

AMENDMENT C228 TO THE CASEY PLANNING SCHEME

MINTA FARM PRECINCT STRUCTURE PLAN

**EXPERT PLANNING
EVIDENCE PREPARED BY
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27 MARCH 2018
DRAFT
PREPARED FOR THE MINTA GROUP

URBIS

1. INTRODUCTION

1. My name is Sarah Kate Horsfield and I am a Director of Urbis Pty Ltd which conducts its business at Level 12, 120 Collins Street, Melbourne. My qualifications and experience is described in **Appendix A**.
2. I have been engaged by The Minta Group (TMG) to prepare town planning evidence in relation to the Minta Farm Precinct Structure Plan (PSP) and proposed Planning Scheme Amendment C228 to the Casey Planning Scheme.
3. I was retained by TMG in February 2017 to assist them in the development of a land use vision and framework for the Minta Farm Employment Precinct. I subsequently attended meetings and led various presentations to the VPA, Council and DEDJTA in March and August 2017 to explain TMG's proposals for the Employment Precinct. I was also involved in the drafting of TMG's submission to the exhibited Amendment.
4. Amendment C228 seeks to implement the Minta Farm PSP to allow the development of the Minta Farm precinct for residential and employment purposes. The Amendment also proposes various changes to the Casey Planning Scheme, including the introduction of Schedule 14 to the Urban Growth Zone, and the application of an Environmental Significance Overlay, Heritage Overlay, Incorporated Plan Overlay and Public Acquisition Overlay to parts of the land. In addition, a Section 96A application for subdivision of residential land in the precinct also forms part of the Amendment.
5. In the course of preparing this evidence I reviewed the PSP and relevant background studies, inspected the subject site and its environs, reviewed the proposed planning scheme provisions, the amendment and permit application documents. I have also examined submissions lodged by the City of Casey, other statutory authorities and local residents.
6. A summary of my opinions with respect to the proposal is as follows:
 - **The exhibited PSP and Amendment do not advance a clear land use vision and planning framework for the Minta Farm employment precinct, that furthers the directions of Plan Melbourne and the relevant policy frameworks.**
 - **The proposed planning control regime is unnecessarily complex and rigid, which will impact the economic competitiveness and attractiveness of the employment precinct for 'next generation' businesses.**
 - **The proposed planning regime lacks the flexibility needed for a precinct of this nature which may take decades to develop and complete, and which needs to be resilient and adaptable to future technological, societal and workplace change.**
 - **The alternative Future Urban Structure and Amendment proposal prepared by TMG presents a more simplified and strategic approach, that delivers in excess of the targeted jobs outcomes and is more closely aligned with the policy outcomes sought by Plan Melbourne.**
 - **The PSP needs to be refined to reflect the improved structure and statutory approach to the employment precinct. Redrafting is also necessary to reduce the prescriptive nature and mandatory emphasis of some aspects of the guidelines and requirements set out in the PSP, on the basis that they will stifle design flexibility over the life of the precinct's development.**
7. I declare that I have made all the enquiries that I believe are desirable and that no matters of significance which I regard as relevant have, to my knowledge, been withheld from the Panel.

2. SUBJECT SITE AND SURROUNDS

8. The Minta Farm precinct (shown in Figure 1) is currently controlled by TMG and comprises the following land parcels:
 - 100 Soldiers Road, Berwick (Lot 1 PS549435)
 - 110 Soldiers Road, Berwick (Lot 1 LP77482)
 - 118S Soldiers Road, Berwick (Lot 2 PS622158)
 - 280 Grices Road, Berwick (Portion 32 Parish of Berwick).
9. Overall, Minta Farm occupies approximately 285ha of land. Stockland have entered into a contract to purchase 'Portion 32 Parish of Berwick' from TMG. This land is often referred to as the 'southern landholding'. TMG will retain ownership of the 'northern landholding'.
10. Minta Farm is located within the City of Casey, 45km south-east of the Melbourne CBD and it sits at the gateway of a State Significant Industrial Corridor, which is located to the east within the Shire of Cardinia.
11. The overall landholding is bound by residential development to the north, the Princes Highway reservation to the north-east, the Cardinia Creek to the east, Soldiers Road to the west and Grices Road to the south.
12. Minta Farm has been in the Baillieu family since the early 1930s and it is still farmed to this day by I.M. Baillieu.
13. The site accommodates a number of buildings including an old homestead, the Myer House, old workers cottages, sheds and a more contemporary dwelling in the south-eastern corner of the site. A key asset of the property is the lakes system, constructed by the Baillieu family along the eastern boundary of the site, adjacent to the Cardinia Creek corridor.
14. As the site has been historically used for agricultural purposes, vegetation is scattered around the site and mostly concentrated around the former homestead, fencelines and the creek corridor.
15. The surrounding area can be described as follows:
 - Land to the north contains an established residential community, known as the Kingsmere Estate. A number of residential allotments back onto Minta Farm, separated by a municipal reserve.
 - The Princes Highway / Princes Freeway interchange sits at the north-eastern corner of the site. This interchange provides the opportunity for south-bound traffic on the freeway to travel to the east towards Officer and for traffic from Officer to travel north towards the Melbourne CBD. It does not offer any connections to Minta Farm and land on the western side of the freeway.
 - An established residential community is also situated on the western side of Soldiers Road. Broader facilities in this area include Kambrya College, Berwick Chase Primary School and Eden Rise Shopping Centre.
 - Land to the south of Grices Road is an emerging residential area, being developed in accordance with the Clyde North Precinct Structure Plan. This precinct has been designed to accommodate the facilities necessary to support the new community, including town centres, schools and open space.



Figure 1: Subject Site

3. PROPOSAL

16. Amendment C228 to the Casey Planning Scheme seeks to:
 - Amend Clause 22.01 to include the Minta Farm Local Town Centre and Local Convenience Centre.
 - Introduce Schedule 14 to the Urban Growth Zone (UGZ) in the Casey Planning Scheme to give effect to the Minta Farm Precinct Structure Plan.
 - Rezone part of the land from UGZ (no schedule) to Urban Growth Zone Schedule 14 (UGZ14).
 - Rezone part of the land from UGZ (no schedule) to Rural Conservation Zone (RCZ). This land forms part of Conservation Area 36 as defined in the Biodiversity Conservation Strategy (BCS).
 - Apply Schedule 6 to the Environmental Significance Overlay (ESO6) to the land zoned as RCZ.
 - Insert Schedule 2 to the Incorporated Plan Overlay (IPO2) into the Casey Planning Scheme and apply it to the land zoned as RCZ.
 - Amend the schedule to the Heritage Overlay to include the application of HO209 (the Myer House).
 - Apply Heritage Overlay Schedule 209 (HO209) to part of the TMG land.
 - Extend Schedule 1 of Public Acquisition Overlay (PAO1) which currently applies to the TMG land to allow for the intersection of O'Shea Road and Soldiers Road; and,
 - Amend the Schedule to Clause 52.17 to identify native vegetation exempt from requiring a planning permit within the PSP area.
 - Amend the Schedule to Clause 61.03 to update the relevant Planning Scheme maps.
 - Amend the Schedule to Clause 66.04 to include a referral provision to the Victorian Planning Authority; and
 - Amend the Schedule to Clause 81.01 to include a new incorporated document titled '*Minta Farm Precinct Structure Plan, October 2017*'.
17. Amendment C228 does not seek to introduce the Infrastructure Contributions Plan Overlay to the precinct. The VPA advises that this will occur as part of a separate Planning Scheme Amendment once the ICP has been finalised.
18. The Amendment is accompanied by a Section 96A planning permit application lodged by Stockland which seeks approval to subdivide part of the southern land parcel for residential purposes.
19. Documentation accompanying the proposed Planning Scheme Amendment states that the Amendment will facilitate the development of:
 - an integrated residential and employment community.
 - a vibrant town centre and local convenience centre, delivered through provision of core retail and entertainment functions, and civic and community uses, all of which will provide a range of employment options.
 - approximately 2,850 dwellings, providing homes for over 8,000 people within metropolitan Melbourne.
 - over 11,000 employment opportunities, within an area of 83Ha.
 - an urban landscape that enhances the existing biodiversity, cultural heritage, drainage and landscape values within the precinct.
 - diverse streetscape and open space outcomes to enhance the experience available to residents and visitors to the area.
 - prioritised medium- and high-density development within walkable distances of key destinations and public transport nodes.

20. A number of technical background documents have been prepared to inform the PSP. These include:

- Cardno (August 2015) Strategic Transport Modelling Assessment (Ultimate Scenario): McPherson, Croskell and Minta Farm
- Engeny Water Management (October 2017) Minta Farm PSP Surface Water Management Strategy Report
- GJM Heritage (April 2017) Heritage Advice for the Victoria Planning Authority, 'Myer House', Minta Farm, Berwick (Stage 1)
- GJM Heritage (May 2017) Heritage Advice for the Victoria Planning Authority, 'Myer House', Minta Farm, Berwick (Stage 2)
- GJM Heritage (July 2017) Heritage Advice for the Victoria Planning Authority, 'Myer House', Minta Farm, Berwick (Stage 3)
- Practical Ecology, (November 2011) Biodiversity Assessment Report
- SKM, (February 2011) Stage 1 and 2 – Desktop Environmental, Hydrogeological and Geotechnical Assessment: Report on PSP Area 11 – Minta Farm
- Tardis Enterprises (February 2011) Minta Farm – GAA PSP11: Historic Cultural Heritage Assessment No. 3780
- Traffic Works (October 2017) Minta Farm Precinct Structure Plan: Concept Road Design Report
- Traffix Group (September 2017) Traffic Engineering Assessment: Additional Traffic Modelling at Minta Farm PSP 11
- Tree Logic (December 2008) Arboricultural Assessment Clyde North, C21 Business Park and Cranbourne North (stage 2) Precincts
- Victorian Planning Authority (October 2017) Minta Farm Precinct Draft Structure Plan – Background Report
- Victorian Planning Authority (October 2017) Minta Farm Precinct Structure Plan Employment Precinct Land Review

4. CASEY PLANNING SCHEME

CURRENT PLANNING CONTROLS

21. The subject site is located within the Urban Growth Zone (UGZ) with no Schedule. As such, at this point in time, Part A of the UGZ (Clauses 37.07-1 to 37.07-8) has effect.
22. The UGZ seeks:
 - *To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.*
 - *To manage the transition of non-urban land into urban land in accordance with a precinct structure plan.*
 - *To provide for a range of uses and the development of land generally in accordance with a precinct structure plan.*
 - *To contain urban use and development to areas identified for urban development in a precinct structure plan.*
 - *To provide for the continued non-urban use of the land until urban development in accordance with a precinct structure plan occurs.*
 - *To ensure that, before a precinct structure plan is applied, the use and development of land does not prejudice the future urban use and development of the land.*
23. The site is affected by two overlays.
 - The Public Acquisition Overlay Schedule 1 applies to the northern boundary of 118S Soldiers Road, within the TMG landholding. This is the PAO1 which is to be extended as part of Amendment C228.
 - A Land Subject to Inundation Overlay (LSIO) applies to land within the Cardinia Creek corridor.

PROPOSED PLANNING CONTROLS

24. Amendment C228 proposes to introduce Schedule 14 to the UGZ which will give effect to the Minta Farm PSP. When this occurs, Part B of the UGZ will take force (Clauses 37.07-09 to 37.07-16).
25. These provisions require that any use, development and subdivision is generally in accordance with the approved Precinct Structure Plan, which in this case will be the Minta Farm PSP. Further to this, any planning permit issued must include any conditions specified in the PSP or the schedule to the zone.
26. Plan 1 within Schedule 14 sets out the Future Urban Structure proposed in the Minta Farm PSP. This plan shows that the precinct includes the following key land-use areas:
 - Residential.
 - Conventional retailing areas in the Local Town Centre in the northern landholding and the Local Convenience Centre in the southern landholding.
 - Conservation reserve.
 - Employment sub-precincts:
 - Innovation and technology business.
 - Commercial and office.
 - Small local enterprise.
 - Mixed use.

27. Table 1 of the Schedule sets out the applied zones for each precinct in the PSP, which are as follows:

Mixed Use sub-precinct	Clause 32.04 – Mixed Use Zone
Residential on a lot wholly within a walkable catchment	Clause 32.07 – Residential Growth Zone
All other land	Clause 32.08 – General Residential Zone
Local Town Centre	Clause 34.01 – Commercial 1 Zone
Local Convenience Centre	Clause 34.01 – Commercial 1 Zone
Small Local Enterprise sub-precinct	Clause 34.01 – Commercial 1 Zone
Commercial and Office sub-precinct	Clause 34.02 – Commercial 2 Zone
Innovation, Technology and Business sub-precinct	Clause 34.02 – Commercial 2 Zone
North-south arterial road	Clause 36.04 – Road Zone Category 1

28. Section 2.3 of the Schedule goes on to vary many of the standard VPP provisions, so as to ‘tailor’ the applied zones (generally to constrain or prohibit specified uses that are otherwise allowed in the standard zones).

STATE PLANNING POLICY FRAMEWORK

29. **Plan Melbourne** (2017) seeks to position Melbourne as ‘*global city of opportunity and choice*’. The *Plan* clearly articulates the need for increased housing, services, employment opportunities, infrastructure and amenities as a direct result of the ‘*greatest population boom since the post-War era*’. With Melbourne’s population expected to reach 8 million by 2051, it is critical to ensure that sound, robust planning frameworks prevail throughout Victoria, particularly in areas capable of absorbing significant populations.
30. **Principle 6** of the *Plan* seeks to ensure that every citizen as the ability to ‘*attain the skills they need to fully participate in the life and economy of the city and state*’. The provision of a well-considered employment node within this strong growth area in the southeast facilitates such outcomes. In addition to this, **Principle 8** recognises the importance of ‘*utilisation of existing infrastructure [as] the key to creating new jobs and driving population growth in the right places*’.
31. Of the varying Objectives within the *Plan*, **Objective 1** seeks to create ‘*Melbourne as a productive city that attracts investment, supports innovation and creates jobs*’. Directions that seek to implement this Objective include creation of a ‘*city structure that strengthens Melbourne’s competitiveness for jobs..., and improves access to jobs across Melbourne*’.
32. In order to achieve the projected ‘*1.5 million new jobs over the next 35 years*’, Plan Melbourne has sought to direct appropriate locations for employment clusters. Figure 2 below illustrates the influence of employment clusters within the urban area of Melbourne.
33. **Objective 4** sets direction for ‘*a distinctive and liveable city with quality design*’, which will ‘*achieve and promote design excellence*’.
34. **Objective 5** purports to promote Melbourne as one of ‘*inclusive, vibrant and healthy neighbourhoods*, by creating a *city of 20-minute neighbourhoods*’ that ‘*deliver social infrastructure to support strong communities*’.
35. **Objective 6** seeks to create Melbourne as a ‘*sustainable and resilient city*’ by ‘*transition[ing] to a low-carbon city to enable Victoria to achieve its target of net zero greenhouse gas emissions by 2050*’.

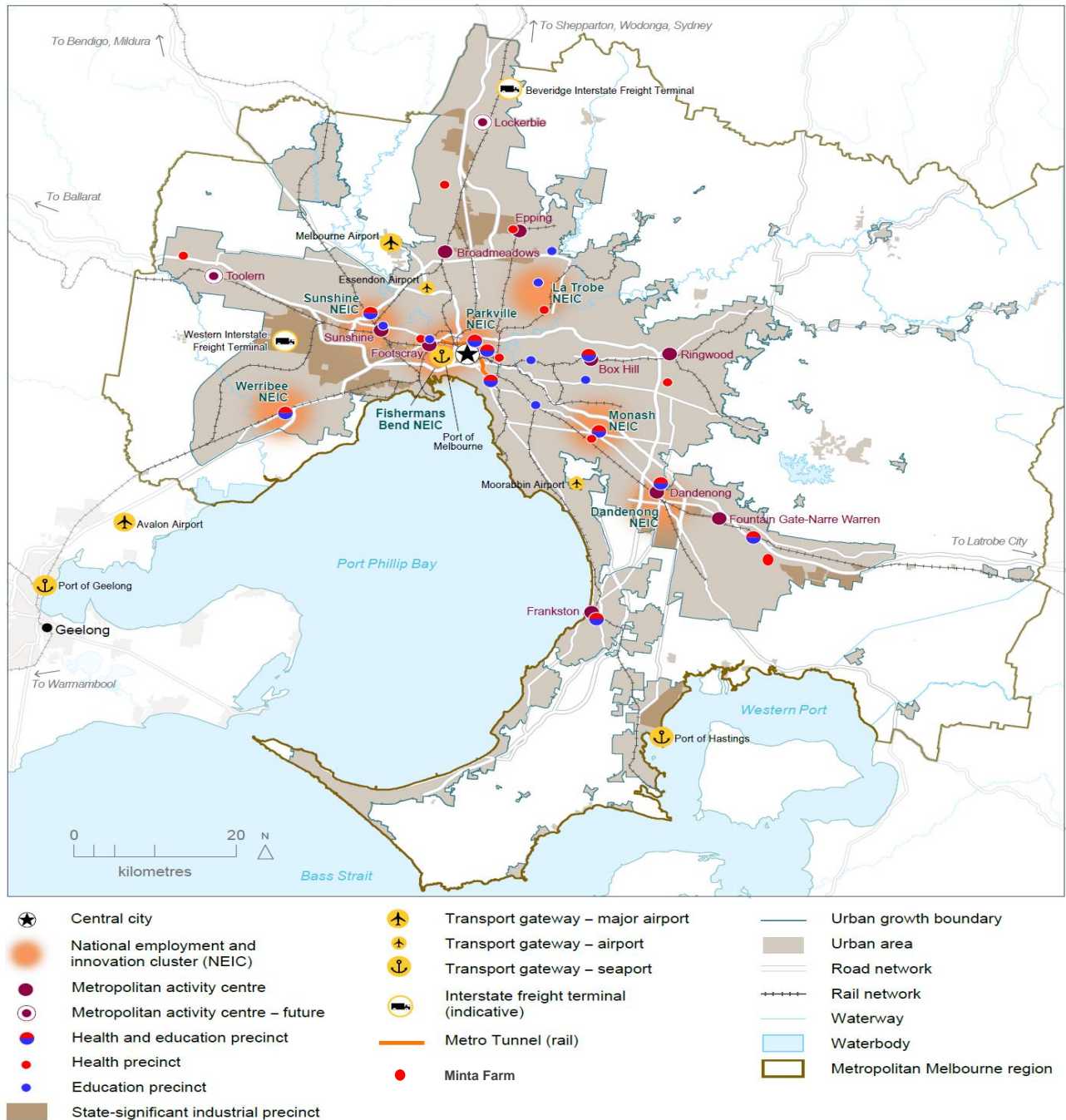


Figure 2: Location of jobs and investment

36. Relevant Clauses of the State Planning Policy Framework (SPPF) include the following:

37. **Clause 11** 'Settlement' recognises that '*planning is to anticipate and respond to the needs of existing and future communities through provision of zoned and serviced land for housing, employment, recreation and open space, commercial and community facilities and infrastructure*'. Further, this Clause recognises the need for '*economic viability*', '*land use and transport integration*' and '*a high standard of urban design and amenity*'.

