

## Report 12.6 – Draft Brimbank Planning Scheme Evaluation Report 2017

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<b>Director</b>	Stuart Menzies
<b>Policy</b>	Council Plan 2017-2021, Community Plan 2009-2030 (Updated 2013), Brimbank Planning Scheme, <i>Planning and Environment Act 1987</i>
<b>Attachment(s)</b>	1. Draft Brimbank Planning Scheme Evaluation Report 2017

### Purpose

For Council to consider the draft Brimbank Planning Scheme Evaluation Report 2017.

### Report

#### 1. Background

Council is required to undertake a review (review) of the Brimbank Planning Scheme (Planning Scheme) every four years, in accordance with Section 12B of *the Planning and Environment Act 1987 (the Act)*. The Planning Scheme sets out policies and requirements for the use, development and protection of land in Brimbank, in accordance with *the Act*.

The purpose of the review is to enhance the effectiveness and efficiency of the Planning Scheme in achieving:

- The objective of planning in Victoria
- The objectives and strategies of the Planning Scheme, including the State Planning Policy Framework (SPPF) and Local Planning Policy Framework (LPPF).

The first stage of the review is an evaluation of the Planning Scheme in accordance with section 12B of *the Act*, to ensure it:

- Is consistent in form and content with the direction and guidelines issued by the Minister under section 7 of *the Act*
- Sets out effectively the policy objectives for use and development of land in the area to which the Planning Scheme applies
- Makes effective use of state provisions and local provisions to give effect to State and local planning policy objectives.

The Planning Scheme was last reviewed in 2010, and the revised Municipal Strategic Statement (MSS) was introduced to the Planning Scheme by Amendment C93. A preliminary review of the Planning Scheme was completed in 2015.

Stage 1 of the review will involve:

- Evaluation of the Planning Scheme, involving an audit, to assess performance, gaps and commence preparation of the three year strategic work program (current stage)
- Undertaking community consultation to inform a land use vision for Brimbank and strategic land use priorities
- Correcting anomalies by removing redundant schedules to the existing overlay controls within the Planning Scheme.

## Report 12.6 – Draft Brimbank Planning Scheme Evaluation Report 2017 (continued)

Stage 2 of the review will involve:

- Drafting the MSS and remainder of the Planning Scheme, preparing an amendment to incorporate into the Planning Scheme, and finalising the draft Strategic Work Program
- Implementing the Strategic Work Program to inform further changes to the Planning Scheme.

### 2. Consultation

Community consultation will be conducted in early 2018 to inform a revised land use vision for Brimbank and strategic land use priorities. The consultation will be conducted around the key themes in the Planning Scheme including:

- Settlement (incorporates Activity Centres and Industrial land)
- Environmental and Landscape Values
- Environmental Risks
- Natural Resource Management
- Built Environment and Heritage
- Housing
- Economic Development
- Transport and Infrastructure (incorporating community infrastructure).

An important aspect of the consultation will be to ensure it engages the community including residents, business operators, property owners, community groups and other stakeholders. The consultation will focus on the aspirations and priorities of these groups within a land use and development context and incorporates the themes of health and liveability.

The consultation will involve online engagement and facilitated workshops. The results of the consultation will be reported to Council and inform the drafting of the MSS and draft Strategic Work Program. The introduction of the MSS and other changes to the Planning Scheme will involve statutory consultation as part of the amendment process.

### 3. Analysis

The draft Brimbank Planning Scheme Evaluation Report 2017 (draft Evaluation Report) is at **Attachment 1** and forms the first part of the review. The draft Evaluation Report is an audit of the Planning Scheme that assesses the current performance of the Planning Scheme, gaps, and identifies current State Government and regional plans, strategies, policies and initiatives that impact Brimbank, and current Council strategic projects. The Evaluation Report:

- Responds to the land use themes in the SPPF and how the Planning Scheme responds to these
- Addresses Plan Melbourne policy and directions, and their implications for Brimbank
- Identifies policy gaps within the LPPF that can be addressed through existing strategic plans and proposed future work
- Identifies policy updates, redundant policy and an audit of further strategic work
- Provides a draft work program to address initial policy gaps and updates, however, this will be developed over further stages of the review.

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(continued)**

The draft Evaluation Report also addresses the current State Government Reform of the Victorian Planning Provisions (VPP), which will eventually introduce the Planning Policy Framework (PPF) to replace the SPPF, and require a significant reformatting of all planning schemes. The function and content of the MSS will also change, with a greater focus on the land use vision and strategic land use issues within the municipality. Any change to policy or strategy within the MSS still requires strategic justification, and on this basis, the strategic work program should identify this work.

**4. Resource Implications**

Resource requirements can be met within the Annual Budget 2017/2018.

**5. Policy/Legislation**

This report has been prepared in accordance with the Council Plan 2017-2021, Community Plan 2009-2030 (Updated 2013), Planning Scheme and *the Act*.

**Conflict of Interest Declaration**

The *Local Government Act 1989* requires Council officers, and anyone engaged under contract, providing advice to Council to disclose any conflict of interest in a matter to which the advice relates. Council officers contributing to the preparation and approval of this report, have no conflicts of interests to declare.

**6. Officer Recommendation**

**That Council endorses the draft Brimbank Planning Scheme Evaluation Report 2017, at Attachment 1 to this report, for the purpose of providing a copy to the Minister for Planning, noting the draft Strategic Work Program shown at Appendix 1 will be removed prior to the Brimbank Planning Scheme Evaluation Report 2017 being provided to the Minister.**



## Planning Scheme Review Evaluation Report 2017

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# 1. Introduction

A review of the Brimbank Planning Scheme (the Scheme) is required under Section 12(8) of the *Planning and Environment Act 1987*.

The purpose of the review is to enhance the effectiveness and efficiency of the planning scheme in achieving:

- The objectives of planning in Victoria
- The objectives and strategies of the planning scheme including the State Planning Policy Framework (SPPF) and the Local Planning Policy framework (LPPF).

The review assesses whether the scheme provisions, such as local planning policies, zones, overlays and schedules have been effective and efficient in achieving the objectives and strategies of the Scheme. It also involves an audit of the performance of the Scheme at a point of time and will inform the continuous improvement of the Scheme by addressing:

- What has been achieved since the last review?
- Where are we now?
- Where to from here?

The review also identifies changes and additional strategic work to improve the performance of the Scheme. Proposed improvements to the Scheme will be introduced planning scheme amendments.

This report is the first stage of the review and provides an evaluation of the performance of the Scheme, incorporating previous work to review in the Scheme undertaken in 2010. It also provides recommendations on how the Scheme can be further improved.

The review will be prepared in accordance with Practice Note 32 – Review of Planning Schemes (June 2015, Department of Environment, Land, Water and Planning (DELWP), (Practice note) and has been undertaken using the guidance of the Continuous Improvement Review Kit (2006) published by the Department of Sustainability and Environment and Municipal Association of Victoria.

## 1.1 Reporting

There is flexibility provided in the practice note about reporting the outcomes of the evaluation to Council and to the community. Section 12B (5) of the Act requires that, on the completion of the evaluation, council reports the findings of the review to the Minister.

The report to Council should:

- Identifies the major planning issues facing the municipality
- Demonstrates how the planning scheme implements the State Planning Policy Framework (SPPF)
- Assesses the strategic performance of the planning scheme
- Document the strategic work that has been completed or carried out since the previous planning scheme review and any additional work required to strengthen its strategic direction
- Articulates the monitoring and review that has been carried out
- Outlines the consultation process and its outcomes
- Makes recommendations including:

- Suggested changes to the objectives and strategies of the LPPF
- Suggested changes to the Victoria Planning Provisions (VPP) tools to achieve the strategies and ensure the objectives and desired outcomes are being met
- New strategic work necessary to support future policy development or changes to the provisions of the scheme
- Suggested changes to improve operational and process practices
- Identifying any planning application or other data that may need to be collected to inform the next review.

## **1.2 Brimbank Planning Scheme**

The Scheme guides decisions on land use planning and development, and includes a range of zones, overlays and land use provisions. It is the legislative framework which Brimbank City Council (Council) uses to make decisions on planning permit applications.

The Scheme includes State and local planning policies, the Municipal Strategic Statement (MSS) and planning provisions. The Local section of the planning scheme must be consistent with the state section.

The purpose of a Scheme is to implement all of Councils strategies, policies and plans in relation to decisions about land use and development.

The content of the Scheme should respond to the needs of a changing and growing population through the requirements for the use and development of land, based on relevant strategic work.

### ***State Planning Policy Framework (SPPF)***

State policies are contained in the SPPF. All planning schemes in Victoria contain the same SPPF.

The SPPF comprises general principles for land use and development in Victoria. It was restructured on 20 September 2010 (via Amendment VC71) into the following ten key areas, where it provides specific strategies for:

- *Plan Melbourne*
- *Settlement*
- *Environmental and Landscape Values*
- *Environmental Risks*
- *Natural Resource Management*
- *Built Environment and Heritage*
- *Housing*
- *Economic Development*
- *Transport*
- *Infrastructure.*

### ***Local Planning Policy Framework (LPPF)***

The purpose of the LPPF is to demonstrate how broader State planning policies will be achieved or implemented in a local context. It contains two components; The MSS at Clause 21 of the Planning Scheme, and local planning policies at Clause 22.

The MSS provides a statement of the key strategic planning, land use and development objectives for the municipality, and sets out the strategies and actions for achieving those objectives.



Local planning policies are policy statements of intent or expectation about specific types of land uses or developments, or circumstances. Brimbank has one local heritage policy.

In making decisions on planning matters, such as planning permit applications, Council must consider all relevant parts of the planning scheme.

### **1.3 Reviewing a Planning Scheme**

Each planning scheme must be reviewed on a regular basis. The review ensures that the planning scheme addresses current issues and any key issues that the municipality may face in the future. The planning scheme review:

- Identifies the major planning issues facing the municipality
- Demonstrates how the planning scheme implements State Planning Policy
- Assesses the strategic performance of the scheme
- Documents the strategic work that has been completed or carried out since the previous review of the scheme or MSS and any additional work required to strengthen the strategic direction of the planning scheme
- Describes the monitoring and review process that has been carried out
- Outlines the consultation process and its outcomes.
- Makes recommendations arising from the review including:
  - Possible changes to the strategic objectives of the LPPF
  - Possible changes to the implementation tools to achieve the strategic objectives
  - Matters requiring further strategic work to strengthen the strategic objectives of the planning scheme
- Outlines the operational improvements to current planning process recommendations including:
  - Council practices which should be changed, modified or replaced in order for improvements to be made to the planning department
  - Compiling planning application and application for review statistics and other relevant information in a manner suitable for review and analysis at the next audit.

### **1.4 Planning and Environment Act 1987**

Council is the responsible authority for administering and enforcing the Scheme under the *Planning and Environment Act 1987* (the Act) section 12B within this act sets out the requirements for reviewing planning schemes.

This Section states that:

1. A planning authority, which is a municipal council, must review its planning scheme -
  - (a) No later than one year after each date by which it is required to approve a Council Plan under section 125 of the *Local Government Act 1989*; or
  - (b) Within such longer period as is determined by the Minister.
2. A planning authority, which is a municipal council, must also review its planning scheme at any other time that the Minister directs.
3. The objective of a review under this section is to enhance the effectiveness and efficiency of the planning scheme in achieving –
  - (a) The objectives of planning in Victoria; and
  - (b) The objectives of the planning framework established by this Act.

4. The review must evaluate the planning scheme to ensure that it –

- (a) Is consistent in form and content with the directions or guidelines issued by the Minister under section 7; and
- (b) Sets out effectively the policy objectives for use and development of land in the area to which the planning scheme applies; and
- (c) Makes effective use of State provisions and local provisions to give effect to State and local planning policy objectives.

5. On completion of a review under this section, the planning authority must without delay report the findings of the review to the Minister.

## **1.5 Review Process and Methodology**

The Department of Environment, Land, Water and Planning (DELWP) have produced the following practice notes and information relevant to reviewing a planning scheme.

- Practice Note 32 Review of Planning Schemes (June 2015)
- Practice Note 8 Writing a Local Planning Policy (June 2015)
- Practice Note 4 Writing a Municipal Strategic Statement (June 2015)

The Planning Scheme Practice Note refers to the Continuous Improvement Review Kit 2006 (the Review Kit) produced by the Municipal Association of Victoria (MAV) and the former Department of Sustainability and Environment (DSE).

The Review Kit recommends an integrated approach where the planning scheme review is undertaken simultaneously with a Best Value review of Council processes in accordance with Sections 208A to 208E of the Local Government Act 1989. Since the Review Kit was authored the ministerial codes guiding the implementation of the Best Value principals have since been revoked, however the legislation itself remains in place.

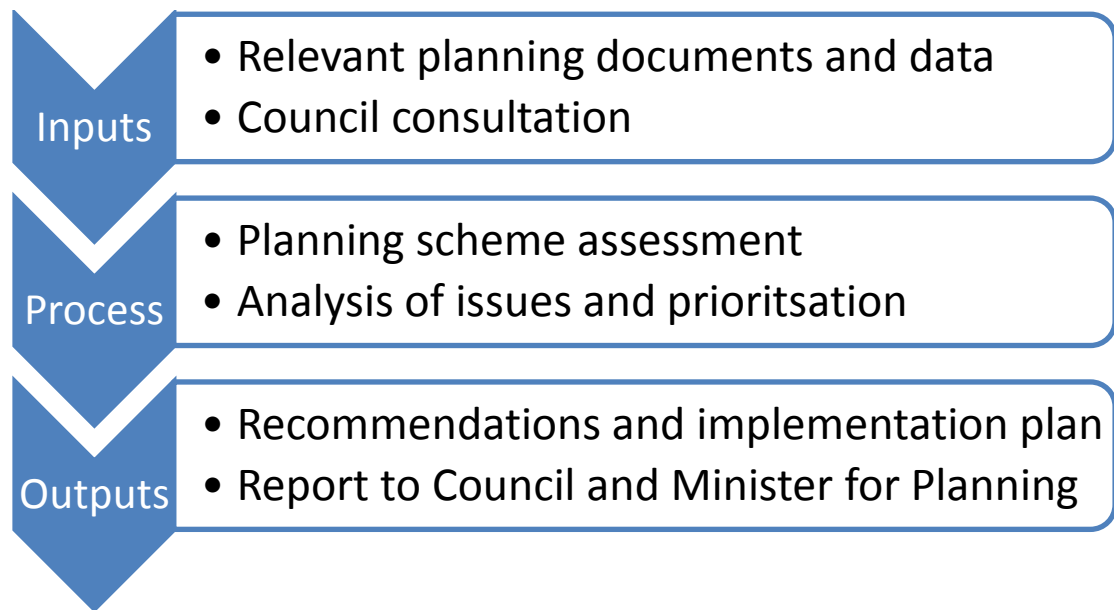
To provide best value to the community and establish a culture of continuous improvement Brimbank adopted the *Business Excellence Framework* 2013/14 (the Framework). The Framework describes the essential leadership and management elements an organisation needs to achieve sustainable service delivery excellence.

This Framework together with the Planning Practice Notes has informed the review, including the following:

- State Government requirements
- Community feedback through extensive consultation sessions for the Brimbank Community Plan Review
- Feedback from Council staff
- Feedback from Statutory Authorities
- Council's knowledge of the planning issues affecting the municipality
- Review of strategies and policies developed since the previous planning scheme review.

The methodology shown in Figure 1 underpins this review and is consistent with the Planning Scheme Practice Note, the Review Kit and fulfils the requirements of Section 12B of the Act. It doesn't include a review of internal Council administrative processes.

**Figure 1: Review Methodology**



## 2. Strategic Land Use Priorities

### 2.1 Community Profile – Who are we planning for?

The City of Brimbank (Brimbank) has a population of 194,319 *Australian Bureau of Statistics - 2016 Census* (ABS 2016 Census). The information below provides further information about the Brimbank community and is also derived from the ABS 2016 Census:

#### Age

Twenty-two percent (22.2%) of Brimbank's population was aged less than 18 years compared to 21.8% in Greater Melbourne. While the Brimbank had a higher proportion of the population aged under 18, proportions ranged from a low of 17.3% in Albion to a high of 34.0% in Derrimut. The five areas with the highest percentages were:

- Derrimut (34.0%)
- Hillside (28.1%)
- Cairnlea (27.4%)
- Deer Park District (26.7%)
- Deer Park (24.3%)

Thirteen percent (13.4%) of Brimbank's population was aged 65 years or more compared to 13.8% in Greater Melbourne. Brimbank had a lower proportion of people aged 65 years or more, proportions ranged from a low of 3.4% in Derrimut to a high of 24.7% in Keilor Park and District. The five areas with the highest percentages were:

- Keilor Park and District (24.7%)
- Keilor District (20.4%)
- Keilor (20.1%)
- Sunshine West (17.0%)
- Ardeer (16.9%)

#### Country of birth

Forty-eight percent (47.9%) of Brimbank's population was born overseas compared to 34.0% in Greater Melbourne. While Brimbank had a higher proportion of persons born in a country other than Australia, it is important to note that this varied across the municipality. Proportions ranged from a low of 22.3% in Keilor to a high of 58.9% in St Albans (West). The five areas with the highest percentages were:

- St Albans (West) (58.9%)
- St Albans (57.9%)
- St Albans (East) (57.3%)
- St Albans District (55.6%)
- Sunshine North (55.6%)

Nineteen percent (19.4%) of Brimbank's overseas born population were new migrants compared to 23.5% in Greater Melbourne. While Brimbank had a lower proportion of new migrants, proportions ranged from a low of 5.3% in Keilor to a high of 40.6% in Albion. The five areas with the highest percentages were:

- Albion (40.6%)
- Sunshine (36.9%)
- Sunshine District (25.6%)
- St Albans (West) (24.8%)
- Harvester Ward (24.5%)

## Language

Thirteen (13.4%) of Brimbank's population were not fluent in English compared to 5.6% in Greater Melbourne. While Brimbank had a higher proportion of people not fluent in English, this varied across the municipality. Proportions ranged from a low of 1.7% in Keilor to a high of 22.6% in Sunshine North. The five areas with the highest percentages were:

- Sunshine North (22.6%)
- St Albans (East) (19.4%)
- Kings Park (19.1%)
- St Albans (18.9%)
- St Albans District (18.3%)

## Persons per dwelling

On average 2.95 persons per dwelling in Brimbank and is higher compared to Greater Melbourne with 2.61 persons per dwelling. While Brimbank had a higher average household size, variation exists across the municipality. Average household size ranged from a low of 2.43 in Albion to a high of 3.64 in Cairnlea. The five areas with the highest averages were:

- Cairnlea (3.64 persons per dwelling)
- Derrimut (3.57 persons per dwelling)
- Deer Park District (3.22 persons per dwelling)
- Taylors Lakes - Calder Park (3.10 persons per dwelling)
- Grasslands Ward (3.05 persons per dwelling)

The five areas with the lowest averages were:

- Albion (2.43 persons per dwelling)
- Keilor Park and District (2.54 persons per dwelling)
- Ardeer (2.58 persons per dwelling)
- Sunshine (2.72 persons per dwelling)
- Keilor District (2.72 persons per dwelling)

## 2.2 Brimbank Community Plan 2009 – 2030 (2013)

The Brimbank Community Plan 2009 – 2030 (Updated 2013) (Community Plan) describes the community's vision and priorities for the next 20 years and establishes a shared basis for joint planning, service delivery, and advocacy. It is the foundation for Council's partnership development with community members, community groups, service providers, local organisations and State and Commonwealth Government organisations. It was used to inform the development of the Brimbank Council Plan (2017 – 2021) (Council Plan) and to assist Council in meeting the objectives of the *Local Government Act 1989* and other State and Commonwealth legislative and policy requirements.

The Community Plan is informed by Brimbank's demographic profile and indicators of health and wellbeing, economic development and environmental sustainability. Council has commenced an update of the next iteration of the Community Plan which will be completed in 2018.

## 2.3 Brimbank Council Plan 2017-2021

The Council Plan sets out agreed objectives, activities and strategic indicators for Council to achieve its strategic directions for:

1. An Inclusive Community
2. A Liveable Community
3. A Prosperous Community
4. An Innovative and Responsive "Community First" Council.

The Council Plan informs Council's work over a 4-year period. These strategic objectives relevant to land use planning including:

- Our community members are safe, healthy and well
- People have opportunities to participate in community life
- People can get around easily of foot, by bike, car or public transport
- Our community lives sustainably
- The natural environment supports thriving biodiversity that is protected and well connected
- The urban environment supports a growing population in designated areas while respecting neighbourhood character and heritage where appropriate
- People are able to access quality education and lifelong learning opportunities
- People are able to find and maintain jobs that provide income security
- The local economy is strong and provides opportunities for the community to thrive
- Housing is of good quality, well located and affordable

The Council Plan was informed by community engagement undertaken in February and March 2017.

In accordance with Practice Note 04 Writing a Municipal Strategic Statement (2015) (PPN: 04) the Brimbank MSS should reflect and implement the relevant actions of the Council Plan. The Strategic Land Use Vision of the MSS should reflect the relevant strategic initiatives that are included in the Council Plan.

