Planning Scheme Review

City of Moonee Valley

June 2018
Acknowledgement of Country

Moonee Valley City Council respectfully acknowledges the Traditional Custodians of the land on which Moonee Valley is located – the Wurundjeri People of the Kulin Nation, and we pay our respects to their Spirits, Ancestors, Elders and Community Members past and present.

Council also extends this respect to other Aboriginal and Torres Strait Islander Peoples who call Moonee Valley home.
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Executive Summary

This report constitutes a review of the Moonee Valley Planning Scheme as required under Section 12B of the Planning and Environment Act 1987. The purpose of this review is to enhance the effectiveness and efficiency of the planning scheme in achieving the objectives of planning in Victoria. As such, the strategic performance of the Moonee Valley Planning Scheme was assessed against the State Planning Policy Framework. The MV2040 Strategy is Council’s long-term plan and forms the critical piece of work shaping a new strategic direction for Council’s land use objectives. To reflect this, as well as ensure the planning scheme best aligns with State policy and the relevant practice notes, the key recommendation of this planning scheme review is to comprehensively rewrite the Municipal Strategic Statement. The review also identified strategic work required to further improve the planning scheme’s response to State policy and local issues.
1. Introduction

This report provides a review of the Moonee Valley Planning Scheme pursuant to Section 12B of the Planning and Environment Act 1987 (the Act). The Planning Scheme Review has been prepared in accordance with Practice Note 32 – Review of the Planning Schemes (June 2015).

The purpose of the review is to improve the effectiveness and efficiency of the planning scheme to achieve the objectives of planning in Victoria and the objectives and strategies of the planning scheme, including the State Planning Policy Framework (SPPF) and the Local Planning Policy Framework (LPPF). The review provides the opportunity to evaluate the planning scheme in its entirety to ensure that:

- it is consistent in form and content with any direction or guidelines issued by the Minister for Planning (Minister) under Section 7(5) of the Act;
- sets out effectively the policy objective for use and development of land in the area to which the planning scheme applies; and
- makes effective use of State provisions and local provision to give effect to State and local planning policy objectives.

The report provides an overview of the performance of the Moonee Valley Planning Scheme since the previous planning scheme review 2013. It identifies key issues facing the municipality, assesses the strategic performance of the planning scheme and outlines the consultation process and outcomes aligned to the review. The report also provides recommendations to further improve the Moonee Valley Planning Scheme.

1.1. The Moonee Valley Planning Scheme and Municipal Strategic Statement

The Moonee Valley Planning Scheme, including the Municipal Strategic Statement (MSS), was gazetted on 6 May 1999 and has been operating for almost 19 years. It was prepared in accordance with the provisions of the Planning and Environment Act 1987 (the Act) and replaced the former Essendon Planning Scheme and parts of the Melbourne Planning Scheme and Keilor Planning Scheme.
1.1.1. What is a Planning Scheme?
A planning scheme is a statutory document that sets out objectives, policies and provisions for the use, development and protection of land in a municipality. It contains both State and local planning policies and provisions and under Section 6(1) of the Act, it “must seek to further objectives of planning in Victoria within the area covered by the scheme”. Each of the 79 local government areas in Victoria, and each of the three special planning areas (Alpine Resorts, Port of Melbourne and French and Sandstone Island) is covered by a planning scheme. They are legal documents prepared by the local council or the Minister, and approved by the Minister.

1.1.2. State Planning Policy Framework
The SPPF sets out State policies for land use and development in Victoria. Local councils must have regards for all relevant State policy objectives and strategies when developing local policies, identifying structure or settlement plans or assessing development proposals. The SPPF was restructured on 20 September 2010 via Amendment VC71 into nine key clauses and containing specific strategies for:
- Settlement (Clause 11)
- Environmental and Landscape Values (Clause 12)
- Environmental Risks (Clause 13)
- Natural Resource Management (Clause 14)
- Built Environment and Heritage (Clause 15)
- Housing (Clause 16)
- Economic Development (Clause 17)
- Transport (Clause 18)
- Infrastructure (Clause 19)

1.1.3. Local Planning Policy Framework
The purpose of the LPPF is to demonstrate how broader State planning policies will be achieved or implemented in a local context. It contains two components – the MSS at Clause 21 of the planning scheme, and local planning policies at Clause 22. Section 12A(1) of the Act requires every municipal council which is a planning authority to prepare an MSS. The MSS provides a statement of the key strategic planning, land use and development objectives for the municipality, and sets out the strategies and actions for achieving those objectives. Local Planning Policies are policy statements of intent or expectation about specific types of land uses or development, or circumstance (for
example Public Open Space). In making decisions of planning matters, such as planning permit application, councils must consider all relevant parts of their respective planning scheme.

1.2. Reviewing a Planning Scheme

Section 12B(1) of the Act requires local councils to regularly review their respective planning schemes. This ensures that planning schemes are maintained in line with State policy reforms, address current issues facing the municipality and proactively anticipate future challenges for the area. Reviewing the planning scheme allows councils to:

- identify the major planning issues facing the municipality
- demonstrate how the planning scheme implements the SPPF
- assess the strategic performance of the planning scheme
- document the strategic work that has been completed and/or carried out since the previous review of the planning scheme or MSS, and any additional work required to strengthen the strategic direction of the planning scheme
- describe the monitoring and review process that has been carried out
- outline the consultation process and its outcomes
- make recommendations arising from the reviewing including:
  - possible changes to the strategic objectives of the LPPF
  - possible changes to the implementation tools to achieve the strategic objective
  - matters requiring further strategic work to strengthen the strategic objectives of the planning scheme
  - streamline the permit process including:
    - identifying matters that should not require a planning permit
    - opportunities to introduce simpler assessment and approval processes
    - possible ‘fast tracking’ of various application types
- outline the operational improvements to current planning process recommendations including:
  - council practices which could be changed, modified or replaced in order for improvements to be made to the planning department
  - compiling planning application and application for review statistics and other relevant information in a manner suitable for review and analysis at the next review/audit.
1.3. Planning and Environment Act 1987 and Review Requirements

The City of Moonee Valley is the responsible authority for administering and enforcing the Moonee Valley Planning Scheme under the Act. Section 12B of the Act sets out the requirements for reviewing planning schemes. It states:

1. A planning authority which is a municipal council must review its planning scheme—
   (a) no later than one year after each date by which it is required to approve a Council Plan under section 125 of the Local Government Act 1989; or
   (b) within such longer period as is determined by the Minister.

2. A planning authority which is a municipal council must also review its planning scheme at any other time that the Minister directs.

3. The objective of a review under this section is to enhance the effectiveness and efficiency of the planning scheme in achieving—
   (a) the objectives of planning in Victoria; and
   (b) the objectives of the planning framework established by this Act.

4. The review must evaluate the planning scheme to ensure that it—
   (a) is consistent in form and content with the direction or guidelines issues by the Minister under section 7; and
   (b) sets out effectively the policy objectives for use and development of land in the area to which the planning scheme applies; and
   (c) makes effective use of State provisions and local provisions to give effect to State and local planning policy objectives.

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

1.4. Review Process and Methodology

The Department of Environment, Land, Water and Planning (DELWP) have produced the following practice notes that is relevant to a planning scheme review:

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

The former Department of Sustainability and Environment also released the Continuous Improvement Kit (February 2006) to assist in scoping an appropriate methodology that will meet the requirements of the Act in reviewing a planning scheme.
This review, including the changes proposed to the Moonee Valley Planning Scheme, have been undertaken in accordance to the Practice Notes and the Continuous Improvement Kit. It has also considered the following:

- State requirements
- review of local and State strategies and policies developed since the previous planning scheme review
- relevant work being undertaken at the State level
- community feedback (achieved through the MV2040 Engagement Program)
- feedback from Council officers
- feedback from statutory authorities.
2. Snapshot of Moonee Valley

2.1. Community Profile

Moonee Valley has traditionally had a relatively stable population but in recent years the municipality has experienced a spike in growth. Similar to other Melbourne metropolitan areas, this trend is forecast to continue. In addition to population growth, the Moonee Valley community is also expected to change as the city positions itself to balance the needs of an ageing population, the arrival of more young professionals and a regeneration of families.

- In 2018 Moonee Valley’s population is estimated to be 126,700 and this is forecast to grow to between 168,550 and 179,750 in 2040. This is a forecast increase of between 33% and 42% on Moonee Valley’s 2018 population.

- In 2018, 29% of Moonee Valley’s population is between 0 to 24 years old, 56% are between 25 to 64 years old and 16% are 65 years old and over.

- In 2018 the number of households in Moonee Valley is estimated to be 51,449 and this is forecast to grow to between 70,450 and 75,150 in 2040. This is a forecast increase of between 40% and 49% on the number of households in Moonee Valley in 2018.

- In 2018, 68% of households in Moonee Valley are family households and 32% are lone person or group households. By 2040, the largest forecast increase is expected in the lone person household.

Moonee Valley also has a culturally and linguistically diverse population. More than a quarter of the population was born overseas and 30% of residents speak a language other than English at home.

2.1.1. Neighbourhoods

Moonee Valley is a diverse municipality. It is comprised of areas with varying levels of accessibility to open space, community facilities, public transport and convenience centres, and has a mixed socio-economic community profile. This has implications to the needs of residents, and how services are designed and delivered. For this reason, Council is moving to a neighbourhood planning approach for infrastructure provision and service coordination. This is underpinned by concept of 20-
minute neighbourhoods – the ability for residents to meet most of their everyday needs locally within a 20-minute journey from home by walking, cycling or local public transport. The concept is consistent with Plan Melbourne 2017-2050 direction to create inclusive, vibrant and healthy neighbourhoods. Council has identified the following 13, 20-minute neighbourhoods in the municipality:

- Aberfeldie
- Airport West
- Ascot Vale
- Avondale Heights
- Essendon
- Flemington
- Keilor East
- Keilor Road/Essendon North
- Milleara
- Moonee Ponds
- Niddrie/Essendon West
- Strathmore
- Strathmore Heights

2.2. Geographical and Environmental Context

Moonee Valley comprises approximately 43 square kilometres of land, with approximately 67% of the land area used for residential purposes. It sits on the traditional lands of the Wurundjeri-wilam clan of the Woi wurrung People, who together with the Boon wurrung, Wathaurong, Taungurongwurring and Dja Dja Wurrung Peoples, make up the Kulin Nation.

The municipality is bordered by the local government areas of Maribyrnong, Brimbank, Moreland and Melbourne and at its closest point, it is approximately 5 kilometres from Melbourne CBD. Moonee Valley’s broader neighbourhoods also encompass the Melbourne Tullamarine Airport, the Essendon Fields Airport and civil infrastructure in the form of the CityLink, Ring Road, Craigieburn railway line and the Port of Melbourne. The Victoria Racing Club and the Moonee Valley Racing Club are also major metropolitan recreational facilities located in and adjacent to the municipality.

There are four major waterways that run through municipality - the Maribyrnong River, Moonee Ponds Creek, Five Mile Creek and Steele Creek. The City of Moonee Valley has around 220 parks,
gardens and open space reserves that cover approximately 12.5% of the municipality. Council’s target is to achieve 30% tree canopy cover by 2040 by enhancing the urban forest. Delivering a green city in the form of reducing carbon emissions and waste, creating climate-adapted spaces and investing in renewable energy, as well as supporting emerging technologies, is one of the five building blocks identified in the MV2040 Strategy for a healthy city.

2.3. Vibrancy and Economy

Moonee Valley is a thriving community with over 10,000 local businesses clustered in and around the six major activity centres nominated in Plan Melbourne 2017-2050 – Moonee Ponds Activity Centre, Airport West Activity Centre, North Essendon Activity Centre, Kellor Road Activity Centre, Union Road Activity Centre and Racecourse Road Activity Centre. Moonee Valley’s Gross Regional Product (GRP) is estimated to be $4.515 billion, representing 14.2% of Melbourne West GRP of $31.795 billion. There are also 42 economic and activity areas identified across the municipality’s 13 neighbourhoods.

The municipality is also layered with significant economic potential as a premier location for business and investment. This is supported by established economic and activity areas in places such as the Moonee Ponds Activity Centre and the emerging employment precincts of the Airport West Activity Centre and broader Essendon Fields Business Park. This is also due, in part, to Moonee Valley’s strategic location in the Melbourne CBD-Melbourne Tullamarine Airport corridor. Currently it is estimated that 47,854 people work in the municipality, with 10,401 jobs located in Moonee Ponds alone. It is estimated that there will be an increase of 29,365 jobs in Moonee Valley by 2040.

The future of work is shifting. Economic changes are transforming work practices through automation (and other emerging technologies), globalisation and more flexible work arrangements and this brings corresponding opportunities and challenges. Council must leverage global trends in work practices to help strengthen connections to neighbourhoods, such as through a network of local co-working spaces. There is significant opportunity to equip an innovative and entrepreneurial generation of young people to navigate careers of the future. This is because equipping young people with the right skills ensures that the whole community can benefit too.
3. Community Aspirations

3.1. Moonee Valley 2040 (MV2040) Strategy

The MV2040 Strategy is designed to operate as Council’s overarching plan guiding planning, infrastructure and service delivery across the municipality’s 13 neighbourhoods. Its long-term vision for the community is that of a healthy city and this is structured around five principal themes – Fair, Thriving, Connected, Green and Beautiful. The MV2040 Strategy will guide Council in responding to the challenges and opportunities facing the city over the next two decades. They include:

- planning and service delivery for the distinctive needs of each neighbourhood
- accommodating population growth and the required scale of development to support it
- providing more open space
- activating streetscapes and improving the public realm
- adequacy of infrastructure, including community facilities, schools and public transport
- prioritising pedestrian and cyclists, including the improvement of active transport infrastructure
- adequacy and availability of leisure and recreational opportunities
- new technology
- affordability.

The MV2040 Strategy, and the feedback received during the extensive MV2040 Engagement Program, underpins the rewrite of the MSS and this review of the Moonee Valley Planning Scheme.

3.2. MV2040 Engagement Program

The MV2040 Engagement Program attracted responses from a cross-section of the Moonee Valley community, including key private and government organisations.
3.2.1. Phase 1 - MV2040 Background Paper

The Background Paper was released in October 2016, and acted as the precursor to the launch of the MV2040 Engagement Program. Phase 1 was held between 26 February and 9 April 2017 and attracted 4,322 instances of participation through a range of paper, online and community surveys and place-based activities. There were a total of 32 place-based activities to engage all ages of the community and they included voting pods, chalkboard brainstorming, the ‘love tree’ (sticky notes) and big ideas sheets. The community told us what they loved about their neighbourhood, what they believed needed to be prioritised in their neighbourhood into the future, and ideas on how Council could best address these priorities.

During this phase, the five most prevalent themes expressed included:

- ensuring development is appropriate for its surrounds and in particular, development that is sensitive to the aesthetics of streetscapes
- improving Council operations and governance and a willingness for stronger community involvement in Council decision-making
- improving community safety
• improving public transport services
• making cycling an easier choice by improving cycling infrastructure and connectivity.

3.2.2. Phase 2 Consultation - MV2040 Visioning Paper

The MV2040 Visioning Paper was released in October 2017, and was accompanied by Phase 2 of the MV2040 Engagement Program. Phase 2 was held between 6 October and 22 December 2017 and the community participated in a series of online, indirect and in person activities. These included online surveys, social media, mail outs, written submissions, feedback postcards, a community symposium, engagement sessions, pop ups and workshops with Council’s 10 Portfolio Advisory Committee (PACs). The community told us what they loved about their neighbourhood, as well as what they wanted the city to look and feel like in 2040. During this process, Council also sought feedback on the series of big ideas within the Visioning Paper and what we were getting right and what need to improve. Feedback was received from individual residents, residents associations and committees, neighbouring councils, Melbourne Water, Transport for Victoria, VicRoads, Essendon Fields, Victoria Racing Club and Moonee Valley Racing Club. In total there were over 1,015 participants, over 240 conversations, 2,179 ideas contributed and 53 written submissions.