38. **Clause 11.01-1** 'Settlement networks' seeks to focus investment and growth in areas including 'National Employment and Innovation Clusters'. The Clause recognises the need for 'networks of high-quality settlements'. This will be achieved by (selected):
- *Developing networks of settlements that will support resilient communities and the ability to adapt and change*
 - *Balancing strategic objectives to achieve improved land-use and development outcomes at a regional, catchment and local level*
 - *Encouraging an integrated planning response between settlements within regions and in adjoining regions and states in accordance with the relevant regional growth plan*
 - *Providing for appropriately located supplies of residential, commercial, and industrial land across a region, sufficient to meet community needs in accordance with the relevant regional growth plan.*
39. **Clause 11.02** 'Urban Growth' identifies the need to 'ensure a sufficient supply of land is available for residential, commercial, retail, industrial, recreational, institutional and other community uses'. Strategies to achieve this are to (selected):
- *Ensure the ongoing provision of land and supporting infrastructure to support sustainable urban development*
 - *Ensure that sufficient land is available to meet forecast demand.*
40. **Clause 11.02-2** 'Structure planning' seeks 'to facilitate the orderly development of urban areas'. Strategies to deliver this include 'comprehensive planning for new areas as sustainable communities that offer high-quality, frequent and safe local and regional public transport and a range of local activities for living, working and recreation', and to provide for the development of sustainable and liveable urban areas in an integrated manner.
41. **Clause 11.06-1** 'Jobs and investment' seeks 'to create a city structure that drives productivity, attracts investment, supports innovation and creates jobs'. Strategies to achieve this include (selected):
- *improve[d] access to jobs across Melbourne and closer to where people live*
 - *...investment in Melbourne's outer areas to increase local access to employment*
 - *... new development and investment opportunities on the existing and planned transport network.*
42. **Clause 11.06-5** 'Neighbourhoods' seeks 'to create a city of inclusive, vibrant and healthy neighbourhoods that promote strong communities, healthy lifestyles and good access to local services and jobs.'
- *Create mixed-use neighbourhoods at varying densities that offer more choice in housing, create opportunities for local businesses and jobs and deliver better access to services and facilities.*
 - *Plan and design community places and buildings so they can adapt as the population changes and different patterns of work and social life emerge.*
43. **Clause 17.01-1** 'Business' seeks to 'encourage development which meet the communities' needs for ... 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.'
44. **Clause 17.02-4** 'Innovation and research' seeks 'to create opportunities for innovation and the knowledge economy within existing and emerging industries, research and education'.
- *Promote a physical environment that is conducive to innovation and to creative activities.*
 - *Encourage the provision of infrastructure that helps people to be innovative and creative, learn new skills and start new businesses in activity centres and near public transport.*
 - *Support well-located, appropriate and low-cost premises for not-for-profit or start-up enterprises.*

MUNICIPAL STRATEGIC STATEMENT

45. **Clause 21.01-4** recognises that Casey's significant growth in terms of population and housing will continue to grow and in turn, *'provide a broad range of employment options.'* It also recognises that *'as the structure of the economy is changing, new types of jobs will be created based around knowledge, innovation and technological expertise.'* Employment of this nature needs to be *'secured and grown if Casey is to be able to provide suitable employment choices for its residents.'* Of key identified importance are *'new clusters of technology- and export-oriented industries are also integral to a developing economy to generate wealth, attract skilled staff and to create a clear point of difference for a municipality. Successful establishment of these innovative clusters also provides a strategic base for training, research and development, as well as new venture capital.'*
46. **Clause 21.02-1** highlights the 'key issues and strategic vision' for Casey, of which the following relevant issues are recognised (selected):
 - *'The development of a diverse, prosperous and sustainable economic base for Casey*
 - *The development of a strong knowledge-based business sector.'*
47. **Clause 21.03-2** 'Objective 1' for settlement and housing seeks to *'to provide a framework for urban growth and development that will support and strengthen the diverse communities in Casey.'* The strategies that seek to contribute to this Objective include provision *'for appropriate non-residential uses to establish in residential areas for the convenience of local residents'*.
48. **Clause 21.05-1** presents the 'Overview' for the economic development framework for Casey, noting its *'significant regional competitive advantages, which, if properly managed and sustained, will provide positive social, economic and environmental outcomes for the City.'* It notes that as cities move into the 21st century, *'jobs of the future will be based around knowledge'* and that *'knowledge-based jobs are linked to areas of high liveability.'* The benefits of the proliferation of such opportunities will *'have broader flow-on effects throughout the whole community'*.
49. **Clause 21.05-2** 'Objective 1' specifically focuses on *'the creation of knowledge-based jobs in Casey'*, the strategies of which include (selected):
 - *Foster employment and investment opportunities to create knowledge-based jobs*
 - *Facilitate the development of 'Minta Farm' in Berwick as a high-amenity, integrated employment precinct that incorporates office, research, manufacturing, learning and living components.*
50. **Clause 21.05-3** seeks *'to take advantage of Casey's competitive edges to create local employment opportunities across a diverse economic base to secure a sustainable and prosperous future.'* Strategies for success include (selected):
 - *Enhance economic prosperity through the development of a broad, diverse and sustainable business and industrial base to increase business investment and employment opportunities.*
 - *Manage development of Casey's undeveloped urban areas to maximise their development potential.*
51. **Clause 21.07-1** 'Built environment' recognises the importance of *'good design'* and Casey's evolution from its predominantly suburban environment to a City *'punctuated by dynamic "urban" activity centres.'* Relevant strategies to deliver this include (selected):
 - *Ensure new development has regard to the crucial impact that design and layout has on safety and the opportunity to prevent crime in an area has on safety and the opportunity to prevent crime in an area. 2.3 Maximise opportunities for natural surveillance of public spaces in the design and layout of suburban environments.*

5. BACKGROUND STRATEGIC DOCUMENTS

SOUTH EAST GROWTH CORRIDOR PLAN (2012)

52. The development of the Growth Corridor strategies sought to ‘set an overarching strategic planning framework to guide future development in the four Growth Corridors.’ The document prepared by the Victorian Government set out to ‘guide and inform future decisions regarding urban development and infrastructure.’
53. Principles were prepared to guide development of the growth corridors, which include (selected):
- Create diverse and vibrant new urban communities
 - Integrate transport and land use planning
 - Plan for local employment creation
 - Create Growth Corridor with high amenity and character
 - Stage development to ensure the efficient and orderly provision of infrastructure and services.
54. Within the South-East, the Corridor Plan recognised that ‘many residents in this Corridor travel considerable distances to access jobs and services’. The capacity of the corridor will ‘eventually accommodate a population of 230,000 or more people and has the capacity to provide for at least 86,000 jobs’. One of the foremost objectives of the plan is increase jobs growth within immediate access of residents, by ‘facilitating jobs and investment within the region, together with a transport network that links people to those jobs’.
55. The Plan recognises that ‘the South East Growth Corridor will continue to have a strong relationship to the Dandenong Central Activities Area (CAA)’, but that on an increasing scale, the region seeks to be more sustainable, delivering opportunities for employment in proximity to its residents.
56. The Employment concept for the South East Corridor highlights the site of Minta Farm as a ‘Business with residential’ precinct, adjacent to key transport infrastructure and in proximity to existing amenities

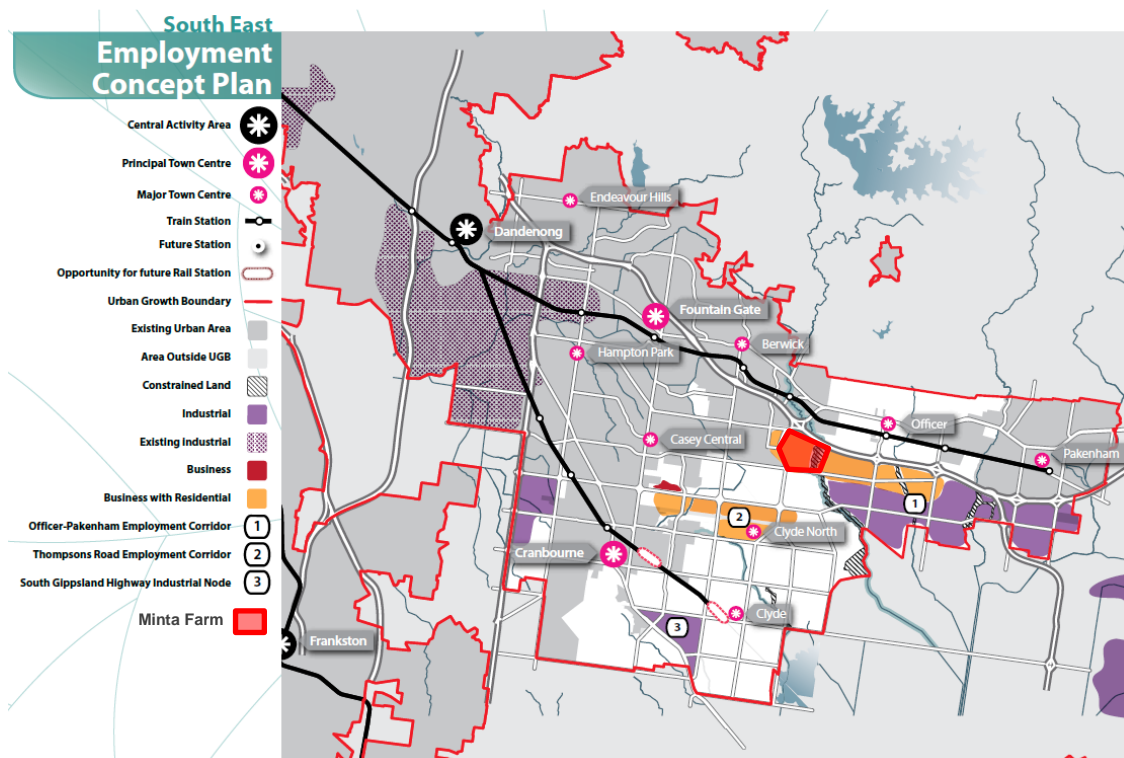


Figure 3: Employment Plan – South East Growth Corridor Plan

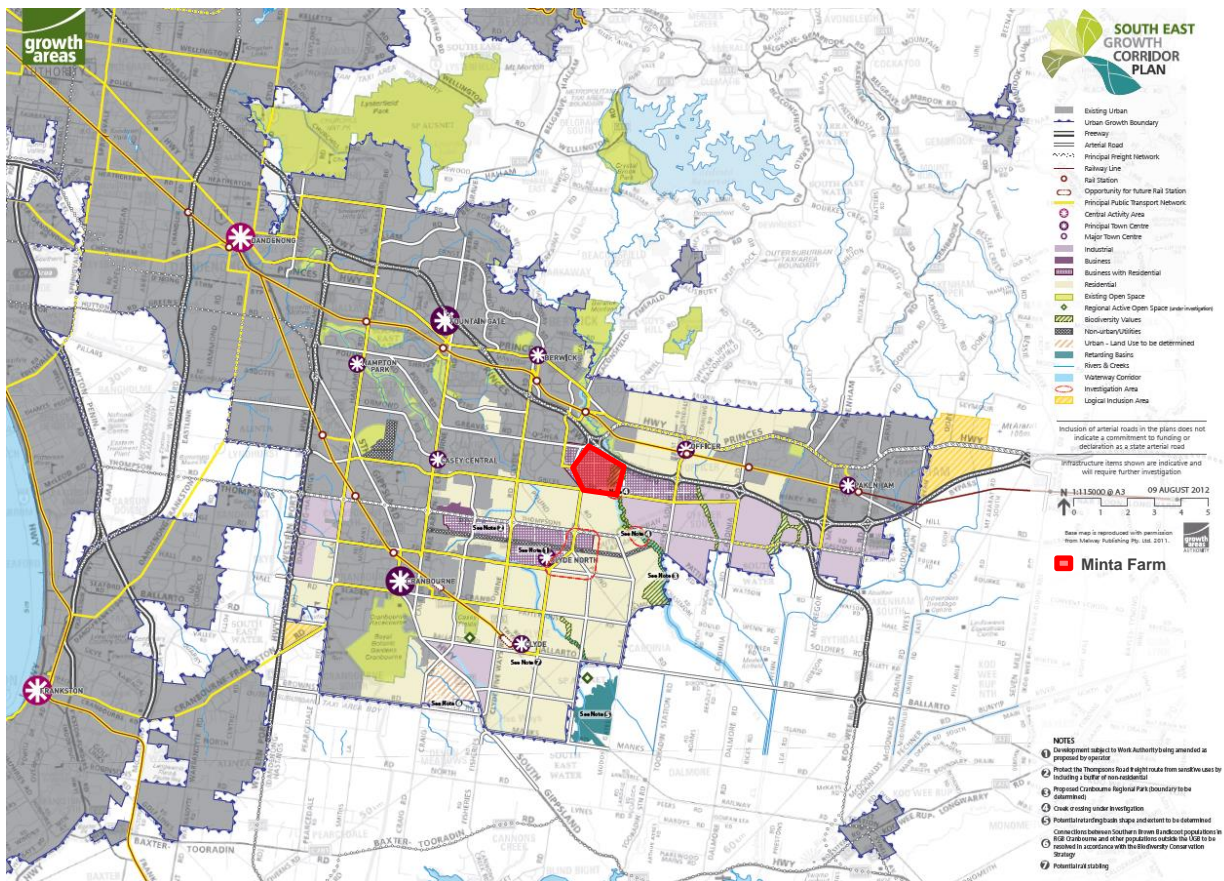


Figure 4: South East Growth Corridor Plan

CITY OF CASEY C21 (2002)

57. The Casey C21 Strategy advanced a compelling vision and framework for development of the Council area. C21 sought to 'outline a set of actions to achieve the vision that recognise Council's limited resources'. The aspirational document looked to 'co-ordinate the actions of Council that have an influence on Casey's triple bottom line, its liveability, prosperity and sustainability.' The document pursued a strong focus on achieving Casey's preferred future, and set up strategies and actions to strongly influence the outcomes of the Council's progress and development.
58. The Strategy recognised the growth of 'areas like business services, finance and property, media and publishing, tourism and community services,' as sectors that could broaden the municipality's employment base.
59. A series of new employment nodes were identified in the Strategy, including the Casey Technology Park centred around Monash University and the hospital precinct, and the C21 Business Park, to be established on the site of Minta Farm.
60. A key driver of the strategy for C21 Jobs was the recognition that C21 jobs are linked to areas of high liveability, and that Council's ability to create liveable urban environments would shape its attractiveness to jobs of the future.
61. Relevant goals for C21 jobs included:
 - A CBD for Casey: Facilitate the development of Melbourne's premier suburban CBD.
 - Casey C21 jobs corridor: A diverse, densely developed business and employment corridor for Casey.

CITY OF CASEY C21 (2011)

62. The refresh of C21 which occurred nearly a decade after preparation of the original document sought to *facilitate the creation of knowledge based jobs*. The strategy recognised that:

To diversify and be more sustainable, we need to move to a knowledge economy with a vision for a thriving, distinctive, forward thinking, and healthy economy.

63. Relevant objectives to support this aspiration included:

- *Promote the development of an environment and lifestyle which emphasises amenity and liveability, and which positively attracts knowledge based industries and their workforces.*
- *Work in partnership to link the existing and projected employment areas of Dandenong and Cardinia with Casey's employment centres*
- *Work positively with business to embrace opportunities arising from new technologies, especially in medicine and education.*

CITY OF CASEY C21 – CREATING A GREAT CITY (2017)

64. This document refreshes the previous strategic documents prepared by Council in relation to C21.

65. The Themes defined within Casey's goals for vision of the City area:

- *Connecting and supporting people*
- *Improving transport*
- *Protecting our environment*
- *Attracting business and local jobs*
- *Creating a sense of place.'*

66. Of particular relevance to Minta Farm are the following objectives:

- *Jobs for a knowledge economy – facilitate the creation of knowledge based jobs in Casey*
- *An entrepreneurial environment - support entrepreneurship by creating an environment with sufficient resources and opportunities for individual and businesses with ideas*
- *Planned communities - Ensure all suburbs are proactively planned, including the physical infrastructure, the supporting services and community activities.*

67. Casey recognises that to achieve the vision for the City, the Council will need to *'embrace new technology, industries and ways of working to deliver the best outcome for the community.'*

COUNCIL PLAN 2017-2021 (2017)

68. Key issues facing the City of Casey, identified through a robust engagement strategy, recognised that *'almost 70% of the municipality leave Casey every day to access employment'*. The Council recognises its role as an *'attractive hub for new businesses and local job creation'*, by *'supporting local businesses and exploring opportunities in new and emerging industries.'* Specifically, Casey will seek to *'encourage, support and promote innovation within Casey.'* Indicators of this include:

- *The number of activities to encourage, support and promote business innovation.*
- *Increase in the number of registered knowledge based businesses.*

CASEY CARDINIA REGION ECONOMIC DEVELOPMENT STRATEGY 2016-17

69. This document was recently prepared in order to '*provide guidance on the economic development activities the Councils should undertake*', and specifically seeks to *provide strategic guidance and actions for the region to help support and facilitate growth in the local economy*.
70. The document confirms that 70% of Casey and Cardinia's residents are travelling to other regions every day, for the purposes of employment, and directs that *job creation is required to improve employment self-containment in the region*. With a population forecast expected to exceed 630,000 by 2036, Casey and Cardinia seek to deliver on a vision to (selected):
- *Proactively position the region as a favourable location for business investment, through key relationships, fast-track planning and marketing*
 - *Proactively support and encourage a culture of innovation, new technology and entrepreneurship within the business community*
 - *Advocate strongly to relevant bodies to secure major infrastructure projects for the region.*
71. A variety of pro-active approaches are proposed, whereby investment in the area will be supported and facilitated, including '*a fast-track process for planning permit approvals that assists with streamlining the investment process.*' Advocacy for major infrastructure is also recognised as critical to success of the region as an employment hub, with Councils seeking to advocate for:
- *East west corridor improvements*
 - *Future water infrastructure projects*
 - *An airport in Melbourne's south east.*

6. ASSESSMENT

72. My evidence is focused on the PSP and planning controls as they apply to the Minta Farm Employment Precinct. I have not specifically addressed those aspects of the Amendment that apply to the residential components of the PSP, or the proposed Section 96A permit application.
73. In forming my conclusions in this matter, I have examined the history of metropolitan and local planning for the Casey growth corridor that has established guidance for the strategic role of Minta Farm over many years. I have also given careful consideration to the workability of the proposed planning controls in supporting this strategic role, and the extent to which they will enable the desired jobs outcomes for the employment precinct to be realised.
74. Within this context, I believe the primary matters for assessment of the proposed Amendment to be as follows:
- The Policy context for the PSP and Amendment;
 - The Strategic Role of the Minta Farm Employment Precinct;
 - The extent to which the form and content of the proposed PSP, Future Urban Structure and planning control framework give effect to Minta Farm's strategic role;
 - The alternative Future Urban Structure and zoning proposal prepared by TMG;
 - Recommended changes to the exhibited PSP.
75. I will address each of these matters in turn in the following sections of my report.