### 3. Previous Planning Scheme Review (2010 -12)

The Scheme was evaluated in August 2010 which was the first review since the new format planning scheme was introduced in 1999. This review was followed by a reformatting and update of the content of the MSS to reflect significant strategic work that had been completed since 1999. The revised MSS was introduced into the Scheme through Amendment C93 in March 2012. The amendment was the subject of a Planning Panel Report which supported the new MSS format.

In December 2015 a preliminary assessment of the Scheme was completed including an overview of the operation of the scheme and the identification of outdated reference documents, and updates to the Scheme. The assessment did not include an audit the planning scheme or a program to further review of zones, overlays and the MSS.

The current review will need to consider significant changes that have recently occurred in State Planning policy including the completion of Plan Melbourne, the introduction of new zones, and a greater focus on environmental sustainability including climate change and heat island impacts, as well as extensive strategic planning project work undertaken by Council.

## 4. Councillor Workshop – Key Planning Issues

Council will be conducting community consultation to inform the review of the Scheme. The first step in this process was a Councillor workshop on 15 September 2017 to provide an opportunity for the Councillors to discuss their preferred future directions and strategic priorities over the next three years.

A summary of the key areas covered is provided below:

### **Desired change over the next 10 – 20 years**

A range of changes were identified including: Increased community support; Social cohesion; A greener and more sustainable Brimbank; Protection and celebration of heritage; Quality built form and design excellence; Vibrant activity centres; Gentrification; Young people staying in Brimbank; improved access and movement around Brimbank; Increased private sector development; An operating National Employment and Innovation Cluster; More local jobs; World class education and training; A healthier and more active community; and Aged care and accommodation.

### **Key themes and future directions**

The following opportunities and aspirations were discussed in relation to future strategic directions:

- Culture & heritage - Celebrate heritage (built form, industrial heritage, Sunshine Harvester), and consider opportunities for virtual tours, markets, festivals, facilities and events, promote reuse of heritage built form, promote cultural centres (Maltese, Greek, Vietnamese, Indigenous), and embrace change, and preserve what is important
- Activity Centres - Improved design through shared, active, safe, sustainable and liveable spaces, promote innovation, amenity and street life, provide good access to transport and services, showcase culture, and integrate the natural environment
- Local transport and parking - Improved car parking facilities, including an overlay / cash in lieu scheme, flexible / multi use structures to cater for technology including driverless cars that can be converted if car reliance changes, potential for Council run transport services, completed cycling network, modal change away from car reliance, developer contributions for local transport
- Jobs, employment and education plus productive land - Continued promotion of Brimbank's strategic location and metropolitan and regional connectivity, capacity for more development, appropriately zoned and affordable employment land, industry responsive education and speciality schools, improved partnerships between education and industry, future proofing and flexibility to adapt to change, investment attraction, innovation through research and industry, entrepreneurialism and start-ups to retain local expertise
- Community Facilities - Provision of community facilities within future development, development contributions to fund provision of facilities, appropriate social policy development, mixed use development to maximise use of community facilities, integration of residential and open space, co-located community facilities, flexible spaces, and alignment between strategic plans and the planning scheme
- Resilient city, environment and open space - Agricultural use of green wedge, maximise use of open spaces, water harvesting, composting, green / sustainable buildings, use of renewable energy, healthy waterways, innovation in waste, industrial ecology, community education about sustainability / resilience, and more market gardens
- Housing location and density - Council to lead design excellence, more affordable / social housing including inclusionary zoning, flexible housing, customised design requirements, open space contributions, diversity of lot sizes, more private open space, shared spaces including communal gardens, and housing for all life stages



- Built Form and Public Realm - Improved aesthetics and facades, improved surveillance, environmental sustainable design including heat island mitigation and established design standards

A range of ideas were discussed where the Scheme and other approaches could be used to address some of the above aspirations, including provisions to promote particular uses, inclusionary zoning, schedules to zones and overlays to protect or require specific outcomes, neighbourhood character objectives, the establishment of policies, precinct plans, design guidelines and infrastructure plans, provisions to provide contributions toward infrastructure like car parking, development incentives, and fast tracking processing of planning applications.

### **Priority setting**

A discussion was held about the potential priorities for strategic work over the next three years including:

- Year 1: Jobs, Transport and Activity Centres
- Year 2: Housing, Resilient City and Community Facilities
- Year 3: Built Form and the Public Realm, and Tourism (including the visitor economy)

It was also considered that a linear 1-3 year structure may not be the most appropriate way forward as good planning is very much about the integration of land use and infrastructure rather than seeing things in 'silos'. Some elements like quality urban design are fundamental values that flow through all of the work of Council.

Community consultation will be conducted in early 2018 to further inform the land use vision for Brimbank and strategic land use priorities. The consultation will be conducted around the key themes in the Scheme including Settlement (incorporates Activity Centres and Industrial land); Environmental and Landscape Values; Environmental Risks; Natural Resource Management; Built Environment and Heritage; Housing; Economic Development; Transport; and Infrastructure (incorporating community infrastructure). The consultation will involve online engagement and facilitated workshops. The results of the consultation will be reported to Council and inform the drafting of the MSS. The introduction of the MSS and other changes to the Scheme will involve statutory consultation as part of the amendment process.

## 5. State and Local Policy Initiatives

The following state and local plans, policies, strategies and initiatives will inform the review of the Scheme and will impact on the form, content and performance of the planning scheme. Many of these have been introduced after the last review of the Scheme in 2010. These policy initiatives are also assessed to ensure consistency between State and Local Planning Policy Frameworks and identify where gaps in policy exist.

### 5.1 State Plans

#### *Plan Melbourne*

Plan Melbourne is the Victorian Government's metropolitan strategy to guide the Melbourne's growth to 2050. Plan Melbourne was introduced into all planning schemes in June 2014 through Amendment VC106 removing all reference to the Metropolitan Planning Strategy Melbourne 2030 and a direction added to consider and apply the strategy Plan Melbourne.

Plan Melbourne focused on integrating land use, infrastructure and transport planning that would support jobs and growth and within a 20 minute city/neighbourhood.

In 2015 the State government decided to refresh Plan Melbourne, and the Plan Melbourne Refresh Discussion Paper (Discussion Paper) was released in October 2015. This Discussion Paper proposed updates to Plan Melbourne to reflect a long term strategy for housing, increasing jobs and liveability, integrating public transport and infrastructure and addressing climate change to 2050. The refreshed Plan Melbourne was completed and introduced to planning schemes in early 2017.

A key change from the 2014 Plan Melbourne is the inclusion of a 5-year Implementation Plan that includes 112 actions. The Plan Melbourne outcomes and directions relevant to Brimbank include:

**Outcome 1: Melbourne is a productive city that attracts investment, supports innovation and creates jobs**

Direction 1.2 Improve access to jobs across Melbourne and closer to where people live

**Outcome 2: Melbourne provides housing choice in locations close to jobs and services**

Direction 2.1 Manage the supply of new housing in the right locations to meet population growth and create a sustainable city

Direction 2.2 Deliver more housing closer to jobs and public transport

Direction 2.3 Increase the supply of social and affordable housing

Direction 2.5 Provide greater choice and diversity of housing

**Outcome 3: Melbourne has an integrated transport system that connects people to jobs and services and goods to Market**

Direction 3.3 Improve local travel options to support 20-minute neighbourhoods

**Outcome 4: Melbourne is a distinctive and liveable city with quality design and amenity**

Direction 4.1 Create more great public places across Melbourne

Direction 4.3 Achieve and promote design excellence

Direction 4.4 Respect Melbourne's heritage as we build for the future

Direction 4.5 Plan for Melbourne's green wedges and peri-urban areas

Direction 4.6 Strengthen community participation in the planning of our city

**Outcome 5: Melbourne is a city of inclusive, vibrant and healthy neighbourhoods**

Direction 5.1 Create a city of 20-minute neighbourhoods

Direction 5.2 Create neighbourhoods that support safe communities and healthy lifestyles

Direction 5.3 Deliver social infrastructure to support strong communities

Direction 5.4 Deliver local parks and green neighbourhoods in collaboration with communities

**Outcome 6: Melbourne is a sustainable and resilient city**

Direction 6.1 Transition to a low-carbon city to enable Victoria to achieve its target of net zero greenhouse gas emissions by 2050

Direction 6.2 Reduce the likelihood and consequences of natural hazard events and adapt to climate change

Direction 6.3 Integrate urban development and water cycle management to support a resilient and liveable city

Direction 6.4 Make Melbourne cooler and greener

Direction 6.5 Protect and restore natural habitats

Direction 6.6 Improve air quality and reduce the impact of excessive noise

Direction 6.7 Reduce waste and improve waste management and resource recovery

Plan Melbourne particularly identifies the Sunshine National Employment and Innovation Cluster, the Sunshine Metropolitan Activity Centre, the Sydenham Major Activity Centre, The St Albans Activity Centre, and southern part of the municipality as part of a state significant Western Industrial Precinct as that will be the focus of future growth within the municipality.

A summary of the Plan Melbourne Implementation Actions (2017-2050) that will have an impact on future Brimbank projects/work programs include:

- Developing land use and infrastructure plans for the national employment and innovation clusters (NEIC), i.e. Sunshine
- Develop Business investment strategies for the Sunshine NEIC
- Review planning provisions for health and education precincts i.e. Sunshine Health and Education Precinct
- Strengthen regional significant industrial precincts in established urban areas for employment-generating activities i.e. Western Industrial Precinct which includes Derrimut and Brooklyn Industrial Precincts
- Planning for activity centres – undertake performance review of centres
- Plan for employment growth – assessing suitability of established industrial and commercial areas
- Prepare regional housing plans and precinct structure planning guidelines
- Identify and protect land for future transport corridors, including freight, develop a strategy for future gateways
- Work to identify local networks of cycling and pedestrian links
- Establish local transport forums
- Improve access to justice services
- Increase community participation in planning
- Improve place making for public places
- Promote excellence in design, update urban design guidelines
- Work with government to develop planning provisions for the Maribyrnong River
- Identify opportunities for emerging creative industry and facilitate development
- Identify tourism infrastructure opportunities and requirements
- Plan for multi-purpose sporting facilities
- Ensure heritage assets are protected, including Aboriginal cultural heritage
- Review Green Wedge Management Plans – in accordance with State policy
- Embed the 20 minute neighbourhood within the planning scheme
- Plan for neighbourhood community and wellbeing and education services
- Lead by example on environmentally sustainable development, improve efficiency of existing buildings
- Implement adaptation and risk mitigation strategies – once developed by State Government
- Protect water and sewerage infrastructure – integrated water management
- Assist with the whole of government approach to greening and cooling Melbourne

In addition to these implementation matters, the State government is tasked with undertaking the development of a large number of regional and metropolitan strategies, including:

- Developing Land use framework plans for each metropolitan region
- Urban design
- Integrated transport
- Waste and resource recovery management
- Open space
- Guidelines for separation of sensitive uses
- Metropolitan neighbourhood index
- Review of Green Wedge planning provisions
- Waterway corridor master plans
- Guidelines for affordable housing
- Streamlining planning processes
- Activity centre guidelines

### ***Homes for Victorians***

'Homes for Victorians' builds on Plan Melbourne, and initiatives to reform the Residential Tenancies Act 1997, the Better Apartment guidelines and the Family Violence Housing Blitz. It also builds on work to better connect Victorians with services and infrastructure, from schools to health care, roads to public transport. It includes a range of initiatives for first home buyers in relation to stamp duty, the first home owner grant, co purchase, long-term leases, and building and redeveloping more social housing.

### ***Cycling strategy – Victorian Government***

The Victorian Government is committed to delivering cycling projects and programs that focus on safety and increasing cycling participation across Victoria. To reflect these commitments and guide investment in cycling, the department is leading an update of Victoria's cycling strategy and developing a new cycling action plan. The updated cycling strategy will align with other relevant government priorities and plans to ensure investments meet the needs of all bike riders. Updates of Brimbank's Walking and Cycling Strategy will align with the State governments plan.

### ***Protecting Victoria's Environment - Biodiversity 2037***

Protecting Victoria's Environment – Biodiversity 2037 (PVEB) is Victoria's plan to stop the decline of native plants and animals and improve the natural environment so it is healthy, valued and actively cared for. Coupled with reviews of the *Flora and Fauna Guarantee Act 1988* and native vegetation clearing regulations, the Plan will ensure that Victoria has a modern and effective approach to protecting and managing Victoria's biodiversity. Council has endorsed the draft Habitat Connectivity Strategy for consultation, which also aligns with the PVEB.

### ***Victorian Infrastructure Plan - Victoria's 30-Year Transport Strategy***

The infrastructure Victoria plan aims to provide improvements to the transport system to connect work, education, communities and there is also a focus on securing Victoria port capacity. Following extensive consultation on the plan, Infrastructure Victoria has provided a range of priorities and possibilities to government. The Government will respond later this year. The adopted position provided by the Government will have implications to land use planning in Brimbank.

### ***Victorian Governments Principal Public Transport Network***

The Principal Public Transport Network (PPTN) is managed by the State government, is a key component of Plan Melbourne, and is reflected in planning schemes across Victoria.

The PPTN is a statutory land use planning tool in the Scheme that supports integrated land use and transport planning by providing certainty to planners and the community about locations that are, or will be, served by high-quality public transport. The PPTN is an incorporated document under Clause 81.01 of the Victoria Planning Provisions and must be taken into account by responsible authorities in decision-making. The PPTN reflects the network of current public transport services, and supports integrated transport and land use planning, by encouraging more

diverse and dense development near high-quality public transport to help support public transport usage.

## **Reformed Zones**

### **Commercial Zones**

New Commercial 1 (C1Z) and Commercial 2 Zones (C2Z) were gazetted on 15 July 2013. The purpose of the reformed commercial zones was to provide greater flexibility and growth opportunities for commercial and business centres and to allow for a wider range of uses that will support more mixed use development and employment.

The C1Z replaced the Business 1 Zone, Business 2 Zone and Business 5 Zone, The C2Z replaces Business 3 Zone and Business 4 Zone.

### **Industrial Zones**

At the same time, reformed industrial zones were also introduced. The reformed industrial zones were intended to support business investment and industry by responding to new and emerging trends regarding the mix of industry, office and some forms of limited retail, and provide greater incentive for business investment.

Key changes to the industrial zones included:

- Removal of the default floor space area restriction for an office in the Industrial 1 Zone (IN1Z), Industrial 2 Zone (IN2Z) and Industrial 3 Zone (IN3Z), with the ability to specify locally set floor area caps.
- Allow a small scale supermarket of up to 1800 square metres with associated shops totalling 500 square metres, and allow convenience shops in the Industrial 3 Zone to create commercial opportunities and competition.

### **Residential Zones**

Reformed residential zones were introduced into the Victoria Planning Provisions on 1 July 2013 to give greater clarity about the type of development that can be expected in any residential area.

Three new zones, the (NRZ), the General Residential Zone (GRZ) and the Residential Growth Zone (RGZ) were introduced to replace the existing Residential 1 Zone, Residential 2 Zone and Residential 3 Zone. Some minor changes were also made to the Mixed Use Zone (MUZ). These zones were applied to the Brimbank Planning Scheme on 6 November 2014.

These same zones were further amended in March 2017 by introducing more specific 'purposes' to each zone, mandatory height controls and the mandatory provision of a 'garden area' for all residential development.

These changes also require Council to introduce neighbourhood character objectives and character statements for each schedule to the residential zones. Council has 3 years in which to undertake the necessary strategic work to develop and introduce these neighbourhood character guidelines and character statements into the Scheme.

The State government are expected to develop neighbourhood character assessments/guidelines and a Practice Note clarifying the application of the zones, definition of the garden area and clarify mandatory and discretionary building heights.

## **Vic Smart**

The VicSmart planning provisions were introduced into the Victoria Planning Provisions (VPP's) and all planning schemes on 19 September 2014 to streamline the assessment process for straightforward planning permit applications.

Key features of VicSmart include:

- A 10 business day permit process
- Prescribed information requirements
- No advertising of applications.

Further amendments to VicSmart in March and July 2017 included further classes of VicSmart applications, such as:

- Building and works up to \$1 million in industrial areas
- Building and works up to \$500,000 in commercial and some special purpose areas
- Small scale types of buildings and works in selected overlays
- Subdivision, advertising signs and car parking.
- A single storey extension to a single dwelling where specific design criteria are met
- Buildings and works up to \$100,000 in residential zones, where not associated with a dwelling.

### ***Reformed Development Contributions System***

On 11 October 2016, the Minister for Planning introduced a new Ministerial Direction that provides guidance on the preparation and content of Development Contribution Plans. This Direction has informed the Brimbank Municipal Development Contributions Plan and Overlay that is to be implemented through Brimbank Planning Scheme Amendment C187. Amendment C187 has been approved by the Council and forwarded to the Minister of Planning for his approval.

### ***Better Apartments Design Standards***

The State government released the Design Standards in December 2016 and they were included in all planning schemes in March 2017.

Apartment developments of five or more storeys in a residential zone will be assessed against selected Clause 55 standards (in the Brimbank Planning Scheme) as well as the Better Apartments Design Standards to ensure that development reflects the existing or preferred urban context. All apartment developments in other zones will also be assessed using these Standards.

### ***Major Hazard Facilities***

An Advisory Committee was convened under Section 151 of the Planning and Environment Act 1987, to provide the Minister of Planning advice on how risks and amenity around Major Hazard Facilities (MHF) might be better managed and how the principles for applying land use buffers may be applied to other land uses with adverse amenity potential. The Advisory Committee's report was released on 19 July 2016 and includes the following key recommendations:

- Amend the SPPF to include in Clause 13 – Environmental Risks.
- Apply the Environmental Significance Overlay with separate schedules for WorkSafe's Inner and Outer Planning Advisory Areas to provide a more responsive approach to managing development associated with sensitive uses.
- Develop a Ministerial Direction under Section 7(5) of the Planning and Environment Act 1987 and an associated Planning Practice Note to guide the development of local policy and the application of the Environmental Significance Overlay and schedules to planning around Major Hazard Facilities.
- Modify the Clause 65 Decision Guidelines to include an additional decision guideline to refer to hazards associated with Major Hazard Facilities.

These recommendations require action from the State Government to implement to change planning provisions that can then be applied at the local level.

### ***Smart Planning***

Launched in July 2016, Smart Planning is a two-year program to reform Victoria's planning system

Smart Planning's objectives are to:

- simplify planning regulation – to improve the quality, consistency and efficiency of planning decision making
- develop digital systems that allow citizens, industry and government to more easily access and understand planning rules and processes.

Changes will include:

- a planning system able to more quickly and effectively respond to evolving needs in land use and development
- standardising planning scheme amendment processes, reviewing the SPPF, new templates
- integration of State, Regional and Local policy framework

Processes will be made more efficient by:

- developing a simple and automated planning applications and enquiry system
- improving land-use policy implementation and planning system management
- providing better access to planning information and policy, that is easier to understand.

These initiatives will be introduced by State government through planning scheme amendments from late 2017 and throughout 2018.

### ***National Airports Safeguarding Framework (NASF)***

VC128 approved 8 October 2015, introduced the National Airports Safeguarding Framework as a policy guideline at Clause 18.04-1 of the SPPF. The NASF is an agreed framework aimed to minimise amenity impacts for development near airports and ensures aviation safety requirements are recognised in land use planning decisions. The Amendment support State Planning Policy and government commitment to avoid urban encroachment into airport flight paths and to protect the curfew free status of Melbourne Airport.

The NASF also identifies 'N' contours that show an extensive area surrounding the airport that could be affected by aircraft noise. While Melbourne Airport support the use of these contours to manage urban density within proximity to the Airport, these contours have no status or application in the planning scheme.

### ***Metropolitan Waste and Resource Recovery Implementation Plan***

The Metropolitan Waste and Resource Recovery Implementation Plan brings together state wide priorities set out in the State-wide Waste and Resource Recovery Infrastructure Plan and applies them within the metropolitan context to ensure the waste and resource recovery system is integrated and provides an essential community service.

The Metropolitan Implementation Plan's objectives are to:

- Reduce waste sent to landfill
- Increase organic waste recovered
- Deliver community, environmental and economic benefits
- Plan for Melbourne's growing population.

## **5.2 Regional Plans**

### ***Greening the West***

Greening The West is a regional initiative that aims to deliver positive health and social outcomes and enhanced liveability for communities in the west of Melbourne through the development of green spaces. It supports a number of federal, state and local government policy drivers including preventative health, economic development, and environmental sustainability. City West Water and the western municipalities of Brimbank, Hobsons Bay, Maribyrnong, Melton, Moonee Valley and Wyndham have endorsed the strategy. One of the key initiatives in the strategy is to plant 1 million trees within the region by 2030.

### ***Healthy Waterway Strategy (2013)***

The Healthy Waterway Strategy is a Melbourne Water strategy for managing rivers, estuaries and wetlands. Brimbank waterways include rivers, estuaries and wetlands which play a central role in many aspects of daily life and provide the foundation for complex ecosystems, important to the region and municipality's productivity and liveability.



Melbourne Water is primarily responsible for ensuring that waterways in the Port Phillip and Westernport region are protected and improved on behalf of the community. Council works in partnership with Melbourne Water to support delivery of the Strategy.