Some of the commonly expressed priorities for 2040 included:
• retaining the diversity of people and culture
• delivering housing diversity, including housing that is appropriate and affordable for all stages and circumstances of life
• more multi-purpose recreational and sporting facilities
• adopting new technology
• improving the safety, accessibility and infrastructure for pedestrians and cyclists
• embracing renewable energy, improving energy efficiency and reducing waste
• more trees and adaptable open spaces
• engaging streetscapes with flexible spaces for all day use
• protecting heritage places and neighbourhood character.

3.2.3. Phase 3 Consultation - Draft MV2040 Strategy

The Draft MV2040 Strategy was released in April 2018 and aligned with phase 3 of the MV2040 Engagement Program which took place between 27 April and 18 May 2018. During this period,
Council sought feedback on what we were getting right and on anything the community thought we could do better to achieve the vision of a healthy city by 2040. A total of 31 written submissions were received and included feedback from individual community members and key stakeholder such as the Victorian Planning Authority, DELWP, Essendon Fields, Hamton (on behalf of Moonee Valley Racing Club), Women’s Health West, cohealth, Inner North West Primary Care Partnership, Essendon Primary School and Westfield Airport West. A total of 20 Facebook comments (based on three separate video postings) were also received.

The feedback largely related to:

- protecting the natural environment and enhancing biodiversity
- prioritising health and wellbeing outcomes
- ensuring development is appropriate to the needs of residents and sympathetic to existing scale and character
- ensuring development incorporates environmental sensitive design
- improving the quality and quantity of community facilities.
4. Previous Planning Scheme Reviews

The Moonee Valley Planning Scheme was gazetted on 6 May 1999 and has since been reviewed three times – in 2002, 2008 and in 2013 – in accordance with Section 12B of the Act.

4.1. 2002 Review

This review was limited to the MSS and did not consider local policies, zones or overlays. The recurrent planning issues to emerge through the initial review included the demographic changes taking place in the city, residential development in the city (particularly medium density housing), changes in employment patterns and the location of work and industry and policy changes at the State level (Rescode and Melbourne 2030). The review identified the following key gaps in the MSS:

- policy for industrial zoned areas
- impacts of Melbourne Airport on residential development
- identification of housing needs
- need to review advertising policies
- review of the discretionary uses in residential areas

The review's key recommendation was to revise the MSS. The review also identified further strategic work that included, a new industrial strategy, revising heritage controls, identifying housing needs and analysing development contribution levies.

4.2. 2008 Review

A comprehensive review of the Moonee Valley Planning Scheme was undertaken which included assessment of the effectiveness of the MSS, zones, overlays particular provisions and their respective schedules. The review identified that the MSS did not reflect the structure of the SPPF. Notably, limited reference was made to the headings of Settlement, Environment, Housing and Economic Development, with these issues being absorbed within specific themes elsewhere. In the course of the review, it also become apparent that no clear link existed between the MSS and the Council Plan, the main strategic document. Finally, it was also identified that the information contained within the MSS was largely descriptive and this did not provide the local strategic direction required to assist in decision-making.
In terms of the zones, the review revealed that while the zone selection remained generally appropriate to the recurrent land use issues, there was scope to pursue an amendment that resolved complexities within the schedules. Similarly, the overlays and the schedules required a 'tidy up' which included possible deletion, exception and map changes to align with the recommendations of the Cutting Red Tape in Planning report released by the Department of Sustainability and Environment in 2006.

The report's key recommendation related to the MSS. This included a rewrite to insert completed strategic work necessary to underpin the MSS with clearly articulated goals and objectives, and to improve the clarity and consistency between the SPPF and LPPF by structuring the MSS according to the key themes of Environment, Settlement, Housing, Infrastructure and Economic Development. It was also recommended that further strategic work be undertaken to:

- develop an overarching Sustainability Statement
- develop Environmentally Sustainable Design guidelines
- complete Activity Centre Structure Plans
- prepare a Development Contribution Plan
- develop a shop top housing strategy
- review heritage guidelines and urban design guidelines.

4.3. 2013 Review

This review assessed the strategic performance of the Moonee Valley Planning Scheme against the SPPF and outlined a number of policy gaps, in particular relating to sustainability and Environment Sustainable Design (ESD). The review also identified future strategic work required to further improve the planning scheme in response to State policy and local issues. It was underpinned by extensive consultation such as workshops with Councillors, community groups, resident and trader associations and an internal cross-departmental working group. The review was undertaken in conjunction with Amendment C135 to implement some of the immediate recommendation. This included a comprehensive rewrite of the MSS to better reflect State policy and the deletion of Clause 22.01 (Residential Development of Four or More Storeys).

Subject to budget allocations, the review recommended further strategic work be undertaken to:

- develop a strategy for the smaller neighbourhoods and local centres, including a clear hierarchy of centres and land use and development guidelines
- review the application of planning controls in relation to flood risks
- review the Neighbourhood Character Study
- develop an overarching Urban Design Policy to guide built forms outcomes for development not affected by Rescode
- review the Moonee Valley Housing Strategy 2010.
5. Summary of Planning Issues

Key planning issues and gaps addressed in this review have been identified through the extensive MV2040 Engagement Program, as well as a review of strategies and policies that have emerged since the planning scheme review in 2013. In addition, during the development of the MV2040 Strategy, internal stakeholders were provided multiple opportunities to provide feedback regarding the planning opportunities and challenges facing the municipality. The summary of the major planning issues for Moonee Valley can be viewed from the perspective of the five themes underlying the MV2040 Strategy. The summary includes a range of new initiatives that the planning scheme does not currently address, or issues that are currently addressed but need to be revised. It also includes some issues that Council have acknowledged in the current or upcoming strategic work plan.

5.1. Fair

In 2040 Moonee Valley is a fair city that values diversity, where everyone feels safe, is included, and has access to healthy food, services and housing. Key issues raised relating to this vision include:

- delivering a diversity of housing that is both accessible and affordable for the changing community profile
- providing greater direction for the preferred locations for housing growth and densities
- providing appropriate community facilities to support projected population growth
- improving community connectedness and sense of place given the projected population growth, particularly in neighbourhoods that have had relatively stable population growth in the last decades
- providing strategies/objectives to increase health, wellbeing and safety outcomes through planning interventions
- increasing recognition of Moonee Valley as a healthy city
- providing strategies/objectives to consolidate community facilities in and around community anchors
- providing strategies/objectives to address food security, urban agriculture and community food sharing
- ensuring access, inclusion and equity in the community underpins planning mechanisms.
5.2. Thriving

In 2040 Moonee Valley is a thriving city with access to jobs, lifelong learning, and vibrant and dynamic activity centres. Key issues raised relating to this vision include:

- delivering more multi-purpose community centres that include both recreational and sporting facilities
- providing greater support for local businesses throughout the municipality and not just in the identified activity centres
- providing greater employment opportunities in activity centres and/or close to home
- providing more guidance on discretionary uses in residential areas
- facilitating an enabling economic environment that responds to emerging technologies and workforce trends
- providing greater direction in relation to industrial land uses and urban renewal sites.

5.3. Connected

In 2040 Moonee Valley is a connected city of accessible, active and sustainable transport choices. Key issues raised relating to this vision include:

- upgrading walking and cycling infrastructure across the municipality to improve safety and accessibility outcomes
- improving public transport connections to key locations to discourage use of private vehicles
- providing greater focus on encouraging housing and infrastructure in locations where people can have easier access to sustainable modes of transport
- providing more guidance for parking requirements
- responding to emerging transport technology such as autonomous vehicles.

5.4. Green

In 2040 Moonee Valley is a green city that is ecologically healthy and environmentally responsible. Key issues raised relating to this vision include:

- improving tree canopy cover, including improving the biodiversity of the municipality’s green spaces
- increasing the uptake of renewable energy and improving energy efficiency
- ensuring development does not encroach of the environmental features of the municipality, particularly the four waterways
• providing greater focus on sustainability and resilience to climate change impacts
• providing more guidance on waste management, particularly for higher density developments.

5.5. Beautiful

In 2040 Moonee Valley is a beautiful city that celebrates its identity, heritage and open spaces. Key issues related to this vision include:

• protecting neighbourhood character
• protecting places and precincts of heritage value
• providing greater focus on creating an open space network that encompasses diverse green space
• improving street amenity, legibility and functionality
• providing greater guidance on urban design outcomes for the distinctive character of the 13 neighbourhoods
• improving urban design guidelines that encourage a high level of public amenity
• providing strategies/objectives that recognise and promote passive surveillance
• providing greater recognition of Wurundjeri culture in built form outcomes.
6. Policy Initiatives

Since the last planning scheme review in 2013 there have been significant developments in both State and local policy initiatives.

6.1. State Initiatives

6.1.1. Plan Melbourne 2017-2050

Plan Melbourne 2017-2050 is the metropolitan planning strategy positioned to guide the growth of Melbourne and Victoria for the next 35 years. The plan builds on the extensive work and consultation of Plan Melbourne 2040 and previous metropolitan strategies such as Melbourne 2030 and Melbourne@5million. Plan Melbourne 2017-2050 aims to leverage Melbourne’s legacy of distinctiveness, liveability and sustainability to ensure Melbourne continues to be a global city of opportunity and choice. To achieve this, the strategy proposes to address the following challenges and create opportunities:

- managing population growth
- growing the economy
- creating affordable and accessible housing
- improving transport
- responding to climate change
- connecting communities.

The MV2040 Strategy is consistent with Plan Melbourne 2017-2050’s strategy for the sustainable growth of metropolitan Melbourne. In particular, the MV2040 Strategy is based on its principle for inclusive, vibrant and healthy neighbourhoods and the concept of 20-minute neighbourhoods.

6.1.2. Reformed Residential Zones

The reformed residential zones came into full effect across Victoria in July 2014 through Amendment VC116. This replaced the Residential 1, Residential 2 and Residential 3 Zone with the Residential Growth Zone, General Residential Zone and Neighbourhood Residential Zone. The new zones provide councils with a mechanism to protect neighbourhoods with special character and heritage value from inappropriate development by directing growth to areas around main roads, shopping centres and transport hubs. Key features of the new zones include:

- setting a mandatory building height of eight metres in the Neighbourhood Residential Zone
improving purpose statements for the zones

restricting non-residential uses in the Neighbourhood Residential Zone and General Residential Zone

allowing small-scale complementary commercial uses in the Residential Growth Zone.

The reformed residential zones have not been fully implemented in the Moonee Valley Planning Scheme. This is discussed in further detail in section 9.1 of this report.

6.1.3. Planning Scheme Amendments

Since the planning scheme review in 2013, there have been 43 significant State Government amendments relating to Moonee Valley.

**Table 1: State Government Amendments**

<table>
<thead>
<tr>
<th>Amendment Number</th>
<th>Description</th>
<th>Gazetted Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>VC104</td>
<td>The amendment changes the Victoria Planning Provisions and planning schemes by amending Clause 32.07 - Residential Growth Zone, Clause 32.06 - General Residential Zone and Clause 32.09 - Neighbourhood Residential Zone to include transitional provisions to exempt an existing application to construct or extend a residential development of four storeys from the requirements of clause 55 gazetted in Amendment VC100. Amending Clause 32.09 – Neighbourhood Residential Zone to include transitional provisions ensuring that approved development is not prohibited from being subdivided (Clause 32.09-2) and that existing applications lodged, but not yet decided, are not subject to the maximum number of dwellings (Clause 32.09-3) and maximum building height provisions (Clause 32.09-8). Amending Clause 32.01 - Residential 1 Zone and Clause 32.02 - Residential 2 Zone to update the reference for development exempted from Clause 55 from four to five storeys to be consistent with other residential zones. Amending Clause 34.01 - Commercial 1 Zone to ensure that neighbourhood and site description and design response plans are provided for residential development subject to Clause 55 and to delete an unnecessary reference to precinct structure plans.</td>
<td>22/08/2013</td>
</tr>
<tr>
<td>VC103</td>
<td>The amendment changes the Victoria Planning Provisions (VPP) and planning schemes to introduce reformed rural zones. It amends Clause 35.03 Rural Living Zone, Clause 35.04 Green Wedge Zone, Clause 35.05 Green Wedge A Zone, Clause 35.06 Rural Conservation Zone and schedules to 49 planning schemes, Clause 35.07 Farming Zone and Clause 35.08 Rural Activity Zone. Makes consequential changes to Clause 11 and Clause 16 of the State Planning Policy</td>
<td>09/09/2013</td>
</tr>
</tbody>
</table>
Framework to support the reformed rural zones. Amends Clause 57 of the Particular Provisions to align with the provisions of the reformed rural zones and to give affect to changes applying to green wedge land. Amends Clause 62 of the General Provisions to exempt crop support and protection structures from permit requirements. Amends Clause 74 relating to the definitions of host farm, rural industry and primary produce sales.