1. Policy Context for the PSP and Amendment

76. It is evident there has been a considerable history of strategic planning work undertaken over the past 20 years to resolve the strategic role and land use future of Minta Farm. Much of this work has repeatedly endorsed the suitability of the site for some form of mixed use or 'business with residential' development, although there has been little clarity around how these uses might be configured.
77. The foundations of this work were established through Casey's C21Strategy, which set out an ambitious blueprint to guide Casey's sustainable growth, liveability and prosperity into the 21st Century.
78. A series of existing and planned employment clusters were identified in the Strategy to support Casey's transformation of its employment base into the new economy, shifting from a reliance on traditional manufacturing, transport and logistics jobs, to knowledge, technology and service jobs. The new clusters included the 'Casey Technology Park' centred around the Monash University and Berwick Hospital campuses, and the 'C21 Business Park,' encompassing Minta Farm.

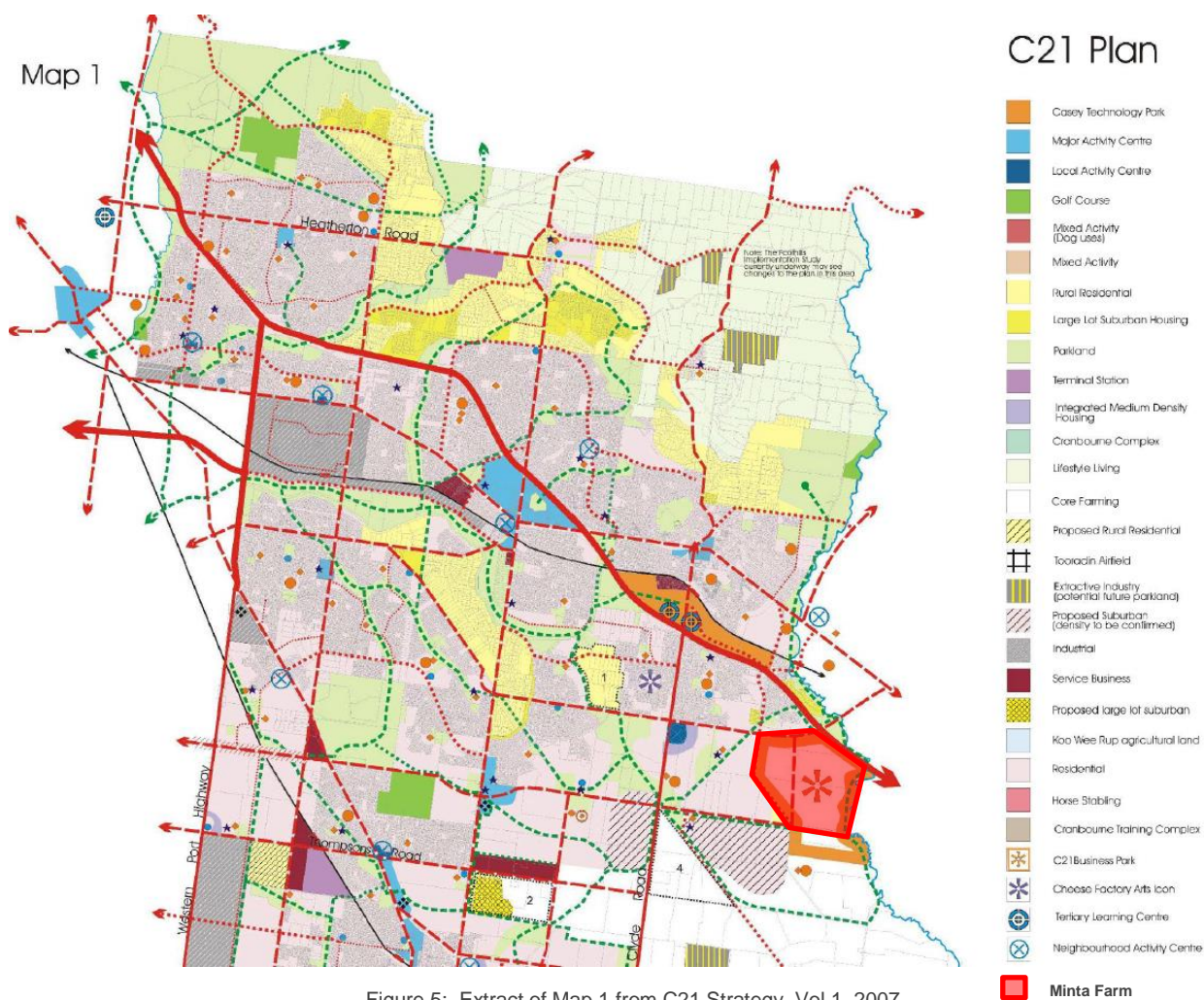


Figure 5: Extract of Map 1 from C21 Strategy, Vol 1, 2007

79. The vision for the C21 Business Park is described in the Strategy as follows:

This Park is to be linked to the successful development of the Casey Technology Park. It is to provide a high amenity, quality business and elaborately transformed manufacturing park, together with integrated research, commercial, learning and living spaces with freeway access and a focus towards a wide wetlands and parkland space along Cardinia Creek. It is not to be developed for housing as a short term pressure, or for more conventional industry such as warehousing and the like. The Park is to have a very specific C21 jobs purpose

(C21 Strategy, Vol. 2)

80. The Strategy went on to highlight the need for high amenity business environments to be developed hand in hand with high quality housing, to ensure Casey could attract the knowledge workers that were crucial to enable transformation of Casey's employment base. In particular, it emphasised:

These knowledge based firms prefer to locate in high amenity business park precincts. As face to face contact is important, attractive retail and restaurant precincts is also critical to success. Equally, C21 workers prefer to live in high amenity environments, high quality housing is critical to attract and retain them.

(C21 Strategy, Vol. 2)

81. The release of the C21 Strategy in 2002 was followed in November of the same year by Melbourne 2030, which introduced an Urban Growth Boundary around the metropolitan area for the first time. The exhibited UGB initially excluded Minta Farm, but was later modified to incorporate the site on the basis of its evident potential for urban use and development.

82. In 2006 a series of Growth Area Framework Plans were released by State Government to identify the long term direction of urban growth in each corridor. In the south-east, the plan nominated a preferred land use designation for Minta Farm of 'mixed use employment focus' and described it as 'a new mixed use and residential area' (refer to Plan at Figure 6). The plan also endorsed a substantial expansion of the urban growth boundary in the adjoining Officer-Pakenham corridor, to provide a long term supply of industrial land for the region.

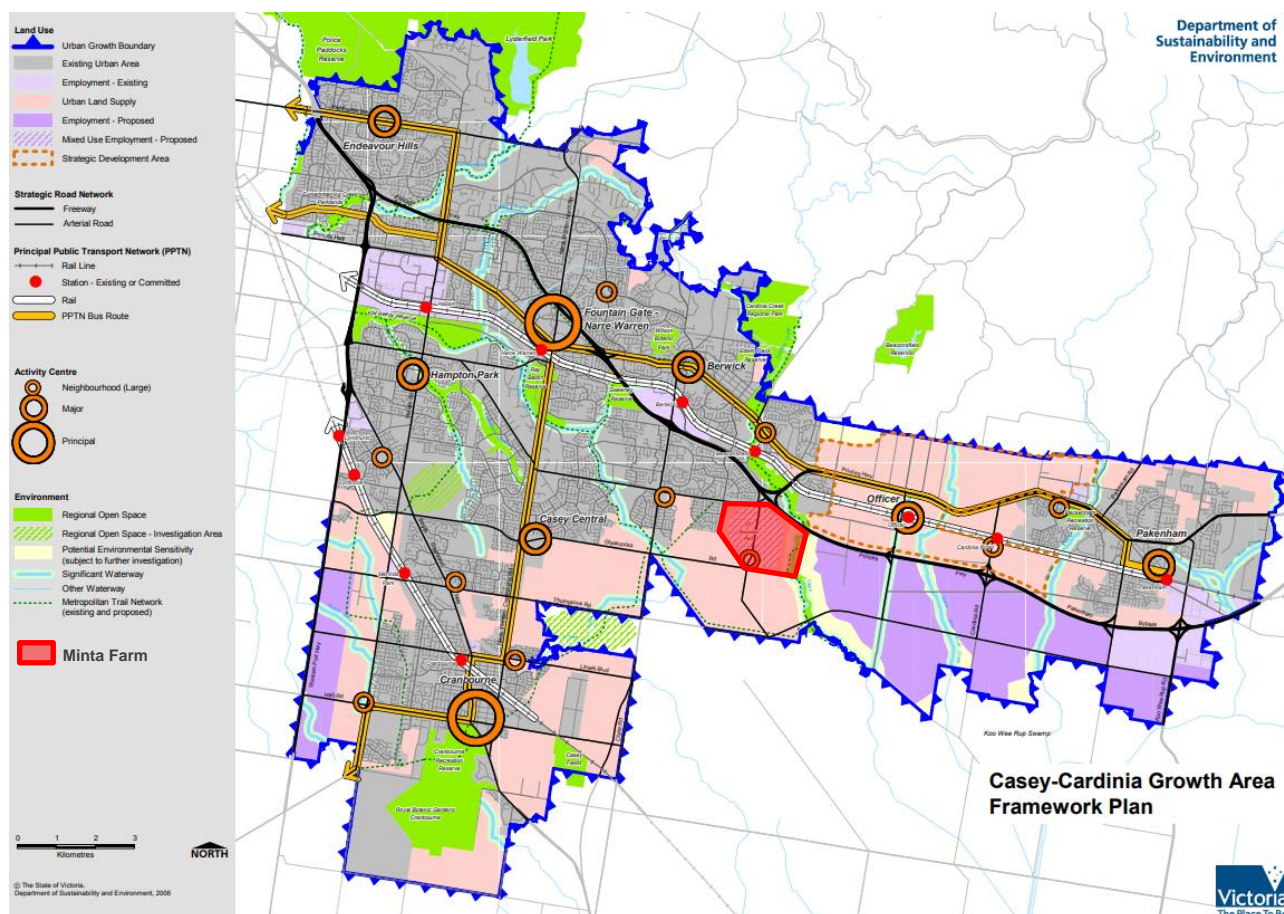


Figure 6: Casey Cardinia Growth Area Framework Plan, 2006

83. Melbourne @5 million saw further growth challenges addressed for Melbourne 's growth areas, in particular the need to consider moving to a new settlement pattern that decentralised jobs to outer suburban areas to reduce congestion constraints and improve the efficient functioning of the metropolitan area. The situation was described as follows:
- The current city structure contributes to employment pattern differences across Melbourne. The inner area has a high proportion of office and specialised service jobs while employment on the fringe is more skewed to retail, community service and industrial jobs.*
84. The policy went on to call for greater employment diversity to be achieved in growth areas to redress this imbalance:
- The growth areas need to provide significant local employment opportunities and in some areas, provide large scale industrial or other more regional employment generators.*
85. As part of this work, a new Investigation Area plan was released for the Casey-Cardinia corridor showing potential expansions to the UGB to address mounting population growth pressures. The majority of new development fronts created through this process were located due south of Minta Farm, establishing a significantly enlarged catchment of workers and residents to support future businesses within Minta Farm.
86. In June 2012, a new suite of Corridor Plans were adopted for Melbourne's growth areas, which followed on from the UGB review that was undertaken as part of Delivering Melbourne's Newest Sustainable Communities. The South East Growth Corridor Plan identified a preferred land use

designation of '*Business with Residential*' for Minta Farm. Little direction was provided however in the supporting documentation as to what specific mix of residential and business uses would be appropriate, save to say that the ultimate configuration was to be a matter for resolution through the future PSP process.

87. Plan Melbourne's release in 2014 established a new level of impetus around employment planning, identifying nationally significant clusters of employment and confirming a pressing need to bring jobs closer to where people live. Direction 1.2 called for increased investment in Melbourne's outer areas to increase local access to employment, and in particular access to high value knowledge jobs. The key implications that flow from Plan Melbourne that I see as relevant to this matter are:
 - a. Plan Melbourne recognises that the global economy has undergone rapid change and that the impact of digital disruption and emergence of new technologies will see continued change in the way we live and work. It calls for a greater diversity of jobs being provided close to where people live, in places like suburban employment clusters. The achievement of genuine employment diversity at Minta Farm, and a much higher incidence of knowledge jobs, are precisely what Plan Melbourne is calling for.
 - b. The Strategy elevates the importance of 'State significant industrial precincts,' as areas that provide a primary focus for investment in freight, logistics and manufacturing. It identifies the Officer-Pakenham industrial precinct, located immediately east of Minta Farm, as one of only 5 such precincts across the metropolitan area. In my view, this status serves to reinforce the very clear distinction between the employment role to be played by Minta Farm, and the largely industrial focused role of the Pakenham employment precincts.
 - c. **Outcome 1** of the plan states that "*Melbourne has the opportunity to position itself as one of the world's foremost new knowledge economics, powering the next generation of productivity and economic growth in Australia. To achieve that ambition, Melbourne must develop a series of interconnected learning, working and living precincts across the city.* (p.20). Plan Melbourne clearly acknowledges that changes in the structure and interconnectedness of our urban environment and places of living and working will be needed to support the transition to a knowledge economy. This has direct implications for how land use integration is approached at Minta Farm.
 - d. **Policy 1.1.7** - 'Plan for adequate commercial land across Melbourne,' observes that "*Increasingly, there is a desire for activity centres and commercial areas to allow mixed use development, including retail, commercial and residential. While this approach supports greater flexibility of uses, it can also lead to residential uses competing with commercial uses and employment opportunities...Consideration needs to be given to ways in which commercial and residential development can be developed together.*" (p.35 Plan Melbourne). This is another direct acknowledgement of the need to rethink the planning of commercial and employment environments, given the rise in popularity and demand for mixed use typologies. This trend is occurring not just in Australia, but globally, as a preferred urban model that enables integrated living, working, social connection and leisure.
88. The State and local planning policy frameworks reiterate many of these themes.
89. The need to drive jobs growth in outer suburban areas, closer to where people live, is recognised at Clause 11.02 as one of the most important settlement challenges for our city. The current situation, which relies upon long commutes for those living in outer areas to access jobs in the central and middle suburbs of Melbourne, is recognised as fundamentally unsustainable, with too great an impact on the liveability and transport efficiency of the city.
90. Likewise, there is also strong emphasis on the need to create the right physical environments in our employment areas that are conducive to innovation and knowledge jobs, and that support "*well-located, appropriate and low-cost premises for not-for-profit or start-up enterprises*": (Clause 17.02-4)
91. The jobs task that policy is requiring of Minta Farm is well expressed at Clause 21.01-4 of Casey's MSS:

As Casey will continue to experience significant population and housing growth for the foreseeable future, growth in population-driven employment sectors will continue to expand and provide a broad range of employment options. However, as the structure of the economy is changing, new types of jobs will be created based around knowledge,

innovation and technological expertise. It is these types of jobs that need to be secured and grown if Casey is able to provide suitable employment choices for its residents.

92. The MSS goes on to single out the importance of new 'technology clusters,' noting that the establishment of such clusters will be essential in diversifying the employment base, attracting skilled workers and establishing a clear point of difference for the municipality (Clause 21.04). Implications for the physical environment of the municipality are also highlighted, 'with a recognition that jobs of the future will be based around knowledge' and that 'knowledge-based jobs are linked to areas of high liveability.'
93. Specific reference to the role of Minta Farm in furthering these objectives is made at Clause 21.05, which states that Council will "*Facilitate the development of 'Minta Farm' in Berwick as a high-amenity, integrated employment precinct that incorporates office, research, manufacturing, learning and living components.*"
94. Together, I believe these policy frameworks establish a very clear strategic foundation for a highly contemporary, highly liveable, and amenity rich business and residential environment to be established at Minta Farm. In my opinion there are three high order outcomes that the policy frameworks demand of Minta Farm:
 1. As one of the last employment precincts of scale left to be developed in the City of Casey, Minta Farm is of strategic importance in bringing employment diversity to Casey's jobs base, and attracting the knowledge workers that are needed to drive the next generation of the city's economic growth. To this end, Casey cannot afford for Minta Farm to be inefficiently developed for low density employment uses or low value jobs that simply contribute' more of the same 'to the employment base;
 2. Casey's desire to transition to a knowledge economy will require changes to the structure and interconnectedness of employment environments like Minta Farm, to support opportunities for integrated living, working, social connection and leisure. Knowledge workers will not be attracted to the precinct if the environment fails to elevate above the traditional business park typology.
 3. If Minta Farm is to succeed in attracting knowledge jobs, its physical environment must be rich in amenity and land use diversity, highly liveable, conducive to innovation, and attractive to start ups and next generation jobs.

2. Strategic Role of the Minta Farm Employment Precinct

95. The policy frameworks above establish very clear cues for the strategic role to be played by Minta Farm.
96. In particular, the jobs/investment plan included in Plan Melbourne highlights the strategic position of Minta Farm in terms of its relationship to other employment nodes anchored along the Princes Highway corridor. Within this context, it is evident that Minta Farm's development has the potential to leverage from the from the nearby health/education cluster centred around the Berwick Hospital and Monash University, and the Metropolitan Activity Centre at Fountain Gate, while at the same time providing a high quality 'front door' to the industrial precinct that extends through Officer and Cardinia (refer to Figure 7).
97. Within a corridor that has retail, health, education and industrial employment centres well catered for, it makes sense for Minta to emerge as the pre-eminent business hub to balance the employment diversity of the corridor.
98. At the local level, the importance of Minta Farm's premium Berwick address should also not be underestimated. Berwick enjoys a distinction and brand that is synonymous with prestige in the Casey corridor. It has the highest concentration of white collar businesses in Casey, it enjoys access to tertiary education and regional level health/medical facilities, and it is undoubtedly the preferred location for white collar executive housing.
99. In fact, Berwick is home to around 70% of white collar workers in Casey, but at present only about 25% of these people work within the municipal boundary. This suggests there is capacity to capture a greater share of local residents who are currently travelling outside the municipality for work, with the establishment of a new high quality employment environment at Minta Farm.