### ***Maribyrnong River Valley Urban Design Guidelines (2010)***

The Maribyrnong River Valley Urban Design Guidelines is an overarching framework to help achieve greater planning consistency along the river valley, through the municipalities of Hume, Moonee Valley, Brimbank, Maribyrnong and Melbourne.

The Guidelines set out a broad vision for a healthy, vibrant river with quality open space, good walking and cycling trails and sensitive development that protects the river's natural and urban features.

Council endorsed the Guidelines in 2010 and has integrated its objectives into the Scheme through the application of an Environmental Significance Overlay (ESO) along the length of the Maribyrnong River (Amendment C146) in Brimbank.

### ***Metropolitan Partnerships***

Six Metropolitan Partnerships have been created across Melbourne by the Department of Economic Development, Transport, Jobs and Resources (DEDTJR) to recognise that local communities are best placed to advise on what the issues and priorities are for their region. The Western Metropolitan Partnership comprises representatives from Wyndham, Melton, Brimbank, Moonee Valley, Maribyrnong and Hobsons Bay.

The membership of each Partnership includes eight community and business representatives with varied backgrounds, experiences and networks, the CEO of each of local government in that region, a Deputy Secretary from the Victorian State Government, and a representative from the Commonwealth Government.

The Partnerships will identify opportunities for driving improved social, economic and environmental outcomes and advise the government on actions that can make a real difference to the liveability and prosperity of their metropolitan region.

### ***Western Metropolitan Regional Planning Group***

DELWP have established the Western Metropolitan Regional Planning Group to develop the Western Metropolitan Region Land Use Framework Plan to plan for population growth, jobs, housing, infrastructure, major transport improvements, open space and urban forests.

## **5.3 Local Plans**

### ***Brimbank Electronic Gambling Policy (updated 2015)***

The Electronic Gambling Policy establishes Council's position on electronic gaming, in particular Electronic Gaming Machines (EGMs), and details what Council will do to minimise the detrimental social and economic impacts of electronic gambling and support community wellbeing.

The policy aims to:

- a. Minimise the detrimental social and economic impacts of EGMs and other forms of electronic gambling
- b. Support public health and the wellbeing of the Brimbank community.

The Policy recognises that problem gambling is a significant public health issue for Brimbank and also acknowledges that EGMs are a legal form of entertainment in Victoria. The Policy seeks to minimise the detrimental economic and social impacts of electronic gambling, in particular EGMs and is structured around Council's four key roles in influencing the impacts of electronic gambling, Plan; Lead; Partner; and Advocate.

Brimbank Planning Scheme Amendment C41, which was gazetted in July 2014, amended the LPPF at Clause 21.11-2 Gaming by updating and adding content to accord with the Brimbank Electronic Gambling Policy (2010-2013) and the Brimbank Electronic Gambling Action Plan (2010-2013).



A further amendment will be required to include the updated Brimbank Electronic Gambling Policy (2015) in the Scheme.

### ***St Albans Activity Centre Precinct Structure Plan 2011 (Revised July 2015)***

The land use and development directions identified in the St Albans Activity Centre Precinct Structure Plan were introduced into the Scheme through Amendment C150 which was gazetted on 31 August 2017. The amendment applies to land within the St Albans Activity Centre which includes the Commercial 1 zoned land, and the surrounding residential area, bounded by Alexina Street and McIvor Road to the north, Walmer Avenue and Beaver Street to the east, Pennell Avenue and Kate Street to the west and Howardson Circuit and the transmission easement to the south, St Albans.

The amendment introduced Schedule 9 to the Design and Development Overlay (DDO9) over the St Albans Activity Centre. The new Schedule guides future development within the St Albans Activity Centre in accordance with the objectives and directions of the St Albans Activity Centre Precinct Structure Plan 2011 (Revised July 2015).

### ***Brimbank Housing Strategy - Home and Housed (2014)***

The Brimbank Housing Strategy - Home and Housed, 2014 (Housing Strategy) provides the basis for how Council ensures that housing growth is managed into the future and emphasises the importance of appropriate location, good design, housing diversity and neighbourhood infrastructure. It provides guidance on the location, type and form of housing within the municipality. It is also a plan to enable Council to accommodate a growing population with changing housing needs, and also encourages affordable, accessible and adaptable housing in the future. The strategy also seeks to protect the character and heritage values of residential neighbourhoods in the municipality.

With the introduction of the new residential zones further work is required to:

- Include within the existing schedule preferred development objectives in the Residential Growth zone - Schedule 1
- Include within the schedule existing neighbourhood character objectives in the GRZ Schedule 1
- Include within the existing schedules the neighbourhood, heritage, environment or landscape character objectives to be achieved for the areas in the Neighbourhood Residential Zone Schedules 1 & 2.

### ***Keilor Village Vision Document (2015)***

The Keilor Village Vision Document 2015 (Vision Document) has been introduced into the Scheme through Amendment C162 which was gazetted on 24 March 2016. The amendment affected the shopping areas fronting the Old Calder Highway from Kennedy Street to Flora Street and those to the rear of Arabin Plaza, which are currently located in the Commercial 1 Zone (C1Z). It also applies to the lots on the opposite (south side) of the Old Calder Highway which have a frontage onto the Highway. These lots comprise of a mix of community, commercial and residential uses.

The amendment introduced Schedule 10 to the Design and Development Overlay (DDO). The new Schedule guides future development in the Keilor Village Activity Centre in accordance with the objectives and directions of the adopted Vision Document. The document reflects the aspirations of local residents and their desire for an attractive and sustainable community, with a broad retail service offer, and ensuring that its distinctive natural, historic and semi-rural character is protected and enhanced.

### ***Sustainable Water Management Strategy (2013-2023)***

The Sustainable Water Management Strategy 2013-2023 (SWMS) has been developed as part of Council's vision for a water sensitive municipality with healthy waterways, under the Brimbank Sustainability Framework.

The SWMS outlines Council's commitment to capturing the social, economic and environmental benefits of an integrated water cycle Management approach to improve water efficiency, 'fit-for-purpose' alternative water sources, stormwater management, and improved stormwater water quality.

The Living Brooklyn Strategy (2015) was developed to provide a place based approach to water management in the Brooklyn Industrial Precinct and includes a range of planning and other measures for Council and stakeholders. Some of the land use and development provisions associated with the Strategy were implemented through Brimbank Planning Scheme Amendment C177 which was gazetted 25 August 2016 and introduced Schedule 11 to the DDO, to provide design guidance for future development within the Precinct.

### ***Brimbank Heritage Strategy (2013-2015)***

The Brimbank Heritage Strategy provides the basis for Council's heritage work program, and is founded on four key themes including identification, protection, management and promotion of heritage assets within the municipality.

The Heritage Strategy is currently being updated and will continue to have implications for the Scheme through heritage gaps studies that may be undertaken and the potential for additional sites and places of heritage significance to have a Heritage Overlay applied.

### ***Albion Neighbourhood Plan (2013)***

The Albion Neighbourhood Plan (ALP) is a local area plan which was initiated as a result of Regional Rail works that reduced access to the eastern part of Albion. The ALP identified a range of actions to improve access, public amenity, development and character. The neighbourhood character objectives identified in this ALP will be examined in the neighbourhood character work required under the guidelines of the revised residential zones released in March 2017.

### ***Brimbank Biodiversity Strategy (2012-2022)***

The Biodiversity Strategy replaces the Natural Heritage Strategy 1999 which is currently a reference document in the Scheme.

The Biodiversity Strategy has been developed as part of Council's commitment to protect, maintain and enhance biodiversity within the municipality. The strategy provides direction to protect and increase the diversity and sustainability of remnant vegetation and fauna habitat across the municipality, and identifies best practice biodiversity protection, use of adaptive management techniques, and promotes increased connectivity of biodiversity.

The Brimbank Biodiversity Strategy provided the strategic basis for Brimbank Planning Scheme Amendment C147, gazetted in February 2014, and applied the Environment Significance Overlay.

This Strategy is currently undergoing a review and is due to be completed mid 2018.

### ***Draft Brimbank Habitat Connectivity Plan 2017***

Council has endorsed the draft Brimbank Habitat Connectivity Plan 2017 for consultation which if adopted will require a planning scheme amendment to apply Environmental Significant Overlays over the identified corridors to protect and create habitat for Brimbank's native flora and fauna.

### ***Community Safety Strategy (2015-2019)***

The Community Safety Strategy reflects Council's vision for Brimbank to be a safe, healthy and connected community. The land use and development aspects of the Strategy were in part delivered through Brimbank Planning Scheme Amendment C153 which introduced additional Crime Prevention through Environmental Design (CPTED) principles as part of the MSS, and was gazetted on 8 August 2013.

Amendment VC136 also introduced state-wide planning requirements for apartment developments including urban design requirements to improve safety.

### ***Disability Action Plan (2012-2016)***

The Disability Action Plan (DAP) aims to reduce barriers to people with disabilities accessing goods, services and facilities, support education and employment pathways, promote inclusion and participation in the community and achieve changes in attitudes and practices which discriminate against people with disabilities. It maintains a commitment to the principles of equality, choice, diversity, non-discrimination and access to quality services.

The DAP also promotes universal design in all housing developments and renovations, which is also reflected in the 'Home and Housed', and is incorporated in the MSS through Brimbank Planning Scheme Amendments C158 and C166. Amendment VC136 introduced state-wide planning requirements for apartment developments including access.

### ***Industrial Land-Use Strategy (2012)***

The Industrial Land-Use Strategy (ILUS) plays an important role in ensuring that Brimbank's industrial areas thrive and facilitate a more diverse industry base and employment opportunities. It identifies industrial areas which are functioning well and do not require intervention, those which are viable as industrial locations but require strategic intervention, and those which are no longer viable for industrial uses, or in transition, and could be considered for rezoning to facilitate alternative uses.

The ILUS will be the subject of further work to ensure it is consistent State government reform of zones, which now allow greater flexibility in relation to retail uses in industrial areas, and also consider further application of the Commercial 2 Zone.

### ***Brooklyn Industrial Precinct Strategy - 'The Brooklyn Evolution' (2012)***

Brooklyn Evolution provides a long term land use, activity and transport strategy to improve amenity, economic, image, infrastructure and environmental outcomes for the Brooklyn Industrial Precinct. The Plan informs a significant program of work that Council and other stakeholders are undertaking.

Brimbank Planning Scheme Amendment C177 implements in part some of the land use and development recommendations Brooklyn Evolution and was gazetted on 25 August 2016.

### ***Sunshine Town Centre Structure Plan (2014)***

The Sunshine Town Centre Structure Plan (STCSP) outlines Council's strategy for realising the Sunshine Town Centre's full potential, and transforming it into the capital of Melbourne's West.

The Structure Plan provides an integrated plan for the future development of the Town Centre which is recognised as a Metropolitan Activity Centre in Plan Melbourne, and will guide decision making about land use and development, community and cultural services and facilities, the public realm, access and movement, and ongoing business development. The Plan also aligns with the Sunshine Rising Business Plan and Implementation Plan (2012) which underpins Council's place management program for the Centre.

Brimbank Planning Scheme Amendment C105 implements the land use and development recommendations within the STCSP, and was gazetted by the Minister of Planning in December 2015.

### ***Green Wedge Management Plan (2010)***

The Green Wedge Management Plan (GWMP) provides a vision and objectives for the Brimbank component of the Sunbury Green Wedge. The plan provides direction for future land uses and management. It is aimed at achieving sustainable management of the area and protection of the environmental, biodiversity, cultural heritage and scenic landscape values. The GWMP identified a number of zoning anomalies within the green wedge area and these were addressed through Brimbank Planning Scheme Amendment C147.

The Rural Living Investigation Area Land Use, 2016, examined the potential for State government to consider a different zone in the area defined as 'rural living' in North Keilor, and concluded that this was unlikely, and considered land use and development options that are allowed in the zone.

The GWMP requires review and further consideration of land use and development potential within an area where access to irrigation is restricted and land uses are limited by the Melbourne Airport Environs Overlay.

### ***Brimbank Economic Development Strategy (2016-2020)***

The Brimbank Economic Development Strategy (2016-2020) (BEDS) has been developed to assist in positioning Brimbank for further growth and development and provides the basis for a five year Economic Development Strategy Implementation Plan, which Council adopted in 2017.

The vision for Brimbank is that it will be recognised 'as the economic hub of Melbourne's west ... (and)... be characterised by dynamic, competitive and innovative businesses; accessibility and connectivity; economic and social participation and wellbeing; vibrant places and high quality development; environmental resilience; and leadership, collaboration and partnerships.'

The BEDS seeks to increase opportunities for business activity and investment, facilitate participation in employment and education, build the competitiveness and resilience of the Brimbank economy, and support the ongoing economic wellbeing of the community.

The BEDS provides a range of actions under five key theme areas; Business Development and Innovation; Investment Attraction and Facilitation; Social and Economic Participation; Place Development, and Effective Leadership.

### ***Brimbank Activity Centre Strategy (2008)***

The Brimbank Activity Centre Strategy, 2008, (BACS) sets out policies and actions aimed at improving each activity centre in the municipality in terms of economic performance, accessibility, environmental sustainability and urban character.

The BACS consists of two parts; Part One establishes the hierarchy of the activity centres in Brimbank and outlines policies for the use, design, development and management of the centres; and Part Two includes Place Reports which summarise the principles and policies contained in the strategy as they apply to each activity centre in the municipality.

Since completion of the BACS there has been a range of developments that impact on activity centres including a number of changes to the Victorian Planning Provisions (VPPs), the introduction of Plan Melbourne, reform of zones, and land use changes within Brimbank.

A review of the Strategy is currently underway and will re-establish strategic direction for investment and business development for Brimbank activity centres.

### ***Draft Sunshine National Employment and Innovation Cluster Framework Plan***

The Victorian Planning Authority (VPA) is developing a Sunshine National Employment and Innovation Cluster (SNEIC) Framework Plan (Framework Plan) which has an outlook to 2050. The SNEIC is a 20 hectare area centred on the Sunshine Hospital extending to the Sunshine Metropolitan Activity Centre to the St Albans Major Activity Centre. The Framework Plan will establish a vision of future development, the scale of change, and a strategy for managing growth.

Council has submitted the Sunshine National Employment Cluster – Background Report 2015, which identifies opportunities and constraints for future growth and development, and provided further a further submission which was endorsed by Council at its Ordinary Meeting on 18 April 2017.

It is anticipated the VPA will complete the Framework Plan in 2018.

### ***Sunshine Health Wellbeing and Education Precinct (SHWEP)***

Council is working in partnership with the VPA to establish a strategic land use and development plan for the SHWEP. The SHWEP is within the SNEIC and is focused on and around the existing Sunshine Hospital, from the Western Ring Road, to just west of Ginifer Station.

The strategic plan is likely to recommend some rezoning, design and development provisions, and infrastructure and public realm improvements. Work has commenced to form a reference group to inform preparation of a strategic plan.

### ***Brimbank Urban Forest Strategy (2015)***

The Brimbank Urban Forest Strategy provides a strategic approach to increasing canopy cover in municipal streets and parks, and in private open space. Increasing canopy cover will improve liveability and provide physical and mental health benefits through reducing the impacts of heat and pollution, and creating shaded streets and open spaces to encourage physical activity and connection with nature.

Council introduced provisions for tree planting into the schedules of the residential zones through Brimbank Planning Scheme Amendment C166.

### ***Creating Better Parks (2008) updated 2016***

The Creating Better Parks - Brimbank Open Space and Playground Policy and Plan (CBP) directs the improvement of parks and playgrounds in Brimbank, and helps ensure that Council meets the needs of existing and future communities by creating an attractive, integrated, accessible and comprehensive open space network for Brimbank.

Implementation of the CBP is supported by the Open Space Levy which Council introduced into the Scheme in 2014.

### ***Draft Solomon Heights Precinct Plan 2017***

In January 2017, Council received a grant from the Victorian Planning Authority to undertake strategic planning for the Solomon Heights Estate.

Council, at its Ordinary Meeting on 12 December 2017 endorsed the Draft Solomon Heights Precinct Plan (DSHPP) for the purpose of community consultation.

The DSHPP proposes that property owners agree to market and sell the Estate to one owner so that it can be developed with a permanent conservation area in the north part, and a mix of warehouse, commercial and residential development in the southern part.

### ***Brimbank Sports Facilities Plan 2016***

The Brimbank Sports Facilities Plan 2016, (BSFP) aims to improve the health and wellbeing of the Brimbank community through the provision of accessible sporting facilities across the municipality. It identifies required allocation of resources for the future development of suitable sports facilities, provides a rationale and clear framework for the prioritisation of future sports facilities, identifies new and potential sports facility developments to support the future growth of specified sports throughout the municipality, and ensure that Council's investment in sporting facilities represents value for money.

The Municipal Development Contributions Plan and Overlay, if gazetted, will implement the BSFP in part through development contributions associated with new development.

### ***Brimbank Walking and Cycling Strategy 2016***

The Brimbank Cycling and Walking Strategy, 2016, (BWCS) aims to make cycling and walking more attractive throughout the municipality. The BWCS provides an integrated infrastructure network to continue the work of transforming the cycling and walking environment in Brimbank.

The Municipal Development Contributions Plan and Overlay, if gazetted, will implement the BWCS in part through development contributions associated with new development. Cycling and pedestrian pathways are also included in the Sunshine Town Centre Development Contributions Plan and the St Albans Activities Centre Design Development Overlay.

### ***Brimbank Natural Heritage Strategy 1997 (Aboriginal Heritage Strategy)***

The Brimbank Natural Heritage Strategy 1997 (BNHS) seeks to conserve and protect significant Aboriginal sites, places and landscapes, both known and unrecorded, within Brimbank.

This strategy covers; Conservation and Protection of Significant Aboriginal Cultural Heritage; Aboriginal Community Consultation; Promotion of Aboriginal Cultural Heritage; Review of Aboriginal Cultural Heritage Strategy; Implementation and Implementation Costs; and the Schedule to the Heritage Overlay: Aboriginal Cultural Heritage Places

The Aboriginal Heritage Act 2006 provides a clear framework for the involvement of Brimbank's Indigenous community in identifying, managing and protecting their cultural heritage.

An update of the Aboriginal Cultural Heritage Strategy is required to ensure it reflects the current legislation.