| VC102 | The amendment changes the Victoria Planning Provisions (VPP) and all planning schemes by: amending Clause 52.29 - Public open space contribution and subdivision, amending Clause 52.29 - Land adjacent to a Road Zone, Category 1, or a Public Acquisition Overlay for a Category 1 Road; and amending Clause 66 - Referral and notice provisions. The amendment changes the VPP and some planning schemes by amending Clause 45.01 – Public Acquisition Overlay. The amendment changes all planning schemes by amending the schedule to Clause 66.04 – Referral of permit applications under local provisions. The amendment changes the schedule to Clause 45.01 – Public Acquisition Overlay in 69 planning schemes. | 28/10/2013 |
| VC099 | The amendment changes the Victoria Planning Provisions and all planning schemes by modifying Standards A10, A11 and A13 in Clauses 54.04-1, 54.04-2 and 54.04-4 and Standards B17, B18 and B20 in Clauses 55.04-1, 55.04-2 and 55.04-4 to: Increase the distance between a wall and a side or rear boundary threshold from 150mm to 200mm for the wall to be considered a wall on boundary. Increase the average maximum height of a wall on boundary from 3.0 metres to 3.2 metres. Update Diagrams A1 and B1 - Side and rear setbacks and Diagrams A3 and B3 - North-facing windows to include dimensions up to 13.5 metres. | 10/12/2013 |
| VC105 | The amendment implements reforms to Victoria’s native vegetation and biodiversity provisions by: Amending Clause 12.01 (Biodiversity) to reflect the new ‘no net loss’ approach rather than the previous ‘no net gain’ approach. Amending Clause 52.16 (Native vegetation precinct plan) to reflect the intent of the native vegetation and biodiversity reform package; and amending Clause 52.17 (Native vegetation) to rationalise information requirements, implement the new risk-based assessment pathways, include a simplified approach for applications under a low-risk based pathway and streamline the determination of offset requirements. Amending Clause 66.02-2 (Native Vegetation - Referral and Notice Provisions) to require the class of application in the high risk pathway as defined in the document ‘Permitted clearing of native vegetation - Biodiversity assessment guidelines’ (Department of Environment and Primary Industries, September 2013) be referred to the Secretary to the Department of Environment and Primary Industries as a recommending referral authority; and amending Clause 81.01 (Table of incorporated documents in this scheme) to replace ‘Victoria’s Native Vegetation - Framework for Action’ with a new incorporated document ‘Permitted clearing of native vegetation - Biodiversity assessment guidelines’ (Department of Environment and Primary Industries, | 20/12/2013 |
| VC115 | Changes the Victoria Planning Provisions and relevant planning schemes by providing that the permit exemptions at Clauses 62.01, 62.02-1 and 62.02-2 do not apply to permit requirements in Clause 36.03 ‘Public Conservation and Resource Zone’. Amending Clause 36.03-1 ‘Tables of Uses’ to require a use listed in Clause 62.01 be subject to conditions that a use must be conducted by, on behalf of a public land manager or be specified in an incorporated plan; and amending Clause 36.03-3 to require an application for a permit to be accompanied by the written consent of the Secretary to the Department of Environment and Primary Industries where there is no public land manager for the subject land. | 04/04/2014 |
| VC108 | Amends Clause 52.38 (2009 Bushfire recovery) to extend the timeframe for continued use of a building for temporary accommodation without a planning permit to 30 April 2015. Amends Clause 52.39 (2009 Bushfire - Replacement buildings) to extend the timeframe for submitting a site plan to the responsible authority for rebuilding a dwelling, dependent person’s unit or building used for agriculture to 30 April 2015. | 16/04/2014 |
| VC111 | The amendment changes the Victoria Planning Provisions (VPP) and all planning schemes that have applied the Urban Growth Zone, being the Ballarat, Cardinia, Casey, Greater Bendigo, Greater Geelong, Hume, Melton, Mitchell, Whittlesea, Wodonga and Wyndham Planning Schemes, by amending Clause 37.07 — Urban Growth Zone. VC111 also changes the Victoria Planning Provisions (VPP) and all planning schemes in Victoria by amending Clause 66 — Referral and Notice Provisions to replace “Growth Areas Authority” with “Metropolitan Planning Authority” to reflect the creation of the new planning authority. | 16/04/2014 |
| VC108 | The amendment changes the Victoria Planning Provisions (VPP) and all planning schemes to recognise Plan Melbourne and Victoria’s regional growth plans by: Inserting a new clause 9, which requires any references in the planning scheme to Melbourne 2030 and Melbourne 2030: A planning update Melbourne @ 5 Million (Department of Planning and Community Development, 2008) to be disregarded and requires planning and responsible authorities to consider and apply Plan Melbourne. Deleting clauses 11.04-1 to 11.04-5 in the State Planning Policy Framework (SPPF), which set out planning objectives and strategies from Melbourne 2030, and introducing new clauses 11.04-1 to 11.04-6 which set out objectives and strategies taken from the vision in Plan Melbourne. Existing clauses 11.04-6 to 11.04-8 have been renumbered as 11.04-7 to 11.04-9 respectively. Inserting clauses 11.06 - 11.13 in the SPPF which set out the objectives and strategies of Victoria’s eight regional growth plans. Removing references to Melbourne 2030, Melbourne 2030: A planning update Melbourne @ 5 Million, the | 30/05/2014 |
### Activity Centres and Principal Public Transport Network Plan, 2010 and Ready for Tomorrow - a Blueprint for Regional and Rural Victoria from the following clauses in the State Planning Policy Framework: Clause 11 (Settlement); Clause 16 (Housing); Clause 17 (Economic Development); Clause 18 (Transport); and Clause 19 (Infrastructure). Deleting the Activity Centres and Principal Public Transport Network Plan, 2010 from the list of incorporated documents in clause 81.01.

| VC116 | Amendment VC116 changes the VPP and all planning schemes by replacing the User Guide and Clauses 52.04, 52.06, 52.35, 54, 55 and 56 to delete references to the Residential 1 Zone, Residential 2 Zone and Residential 3 Zone; deletes Clause 32.01 - Residential 1 Zone from the VPP and 24 planning schemes; deletes Clause 32.02 - Residential 2 Zone from the VPP and 6 planning schemes; deletes Clause 32.06 - Residential 3 Zone from the VPP and 3 planning schemes; amends Clause 32.08 - General Residential Zone to include the following words “shown on the planning scheme map as GRZ, R12, R22 and R32 with a number (if shown)” in the VPP and 59 planning schemes; amends Clause 43.03 – Incorporated Plan Overlay to delete references to the Residential 1 Zone, Residential 2 Zone and Residential 3 Zone from the VPP and 24 planning schemes; amends Clause 43.04 – Development Plan Overlay to delete references to the Residential 1 Zone, Residential 2 Zone and Residential 3 Zone from the VPP and 71 planning schemes; amends Clause 43.05 – Neighbourhood Character Overlay to delete references to the Residential 1 Zone, Residential 2 Zone and Residential 3 Zone from the VPP and 14 planning schemes; amends Clause 57 to delete references to the Residential 1 Zone, Residential 2 Zone and Residential 3 Zone from the VPP and 17 planning schemes; changes the Ararat, Ballarat, Banyule, Brimbank, Darebin, Greater Geelong, Greater Shepparton, Knox, Latrobe, Maribyrnong, Moonee Valley, Moorabool, Moreland, Nillumbik, Port Phillip, Southern Grampians, Whitehorse and Yarra planning schemes by introducing Clause 32.08 - General Residential Zone and inserting Schedules to the General Residential Zone which replicate Schedules for any of the deleted Residential 1, Residential 2 and Residential 3 Zones; changes the Cardinia, Frankston, Greater Geelong, Kingston, Melton, Mornington Peninsula and Whittlesea planning schemes by inserting or amending Schedules to the General Residential Zone to replicate Schedules for any of the deleted Residential 1, Residential 2 and Residential 3 Zones. | 01/07/2014 |

| VC109 | The amendment changes the Victorian Planning Provisions (VPP) and all Victorian planning schemes by amending; Clause 44.06 ‘Bushfire Management Overlay’ (BMO) to move the application requirements to Clause 52.47 and include a new mandatory condition for bushfire bunkers. Clause 52.17 ‘Native Vegetation’ to enable the clearing of native vegetation to be undertaken by private landholders on Crown land with the written permission of the Secretary of the Department of Environment and Primary Industries for the purposes of maintaining wild dog exclusion fences. Clause 52.47 ‘Planning for bushfire’ to provide approved and alternative bushfire safety measures for new single dwellings, replacement or | 31/07/2014 |
extension to an existing dwelling and other buildings. Clause 52.48 ‘Bushfire Protection: Exemptions’ to provide exemptions for the provision of defendable space for a dwelling approved under the BMO. Clause 66 ‘Referral and Notice Provisions’ to change the referral authority status for relevant fire authorities for some development from determining to recommending referral authority.

| VC113 | The amendment changes the Victoria Planning Provisions (VPP) and all planning schemes by amending Clause 52.32 – Wind energy facility to enable minor amendments to be made to a Wind energy facility planning permit issued prior to 15 March 2011. | 31/07/2014 |

| VC117 | The amendment changes the Victoria Planning Provisions and all planning schemes in Victoria by introducing a new Clause 11.14 – Planning for distinctive areas and including the Mornington Peninsula Localised Planning Statement (Victorian Government, 2014) as a policy guideline. | 22/06/2014 |

| VC118 | The amendment changes the Victoria Planning Provisions (VPP) and all Victorian planning schemes by: Amending Clause 52.09 to correct errors. Replacing references to the “Prostitution Control Act 1994” with the “Sex Work Act 1994” in Clause 52.46 and Clause 72 to reflect the change to the name of that Act. Replacing the reference to “Clause 55.09-1” with “Clause 56.09-1” in Clause 56.09. Deleting the expired Clause 56.10. Replacing the number “3” with the word “three” in Clause 62 to improve the grammatical form of that clause. Amending Clause 68 to correct outdated references to planning scheme provisions and to update references to regulations. Deleting the reference to “Laundromat” from the definition of “Service Industry” in Clause 74. Amendment VC87 moved “Laundromat” to the “Shop” definition but omitted to remove it from the “Service Industry definition”. Amending the list of land uses under the definition of “Earth and Energy Industry” in Clause 74 to remove minor technical errors. Amends a condition in the use ‘Supermarket’ in the section 2 table to Clause 34.02-1 in the VPP and all relevant planning schemes to remove an inadvertent error. Deletes the reference to “Clause 52.05-6” in Clause 37.04-5 of the Capital City Zone in the VPP and all relevant planning schemes because Clause 52.05-6 does not specify a category of advertising control. Updates and corrects the descriptions of people, bodies or departments in: The schedule to Clause 66.04 – Referral of permit applications under local provisions, in the Latrobe, South Gippsland and Wellington planning schemes. Schedule 1 to the State Resource Overlay (SRO) in the Latrobe and Wellington Planning Schemes. | 22/06/2014 |

| VC120 | The Amendment changes the Victoria Planning Provisions and all planning schemes by introducing a new Clause 52.43 Live music and entertainment noise. | 04/09/2014 |