100. Accepting that the role of the site is to support a high amenity business environment, the key question is what extent of the site this environment should occupy.
101. Logically, the spatial requirement for the business precinct should be a product of the jobs outcomes desired, and the land area needed to accommodate them.

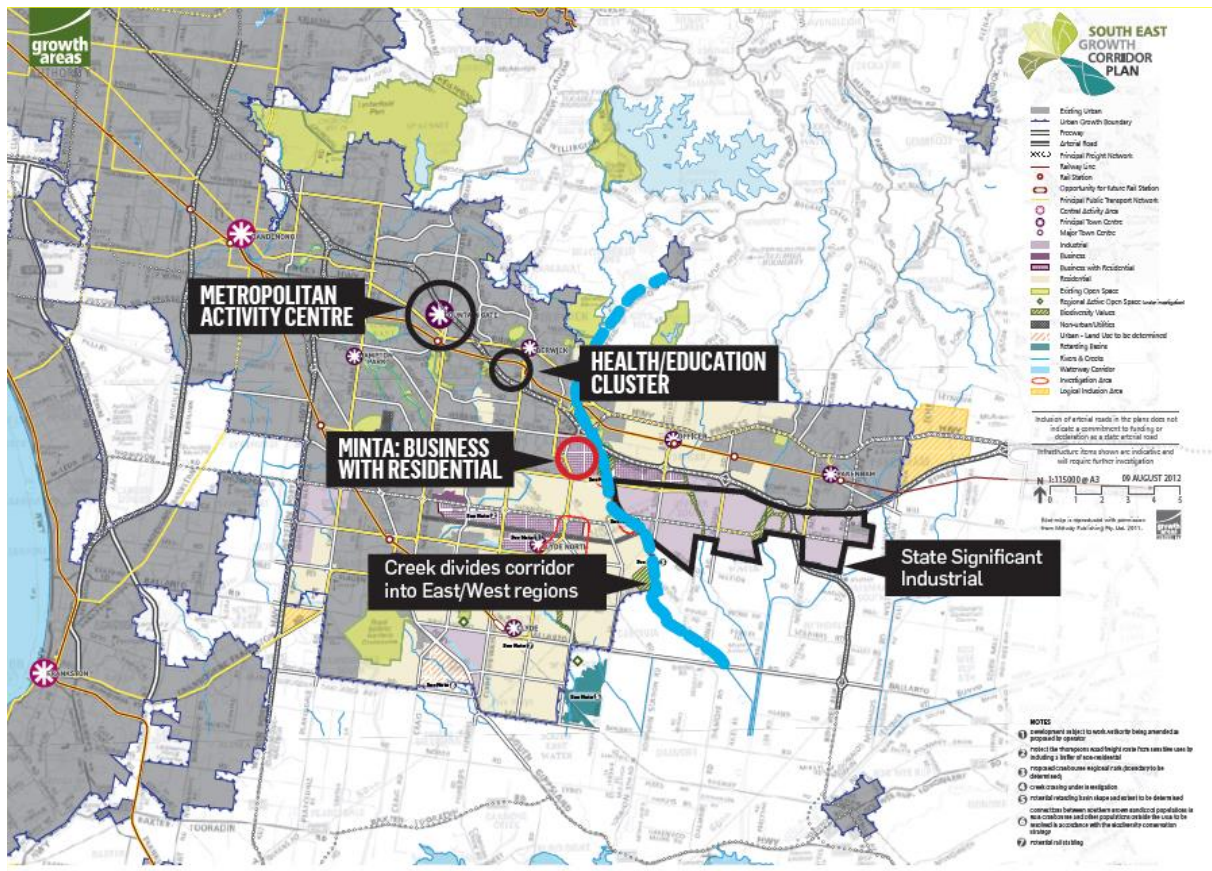


Figure 7: Minta Farm Strategic Role

102. The jobs targets contemplated for the precinct have fluctuated over time, with earlier iterations of the Future Urban Structure prepared by GAA and MPA anticipating a jobs target of 5,000 – 6,000 jobs, while later versions saw this grow to 7,000, then 10,000 in the exhibited PSP. Likewise, the footprint required to accommodate these jobs has increased overtime, jumping from 63ha to 83ha just prior to exhibition. None of the urban modelling work undertaken by VPA to identify the land area required for the employment precinct has been made available, hence it is difficult to assess the assumptions that underpin the enlarged precinct area.
103. Considerable work has been undertaken by TMG however to model the urban environment of the precinct, examining building densities, car parking configurations, public realm and open space requirements, and overlaying this with jobs density predictions to test the spatial requirement for accommodating the target of 11,000 jobs. This has confirmed that a more compact area in the order of 53ha can comfortably accommodate the required jobs outcomes. I will address the matter of precinct scale further in the next section of my evidence.
104. Putting the issue of scale to one side for a moment, I believe the role of the site is abundantly clear. Minta Farm has a strategically important role to play in the Casey-Cardinia corridor in catering for workplaces of the future. Such environments could be expected to be technology driven, with increased focus on the health and wellbeing of employees, and demand for CBD style amenities and mixed use vibrancy.

3. Exhibited PSP and UGZ provisions

105. My assessment of the exhibited PSP and UGZ provisions has found that while they provide a generally adequate planning control regime for the residential components of the precinct, they are altogether deficient when it comes to the employment elements of the plan.
106. In my opinion the planning framework is largely predicated on what I would call 'old paradigm' thinking around the types of employment uses that Minta Farm should seek to accommodate, and the form that the employment precinct needs to take in order to attract the high value jobs that are desired. It is representative of a 'business as usual' approach to employment planning, that lacks the innovation and flexibility that I believe is critical to Minta Farm's development as a 'next generation' business environment.
107. My concerns with the exhibited planning framework are centred around 4 principal issues:
- a) Employment Precinct
 - b) Prescriptiveness of Land Use Roles
 - c) Clarity of PSP Guidelines
 - d) Complexity of Zoning provisions

a) Employment Precinct

108. The 83ha scale of the precinct is a relatively recent phenomenon in the history of the PSP's preparation. Over the years that the PSP was under preparation by the VPA, the various iterations of future urban structure plans generally contemplated a precinct scale of around 50-60ha for the employment area.
109. Immediately prior to exhibition of the PSP, the employment precinct was enlarged by some 25%, growing in scale from approx. 62ha to 83ha. This occurred without stakeholder discussion, and absent of any clear justification or evidence to support an increased land allocation. What is interesting is that the 83ha employment footprint now proposed is still intended to accommodate the same job numbers as proposed by the earlier smaller footprint.
110. In my opinion, there has simply been inadequate justification provided to support this scale of expansion. The fact that the same job numbers are still expected to be yielded from a precinct that is some 25% larger suggests that either the original modelling work was flawed, or that the expansion of the precinct is not as a result of any perceived shortfall in the targeted jobs outcomes.
111. I understand that economic and urban design modelling undertaken by Justin Ganley of Deep End Services and Dean Landy of Clarke Hopkins Clarke suggest that over 11,700 jobs can be readily achieved on a footprint of 53ha, which is some 40% smaller than proposed by the exhibited PSP.
112. While on one view it could be argued that there is no harm in setting aside additional employment land 'just in case' it might one day be required, as I see it there are multiple risks in leaving the footprint at this oversized scale:
- a) There is a much greater prospect of the precinct development unfolding as a low density, low rise employment park that is typical of the sprawling, campus style estates that were being rolled out in the middle suburbs some 30-40 years ago.
 - b) There is a much lower prospect of the urban environment being highly walkable.
 - c) The low density form of the precinct will potentially be less appealing to businesses seeking the density, vibrancy, amenity and opportunities for interaction found in CBD locations.

b) Prescriptiveness of Land Use Roles

113. The Vision and objectives of the PSP are articulated at p.9 of the PSP. Interestingly, of the 23 objectives established to guide the PSP's implementation, there is only one which makes any mention of the employment precincts outside the town centre. This is objective 10, which reads:

Deliver a regionally-significant employment precinct with the capacity to provide approximately 10,000 job opportunities through a mix office, light industry, local services and commercial uses, in addition to the opportunities provided by the local town centre and mixed use areas.

114. Beyond that, Plan 6 (Town Centres and Employment Plan) provides the principal direction for the employment precinct's role, land use mix and jobs outcomes. Plan 6 is a very high-level plan, with limited detail regarding the intended role of each sub-precinct, save for a quite narrow description of preferred uses for each precinct. It is highly concerning, therefore that the PSP goes on to stipulate at Requirement 14 of (p.25) that:

Uses within each employment sub-precinct must be generally consistent with the uses listed in Plan 6.

115. I believe this mandatory requirement is both inflexible and impractical. To require all future uses to be generally in accordance with the very narrow range of uses described on Plan 6 would unreasonably constrain the employment precinct from responding to future demand, and accommodating uses and employment typologies that don't yet exist.

116. For example, the uses deemed to be acceptable for the Innovation and Technology Business precinct are confined to:

Business uses with a technology focus, including business incubators, light manufacturing as well as research and development.

117. However, there is no clarity around what might constitute a 'technology focus,' or indeed whether businesses that don't have a technology focus could be contemplated.

118. To constrain the precinct to only uses that conform with these specific descriptors would render the employment precinct uncompetitive, with little prospect of attracting the very types of high value jobs that Council and Government would like to see at Minta.

c) Clarity of PSP Guidelines

119. The Guidelines at Sections 4.3 - 4.5 of the PSP are problematic on a number of levels. Firstly, there is an overwhelming emphasis on mandatory provisions throughout the guidelines, which reduces flexibility and the scope of the 'generally in accordance' principle.

120. Secondly, there are many instances where the guidelines do not provide clear and consistent direction, and indeed in some instances there are requirements which directly conflict with each other. For instance, in section 4.5 on p.68, the requirements for the employment precinct state:

- a. *land uses should be generally in accordance with the locations and land use terms identified in Plan 6, and*
- b. *A variety of employment and business opportunities should be encouraged through the provision of a broad mix of land uses and commercial activities.*

121. These requirements are quite contradictory having regard to the fairly narrow range of uses contemplated by Plan 6.

122. The impact of such poor drafting ultimately impacts the efficiency of future permit applications, making the exercise of discretion by Council and VCAT more difficult as a result of this evident lack of clarity.

123. I am also concerned with the level of prescription and detail set out in the guidelines in relation to built form outcomes. In particular, the guidelines seeks to dictate very specific controls around matters of detailed architectural design, including building length, setbacks, glazing, lot size and frontages, etc. In my opinion, this level of detailed design control is simply inappropriate for a precinct that will take at least 20 years to develop, and which requires flexibility to evolve and respond to new and emerging design trends and market changes over its lifetime.

d) Complexity of Zone Provisions

124. The Urban Growth Zone Schedule proposes a land use regime for the employment precinct that in my opinion is unnecessarily complex and overly rigid. I say this for the following reasons:

- The applied zones for each precinct include significant variations to the standard form of the VPP zones, and in many cases these variations are directly at odds with the reforms made to the commercial zones several years ago to bring improved flexibility. For example, the applied Commercial 2 Zone for the Commercial and Office precinct and Innovation, Technology and Business precinct, specifically prohibits supermarket uses and introduces a permit requirement for

restricted retail. I have found nothing in the PSP to explain or justify why these important features of the Commercial 2 Zone have been removed. The introduction of a permit requirement for dwelling uses at ground level in the Mixed Use Zone is also of concern, on the basis that it is in direct conflict with the requirements included at Sections 3.2.3 and 4.3 of the PSP, which state quite clearly that “*Dwellings must not be located at ground level.*” (R28) Given there is some 10ha of land contained within the mixed use sub-precinct, it is not clear what nature of non residential uses could feasibly occupy all of the ground level development within the precinct, particularly when policy would suggest that both retail and office uses should primarily be directed to the town centre and office/business precinct.

- The zoning approach to the Small Local Enterprise Precinct (SLEP) is also strategically unclear. A Commercial 1 Zone has been applied to the precinct, but the UGZ then prohibits supermarket and accommodation, and requires a permit for retail use. These are cornerstone uses in the Commercial 1 Zone. If they are to be prohibited, it raises questions about the strategic consistency between the zone purpose and intended land use outcomes, which are clearly in conflict.
- Taken together, all of these ‘variations’ undermine the flexibility that is inherent in the standard VPP zones, and in my opinion will put the Minta Farm Employment Precinct at a disadvantage compared to competitor business environments.

4. Alternative Vision, Urban Structure and Zone controls

125. Acknowledging the deficiencies of the exhibited urban structure and planning control framework, an alternative proposal has been developed that brings the PSP and planning control regime into strong alignment with the precinct Vision and desired employment outcomes.
126. The alternative Urban Structure and UGZ schedule are considerably more streamlined, with fewer precincts, greater clarity around the intended role of each sub-precinct, and a higher level of integrated design thinking required before permit applications can be contemplated.

Urban Structure

127. The Urban Structure is represented in Figure 8, and is predicated on three sub precincts, being:
 1. Urban Core (30ha)
 2. Innovation Quarter (16ha)
 3. Town Centre (6ha)

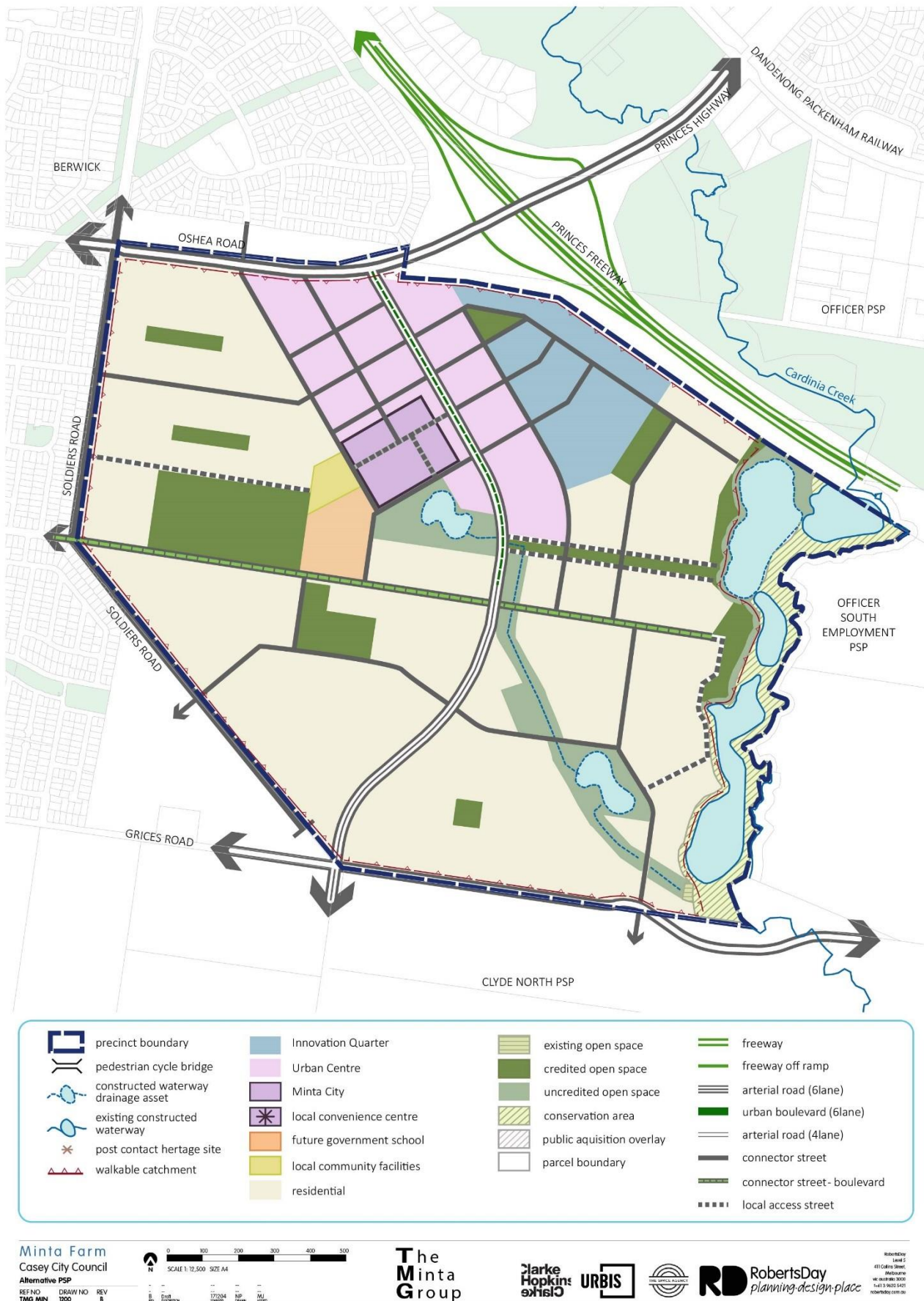


Figure 8: Alternative Urban Structure Plan

128. The land use and employment role envisaged for these precincts is summarised below, and outlined in further detail the TMG Minta City Proposal document dated 14 March 2018.

Vision

129. In summary:

- Minta City will be an employment precinct of the future - flexible, agile, and adaptable to ongoing technological and social change.
- At a regional scale, Minta City will become the 'jewel in the crown' in the region's employment landscape, supporting over 11,000 high value jobs, in a precinct that is genuinely 'next generation' in its future focused design, built form and land use make-up.
- The urban structure of the precinct is underpinned by a high density, highly walkable urban environment, responding to global trends in employment accommodation, and occupying a far more contained footprint of 53ha (as opposed to 83ha).
- The TMG plan is predicated on a land use and built form composition that departs from the low density, segregated use paradigm proposed by the PSP, with the integration high density residential uses in discrete areas to support the amenity and vibrancy of the precinct. Again, this is in direct response to emerging trends in the development of contemporary employment environments, which are seeing a wider combination of business, commercial, residential and mixed uses brought together to create highly activated, high amenity environments for living and working.

Urban Core

130. The Urban Core precinct is envisaged as a dense, mixed use precinct that accommodates business, commercial office and high intensity residential uses. The precinct flanks the Bells Road boulevard, with a highly activated spine of employment, retail and living opportunities, embedded across a flexible, permeable urban grid system.
131. The street grid system will yield a series of relatively uniform city blocks' across the precinct, which are capable of accommodating a variety of commercial and residential built form typologies and varied car parking formats.
132. The precinct controls in the PSP will require compact urban forms and efficient car parking structures in each city block to ensure an efficient urban density and integrated block layout is achieved.
133. A total of 8,669 jobs are projected to be generated within this precinct, based on employment densities for commercial office of 17.5 sqm per worker, and an average 5 level built form across the precinct.
134. Specific land use controls around residential use in the precinct have been enshrined in the UGZ to ensure that employment uses are predominant in the land use makeup of the precinct, and that residential uses comprise no more than 20% of the footprint of a street block.