## **5.4 Planning Scheme Amendments Gazetted**

Since the approval of the reviewed MSS in 2012, a significant amount of strategic work has been undertaken, resulting in 38 planning scheme amendments that have been gazetted (approved by the Minister of Planning):

Amendment Number	Description	Panel	Gazette date
C150	Introduce DDO Schedule 9 to the St Albans Activity Centre to guide future development		31 Aug 2017
C170	Rezone 53 Sunshine Avenue, St Albans from NRZ to C2Z and apply the EAO		17 Aug 2017
C157	Reserve land for the Palmers Road Upgrade Project to widen Robinsons Road, Westwood Dve & Calder Park Drive.		8 Jun 2017
C194	Corrects errors in the ; Palmers Road Upgrade Project (western Freeway to Calder Freeway) Incorporated document, March 2017		22 Jun 2017
C191	Facilitate the delivery of the level crossing removal Melton Highway, Sydenham		12 Jan 2017
C185	Rezone land 9-21 Withers Street, 10-24 Clarke Street and 30 Devonshire Road from PUZ6 to the Activity Centre Zone		11 Nov 2016

C166	Introduces schedules to the RGZ, GRZ and the NRZ	Panel Report: 4 May 2015	3 Mar 2016
C162	Introduce Schedule 10 to the DDO to guide future development in the Keilor Village Activity Centre	Panel Report: 1 Sep 2015	24 Mar 2016
C161	Rezone land at 51 & 63A Regan Street, St Albans from IN1Z to GRZ & part UFZ, apply a DPO Schedule 9 & EAO		7 Apr 2016
C179 Pt1	Corrects zoning and mapping anomalies		21 Apr 2016
C130	Remove 129-131 Durham Road, Sunshine from HO23 (precinct) and include as HO151 as a site of individual heritage significance		16 Aug 2016
C177	Implements the Brooklyn Evolution – a Design and Development Overlay Schedule and rezone land fronting Geelong Road to Commercial 2 Zone	Panel Report: 2 Dec 2015	25 Aug 2016
C173 Pt1	Applies an EAO to a number of sites throughout the municipality		8 Sep 2016
C120	Facilitates the Cairnlea Mixed Use Precinct		23 Sept 2016
C126 Pt1	Rezone 20 Alexandra Ave, 7-17 McCracken St and 18-28 Wilkinson Rd, Sunshine from PUZ6 to GRZ		20 Sep 2016
C126 Pt2	Rezone 6-18 Alexandra Ave, Sunshine from PUZ6 to GRZ	Panel Report:	
C173 Pt2	Applies an EAO to a number of sites throughout the municipality		22 Dec 2016
C156	Anomalies amendment		14 May 2015
C171 Pt1	Apply the HO to 17-27 Maxwell Street, Ardeer		14 May 2015
C134	Rezone land at 247-251 St Albans Road, Sunshine from PUZ to part MUZ and part R1Z		16 Jul 2015
C174	Removes part of the SBO from Callaway Park Estate at 130 Fitzgerald Road, Sunshine West		5 Aug 2015
C175	Introduces 2 new heritage places		5 Aug 2015



	to the schedule to Clause 43.01		
C181	Facilitates the Furlong Road level crossing removal		5 Nov 2015
C167	Implement the recommendations of the Heritage Gap Report 2014		15 Jan 2015
C147	Apply the correct zonings within the Brimbank Green Wedge to reflect public ownership of land	Panel Report: 4 Jun 2013	20 Feb 2014
C128	Rezone the eastern portion of the Orica site at 765 Ballarat Road, Deer Park from IN2Z to C2Z	Panel Report: 18 Dec 2013	15 May 2014
C160	Apply a PAO for the Main Road, St Albans level crossing removal project		7 Aug 2014
C158	Introduces the reformed residential zones		6 Nov 2014
C142	Introduces an open space contribution to Schedule to Clause 52.01 and amends the MSS Clause 21.11		11 Dec 2014
C146	Apply an ESO to land adjacent to the Maribyrnong River	Panel Report: 4 Jun 2012	17 Oct 2013
C152	Introduces 'Crime Prevention Through Environmental Design into the MSS		8 Aug 2013
C155	Inserts the incorporated document 'Regional Rail Link Project Section 1, January 2013'		18 Mar 2013
C151	Regional Rail Link		29 Mar 2012
C154	Regional Rail Link		2 Aug 2012
C131	Introduce an ESO Schedule 4 to the length of the Kororoit Creek		16 Aug 2012
C139	Apply an EAO to 424 & 439 Ballarat Road, Sunshine		22 Mar 2012
C141	Planning Scheme anomalies		22 Nov 2012
C133	Apply the SBO & LSIO to areas identified by Melbourne Water as being subject to flooding	Panel Report: 11 May 2012	13 Dec 2012

Twelve amendments were reviewed by Planning Panels Victoria, and a range of key issues were raised that have general relevance to this Scheme review. These issues are listed below, but may change due as a result of the Smart Planning programme being undertaken by State government:



- Formatting – Policy themes, clauses and sub-clauses should directly reflect the clauses of the SPPF and comply with the updated form and content of planning schemes practice note No.1, maps should be produced for legibility in greyscale and where possible directions of strategic documents should be mapped rather than included as reference documents
- State level strategy - The VicRoads 'SmartRoads' Strategy should ideally be addressed at a State level and not in an MSS as it isn't and Council adopted document
- Gaming – Attempts to limit the hours of operation of gaming machines is required to be strategically justified
- Heritage – Consider preparing an incorporated plan or plans for heritage precincts in the municipality that exempts non-contributory places from the need to apply for planning permits for certain types of development. Ensuring a curtilage around heritage buildings, to ensure views to the building and protection of the heritage asset from potential adverse impacts of surrounding/adjoining development, i.e. overshadowing, building height transition
- Keilor Market Gardens – Further specialist strategic work is needed regarding viable land uses within the Brimbank Green Wedge
- Major Hazard Facilities (MHF) – There is now a precedent that 'Inner' and 'Outer Advisory Areas' for land use planning purposes are to be taken from the source of risk and not the property boundary (buffer distances for potential amenity impacts are treated separately). Note: there are two MHF's in Brimbank
- Western Good Line (WGL) – Enough strategic support exists to enable identification of the preferred WGL route (which travels through the centre of the municipality) and reflect it in strategic land use planning to identify and preserve this route, and consider the potential future amenity impacts of the WGL and other elements of the Principal Freight Network
- Application of the EAO – It is appropriate to minimise the application of the EAO by applying it based on survey coordinates rather than lot boundaries, where land outside the coordinates has been issued a Certificate of Environmental Audit
- Urban Heat Island impacts – At the time of this Panel there was no policy basis in the Scheme to consider the potential negative impacts resulting from the Urban Heat Island effect. The SPPF has been amended to acknowledge climate change and heat island effects. Council is also developing a policy and guidelines to address this policy 'gap'
- Amendment C177 – The Panel suggested consideration of a local area plan section within the MSS that could provide a good vehicle to include the relevant strategic directions for the Brooklyn Precinct as outlined in the Brooklyn Evolution in an enduring and transparent fashion. Council could consider introducing a local areas section to MSS
- The use of overlays to specify building heights, both mandatory and preferred, must be clearly expressed and strategically justified.

## 5.5 Planning Scheme Amendments under consideration

A number of amendments are currently being prepared or are with the Minister for Planning for approval. These include:

Amendment Number	Description	Status
C126 Pt 2	Rezones land at 6-18 Alexandra Ave, Sunshine from PUZ6 to GRZ, applies and SLO and EAO.	Submitted to the Minister of Planning for approval
C148	Rezones land at 112-116 Anderson Road, Sunshine from SUZ1 to RGZ, apply a DPO8 and retain the DCPO over the site.	Submitted to the Minister of Planning for approval
C187	Implements the Brimbank Development Contributions Plan, June 2016 and applies	Approved and listed for gazettal

	the DCPO to the entire municipality (except for the Sunshine Activity Centre)	early 2018
C188	Corrects a number of zoning and overlay anomalies and deletes redundant provisions in the planning scheme,	Split and Part 1 submitted to Minister of Planning for approval Part 2 listed for Panel
C195	Amends the schedule to the Activity Centre Zone applying to the Sunshine Town Centre, to extend the notice and third party review rights for certain applications within 30 metres of a residential zone.	Exhibition

## 6. State Planning Policy Framework (SPPF) Review

A requirement of the Review is to determine how effective the Scheme implements the SPPF. Generally, the content of the MSS where applicable, should reflect the policy direction within the SPPF. However, new policy development by the State government and Council can sometimes result in the content of the MSS and local policy becoming redundant or no longer supporting the strategic directions of Council.

An assessment has been completed outlining where the Scheme, including the MSS, is supporting State policy and where further strategic work needs to be done.

### 6.1 Plan Melbourne (Clause 9)

Clause 9.01 of the Scheme requires planning and responsible authorities to consider and apply Plan Melbourne 2017-2050.

The impact of Plan Melbourne on the Scheme is outlined in Section 5.1. Much of the implementation of Plan Melbourne is dependent on the State government preparing guidelines and practice notes that will provide the context for implementation and policy direction at the council level. Once this work has been completed, further work to implement these policies will need to be undertaken by Council.

The table below summarises strategic work that Council can undertake that will implement some of initiatives of Plan Melbourne.

#### *Summary of actions and recommendations – Plan Melbourne*

Plan Melbourne Direction	Action/Progress
Improve access to local jobs	Implement the Economic Development Strategy Implementation Plan 2017 - 2022, update the Industrial Land Use Strategy 2012 & Activity Centre Strategy 2008 and continue to implement and undertake other structure plan work.
Deliver more housing closer to jobs and transport	Continue to implement the Brimbank Housing Strategy and undertake future strategic work to review location of zones that allow increased densities in proximity to services and transport.
Support the 20 minute neighbourhood	Future strategic work to identify employment nodes with access to public transport and identify opportunities to develop commercial and residential uses to meet the 20 minute neighbourhood.
Achieve and promote design excellence	Complete urban design guidelines for industrial and commercial areas and neighbourhood character objectives for residential areas.
Respect heritage	Continue to identify heritage sites, places and objects. Continue to apply the Heritage Overlay to protect heritage assets.
Plan for Green Wedge areas	Future strategic work to identify land use options for the Green Wedge and review the

	Green Wedge Management Plan.
Make Melbourne cooler and greener	<p>Implement the Urban Forest Strategy in industrial zones</p> <p>Future strategic work to develop a sustainability policy that will require future development to utilise sustainable building techniques, design and materials</p> <p>Future strategic work to consider the impact and mitigation of heat island effect</p>
Protect and restore natural habitats	Future strategic work to investigate the extension of ESO's to waterways and areas of native vegetation and habitat
Improve waste management and resource recovery	Future strategic work to investigate applying design and development controls (similar to the Brooklyn Industrial Precinct) to mitigate and improve amenity impacts of these uses
Develop land use and infrastructure plans for the NEIC	Complete structure plans for the Sunshine Health, Wellbeing and Employment Precinct; and complete precinct plan for the Solomon Heights Precinct Plan
Review economic performance of Activity Centres	Liaise with the State government about its economic review of activity centres.
Prepare regional housing plans	Participate in Regional Housing Forum to develop a regional housing plan.
Identify local networks of cycling and pedestrian links	Continue to implement the Brimbank Open Space Strategy and Creating Better Parks Plan.
Ensure heritage assets are protected, including Aboriginal heritage	Future strategic work to update the Natural Heritage Strategy 1997, and continue to undertake heritage gap studies as required
Infrastructure planning and delivery	Implement Amendment C187 –Municipal Development Contributions Plan to ensure developers contribute to infrastructure provision, and the Sunshine Development Contributions Plan

## **6.2 Settlement (Clause 11)**

Planning should respond to the growth of Brimbank, with regard to housing, employment, recreation, open space, commercial, community facilities and infrastructure.

### ***Settlement Networks (Clause 11.01-1)***

The objective of this clause is:

*To promote the sustainable growth and development of Victoria and deliver choice and opportunity for all Victorians through a network of settlements*

The State government has indicated its intention to focus investment and growth in areas such as the Sunshine National Employment and Innovation Cluster (NEIC), Sunshine Metropolitan Activity Centre, Sunshine Health and Wellbeing Education Precinct (SHWEP), and state significant industrial land including Orica, Deer Park.

Long term land use planning and implementation of these plans will enable growth potential to be realised.

### ***Urban Growth - Supply of urban land (Clause 11.02-1)***

The objective of this clause is:

*To ensure a sufficient supply of land is available for residential, commercial, retail, industrial, recreational, institutional and other community uses.*

The Brimbank Housing Strategy 2014 (BAS) identified locations for higher density housing close to transport and services and was implemented through Amendments C158 and C166. The BAS also identified that there is sufficient residential land in Brimbank to provide for the next 50 years of population growth. This also considered the capacity for housing in activity centres and other commercial land.

Further strategic work is required to introduce neighbourhood character and landscape considerations into the Scheme for residential areas.

To ensure the sufficient supply of industrial and commercial land the Brimbank Industrial Land Use Strategy 2012 is undergoing review and will be updated to reflect changes in the industrial zones and policy since 2012.

Brimbank has areas which are rural in nature and include ridge lines including the green wedge and parts of Kellor which have the potential of being subject to fire hazard. This aspect of the topology can be investigated and appropriate planning controls considered ensuring protection of the community.

Council will continue to regularly review potentially contaminated land and where appropriate apply the Environmental Audit Overlay to ensure appropriate planning for land that might accommodate sensitive uses.

### ***Structure Planning (Clause 11.02-2)***

The objective of this clause is:

*To facilitate the orderly development of urban areas*

A number of structure plans have been completed including for the Sunshine Town Centre, St Albans Activities Area and Sydenham Activity Centre. Strategic planning is also underway to direct future land use development in the SHWEP, and the Deer Park Major Activity Centre which will strengthen connections to the Deer Park Station.

Council is also implementing the Sunshine Development Contributions Plan, and a municipal wide Developer Contribution Plan that will ensure that new development contributes to the cost of providing future infrastructure to support the growth within Brimbank.

### **Activity Centre Network and Activity Centre planning (Clauses 11.03-1 & 11.03-2)**

The objectives of these clauses are:

- *To build up activity centres as a focus for high-quality development, activity and living for the whole community by developing a network of activity centres.*
- *To encourage the concentration of major retail, residential, commercial, administrative, entertainment and cultural developments into activity centres which provide a variety of land uses and are highly accessible to the community.*

An Activity Centres Strategy was completed in 2008 and identifies the hierarchy of Brimbank activity centres including their role and function. The Activity Centre Strategy requires updating due to State government changes to zones and policy including the removal of retail caps.

### **Open Space Planning and Open Space Management (Clauses 11.04-1 & 11.04-2)**

The objectives of these clauses are:

- *To assist creation of a diverse and integrated network of public open space commensurate with the needs of the community.*
- *To provide for the long term management of open space.*

The Brimbank Open Space Strategy, Creating Better Parks 2016 was recently updated and makes provision for adequate open space for the community. This strategy is complemented by the Brimbank Urban Forest Strategy 2016 which encourages an increase of tree planting to 30% throughout the municipality, and helps implement the regional plan, Greening of the West.

Council has also established an open space levy in the Scheme which ensures new development contributes to provision and management of open space for the community.

The Brimbank Walking and Cycling Strategy was updated 2016 and plans for walking and cycle trails including major parks and activity areas, along waterways, connecting places of natural and cultural interest, as well as maintaining public accessibility.

### **Summary of further strategic work and actions – Settlement**

The table below identifies the strategies within the theme 'Settlement' where Council can consider completing further strategic work.

Further strategic work	Action
Identify areas for future employment and industrial growth	Industrial Land Use Strategy review and update to be completed 2018
Undertake annual contaminated land amendment to apply the EAO to sites of potential contamination.	Continue to identify potentially contaminated sites within Brimbank on an ongoing basis
Build up activity centres as a focus for high-quality development, activity and living for the whole community by developing a network of activity centres.	Activity Centre Strategy review and update to be completed 2018
Assist creation of a diverse and integrated network of public open space commensurate with the needs of the community.	Continue to implement the Brimbank Walking and Cycling Strategy

### **Metropolitan Melbourne (Clause 11.06)**

This Clause requires planning to consider the policy objectives and strategies for Metropolitan Melbourne, under the following directions:

#### **Jobs and Investment (Clause 11.06-1)**

The objective for this clause is:

*To create a city structure that drives productivity, attracts investment, supports innovation and creates jobs.*

The Brimbank Economic Development Strategy 2016 – 2021 and Implementation Plan 2017 – 2022 is intended to drive productivity, attract investment, support innovation and create employment. It also recognises the importance of the Sunshine National Employment and Innovation Cluster, activity centres, industrial precincts and tourism potential among other things.

Council has commenced strategic work for sites within the Sunshine NEIC including the SHWEP and the Solomon Heights Estate, which are a focus for future business, commercial and residential development.

Council is also updating the Activity Centre Strategy 2008 and Industrial Land Use Strategy 2012, has developed structure plan for the Sunshine Metropolitan Activity Centre, St Albans Activity Centre and Sydenham Activity Centre and introduced the land use and development recommendations into the Scheme. More recently Council has also introduced design and development guidelines for the St Albans Activity Centre, Brooklyn Industrial Precinct, and Keilor Village to ensure an improved level of amenity to attract businesses and workers. This approach could be introduced to other industrial and commercial areas throughout Brimbank.

#### **Housing Choice (Clause 11.06-2)**

The objective for this clause is:

*To provide housing choice close to jobs and services*

Council has applied the suite of residential zones to inline with the recommendations of the Housing Strategy - Home and Housed and inline with State government policy. On this basis higher density housing is located on main roads and closer to areas serviced by transport, community infrastructure, and employment opportunities. This direction supports the 20 minute city concept. Strategic work also highlights there are significant opportunities to increase residential development within activity centres, inline with the 20 minute neighbourhood objective.

The State government is required to undertake further strategic work to develop guidelines and directions for the supply and development of affordable housing opportunities which can inform Council about how it can support the provision of affordable housing.

#### **Integrated Transport (Clause 11.06-3)**

The objective for this clause is:

*To provide an integrated transport system connecting people to jobs and services, and goods to market.*

The Brimbank Transport Priorities 2017 updates the previous document developed in 2013 and highlights the major transport infrastructure improvements that will make a difference to creating a connected city, with consideration of the current State government transport priorities and the Sunshine National Employment Cluster.

Council has also updated the Brimbank Cycling and Walking Strategy in 2016 which provides a plan for cycling and walking network improvements over the next 7 – 10 years. The updated Strategy outlines 32 strategic network improvements which have been categorised into High, Medium and Low priority.

Council continues to advocate to the State government about the opportunities to improve the road network and public transport within the ambit of State government.

### ***Place and Identity (Clause 11.06-4)***

The objective for this clause is:

*To create a distinctive and liveable city with quality design and amenity*

Council promotes place and identity through its approach to place making in the Sunshine and St Albans Town Centres and the establishment of the Sunshine Rising and Go St Albans Place Management programs.

Council also promotes the development well-designed places through the Design and Development Overlays, design guidelines, neighbourhood objectives/principles, and the application of crime prevention through design initiatives.

Open space areas adjacent to the Maribyrnong River and Kororoit Creek are protected however consideration should be given to extending this protection and applying them to all waterways throughout the municipality.

Council is currently developing a tourism strategy, Experience Brimbank, which will identify Brimbank's visitor destinations and opportunities to promote further growth. The Maribyrnong River corridor and its associated open spaces is a key focus.

### ***Neighbourhoods (Clause 11.06-5)***

The objective for this clause is:

*To create a city of inclusive, vibrant and healthy neighbourhoods that promote strong communities, healthy lifestyles and good access to local services and jobs.*

Council supports delivery of this principle through a range of strategies including the Housing Strategy, Activity Centre Strategy, Walking and Cycling Strategy, Creating Better Parks Strategy and Sports Facilities Development Plan. Council is also developing a Community Infrastructure Plan to support the provision of community facilities across the municipality.

Council promotes housing choice and affordability by encouraging higher density development close to transport and services, and ensuring that the distribution of activity centres are proximate to other residential area. Council continues to apply appropriate zones and overlays to encourage appropriate development and ensuring pedestrian and bicycle networks support Brimbank's community. Council's open space strategy identifies the provision and development of connected open spaces that service neighbourhoods throughout the municipality.

Further strategic work could be undertaken to promote and guide further development in smaller neighbourhood activity centres, liveable neighbourhoods that support the 20 minute city policy and encouraging adaptable multi-purpose buildings.

### ***Sustainability and resilience (Clause 11.06-6)***

The objective of this Clause is:

*To create a more sustainable and resilient city that manages its land, biodiversity, water, energy and waste resources in a more integrated way*

Council's Biodiversity Strategy 2016 recommends further work be undertaken to introduce additional planning controls to protect the natural environment and also include environmentally sustainable design guidelines. Council has developed the Draft Habitat Connectivity Plan 2017-2022. This plan has been developed as an action of the Brimbank Biodiversity Strategy 2012-2022 which will direct priorities for conservation and habitat improvement so investment is made where it will most benefit indigenous flora and fauna populations. It aims to increase resilience within Brimbank's landscape, and provide strategic direction to assist long term survival of local species.

Further work could be undertaken to develop policy for climate change including improving building performance and addressing the heat island impact. The results of this work are likely to have impacts on land use planning, potentially requiring new policy to be included in the Scheme.



Further work is required to extend the Environmental Significance Overlay along the Maribyrnong River, and potentially apply to other waterways.

Further consideration should also be given to mitigating adverse amenity impacts from industrial uses. The introduction of the Design and Development Overlay to the Brooklyn Industrial Precinct should be considered in other industrial precincts.

### ***Green Wedges (Clause 11.06-7)***

The objective of this clause is:

*To create a more sustainable and resilient city that manages its land, biodiversity, water, energy and waste resources in a more integrated way*

A key direction in this area is to support development in the green wedge that provides for environmental, economic and social benefits, while protecting productive agricultural areas such as the Maribyrnong River flats.

The cost of water has significantly impacted agriculture within the Brimbank Green Wedge and new initiatives and innovative opportunities need to be examined to provide to inform direction for this area. A review of the Brimbank Green Wedge Management Plan is required.

### ***Open Space Network in Metropolitan Melbourne (Clause 11.06-8)***

The objective for this clause is:

*To strengthen the integrated metropolitan open space network*

This initiative applies to Brimbank in relation to creating a continuous open space linkage along the Maribyrnong River and ensuring development does not compromise the river corridor as an open space, recreation, conservation and tourism asset.

Development along this waterway has been guided by the Maribyrnong River Valley Urban Design Guidelines 2010 and the existing Environmental Significance Overlay (ESO) running the length of the river. The protection needs to be expanded beyond the current 30 metre width as the ESO does not capture all the conservation and environmental assets along the river. This work should be undertaken in partnership with Melbourne Water.

Improvements to Sydenham and Brimbank Parks including Horseshoe Farm can be considered as part of the overall metropolitan Melbourne network of open space.

### **Summary of further strategic work and actions - Metropolitan Melbourne'**

The table below identifies the strategies within the theme 'Metropolitan Melbourne' where Council can consider completing further strategic work.

Further strategic work	Action
Undertake structure planning for sites within the NEIC that will provide employment opportunities.	In partnership with the VPA complete the SHWEP Structure Plan and Solomon Heights Precinct Plan including subsequent amendments to implement the land use and development recommendations
Implement the 20 minute neighbourhood in Brimbank <ul style="list-style-type: none"><li>•</li></ul>	Identify gaps in the provision of 20 minute neighbourhood and higher density housing in commercial areas.

Develop guidelines to improve design, sustainability and resilience	<p>Develop and introduce to the Scheme design guidelines for the Residential Growth Zone, neighbourhood character objectives for the Neighbourhood Residential Zone and the General Residential Zone, and enhanced environment policy on climate change and resilience.</p> <p>Consider the introduction of the land use and development recommendations of the Draft Habitat Connectivity Plan (pending future Council adoption) to the Scheme</p>
Protect the Green Wedge	Review the Brimbank Green Wedge Management Plan.
Provide further protection for the Maribyrnong River	Review the ESO along the Maribyrnong River in partnership with Melbourne Water.