<p>| VC114 | The amendment introduces VicSmart, the new assessment process for specified planning permit applications into the Victoria Planning Provisions and all planning | 19/09/2014 |
| VC123 | The amendment changes the Victoria Planning Provisions and most planning schemes in Victoria by amending Clause 34.02 – Commercial 2 Zone to make small scale supermarkets (up to 1800 square metres) adjoining, or with access to, a Road Zone not requiring a planning permit in the City of Greater Geelong (consistent with the treatment of supermarkets in this zone in metropolitan Melbourne). Supermarkets greater than 1800 square metres will require a planning permit in the City of Greater Geelong (consistent with metropolitan Melbourne). Other non-metropolitan planning schemes supermarkets larger than 1800 square metres are prohibited in the C2Z. | 13/11/2014 |
| VC124 | The amendment changes the Victoria Planning Provisions (VPP) and all planning schemes by: Amending Clause 19.01-1 'Provision of Renewable Energy' to reference the updated Policy and planning guidelines for development of wind energy facilities in Victoria (Guidelines). Amending Clauses 42.01 ‘Environmental Significance Overlay’, 42.02 ‘Vegetation Protection Overlay’, 42.03 ‘Significant Landscape Overlay’, 44.01 ‘Erosion Management Overlay’, 44.02 ‘Salinity Management Overlay’, 52.16 ‘Native Vegetation Precinct Plan’ and 52.17 ‘Native Vegetation’ to introduce an exemption from requirements to obtain a permit to remove, destroy or lop vegetation and to update references to the name of a government department. The permit exemption applies to vegetation removed, destroyed or lopped on Crown land and by a person acting under and in accordance with an authorisation order made under sections 82 or 84 of the Traditional Owner Settlement Act 2010. Amending Clause 52.32 Wind Energy Facility’ to reduce the allowable distance of a turbine to a dwelling from two kilometres to one kilometre (consent is required from the owner of a dwelling to locate a turbine closer than one kilometre to the dwelling) clarify the application of the one kilometre rule to applications for minor amendments to existing permits reference the updated Guidelines. Amending Clause 61.01-1 'Minister is the Responsible Authority' to make the Minister for Planning the responsible authority for all new planning permit applications for the use and development of land for the purpose of a Wind energy facility. | 02/04/2015 |
| VC119 | The Amendment changes the Victoria Planning Provisions and all planning schemes by: amending Clause 52.38 (2009 Bushfire recovery) to extend the timeframe for continued use of a building for temporary accommodation without a planning permit to 30 September 2018; amending Clause 52.39 (2009 Bushfire – Replacement buildings) to extend the timeframe for submitting a site plan to the responsible authority for rebuilding a dwelling, dependent person's unit or building used for agriculture to 30 September 2017. | 30/04/2015 |
| VC122 | The amendment changes the Victoria Planning Provisions and relevant planning schemes by: Amending Clause 45.07 (City Link Project Overlay) to exempt the CityLink Tulla Widening Project from planning requirements. Amending Clause 45.01 (Public Acquisition Overlay) maps to facilitate the acquisition of land for the CityLink Tulla Widening Project in the Melbourne Planning Scheme, the Moreland Planning Scheme and the Moonee Valley Planning Scheme. Amending Clause 45.07 (City Link Project Overlay) maps to facilitate construction of the CityLink Tulla Widening Project in the Melbourne Planning Scheme, the Moreland Planning Scheme and the Moonee Valley Planning Scheme. Correcting mapping anomalies in the application of the Road Zone 1 (RDZ1) in the Melbourne Planning Scheme, the Moreland Planning Scheme and the Moonee Valley Planning Scheme. | 07/05/2015 |
| VC125 | The amendment changes the Victoria Planning Provisions and all planning schemes by amending: Amending Clause 19.01-1 ‘Provision of Renewable Energy’ to reference the updated Policy and planning guidelines for development of wind energy facilities in Victoria (Guidelines). Amending Clause 52.32 ‘Wind energy facility’ to reference the updated Guidelines and update the application requirements to address the electricity transmission or distribution system. Amending Clause 74 ‘Land Use Terms’ to change the definition of Wind energy facility to include the use of the transmission or distribution system of power lines to connect the wind energy facility to the electricity network. | 11/06/2015 |
| VC128 | The Amendment changes the Victoria Planning Provisions and all planning schemes by: Amending Clause 18.04-1 (Melbourne Airport) and Clause 18.04-2 (Planning for airports) to include the National Airports Safeguarding Framework (NASF) as a policy guideline. Amending Clause 18.04-1 (Melbourne Airport) to update the policy guidelines by replacing Melbourne Airport Master Plan (Australia Pacific Airports (Melbourne) Pty Ltd, September 2008) with Melbourne Airport Master Plan, 2013. Amending Clause 11.14-1 (Localised planning statements) to include the Bellarine Peninsula Localised Planning Statement (Victorian Government, 2015) (BPLPS) as a policy guideline. | 08/10/2015 |
| VC101 | Makes changes to the Victoria Planning Provisions (VPP) and all planning schemes. The amendment updates reference and incorporated documents, ensuring that up to date policy is reflected in the planning system and removing ambiguity about the status of some policies; ensures that the VPP and planning schemes are up to date and correct by removing expired provisions, clarifying the wording of other provisions and correcting errors and omissions; ensures the VPP and all planning schemes include the correct names of government departments where their titles have changed, and ensures that referral and notice requirements to bodies under sections 55 and 52(1)(c) of the Planning and Environment Act 1987 are accurate. | 29/10/2015 |</p>
<table>
<thead>
<tr>
<th>Code</th>
<th>Description</th>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>VC167</td>
<td>The Amendment makes changes to the wind energy planning provisions and updates documents that relate to airport planning provisions.</td>
<td>26/11/2015</td>
</tr>
<tr>
<td>VC121</td>
<td>The amendment changes the State Planning Policy Framework (SPPF) of the Victoria Planning Provisions (VPP) and all planning schemes by relocating an updated Clause 11.04-9 (River corridors) to a new Clause 12.05 (Rivers), and introduces a new Clause 12.05-2 (Yarra River protection).</td>
<td>21/12/2014</td>
</tr>
<tr>
<td>VC126</td>
<td>The Amendment changes the Victoria Planning Provisions (VPP) and all planning schemes by: Amending Clause 52.32 (Wind energy facility) to: exempt an application to amend a permit for a wind energy facility made under section 971 of the Planning and Environment Act 1987 (the Act) from requirements in section 97E (if the amendment of the permit does not increase the number of turbines or change the location of a turbine in specified circumstances), clarify that the location of a turbine is measured from the centre of its tower at ground level for the purpose of provisions relating to the amendment of a permit, update the reference to the Policy and Planning Guidelines for Development of Wind Energy Facilities in Victoria (the guidelines), which have been amended to reflect the amendments to Clause 52.32, and make minor corrections. Amending Clause 19.01-1 (Provision of renewable energy) to update the reference to the guidelines and delete reference to the outdated Renewable Energy Action Plan (Department of Sustainability and Environment, July 2006). Amending Clause 61.01 (Administration and enforcement of this scheme) to remove the Minister for Planning’s designation as the responsible authority for matters under expired Clauses 52.40 (Government funded education facilities) and 52.41 (Government funded social housing).</td>
<td>28/01/2016</td>
</tr>
<tr>
<td>VC127</td>
<td>The Amendment changes the Victoria Planning Provisions and all planning schemes by: Amending Clauses 11 (Settlement), 12 (Environmental and Landscape Values) and 13 (Environmental Risks) of the State Planning Policy Framework to update reference to the Victorian Coastal Strategy (Victorian Coastal Council, 2008) with reference to the 2014 version. Amending Clause 52.23 (Shared Housing) to clarify that only the use of land and not development is exempt from a permit under the provision. The Amendment changes the Bass Coast, Bayside, Colac-Otway, Corangamite, East Gippsland, Frankston, French Island and Sandstone Island, Glenelg, Greater Geelong, Hobsons Bay, Kingston, Mornington Peninsula, Moyne, Port Phillip, Queenscliffe, Warrnambool, Wellington and Wyndham Planning Schemes by amending any local policies that refer to any outdated Victorian Coastal Strategy with reference to the 2014 version.</td>
<td>04/02/2016</td>
</tr>
<tr>
<td>VC131</td>
<td>The amendment changes the Victoria Planning Provisions and all planning schemes by amending Clause 52.19 - Telecommunications facility, to exempt a permit application for a telecommunications facility funded (or partly funded) under</td>
<td>23/11/2016</td>
</tr>
<tr>
<td>Item</td>
<td>Description</td>
<td>Date</td>
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<tr>
<td>VC110</td>
<td>Implements the government's response to the recommendations of the Managing Residential Development Advisory Committee by amending Clause 72 to introduce a new general term, “garden area” and amending the Neighbourhood Residential Zone, General Residential Zone, Residential Growth Zone, Mixed Use Zone and Township Zone.</td>
<td>27/03/2017</td>
</tr>
<tr>
<td>VC135</td>
<td>The amendment introduces additional classes of application into the VicSmart provisions, and increases the ‘cost of development’ threshold of some existing VicSmart buildings and works classes of application.</td>
<td>27/03/2017</td>
</tr>
<tr>
<td>VC134</td>
<td>The Amendment changes the Victoria Planning Provisions and all planning schemes in Victoria by introducing the new Metropolitan Planning Strategy and making corresponding updates to the State Planning Policy Framework. It also restructures Clause 11, includes policy-neutral updates and administrative changes and introduces new and updated incorporated and reference documents.</td>
<td>31/03/2017</td>
</tr>
<tr>
<td>V136</td>
<td>Better Apartments Design Standards - Amendment VC136 introduces state-wide planning requirements for apartment developments</td>
<td>13/04/2017</td>
</tr>
<tr>
<td>VC133</td>
<td>The Amendment corrects inconsistencies and improves the structure of planning schemes to enable their migration into the Planning Scheme Information Management System (PSIMS) to improve access to, and more efficient amendment of, the planning schemes in Victoria. The changes are administrative and technical corrections and will align with a new Ministerial Direction on The Form and Content of Planning Schemes issued under section 7(5) of the Planning and Environment Act 1987 (the Act).</td>
<td>25/05/2017</td>
</tr>
<tr>
<td>VC130</td>
<td>The Amendment changes the Victoria Planning Provisions (VPP) and all planning schemes by amending Clause 52.32 (Wind energy facility) to delete clause 52.32-b to restore the panel hearing process where submissions are received regarding relevant permit amendment applications.</td>
<td>04/07/2016</td>
</tr>
<tr>
<td>VC137</td>
<td>The amendment introduces additional classes of application into the VicSmart provisions for residential zones.</td>
<td>27/07/2017</td>
</tr>
<tr>
<td>VC139</td>
<td>Introduces new planning requirements for racing dog facilities and inserts new reference documents for urban design guidelines and apartment design guidelines.</td>
<td>29/08/2017</td>
</tr>
<tr>
<td>VC132</td>
<td>Amendment VC132 is a general amendment that makes a number of administrative corrections and other changes to the Victoria Planning Provisions (VPP) and all planning schemes in Victoria.</td>
<td>19/09/2017</td>
</tr>
<tr>
<td>VC138</td>
<td>Native Vegetation Framework</td>
<td>12/12/2017</td>
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<tr>
<td>VC141</td>
<td>The Amendment changes the Victoria Planning Provisions (VPP) and all planning schemes by: Amending Clause 19.01-1 – updating policy guidelines to the revised document Policy and Planning Guidelines for Development of Wind Energy Facilities in Victoria (Department of Environment, Land, Water and Planning, November 2017) Amending Clause 43.01 – Heritage Overlay, to ensure that an application to subdivide land for a place which is included in the Victorian Heritage Register is referred to the Executive Director under the Heritage Act 2017. Amending Clause 52.19 – Telecommunications facility, to exempt a permit application for a telecommunications facility funded (or partly funded) under the Commonwealth Government’s Mobile Black Spot Program from the notice and review requirements of the Planning and Environment Act 1987 (the P&amp;E Act). Amending Clause 52.32 – Wind Energy Facilities, to reflect changes proclaimed through the Planning and Building Legislation Amendment (Housing Affordability and Other Matters) Act 2017 in relation to an amendment to a planning permit for a windfarm. Amending Clause 66 – Referral and Notice Provisions, to include the Executive Director specified in the Heritage Act 2017 as a determining referral authority for an application to subdivide a heritage place included in the Victorian Heritage Register. Amending the VPP to update the style and format based on the revised Ministerial Direction on the Form and Content of Planning Schemes (updated April 2017) issued under section 7(6) of the P&amp;E Act.</td>
<td>21/11/2017</td>
</tr>
<tr>
<td>VC140</td>
<td>The Amendment changes the VPP and all planning schemes in Victoria by: Inserting an updated State Planning Policy Framework at Clause 10 Operation of the State Planning Policy Framework. • Inserting an updated State Planning Policy Framework at Clause 13 Environmental Risks.</td>
<td>12/12/2017</td>
</tr>
<tr>
<td>VC142</td>
<td>The Amendment includes a wide range of reforms across the VPP that generally remove permit triggers, expand permit exemptions for land uses and buildings and works, remove superfluous and outdated provisions, update references, improve and update definitions, clarify common points of confusion and improve the usability of the VPP.</td>
<td>16/01/2018</td>
</tr>
<tr>
<td>VC144</td>
<td>The Amendment changes the Victoria Planning Provisions and all planning schemes by: Amending Clause 52.05 (Advertising signs) to: specify ‘electronic sign’ in Section 2 of Category 3 - High amenity areas (Clause 52.05-9), with a condition that the advertisement area must not exceed three square metres increase the size of the permitted maximum advertisement area of a ‘promotion sign’ in Section 2 of Category 3 from two to three square metres. Amending Clauses 52.05 and 73 to replace the term ‘home occupation’ with ‘home based business’. Correcting minor errors in Clauses 52.05 and 62.</td>
<td>27/02/2018</td>
</tr>
</tbody>
</table>
6.2. Local Initiatives

Since the last planning scheme review in 2013, the following strategies have been included in the Table of Documents incorporated in the Moonee Valley Planning Scheme – Schedule to Clause 81.01:

- Buckley Street, Essendon Level Crossing Removal Project, September 2017
- City of Moonee Valley Permit Exemptions Policy – Railway Heritage Places, February 2017
- City of Moonee Valley Permit Exemptions Policy – Heritage Overlay Precincts, February 2017
- City of Moonee Valley Permit Exemptions Policy – HO372 Housing Commission of Victoria Ascot Estate
- City of Moonee Valley Permit Exemptions Policy – Heritage Infrastructure, February 2017
- Moonee Valley Racecourse Incorporated Plan – Conservation Policy and Permit Exemptions, April 2014

Currently, there are also a number of significant strategic projects underway. They include:

- Neighbourhood Character Study
- Heritage Study, 2018 (addressing the Heritage Gaps Study)
- Post-war Heritage Study
- Moonee Ponds Activity Centre Pilot Program
- Development Contributions Plan
- Flooding Study.

6.2.1. Planning Scheme Amendments Gazetted

Since the planning scheme review in 2013, a total of 35 amendments have been completed.
### Table 2: Moonee Valley City Council Amendments

<table>
<thead>
<tr>
<th>Amendment Number</th>
<th>Description</th>
<th>Gazettal Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>C108</td>
<td>Introduces a new Local Planning Policy at Clause 22.03 Stormwater Management (Water Sensitive Urban Design) and makes minor changes to Clause 21.03-2.</td>
<td>13/03/2014</td>
</tr>
<tr>
<td>C117</td>
<td>Amendment to introduce two new schedule to the Design and Development Overlay and make a number of zoning changes which are consistent with Council's adopted Kellor Road Activity Centre Structure Plan and North Essendon Activity Centre Structure Plan</td>
<td>10/04/2014</td>
</tr>
<tr>
<td>C136</td>
<td>Implements the findings of the Moonee Valley Neighbourhood Character Study 2012 which identified significant character areas that warrant further planning controls in the form of a Neighbourhood Character Overlay or Design and Development Overlay over two precincts in Ascot Vale.</td>
<td>04/06/2014</td>
</tr>
<tr>
<td>C121</td>
<td>Applies Design and Development Overlay (Schedules B and 9) to land surrounding Essendon Airport to protect operation of the airport.</td>
<td>17/07/2014</td>
</tr>
<tr>
<td>C120</td>
<td>The amendment applies to the Moonee Valley Racecourse. The amendment applies the Comprehensive Development Zone Schedule 1 and introduces a Comprehensive Development Plan as an incorporated document to the west of the racecourse, amends the Special Use Zone Schedule 2 that applies to the racecourse and introduces the Mixed Use Zone Schedule 2 and the Development Design Overlay Schedule 12 to the north east of the racecourse.</td>
<td>25/09/2014</td>
</tr>
<tr>
<td>C124</td>
<td>Applies the Heritage Overlay to the majority of the Moonee Valley Racecourse and introduces the Moonee Valley Racecourse Incorporated Plan as an incorporated document.</td>
<td>25/09/2014</td>
</tr>
<tr>
<td>C141</td>
<td>Implements the recommendations of the Maribyrnong River Valley Design Guidelines April 2010 to consolidate and strengthen planning controls in the Maribyrnong River corridor in the City of Moonee Valley</td>
<td>16/10/2014</td>
</tr>
<tr>
<td>C140</td>
<td>Amendment to introduce a Local Planning Policy for gaming at Clause 22.05 into the Moonee Valley Planning Scheme and amend Clause 21.07 to implement the recommendations of the Moonee Valley Gaming Policy - Reference Document 2014</td>
<td>29/01/2015</td>
</tr>
<tr>
<td>C134</td>
<td>Replaces the Municipal Strategic Statement at Clause 21 and deletes Clause 22.01 to implement the recommendations of the 2013 review of the Moonee Valley Planning Scheme</td>
<td>05/03/2015</td>
</tr>
<tr>
<td>Code</td>
<td>Description</td>
<td>Date</td>
</tr>
<tr>
<td>------</td>
<td>----------------------------------------------------------------------------------------------------------------------------------------------</td>
<td>----------</td>
</tr>
<tr>
<td>C100</td>
<td>Introduces the Activity Centre Zone, rezoning the land in Moonee Ponds Activity Centre to ACZ Schedule 1 and makes a number of other associated changes to the Moonee Valley Planning Scheme</td>
<td>30/03/2015</td>
</tr>
<tr>
<td>C155</td>
<td>To rezone the land to the west of Moonee Valley Racecourse from Comprehensive Development Zone to Activity Centre Zone and amend the Activity Centre Zone, Schedule 1 to include the land as precinct 9. The amendment also amends Clause 81.01 to remove the Comprehensive Development Plan</td>
<td>30/03/2015</td>
</tr>
<tr>
<td>C145</td>
<td>Updates the Schedule to the Heritage Overlay (Clause 43.01) of the Moonee Valley Planning Scheme by including the subject land, and to apply the City of Moonee Valley Permit Exemptions Policy Railway Heritage Places (May 2014) to the subject land and to railway heritage places.</td>
<td>23/04/2015</td>
</tr>
<tr>
<td>C142</td>
<td>Introduces new heritage overlays to places identified in the Moonee Valley Thematic Places Heritage Study 2012-14</td>
<td>14/05/2015</td>
</tr>
<tr>
<td>C139</td>
<td>Amend various provisions of the Moonee Valley Planning Scheme to correct mapping anomalies</td>
<td>21/05/2015</td>
</tr>
<tr>
<td>C143</td>
<td>Introduces a new heritage overlay to land within the Ascot Housing Commission Estate Precinct as identified in the Moonee Valley Post-War Thematic Precincts Heritage Study 2012-14</td>
<td>09/08/2015</td>
</tr>
<tr>
<td>C150</td>
<td>Amends the Schedule to Clause 52.02 to vary a restrictive covenant applying to the land at 1-5 Term Street, Strathmore, to enable the development of a child care centre on the site.</td>
<td>03/09/2015</td>
</tr>
<tr>
<td>C144</td>
<td>Amends the schedule to Clause 43.01 (Heritage Overlay) to give statutory effect to the Heritage Overlay Review Report (2014), including precinct boundary changes, the correction of anomalies and a new heritage overlay. The amendment also updates the City of Moonee Valley Permit exemptions policy – Heritage Overlay Precincts – March 2014 at Clause 81.01 to include all heritage precincts.</td>
<td>10/09/2015</td>
</tr>
<tr>
<td>C156</td>
<td>Applies an interim Heritage Overlay to 47-49 Rose Street and 51 Rose Street, Essendon</td>
<td>03/12/2015</td>
</tr>
<tr>
<td>C154</td>
<td>Rezones 5 Treadwell Road, Niddrie from a General Residential Zone to a Commercial 1 Zone</td>
<td>25/02/2016</td>
</tr>
<tr>
<td>C149</td>
<td>Implements the findings of 'The Moonee Valley Significant Tree Register Review 2014'</td>
<td>03/03/2016</td>
</tr>
<tr>
<td>C161</td>
<td>Introduces interim heritage controls to 41, 43 and 45 Regent Street, Ascot Vale</td>
<td>21/04/2016</td>
</tr>
<tr>
<td>C166</td>
<td>Rezone the land at 77-89 Military Road, Avondale Heights from Public Use Zone to General Residential Zone</td>
<td>16/06/2016</td>
</tr>
<tr>
<td>C151</td>
<td>Amend the land affected by the Special Building Overlay and Land Subject to Inundation Overlay to reflect updated flood mapping across the entire municipality.</td>
<td>04/08/2016</td>
</tr>
<tr>
<td>C168</td>
<td>The amendment rezones the section of disused road (239sqm) abutting 25 Rose Avenue, Niddrie, from Public Use Zone – Schedule 1 (Service &amp; Utility) (PUZ1) to General Residential Zone – Schedule 1 (GRZ1)</td>
<td>15/12/2016</td>
</tr>
<tr>
<td>C162</td>
<td>Replaces the interim heritage controls with permanent heritage controls for 41, 43 and 45 Regent Street, Ascot Vale</td>
<td>22/12/2016</td>
</tr>
<tr>
<td>C164</td>
<td>Amends the Municipal Strategic Statement and the Heritage Overlay to include the recommendations and the sites of heritage significance as identified in the Moonee Valley Heritage Study 2015</td>
<td>10/08/2017</td>
</tr>
<tr>
<td>C163</td>
<td>Introduces a new local heritage policy at Clause 22.01 and amends the Municipal Strategic Statement to include the City of Moonee Valley Heritage Guidelines (CMVHG) as a reference document</td>
<td>17/08/2017</td>
</tr>
<tr>
<td>C170</td>
<td>Rezones land at 27 Kittyhawk Court, Airport West from the Public Park and Recreation Zone to a General Residential Zone – Schedule 1</td>
<td>17/08/2017</td>
</tr>
<tr>
<td>C090</td>
<td>Delete all local policies except for the current Clause 22.13, revise and merge some overlay schedules, some minor procedural rezonings, i.e. Council owned parks from Residential 1 to Public Park and Recreation, other major rezonings as result of Council’s adopted Activity Centre Structure Plans, introduction of new overlays onto some properties, as a result of rezonings, and consequential mapping changes</td>
<td>29/08/2017</td>
</tr>
<tr>
<td>C132</td>
<td>The Amendment Introduces Clause 45.09 Parking Overlay to the Moonee Ponds Activity Centre</td>
<td>07/09/2017</td>
</tr>
<tr>
<td>C177</td>
<td>The Amendment facilitates the renewal of the Flemington Public Housing Estate. The amendment includes the rezoning of the sites to Mixed Use Zone – Schedule 3, applies a new Development Plan Overlay – Schedule 8, introduces Clause 45.09 Parking Overlay to the Scheme and applies a new Parking Overlay – Schedule 1 to the site, makes changes to Clause 21.06, makes the Minister for Planning the responsible authority for the Estate and updates Clause 61.03</td>
<td>29/03/2018</td>
</tr>
<tr>
<td>C169</td>
<td>Corrects mapping anomalies, deletes redundant controls and corrects ordinance errors identified in the Moonee Valley Planning Scheme</td>
<td>19/04/2018</td>
</tr>
</tbody>
</table>
6.2.2. Planning Scheme Amendments in Progress

There are two amendments currently in various stages of the amendment process.