Innovation Quarter

135. The Innovation Quarter is a pure employment environment that will support a wide range of office, warehouse, light industrial and service business uses. The precinct supports an extension of the city grid structure that underpins the adjoining Urban Core precinct, with flexible lot typologies able to be accommodated within the grid.
136. Walkability and a high level of street amenity will be cornerstone elements of the precinct, with a strong focus on connectivity to the west into the Urban Core and Town Centre precincts, and south to the open space spine that connects the Wetland park in the west to the Cardinia Creek in the east.
137. Urban form is envisaged at 2-3 storeys, which will yield in the order of 2,361 jobs.
138. A landscape buffer is positioned at the southern boundary of the precinct to establish a transitional buffer between the employment precinct and residential neighbourhoods to the south.

Town Centre

139. The Town Centre precinct will be home to a mix of retail, hospitality, community and commercial services that will provide the cultural and community heart of Minta City.
140. The town centre will adjoin and overlook an expansive wetland park to the south, and active open space for the school to the west. At the centre of the precinct will be a pedestrianised plaza and street based retail environment, designed to give priority to pedestrian movement.
141. The precinct is envisaged to yield approximately 705 jobs, within building forms that range from 2- 5 levels. The opportunity for landmark hotel building/conference centre as a backdrop to the wetland park is also provided in the plan.

Urban Growth Zone

142. To give appropriate statutory effect to the proposed Urban Structure, I have prepared an alternative UGZ schedule (refer to **Appendix B**).
143. The alternative schedule adopts a broadly similar structure to the exhibited schedule, but features a number of key points of difference as follows:
 - It relies upon a far more simplified approach to the applied zone provisions, nominating a Commercial 2 Zone for Precinct 2 and a Commercial 1 Zone for Precinct 3. Notably, the alternative schedule does not contemplate any specific variations to the standard form of these zones.
 - Precinct 1 is subject to a specific table of uses, which have been carefully tailored to facilitate the strategic intent and land use outcomes desired for the Urban Core precinct. In practice, the proposed suite of allowable uses is most closely aligned with a combination of the Commercial 1 and 2 Zones, but with much tighter controls around retail and residential uses.
 - The proposed table of uses at Clause 2.0 allows a planning permit to be obtained for a dwelling use within Precinct 1, but includes a mandatory condition that prevents more than 20% of a street block being used for residential purpose. This ensures that any residential uses in the precinct remain subservient to employment uses.
 - A further condition requires that any dwelling use can only be contemplated where it is delivered in conjunction with a commercial/office use within the street block. The commercial/office use must exist at the time the dwelling use commences. This is key to ensuring jobs and housing outcomes go hand in hand.
 - I have prepared an Advisory Note at **Appendix C**, which explains the way in which the proposed controls around residential use are intended to apply. I would expect that this advisory note would be incorporated in the PSP document in the event that the alternative UGZ schedule is supported.
 - Perhaps the most important distinction between the exhibited and proposed UGZ schedules is the requirement for an Urban Design Framework to be prepared for each employment sub-precinct before a permit for subdivision, use or development can be issued in that sub-precinct (Clause 2.5 of UGZ schedule). This is a critically important pre-requisite, and will mean that a comprehensive design framework needs to be prepared to guide the design, activation and execution of the public realm, building mass and design, car parking accommodation, landscape and open space features, sustainability outcomes, and overall walkability of the precinct.
 - For the Urban Core precinct, the UDF will enshrine a grid structure with clearly defined street blocks (thus providing certainty for where residential uses can be contemplated, and in what quantum), and will also establish direction for the density and height of future built form, and efficient arrangement of car parking structures. Most importantly, the UDF will also require the preparation of a Place Activation Strategy for the precinct, which will incorporate strategies to enhance place character, support social connectivity, and bring the activation of the place to life.
 - This approach is considered to provide considerably greater certainty around the design quality of the precinct and greater coordination in terms of integrated public realm and built form outcomes.
 - In my opinion, the proposed planning control regime presents a more simplified and sophisticated approach to the governance of the site. It builds in controlled flexibility to incorporate uses that are

essential to activate the precinct, and sets a considerably higher benchmark in terms of the quality of urban design and public realm outcomes demanded. I believe the following benefits will flow from its implementation:

- Establishment of significantly greater clarity around the desired urban density, amenity and built form outcomes expected within each precinct;
- A strong nexus between the urban densities and built form typologies that are required to deliver the target jobs outcomes;
- Flexibility embedded within the urban structure and land use makeup of the precinct to ensure it is positioned to respond in the future to disruptive changes in technology, transport, business and society;
- A planning control framework that is capable of remaining relevant over the 20-30 year timeframe over which Minta City is likely to be developed.

6. Recommended changes to PSP

144. To give effect to the proposed vision, urban structure and planning control regime that I have described above, a series of refinements to the exhibited PSP will be required to bring the statutory and strategic frameworks into alignment. I have examined the PSP in detail and recommend the following changes be made:

Section	Page	Text/Plan	Recommended Change
1.3	p.8	Plan 3 -Future Urban Structure	Replace with TMG Future Urban Structure Plan
2.1 Vision	p.9	Vision description	Strengthen Vision to describe the strategic role of the employment precinct and the outcomes it will deliver in bringing genuine diversity to Casey's employment base.
2.2 Objectives	p.9	PSP Objectives	Expand objectives to provide more explicit direction for the role and land use outcomes expected within the employment precinct. Given the strategic importance of the precinct, I believe there should be a significantly greater number of objectives that articulate the specific employment outcomes desired and the inter-relationship between the employment sub-precincts.
2.3 Summary Land Use Budget	p.13	Table 1 - Land Use Budget	Update Table 1 to reflect revised land use and precinct areas.
3.1.2 Housing	p.16 and 17	Requirements and Guidelines	Expand Requirements and Guidelines for housing to deal with future residential land use within the Urban Core precinct (ie to confirm any specific lot design, building envelope requirements). Include lot diagrams on p.17 that show various potential design configurations for how the 20% residential land use allocation in the Urban Core precinct could work.
3.2	p.18	Plan 6 – Employment Plan	Delete Employment Plan. Replace with more sophisticated plan that deletes land use descriptors and job numbers, and instead identifies a clear vision for each employment precinct and potential jobs outcomes. Confirm that the plan is representative of a highly contemporary, future focused employment precinct and thus requires in-built flexibility to adapt and respond to changing market and societal dynamics over the life of its implementation.

Section	Page	Text/Plan	Recommended Change
3.1	p.19	Table 3 – Residential Yield outcomes	Update table to reflect modified precincts and yield projections (eg deletion of Mixed Use precinct; addition of extra yield generated through Urban Core precinct and reduced employment footprint, etc)
3.2	p. 20	Table 5 – Anticipated Employment Creation	Update table to reflect modified precincts, job densities and job numbers in each precinct.
3.2	p.22	Figure 2 – Local Town Centre Concept	Delete and replace with a new Concept Plan reflecting TMG's urban structure.
3.2.3	pp.25 - 29	Employment Requirements and Guidelines	<p>Identify requirement for UDF to be prepared for each employment sub-precinct. Include description of the matters to be addressed in the UDF.</p> <p>Redraft the guidelines and requirements set out at pp.25-29 that prescribe very specific mandatory built form and land use requirements. R14 in particular is problematic and must be deleted.</p> <p>Replace with a new set of simplified guidelines that deal with the Urban Core and Innovation Quarter precincts, describing the essential built form and public realm principles to ensure the precincts develop with an appropriate critical mass, density, mix of uses, and overall design excellence approach.</p>
3.3.1	p.31	Table 6 – Credited open space	Update table to reflect revised open space configuration
3.5.4	p.43	Street Network Requirements and Guidelines	Include requirement for grid street network to underpin the access strategy for the Urban Core precinct
4.5	pp.68-72	Employment Precinct Design Principles	<p>Replace/refine exhibited design principles and guidelines to reflect better reflect the public realm and built form design outcomes expected in the Urban Core and Innovation Quarter precincts. Many exhibited requirements are either too loose or unclear:</p> <p>Eg: <i>"Tall buildings should be setback at upper levels.." (p.70)</i></p> <p><i>Provide a mix of light industrial uses to suit the current and future employment trends." (p.71)</i></p> <p>More specific design direction is required in relation to building heights in each precinct, expected urban densities, minimum site coverage, efficient car parking configurations, etc. The design guidelines should set a benchmark for the future Urban Design Framework, identifying the design 'non negotiables in each precinct.</p>
All	All	All plans	Update all plans to reflect TMG Future Urban Structure

7. CONCLUSION

145. In summary, my assessment of the proposal has found:

- The exhibited PSP and Amendment do not advance a clear land use vision and planning framework for the Minta Farm employment precinct, that furthers the directions of Plan Melbourne and the relevant policy frameworks.
- The proposed planning control regime is unnecessarily complex and rigid, which will impact the economic competitiveness and attractiveness of the employment precinct for 'next generation' businesses.
- The proposed planning regime lacks the flexibility needed for a precinct of this nature which may take decades to develop and complete, and which needs to be resilient and adaptable to future technological, societal and workplace change.
- The alternative Future Urban Structure and Amendment proposal prepared by TMG presents a more simplified and strategic approach, that delivers in excess of the targeted jobs outcomes and is more closely aligned with the policy outcomes sought by Plan Melbourne.
- The PSP needs to be refined to reflect the improved structure and statutory approach to the employment precinct. Redrafting is also necessary to reduce the prescriptive nature and mandatory emphasis of some aspects of the guidelines and requirements set out in the PSP, on the basis that they will stifle design flexibility over the life of the precinct's development.



Sarah Horsfield
Director

APPENDIX A STATEMENT OF QUALIFICATIONS AND EXPERIENCE

STATEMENT OF QUALIFICATIONS AND EXPERIENCE

NAME AND ADDRESS

Sarah Horsfield
Director
Urbis Pty Ltd
Level 12, 120 Collins Street
MELBOURNE VIC 3000

Qualifications

- Bachelor of Applied Science (Planning) 1995
- Masters of Business Administration (Melbourne Business School) 2006

Professional Experience

- Current Position: Director, Urbis Pty Ltd
- 2002 – 2018: Senior Planner, Associate Director and Director Urbis Pty Ltd
- 2000 – 2002: Manager Strategic Planning, City of Kingston
- 1998 – 2000: Town Planner, Tract Consultants
- 1995 – 1998: Town Planner, City of Kingston

Area of Expertise

I advise on the development of cities, their principal activities and land uses and have extensive experience in strategic and development planning. I have particular project experience involving major urban development projects across a range of localities and activities including:

- Large residential development in Melbourne's growth areas;
- Policy advice and strategic planning to government;
- Major retail and mixed use developments;

Expertise to Prepare this Report

Professional qualifications and expertise in town planning both in the public and private sectors.

Instructions which defined the Scope of the Report

My instructions required me to undertake a town planning assessment and review the merits of the proposal. In so doing, I have relied upon those matters set down below.

Facts, Matters and Assumptions Relied Upon

I have relied upon the following in the preparation of this report:

- Inspection of the subject site and surrounds.
- Review of the Casey Planning Scheme and strategic background documents.
- Review of the Minta Farm PSP and Amendment documentation.

Documents taken into Account

Relevant documents are described above.

Identity of Persons undertaking the work

Sarah Horsfield assisted by Rebecca Scullion, Associate Director

Summary of Opinions

A summary of my opinions in relation to this matter is included at paragraph no. 6 of my evidence.
I have made all the inquiries that I believe are desirable and appropriate and no matters of significance which I regard as relevant have to my knowledge been withheld.



Sarah Horsfield
Urbis Pty Ltd

APPENDIX B

ALTERNATIVE URBAN GROWTH ZONE SCHEDULE

DD/MM/YYYY
PROPOSED C228

SCHEDULE 14 TO CLAUSE 37.07 URBAN GROWTH ZONE

Shown on the planning scheme map as **UGZ14**.

Minta Farm Precinct Structure Plan

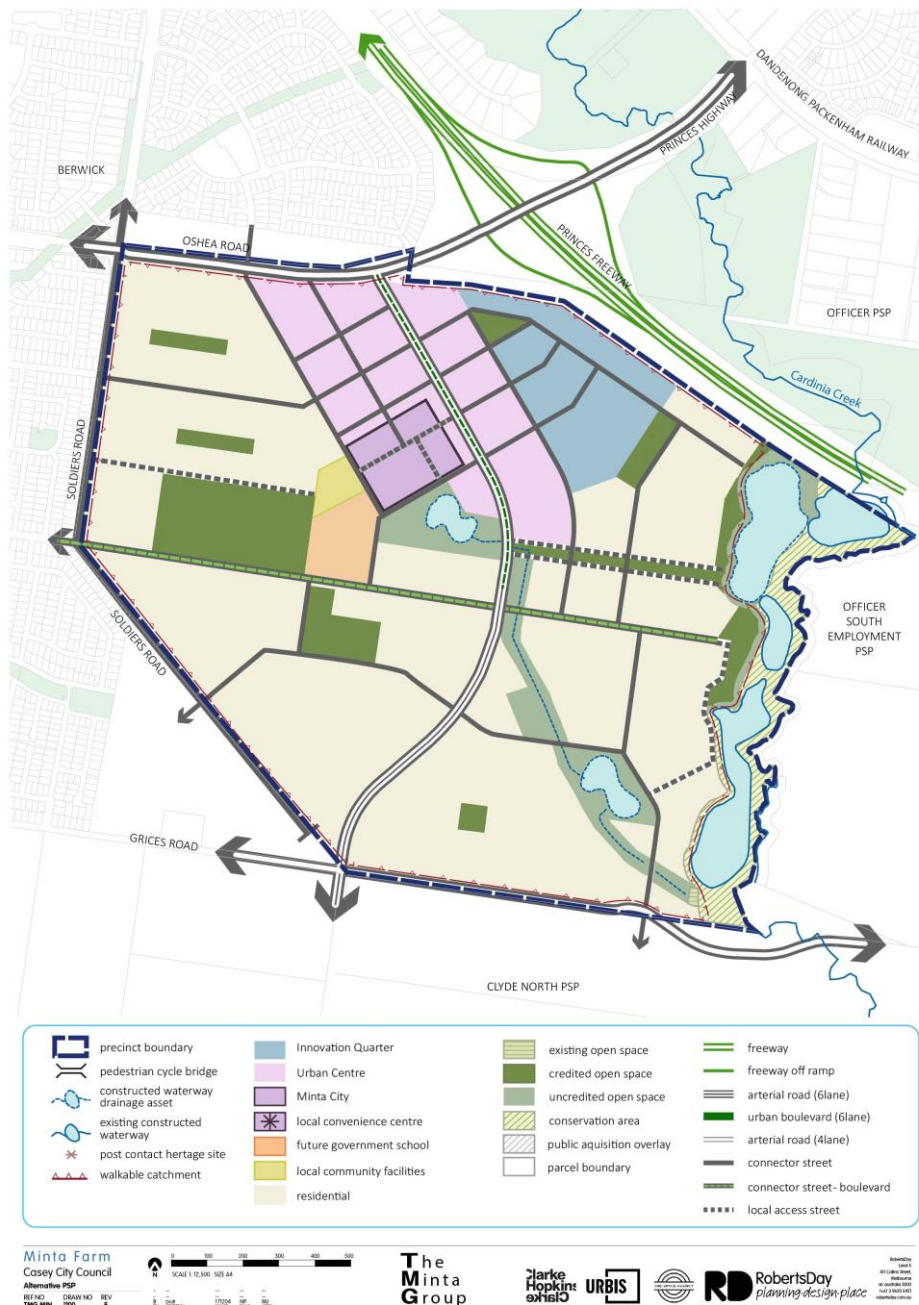
1.0

The Plan

DD/MM/YYYY
Proposed C228

Plan 1 shows the Future Urban Structure proposed in the *Minta Farm Precinct Structure Plan*.

Plan 1 to Schedule 14 to Clause 37.07



2.0 Use and development

DD/MM/YYYY
Proposed C228

2.1 The land

DD/MM/YYYY
Proposed C228

The use and development provisions specified in this schedule apply to the land within the ‘precinct boundary’ on Plan 1 and shown as UGZ14 on the planning scheme maps. This schedule must be read in conjunction with the *Minta Farm Precinct Structure Plan*.

Note: If land shown on Plan 1 is not zoned UGZ, the provisions of this zone do not apply.

2.2 Applied zone provisions

DD/MM/YYYY
Proposed C228

The provisions of the following zones in this scheme apply to the use and subdivision of land, the construction of a building and the construction or carrying out of works, by reference to Plan 1 of this schedule.

Table 1: Applied zone provisions

Residential on a lot wholly within a walkable catchment	Clause 32.07 – Residential Growth Zone
Town Centre	Clause 34.01 – Commercial 1 Zone
Urban Core	No applied zone provisions (refer Table 2)
Innovation Quarter	Clause 34.02 – Commercial 2 Zone
All other residential land	Clause 32.08 – General Residential Zone
North-south arterial road	Clause 36.04 – Road Zone Category 1

2.3 Specific Provision – Use of land

DD/MM/YYYY
Proposed C228

Use of land for a Shop

A permit is required to use land for a Shop where the applied zone is Commercial 1 Zone if the combined leasable floor area of all shops exceeds:

- 13,000 square metres for land shown as Town Centre in the incorporated *Minta Farm Precinct Structure Plan*.

Use of land for an Office

A permit is required to use land for an office where the applied zone is Commercial 1 Zone if the combined leasable floor area of all office space exceeds:

- 2,600 square metres for land shown as Town Centre in the incorporated *Minta Farm Precinct Structure Plan*.

Use of land for a Primary school

A permit is not required to use land for a Primary school on land shown as future government primary school in the *Minta Farm Precinct Structure Plan*.