### 6.3 Environmental and Landscape Values (Clause 12)

Planning should protect ecological systems and biodiversity, and support the conservation of areas with identified environmental and landscape values.

#### ***Protection of Biodiversity (Clause 12.01-1)***

The objective of this clause is:

*To assist the protection and conservation of Victoria's biodiversity, including important habitat for Victoria's flora and fauna and other strategically valuable biodiversity sites.*

Brimbank has an extensive range of biodiversity values across the municipality. Large sections of these areas are protected through Environment Significance Overlays, including riparian areas adjacent to the Maribyrnong River and Kororoit Creek. However, the Brimbank Biodiversity Strategy 2012 has identified a number of areas that should be further investigated for protection through the Scheme, and Council has released the Draft Habitat Connectivity Plan 2017 for consultation.

#### ***Native Vegetation Management (Clause 12.01-2)***

The objective for this clause is:

*To ensure that permitted clearing of native vegetation results in no net loss in the contribution made by native vegetation to Victoria's biodiversity*

The *Permitted clearing of native vegetation – Biodiversity assessment guidelines* (Department of Environment and Primary Industries, September 2013) guides native vegetation removal. However, these guidelines are of little use for Brimbank as the mapping of vegetation does not include some of the most significant and important vegetation within Brimbank including Matters of National Environmental Significance and protected by the Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act). Additionally the location of this vegetation and minimum lot sizes are too small to trigger the use of the guidelines.

For Brimbank, the most viable option is to continue to introduce planning scheme protection for native vegetation through the use of Environmental Significance Overlays.

#### ***Significant Environments and Landscapes and Environmentally Sensitive areas (Clauses 12.04-1 & Landscapes 12.04-2)***

The objectives of these clauses are:

- *To protect and conserve environmentally sensitive areas.*
- *To protect landscapes and significant open spaces that contribute to character, identity and sustainable environments.*

The Maribyrnong River is identified as an environmentally sensitive area and Council has introduced the Environmental Significance Overlay (ESO) extending 30 metres from the bank of the river. Melbourne Water has submitted that this area should be extended to a minimum of 100 metres to protect both the floodplain area and the environmentally significant area along the river.

Adjoining Councils of Moonee Valley and Maribyrnong have also introduced an ESO adjacent to the river, which extends between 50-100 metres and includes all council owned land. Further strategic work is required to review the ESO and whether it should be extended.

Brimbank's Biodiversity Strategy 2012-2022 identifies the location and type of significant flora and fauna that may require protection into the future and this is being actioned through the Draft Habitat Connectivity Strategy 2017.

Council's Open Space Strategy 2017 also identifies where open space connections should be improved and extended and the Maribyrnong River Urban Design Guidelines 2010 also recommends a shared path along both sides of the Maribyrnong River.

### ***River Corridors (Clause 12.05-1)***

The objective of this section is:

*To protect and enhance the significant river corridors of metropolitan Melbourne*

The Maribyrnong River is identified as river of State significance. The State government has recently completed a review of planning controls along the length of the Yarra River and intends to commence a similar project for the Maribyrnong River. The Maribyrnong River Design Guidelines 2010 were developed by the State government to provide some protection from development.

#### **Summary of further strategic work and actions – Environmental and Landscape Values**

The table below identifies the strategies within the theme 'Environmental and Landscape Values' where Council can consider completing further strategic work.

Further strategic work	Action
Protect the Maribyrnong River corridor	Review the ESO along the Maribyrnong River in partnership with Melbourne Water.
Walking trails are identified in the Maribyrnong River Guidelines 2010. Identify mechanisms to connect the trails.	Consider applying the Public Acquisition Overlay to land adjacent to the Maribyrnong River to facilitate the shared path.
Identify areas of native vegetation and habitat corridors	Consider appropriate planning controls to implement the draft Brimbank Habitat Connectivity Strategy 2017 pending adoption by Council.

## 6.4 Environmental Risks (Clause 13)

Planning should adopt a best practice environmental management and risk management approach which aims to avoid or minimise environmental degradation and hazards.

### ***Floodplain Management (Clause 13.02-1)***

The objective of this clause is:

*To assist the protection of:*

- *Life, property and community infrastructure from flood hazard*
- *The natural flood carrying capacity of rivers, streams and floodways*
- *The flood storage function of floodplains and waterways*
- *Floodplain areas of environmental significance or of importance to river health.*

Council relies on information from Melbourne Water to identify and map areas that are subject to the 1 in 100 year flood events. This mapping is translated into Scheme through the application of the Land Subject to Inundation Overlay (LSIO). As pipe work is extended flooding impacts may lessen, however, this must be balanced with the impact drainage capacity from increasing residential densities. Council should continue to work with Melbourne Water to ensure mapping and modelling of the extent of urban flood risk is accurate.

Land uses (industrial, agricultural uses) that involve the storage or disposal of hazardous wastes proximate to waterways and floodplains must be carefully managed to prevent any substances entering the floodplain or waterway or prevent the proper function of the floodplain. Further work is required to identify these sensitive locations and develop guidelines to mitigate any potential negative impacts on the waterway and floodplains.

### ***Use of Contaminated and Potentially Contaminated Land (Clause 13.03-1)***

The objective of this clause is:

*To ensure that potentially contaminated land is suitable for its intended future use and development, and that contaminated land is used safely*

Brimbank's industrial past requires Council to ensure all future changes to land use and development is well considered with regard to previous (including nearby) land uses and buffers, and that this meets the EPA guidelines for *Managing risks associated with land contamination* and the Ministerial Direction No.1 *Potentially Contaminated Land*.

Council has a responsibility to identify sites of potential contamination and regularly reviews sites with an industrial or agricultural history and where required, applies the Environmental Audit Overlay to identify where sites may require remediation.

The Environment Protection Authority also has a guideline 'Assessing planning proposals within the buffer of a landfill' which should be incorporated in all planning application assessments.

### ***Noise Abatement (Clause 13.04-1)***

The objective for this clause is:

*To assist the control of noise effects on sensitive land uses*

To ensure development is not adversely affected by noise emissions building design and materials should mitigate noise and other adverse amenity impacts to improve the environmental performance of buildings (both residential, industrial and commercial)

Existing planning controls such as the MAEO, Clause 52.10 also ensure buildings are adequately noise attenuated.

### ***Air quality (Clause 13.04-2)***

The objective of this clause is:

*To assist the protection and improvement of air quality*

Council has a long standing problem with air quality in and around the Brooklyn Industrial Precinct. Council has undertaken mitigation works through sealing of roads, including kerb and channelling. Planning Scheme Amendment C177 also introduced design and development guidelines for new development and extensions to existing buildings and works, to require the sealing of car parks and pedestrian ways and ensuring industrial works follow best practice operations.

### ***Other – Major Hazard Facility and Pipelines***

The State Government Advisory Committee Report on Major Hazard Facilities recommended the introduction of the Environmental Significance Overlay (ESO) around Major Hazard Facilities and Pipelines to ensure sensitive land uses are not located within buffer areas of these facilities, or that appropriate design measures are incorporated into future developments. Council is waiting on direction from State government before undertaking further strategic work to apply an ESO around the two Major Hazard Facilities in Brimbank and pipelines.

### **Summary of further strategic work and actions – Environmental Risks**

The table below identifies the strategies within the theme 'Environmental Risks' where Council can consider completing further strategic work.

Further strategic work	Action
Ensure the correct mapping of floodplains and areas subject to flooding	Work with Melbourne Water to update Land Subject to Inundation Overlay and Special Building Overlay
Implement recommendations of the Major Hazards Advisory Committee	Await guidance from State government to inform further strategic work
Continue to identify potentially contaminated sites within Brimbank	Regularly review potentially contaminated land to apply the Environmental Audit Overlay where required
Investigate measures to protect people from the effects of noise in these noise-sensitive areas	Develop guidelines for noise attenuation of buildings to protect against adverse amenity impacts
Prepare design guidelines for Industrial areas within Brimbank	Consider applying Design Development Overlays to industrial areas to ensure new development mitigates amenity impacts and improves appearance

## 6.5 Natural Resource Management (Clause 14)

Planning should assist in the conservation and responsible use of natural resources including energy, water, land, stone and minerals to support both environmental quality and sustainable development.

### ***Agriculture and Sustainable Agricultural Land Use (Clauses 14-01& 14.01-2)***

The objectives for these clauses are:

- *To protect productive farm land which is of strategic significance in the local or regional context*
- *To encourage sustainable agricultural land use*

The Brimbank Green Wedge Management Plan requires review, particularly focusing on land capability, sustainable and innovative agricultural practices. The Brimbank Green Wedge provides for agricultural, tourism and other uses, and the Brimbank Economic Development Strategy Implementation Plan 2017 - 2022 recommends an action to examine the potential for industry within the Brimbank Green Wedge with a focus on Keilor Market Gardens.

### ***Water Quality and Water Conservation (Clause 14.02-2 & 14.02-3)***

The objectives for these clauses are:

- *To protect water quality*
- *To ensure that water resources are managed in a sustainable way*

As outlined in Section 6.4, the location of development including hardstand areas can impact surface water runoff into waterways. Guidelines to ensure land use activities mitigate potentially discharge contaminated runoff or waste into waterways should be developed. This work should also include water re-use initiatives, opportunities for water purification and suitable uses for grey water.

### **Summary of further strategic work and actions – Natural Resource Management**

The table below identifies the strategies within the theme 'Natural Resource Management' where Council can consider completing further strategic work.

Further strategic work	Action
Protect the green wedge	Review the Brimbank Green Wedge Management Plan 2010
Integrate water cycle urban design to minimise environmental degradation	Develop guidelines or include policy for design opportunities to reduce contaminated runoff into waterways, include re-use of grey water/recycling

## 6.6 Built Environment and Heritage (Clause 15)

Planning should ensure all new land use and development appropriately responds to its landscape, valued built form and heritage value through the appropriate location of uses and development and quality of urban design.

### ***Urban Design (Clause 15.01-1)***

The objective of this clause is:

*To create urban environments that are safe, functional and provide good quality environments with a sense of place and cultural identity*

Council has developed urban design directions through structure plans, and Design and Development Overlays for the Sunshine Activity Centre, St Albans Activity Centre, Keilor Village, and Brooklyn Industrial Precinct.

Council has also introduced a place Management approach to coordinate Council's revitalisation and development of Brimbank's key town centres and industrial precincts (Sunshine, St Albans, Brooklyn).

Future strategic work includes the development of design and neighbourhood objectives for residential zones, and a Design and Development Overlay for other industrial precincts in Brimbank.

### ***Urban Design Principles and Neighbourhood and Subdivision Design (Clauses 15.01-2 & 15.01-3)***

The objectives of these clauses are:

- *To achieve architectural and urban design outcomes that contribute positively to local urban character and enhance the public realm while minimising detrimental impact on neighbouring properties*
- *To ensure the design of subdivisions achieves attractive, liveable, walkable, cyclable, diverse and sustainable neighbourhoods*

The current MSS has design guidelines for residential, commercial and industrial development, which can be complemented by design and neighbourhood objectives that will be developed as a requirement of the updated residential zones.

Council also develops urban design frameworks for activity centres and major sites, applies the Design and Development Overlays as previously explained.

### ***Design for Safety (Clause 15.01-4)***

The objective of this clause is:

*To improve community safety and encourage neighbourhood design that makes people feel safe*

Council has previously introduced Crime Prevention through Environmental Design (CPTED) design guidelines into current MSS. A CPTED Study was recently undertaken for specific parts of the Sunshine and St Albans Town Centres.

### ***Cultural identity and Neighbourhood Character (Clause 15.01-5)***

The objective of this clause is:

*To recognise and protect cultural identity, neighbourhood character and sense of place*

Development is required to respond to a sense of place, cultural identity the needs of the community, urban form, landscape and vegetation. Consideration of zone and overlay requirements and the application of design guidelines will assist in achieving a positive development outcome for the community.



### **Healthy neighbourhoods (Clause 15.01-6)**

The objective of this clause is:

*To achieve neighbourhoods that foster healthy and active living and community wellbeing.*

Directions and policy within Plan Melbourne actively promote the concept of a 20 minute neighbourhood, where residents can work and access facilities within a 20 minute radius of their neighbourhood.

The Brimbank Housing Strategy also informed the application of the residential zoning to encourage higher densities in around activity centres that were well served by public transport and community facilities, and provided employment. Further strategic work can be undertaken to encourage development to further meet this objective.

### **Sustainable Development - Energy and Resource Efficiency (Clause 15.02-1)**

The objective of this clause is:

*To encourage land use and development that is consistent with the efficient use of energy and the minimisation of greenhouse gas emissions*

A focus for both state and local governments is to promote sustainable development including improved design outcomes, the use of environmentally sustainable building materials that will contribute to an improved building performance, and reducing the cost of heating/cooling buildings.

Council is in the process of developing an Environmentally Sustainable Design policy to guide future residential, commercial and industrial design outcomes.

### **Heritage conservation (Clause 15.03-1)**

The objective of this clause is:

*To ensure the conservation of places of heritage significance*

Council is committed to ensuring buildings, places and objects of heritage significance are protected through the appropriate application of the Heritage Overlay. Council undertakes regular assessments to assess potential heritage significance and works with the community to promote the value of heritage through the Brimbank Heritage Advisory Committee.

### **Aboriginal Cultural Heritage (Clause 15.03-2)**

The objective of this clause is:

*To ensure the protection and conservation of places of Aboriginal cultural heritage significance*

The purpose of Brimbank's Aboriginal Cultural Heritage Strategy 1999 is to conserve and protect significant Aboriginal sites, places and landscapes. This document requires a significant review to reflect current legislation and update future actions.

### **Summary of further strategic work and actions – Built Environment and Heritage**

The table below identifies the strategies within the theme 'Built Environment and Heritage' where Council can consider completing further strategic work.

Further strategic work	Action
Create a regulatory framework to guide design and assist the use and maintenance of urban areas and public spaces.	Continue to develop and implement urban design framework plans and structure plans for specific areas throughout Brimbank

Undertake a neighbourhood character study	Incorporate statements regarding existing and future character in the schedule of the residential zones. s and potential policy in the MSS
Identify the location of community and service facilities to determine if the surrounding area could meet the 20 minute criteria.	Complete a Community Infrastructure Plan to inform an update to the Brimbank Municipal Development Contributions Plan.
Develop an Environmentally Sustainable Design policy	Introduce the Environmentally Sustainable Design policy into the Scheme
Continue regular assessment of buildings and places of potential heritage significance	Apply the Heritage Overlay where gaps are identified
Update and review the Brimbank Aboriginal Cultural Heritage Strategy	Introduce the revised Strategy into the Scheme

## **6.7 Housing (Clause 16)**

Planning should provide for housing diversity, and ensure the efficient provision of supporting infrastructure.

### ***Integrated Housing (Clause 16.01-1)***

The objective of this clause is:

*To promote a housing market that meets community needs*

The Brimbank Housing Strategy encourages the provision of housing choice and affordability through the provision of diverse housing forms, and the location of higher density close to transport and services.

### ***Location of Residential Development (Clause 16.01-2)***

The objective of this clause is:

*To locate new housing in or close to activity centres and in urban renewal precincts and sites that offer good access to jobs, services and transport*

Council has applied the new residential zones through planning scheme amendments C158 and C166 in accordance with the Brimbank Housing Strategy.

The application of the Mixed Use Zone in the St Albans Town Centre and the Activity Centre Zone in the Sunshine Metropolitan Activity Centre provides further opportunities for new housing that offers access to jobs, transport and services. The Commercial 1 Zone also provides opportunity for mixed use development.

The review of the Activity Centre Strategy may identify additional opportunities for new housing close to neighbourhood and local activity centres.

### ***Housing opportunities Areas (Clause 16.01-3)***

The objective of this clause is:

*To identify areas that offer opportunities for more medium and high density housing near employment and transport in Metropolitan Melbourne*

Council continues to examine opportunities for housing through its strategic work to promote development of strategic development sites, the SHWEP, activity centres and redundant industrial land (where it is no longer appropriate for employment uses). Where land is located proximate to transport, community services and employment, higher density is encouraged.

### ***Housing Diversity (Clause 16.01-4)***

The objective of this clause is:

*To provide for a range of housing types to meet increasingly diverse needs*

Council provides a range of housing types and housing choice through its encouragement of different forms of dwellings in accordance with its Housing Strategy, Activity Centre Strategy, Structure Plans and strategic work.

### ***Housing Affordability (Clause 16.01-5)***

The objective of this clause is:

*To deliver more affordable housing closer to jobs, transport and services*

Council's Housing Strategy provides guidance on how Council will plan for changing housing needs, while also providing affordable, accessible and adaptable housing in the future. Providing greater density housing close to transport, community facilities and employment also contributes to housing affordability.

The provision of State government direction about affordable housing will also inform future Council work to encourage affordable housing.

### ***Design and Location of Residential Aged Care Facilities (Clause 16.02-4)***

The objective of this clause is:

*To facilitate the timely development of residential aged care facilities to meet existing and future needs*

There are a number of residential aged care facilities located in the municipality that are addressing an important housing need for the community. Council will continue to encourage aged care facilities that are well designed and well located proximate to community, commercial and public transport facilities.

### **Summary of further strategic work and actions – Housing**

The table below identifies the strategies within the theme 'Housing' where Council can consider completing further strategic work.

Further strategic work	Action
Identify opportunities for increased residential densities to accommodate population growth	Consider residential development opportunities through strategic work including the SHWEP Structure Plan, Activity Centre Strategy Update
Review the Brimbank Housing Strategy to ensure it is consistent with State government policy.	Review the performance of the Brimbank Housing Strategy and update in line with State government policy direction
Investigate opportunities to/and strategies for encouraging affordable and social housing.	Guidance from State government is required to inform further strategic work.
Investigate Environmentally Sustainable Design policies	Develop an Environmentally Sustainable Design policy

## 6.8 Economic Development (Clause 17)

Planning should contribute to the economic well-being of communities and the State as a whole by supporting and fostering economic growth and development by providing land, facilitating decisions, and resolving land use conflicts, so that each district may build on its strengths and achieve its economic potential.

### ***Business (Clause 17.01-1)***

The objective of this clause is:

*To encourage development which meet the communities' needs for retail, entertainment, office and other commercial services and provides net community benefit in relation to accessibility, efficient infrastructure use and the aggregation and sustainability of commercial facilities*

The Economic Development Strategy 2016 2021 promotes the growth of industry and employment in Brimbank. Council has updating the Activity Centre Strategy 2008 and the Industrial Land Use Strategy 2012 to ensure there is sufficient employment land and continues to develop and implement structure plans and other strategies like Brooklyn Evolution to business and industry development, and where appropriate mixed use development, improved transport and community infrastructure and places for people.

### ***Out of Centre Development (Clause 17.01-2)***

The objective of this clause is:

*To manage out-of-centre development*

The Brimbank Activity Centre Strategy 2008 encourages the consolidation of retailing activities within activity centre. The Industrial Land Use Strategy review will examine opportunities for retailing in industrial zones and application of the Commercial 2 Zone.

### ***Industrial Land Development (Clause 17.02-1)***

The objective of this clause is:

*To ensure the availability of land for industry*

The Brimbank Industrial Land Use Strategy 2012 is under review and will identify opportunities to encourage further investment in industrial precincts, identify where areas of industrial use may have changed into a commercial areas, and areas where it may be suitable to expand and review land use buffers.

The Strategy review indicates Brimbank has sufficient supply of industrial land however some sites are no longer strategically located for industrial uses due to changes in the principal freight network and encroachment of sensitive uses. The updated Strategy will identify areas to be protected and areas where a land use transition can be supported.

### ***Design of Industrial Development (Clause 17.02-2)***

The objective of this clause is:

*To facilitate the sustainable development and operation of industry and research and development activity*

The review of the Industrial Land Use Strategy will consider a range measures and guidelines including the application of the Design and Development Overlay, and the location of particular activities, as well as the character and improvement of precincts.

Council continues to ensure that industrial activities requiring substantial threshold distances are located in the core of industrial areas and to minimise land use conflict and adverse amenity impact on sensitive uses. There are existing industrial operations within the municipality that require substantial threshold distances and where sensitive uses have encroached. Guidelines will be developed to mitigate adverse amenity impacts and require risk assessments.

### **State Significant Industrial Land (Clause 17.02-3)**

The objective of this clause is:

*To protect industrial land of State significance*

State significant industrial land is located in the southern area of the municipality. The Industrial Land Use Strategy review will strengthen policy around protecting this area from incompatible land use.

### **Innovation and Research (Clause 17.02-4)**

The objective of this clause is:

*To create opportunities for innovation and the knowledge economy within existing and emerging industries, research and education*

The Brimbank Economic Development Strategy Implementation Plan 2017 - 2022 contains a range of programs and other initiatives to facilitate industry growth and development with a focus on health and education services, the construction sector, professional services, creative industries and the green economy.

The Sunshine National Employment and Innovation Cluster, and specifically the SHWEP provide opportunity to build on the health, education and industry cluster to promote innovation and research.

