarding agriculture, tourism and commercial activity in the green wedge and also acknowledges the significant aesthetic, landscape and cultural values present in the area.

Community feedback regarding the Draft Green Wedge Management Plan in 2014 resulted in many submissions regarding zoning and subdivision (both for and against change), support for the protection and promotion of agriculture and for the environmental values of the area to be protected. The amendment has been drafted to address this.

The introduction of an interim Vegetation Protection Overlay (VPO) over the area is envisaged to have a positive effect on the health of the ecological system and to result in biodiversity improvements. The removal of the current planning permit exemption regarding removal of all vegetation currently contained within the Environmental Significance Overlay Schedule 3 will also assist with this.

The proposed application of the Green Wedge A Zone over part of the Greater Dandenong Green Wedge presently zoned Green Wedge better reflects the existing urban context found to the north and east of the Green Wedge.

The proposed rezoning of the Hutton Road Precinct will better protect the amenity of adjacent residential uses and will allow for the continued operation of the golf course as well as other forms of recreation or rural residential living. The proposed Keys Road Precinct rezoning will better recognise the existing rural residential nature of the precinct and better protect the residential amenity of the area.

The amendment is likely to assist in improving the appearance of the Green Wedge and provide for improved amenity for residents, businesses and visitors.

By referencing the *Greater Dandenong Green Wedge Management Plan (Dec 2014)* and updating and strengthening a 2002 policy at Clause 22.02, Council seeks to provide greater certainty to green wedge owners and residents and authorities regarding the preferred land uses and future vision for the Greater Dandenong portion of the South East Green Wedge.

It is considered that this amendment will result in a net community benefit for the City of Greater Dandenong and metropolitan Melbourne as a whole.

Does the Amendment address relevant bushfire risk?

The amendment does not present a risk to bushfire prone areas as defined by State Planning Policy and has been assessed against Planning Practice Note 64 'Local Planning for Bushfire Protection', July 2014.

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

- The amendment is consistent with Ministerial Direction No. 1 – Potentially Contaminated Land.
- The amendment is consistent with Ministerial Direction No. 9 – Metropolitan Strategy.
- The amendment is consistent with Ministerial Direction 11 – Strategic Assessment of Amendments.

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

The amendment supports and will assist in implementing the following objectives and strategies of the *State Planning Policy Framework*:

- *Clause 11.04-7 Green Wedges* seeks to protect the Green Wedges of Metropolitan Melbourne from inappropriate development.

Strategies to achieve this include to ensure strategic planning and land use management of each green wedge area promotes and encourages its key features and related values and also to support development in the green wedge which provides for environmental, economic and social benefits.

- *Clause 12.01-2 Native vegetation management* seeks to ensure that permitted clearing of native vegetation results in no net loss in the contribution made by native vegetation to Victoria's biodiversity.
- *Clause 12.04-2 Landscapes* seeks to improve the landscape qualities, open space linkages and environmental performance in green wedges and non-urban areas.

Plan Melbourne, Melbourne's Metropolitan Planning Strategy, identifies the potential for the Green Wedge areas to enhance the food production capability of metropolitan Melbourne and protects significant water and sewage assets, including the Eastern Treatment Plant.

Plan Melbourne also recognises the peri-urban regions for their biodiversity, open space and heritage related uses.

The amendment supports *Plan Melbourne* as it seeks to protect the values of non-urban land, including agriculture, and to protect significant landscapes and biodiversity.

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

The amendment supports and will assist in implementing the following objectives and strategies of the *Local Planning Policy Framework* and specifically the *Municipal Strategic Statement*:

- *Clause 21.05-1 Urban design, character, streetscapes and landscapes* seeks to improve the quality, consistency and function of the city's environment, to provide for connected public open spaces and waterway systems and to express the inherent and/or aspirational qualities of the Greater Dandenong community.
- *Clause 21.05-2 Heritage* seeks to protect sites of significant cultural and heritage value and those elements which contribute to the significance of heritage places.
- *Clause 21.06-3 Non-Urban (Inclusive of Green Wedge)* includes the following objectives and strategies:
 - To ensure use and development protect and reinforce the existing rural landscape typology;
 - To ensure developments have low visual impact and respect the rural character of the surroundings.
 - To protect and restore the ecological functions and values of the non-urban area.
 - To ensure land is developed and managed in keeping with ecologically sustainable development principles.
 - To encourage the regeneration, repair or creation of wetlands and flora and fauna habitats.
 - To ensure that the design, appearance and construction of all development responds positively to the existing rural landscape and typology.
 - To require that all development protects visual corridors along major arterial roads.
 - To require that all development protects and improves the vistas of rural landscape.

The amendment results in the completion of two strategies contained within the current MSS at Clause 21.06-3 which list further strategic work as including to review the Green Wedge Policy and to prepare a Green Wedge Management Plan.

- *Clause 21.07 Infrastructure and Transportation* seeks to enhance the efficiency of freight movement.
- *Clause 22.01 Chain of Parks* seeks to implement the objectives of the Sandbelt Open Space Project Development Plan and promote the development of a series of connected parks providing for a wide range of regional and local recreation opportunities in a quality environment.
- *Clause 22.02 Green Wedge Local Planning Policy* applies to land within Greater Dandenong's portion of the South East Green Wedge. All use and development proposals are to respond to the vision for each precinct with the broad aims of the policy being to:
 - Further the 'Green Space' vision for the area; and
 - Give effect to and clarify Council's vision with respect to various studies undertaken.
- *Clause 22.05 Greater Dandenong Gateways Policy* applies to identified gateway locations, three of which are located within the main portion of the green wedge.

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

The amendment is consistent with the form and structure of the Victorian Planning Provisions.

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

The views of relevant agencies will be sought as part of the exhibition of the amendment. As part of the development of the Green Wedge Management Plan (*December 2014*) the views of Melbourne Water, VicRoads, Parks Victoria as well as others were sought and considered during consultation held in 2013 and 2014.

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

The amendment supports the principles of integrated land use and transport planning by recognising that transport plays an important role in developing social and economic inclusion.

Resource and administrative costs

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

The amendment will provide a more efficient use of existing resources as it will enable development issues in the green wedge to be addressed in a consistent manner, providing clearer guidance and greater certainty for the community, developers, regulators and decision makers.

It is envisaged that there will be an increase in planning permit applications to Council, however this can be contained within existing budgetary and resourcing constraints.

Where you may inspect this Amendment

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

- Dandenong Customer Service located at 225 Lonsdale Street, DANDENONG
- Springvale Customer Service located at 397-405 Springvale Road, SPRINGVALE
- Keysborough Customer Service located at Shop A7, PARKMORE SHOPPING CENTRE

The Amendment can also be inspected free of charge at:

- City of Greater Dandenong website at www.greaterdandenong.com
- 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 Monday 7 March 2016.

A submission must be sent to:

Preferred method: Email submission sent to: council@cgd.vic.gov.au

or

Strategic Planning – C143 Green Wedge
City of Greater Dandenong
PO Box 200
DANDENONG VIC 3175

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 23 May 2016
- panel hearing: week commencing 11 July 2016]