Table 2 –Specific Provisions for Urban Core Precinct

Section 1 - Permit not required

Use	Condition
Food and drink premises	
Informal outdoor recreation Mail Centre Museum Office Postal Agency Railway	
Shop (other than Adult sex bookshop, Restricted retail and Supermarket)	<p>Must adjoin, or be on the same land as, a supermarket when the use commences.</p> <p>The combined leasable floor area for all shop adjoining or on the same land as the supermarket must not exceed 500 square metres.</p> <p>The site must adjoin, or have access to, a road in a Road Zone.</p>
Supermarket	<p>The leasable floor area must not exceed 1800 square metres.</p> <p>The site must adjoin, or have access to, a road in a Road Zone.</p>

Section 2 – Permit required

Use	Condition
Agriculture (other than apiculture and intensive animal husbandry)	
Child care centre	
Dwelling	<p>Must not comprise more than 20% of the area of the lot or street block as defined on any approved Urban Design Framework for the Urban Centre precinct.</p> <p>Must adjoin, or be on the same land as, a commercial or office use when the dwelling use commences.</p>
Industry (other than Materials Recycling and Transfer Station) except Car wash, Refuse disposal Research and development centre, Rural industry and Transfer station) where the Section 1 condition is not met	<p>Must not be a purpose shown with a Note 1 or Note 2 in the table to Clause 52.10.</p> <p>The land must be at least the following distances from land (not a road) which is in an applied Residential Zone, Commercial 1 Zone, land used for a hospital or education centre, or land in a Public Acquisition Overlay to be acquired for a hospital or education centre:</p> <ul style="list-style-type: none"> • The threshold distance for a purpose listed in the table to Clause 52.10 • 30 metres, for a purpose not listed in the table to Clause 52.10. <p>Must not be a purpose listed in the table to Clause 52.10.</p>

Use	Condition
Leisure and recreation (other than Informal outdoor recreation and Motor racing track)	
Medical Centre	
Place of assembly	
Residential Hotel	
Retail premises (other than Adult sex bookshop, Food and drink premises, Postal Agency)	
Tavern	
Utility Installation	
Warehouse	
Any other use not in Section 1 or 3	

Section 3 – Prohibited

Use
Accommodation (other than Dwelling and Residential Hotel)
Adult sex bookshop
Brothel
Camping and caravan park
Corrective institution
Intensive animal husbandry
Motor racing track
Refuse disposal
Transfer Station

2.4

DD/MM/YYYY
Proposed C228

Specific provisions - Subdivision

Construction of the north-south arterial road

A planning permit must not be issued for any subdivision that results in a combined total of more than 1,000 residential lots in the incorporated *Minta Farm Precinct Structure Plan* area, until:

- Interim construction of the north-south arterial road is completed between the Beaconsfield interchange (north) and Grices Road (south); and
- All land required for ultimate carriageway of the north-south arterial road within the precinct is vested in the relevant public authority.

Unless an agreement to implement these matters is entered into under Section 173 of the Act with the responsible authority.

2.5

DD/MM/YYYY
Proposed C228

Specific provision – Buildings and works

Dwellings on a lot less than 300 square metres

A permit is not required to construct or extend one dwelling on a lot with an area less than 300 square metres where a site is identified as a lot to be assessed against the Small Lot Housing Code via a restriction on title, and it complies with the *Small Lot Housing Code*, incorporated into the Casey Planning Scheme.

Urban Design Framework

Except with the consent of the responsible authority and the Victorian Planning Authority, a permit must not be granted to use or subdivide land, or construct a building and carry out works on land identified as ‘Urban Core Precinct’ ‘Innovation Quarter Precinct’ or ‘Town Centre Precinct’ on Plan 3 in the incorporated *Minta Farm Precinct Structure Plan*, until an urban design framework for the relevant sub-precinct has been prepared to the satisfaction of the responsible authority and the Victorian Planning Authority.

An urban design framework approved under this schedule must be generally in accordance with the precinct structure plan applying to the land.

The Urban Design Framework may be prepared in stages for each sub precinct. The Urban Design Framework must address the following:-

- A response to Plan 3 – Future Urban Structure
- A response to Plan 6 – Town Centres and Employment
- The proposed urban structure for the precinct, identifying the hierarchy of local streets based on an urban grid street network, pedestrian, cycle and transit networks, public realm and open space, and superlots for urban development;
- An urban grid street network that identifies connectivity within the precinct and with adjacent employment precincts;
- Place-making elements, character precincts and destinations within each employment precinct including a hierarchy of public spaces that provide opportunities for social interaction;
- Measures to prioritise pedestrians along and across the main streets, and provide a continuous path of travel for pedestrians and cyclists to key destinations;
- A Place Activation Strategy;
- Locations of public transport services, including bus stops;
- A diversity of sizes and types of commercial tenancies;
- Locations for higher density housing within the Minta City and Urban Centre precincts, and its design;
- Design of all interfaces to surrounding employment, town centre and residential precincts;
- Creation of views to public open space, waterways and civic spaces;
- A public space plan that identifies a hierarchy of public spaces including local parks, pedestrian and cycling links, urban spaces and landscape nodes, showing links to the broader open space network;
- Location and design of active uses, signage and treatment of ground floor windows;
- Visual interest at the pedestrian scale with active and activated façade treatments, avoiding long expanses of unarticulated façade treatments; and
- Requirements for a variety of building materials and form.

An application for use and/or development on land identified as ‘Urban Core Precinct’ ‘Innovation Quarter Precinct’ or ‘Town Centre Precinct’ on Plan 3 in the incorporated *Minta Farm Precinct Structure Plan* must be consistent with any urban design framework approved under this schedule.

A permit may be granted to subdivide land or to construct a building or construct and carry out works prior to the approval of an urban design framework for the relevant area if, in the opinion of the responsible authority, the permit is consistent with the requirements for the urban design framework and the permit implements the objectives in the *Minta Farm Precinct Structure Plan*.

The responsible authority may allow an urban design framework to be prepared in stages.

The urban design framework may be amended to the satisfaction of the responsible authority and the Victorian Planning Authority.

2.6 Specific provision – Referral of Applications

DD/MM/YYYY
Proposed C228

Town Centre

An application to subdivide land, or construct a building or carry out works (where the value of those works is in excess of \$500,000) on land in the Town Centre Precinct shown in Plan 1 of this schedule must be referred in accordance with section 55 of the *Planning and Environment Act 1987* to the Victorian Planning Authority.

3.0 Application requirements

DD/MM/YYYY
Proposed C228

The following application requirements apply to an application for a permit under Clause 37.07, in addition to those specified in Clause 37.07 and elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority. If in the opinion of the responsible authority an application requirement listed below is not relevant to the assessment of an application, the responsible authority may waive or reduce the requirement.

Subdivision – Residential development

In addition to any requirement in 56.01-2, a subdivision design response must include:

- A land budget table in the same format and methodology as those within the precinct structure plan applying to the land, setting out the amount of land allocated to the proposed uses and expected population and dwelling yields;
- A demonstration of how the property will contribute to the achievement of the residential density outcomes in the *Minta Farm Precinct Structure Plan* applying to the land;
- A demonstration of lot size diversity by including a colour-coded lot size plan, reflecting the lot size categories and colours outlined in *Table 2 – Lot Size and Indicative Housing Type* in the *Minta Farm Precinct Structure Plan*;
- A written statement that sets out how the proposal implements the objectives and planning and design requirements and guidelines in accordance with the incorporated *Minta Farm Precinct Structure Plan*.
- A mobility plan that demonstrates how the local street and movement network integrates with adjacent urban development or is capable of integrating with future development on adjacent land parcels;
- An assessment, prepared by a suitably qualified professional, of the existing surface and subsurface drainage conditions on the site, including any potential impacts on the proposed development. The assessment must include any measures required to mitigate the impacts of the development on groundwater and drainage;
- A demonstration of how the subdivision will contribute to the delivery of a diversity of housing;
- An arboricultural report identifying all trees on the site and a tree retention plan identifying how the application responds to *Plan 8 – Native Vegetation Retention and Removal* and any tree protection requirements and guidelines in the *Minta Farm Precinct Structure Plan*;
- Potential bus route and bus stop locations prepared in consultation with Public Transport Victoria;
- Subdivision and Housing Design Guidelines, prepared to satisfaction of the responsible authority, which demonstrates how the proposal responds to and achieves the objectives and planning and design requirements and guidelines within the “Image, Character, Housing and Heritage” section of the *Minta Farm Precinct Structure Plan* incorporated into this scheme;
- Where relevant, demonstration of how the subdivision will respond sensitively to the heritage significance of the Myer House (Heritage Overlay - HO209) and its surrounding area.
- A Site Management Plan that addresses bushfire risk during, and where necessary, after construction which is approved by the Country Fire Authority. The plan must specify, amongst other things:
 - The staging of development and the likely bushfire risks at each stage;

- An area of land between the development edge and non-urban areas consistent with the separation distances specified in AS3959-2009, where bushfire risk is managed;
- The land management measures to be undertaken by the developer to reduce the risk from fire within any surrounding rural or undeveloped landscape to protect residents and property from the threat of grassfire and bushfire; and
- How adequate opportunities for access and egress will be provided for early residents, construction workers and emergency vehicles.

Town Centre

An application to use, subdivide land, construct a building or construct or carry out works for a Local Town Centre must also include the following information, as appropriate, to the satisfaction of the responsible authority:

- A design response report and plans that:
 - Address the Local Town Centre requirements, the Local Town Centre Guidelines and the relevant Local Town Centre Concept Plan in the *Minta Farm Precinct Structure Plan*;
 - Address any relevant design guidelines prepared by the Victorian Government or Casey City Council;
 - Demonstrate how the proposal relates to existing or approved development in the area;
 - Demonstrate site responsive architecture and urban design;
 - Demonstrate how the proposal will contribute to the urban character of the Local Town Centre;
 - Explain how the proposal responds to feedback received following consultation with relevant infrastructure agencies such as the Department of Transport;
 - Include environmental sustainability initiatives including integrated water management and energy conservation;
 - Include provisions for car parking including the location and design of car parking areas and car parking rates for proposed uses within the centre;
 - Address the provision of advertising signs;
 - Include arrangements for the provision of service areas and for deliveries and waste disposal including access for larger vehicles and measures to minimise the impact on the amenity of the centre and adjoining neighbourhoods; and
 - Demonstrate how opportunities for medium and higher density housing and future commercial expansion can be incorporated into the centre (including on future upper levels and through future car park redevelopments).
- An overall landscape concept/master plan for the centre including a design of the urban plaza.

Public Infrastructure Plan

An application for subdivision and/or use and development of land must be accompanied by a Public Infrastructure Plan which addresses the following:

- What land may be affected or required for the provision of infrastructure works;
- The provision, staging and timing of road works internal and external to the land consistent with any relevant traffic report or assessment;
- What, if any, infrastructure set out in the development contributions plan (or infrastructure contributions plan) applying to the land is sought to be provided as "works in lieu" subject to the consent of the collecting agency;
- The provision of public open space and land for any community facilities; and

Any other matter relevant to the provision of public infrastructure required by the responsible authority.

Traffic Impact Assessment

An application that proposes to create or change access to a primary or secondary arterial road must be accompanied by a Traffic Impact Assessment Report (TIAR). The TIAR, including functional layout plans and a feasibility and/or concept road safety audit, must be to the satisfaction of VicRoads or Casey City Council, as required.

Subdivide, Use or Develop Land for a Sensitive Use – Environmental Site Assessment

An application to subdivide land or use or develop land for a sensitive use (residential use, child care centre, pre-school centre or primary school) must be accompanied by an Environmental Site Assessment of the land prepared by a suitably qualified environmental professional to the satisfaction of the responsible authority, which takes account of the report titled 'Stage 1 and 2 – Desktop Environmental, Hydrogeological and Geotechnical Assessment (SKM, 17 February 2011)' and includes the following information:

- Further detailed assessment of potential contaminants on the relevant land;
- Clear advice on whether the environmental condition of the land is suitable for the proposed use/s and whether an environmental audit of all, or part, of the land is recommended having regard to the *Potentially Contaminated Land General Practice Note June 2005, DSE*;
- Further detailed assessment of surface and subsurface water conditions and geotechnical characteristics on the relevant land and the potential impacts on the proposed development including any measures required to mitigate the impacts of groundwater conditions and geology on the development and the impact of the development on surface and subsurface water; and
- Recommended remediation actions for any potentially contaminated land.

4.0

DD/MM/YYYY
Proposed C228

Conditions and Requirements for Permits

Condition – Subdivision permits that allow the creation of a lot less than 300 square metres

- Any permit for subdivision that allows the creation of a lot less than 300 square metres must contain the following conditions:
 - Prior to the certification of the plan of subdivision for the relevant stage, a plan must be submitted for approval to the satisfaction of the responsible authority. The plan must identify the lots that will include a restriction on title allowing the use of the provisions of the *Small Lot Housing Code*, into the Casey Planning Scheme; and
 - The plan of subdivision submitted for certification must identify whether type A or type B of the *Small Lot Housing Code* applies to each lot to the satisfaction of the responsible authority.

Condition – Subdivision and Housing Design Guidelines

The specific built form requirements arising out of the design guidelines prepared as part of the application for subdivision for lots adjacent to the eastern boundary of the precinct must be implemented via a restriction on title or any other alternative deemed satisfactory by the responsible authority.

Conditions – Biodiversity and Threatened Species

Any permit for subdivision must contain the following conditions:

Salvage and translocation

The Salvage and Translocation Protocol for Melbourne's Growth Corridors (Department of Environment and Primary Industries, 2014) must be implemented in the carrying out of development to the satisfaction of the Secretary to the Department of Environment, Land Water and Planning.

Protection of conservation areas and native vegetation during construction

A permit granted to subdivide land or a permit granted to construct a building or carry out works, where the *Minta Farm Precinct Structure Plan* shows the land, or abutting land, within the conservation area or containing a patch of native vegetation or a scattered tree must contain the following conditions:

- Prior to the commencement of works in or around a conservation area, scattered native tree or patch of native vegetation, the developer of the land must erect a protective fence that is:
 - Highly visible;
 - At least 2 metres in height;
 - Sturdy and strong enough to withstand knocks from construction vehicles;
 - Kept in place for the whole period of construction; and
 - Located the following minimum distance from the element to be protected:

ELEMENT	MINIMUM DISTANCE FROM ELEMENT
Conservation area	2 metres from the edge of the area
Scattered tree	Twice the distance between the tree trunk and the edge of the tree canopy
Patch of native vegetation	2 metres from the edge of the patch

- Construction stockpiles, fill, machinery, excavation and works or other activities associated with the buildings or works must:
 - Be located not less than 15 metres from a waterway;
 - Be located outside the required protective fence;
 - Be constructed and designed to ensure that the conservation area, scattered tree or patches of native vegetation are protected from adverse impacts during construction; and
 - Not be undertaken if the qualified ecologist or arborist who is familiar with the requirements of the incorporated *Minta Farm Precinct Structure Plan* is of the opinion that the various activities presents a risk to any vegetation within a conservation reserve.

Conditions – Land Management Co-operative Agreement

A permit to subdivide land shown to be in a conservation area in the *Minta Farm Precinct Structure Plan* must ensure that, before the commencement of works for the final stage of the subdivision, the owner of the land:

- Enters into an agreement with the Secretary to the Department of Environment, Land, Water and Planning under section 69 of the *Conservation Forests and Lands Act 1987*, which:
 - Must provide for the conservation and management of that part of the land shown as a conservation area in the *Minta Farm Precinct Structure Plan*; and
 - May include any matter that such an agreement may contain under the *Conservation Forests and Lands Act 1987*.
- Makes application to the Registrar of Titles to register the agreement on the title to the land.

- Pays the reasonable costs of the Secretary to the Department of Environment, Land, Water and Planning in the preparation, execution and registration of the agreement.

The requirement for a Land Management Co-operative Agreement in this condition does not apply to land or any lot or part of a lot within a conservation area identified in the Minta Farm Precinct Structure Plan that is:

- Identified the *Minta Farm Precinct Structure Plan* as public open space and is vested, or will be vested, in the council as a reserve for the purposes of public open space; or
- Identified in the *Minta Farm Precinct Structure Plan* as a drainage reserve and is vested, or will be vested, in Melbourne Water Corporation or the council as a drainage reserve; or
- The subject of an agreement with the Secretary to the Department of Environment, Land, Water and Planning to transfer or gift that land to:
 - The Secretary to the Department of Environment, Land, Water and Planning;
 - The Minister for Environment and Climate Change; or
 - Another statutory authority.

All to the satisfaction of the Secretary to the Department of Environment, Land, Water and Planning.

Condition – Public transport

Unless otherwise agreed by Public Transport Victoria, prior to the issue of Statement of Compliance for any subdivision stage, bus stop hard stands with direct and safe pedestrian access to a pedestrian path must be constructed:

- In accordance with the *Public Transport Guidelines for Land Use and Development*; and compliant with the *Disability Discrimination Act – Disability Standards for Accessible Public Transport 2002*.
- At locations approved by Public Transport Victoria, at no cost to Public Transport Victoria, and to the satisfaction of Public Transport Victoria.

Conditions – Subdivision or buildings and works permits where land is required for community facilities, public open space or road widening

The costs associated with effecting the transfer or vesting of land required for community facilities, public open space or road widening must be borne by permit holder.

- Land required for community facilities, public open space or road widening must be transferred to or vested in the relevant public agency with any designation (e.g. road, reserve or lot) nominated by the relevant agency.

Condition – Road network

Any permit for subdivision or buildings and works must contain the following conditions:

- Prior to the certification of a plan of subdivision, the plan of subdivision must show the land affected by the widening of the road reserve which is required to provide road widening and/or right of way flaring for the ultimate design of any adjacent intersection.
- Land required for road widening, including right of way flaring for the ultimate design of any intersection within an existing or proposed local road, must be transferred to or vested in Council at no cost to the acquiring agency unless funded by the *Minta Farm Infrastructure Contributions Plan*.

Condition – Precinct Infrastructure Plan

Any permit for subdivision must contain the following condition:

- Prior to the certification of a plan of subdivision or at such other time which is agreed between Council and the owner, if required by the responsible authority or the owner, the owner must enter into an agreement or agreements under section 173 of the *Planning and Environment Act 1987* which provides for:
 - The implementation of the Public Infrastructure Plan approved under this permit.
 - The timing of any payments to be made to a person in respect of any infrastructure project having regard to the availability of funds in the *Minta Farm Infrastructure Contributions Plan*.

Condition – Use or Develop Land for a Sensitive Use

Before a plan of subdivision is certified under the *Subdivision Act 1988*, the recommendations of the Phase 2 Environmental Site Assessment submitted must be carried out to the satisfaction of the responsible authority.

Upon receipt of the further testing report the owner must comply with any further requirements made by the responsible authority after having regard to the guidance set out in the General Practice Note on *Potentially Contaminated Land June 2005 (DSE)*. The plan of subdivision must not be certified until the responsible authority is satisfied that the land is suitable for the intended use.

Requirement – Management of bushfire risk during subdivisational works

A permit for subdivision that contains a condition requiring a construction management or site management plan must ensure that the relevant plan addresses any potential bushfire risks arising from the land during construction and must include a statement from a suitably qualified professional that the proposed bushfire risk management measures are appropriate.