The Industrial Land Use Strategy review has identified existing and emerging industry clusters and will take a precinct approach to land use policy to address specific issues and opportunities, including visual amenity, local infrastructure requirements and urban greening.

### **Facilitating Tourism (Clause 17.03-1)**

The objective of this clause is:

*To encourage tourism development to maximise the employment and long-term economic, social and cultural benefits of developing the State as a competitive domestic and international tourist destination*

The Brimbank Economic Development Strategy 2016 – 2022 identifies Brimbank's tourism assets and recommends the development of a tourism strategy. Council has commenced preparation of Experience Brimbank to identify how Council can promote the growth and development of the visitor economy.

A range of strategies also encourage the development of Brimbank's visitor destinations including Brimbank Cycling and Walking Strategy, Creating Better Parks, Sunshine Town Centre Structure Plan 2014 and St Albans Activity Area Structure Plan 2015, Heritage Strategy 2012, and draft Habitat Connectivity Strategy 2017.

Council has also identified that the Melbourne Airport Rail Link alignment should link to the Sunshine Station to maximise patronage from regional Victoria including rail connections to Geelong, Bendigo and Ballarat as well as metropolitan Melbourne. This city shaping infrastructure would also benefit the development of the Sunshine NEIC capturing supporting education and health visitation.

### **Summary of further strategic work and actions – Economic Development'**

The table below identifies the strategies within the theme 'Economic Development' where Council can consider completing further strategic work.

Further strategic work	Actions/Progress
Identify areas of land in or adjacent to existing activity centres that could accommodate commercial and recreational	Review and update the Brimbank Activity Centre Strategy.

development.	
Identify viable industrial land to be retained, sites that may transition to other uses; encourage further investment in industrial areas; support existing and emerging industry clusters.	Review Brimbank Industrial Land Strategy. Implement the Brimbank Economic Strategy Implementation Plan 2017 - 2022
Policies from the Environment Protection Authority which relate to buffer areas for industry need to be articulated in land use planning, guidance from State government to inform further strategic work is required.	Develop a strategy to assess risks where sensitive uses encroach on industrial buffer distances.
Develop tourism in Brimbank and contribute to the Western Regional Destination Management Plan.	Complete Experience Brimbank – Visitor Participation and Local Participation Strategy  Continue to contribute to the Western Region Destination Management Plan through membership to Western Tourism Board

## 6.9 Transport (Clause 18)

Planning should ensure an integrated and sustainable transport system that provides access to social and economic opportunities, facilitates economic prosperity, contributes to environmental sustainability, and coordinates reliable movements of people and goods, and is safe.

### ***Land Use and Transport Planning (Clause 18.01-1)***

The objective of this clause is:

*To create a safe and sustainable transport system by integrating land-use and transport.*

Both Plan Melbourne and the current MSS recognise the efficiency benefits of locating services and facilities proximate to transport services. Council's land use planning strategies including the Housing Strategy, Activity Centre Strategy and Structure Plans encouraged greater housing density in and around transport services. The development of an Integrated Transport Strategy would assist the Council in planning for future transport planning throughout the municipality.

### ***Sustainable Personal Transport (Clause 18.02-1)***

The objective of this clause is:

*To promote the use of sustainable personal transport*

The Brimbank Cycling and Walking Strategy identifies the benefits of active transport and identifies opportunities to extend both on and off road shared user paths and networks. New developments are required to contribute to active transport through contributions and by providing green transport options and, improved bicycle and showering facilities.

### ***Cycling (Clause 18.02-2)***

The objective of the clause is:

*To integrate planning for cycling with land use and development planning and encourage as alternative modes of travel*

New developments are required to contribute to active transport through contributions and by providing green transport options and, improved bicycle and showering facilities.

### ***Principal Public Transport Network (Clause 18.02-3)***

The objective of this clause is:

*To facilitate greater use of public transport and promote increased development close to high-quality public transport routes in Metropolitan Melbourne*

Council has actively encouraged residential development within activity centres where access to services and transport are excellent. Complementing this approach has been the application of the Residential Growth Zone in and around activity centres and along main roads that are well serviced by bus routes.

### ***Management of the Road System (Clause 18.02-4)***

The objective this clause is:

*To manage the road system to achieve integration, choice and balance by developing an efficient and safe network and making the most of existing infrastructure*

The Brimbank Road Management Plan describes management arrangements for road assets within road reserves for which Brimbank is responsible. The Plan sets inspection intervals and response times which complies with the Road Management Act 2004.

Council has developed the Brimbank Transport Priorities highlights the major transport infrastructure improvements that will make a difference to creating a connected city, in consideration of the current State Government transport priorities and the Sunshine National Employment and Innovation Cluster.



Council strategies including the Housing Strategy, Activity Centre Strategy and range of Structure Plans provide for integrated land use and transport planning that promote sustainable and active transport. Council is also developing an Integrated Transport Strategy for the municipality.

### **Car Parking (Clause 18.02-5)**

The objective the clause is:

*To ensure an adequate supply of car parking that is appropriately designed and located.*

Council has adopted a Car parking Framework Plan which requires a range of actions including the development of car parking overlays for the Sunshine and St Albans Activity Centres to ensure adequate car parking provision for the development of these centres. This approach may be extended to other centres in the future as they grow and expand. Car parking exemptions will be considered where access to public transport facilities is excellent.

Council is also planning to prepare a Car Parking Strategy.

### **Airports – Melbourne Airport (Clause 18.04-1)**

The objective of this clause is:

*To strengthen the role of Melbourne Airport within the State's economic and transport infrastructure and protect its ongoing operation*

Land use around the airport area is managed through the use of the Melbourne Airport Environs Overlay, and ensures sensitive land use does not encroach on aircraft approaches to the airport and to minimise the impact of aircraft noise.

Council will continue to work with Melbourne Airport to ensure the future planning of the airport is supported, while having no negative impact on land use and amenity within Brimbank.

Improved public transport links to Melbourne Airport would benefit Brimbank residents, as Melbourne Airport is one of the largest employers and is located just north of the municipality. The location of the Melbourne Airport Rail Link through Sunshine would also support the Sunshine National Employment and Innovation Cluster and provide improved access to Melbourne Airport to the regional Victoria including Geelong, Ballarat and Bendigo, and metropolitan Melbourne.

### **Develop Freight Links (Clause 18.05-1)**

The objective the clause is:

*To further develop the key Transport Gateways and freight links and maintain Victoria's position as the nation's premier logistics centre*

Brimbank has become a significant transport and logistics hub and on this basis access is vital to the economy. The West Gate Tunnel will provide some improvements, however, there still remains need for the West Link. Council is also aware that there are potential alignments for the Western Intermodal Freight Terminal which currently do not appear in the Scheme. Council is participating in preparation of the Western Transport Strategy which will have future implications on the Scheme.

### **Summary of further strategic work and actions – Transport**

The table below identifies the policy gaps between state and council policy and makes recommendation where further strategic work can address the policy.

Recommendation	Action
Ensure Brimbank has a transport network to serve residents so that they can access jobs and community facilities	Develop an Integrated Transport Strategy
Promote sustainable and active transport.	Develop a Brimbank Car Parking Strategy

	Continue to implement the Cycling and Walking Strategy
Ensure there is an appropriate supply of car parking	Develop parking overlays for Sunshine and St Albans Activity Centres

## **6.10 Infrastructure (Clause 19)**

Planning for development of social and physical infrastructure should enable it to be provided in a way that is efficient, equitable, accessible and timely.

### ***Renewable energy - Provision of Renewable Energy (Clause 19.01-1)***

The objective of this clause is:

*Promoting the provision of renewable energy in a manner that ensures appropriate siting and design considerations are met*

Council promotes the provision of renewable energy through its Environmental Upgrade Agreements which enable business operators to borrow from Council to fund environmental upgrades.

Council is also promotive alternative energy generation within Brimbank including in as part of the strategic planning for the SHWEP.

Council is also promoting sustainability through strategic work it undertaking to require a sustainable design assessment.

### ***Community Infrastructure – Health Facilities (Clause 19.02-1)***

The objective of this clause is:

*To assist the integration of health facilities with local and regional communities*

The Sunshine NEIC was identified for its potential to attract a critical mass of tertiary education, health-related training, health care, retail and professional services, and has significant capacity to grow. The Victorian Planning Authority (VPA) is preparing the Sunshine NEIC Framework Plan to guide land use, development and infrastructure investment in accordance with Plan Melbourne. Council is also working with the VPA to prepare a structure plan that will further facilitate the development and integration of health services in and around Sunshine Hospital.

### ***Education facilities (Clause 19.02-2)***

The objective of this clause is:

*To assist the integration of education facilities with local and regional communities*

The Sunshine NEIC was identified for its potential to attract a critical mass of tertiary education, health-related training, health care, retail and professional services, and has significant capacity to grow. The Victorian Planning Authority (VPA) is preparing the Sunshine NEIC Framework Plan to guide land use, development and infrastructure investment in accordance with Plan Melbourne.

Council also promotes the integration of education facilities through its structure planning for the Sunshine Town Centre, St Albans Activity Area and the Sunshine Health Education and Wellbeing Precinct.

### ***Cultural facilities (Clause 19.02-3)***

### ***Distribution of Social and Cultural Infrastructure (Clause 19.02-4)***

The objective of this clause is:

*To develop a strong cultural environment and increase access to arts, recreation and other cultural facilities*

Council is updating its Cultural Strategy and Action Plan (2015-2020) to support arts and culture in Brimbank.

Council also promotes the culture and increased access to arts, recreation and other cultural facilities through its structure planning for the Sunshine Town Centre, St Albans Activity Area and the Sydenham Structure Plan and Activity Centre Strategy.

Council also continues to implement the Errington Master Plan which has included the recent construction of the St Albans Community Centre which also delivers improved access to the arts.

### ***Distribution of Social and Cultural Infrastructure (Clause 19.02-4)***

The objective of this clause is:

*To provide fairer distribution of and access to of social and cultural infrastructure*

Council's Sports Facilities Development Plan 2016 supports participation in physical activity by improving access to, and promotion of, sport and recreation facilities, and identifies Brimbank's sports facility needs for the next 10 years. The Municipal Development Contributions Plan is informed by the Sports Facilities Development Plan.

Council has also commenced preparation of Community Infrastructure Plan to inform the future delivery of social and cultural infrastructure, and a further updated the Municipal Development Contributions Plan.

### ***Development Contributions Plans (Clause 19.03-1)***

The objective of this clause is:

*To facilitate the timely provision of planned infrastructure to communities through the preparation and implementation of development contributions plans*

A Sunshine Town Centre development Contributions Plan 2014 and a Municipal Development Contributions Plan 2017 require contribution from new development towards infrastructure that supports the growth of Brimbank.

Council has also commenced preparation of Community Infrastructure Plan to inform the future delivery of social and cultural infrastructure, and a further updated the Municipal Development Contributions Plan.

### ***Water Supply, Sewerage and Drainage (Clause 19.03-2)***

The objective of the clause is:

*To plan for the provision of water supply, sewerage and drainage services that efficiently and effectively meet State and community needs and protect the environment*

Brimbank is actively involved in promoting Water Urban Sensitive Design (WSUD) within its infrastructure and in development.

The required reference documents relating to best practise WSUD and litter control for stormwater are already included in the planning scheme and must be taken into consideration.

Planned strengthening of the Environmentally Sustainable Design policy will include provisions for encouraging water-sensitive urban design within the statutory planning process.

### ***Stormwater (Clause 19.03-3)***

The objective of this clause is:

*To reduce the impact of stormwater on bays and catchments*

Brimbank's planning scheme supports integrated planning of stormwater quality and planning permits include conditions to mitigate stormwater pollution from construction sites and integrated planning of stormwater quality through on-site measures. Water-sensitive urban design measures seek to:

- Protect and enhance natural water systems.
- Integrate stormwater treatment into the landscape.
- Protect quality of water.
- Reduce run-off and peak flows.
- Minimise drainage and infrastructure costs.

### **Telecommunications (Clause 19.03-4)**

The objective of this clause is:

*To facilitate the orderly development, extension and maintenance of telecommunication infrastructure*

Council's Economic Development Strategy 2016 – 2021 highlights the importance of providing telecommunications, particularly that broadband connectivity is a critical factor in enabling improved productivity and innovation to support business development and growth. Council continues to advocate the efficient delivery and maintenance of improved telecommunications, and works with authorities to facilitate this.

### **Waste and Resource Recovery (Clause 19.03-5)**

The objective of this clause is:

*To reduce waste and maximise resource recovery so as to minimise environmental, community amenity and public health impacts and reduce reliance on landfills*

Council has commenced an update of the Brimbank Waste Management Strategy 2007 - 2017 which details the key drivers that influences Council's waste management processes and services and provides actions for improvement aimed at reducing waste. Council also developed Brooklyn Evolution, a long term strategy aimed at improving the economic viability and amenity of the Brooklyn Industrial Precinct, and continues to work with landfill operators across the municipality to improve amenity.

### **Pipeline Infrastructure (Clause 19.03-6)**

The objective of this clause is:

*To plan for the development of pipeline infrastructure subject to the Pipelines Act 2005 to ensure that gas, oil and other substances are safely delivered to users and to and from port terminals at minimal risk to people, other critical infrastructure and the environment*

Brimbank has a number of high pressure gas and fuel pipelines licensed under the Pipelines Act 2005. The Major Hazard Facilities Advisory Committee (MHFAC) report highlighted the need to address issues around land use planning and development approval within the vicinity of licensed pipelines. The MHFAC report recommended nominating essential high pressure gas and fuel pipelines within the SPPF as being of state significance and applying a planning control, potentially an Environmental Significance Overlay around major hazard facilities to ensure appropriate buffers are maintained around the use. This would also include creating determining referral authorities for applications in and around advisory areas.

Further advice is required from State government to provide direction regarding implementing the recommendations of the MHFAC report.

### **Summary of further strategic work and actions– Infrastructure**

The table below identifies the policy gaps between state and council policy and makes recommendation where further strategic work can address the policy.

Recommendation	Action
Continue to implement and develop the Structure Plans to facilitate infrastructure in the Metropolitan, Major Activity Centres	<ul style="list-style-type: none"><li>• Prepare Deer Park Major Activity Centre Structure Plan</li><li>• Continue to implement the Sunshine, St Albans and Sydenham Structure Plan</li></ul>
Ensure new development contributes to the	<ul style="list-style-type: none"><li>• Implement the Municipal Development</li></ul>

infrastructure to support the growth of Brimbank	<p>Contribution Plan and Overlay (DCPO)</p> <ul style="list-style-type: none"> <li>Review the DCPO when strategic work is completed on the Community Infrastructure Work</li> </ul>
Facilitate health and education development in the Sunshine NEIC	<ul style="list-style-type: none"> <li>Prepare a structure plan for the SHWEP to inform a potential amendment</li> <li>Continue to work with VPA to finalise the Sunshine NEIC Framework Plan</li> </ul>
Ensure there is appropriate community infrastructure to support the existing and future community	<ul style="list-style-type: none"> <li>Complete the Community Infrastructure Plan currently being developed</li> <li>Undertake a review of Municipal Development Contributions Plan to incorporate relevant projects from the Community Infrastructure Plan (pending its adoption).</li> </ul>
Implement recommendations of the Major Hazards Advisory Committee	As previously identified
Support policy initiatives for the inclusion of Environmentally Sustainable Design	As previously identified

## 7. Review of Local Planning Policy Framework

The LPPF has a specific role in planning schemes. The LPPF, inclusive of the MSS, should guide decision-making in relation to the achieving the vision and policy directions that are specific to the municipality, that are outlined in the MSS. In order to achieve these policy directions, zones and overlays have been applied, and where required local policy developed to provide discretion in making decisions on planning permit applications.

The LPPF assists the responsible authority and other users of the scheme to understand how a particular discretion is likely to be exercised.

The 2010 review of the Planning Scheme provided an assessment of the LPPF and identified that many of the existing policies could be deleted and incorporated in the MSS. The Practice Note for Writing Municipal Strategic Statements introduced the 'new' approach to preparing Municipal Strategic Statements, which encouraged Councils to include policy guidelines in the MSS. This is the approach that was adopted by Council in 2010 and resulted in an MSS that contained all of the Council's land use policy directions, with the exception of Clause 22 policy for 'Heritage'.

It is proposed that any review of the LPPF will continue to adopt this approach.

Each of the clauses contained within the LPPF contains an implementation section which provides future strategic work which was placed in the planning scheme following the last planning scheme review. These are summarised and evaluated below:

### 7.1 Review of Clause 21 - Municipal Strategic Statement

#### *Clauses 21.01 – 21.04 (Municipal profile, Land Use Issues, Strategic Land Use Vision)*

These sections all need to be updated to include current information and direction.

The current land use issues and strategic land use vision will be developed and informed by community consultation and workshops with Councillors and other stakeholders.

#### *Clause 21.05 Natural Environment*

This section addresses Brimbank's significant environment and natural assets that require protection, including the Green Wedge area. Much of this information is still relevant, but requires review to update information, policy direction and reference documents.

#### *Summary of clause 21.05-3 – Implementation*

#### *Summary of exiting strategic work relating to application of zones and overlay*

Zones and Overlays	Status
Apply the Green Wedge Zone to existing agricultural and rural residential land outside the Urban Growth Boundary	Completed
Apply the Public Conservation and Resource Zone to areas of environmental and habitat significance in public ownership	Completed
Apply the Rural Conservation Zone to sensitive escarpments and riparian areas along Maribyrnong River and Kororoit Creek	Further strategic work
Apply the Special Use Zone to existing education centres and other non-conforming uses within the Green Wedge.	Ongoing

Apply the Public Park and Recreation Zone to public open space and recreation areas in public ownership.	Ongoing
Apply the Environmental Audit Overlay to areas of potentially contaminated land within the Green Wedge.	Further strategic work
Apply the Environmental Significance Overlay to the areas adjacent to the Kororoit Creek	Completed.

### ***Existing Strategic Work - Natural Environment Section***

<b>Further Strategic Work identified - 2012</b>	<b>Status</b>
Consider the application of Environmental Significance Overlays to areas of remnant native vegetation, existing and proposed habitat corridors and waterways.	Ongoing
Consider the application of Public Acquisition Overlays to areas of environmental value proposed for incorporation into the public land management system.	Ongoing
Develop planning policies and provisions aimed at protecting the landscape qualities of the Brimbank Green Wedge from inappropriate development, especially on escarpment and ridgeline areas.	Further strategic work
Consider the rezoning of the Keilor Market Gardens to Green Wedge to legitimise and support existing horticultural activities.	Completed however requires further strategic work
Investigate the potential expansion of the Rural Living Precinct, east of the Keilor Golf Course at the top of the escarpment.	Completed
Investigate the potential expansion of the Rural Living Precinct, east of the Keilor Golf Course at the top of the escarpment.	Further strategic work
Prepare development guidelines for the assessment of development within areas identified as potentially contaminated	Further strategic work
Prepare and implement a biodiversity strategy for the municipality	Completed



***A summary of newly proposed strategic work - Natural Environment***

Further strategic work identified 2017	Status
Protect and restore natural habitats	Further strategic work to investigate the extension of ESO's to waterways and areas of native vegetation and habitat
Consider applying the PAO to land adjacent to the Maribyrnong River to facilitate the shared path	Further strategic work to implement the Maribyrnong River Guidelines 2010.
Update the Brimbank Green Wedge Management Plan 2010	Further strategic work
Examine the potential for industry within the Brimbank Green Wedge with a focus on Kellor Market Gardens	Further strategic work
Continue to identify potentially contaminated sites within Brimbank	Undertake regular review of contaminated land and apply the EAO to sites of potential contamination.
Reference documents	Update all

### **Clause 21.06 Built Environment**

This clause addresses heritage, signage, escarpments and ridgelines and landscaping.

The review of the MSS would see the issues of escarpments and ridgelines and landscaping be included 'Environment and Landscape Values'. Much of the content relating to these issues would be updated to include information and policy from the Brimbank Biodiversity Strategy.

Heritage issues remain relevant. This section would be expanded in a review of the MSS, to include urban design and neighbourhood character issues, safety and sustainability.

#### **Summary of exiting strategic work relating to application of zones and overlay**

Zones and overlays	Status
Apply the Heritage Overlay to protect places of heritage significance	Ongoing
Apply the Rural Conservation Zone to sensitive escarpment and ridgelines and riparian areas.	Further strategic work
Apply the Public Conservation and Resource Zone to areas of environmental and habitat significance in public ownership.	Ongoing

#### **Existing Strategic Work – Built Environment Section**

Further Strategic Work	Status
Develop a Heritage Strategy	Completed.
Conduct a Heritage 'Gap' study to identify further buildings and areas of heritage importance.	Ongoing
Develop Environmental Sustainable Design Guidelines	Further strategic work
Apply Environmental Significance Overlays along the Maribyrnong River and Kororoit Creek to protect habitat corridors, views and vegetation.	Completed (Amendments C131 and C146) and requires further strategic work to potentially extend the ESO

#### **A summary of newly proposed strategic work – Built Environment Section**

Update the Heritage Strategy	Further strategic work
Reference documents	Update all

### **Clause 21.07 Housing**

This section addresses housing growth, diversity, residential design and non-residential uses in residential zones.