Table 3: Moonee Valley City Council Amendments Underway

<table>
<thead>
<tr>
<th>Amendment Number</th>
<th>Description</th>
<th>Status</th>
</tr>
</thead>
<tbody>
<tr>
<td>C148</td>
<td>Facilitates the redevelopment of 9 Newsom Street, Ascot Vale by rezoning the land from Industrial 1 Zone (IN12) to General Residential Zone (GRZ), applying a Design and Development Overlay - Schedule 13 (DDO13), applying an Environmental Audit Overlay (EAO) and deleting the existing Development Plan Overlay (DPO)</td>
<td>Submitted to the Department for Approval – 07/03/2018</td>
</tr>
<tr>
<td>C186</td>
<td>Applies the Heritage Overlay (HO445) to 5 Alma Street, Aberfeldie on a permanent basis.</td>
<td>Panel Report Received by Council – 04/06/2018</td>
</tr>
</tbody>
</table>
7. Analysis of Response to Key Planning Issues and Policies

7.1. State Planning Policy Framework

In reviewing a planning scheme, it is important to determine how effectively the planning scheme implements State policy. The SPPF forms part of the Moonee Valley Planning Scheme and provides direction of State policy. The SPPF is outlined within the nine key areas as listed below. For the purposes of this review, and in a manner consistent with Practice Note 32: Review of Planning Schemes, the Moonee Valley Planning Scheme (primarily the MSS) will be reviewed against the SPPF only on the key issues/sub-clauses that are have a major impact on the municipality.

7.2. Clause 11 - Settlement

Clause 11 provides guidance on responding to the needs of existing and future communities through the provision of zoned and serviced land for housing, employment, recreation and open space, commercial and community facilities and infrastructure. It also recognises the need for planning to prevent environmental issues by siting incompatible land uses close together, and to facilitate sustainable development that takes full advantage of existing settlement pattern and investment in transport and communication, water and sewage, and social facilities.

7.2.1. Clause 11.02 – Urban Growth

This clause provides guidance on accommodating projected population growth in urban areas. It states that planning must consider, as relevant, the State Government population projections. According to the Victoria in Futures 2016 report, Victoria remains the fastest growing state in Australia, with the population expected to reach 10.1 million by 2051. The population for Greater Melbourne is projected to increase to 8 million by 2051 and effective planning and management of land use is required to ensure sustainable communities. Relevant to Moonee Valley is Clause 11.02-2 and its strategies relating to precinct structure plans. Council has prepared the following plans and has introduced them as Reference Documents in Clause 21.07:

- Airport West Activity Centre Structure Plan (2008)
- Keilor Road Activity Centre Structure Plan (2011)
- Moonee Ponds Activity Centre Structure Plan (2010) (updated 5 June 2012) - Council is currently reviewing this work as part of a DELWP pilot program
- North Essendon Activity Centre Structure Plan (2011)

It is recommended that relevant sections be revised to reflect the strategic direction of the MV2040 Strategy.

7.2.2. Clause 11.03 – Activity Centres

This clause provides guidance on intensifying planning in activity centres through the concentration of major retail, residential, commercial, administrative, entertainment and cultural development. Plan Melbourne 2017-2050 states that the development of a network of activity centres across metropolitan Melbourne will be critical to Melbourne’s future economic performance. Plan Melbourne 2017-2050 identifies six Major Activity Centres within Moonee Valley – Airport West, Union Road (Ascot Vale), Racecourse Road (Flemington), Moonee Ponds, Keilor Road and North Essendon.

Clause 21.06 (Built Environment) seeks to further objectives of activity centre planning in relation to the SPPF. The Moonee Ponds Activity Centre Structure Plan was introduced into the Moonee Valley Planning Scheme through Amendment C100, the Airport West Activity Centre Structure Plan through Amendment C107, and the Keilor Road Activity Centre Structure Plan and the North Essendon Activity Centre Structure Plan through Amendment C117. Council prepared draft structure plans and urban design guidelines for the Union Road Activity Centre and Racecourse Road Activity Centre, but prior to the planning scheme review in 2013, the amendments were abandoned.

In the previous planning scheme review, it was noted that the identified Neighbourhood Activity Centres were not experiencing the rate of development pressures and as such, there was no immediate need to prepare guidelines for these areas. However, this is likely to change given the population projections for Moonee Valley. The MV2040 Strategy articulates, based on population and dwelling projections, the need to accommodate medium to higher density development along transport corridors across the municipality. It is recommended further work be undertaken to appropriately consider land use planning through a neighbourhood lens, through future ‘Neighbourhood Implementation Plans’ for all 13 neighbourhoods. It is recommended that relevant sections be revised to reflect the strategic direction of the MV2040 Strategy.
7.2.3. Clause 11.04 – Open Space

This clause provides guidance to create networks of open spaces that are appropriately managed in the long-term. Clause 21.04.4 (Open Space and Linkages) seeks to further this objective by considering the *Moonee Valley Open Space Strategy* (2009) as a basis to enhance the quality and quantity of open space. This strategy is outdated and it is recommended further work be undertaken to review the strategy based on population projections and current land use patterns. Some neighbourhoods in the municipality, namely Airport West, Ascot Vale, Essendon, Flemington, Keilor Road/Essendon North, Moonee Ponds, Niddrie/Essendon West, are not adequately serviced to meet residents’ open space needs. The *MV2040 Strategy* identifies these neighbourhoods as areas requiring open space expansion, particularly to improve gap areas and create a municipal open space network that are linked to walking and cycling paths. It is recommended that relevant sections be revised to reflect the strategic direction of the *MV2040 Strategy*.

7.2.4. Clause 11.06 – Metropolitan Melbourne

Clause 11.06 ensures that policy objectives and strategies for metropolitan Melbourne considers, as relevant, *Plan Melbourne 2017-2050* in planning for jobs and investment, housing, integrated transport, place and identity, neighbourhoods, sustainability and resilience and metropolitan-wide open space network. This integrated approach to land use planning is implemented in various clauses, such as Clauses 21.04 (Sustainable Environment), 21.05 (Housing), 21.06 (Built Environment), 21.08 (Economic Development) and 21.09 (Transport).

Clause 11.06-5 (Neighbourhoods) specifically encourages the creation of 20-minute neighbourhoods as a means to promote inclusive, vibrant and healthy neighbourhoods. This underlines the *MV2040 Strategy*. It is recommended that the 13, 20-minute neighbourhoods of Moonee Valley be introduced into the planning scheme to better align with this state direction.

7.3. Clause 12 - Environmental and Landscape Values

This clause provides guidance to protect the health of ecological systems, biodiversity (including ecosystems, habitats, species and genetic diversity), and conserve areas with identified environmental and landscape values.
7.3.1. Clause 12.01 – Biodiversity
This clause provides objectives and strategies to protect and conserve biodiversity and outlines appropriate native vegetation management. This is largely incorporated under Clause 21.03 (Sustainable Environment) and particularly, Clause 21.04-2 (Urban Ecology) which is consistent with the Moonee Valley City Sustainability Policy (2013). In late 2013, Council undertook work to include additional planning controls and recognise the importance and value of trees and vegetation to the municipality. This was done through Amendment C130 that applied the Environmental Significance Overlay to trees identified as being significant in the Moonee Valley Significant Tree Register Review 2012. At the time of writing, Council is awaiting the gazette of Amendment C179 which implemented the findings of the Moonee Valley Significant Tree Register Review 2017. Council is also currently preparing the MV2040 Action Plan - Urban Forest and Tree Management which includes a goal to increase tree canopy cover to 30% by 2040. It is recommended that relevant sections be revised to reflect the strategic direction of the MV2040 Strategy.

7.3.2. Clause 12.04 – Significant Environments and Landscapes
This clause provides guidance on protecting and conserving environmentally sensitive areas and specifically references the Maribyrnong River, which is of significant natural feature of Moonee Valley. Clause 21.04-5 (River and Creek Corridors) seeks to further this objective by protecting and enhancing river and creek corridors as key public, landscape and environmental assets. The Maribyrnong River Valley Design Guidelines (2010) is noted as a Reference Document under Clause 21.04-11. The MV2040 Strategy recognises the uniqueness and strong natural benefit of the Maribyrnong River not just for Moonee Valley, but for neighbouring local government areas and metropolitan Melbourne. Advocating for stronger planning controls to protect the river is a key implementation initiative in the MV2040 Strategy under the relevant neighbourhoods. It is recommended that relevant sections be revised to reflect the strategic direction of the MV2040 Strategy.

7.4. Clause 13 - Environmental Risks
This clause provides guidance on environmental management and risk management approaches which aim to avoid or minimise environmental degradation and hazards.

7.4.1. Clause 13.02 – Floodplains
A strategy relating to mitigating flood risk through appropriate built forms is referenced under Clause 21.04-1 (Climate Change Resilience). At the time of writing, Council officers are set to begin a local catchment flooding study. The preparation of this study will better inform Council of flood issues and enable more effective management of development in flood prone areas. This is particularly of importance given the scale of development currently occurring in Moonee Valley. It is recommended the outcomes of this study be introduced into the planning scheme as a separate amendment. It is recommended that relevant sections be revised to reflect the strategic direction of the MV2040 Strategy.

7.4.1 Clause 13.04 – Noise and Air
This clause provides objectives and strategies to assist the control of noise effects on sensitive land uses and assist the protection and improvement of air quality. In relation to noise, Moonee Valley does not have any significant industrial areas that have proven to be a particular issue. The main noise sources in the municipality relate to airport operations and road and train corridors. Noise impacts from the Melbourne Tullamarine Airport is addressed through the Melbourne Airport Environs Overlay (MAEO). The MV2040 Strategy proposes investigating the potential application of the Airport Environs Overlay (AEO) for neighbourhoods adjacent to the Essendon Fields Airport. It is recommended that further work be undertaken to assess the feasibility of an AEO in Airport West, Strathmore, Strathmore Heights, Kellar Road/Essendon North and Niddrie/Essendon West.

In terms of air quality, the State's strategies relate to integrating transport and land use planning to improve transport accessibility and connection, and improving infrastructure for public transport, walking and cycling. The MV2040 Strategy's focus on sustainable transport modes provides the basis for further strategic work to be undertaken in this area. It is recommended that an integrated transport plan be prepared to ensure that the relevant State directions are implemented. It is recommended that relevant sections be revised to reflect the strategic direction of the MV2040 Strategy.

7.5. Clause 14 - Natural Resource Management
This clause states that planning should assist in the conservation and wise use of natural resources including energy, water, land, stone and minerals to support both environmental quality and sustainable development.
7.5.1. Clause 14.02 – Water

This clause provides guidance on catchment planning and management, water quality and water conservation. Amendment C108 introduced a new Local Planning Policy at Clause 22.03 (Stormwater Management – Water Sensitive Urban Design) to implement the planning outcomes from the Water Strategy (2011). Council officers are also currently preparing the MV2040 Action Plan: Water Sensitive City seeking to reduce the use of potable water, improve the quality of stormwater entering waterways and mitigate flooding impact. It is recommended that relevant sections be revised to reflect the strategic direction of the MV2040 Strategy.

7.6. Clause 15 - Built Environment and Heritage

This clause provides guidance to ensure all new land use and development appropriately responds to its landscape and valued built form and cultural context. It also seeks to protect places and sites with significant heritage, architectural, aesthetic, scientific and cultural value. This is encouraged under the principle that quality built environment outcomes support the social, cultural, economic and environment wellbeing of communities.

7.6.1. Clause 15.01 – Urban Environment

This clause relates to achieving high-quality design through urban design principles that foster healthy neighbourhoods, cultural identity and neighbourhood character, safety, and neighbourhood and subdivision character. Largely, Clause 21.06 (Built Environment) seeks to pursue these objectives. In terms of urban design, Council has prepared a significant amount of guidance on the preferred built forms and design outcomes for the Moonee Ponds, Keilor Road and North Essendon Activity Centres. In addition to design guidelines for activity centres, updated guidelines for the Mt Alexander Road corridor were implemented through Amendment C102. As stated previously, draft urban design guidelines were prepared for Racecourse Road and Union Road but amendments to implement them into the planning scheme were abandoned by Council. As part of the MV2040 Strategy, urban design guidelines are delivered for each of the 13 neighbourhoods, as well as urban design guidance for the whole municipality. However, it is recommended that further work be undertaken to refine them and ensure a robust set of guidelines that can appropriately guide development.

In terms of neighbourhood character, a Neighbourhood Character Study was completed in 2012. This study was complemented by the Neighbourhood Character Precinct Profiles which is an
Incorporated Document in the planning scheme introduced through Amendment C128. At the time of writing, Council officers were preparing an updated neighbourhood character study to be the subject of a separate future planning scheme amendment.

Council currently does not have specific objectives and strategies in the MSS relating to neighbourhood and subdivision character. The planning scheme review in 2013 noted that this was not an issue given the limited potential to create entirely new neighbourhoods in the municipality. In the case of larger-scale subdivisions such as Valley Lakes and Ascot Chase, a Development Plan Overlay was applied to guide the overall development of these sites. It is recommended that relevant sections be revised to reflect the strategic direction of the MV2040 Strategy.

7.6.2. Clause 15.02 – Sustainable Development

This clause focuses on encouraging land use and development that is consistent with the efficient use of energy, and minimises greenhouse gas emissions. Clause 21.04-1 (Climate Change Resilience) seeks to further the objective by ensuring Moonee Valley’s urban environment is climate resilient. The second objective in this sub-clause, relating to the minimisation of greenhouse gas emissions, is a direct duplication of State policy. It is recommended that this be removed.

The awareness of ecological sustainability in the built environment has increased in recent years. ESD are fundamental principles that need to be translated from high level policy to outcomes on the ground. Currently, Clause 21.04-3 (Ecologically Sustainable Development) refers to ESD strategies but does not emphasise specific ESD-related requirement. For this reason, it is recommended that a separate ESD policy, consolidating content from Clause 21.04-3, is included as part of the Local Planning Policy. It is recommended that relevant sections be revised to reflect the strategic direction of the MV2040 Strategy.