5.0

DD/MM/YYYY
Proposed C228

Exemption from Notice and Review

None specified.

6.0

DD/MM/YYYY
Proposed C228

Decision Guidelines

None specified.

7.0

DD/MM/YYYY
Proposed C228

Advertising Signs

The advertising sign category for this land is the category specified in the zone applied to the land at Clause 2.2 of this schedule.

Land and home sales signs

Despite the provisions of Clause 52.05, signs promoting the sale of land or homes on the land (or on adjoining land in the same ownership) may be displayed without a permit provided:

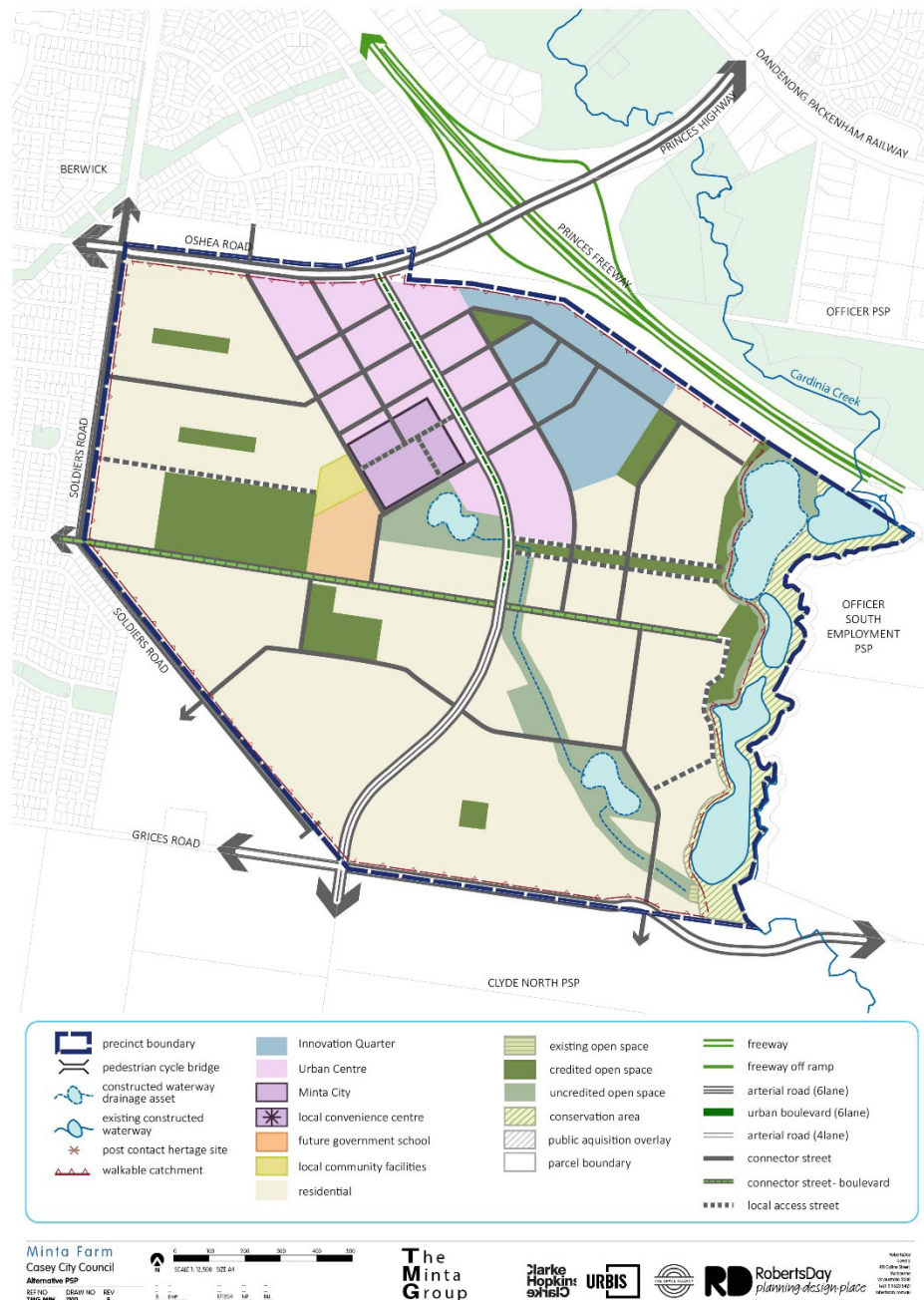
- The advertisement area for each sign does not exceed 10 square metres;
- Only one sign is displayed per road frontage. Where the property has a road frontage of more than 150 metres, multiple signs may be erected provided there is a minimum of 150 metres distance between each sign, with a total of not more than 4 signs per frontage;
- The sign is not animated, scrolling, electronic or internally illuminated sign;
- The sign is not displayed longer than 21 days after the sale (not settlement) of the last lot; and
- The sign is setback a minimum of 750 millimetres from the property boundary.

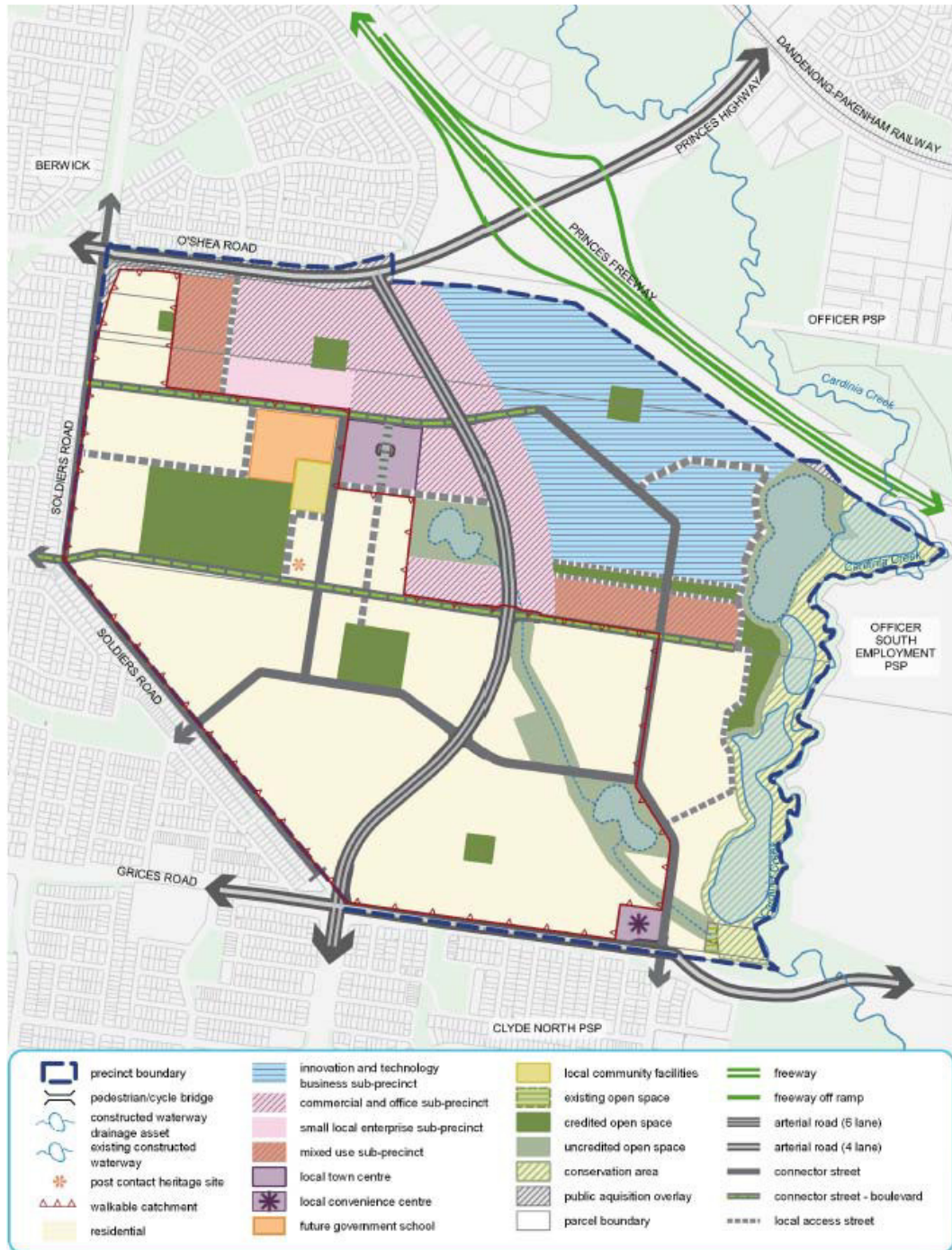
A permit may be granted to display a sign promoting the sale of land or homes on the land (or on adjoining land in the same ownership) with an area greater than 10 square metres.

If the sign does not meet all of the requirements listed above, it must comply with the provisions of Clause 52.05.

Education or community promotion signs

Despite the provisions of Clause 52.05, a permit may be granted, for a period of not more than 5 years, to display an advertising sign greater than 2 square metres in area that promotes a community facility or education centre on the land identified as community facilities, potential government school, potential non-government school and credited open space on Plan 1 of this schedule.

DD/MM/YYYY
Proposed C228**SCHEDULE 14 TO CLAUSE 37.07 URBAN GROWTH ZONE**Shown on the planning scheme map as **UGZ14**.**Minta Farm Precinct Structure Plan****1.0****The Plan**DD/MM/YYYY
Proposed C228Plan 1 shows the Future Urban Structure proposed in the *Minta Farm Precinct Structure Plan*.**Plan 1 to Schedule 14 to Clause 37.07**



2.0 Use and development

DD/MM/YYYY
Proposed C228

2.1 The land

DD/MM/YYYY
Proposed C228

The use and development provisions specified in this schedule apply to the land within the 'precinct boundary' on Plan 1 and shown as UGZ14 on the planning scheme maps. This schedule must be read in conjunction with the *Minta Farm Precinct Structure Plan*.

Note: If land shown on Plan 1 is not zoned UGZ, the provisions of this zone do not apply.

2.2 Applied zone provisions

DD/MM/YYYY
Proposed C228

The provisions of the following zones in this scheme apply to the use and subdivision of land, the construction of a building and the construction or carrying out of works, by reference to Plan 1 of this schedule.

Table 1: Applied zone provisions

Mixed Use sub-precinct	Clause 32.04 – Mixed Use Zone
Residential on a lot wholly within a walkable catchment	Clause 32.07 – Residential Growth Zone
All other residential land	Clause 32.08 – General Residential Zone
Local Town Centre	Clause 34.01 – Commercial 1 Zone
Local Convenience Centre	Clause 34.01 – Commercial 1 Zone
Small Local Enterprise sub-precinct	Clause 34.01 – Commercial 1 Zone
Commercial and Office sub-precinct	Clause 34.02 – Commercial 2 Zone
Urban Core	No applied zone provisions (refer Table 2)
Innovation, Technology and Business sub-precinct Quarter	Clause 34.02 – Commercial 2 Zone
North-south arterial road	Clause 36.04 – Road Zone Category 1

2.3 Specific Provision – Use of land

DD/MM/YYYY
Proposed C228

Use of land for a Shop

A permit is required to use land for a Shop where the applied zone is Commercial 1 Zone if the combined leasable floor area of all shops exceeds:

- 13,000 square metres for land shown as ~~Local~~ Town Centre in the incorporated *Minta Farm Precinct Structure Plan*.
- ~~1,500 square metres for land shown as Local Convenience Centre in the incorporated Minta Farm Precinct Structure Plan.~~

~~A permit is not required to use land for a Shop (other than Adult sex bookshop) where the applied zone is Commercial 1 Zone and the site is within the Small Local Enterprise sub-precinct, unless the leasable floor area exceeds 250 square metres.~~

Use of land for an Office

A permit is required to use land for an office where the applied zone is Commercial 1 Zone if the combined leasable floor area of all office space exceeds:

- 2,600 square metres for land shown as ~~Local~~ Town Centre in the incorporated *Minta Farm Precinct Structure Plan*.
- ~~300 square metres for land shown as Local Convenience Centre in the incorporated *Minta Farm Precinct Structure Plan*.~~

Use of land for a Dwelling

~~A permit is required to use land for a dwelling (other than bed and breakfast) where the applied zone is Mixed Use Zone where any frontage at ground floor level exceeds 2 metres.~~

Use of land for a Residential aged care facility

~~A permit is required to use land for a Residential aged care facility where the applied zone is Mixed Use Zone.~~

Use of land for Motor repairs

~~A permit is not required to use land for Motor repairs where the applied zone is Commercial 1 Zone and the site is within the Small Local Enterprise sub precinct, unless the leasable floor area exceeds 250 square metres.~~

Use of land for an Indoor recreation facility

~~A permit is not required to use land for an Indoor recreation facility where the applied zone is Commercial 1 Zone and the site is within the Small Local Enterprise sub precinct, unless the leasable floor area exceeds 250 square metres.~~

Use of land for a Primary school

A permit is not required to use land for a Primary school on land shown as future government primary school in the *Minta Farm Precinct Structure Plan*.

Use of land for a Restricted retail premises

~~A permit is required to use land for a Restricted retail premises where the applied zone is Commercial 2 Zone and:~~

- ~~▪ The land is located within the Innovation, Technology and Business sub precinct; or~~
- ~~▪ The land is located within a Commercial and Office sub precinct.~~

Use of land for a Retail premises

~~A permit is required to use land for a Retail premises (except for Landscape gardening supplies and Trade supplies) where the applied zone is Commercial 1 Zone and the land is located in a Small Local Enterprise sub precinct.~~

Use of land for Industry

~~A permit is required to use land for Industry where the applied zone is the Commercial 2 Zone and the land is located within a Commercial and Office sub precinct.~~

Use of land for Accommodation

~~Use of land for Accommodation is prohibited where the applied zone is the Commercial 1 Zone and the site is located within a Small Local Enterprise Precinct.~~

Use of land for a Supermarket

~~Use of land for a supermarket is prohibited where:~~

- ~~The applied zone is the Commercial 1 Zone and the site is located within a Small Local Enterprise Precinct;~~
- ~~The applied zone is the Commercial 2 Zone and the site is located within a Commercial and Office sub-precinct; or~~
- ~~The applied zone is the Commercial 2 Zone and the site is located within an Innovation, Technology and Business sub-precinct.~~

Table 2 – Specific Provisions for Urban Core Precinct

Section 1 - Permit not required

<u>Use</u>	<u>Condition</u>
<u>Food and drink premises</u>	=
<u>Informal outdoor recreation</u>	
<u>Mail Centre</u>	
<u>Museum</u>	
<u>Office</u>	
<u>Postal Agency</u>	
<u>Railway</u>	
<u>Shop (other than Adult sex bookshop, Restricted retail and Supermarket)</u>	<p>Must adjoin, or be on the same land as, a supermarket when the use commences.</p> <p>The combined leasable floor area for all shop adjoining or on the same land as the supermarket must not exceed 500 square metres.</p> <p>The site must adjoin, or have access to, a road in a Road Zone.</p>
<u>Supermarket</u>	<p>The leasable floor area must not exceed 1800 square metres.</p> <p>The site must adjoin, or have access to, a road in a Road Zone.</p>

Section 2 – Permit required

<u>Use</u>	<u>Condition</u>
<u>Agriculture (other than apiculture and intensive animal husbandry)</u>	
<u>Child care centre</u>	
<u>Dwelling</u>	<p>Must not comprise more than 20% of the area of the lot or street block as defined on any approved Urban Design Framework for the Urban Centre precinct.</p> <p>Must adjoin, or be on the same land as, a commercial or office use when the dwelling use commences.</p>
<u>Industry (other than Materials Recycling and Transfer Station) except Car wash, Refuse disposal Research and development centre, Rural industry and Transfer station) where the Section 1 condition is not met</u>	<p>Must not be a purpose shown with a Note 1 or Note 2 in the table to Clause 52.10.</p> <p>The land must be at least the following distances from land (not a road) which is in an applied Residential Zone, Commercial 1 Zone, land used for a hospital or education centre, or land in a Public Acquisition Overlay to be acquired for a hospital or education centre:</p> <ul style="list-style-type: none"> • The threshold distance for a purpose listed in the table to Clause 52.10 • 30 metres, for a purpose not listed in the table to Clause 52.10.

Use	Condition
	Must not be a purpose listed in the table to Clause 52.10.
Leisure and recreation (other than informal outdoor recreation and Motor racing track)	
Medical Centre	
Place of assembly	
Residential Hotel	
Retail premises (other than Adult sex bookshop, Food and drink premises, Postal Agency)	
Tavern	
Utility Installation	
Warehouse	
Any other use not in Section 1 or 3	
Section 3 – Prohibited	
Use	
Accommodation (other than Dwelling and Residential Hotel)	
Adult sex bookshop	
Brothel	
Camping and caravan park	
Corrective institution	
Intensive animal husbandry	
Motor racing track	
Refuse disposal	
Transfer Station	

2.4DD/MM/YYYY
Proposed C228**Specific provisions - Subdivision****Construction of the north-south arterial road**

A planning permit must not be issued for any subdivision that results in a combined total of more than 1,000 residential lots in the incorporated *Minta Farm Precinct Structure Plan* area, until:

- Interim construction of the north-south arterial road is completed between the Beaconsfield interchange (north) and Grices Road (south); and
- All land required for ultimate carriageway of the north-south arterial road within the precinct is vested in the relevant public authority.

Unless an agreement to implement these matters is entered into under Section 173 of the Act with the responsible authority.

2.5DD/MM/YYYY
Proposed C228**Specific provision – Buildings and works****Dwellings on a lot less than 300 square metres**

A permit is not required to construct or extend one dwelling on a lot with an area less than 300 square metres where a site is identified as a lot to be assessed against the Small Lot Housing Code via a restriction on title, and it complies with the *Small Lot Housing Code*, -incorporated into the Casey Planning Scheme.

Urban Design Framework

Except with the consent of the responsible authority and the Victorian Planning Authority, a permit must not be granted to use or subdivide land, or construct a building and carry out works on land identified as 'Urban Core Precinct' 'Innovation Quarter Precinct' or 'Local-Town Centre Precinct' Plan 3 in the incorporated *Minta Farm Precinct Structure Plan*, until an urban design framework for the ~~area~~ relevant sub-precinct has been prepared to the satisfaction of the responsible authority and the Victorian Planning Authority.

An urban design framework approved under this schedule must be generally in accordance with the precinct structure plan applying to the land.