This section requires updating to reflect recent policy initiatives in Plan Melbourne, the changes to the residential zones and the initiatives regarding affordable housing that are being developed by State government.

#### **Summary of exiting strategic work relating to application of zones and overlay**

Zones and overlays	Status
Apply the Neighbourhood Residential Zone to land designated for limited change.	Completed
Apply the General Residential Zone to land designated for incremental change.	Completed
Apply the Residential Growth Zone to land designated for substantial change. Apply the Neighbourhood Residential Zone to land affected by the Melbourne Airport Environs Overlay.	Completed
Apply the Melbourne Airport Environs Overlay to land affected by high levels of aircraft noise located beneath existing and future flight paths.	Completed

#### **Existing Strategic Work – Housing Section**

Further Strategic Work	Status
Implement the Brimbank Housing Strategy.	On going
Support the application of Design and Development Overlays or the Activity Centre Zone to activity centres and large scale development sites to ensure development occurs in a coordinated manner.	On going
Investigate the implementation of community sustainability targets upon completion of the Brimbank Environmental Sustainability Policy Framework.	Further strategic work
Support policy initiatives for the inclusion of Environmentally Sustainable Design	Policy development underway – to be completed mid 2018
Investigate mechanisms to control development within the prescribed airspace of Melbourne Airport.	State government to provide guidance
Prepare preferred character statements for areas undergoing incremental and substantial	Further strategic work

change	
Prepare neighbourhood character studies to identify areas with neighbourhood character.	As above – neighbourhood character objectives to be developed for Neighbourhood Residential Zones - project to commence mid 2018.
Investigate the application of Neighbourhood Character Overlays or Design and Development Overlays as a statutory mechanism to protect neighbourhood character and provide for appropriate development.	Further strategic work

***A summary of newly proposed strategic work – Housing Section***

Zones and overlays	Status
Review the performance of the Brimbank Housing Strategy.	Further strategic work
Continue to implement the Activity Centre Structure Plans to facilitate infrastructure in the Metropolitan and Major Activity Centres	<ul style="list-style-type: none"> <li>• Prepare Deer Park Major Activity Centre Structure Plan</li> <li>• Continue to implement the Sunshine and St Albans Town Centre Structure Plan</li> </ul>
Reference documents	Update all

### **Clause 21.08 Retailing and Activity Centres**

The MSS only addresses policy on activity centres, retail design, large format retailing and commercial development.

The content on retailing and activity centres will be updated, based on the outcomes of the Activity Centre Strategy review.

The revised MSS would include this section and the following section, 'Industry' in the Economic Development clause. The land use recommendations and issues in the Brimbank Economic Development Strategy Implementation Plan should be incorporated into this section.

#### **Existing Strategic Work – Retailing and Activity Centres**

Further Strategic Work	Status
Rezone redundant Commercial 1 and Mixed Use zoned land identified in the Brimbank Activity Centres Strategy 2008 to an alternative zone as appropriate.	Further strategic work
Investigate the application of the Commercial 2 Zone to land fronting Ballarat Road, Sunshine Avenue and the Melton Highway to address the encroachment of commercial uses into these locations.	Further strategic work
Investigate the application of a Design and Development Overlay to activity centres to guide future development outcomes.	Design Development Overlay completed for the St Albans Activity Centre. Other areas will require further strategic work
Review the zoning of land surrounding the Sydenham Regional Activity Centre and the application of suitable/appropriate zonings.	Further strategic work
Identify boundaries for activity centres	Further strategic work
Prepare and implement structure plans for all major activity centres	St Albans, Sunshine activity centre structure plans completed.  Prepare the Deer Park Activity Centre Structure Plan
Investigate the application of the Commercial 2 Zone to land identified for large format retailing that has connections between activity centres and surrounding neighbourhoods and is serviced by sustainable transport options	Further strategic work.
Investigate the rezoning of the Industrial 3 zoned land on McKechnie Street, south of St Albans Station to allow for residential, commercial and/or industrial development.	Completed
Investigate future redevelopment opportunities of underperforming activity centres designated for redevelopment as identified in Table 1 at	Further Strategic Work

Clause 21.08-1.	
Reference documents	Update all

### **Clause 21.09 Industrial Land Use**

This section of the MSS recognises the location and importance of Brimbank's industrial areas. It provides guidance on the protection of these areas, industrial design, and environmental impacts of industrial use.

The review of the Industrial Land Use Strategy may result in changes to policy within this section.

A revised MSS would include this issue within 'Economic Development'.

#### **Summary of exiting strategic work relating to application of zones and overlay**

Zones and Overlays	Status
Apply the Industrial 1 Zone to land designated for manufacturing and logistics industries	Ongoing
Apply the Industrial 2 Zone to land designated for industrial uses with potential for adverse amenity impacts	Ongoing
Apply the Industrial 3 Zone to land designated for industrial uses that have low amenity impacts on nearby residential communities.	Ongoing

#### **Existing Strategic Work – Industrial Land Use**

Further Strategic Work	Status
Review the Brimbank Industrial Areas Strategy.	Further strategic work
Advocate for the development of the Living Brooklyn Gateway site to provide a high quality entrance to the Brooklyn Industrial and Commercial Precinct.	Further strategic work
Investigate the rezoning of redundant industrial areas.	Further strategic work
Develop industrial design guidelines for those established industrial estates where there are no existing design provisions.	Further strategic work
Investigate the application of the Commercial 2 Zone to areas within existing industrial areas that have substantial retail uses.	Further strategic work
Undertake a review of the Solomon Heights Strategic Development Site bounded by Munro, Vermont and Baldwin Avenues and the Melbourne-Sydney railway line to identify policy direction for the future development of the area	Further strategic work
Develop a Landscape Master Plan for the Brooklyn Industrial and Commercial Precinct.	Further strategic work

Advocate for the alignment of the Western Section of the East West Link, the extension of Grieves Parade, Brooklyn and duplication of Somerville Road, Brooklyn.	Awaiting guidance from State government
Develop industrial design guidelines for the Brooklyn Industrial and Commercial Precinct incorporating water sensitive design to minimise environmental impacts.	Completed
Reference documents	Update all



### **Clause 21.10 Transport and Infrastructure**

This section considers sustainable transport, the road network, car parking and infrastructure.

Council is committed to improving and extending the shared pathways throughout the municipality and providing on road bicycle lanes. With regard to public transport facilities, the State government is required to commit funding to extend services.

Council has commenced the development of car parking overlays for the Sunshine and St Albans Activity Centres to address constant requests for car parking waivers and reduced parking provision.

With increased residential densities and other developments, the stress on Council's infrastructure assets will continue. Requirements to contribute to upgrades and mitigation of risks will ease pressure on these assets. Planning for areas subject to risk, such as flooding should be continually updated.

#### **Summary of exiting strategic work relating to application of zones and overlay**

Zones and overlays	Status
Apply the Road Zone Category 1 to main roads managed by VicRoads.	Ongoing
Apply the Public Acquisition Overlay to areas to be acquired for roads.	Ongoing
Apply the Special Building Overlay and the Land Subject to Inundation Overlay to flood prone areas identified by Melbourne Water.	Ongoing

#### **Existing Strategic Work – Transport and Infrastructure**

Further Strategic Work	Status
Prepare and implement Development Contributions Plans for infrastructure improvements.	Further strategic work Sunshine Activity Centre DCPO Completed
Advocate for better access to telecommunications facilities.	Ongoing
Liaise with Melbourne Water to implement best management practice of stormwater management and correctly identify those areas subject to flooding to better protect the community from the impact of flooding and stormwater discharge and improve the quality of water.	Further strategic work
Reference documents	Update all

#### **A summary of newly proposed strategic work – Transport and Infrastructure**

Investigate parking opportunities and guideline – not identified in current MSS	Further strategic work
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### ***Clause 21.11 Community and Leisure Facilities***

This Clause considers community facilities, gaming, public open space and sporting facilities.

Council continues to encourage multi use of community facilities and the location of new facilities in areas well serviced by public transport.

With regard to gaming, Council is located within a 'capped' area, where no increase in the number of gaming machines is permitted. Current guidelines relating to the relocation of machines still are relevant.

Council will continue to be guided by the Brimbank Open Space Strategy and Sports Facility Development Plan in relation to the use and development of sporting facilities.

#### ***Summary of exiting strategic work relating to application of zones and overlay***

<b><i>Zones and overlays</i></b>	<b><i>Status</i></b>
<b><i>Apply Public Park and Recreation Zone to public recreation facilities</i></b>	Ongoing
<b><i>Apply Public Use Zone to community facilities.</i></b>	Ongoing

#### ***Existing Strategic Work – Community and Leisure Facilities***

<b><i>Further Strategic Work</i></b>	<b><i>Status</i></b>
Consider the rezoning of redundant public open space areas to allow for residential or commercial development.	Further strategic work
Consider the application of Public Acquisition Overlays to areas required for public open space links along waterways and other key open space corridors.	Further strategic work
Reference documents	Update all

The revision of the MSS will use the relevant theme headings that are included in the SPPF, to provide consistency and ease of use.

All policy references should be updated where current strategic policy has superceded the policy in the MSS.

## 7.2 Review of Clause 22 policy

Brimbank has only one Local Planning Policy within Clause 22 the Heritage policy which outlines the parameters for development and alteration of existing and new buildings with the heritage overlay. This policy requires an update on the form and content to meet the requirements of the relevant planning practice notes on Form and Content of planning schemes and Writing Local Policy.

Clause	Description	Recommendation
Clause 22.01 - Heritage	Provides guidelines on appropriate development within the heritage overlay	Update content to include additional precinct guidelines. Update form and content

## 7.2 Review of zones and schedules

NOTE: The assessment and further strategic work identified in this section of the Report is current at the time of writing. All recommendations may change as a result of the recommendations of the Smart Planning Project, which will be released June 2018.

There are a total of 20 zones in the Scheme. Many of these zones have attached schedules that reflect the intent of the zone as it applies in the Brimbank context/to achieve the policy direction and vision outlined in the MSS.

There are six tailored schedules for the Special Use Zone to address specific land uses such as private education, car racing, Sunshine golf course, Sunshine Hospital.

There are a further 12 schedules to zones, which impact on decision-making.

A review of zones and relevant schedules is outlined below:

### **Residential Zones**

In 2014 Council adopted the Brimbank Housing Strategy 'Home and Housed.' This strategy coincided with the State government's introduction of the new residential zones implemented in 2016. The Housing Strategy provided Council with the strategic direction to apply all three residential zones.

The implementation of the residential zones used the Integrated Mapping Assessment Tool (IMAT) scoring system to determine the appropriate application of the Neighbourhood Residential Zone (NRZ) in areas located far from transport and services, and the Residential Growth Zone (RGZ) in areas proximate to transport and services and the General Residential Zone (GRZ) for the remainder of residential areas that were well serviced by transport and services.

The zones have provided greater consistency and direction in the assessment of land use and development applications as well as providing advice to applicants, developers and the broader community.

The new residential zones came into operation in March 2017 and included the introduction of a minimum 'garden area, removal of the 'two dwelling' cap for development within the NRZ, a requirement to develop neighbourhood character objectives for the NRZ and the implementation of design objectives for the RGZ.

A number of Council owned reserves were inadvertently zoned the GRZ. This has caused a level of inconsistency within the current planning scheme as these sites are often surrounded by the NRZ.

The introduction of the minimum garden area has presented challenges for all council's and is currently being reviewed by State government. However, the removal of the two dwelling maximum for development within the NRZ addressed the issue of larger parcels of land being under developed while being able to provide additional open space.

The recent requirement to develop neighbourhood character and design objectives for the NRZ and RGZ (respectively) will also address issues regarding the application of these zones. This will also provide further clarification to developers and residents about the type of development Council seeks to achieve with the zones.

Clause	Description	Recommendation
General Residential Zone – Schedule 1	Provide guidance about minimum garden area  Conduct an audit of public owned land within the General Residential Zone.  Provide Neighbourhood Character Objectives	Further strategic work
Neighbourhood Residential zone – schedule 1	Provide guidance about minimum garden area  Provide Neighbourhood, heritage, environment or landscape, heritage character objectives to be achieved for the area	Further strategic work
Neighbourhood Residential zone – schedule 2	Provide guidance about minimum garden area  Provide Neighbourhood, heritage, environment or landscape, heritage character objectives to be achieved for the area	Further strategic work
Residential Growth zone – Schedule 1	Provide design objectives to be achieved for the area	Further strategic work

### **Commercial Zones**

The Commercial 1 and 2 Zones (C1Z & C2Z) were introduced in 2013, replacing the suite of business zones.

Council has applied the C1Z to most activity centres, however, the Activity Centre Zone has been applied the Sunshine Town Centre as recommended by the Sunshine Town Centre Structure Plan 2014, and the Comprehensive Development Zone applies to the Sydenham Town Centre in accordance with the Sydenham Structure Plan. Council is currently undertaking a review of the Activity Centre Strategy.

The C2Z has generally been applied to business parks and office locations. Recently, Council applied the C2Z to the Geelong Road frontage of the Brooklyn Industrial Precinct to provide a buffer from the industrial uses and also provide a commercial frontage to a main road location.

To further investigate the expansion of this approach, Council engaged consultants to review other locations where the C2Z could potentially be applied to provide both a buffer to industrial uses, improve the commercial function and the appearance of an area. This work will be included in the Industrial Land Use Strategy Review.

Council has no schedule to the C1Z.

Clause	Description	Recommendation
Commercial 1 Zone	Consider further densification in activity centres and how this would be facilitated	Further strategic work
Commercial 2 Zone	Conduct how the C2Z can be applied to retain employment land	Further strategic work

## **Industrial zones**

Revised industrial zones were also introduced by State government in 2013 – the Industrial 1 Zone (IN1Z) was applied to general industrial areas, the Industrial 2 Zone (IN2Z) to areas of heavy and/or noxious industrial and the State significant industrial corridor along the south western boundary of the municipality, and the Industrial 3 Zone (IN3Z) to business parks, start up industrial areas and light industrial areas.

The Industrial Land Use Strategy had identified areas of transition, where older industrial areas could transition to other uses. This Strategy is currently under review and will consider these areas of transition, the application of the appropriate industrial zone, buffer distances, particularly around major hazard facilities, and design objectives and strategies to improve the amenity of industrial areas.

Council has no schedules to any industrial zone.

## **Rural Zones**

Three 'rural' zones have been applied to the area known as the 'Brimbank Green Wedge', which is part of the greater Sunbury Green Wedge area (located within the City of Hume).

These zones include the Green Wedge Zone, the Green Wedge A Zone and the Rural Conservation Zone. Each of these zones focuses on the protection of green wedge land for agricultural, environmental, biodiversity, landscape values, recreational and tourism opportunities. The schedules to each zone specify minimum subdivision areas.

The Brimbank Green Wedge Management Plan 2010 outlines the restrictions on land use within the green wedge area, in terms of lack of water for agriculture, lot sizes and the restrictive planning controls which also include the Melbourne Airport Environs Overlay.

The Brimbank Green Wedge Management Plan requires a review, with a focus on identifying opportunities for economically viable alternate land uses or land practices.

Clause	Description	Recommendation
Green Wedge zone – Schedule 1	Specifies minimum subdivision area for land. (State government controls land subdivision size and land use within the zone)	No change
Green Wedge A zone – Schedule 1	Specifies minimum subdivision area for land. (State government controls land subdivision size and land use within the zone)	No change
Rural Conservation zone – schedule 1	Specifies minimum subdivision area for land. (State government controls land subdivision size and land use within the zone)	No change

## **Public Use Zones**

This zone is used to identify land in public ownership. The specific schedule associated with the zone, generally identifies the purpose for which the land is used. No specific issues have been identified for the Public Use Zone as part of this review.

## **Comprehensive Development Zone**

This zone has only been applied in one location – the Watergardens Town Centre. The purpose of this zone was to encourage development and allow the future expansion of the Centre in accordance with the approved Sydenham Regional Activity Centre Structure Plan.

Two schedules apply to the zone – Schedule 1 applies to the peripheral area, (adjacent to the main shopping area) which includes educational facilities, home-maker centre and some residential development. These areas generally meet the criteria for the application of the C2Z or the RGZ.

Schedule 2 applies to the retail core of the centre. The activity centre generally meets the criteria of the Commercial 1 Zone or alternatively the Activity Centre Zone.

Further changes may be identified following the review of the Activity Centre Strategy.

Clause	Description	Recommendation
Comprehensive Development Zone - Schedule 1	Review the zoning of land surrounding the Sydenham Regional Activity Centre	Further strategic work
Comprehensive Development Zone - Schedule 2	Review the zoning of land surrounding the Sydenham Regional Activity Centre	Further strategic work

### ***Special Use Zones***

There are six schedules to the Special Use Zone, each applying to a specific land use.

Clause	Description	Recommendation
Special Use Zone - Schedule 1	Assess the application of the Special Use Zone for private sports ground, education, racecourse, showgrounds (Calder Park Raceway and Sunshine Hospital). Consider assessing the zones suitability on these sites	Further strategic work
Special Use Zone - Schedule 2	If part of the Broadcast Australia Site is redeveloped the application of the Special Use Zone in this part of the site will need to be assessed as it specifically relates to the use of private utility stations	Further strategic work
Special Use Zone - Schedule 3	Applies to earth & energy resources (Barro quarry) is part of Amendment c188 anomalies amendment	Completed
Special Use Zone - Schedule 4	Assess the application of the Special Use Zone for a private sports ground (Sunshine Gold Club)	Further strategic work
Special Use Zone - Schedule 5	Assess the application of the Special Use Zone for private education (Overnewton college) Review to ensure current information is relevant.	Further strategic work
Special Use Zone - Schedule 6	Assess the application of the Special Use Zone for a private education (Lowther Hall) - Lowther Hall no longer own the land (Overnewton college are owners) Potentially combine with Schedule 5.	Further strategic work

It is recommended that all Schedules to zones which do not adhere to current best practice, practice notes, including the recently updated 'Form and Content practice note' and that fail to provide appropriate guidance for decision-making and where there is an opportunity to streamline planning assessment processes, be reviewed.

## **7.3 Review of overlays and schedules**

NOTE: The assessment and further strategic work identified in this section of the Report is current at the time of writing. All recommendations may change as a result of the recommendations of the Smart Planning Project, which will be released June 2018.

Overlay controls with accompanying schedules have also been applied to complement a zone provision and/or identify an additional planning requirement to be considered in making a planning decision, such as identifying areas of native vegetation, heritage buildings and land subject to inundation.

There are a total of 12 Overlays in the Scheme. All of these Overlays (excluding the Environmental Audit Overlay) have at least one attached schedule which varies in complexity. A brief overview of the Overlays and Schedules is provided below:

### ***Environmental Significance Overlay***

The purpose of the Environmental Significance Overlay is:

- To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.
- To identify areas where the development of land may be affected by environmental constraints.
- To ensure that development is compatible with identified environmental values.

Clause	Description	Recommendation
Environmental Significance Overlay – Schedule 1	Sydenham Radio Transmission Environmental Significance Area	Update this overlay when redevelopment of the Broadcast Australia site occurs
Environmental Significance Overlay – Schedule 2	Sydenham Radio Transmission Environmental Significance Area – Round Hill	Update this overlay when redevelopment of the Broadcast Australia site occurs
Environmental Significance Overlay – Schedule 3	Baldwin Ave/Solomon Heights Environmental Significance Area	Update as part of the strategic work to prepare the Solomon Heights Precinct Plan 2017
Environmental Significance Overlay – Schedule 4	Kororoit Creek Corridor Protection	No further work required
Environmental Significance Overlay – Schedule 5	Maribyrnong River Valley And Environs	No further work required
Environmental Significance Overlay – Schedule 6	Sites Of Known Biological Significance	No further work required

### ***Significant Landscape Overlay***

The purpose of the Significant Landscape Overlay is:

- To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.
- To identify significant landscapes.
- To conserve and enhance the character of significant landscapes.

Clause	Description	Recommendation
Significant Landscape Overlay – Schedule 1	Old Calder Hwy (between green gully road and Maribyrnong River), Keilor recreation Reserve and the Lagoon Reserve	No further work required
Significant Landscape Overlay – Schedule 2	Former Sunshine Civic Centre Landscape Garden Area	No further work required

## ***Heritage Overlay***

The purpose of the Heritage Overlay is:

- To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.
- To conserve and enhance heritage places of natural or cultural significance.
- To conserve and enhance those elements which contribute to the significance of heritage places.
- To ensure that development does not adversely affect the significance of heritage places.
- To conserve specified heritage places by allowing a use that would otherwise be prohibited if this will demonstrably assist with the conservation of the significance of the heritage place.

Clause	Description	Recommendation
Heritage Overlay – Schedule 1	The requirements of this schedule to the overlay apply to both the heritage place and its associated land in Brimbank.  Continue to update Brimbank's heritage places through the completion of heritage gap studies	Ongoing

## ***Design and Development Overlay***

The purpose of the Design and Development Overlay is:

- To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.
- To identify areas which are affected by specific requirements relating to the design and built form of new development.