7.6.3. Clause 15.03 - Heritage

This clause relates to the protection and conservation of both European and Aboriginal heritage. Council has an ongoing program of heritage protection and since the last planning scheme review, a number of studies have been undertaken. In August 2017, Amendment C163 introduced a new local heritage policy into the planning scheme and this included the City of Moonee Valley Heritage Guidelines as a Reference Document. At the same time, Amendment C164 implemented the recommendations and sites of heritage significance as identified in the Moonee Valley Heritage
Study 2015. Council officers are currently preparing the *Moonee Valley Heritage Study 2017* to identify sites of significance for Interwar, Victorian and Edwardian residential places, cluster and precincts. This work builds on the *Heritage Gap Study 2014* that specified gaps in Moonee Valley’s heritage protection.

The *MV2040 Strategy*’s strategic direction relating to heritage is to deliver ‘a city that fosters local identity’. This focuses on protecting areas of heritage significance due to the important role they play in neighbourhood identity and sense of place. The strategy also acknowledges the significant cultural and spiritual connections the Wurundjeri People have to the land and waterways in the municipality. Council is committed to working in partnership with Wurundjeri People to ensure Aboriginal cultural heritage and values are appropriately protected and managed in Moonee Valley. It is recommended that relevant sections be revised to reflect the strategic direction of the *MV2040 Strategy*.

7.7. Clause 16 - Housing

This clause provides State guidance for the provision of housing diversity and particularly, to promote a housing market that meets community needs. This means ensuring there is a sufficient supply of housing, in the right locations, to accommodate population growth and a changing community profile.

7.7.1. Clause 16.01 – Residential Development

This clause’s objective is to provide suitable housing for the changing needs of the community and housing located in strategic locations, such as in or adjacent to activity centres and medium to high density housing near employment and transport nodes. Clause 21.05 (Housing) provides objectives to provide housing choice, encourage new housing which caters for changing needs and improve housing affordability. These are all largely repetition of the State policy and it is recommended they be removed. Clause 21.05 also contains Reference Documents that should be removed. It is recommended that the *Moonee Valley Next Generation 2035 Community Vision* be replaced with the *MV2040 Strategy*, and the *Moonee Valley Housing Strategy (2010)* be removed because it is now outdated.

In 2018, Moonee Valley is estimated to have 51,450 dwellings. This is forecast to grow between 75,250 and 80,250 in 2040. This represents a forecast increase of between 43% and 53% on the number of dwellings in Moonee Valley in 2018. This means a generous supply of housing will need to be provided in strategic locations to ensure residents have access to employment, education,
community facilities, open space and transport. Some neighbourhoods, particularly those closer to Melbourne CBD, are expected to accommodate most of the new housing and in some cases, double in total dwelling numbers by 2040. For instance, in 2018 there are an estimated total of 6,229 dwellings in Moonee and this is expected to increase to 11,956 to 12,750 dwellings in 2040. Similarly, in 2018 there are an estimated total of 5,100 dwellings in Ascot Vale and this is expected to increase to 10,276 to 10,958 dwellings in 2040. It is recommended that relevant sections be revised to reflect the strategic direction of the MV2040 Strategy.

7.8. Clause 17 - Economic Development

Facilitating a thriving and resilient economic environment is essential to the wellbeing of communities. This clause provides guidance on encouraging commercial, industrial and tourism development to maximise local employment and economic resilience. Council has an Economic Development Strategy (2014) that outlines its local priorities to support the economic growth in Moonee Valley by attracting new investment, creating new jobs and improving the delivery of economic services. This strategy however does not provide a specific and robust framework on how to achieve these local priorities in line with State policy.

7.8.1. Clause 17.01 – Commercial

This clause centres on encouraging development to meet the retail, entertainment, offices and other commercial services needs of the community. Clause 21.08 (Economic Development) seeks to further these objectives. It specifically outlines strategies to facilitate the commercial activity at Essendon Fields and recognises its importance in local employment provision. In 2018, the total employment figure for Essendon Fields is 5,600 and in 2040 this is estimated to grow to 7,484 jobs. Since the last planning scheme review, considerable work has been undertaken to inform the development of activity centres and maximise economic benefits. However, given the new economic climate, particularly emerging business technology and trends such as online shopping, more work should be undertaken to build on Council’s Economic Development Strategy and outline specific neighbourhood key directions and actions. The MV2040 Strategy identifies 42 economic and activity areas and these should be the starting point for further work. It is recommended that relevant sections be revised to reflect the strategic direction of the MV2040 Strategy.

7.8.2 Clause 17.02 - Industry

This clause provides guidance around the issues of industrial land development and design, innovation and research and State significant industrial land. Clause 21.08-2 (Industry) seeks to
further these objectives by supporting the establishment of high value added industries. To date, the work undertaken generally shows the changing nature of industry within Moonee Valley and acknowledges the shift from traditional manufacturing uses toward commercial services, technology, logistics and transport services. Currently, Clause 21.08-2 states that manufacturing is the highest output industry in the local economy, however this has now been replaced with construction. It is recommended that the clause be amended to reflect this. Given the changing nature of industrial land use and development within the municipality, it is considered important that more current and robust policy direction is provided in Clause 21.08. As such, it is recommended that relevant sections be revised to reflect the strategic direction of the MV2040 Strategy.

7.9. Clause 18 - Transport
This clause provides guidance to plan for an integrated and sustainable transport system. To achieve this, transport should provide access to social and economic opportunities, facilitate economic prosperity, contribute to environmental sustainability, and coordinate the safe and reliable movements of people and goods.

7.9.1. Clause 18.01 – Integrated Transport
The objectives of this clause is to integrate land use and transport planning to deliver a safe and sustainable transport system. Clause 21.09 (Transport) incorporates the Integrated Transport Plan (2008) as a Reference Document to further these objectives and deliver additional, yet complementary strategies. The plan sets the hierarchy for road space allocation that Council officers continue to use as the basis for further studies and in decision-making capacities. It should be noted however, that the Integrated Transport Plan (2008) as a whole is relatively outdated and should be revised or replaced with the key strategic directions in the MV2040 Strategy. This includes direction to expand high-frequency public transport options, locate services and community infrastructure close to public transport corridors, and position the municipality to adopt smarter transport connectivity. It is recommended that relevant sections be revised to reflect the strategic direction of the MV2040 Strategy.

7.9.2. Clause 18.02 – Movement Networks
This clause relates to sustainable transport, management of the road system and car parking. Sustainable transport, in the forms of walking and cycling, is a fundamental element in the MV2040 Strategy because of its broader health, social, environmental and economic benefits. The Walking
and Cycling Strategy (2012) is a Reference Document in Clause 21.09, but in the context of increased urban development in recent years, it is recommended that further work be undertaken. This is particularly relevant due to the major projects occurring in the area such as the Buckley Street level crossing removal and its impact to the walking and cycling network. Presently, only 24% of residents travel to work by public transport, cycling or walking, and it is recommended that more robust policy be in place to ensure the municipality's streets and paths encourage sustainable transport movement.

In the context of significant population growth forecasts, it is imperative that Council provide effective policy on managing the road system. Sustainable transport modes should be encouraged, and where possible, separated from private vehicle transport to not cause increased traffic congestion. To align with the road hierarchy currently in Clause 21.09, the safety of pedestrians and cyclist should be the priority and the relevant section of clause should be updated to reflect the MV2040 Strategy. In addition, it recommended that Council review the Road Safety Plan, and continue to prepare and implement Local Area Traffic Management Plans for relevant neighbourhoods, as noted in the MV2040 Strategy.

Similar to other councils, car parking is a complicated issue in Moonee Valley and ignites opposing community opinions. Policy regarding car parking is currently located within Clause 18.02-5 (Car Parking) as well as standard parking requirements through Clause 52.06 (Car Parking) and Clause 55 (Rescode). These sections of the planning scheme provide adequate guidance regarding the general car parking considerations, including design requirements, provision requirements (number of spaces required) and decision guidelines for assessing variations to the provision requirements. It is recommended that relevant sections be revised to reflect the strategic direction of the MV2040 Strategy.

7.9.3. Clause 18.04 – Airports

This clause identifies strategies to recognise Essendon Fields Airport role in providing specialised functions related to aviation, freight, logistics, and its potential role as a significant employment and residential precinct. Local direction for Essendon Fields are relevant to economic development (Clause 21.08-3) and transport (Clause 21.09-6) sections. Essendon Fields Airport is located on Commonwealth land and therefore the Moonee Valley Planning Scheme does not apply to this site. However, as stated earlier, future work to determine the applicability of the AEO to neighbourhoods...
bordering Essendon Fields Airport should be undertaken. It is recommended that relevant sections be revised to reflect the strategic direction of the MV2040 Strategy.

7.10. Clause 19 - Infrastructure
This clause provides guidance to the development of social and physical infrastructure that is efficient, equitable, accessible and timely. The delivery of appropriate infrastructure to meet the needs of the community is fundamental for social, economic, environmental and cultural wellbeing. As such, State policy directs Planning Authorities to consider the use of development contributions to fund this infrastructure.

7.10.1. Clause 19.01 – Renewable Energy
The objective of this clause is to promote the provision of renewable energy in a manner that ensures appropriate siting and design considerations are met. As part of the MV2040 Strategy, Council has committed to reducing carbon emission and this is partly through installing renewable energy infrastructure, such as solar panels, at Council-owned facilities. The content of this clause are incorporated into existing sections of the MSS, such as at Clause 21.04 (Sustainable Environment). This is appropriate because renewable energy is not a standalone issue and is part of wider context of climate resilience and urban development. It is recommended that relevant sections be revised to reflect the strategic direction of the MV2040 Strategy.

7.10.2. Clause 19.02 – Community Infrastructure
This clause guides the integration of health, education, arts, recreation, and cultural infrastructure within local and regional communities. These objectives are further strengthened in Clause 21.10 (Social and Physical Infrastructure). Community infrastructure are assets critical to the provision of services that provide social, educational, recreational and development opportunities for all members of the community. Community infrastructure also have a defined role in delivering place-making and space activation outcomes. The MV2040 Strategy identifies the co-location of community infrastructure (community hubs) as a fundamental element in achieving a healthy city of 20-minute neighbourhoods. It is recommended that Clause 21.10 be updated to reflect this key strategic direction of the MV2040 Strategy.
7.10.3. Clause 19.03 – Development Infrastructure

The objective of this clause is to facilitate the timely provision of infrastructure through the preparation and implementation of development contribution plans. In the previous two planning scheme review, the need for a development contributions plan for the municipality was highlighted. This is becoming increasingly important as demand for a range of infrastructure increases. Council officers are currently preparing a Development Contributions Plan, and a separate amendment will be pursued to introduce the required policy framework to guide its implementation. The Development Contributions Plan has been aligned to the implementation initiatives proposed in the MV2040 Strategy and the projects in the Long Term Capital Works Program. This is to ensure a coordinated response in achieving the vision for a healthy city in 2040. It is recommended that relevant sections be revised to reflect the strategic direction of the MV2040 Strategy.
8. Review of Local Planning Policy Framework

The majority of Clause 21 and Clause 22 will require significant changes in order to align with the most recent State initiatives (outlined in section 6.1), relevant practice notes and the MV2040 Strategy. This ensures that the LPPF continues to serve as a useful and practical decision-making tool. The review of the LPPF is also considered in context of the Smart Planning initiatives, and the likely changes to create an integrated planning policy framework model.

8.1. Clause 21

The current Clause 21 and sub-clauses were introduced into the Moonee Valley Planning Scheme through Amendment C137 which implemented some of the recommendations from the planning scheme review in 2013. There are currently 10 sub-clauses within Clause 21. An overall recommendation is that all clauses should be updated to remove grammar inconsistencies.

Table 4: Review of Clause 21

<table>
<thead>
<tr>
<th>Clause</th>
<th>Description</th>
<th>Recommendation</th>
</tr>
</thead>
<tbody>
<tr>
<td>Clause 21.01 – Municipal Profile</td>
<td>Provides descriptive information about Moonee Valley and data relating people, economy, transport that is no longer relevant.</td>
<td>Re-write to reflect the MV2040 Strategy’s current strategic direction and data information, including replacing map. Re-name this clause to Municipal Overview and consolidate with Clauses 21.02 and 21.03.</td>
</tr>
<tr>
<td>Clause 21.02 – Key Issues and Influences</td>
<td>Provides high-level discussion on key issues that do not fully account for current population and dwelling forecasts, and their resulting impact.</td>
<td>Re-write to reflect the current issues addressed by MV2040 Strategy and delete policy repetition. Consolidate this clause with Clauses 21.01 and 21.03.</td>
</tr>
<tr>
<td>Clause 21.03 – Vision</td>
<td>Provides a community vision based on Moonee Valley Next</td>
<td>Re-write to reflect the MV2040 Strategy’s vision, derived for</td>
</tr>
<tr>
<td>Clause</td>
<td>Description</td>
<td>Changes</td>
</tr>
<tr>
<td>--------</td>
<td>-------------</td>
<td>---------</td>
</tr>
<tr>
<td>Clause 21.04 – Sustainable Environment</td>
<td>Provides guidance on climate change resilience, urban ecology, ecologically sustainable development, open space, waterways, potentially contaminated land and waste. This information relates to various SPPF clauses.</td>
<td>Re-write to reflect the strategic direction of the MV2040 Strategy and to delete policy repetition.</td>
</tr>
<tr>
<td>Clause 21.05 - Housing</td>
<td>Provides guidance on housing growth, diversity and affordability. A majority of the strategies are repeated from the SPPF, and some of the content is outdated.</td>
<td>Re-write to reflect the strategic direction of the MV2040 Strategy, and to delete policy repetition.</td>
</tr>
<tr>
<td>Clause 21.06 – Built Environment</td>
<td>Provides guidance on neighbourhood character, heritage, urban design and signage. A majority of the strategies are repeated from the SPPF, and most content is outdated. Clause 21.06-1 is likely to be updated in a separate amendment once the Neighbourhood Character study is complete.</td>
<td>Re-write to reflect the strategic direction of the MV2040 Strategy, and delete policy repetition. Include completed strategic work as part of the Reference Document. Move relevant section in Clause 21.04 to this clause.</td>
</tr>
<tr>
<td>Clause 21.07 – Activity Centre</td>
<td>Provides guidance on the six Activity Centres identified in Plan Melbourne. Most of the content is not reflective of the current vision and direction. Clauses 21.07-1 and 21.07-2</td>
<td>Re-write to reflect the strategic direction of the MV2040 Strategy and delete policy repetition.</td>
</tr>
</tbody>
</table>
might be updated subject to the outcomes of the Moonee Ponds Activity Centre pilot program and a review of the Airport West Structure Plan currently taking place.