The Urban Design Framework may be prepared in stages for each sub precinct. The Urban Design Framework must address the following:-

- A response to Plan 3 – Future Urban Structure
- A response to Plan 6 – Town Centres and Employment
- The proposed urban structure for the precinct, identifying the hierarchy of local streets based on an urban grid street network, pedestrian, cycle and transit networks, public realm and open space, and superlots for urban development;
- An urban grid street network that identifies connectivity within the precinct and with adjacent employment precincts;
- Place-making elements, character precincts and destinations within each employment precinct including a hierarchy of public spaces that provide opportunities for social interaction;
- Measures to prioritise pedestrians along and across the main streets, and provide a continuous path of travel for pedestrians and cyclists to key destinations;
- A Place Activation Strategy;
- Locations of public transport services, including bus stops;
- A diversity of sizes and types of commercial tenancies;
- Locations for higher density housing within the Minta City and Urban Centre precincts, and its design;
- Design of all interfaces to surrounding employment, town centre and residential precincts;
- Creation of views to public open space, waterways and civic spaces;
- A public space plan that identifies a hierarchy of public spaces including local parks, pedestrian and cycling links, urban spaces and landscape nodes, showing links to the broader open space network;
- Location and design of active uses, signage and treatment of ground floor windows;
- Visual interest at the pedestrian scale with active and activated façade treatments, avoiding long expanses of unarticulated façade treatments; and
- Requirements for a variety of building materials and form.

An application for use and/or development on land identified as 'Urban Core Precinct' 'Innovation Quarter Precinct' or 'Local-Town Centre Precinct' on Plan 3 in the incorporated *Minta Farm Precinct Structure Plan* must be consistent with any urban design framework approved under this schedule.

A permit may be granted to subdivide land or to construct a building or construct and carry out works prior to the approval of an urban design framework for the relevant area if, in the opinion of the responsible authority, the permit is consistent with the requirements for the urban design framework and the permit implements the objectives in the *Minta Farm Precinct Structure Plan*.

The responsible authority may allow an urban design framework to be prepared in stages.

The urban design framework may be amended to the satisfaction of the responsible authority and the Victorian Planning Authority.

2.6**Specific provision – Referral of Applications**DD/MM/YYYY
Proposed C228**~~Local~~ Town Centre**

An application to subdivide land, or construct a building or carry out works (where the value of those works is in excess of \$500,000) on land in the ~~Local~~ Town Centre shown in Plan 1 of this

schedule must be referred in accordance with section 55 of the *Planning and Environment Act 1987* to the Victorian Planning Authority.

3.0

DD/MM/YYYY
Proposed C228

Application requirements

The following application requirements apply to an application for a permit under Clause 37.07, in addition to those specified in Clause 37.07 and elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority. If in the opinion of the responsible authority an application requirement listed below is not relevant to the assessment of an application, the responsible authority may waive or reduce the requirement.

Subdivision – Residential development

In addition to any requirement in 56.01-2, a subdivision design response must include:

- A land budget table in the same format and methodology as those within the precinct structure plan applying to the land, setting out the amount of land allocated to the proposed uses and expected population and dwelling yields;
- A demonstration of how the property will contribute to the achievement of the residential density outcomes in the *Minta Farm Precinct Structure Plan* applying to the land;
- A demonstration of lot size diversity by including a colour-coded lot size plan, reflecting the lot size categories and colours outlined in *Table 2 – Lot Size and Indicative Housing Type* in the *Minta Farm Precinct Structure Plan*;
- A written statement that sets out how the proposal implements the objectives and planning and design requirements and guidelines in accordance with the incorporated *Minta Farm Precinct Structure Plan*.
- A mobility plan that demonstrates how the local street and movement network integrates with adjacent urban development or is capable of integrating with future development on adjacent land parcels;
- An assessment, prepared by a suitably qualified professional, of the existing surface and subsurface drainage conditions on the site, including any potential impacts on the proposed development. The assessment must include any measures required to mitigate the impacts of the development on groundwater and drainage;
- A demonstration of how the subdivision will contribute to the delivery of a diversity of housing;
- An arboricultural report identifying all trees on the site and a tree retention plan identifying how the application responds to *Plan 8 – Native Vegetation Retention and Removal* and any tree protection requirements and guidelines in the *Minta Farm Precinct Structure Plan*;
- Potential bus route and bus stop locations prepared in consultation with Public Transport Victoria;
- Subdivision and Housing Design Guidelines, prepared to satisfaction of the responsible authority, which demonstrates how the proposal responds to and achieves the objectives and planning and design requirements and guidelines within the “Image, Character, Housing and Heritage” section of the *Minta Farm Precinct Structure Plan* incorporated into this scheme;
- Where relevant, demonstration of how the subdivision will respond sensitively to the heritage significance of the Myer House (Heritage Overlay - HO209) and its surrounding area.
- A Site Management Plan that addresses bushfire risk during, and where necessary, after construction which is approved by the Country Fire Authority. The plan must specify, amongst other things:
 - The staging of development and the likely bushfire risks at each stage;
 - An area of land between the development edge and non-urban areas consistent with the separation distances specified in AS3959-2009, where bushfire risk is managed;
 - The land management measures to be undertaken by the developer to reduce the risk from fire within any surrounding rural or undeveloped landscape to protect residents and property from the threat of grassfire and bushfire; and

- How adequate opportunities for access and egress will be provided for early residents, construction workers and emergency vehicles.

Local Town Centres

An application to use, subdivide land, construct a building or construct or carry out works for a Local Town Centre must also include the following information, as appropriate, to the satisfaction of the responsible authority:

- A design response report and plans that:
 - Address the Local Town Centre requirements, the Local Town Centre Guidelines and the relevant Local Town Centre Concept Plan in the *Minta Farm Precinct Structure Plan*;
 - Address any relevant design guidelines prepared by the Victorian Government or Casey City Council;
 - Demonstrate how the proposal relates to existing or approved development in the area;
 - Demonstrate site responsive architecture and urban design;
 - Demonstrate how the proposal will contribute to the urban character of the Local Town Centre;
 - Explain how the proposal responds to feedback received following consultation with relevant infrastructure agencies such as the Department of Transport;
 - Include environmental sustainability initiatives including integrated water management and energy conservation;
 - Include provisions for car parking including the location and design of car parking areas and car parking rates for proposed uses within the centre;
 - Address the provision of advertising signs;
 - Include arrangements for the provision of service areas and for deliveries and waste disposal including access for larger vehicles and measures to minimise the impact on the amenity of the centre and adjoining neighbourhoods; and
 - Demonstrate how opportunities for medium and higher density housing and future commercial expansion can be incorporated into the centre (including on future upper levels and through future car park redevelopments).
- An overall landscape concept/master plan for the centre including a design of the urban plaza.

Public Infrastructure Plan

An application for subdivision and/or use and development of land must be accompanied by a Public Infrastructure Plan which addresses the following:

- What land may be affected or required for the provision of infrastructure works;
- The provision, staging and timing of road works internal and external to the land consistent with any relevant traffic report or assessment;
- What, if any, infrastructure set out in the development contributions plan (or infrastructure contributions plan) applying to the land is sought to be provided as "works in lieu" subject to the consent of the collecting agency;
- The provision of public open space and land for any community facilities; and

Any other matter relevant to the provision of public infrastructure required by the responsible authority.

Traffic Impact Assessment

An application that proposes to create or change access to a primary or secondary arterial road must be accompanied by a Traffic Impact Assessment Report (TIAR). The TIAR, including functional layout plans and a feasibility and/or concept road safety audit, must be to the satisfaction of VicRoads or Casey City Council, as required.

Subdivide, Use or Develop Land for a Sensitive Use – Environmental Site Assessment

An application to subdivide land or use or develop land for a sensitive use (residential use, child care centre, pre-school centre or primary school) must be accompanied by an Environmental Site Assessment of the land prepared by a suitably qualified environmental professional to the satisfaction of the responsible authority, which takes account of the report titled 'Stage 1 and 2 – Desktop Environmental, Hydrogeological and Geotechnical Assessment (SKM, 17 February 2011)' and includes the following information:

- Further detailed assessment of potential contaminants on the relevant land;
- Clear advice on whether the environmental condition of the land is suitable for the proposed use/s and whether an environmental audit of all, or part, of the land is recommended having regard to the *Potentially Contaminated Land General Practice Note June 2005, DSE*;
- Further detailed assessment of surface and subsurface water conditions and geotechnical characteristics on the relevant land and the potential impacts on the proposed development including any measures required to mitigate the impacts of groundwater conditions and geology on the development and the impact of the development on surface and subsurface water; and
- Recommended remediation actions for any potentially contaminated land.

~~Heritage Assessment – Myer House~~

~~An application for subdivision, use or development affecting a heritage place(s) must:~~

- ~~▪ Address the proposed future use or adaptive reuse of the affected heritage place(s);~~
- ~~▪ Include a Conservation Management Plan for the heritage place(s) to the satisfaction of the responsible authority; and~~
- ~~▪ Include the provision of sufficient space around the heritage building to allow its adaptive reuse to comply with other planning requirements, such as car parking and landscaping.~~

4.0

DD/MM/YYYY
Proposed C228

Conditions and Requirements for Permits

Condition – Subdivision permits that allow the creation of a lot less than 300 square metres

- Any permit for subdivision that allows the creation of a lot less than 300 square metres must contain the following conditions:
 - Prior to the certification of the plan of subdivision for the relevant stage, a plan must be submitted for approval to the satisfaction of the responsible authority. The plan must identify the lots that will include a restriction on title allowing the use of the provisions of the *Small Lot Housing Code*, into the Casey Planning Scheme; and
 - The plan of subdivision submitted for certification must identify whether type A or type B of the *Small Lot Housing Code* applies to each lot to the satisfaction of the responsible authority.

Condition – Subdivision and Housing Design Guidelines

The specific built form requirements arising out of the design guidelines prepared as part of the application for subdivision for lots adjacent to the eastern boundary of the precinct must be implemented via a restriction on title or any other alternative deemed satisfactory by the responsible authority.

Conditions – Biodiversity and Threatened Species

Any permit for subdivision must contain the following conditions:

Salvage and translocation

The Salvage and Translocation Protocol for Melbourne's Growth Corridors (Department of Environment and Primary Industries, 2014) must be implemented in the carrying out of development to the satisfaction of the Secretary to the Department of Environment, Land Water and Planning.

Protection of conservation areas and native vegetation during construction

A permit granted to subdivide land or a permit granted to construct a building or carry out works, where the *Minta Farm Precinct Structure Plan* shows the land, or abutting land, within the conservation area or containing a patch of native vegetation or a scattered tree must contain the following conditions:

- Prior to the commencement of works in or around a conservation area, scattered native tree or patch of native vegetation, the developer of the land must erect a protective fence that is:
 - Highly visible;
 - At least 2 metres in height;
 - Sturdy and strong enough to withstand knocks from construction vehicles;
 - Kept in place for the whole period of construction; and
 - Located the following minimum distance from the element to be protected:

ELEMENT	MINIMUM DISTANCE FROM ELEMENT
Conservation area	2 metres from the edge of the area
Scattered tree	Twice the distance between the tree trunk and the edge of the tree canopy
Patch of native vegetation	2 metres from the edge of the patch

- Construction stockpiles, fill, machinery, excavation and works or other activities associated with the buildings or works must:
 - Be located not less than 15 metres from a waterway;
 - Be located outside the required protective fence;
 - Be constructed and designed to ensure that the conservation area, scattered tree or patches of native vegetation are protected from adverse impacts during construction; and
 - Not be undertaken if the qualified ecologist or arborist who is familiar with the requirements of the incorporated *Minta Farm Precinct Structure Plan* is of the opinion that the various activities presents a risk to any vegetation within a conservation reserve.

Conditions – Land Management Co-operative Agreement

A permit to subdivide land shown to be in a conservation area in the *Minta Farm Precinct Structure Plan* must ensure that, before the commencement of works for the final stage of the subdivision, the owner of the land:

- Enters into an agreement with the Secretary to the Department of Environment, Land, Water and Planning under section 69 of the *Conservation Forests and Lands Act 1987*, which:
 - Must provide for the conservation and management of that part of the land shown as a conservation area in the *Minta Farm Precinct Structure Plan*; and
 - May include any matter that such an agreement may contain under the *Conservation Forests and Lands Act 1987*.
- Makes application to the Registrar of Titles to register the agreement on the title to the land.
- Pays the reasonable costs of the Secretary to the Department of Environment, Land, Water and Planning in the preparation, execution and registration of the agreement.

The requirement for a Land Management Co-operative Agreement in this condition does not apply to land or any lot or part of a lot within a conservation area identified in the *Minta Farm Precinct Structure Plan* that is:

- Identified the *Minta Farm Precinct Structure Plan* as public open space and is vested, or will be vested, in the council as a reserve for the purposes of public open space; or

- Identified in the *Minta Farm Precinct Structure Plan* as a drainage reserve and is vested, or will be vested, in Melbourne Water Corporation or the council as a drainage reserve; or
- The subject of an agreement with the Secretary to the Department of Environment, Land, Water and Planning to transfer or gift that land to:
 - The Secretary to the Department of Environment, Land, Water and Planning;
 - The Minister for Environment and Climate Change; or
 - Another statutory authority.

All to the satisfaction of the Secretary to the Department of Environment, Land, Water and Planning.

Condition – Public transport

Unless otherwise agreed by Public Transport Victoria, prior to the issue of Statement of Compliance for any subdivision stage, bus stop hard stands with direct and safe pedestrian access to a pedestrian path must be constructed:

- In accordance with the *Public Transport Guidelines for Land Use and Development*; and compliant with the *Disability Discrimination Act – Disability Standards for Accessible Public Transport 2002*.
- At locations approved by Public Transport Victoria, at no cost to Public Transport Victoria, and to the satisfaction of Public Transport Victoria.

Conditions – Subdivision or buildings and works permits where land is required for community facilities, public open space or road widening

The costs associated with effecting the transfer or vesting of land required for community facilities, public open space or road widening must be borne by permit holder.

- Land required for community facilities, public open space or road widening must be transferred to or vested in the relevant public agency with any designation (e.g. road, reserve or lot) nominated by the relevant agency.

Condition – Road network

Any permit for subdivision or buildings and works must contain the following conditions:

- Prior to the certification of a plan of subdivision, the plan of subdivision must show the land affected by the widening of the road reserve which is required to provide road widening and/or right of way flaring for the ultimate design of any adjacent intersection.
- Land required for road widening, including right of way flaring for the ultimate design of any intersection within an existing or proposed local road, must be transferred to or vested in Council at no cost to the acquiring agency unless funded by the *Minta Farm Infrastructure Contributions Plan*.

Condition – Precinct Infrastructure Plan

Any permit for subdivision must contain the following condition:

- Prior to the certification of a plan of subdivision or at such other time which is agreed between Council and the owner, if required by the responsible authority or the owner, the owner must enter into an agreement or agreements under section 173 of the *Planning and Environment Act 1987* which provides for:
 - The implementation of the Public Infrastructure Plan approved under this permit.
 - The timing of any payments to be made to a person in respect of any infrastructure project having regard to the availability of funds in the *Minta Farm Infrastructure Contributions Plan*.

Condition – Use or Develop Land for a Sensitive Use

Before a plan of subdivision is certified under the *Subdivision Act 1988*, the recommendations of the Phase 2 Environmental Site Assessment submitted must be carried out to the satisfaction of the responsible authority.

Upon receipt of the further testing report the owner must comply with any further requirements made by the responsible authority after having regard to the guidance set out in the General Practice Note on *Potentially Contaminated Land June 2005 (DSE)*. The plan of subdivision must not be certified until the responsible authority is satisfied that the land is suitable for the intended use.

Requirement – Management of bushfire risk during subdivisional works

A permit for subdivision that contains a condition requiring a construction management or site management plan must ensure that the relevant plan addresses any potential bushfire risks arising from the land during construction and must include a statement from a suitably qualified professional that the proposed bushfire risk management measures are appropriate.

5.0 Exemption from Notice and Review

DD/MM/YYYY
Proposed C228

None specified.

6.0 Decision Guidelines

DD/MM/YYYY
Proposed C228

None specified.

7.0 Advertising Signs

DD/MM/YYYY
Proposed C228

The advertising sign category for this land is the category specified in the zone applied to the land at Clause 2.2 of this schedule.

Land and home sales signs

Despite the provisions of Clause 52.05, signs promoting the sale of land or homes on the land (or on adjoining land in the same ownership) may be displayed without a permit provided:

- The advertisement area for each sign does not exceed 10 square metres;
- Only one sign is displayed per road frontage. Where the property has a road frontage of more than 150 metres, multiple signs may be erected provided there is a minimum of 150 metres distance between each sign, with a total of not more than 4 signs per frontage;
- The sign is not animated, scrolling, electronic or internally illuminated sign;
- The sign is not displayed longer than 21 days after the sale (not settlement) of the last lot; and
- The sign is setback a minimum of 750 millimetres from the property boundary.

A permit may be granted to display a sign promoting the sale of land or homes on the land (or on adjoining land in the same ownership) with an area greater than 10 square metres.

If the sign does not meet all of the requirements listed above, it must comply with the provisions of Clause 52.05.

Education or community promotion signs

Despite the provisions of Clause 52.05, a permit may be granted, for a period of not more than 5 years, to display an advertising sign greater than 2 square metres in area that promotes a community facility or education centre on the land identified as community facilities, potential government school, potential non-government school and credited open space on Plan 1 of this schedule.

APPENDIX C ADVISORY NOTE



URBAN CORE RESIDENTIAL CONTROL – ADVISORY NOTE

1. 20% Residential Limitation

The proposed planning controls for the Urban Core Precinct allow a permit to be obtained for a dwelling use, provided it does not comprise > 20% of the area of the lot or street block.

A building (or buildings) containing a residential use is therefore permitted to occupy up to 20% of the footprint of the lot or street block.

If a building includes both residential and commercial/office uses, the footprint of the whole building is counted as part of the 20% allowance for residential use.

The control is intended to operate as a site coverage limitation, with residential uses comprising a limited percentage (20%) of the area of the street block. It is not intended to operate as a plot ratio control or residential floorspace maximum.

Accordingly, the control does not limit the overall residential floorspace that might be permitted within a city grid, provided the building(s) that contain residential use comprise no more than 20% of the area of the block.

For example, a permit could be granted for a residential building that comprises any number of levels, provided the building footprint occupies no more than 20% of the street block.

Alternatively, if a building comprises a mix of residential and non residential floor space (eg 50% residential and 50% non-residential), the total footprint of the building would still be counted as part of the 20% allowance.

Likewise, if a building contained only 10% residential use and 90% commercial use, it is the total footprint of the building that would be used in the calculation of the 20% allowance, not the floorspace allocated for residential use.

2. Co-delivery of Residential and Commercial Uses

The proposed residential control includes a further condition that requires that any dwelling use to be delivered in conjunction with a commercial or office use on the land. This condition requires that the commercial or office use must be in existence at the time the dwelling use commences.



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