Clause	Description	Recommendation
Design & Development Overlay – Schedule 1	Skyline Areas	No further work required
Design & Development Overlay – Schedule 3	Melbourne Airport Rail Link Area. Update to be consistent with Plan Melbourne 2017	Further strategic work
Design & Development Overlay – Schedule 4	Land referred to as lots 6 & 7, Fitzgerald Road, Sunshine West Adjacent to the Western Ring Road. The development has been completed consider removal of the DDO.	Further strategic work
Design & Development Overlay – Schedule 5	Land located between Taylors Creek and properties Fronting Patterson Avenue & Campaspe Crescent. Consider a review to update the Taylors Creek Landscape	Further strategic work



	Master Plan May 2004.	
Design & Development Overlay – Schedule 6	Land Adjoining McIntyre Road Between Western Highway and The Western Ring Road, North Sunshine	No further work required
Design & Development Overlay – Schedule 7	Land Located At 79 Wright Street Sunshine	No further work required
Design & Development Overlay – Schedule 8	Sunshine Hospital Medical Services Precinct. An update is occurring with the Sunshine Health and Wellbeing Precinct.	Further strategic work commenced
Design & Development Overlay – Schedule 9	St Albans Activity Centre	No further work required
Design & Development Overlay – Schedule 10	Keilor Village Activity Centre	No further work required
Design & Development Overlay – Schedule 11	Brooklyn Industrial And Commercial Precinct	No further work required

### ***Development Plan Overlay***

The purpose of this overlay is to:

- To identify areas which require the form and conditions of future use and development to be shown on a development plan before a permit can be granted to use or develop the land.
- To exempt an application from notice and review if it is generally in accordance with a development plan.

Clause	Description	Recommendation
Development Plan Overlay – Schedule 2	Keilor Downs Plaza Shopping Centre. Consider Design Development Guidelines to improve the appearance of the Keilor Downs Shopping Centre and surrounds.	Further strategic work
Development Plan Overlay – Schedule 3	River Valley Estate	No further work required
Development Plan Overlay – Schedule 4	26s Glenbrook Avenue And 147a Cairnlea Drive, Cairnlea. The heights identified in the DPO 4 are inconsistent with the General Residential Zone Schedule 1 height limit. This has been referred to the Department of Land, Water, Environmental and Planning to be considered as part of the correction of anomalies through the introduction of the new residential zones. This has been referred to the State government as part of its correction of unintended consequences resulting from the changes to the residential zones.	Further strategic work
Development Plan Overlay –	Land at the North West Corner	Further strategic work

Schedule 5	of Kings Road and Taylors Road, Delahey. Consider Design Development Guidelines to improve the appearance of the Shopping Centre and surrounds	
Development Plan Overlay – Schedule 6	Cairnlea Estate - Former Albion Explosives Factory Site. Consider removing the DPO Schedule 6 as development has been completed as part of the development.	Further strategic work
Development Plan Overlay – Schedule 7	10 McKechnie Street, St Albans. Consider removal following completion of development on the land	Further strategic work
Development Plan Overlay – Schedule 9	51 & 63a Regan Street, St Albans. Consider removal following completion of development on the land.	Further strategic work
Development Plan Overlay – Schedule 12	Melbourne Airport Rail Link Development Plan. Review in accordance with Plan Melbourne 2017.	Further strategic work
Development Plan Overlay – Schedule 13	Sunshine Golf Course (130 Fitzgerald Street) And The Masonic Centre (1a Ralph Street), Sunshine West. Consider removal following completion of development on the land.	Further strategic work
Development Plan Overlay – Schedule 14	South West Industrial Park (Area 2). Create design guidelines to improve the precinct by updating DPO14	Further strategic work
Development Plan Overlay – Schedule 15	247-251 St Albans Road, Sunshine North. Consider removal following completion of development on the land.	Further strategic work
Development Plan Overlay – Schedule 16	Orica Deer Park development plan. Consider removal following completion of development on the land.	Further strategic work
Development Plan Overlay – Schedule 17	Former School Sites 95 Station Road and 814 Ballarat Road, Deer Park 27 Driscolls Road, Kealba 32A Green Gully Road, Keilor 18-24 Robertsons Road and 16-28 McCubbin Drive, Taylors Lakes. Consider removal following	Further strategic work

	completion of development on the land.	
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### ***Land Subject to Inundation overlay***

The purpose of the Land Subject to Inundation overlay is:

- To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.
- To identify land in a flood storage or flood fringe area affected by the 1 in 100 year flood or any other area determined by the floodplain management authority.
- To ensure that development maintains the free passage and temporary storage of floodwaters, minimises flood damage, is compatible with the flood hazard and local drainage conditions and will not cause any significant rise in flood level or flow velocity.
- To reflect any declaration under Division 4 of Part 10 of the Water Act, 1989 where a declaration has been made.
- To protect water quality in accordance with the provisions of relevant State Environment Protection Policies, particularly in accordance with Clauses 33 and 35 of the State Environment Protection Policy (Waters of Victoria).
- To ensure that development maintains or improves river and wetland health, waterway protection and flood plain health.

Melbourne Water conducts regular amendments to planning schemes to update flood information.

### ***Special Building overlay***

The purpose of the Special Building overlay is:

- To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.
- To identify land in urban areas liable to inundation by overland flows from the urban drainage system as determined by, or in consultation with, the floodplain management authority.
- To ensure that development maintains the free passage and temporary storage of floodwaters, minimises flood damage, is compatible with the flood hazard and local drainage conditions and will not cause any significant rise in flood level or flow velocity.
- To protect water quality in accordance with the provisions of relevant State Environment Protection Policies, particularly in accordance with Clauses 33 and 35 of the State Environment Protection Policy (Waters of Victoria).

Melbourne Water conducts regular amendments to planning schemes to update flood information.

### ***Public Acquisition overlay***

The purpose of the Public Acquisition overlay is:

- To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.
- To identify land which is proposed to be acquired by a Minister, public authority or municipal council.

- To reserve land for a public purpose and to ensure that changes to the use or development of the land do not prejudice the purpose for which the land is to be acquired.
- To designate a Minister, public authority or municipal council as an acquiring authority for land reserved for a public purpose.

Future planning scheme amendments will add sites that are required to be purchased for a particular purpose and will also remove sites from the schedule once the nominated proposal is completed.

### ***Environmental Audit Overlay***

The purpose of the Environmental Audit overlay is:

- To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.
- To ensure that potentially contaminated land is suitable for a use which could be significantly adversely affected by any contamination.

Council will continue to investigate sites throughout the municipality to identify sites of potential contamination. Where these sites become known, a planning scheme amendment to include them in the EAO will occur.

### ***Road Closure overlay***

The purpose of the Road Closure overlay is:

- To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.
- To identify a road that is closed by an amendment to this planning scheme.

There is no land within Brimbank that is affected by the Road Closure overlay which is listed in the table of contents therefore it requires removal through an anomalies amendment.

### ***Development Contributions overlay***

The purpose of the Development Contributions Overlay is:

- To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.
- To identify areas which require the preparation of a development contributions plan for the purpose of levying contributions for the provision of works, services and facilities before development can commence.

Clause	Description	Recommendation
Development Contributions Overlay Schedule 1	Applies to all new development within the Sunshine Town Centre Structure Plan Update when the Community Infrastructure Plan has been completed.	Further strategic work
Development Contributions Overlay Schedule 2	Adopted by Council , awaiting approval by the Minister for Planning Applies to all new development within Brimbank except the Sunshine Town Centre. Update when the Community	Further strategic work

	Infrastructure Plan has been completed.	
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### ***Melbourne Airport Environs overlay***

The purpose of the Melbourne Airport Environs Overlay is:

- To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.
- To ensure that land use and development are compatible with the operation of Melbourne Airport in accordance with the relevant airport strategy or master plan and with safe air navigation for aircraft approaching and departing the airfield.
- To assist in shielding people from the impact of aircraft noise by requiring appropriate noise attenuation measures in dwellings and other noise sensitive buildings.
- To provide for appropriate levels of noise attenuation depending on the level of forecasted noise exposure.

Clause	Description	Recommendation
Melbourne Airport Environs Overlay - Schedule 1	To identify areas that are or will be subject to high levels of aircraft noise based on the 25 Australian Noise Exposure Forecast (ANEF) contour and to restrict use and development to that which is appropriate to that level of exposure.	No further work
Melbourne Airport Environs Overlay - Schedule 2	To identify areas that are or will be subject to moderate levels of aircraft noise based on the 20-25 Australian Noise Exposure Forecast (ANEF) contours and to limit use and development to that which is appropriate to that level of exposure.	No further work

### ***Specific Sites and Exclusions***

The purpose of specific sites and exclusions is:

- To recognise specific controls designed to achieve a particular land use and development outcome existing on the approval date.
- To provide in extraordinary circumstances specific controls designed to achieve a particular land use and development outcome.

Carry an audit of the schedule to Clause 52.03 specific sites and exclusions to ascertain if the site specific requirements still apply to the land or if they have become redundant.

## 8. Planning Permit Processes

### 8.1 Planning permit activity

Planning activity reports obtained from the Department of Environment, Land, Water and Planning (DELWP) show a consistent record of permit activity over the last seven years. A very low percentage of applications are refused and a low percentage of applications are determined by Victorian Civil and Administration Tribunal (VCAT).

**Figure 3: DELWP Planning Permit Activity Summary**

	2010/11	2011/12	2012/13	2013/14
No. applications received	1,240	1,188	1,118	1,285
Permit / NOD	922 (97%)	1,068 (95%)	1,044 (97%)	1,006 (98%)
Refusal	26 (3%)	57 (5%)	31 (3%)	19 (2%)
VCAT	49 (5%)	54 (5%)	28 (3%)	16 (1%)
	2014/15	2015/16	2016/17	2017/18 (1st quarter)
No. of applications received	1,224	1,164	1,083	266
Permit/NOD	1,216 (99%)	1,214 (104%)	1,072 (98.9%)	287
Refusal	20 (1%)	39 (3.3%)	39 (3.6%)	8
VCAT	12 (0.9%)	18 (1.5%)	13 (1.2%)	5

The nature of applications received show the majority of applications for new development are for medium density residential development (between 2 and 9 dwellings on a lot) and the subdivision of land (between 1-9 lots). The number of applications for 'high' density residential development (more than 10 dwellings on a lot) has increased.

### 8.2 VCAT decisions

There were 212 applications for review made to Victorian Civil and Administration Tribunal (VCAT) since the last planning scheme review in 2010.

Of these, the majority related to neighbourhood character in relation to multi-unit residential development.

It is however difficult to draw any definitive policy recommendations from the VCAT decisions over the review period because of all the changes to the Scheme, including the implementation of the Brimbank Housing Strategy and the State governments changes to the residential zones.

## 9. Smart Planning

### 9.1 What is Smart Planning?

The State government has commenced the Smart Planning project to reform Victoria's planning rules and policy.

Smart Planning aims to:

- Reform the Victorian Planning Provisions
- Address inconsistent and contradictory controls
- Make planning regulation easier to understand interpret
- Lead to more effective and consistent decision making
- Reduce compliance and processing costs
- Reduce waiting times for planning permit applications.

The reforms are being implemented in two phases:

- Phase 1 — simple initiatives, including introducing digital mapping, improving web-based forms and processes, updating land use definitions, to be introduced in early 2018.
- Phase 2 – more substantial changes which include the replacement of the current SPPF format with the Planning Policy Framework (PPF), introducing streamlined amendment processes, revising and standardising schedules to zones and overlays. It is proposed that these changes will be introduced in June 2018

The change that will have the most significant impact on the future updating of the MSS will be the introduction of the PPF. It is proposed that the PPF include thematic heading/issues like 'Environment' and under this heading will be State Objectives and Strategies; Regional Objectives and Strategies; and then the Local Objectives and Strategies. It is intended that the MSS will be a more focused document that identifies the land use vision for the municipality.

At this time there is no further detail on timelines for the implementation of these changes.

### 9.2 What this means for Brimbank

Advice from the Department of Environment, Land, Water and Planning (DELWP) has strongly recommended that all councils who are currently undertaking planning scheme reviews continue with this work. All planning scheme reviews are identifying 'policy gaps' and further strategic work that needs to be undertaken at a local level.

The review is intended to inform the development of a strategic work program to address the identified policy gaps. Council officers can also continue with a community consultation program to determine the community vision for the future of Brimbank and identify strategic land use issues that will be included in the revised MSS.

By continuing this review process, commencing preparation of a strategic work program and developing the land use vision with the community, Council will then be well placed to implement the Smart Planning changes and the PPF format.

## 10. Summary

The Brimbank Planning Scheme was last reviewed in 2010. A significant amount of strategic work has been undertaken since that time, much which has been implemented through amendments to the Scheme.

Council is embarking on a review of the Community Plan to determine community views and aspirations for Brimbank. The review of the Scheme will involve community consultation and where appropriate will be conducted with consultation for the Community Plan. A key aspect of consultation will be the development of a land use vision for the municipality and identification of strategic directions and priorities.

This work will result in a revision to the MSS, updating policy and including new strategic policy. The format of the MSS will change, and the purpose and content will be directed through the Smart Planning review which will be finalised by June 2018. By this time Council will be well placed to update and populate the new format MSS, having undertaken extensive community consultation, completing a Brimbank community profile, completing an audit of the Scheme to determine policy gaps and completed a strategic work plan to address these gaps at Appendix 1.

With regard to the Zones, Overlays and Schedules, a range of policy gaps and formatting issues have been identified. A separate project will be developed to revise these elements within the Scheme to align with the relevant planning practice notes and ensure relevant policy is correctly expressed and redundant policy removed. This work will also 'dovetail' with the Smart Planning work, which aims to reduce repetition within the scheme, provide clearer assessment paths and standardising information within schedules.



## 11. Appendix 1

## Draft Strategic Work Program

The Draft Strategic Work Program has been developed in response to the assessment of the Brimbank Planning Scheme, in particular how the Scheme meets the policy directions included in the SPPF and the LPPF.

The list and scope of projects identified can apply to a number of different policy areas. To avoid repetition, projects are only identified in this work program.

The timelines for the projects are identified as:

Short term: 1-2 years

Medium term: 2-4 years

Long term: 4+ years

Where projects have commenced a completion year is provided.

Further strategic projects will be subject to budget approval through Council's normal budget process. Any further work to introduce the land use and development recommendations of Council adopted strategic work is dependent on Council approval.

The Draft Strategic Work Program will be further developed and is not required to be provided to the Minister of Planning, and will be removed from the final report.

Project	Timeline
Review the Industrial Land Use Strategy	Short Term
Continue to identify potentially contaminated sites within Brimbank	Short Term (on going)
Review the Activity Centre Strategy	Short Term
Prepare the Deer Park Activity Centre Structure Plan	Short Term
Review adopted Structure Plans to ensure they remain current (Sunshine Metropolitan Activity Centre, Sydenham Major Activity Centre, St Albans Major Activity Centre)	Long term
Continue to implement the Brimbank Walking and Cycling Strategy through new structure plans	On going
Undertake structure planning for sites within the NEIC, that will provide employment opportunities <ul style="list-style-type: none"> <li>Complete the SHWEP Structure Plan and amendment</li> <li>Complete the Solomon Heights Precinct Plan and amendment</li> </ul>	Short term Short term
Implement the 20 minute neighbourhood	Short Term (on going)

Develop design guidelines for the RGZ and neighbourhood character objectives for the NRZ and the GRZ.	Short Term
Investigate use of ESO to identify areas of fire hazard in partnership with the Melbourne Fire Association	Short Term
Improve access to local jobs <ul style="list-style-type: none"> <li>• Implement the Economic Development Strategy Implementation Plan</li> <li>• Update the Industrial Land Use Strategy</li> <li>• Update Activity Centre Strategy</li> <li>• Complete SHWEP structure plan.</li> </ul>	Short term (on going)
Deliver more housing closer to jobs and transport <ul style="list-style-type: none"> <li>• Implement revised Activity Centre Strategy</li> <li>• Strategic work including SHWEP and Solomon Heights structure plan</li> <li>• Review Housing Strategy</li> </ul>	Long Short Long term
Achieve and promote design excellence: <ul style="list-style-type: none"> <li>• Consider applying Design Development Overlays to industrial areas to ensure new development mitigates amenity impacts and improves appearance</li> <li>• Provide neighbourhood character and design objectives for residential areas.</li> </ul>	Medium term  Short Term
Respect heritage by continuing to: <ul style="list-style-type: none"> <li>• Identify heritage sites, places and objects.</li> <li>• Apply the Heritage Overlay to protect heritage assets</li> </ul>	Ongoing  Ongoing
Review Green Wedge Management Plan with regard to land capability, sustainable land practices, innovation and consider protecting ridge lines.	Medium term
Implement a Sustainable Built Environment Policy utilising the alliance with neighbouring Councils	Short term

Develop water management guidelines with regard to reducing contaminated runoff, re-use of grey water.	Medium / long term
<p>Make Melbourne cooler and greener</p> <ul style="list-style-type: none"> <li>Implement the Urban Forest Strategy in industrial zones.</li> </ul>	Medium term
<p>Protect and restore natural habitats</p> <ul style="list-style-type: none"> <li>Investigate the extension of ESO's to waterways and areas of native vegetation and habitat.</li> </ul>	Medium Term
<p>State government to review economic performance of Activity Centres</p> <ul style="list-style-type: none"> <li>Liaise with the State government about its economic review of activity centres.</li> </ul>	Medium Term (Ongoing)
<p>Prepare regional housing plans</p> <ul style="list-style-type: none"> <li>Participate in Regional Housing Forum to develop a regional housing plan.</li> </ul>	Medium Term (Ongoing)
<p>Identify local networks of cycling and pedestrian links</p> <ul style="list-style-type: none"> <li>Continue to implement the Brimbank Open Space Strategy and Creating Better Parks Plan.</li> </ul>	Ongoing
<p>Ensure heritage assets are protected, including Aboriginal heritage</p> <ul style="list-style-type: none"> <li>Update the Natural Heritage Strategy 1997, and continue to undertake heritage gap studies as required.</li> </ul>	Short term
<p>Infrastructure planning and delivery - Implement Amendment C187</p> <ul style="list-style-type: none"> <li>Municipal Development Contributions Plan to ensure developers contribute to infrastructure provision, and the Sunshine Development Contributions Plan</li> </ul>	Ongoing (20 year implementation)
Work with Melbourne Water to investigate application of Public Acquisition Overlay to river bank for shared path	Long term
Apply the ESO to native vegetation areas and habitat corridors pending adoption of the draft Habitat Connectivity Strategy 2017	Medium term

Ensure the correct mapping of floodplains and areas subject to flooding in partnership with Melbourne Water	Short term
Implement the recommendations of the Major Hazard Advisory Committee	Pending policy guidance from State government
Identify sites of potential contamination	Ongoing
Develop guidelines for noise attenuation of buildings to protect against adverse amenity impacts	Long term
Examine the potential for industry within the Brimbank Green Wedge with a focus on Keilor Market Gardens	Medium term
Review the performance of the Brimbank Housing Strategy.	Long term
Investigate opportunities to/and strategies for encouraging affordable and social housing.	Pending policy direction from State government
Complete Experience Brimbank – Visitor Participation and Local Participation Strategy	Short Term
Develop ‘buffer’ policy and guidelines for industrial areas	Pending policy direction from State government
Undertake strategic work to assess risks where sensitive uses encroach on industrial buffer distances.	Medium term
Continue to contribute to the Western Region Destination Management Plan	Short term
Develop an Integrated Transport Strategy	Short – medium term
Develop a Brimbank Car Parking Strategy <ul style="list-style-type: none"> <li>Develop parking overlays for Sunshine and St Albans Activity Centres</li> </ul>	Short term
Continue to implement the Activity Centre Structure Plans to facilitate infrastructure in the Metropolitan and Major Activity Centres	Ongoing
Implement the recommendations of the Major Hazards Advisory Committee: <ul style="list-style-type: none"> <li>Pipelines</li> <li>Major hazard facilities</li> </ul>	Pending policy direction from State government

The review of the LPPF included an audit of the section 'Further Strategic Work' within each of the policy themes in the MSS. The outstanding projects are identified below and do not repeat the projects listed above:

<i>Local Planning Policy Framework</i>	<i>Timeline</i>
Develop a risk matrix to inform assessment of potentially contaminated land to inform the application of the Environmental Audit Overlay	Medium term
Update all reference documents (maximum age of document 10 years)	Short - Medium term
Update Heritage Strategy	Short term
Investigate use of an alternate zone around the Sydenham Activity Centre	Short to medium term
Investigate the appropriateness of the Special Use Zone as it applies to various zones	Long term (in response to development opportunities and changes to government policy)
Integrate the Clause 22.01 Heritage Policy into the MSS	Waiting on policy direction from State government

The review of the Scheme has also identified the further review of some zones and overlay schedules. The extent of this work may be influenced by the recommendations of the Smart Planning project. It is also expected that there will be further work to implement these recommendations.

In anticipation of these changes, some smaller targeted projects can be undertaken that will not compromise the Smart Planning project and assist in implementing this project.

<b>Overlay</b>	<b>Timeline</b>
Review the relevance of all Development Plan Overlays	Short term
Review the relevance of all Design and Development Overlays	Short term
Update mapping of Land Subject to Inundation Overlay and Special Building Overlay	Short term