<table>
<thead>
<tr>
<th>Clause 21.08 – Economic Development</th>
<th>Provides guidance on commercial and industry activities, including the Essendon Airport (now referred to as Essendon Fields Airport). Content relating to largely commercial activity and the Essendon Airport is outdated.</th>
<th>Re-write to reflect the strategic direction of the MV2040 Strategy, and delete policy repetition. Update map to reflect current economic and activity areas, including employment projections.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Clause 21.09 - Transport</td>
<td>Provides guidance on the transport hierarchy – walking and cycling, public transport, freight and private vehicle.</td>
<td>Re-write to reflect the strategic direction of the MV2040 Strategy, particularly the focus on 20-minute neighbourhoods and sustainable transport, along with deleting policy repetition. Include reference to emerging technologies (autonomous vehicles) and ride sharing trends.</td>
</tr>
<tr>
<td>Clause 21.10 – Social and Physical Infrastructure</td>
<td>Provides guidance on physical infrastructure, integrated water management and community facilities. Some of the content is outdated, particularly references to community facilities.</td>
<td>Re-write to reflect the strategic direction of the MV2040 Strategy, particularly the focus on community infrastructure (community hubs) in supporting a network of 20-minute neighbourhoods, along with deleting policy repetition.</td>
</tr>
</tbody>
</table>
The MV2040 Strategy moves to a neighbourhood planning model as a way to provide for the distinctive needs and character of Council’s 13, 20-minute neighbourhoods. Moving forward, the 13 neighbourhoods will define Council planning, infrastructure and service delivery and in this context, it is recommended that each of the 13 neighbourhoods be included in a new Local Areas clause. It is also recommended that the LPPF clauses are consolidated to reflect the SPPF clause headings. This will ensure an easier transition to any future integrated planning policy framework model. Furthermore, a new clause should be introduced that consolidates all reference documents. This will ensure the planning scheme is more user-friendly.

8.2. Clause 22

Local Planning Policy, along with the MSS (Clause 21), forms the LPPF in the planning scheme. A Local Planning Policy has a defined role in planning schemes in that they assist the Responsible Authority and Planning Authority to understand how discretion in a zone, overlay or particularly provision is to be exercised. It can also assist applicants and the community to understand how a proposal will be considered and what will influence decision-making. Practice Note 8 – Writing a Local Planning Policy outlines a series of principles to determine whether a local planning policy is justified and appropriate. The principles state that a Local Planning Policy:

- should not repeat or contradict the SPPF, MSS, other local planning policies and controls in the zone or overlay
- should not contain broad strategic objectives and strategies
- should be derived from an objective of a strategy in the MSS
- should relate to a specific permit discretion
- should be self-contained
- should not contain mandatory uses
- should be clear
- where possible, zones and overlays should be used to achieve policy objectives.

There are currently 5 sub-clauses within Clause 22.

Table 5: Review of Clause 21

<table>
<thead>
<tr>
<th>Clause</th>
<th>Description</th>
<th>Recommendation</th>
</tr>
</thead>
<tbody>
<tr>
<td>Clause 22.01 - Heritage</td>
<td>Policy applies to all land included in the Heritage Overlay.</td>
<td>Retain content. Potential future relocation as incorporated document.</td>
</tr>
<tr>
<td>-------------------------</td>
<td>----------------------------------------------------------</td>
<td>---------------------------------------------------------------</td>
</tr>
<tr>
<td>Clause 22.02 – Public Open Space Contribution</td>
<td>Policy applies to all subdivision of three lots or more.</td>
<td>Retain content.</td>
</tr>
<tr>
<td>Clause 22.03 – Stormwater Management (Water Sensitive Urban Design)</td>
<td>Policy applies to application for new buildings and works, extension which are 50 square metres in floor area or greater to existing buildings and subdivision in a commercial zone.</td>
<td>Retain content.</td>
</tr>
<tr>
<td>Clause 22.04 – Licensed Premises Policy</td>
<td>Applies to the consideration of all planning permit applications, where a permit is required pursuant to Clause 52.27.</td>
<td>Retain content.</td>
</tr>
<tr>
<td>Clause 22.05 - Gaming</td>
<td>Applies to all applicants to install or use a gaming machine or use land for gaming.</td>
<td>Retain content.</td>
</tr>
</tbody>
</table>

As stated previously in section 7.8.2, it is recommended that a new ESD clause is introduced to consolidate relevant sections from a number of clauses in the MSS and create a robust ESD policy. It should also be noted that future structural changes to the planning scheme, to align to a proposed integrated planning policy model, may see the relocation of the Clause 22 to more appropriate parts of the planning scheme.
9. Zones and Schedules

There are a total of 13 zones in the Moonee Valley Planning Scheme. A majority of these zones have attached schedules which vary in complexity from the standard ‘default’ schedule (for example, the Schedule to the General Residential Zone), to modified schedules such as the Schedule 1 (Moonee Ponds Activity Centre) to the Activity Centre Zone and Schedule 1 (Flemington Green Comprehensive Development Plan) to the Comprehensive Development Zone. Other tailored schedules of note include the Schedule 2 (Wilson Street/Victoria Street Precinct) to the Mixed Use Zone, and the Schedule 2 (Moonee Valley Racecourse) and Schedule 3 (Private Sports Ground) to the Special Use Zone.

9.1. Residential Zones

The new suite of reformed residential zones came into effect in 2014. Presently however, the full suite of reformed residential zones (for example, the Neighbourhood Residential Zone and Residential Growth Zone) have yet to be implemented into the Moonee Valley Planning Scheme. The MV2040 Strategy provides the strategic direction for increasing infill development in defined corridors, and encourages urban renewal opportunities. Based on this, further review of the current residential zones will be required at a later date to appropriately implement the full suite of reformed zones from 2014. This future work will be needed to identify exact boundaries and zoning recommendations, and consequential changes to the location of residential zones may then be required. In regards to the Mixed Use Zone, no specific issues have been identified with the three schedules currently within the Moonee Valley Planning Scheme.

9.2. Industrial Zones

Moonee Valley contains a relatively small amount of industrially zoned land. This is confined to three Industrial 3 Zone precincts in Airport West, Niddrie and Flemington, and one isolated parcel of Industrial 1 Zone land in Ascot Vale. Council will continue to support the retention of industrial precincts which are functional and provide appropriate access to transport linkages. This review does not identify specific issues for the industrial zones.

9.3. Commercial Zones

The municipality contains multiple commercially zoned areas, with a majority of these areas being the Commercial 1 Zone. The application of the Commercial 2 Zone is limited to three precincts – a large commercial land area in Airport West, and two relatively smaller precincts in Keilor Road,
Niddrie and Pascoe Vale near Strathmore station. A minor issue has been identified regarding the continued reference to the Business Zones (B1-B5) in the planning scheme maps.

9.4. Public Land Zones
No specific issues have been identified for the Public Use Zone and Public Park and Recreation Zone and their corresponding schedules. There are no separate schedules to the Road Zone.

9.5. Special Purpose Zones
The table identifies the special purpose zones and the relevant recommendations.

Table 6: Special Purpose Zones

<table>
<thead>
<tr>
<th>Control</th>
<th>Description</th>
<th>Recommendation</th>
</tr>
</thead>
<tbody>
<tr>
<td>Special Use Zone (SUZ) – Schedule 2</td>
<td>No specific issues identified</td>
<td>No specific actions recommended.</td>
</tr>
<tr>
<td>Applies to part of the Moonee Valley Racecourse</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Special Use Zone (SUZ) – Schedule 3</td>
<td>Application requirements, exemption from notice and appeal, and decision guidelines should be redrafted as individual section headings rather than as part of section 3.0 of the Schedule</td>
<td>Re-write to correct deficiencies identified.</td>
</tr>
<tr>
<td>Applies to Private Sports Grounds</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Comprehensive Development Zone (CDZ) – Schedule 1</td>
<td>No specific issues identified.</td>
<td>No specific actions recommended.</td>
</tr>
<tr>
<td>Applies to the Flemington Green Comprehensive Development Plan</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Urban Floodway Zone (UFZ) - Schedule</td>
<td>Empty schedule template.</td>
<td>No specific actions recommended. Leave for potential future use.</td>
</tr>
</tbody>
</table>
Activity Centre Zone (ACZ) – Schedule 1
Applies to the Moonee Ponds Activity Centre (MPAC)

This Schedule is currently being reviewed as part of the MPAC pilot project.
Revision may arise at later date subject to the findings of the MPAC pilot program.

The Statutory Planning and Strategic Planning teams have identified a number of issues with regard to zones and schedules which impact on decision-making and to this effect, require correction or modification. As such, it is recommended that:

- all zones and schedules that do not align to current best practice and practice notes be updated. This also refers to zones and schedules which fail to provide appropriate guidance for decision-making and where there is opportunities to streamline planning assessment processes
- the full suite of residential zones be implemented
- minor matters raised in the table be resolved.

The issues identified in this section of the review are preliminary in nature, and a detailed review and redrafting of the content may identify additional issues and recommendations.

10. Overlays and Schedules
There are a total of 12 overlays in the Moonee Valley Planning Scheme. Of these overlays (excluding the City Link Project Overlay and the Environmental Audit Overlay), all have a least one attached schedule which vary in complexity.

10.1. Clause 42.01 - Environmental Significance Overlay
This Environmental Significance Overlay (ESO) contains three schedules:
- Schedule 1 – Napier Park and Strathnauer Reserve Grasslands
- Schedule 2 – Significant Trees
- Schedule 3 – Upper Maribyrnong River, Maribyrnong River Escarpment and Steele Creek Escarpment.

No issues have been identified with the content of the schedules to the ESO. Council has completed a Significant Tree Review 2017 and at the time of writing, Amendment C179 was about to be put on
public Exhibition. This will likely result in the update of the Table to Schedule 2, as well as implementing the most recent review as part of the Reference section.

10.2. Clause 43.01 - Heritage Overlay
The Heritage Overlay (HO) contains one schedule:

- Schedule to the Heritage Overlay

No issues have been identified with the content of the Schedule to the HO. Council is currently undertaking the Heritage Study 2017 and this will likely result in amendments to add significant places to the Schedule to the HO.

10.3. Clause 43.02 - Design and Development Overlay
The Design and Development Overlay (DDO) contains 10 schedules:

- Schedule 1 – Skyline Area
- Schedule 2 – Maribyrnong River Protection
- Schedule 3 – Mt Alexander Road Corridor
- Schedule 6 – Melbourne Airport Rail Link Area
- Schedule 7 – Kelior Road Major Activity Centre
- Schedule 8 – Essendon Airport – Obstacle Height Area No.1
- Schedule 9 – Essendon Airport – Obstacle Height Area No. 2
- Schedule 10 – North Essendon Major Activity Centre
- Schedule 11 – Fences – Fenton Street & Warrick Streets, Station Avenue in Ascot Vale, Orange Grove & Kerferd Streets in North Essendon, Dean Street in Moonee Ponds, Munro Street in Ascot Vale and St Leonards Road Area in Ascot Vale
- Schedule 12 – Wilson Street/ Victoria Street Precinct

The identified issues are as follows, and should further issues be identified in a more detailed review, they may form part of a future planning scheme amendment.

Table 7: Design and Development Overlay

<table>
<thead>
<tr>
<th>Control</th>
<th>Description</th>
<th>Recommendation</th>
</tr>
</thead>
<tbody>
<tr>
<td>DDO – Schedule 1</td>
<td>Deficiencies in the current drafting, particularly in relation to design objectives.</td>
<td>Revise content to provide appropriate clarity and guidance for decision-making.</td>
</tr>
<tr>
<td>DDO – Schedule 2</td>
<td>Deficiencies in current drafting, particularly in relation to design objectives. This schedule is set to expire on 30 October 2018.</td>
<td>Seek to extend the expiry date of the schedule as part of a planning scheme amendment. Revise content to provide appropriate clarity and guidance for decision-making.</td>
</tr>
<tr>
<td>DDO – Schedule 3</td>
<td>Deficiencies in current drafting, particularly in relation to design objectives, requirements for Fences, Schedule map, and inconsistent height guidance between parts of the overlay schedule and underlying general residential zone.</td>
<td>Revise content to provide appropriate clarity and guidance for decision-making.</td>
</tr>
<tr>
<td>DDO – Schedule 7</td>
<td>Deficiencies in the current drafting, particularly in relation to design objectives and inconsistent height guidance between part of the overlay schedule and underlying general residential zone.</td>
<td>Revise content to provide appropriate clarity and guidance for decision making.</td>
</tr>
<tr>
<td>DDO – Schedule 10</td>
<td>Deficiencies in the current drafting, particularly in relation to design objectives and inconsistent height guidance between part of the overlay schedule and underlying general residential zone.</td>
<td>Revise content to provide appropriate clarity and guidance for decision making.</td>
</tr>
<tr>
<td>DDO – Schedule 11</td>
<td>Includes the existing Neighbourhood Character Study (2012) as a reference document.</td>
<td>Update it as part of a separate planning scheme amendment.</td>
</tr>
</tbody>
</table>
10.4. Clause 43.03 - Incorporated Plan Overlay

- The Incorporated Plan Overlay (IPO) contains six schedules:
  - Schedule 1 – Lower Maribyrnong River Concept Plan 1986
  - Schedule 5 – Moonee Ponds Creek Concept Plan
  - Schedule 6 – Lowther Hall Anglican Grammar School Masterplan / Penleigh and Essendon Grammar School – Moonee Ponds Master Plan
  - Schedule 7 – Former Essendon and District Memorial Hospital
  - Schedule 9 – Penleigh and Essendon Grammar School – Essendon Campus Master Plan
  - Schedule 10 – 157A Milleara Road, East Keilor Master Plan

The identified issues are as follows, and should further issues be identified in a more detailed review, they may form part of the planning scheme amendment.

Table 8: Incorporated Plan Overlay

<table>
<thead>
<tr>
<th>Control</th>
<th>Description</th>
<th>Recommendation</th>
</tr>
</thead>
<tbody>
<tr>
<td>IPO – Schedule 1</td>
<td>This schedule gives effect to a Concept Plan from 1986</td>
<td>Undertake further review of the Concept Plan.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Investigate removal of the Schedule and replacement with another planning control.</td>
</tr>
<tr>
<td>IPO – Schedule 5</td>
<td>This schedule gives effect to a Concept Plan from 1992</td>
<td>Undertake further review of the Concept Plan.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Investigate removal of the Schedule and replacement with another planning control.</td>
</tr>
</tbody>
</table>
10.5. Clause 43.04 - Development Plan Overlay

The Development Plan Overlay (DPO) contains six schedules:

- Schedule 2 – Valley Lake Estate Medium Density Housing Sites
- Schedule 4 – Ascot Chase, Newsom Street, Ascot Vale
- Schedule 5 – Melbourne Airport Rail Link Development Plan
- Schedule 6 – Lombard Paper Site, 40-70 Mt Alexander Road, Flemington
- Schedule 7 – Penleigh and Essendon Grammar School – Keilor East Campus
- Schedule 8 – Public House Renewal – Flemington Estate

The identified issues are as follows, and should further issues be identified in a more detailed review, they may form part of the planning scheme amendment.

Table 9: Development Plan Overlay

<table>
<thead>
<tr>
<th>Control</th>
<th>Description</th>
<th>Recommendation</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Undertake further review of the Master Plans in the Schedule.
Investigate removal of the Schedule and replacement with another planning control.

This schedule gives effect to a dated Incorporated Plan

This schedule gives effect to a Concept Plan applying from 1998 – 2008 (Lowther Hall Anglican Grammar School Master Plan), and a master plan from 2000

This schedule gives effect to a master plan from 2004

Undertake further review of the Incorporated Plan.
Investigate removal of the Schedule and replacement with another planning control.

Undertake further review of the master plan.
Investigate removal of the Schedule and replacement with another planning control.
Schedule 2, Schedule 4 and Schedule 6 refer to developments that have now largely been completed. Schedule 7 will provide ongoing requirements for any future development at the Keilor East Campus for the Penleigh and Essendon Grammar School. It is considered prudent to retain these schedules for the foreseeable future.

10.6. Clause 43.05 - Neighbourhood Character Overlay

The Neighbourhood Character Overlay (NCO) contains six schedules:

- Schedule 1 – Dean Street, Moonee Ponds
- Schedule 2 – Orange Grove & Kerferd Street, Essendon North
- Schedule 3 – Station Avenue, Ascot Vale
- Schedule 4 – Fenton and Warrick Street, Ascot Vale
- Schedule 5 – Munro Street, Ascot Vale
- Schedule 6 – St Leonards Road Area, Ascot Vale

No issues have been identified with the content of the schedules to the NCO. Council is currently undertaking the Neighbourhood Character Study Review and this will likely result in a planning scheme amendment to update the relevant schedules and add new schedules to the NCO. It will also include implement the most recent review as part of the reference section.

10.7. Clause 44.04 - Land Subject to Inundation Overlay

The Land Subject to Inundation Overlay (LSIO) contains one schedule:

- Schedule to the Land Subject to Inundation Overlay
No issues have been identified with the content of the schedule to the LSIO but should issues be identified in a more detailed review, they may form part of the planning scheme amendment.

10.8. Clause 44.05 - Special Building Overlay
The Special Building Overlay (SBO) contains one schedule:
- Schedule to the Special Building Overlay

No issues have been identified with the content of the schedule to the SBO but should issues be identified in a more detailed review, they may form part of the planning scheme amendment. It is expected the extent of the SBO will be expanded following the forthcoming local catchment flood study.

10.9. Clause 45.01 - Public Acquisition Overlay
The Public Acquisition Overlay (PAO) contained one schedule:
- Schedule to the Special Building Overlay

The identified issues are as follows, and should further issues be identified in a more detailed review, they may form part of the planning scheme amendment.

Table 10: Public Acquisition Overlay

<table>
<thead>
<tr>
<th>Control</th>
<th>Description</th>
<th>Recommendation</th>
</tr>
</thead>
<tbody>
<tr>
<td>PAO – Schedule</td>
<td>PAO3 in the Schedule refers to the 'Department of Infrastructure' as the Acquiring Authority and further investigation is required to determine the appropriateness of this reference</td>
<td>If subsequently identified as inaccurate, in consultation with the relevant authority, it should be corrected.</td>
</tr>
</tbody>
</table>

10.10. Clause 45.03 - Environmental Audit Overlay
There is no schedule to the Environmental Audit Overlay (EAO).
10.11. Clause 45.07 - City Link Project Overlay
There is no schedule to the City Link Project Overlay (CLPO).

10.12. Clause 45.08 - Melbourne Airport Environs Overlay
The Melbourne Airport Environs Overlay (MAEO) contains one schedule:
- Schedule 2 to the Melbourne Airport Environs Overlay

The identified issues are as follows, and should further issues be identified in a more detailed review, they may form part of the planning scheme amendment.

Table 11: Melbourne Airport Environs Overlay

<table>
<thead>
<tr>
<th>Control</th>
<th>Description</th>
<th>Recommendation</th>
</tr>
</thead>
<tbody>
<tr>
<td>MAEO – Schedule 2</td>
<td>General deficiencies in current drafting</td>
<td>In consultation with Melbourne Airport, seek to revise the MAEO as part of a planning scheme amendment.</td>
</tr>
<tr>
<td></td>
<td>Requiring a permit to use land for the purpose of dwelling is an atypical requirement for an overlay</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Updated Australian Noise Exposure Forecast (ANEF) contour data may require the extent of this overlay to be remapped.</td>
<td></td>
</tr>
</tbody>
</table>

10.13. Clause 45.09 - Parking Overlay
The Parking Overlay (PO) contains one schedule:
- Schedule 1 to the Parking Overlay

No issues have been identified with the content of the schedule to the PO but should issues be identified in a more detailed review, they may form part of the planning scheme amendment.
The Statutory Planning and Strategic Planning teams have identified a number of issues with regard to overlay and schedules which impact on decision-making, and to this effect, require correction or modification. As such, it is recommended that:

- the content of overlays and schedule be refined to align to best practice standards and relevant practice notes. This also refers to overlays and schedules which fail to provide appropriate guidance for decision-making and where there is opportunities to streamline the planning assessment process.

The issues identified in this section of the review are preliminary in nature, and a detailed review and redrafting of the content may identify additional issues and recommendations.
11. Planning Permit Process

11.1. Background

The Planning Permit Activity Report for the Third Quarter 2017/18 shows that permits for all multi-dwellings were the most issued, followed by alterations to a building, structure or dwelling and then change or extension of use. In the last financial year, 22% of the application received were deemed ‘complex’, triggering 2,150 objections. There has also been an increase in applications deemed ‘major’. This is represents the intensity of higher scale development occurring in the municipality, particularly within the activity centres.

According to the DELWP representative, 2015/16 data was not available because DELWP was undertaking a whole system upgrade during the year and municipal level activity report was also not generated for the 2014/15 financial year. The Planning Permit Activity Report shows that in 2013/2014 most of the planning applications were for new permits for more than one dwelling on a lot (2 to 10 dwellings), followed by subdividing land between 1 to 9 lots and alterations to an existing structure or dwellings.

Table 12: Summary of Planning Decision (From Council's Internal System)

<table>
<thead>
<tr>
<th></th>
<th>Total no. of applications received</th>
<th>Total no. of decisions</th>
<th>Total no. of applications lodged at VCAT</th>
</tr>
</thead>
<tbody>
<tr>
<td>2013</td>
<td>998</td>
<td>903</td>
<td>54</td>
</tr>
<tr>
<td>2014</td>
<td>1,141</td>
<td>1,045</td>
<td>43</td>
</tr>
<tr>
<td>2015</td>
<td>1,183</td>
<td>1,084</td>
<td>48</td>
</tr>
<tr>
<td>2016</td>
<td>1,160</td>
<td>1,074</td>
<td>51</td>
</tr>
<tr>
<td>2017</td>
<td>1,117</td>
<td>1,154</td>
<td>66</td>
</tr>
<tr>
<td>2018 (as of 15 May)</td>
<td>388</td>
<td>406</td>
<td>18</td>
</tr>
</tbody>
</table>
11.2. Planning Process Improvements

Streamlining and improving the operation of Council’s planning process is largely initiated into the Statutory Planning Protocols. The Statutory Planning Protocols were initially introduced to create systematic improvements to Council’s Statutory Planning service and were developed to improve the quality and consistency of decision-making. They are reviewed and presented to Council for consideration every four years, or as required by legislation. The last review was in March 2011. Council officers were due to present the updated Statutory Planning Protocols at the Ordinary Meeting on 22 May 2018, however at that meeting Council resolved that the matter be deferred to the Ordinary Meeting 10 July 2018. A component of the Statutory Planning Protocols is the Development Assessment Panel (DAP), a key procedure in Council officers’ delegated decision-making process. It is comprised of senior officers from the Statutory Planning, Strategic Planning and Technical Services teams and a quorum of three officers (including the Chair, the Manager Statutory Planning), is required to make a formal decision.

Over the last 12 months, there have been a few modifications to streamline the planning process, such as the recruitment of new staff. Other measures include:

- increased focus on internal department communication
- a transition to a paperless environment. This includes processing of applications, electronic referrals (internal and external), online advertising, online forms, increased use of email, and online storage
- undertaking a review of all internal tasks and procedures, including report templates to all for improvement timeframes in processing planning applications
- improved functionality of the Statutory Planning pages on the corporate website.

11.3. Statutory Planning Structure

The Statutory Planning department is comprised of the three teams – two statutory planning teams and one planning support team – and a part time heritage advisor. It is the objective of this structure to improve the timeliness, quality and consistency of decision-making. Particularly, this was done with aim of increasing:

- supervision and accountability of junior planners
- ability of senior planners to focus on more complex applications
- capacity for management to balance strategic and statutory issues
12. Summary of Recommendations

The Moonee Valley Planning Scheme was last reviewed in 2013, and since then a significant amount of strategic work has been undertaken on both a local and State Government level. More recently the MV2040 Strategy has provided new strategic direction for a full range of land use issues. The table below indicates the main recommendations of this review. The review considered all aspects of the Moonee Valley Planning Scheme, however immediate recommendations are largely focused on the MSS. The key recommendation of this review is to comprehensively rewrite the existing MSS to reflect the strategic direction of Council’s long-term document, the MV2040 Strategy.

Table 13: Summary of Main Recommendations

<table>
<thead>
<tr>
<th>Clause</th>
<th>Recommendation</th>
</tr>
</thead>
<tbody>
<tr>
<td>Clause 11.03 – Activity Centres</td>
<td>Undertake further strategic work to identify opportunities in accommodating medium to higher density development in activity areas and in transport corridor.</td>
</tr>
<tr>
<td></td>
<td>Undertake further strategic work to appropriately consider land use planning through a neighbourhood lens through completing 13 ‘Neighbourhood Implementation Plans’.</td>
</tr>
<tr>
<td>Clause 11.04 – Open Space</td>
<td>Review the Moonee Valley Open Space Strategy (2009) because it is outdated.</td>
</tr>
<tr>
<td>Clause 11.06 – Metropolitan Melbourne</td>
<td>Introduce the 13, 20-minute neighbourhoods into the planning scheme.</td>
</tr>
<tr>
<td>Clause 13.02 – Floodplains</td>
<td>Prepare a local catchment flood study and introduce outcomes of the study into the planning scheme as a separate amendment.</td>
</tr>
<tr>
<td>Clause 13.04 – Noise and Air</td>
<td>Undertake further strategic work to assess the feasibility of an AEO in Airport West, Strathmore, Strathmore Heights, Keilor Road/Essendon North and Niddrie-Essendon West.</td>
</tr>
<tr>
<td>Clause 13.04 – Noise and Air</td>
<td>Remove repetition of State policy.</td>
</tr>
<tr>
<td>Clause 15.01 – Urban Environment</td>
<td>Complete neighbourhood based urban design guidelines for each of the 13 neighbourhoods through future ‘Neighbourhood Implementation Plans’.</td>
</tr>
<tr>
<td>----------------------------------</td>
<td>----------------------------------------------------------------------------------------------------------------------------------</td>
</tr>
<tr>
<td>Clause 15.02 – Sustainable Development</td>
<td>Introduce a separate ESD Local Planning Policy, consolidating content from Clause 21.04-3.</td>
</tr>
<tr>
<td>Clause 16.01 – Residential Development</td>
<td>Remove repetition of State policy in Clause 21.05.</td>
</tr>
<tr>
<td>Clause 17.01 – Commercial</td>
<td>Undertake further work to build on the <em>Economic Development Strategy (2015)</em>, in line with the <em>MV2040 Strategy</em>.</td>
</tr>
<tr>
<td>Clause 18.02 – Movement Networks</td>
<td>Undertake further work to build on the <em>Walking and Cycling Strategy (2012)</em>, in line with the <em>MV2040 Strategy</em>.</td>
</tr>
<tr>
<td>Clause 18.02 – Movement Networks</td>
<td>Continue to prepare and implement <em>Local Area Traffic Management Plans</em>.</td>
</tr>
<tr>
<td>Clause 19.03 – Development Infrastructure</td>
<td>Complete a <em>Development Contributions Plan</em> and prepare a separate amendment to introduce the required policy framework into the planning scheme to guide its implementation.</td>
</tr>
<tr>
<td>Clause 21.01 – Municipal Profile</td>
<td>Re-write to reflect the <em>MV2040 Strategy</em> current strategic direction and data information, including replacing map.</td>
</tr>
<tr>
<td>Clause 21.01 – Municipal Profile</td>
<td>Rename this clause to Municipal Overview and consolidate with Clauses 21.02 and 21.03.</td>
</tr>
<tr>
<td>Clause 21.02 – Key Issues and Influences</td>
<td>Rewrite to reflect the current issues addressed by <em>MV2040 Strategy</em>. Consolidate this clause with Clauses 21.01 and 21.03.</td>
</tr>
<tr>
<td>Clause 21.03 – Vision</td>
<td>Rewrite to reflect the <em>MV2040 Strategy’s vision</em>, derived for extensive community consultation. Consolidate this clause with Clauses 21.01 and 21.02.</td>
</tr>
<tr>
<td>Clause 21.04 – Sustainable</td>
<td>Rewrite to reflect the strategic direction of the <em>MV2040 Strategy</em>.</td>
</tr>
<tr>
<td>Environment</td>
<td>Strategy, and to delete State policy repetition.</td>
</tr>
<tr>
<td>-------------</td>
<td>-----------------------------------------------</td>
</tr>
<tr>
<td>Clause 21.05 - Housing</td>
<td>Rewrite to reflect the strategic direction of the MV2040 Strategy, and to delete State policy repetition.</td>
</tr>
<tr>
<td>Clause 21.06 – Built Environment</td>
<td>Rewrite to reflect the strategic direction of the MV2040 Strategy, and to delete State policy repetition. Include completed strategic work as part of the Reference Document. Move relevant section in Clause 21.04 to this clause.</td>
</tr>
<tr>
<td>Clause 21.07 – Activity Centre</td>
<td>Rewrite to reflect the strategic direction of the MV2040 Strategy, and to delete State policy repetition.</td>
</tr>
<tr>
<td>Clause 21.08 – Economic Development</td>
<td>Rewrite to reflect the strategic direction of the MV2040 Strategy, and to delete State policy repetition. Update map to reflect current economic and activity areas, including employment projections.</td>
</tr>
<tr>
<td>Clause 21.09 - Transport</td>
<td>Rewrite to reflect the strategic direction of the MV2040 Strategy, particularly the focus on 20-minute neighbourhoods and sustainable transport, and to delete State policy repetition. Include reference to emerging technologies (autonomous vehicles) and ride sharing trends.</td>
</tr>
<tr>
<td>Clause 21.10 – Social and Physical Infrastructure</td>
<td>Rewrite to reflect the strategic direction of the MV2040 Strategy, particularly the focus on community infrastructure (community hubs) in supporting a network of 20-minute neighbourhoods, and to delete State policy repetition.</td>
</tr>
<tr>
<td>Clause 22.01 - Heritage</td>
<td>Potentially relocate to a newly created heritage incorporated document (undertaken in the Ararat Planning Scheme) which would provide greater use to the heritage controls.</td>
</tr>
<tr>
<td>Special Use Zone – Schedule 3</td>
<td>Rewrite to correct issues identified.</td>
</tr>
<tr>
<td>DDO – All Schedules</td>
<td>Revise content to provide appropriate clarity and guidance for decision-making.</td>
</tr>
<tr>
<td>IPO – All Schedules</td>
<td>Undertake further review of the Concept Plan. Investigate removal of the Schedule and replacement with another planning control</td>
</tr>
<tr>
<td>---------------------</td>
<td>------------------------------------------------------------------------------------------------------------------</td>
</tr>
<tr>
<td>DPO – All Schedules</td>
<td>Correct anomalies</td>
</tr>
</tbody>
</table>
13. Conclusion

This review consolidates the completed strategic work, feedback from the community during the MV2040 Engagement Program, and workshops with internal stakeholders to identify recommendations to improve the decision-making capacity of the planning scheme.

A key recommendation of this review is to comprehensively rewrite the MSS. The proposed changes to the MSS, addressed within this review, will significantly improve Council’s planning strategies and lead to better and more consistent planning decisions and outcomes for the community. An up-to-date planning scheme will also lead to significant improvements in internal operational efficiencies in terms of time and costs. It is noted that some of the recommendations in the table above require further strategic work to support future changes to the planning scheme.

The Moonee Valley Planning Scheme must be seen as a living document. It must be constantly monitored and improved to ensure it reflects current State direction and best practice outcomes. It also needs to be consistently reviewed to ensure it is not only keeping up with the issues which affect the municipality today, but also understands and prepares for the issues which are likely to impact Moonee Valley from the short to the long-term.