

**CASEY PLANNING SCHEME
MELTON PLANNING SCHEME
WYNDHAM PLANNING SCHEME**

**AMENDMENT GC99
EXPLANATORY REPORT**

Who is the planning authority?

This amendment has been prepared by the Minister for Planning who is the planning authority for this amendment.

The amendment has been made at the request of the Department of Environment, Land, Water and Planning.

Land affected by the amendment

The amendment seeks to apply a Public Acquisition Overlay to the part of the proposed park areas that needs to be acquired to facilitate the delivery of the regional parks.



Clyde
Regional
Park

Image 1 & 2: Proposed Clyde Regional Park area and proposed Public Acquisition Overlay area.

Koroit Creek Regional Park



Image 1 & 2: Proposed Kororoit Creek Regional Park area and proposed Public Acquisition Overlay area.

Werribee Township Regional Park

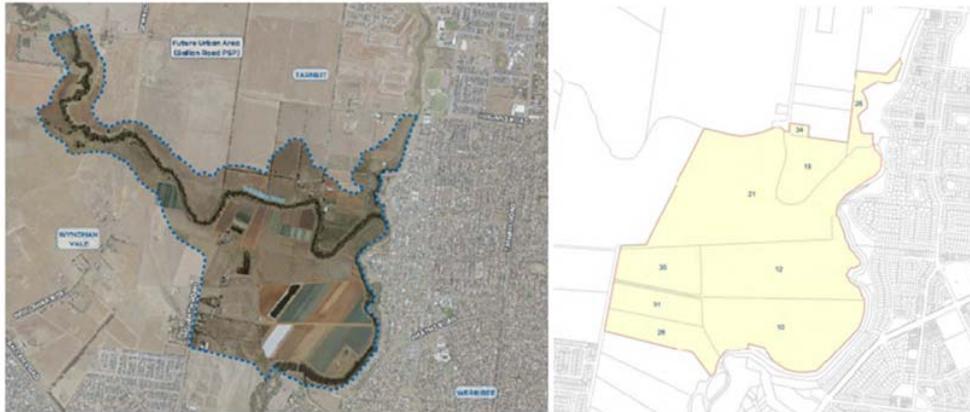


Image 1 & 2: Proposed Werribee Township Regional Park area and proposed Public Acquisition Overlay area.

What the amendment does

The amendment proposes to apply Public Acquisition Overlays (PAO) to the above land. The purpose of the overlay is to identify land for possible future public open space.

The amendment:

- Applies the Public Acquisition Overlay – Schedule 7 to the site, amends Clause 45.01 of the Casey Planning Scheme to reference the Minister for Energy, Environment and Climate Change as the acquiring authority;
- Applies the Public Acquisition Overlay – Schedule 11 to the site, amends Clause 45.01 of the Melton Planning Scheme to reference the Minister for Energy, Environment and Climate Change as the acquiring authority; and
- Applies the Public Acquisition Overlay – Schedule 10 to the site, amends Clause 45.01 of the Wyndham Planning Scheme to reference the Minister for Energy, Environment and Climate Change as the acquiring authority.

Strategic assessment of the amendment

Why is the amendment required?

An amendment to the Casey, Melton and Wyndham Planning Schemes is required to apply a PAO to all land in private ownership to facilitate the delivery of three proposed regional parks located in Clyde, Kororoit Creek and Werribee.

The Victorian Government has committed to delivering three new metropolitan parks in Melbourne's growth corridors to ensure the future liveability for communities in these emerging areas. The three proposed metropolitan parks will provide a significant open space asset to the booming population in Melbourne's southeast and west.

These new regional parks will provide opportunity for recreational activities in a semi-natural environment and provide protection of important environmental assets and biodiversity values. Clyde Regional Park is proposed to be collocated with two other significant public open space assets, including a Council delivered regional active open space facility, known as the Clyde Park Sports Precinct (CPSP), and a Melbourne Water retarding basin. Werribee Township Regional Park is proposed to be co-located with President's Park, a Council owned significant regional active open space asset.

First identified in state level planning strategies dating back to 2002, the concept of providing additional regional parks within Melbourne's south-east and west growth areas has received ongoing

commitment from successive Victorian Governments. The 2017/18 State budget committed funds for the initial two years of land acquisition to create the three new parks.

The Victorian Government has investigated acquisition mechanism options, and determined that the PAO is the most appropriate. As most of the land within the proposed park boundaries is privately owned, the first step is to declare the intent to acquire the land via the application of a PAO. The identification of the land as early as possible assists affected landowners and others in the area about the proposed location of the parks and enables them to make informed decisions about the use and development of their land. Application of a PAO and the subsequent land acquisition is the first step in the realisation of significant public open space assets for Melbourne's growth corridors.

The Victorian Minister for Energy, Environment and Climate Change will be the acquiring authority of the land. As such, the PAO will identify the responsible Minister as the acquiring authority.

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

The amendment will implement the following objectives of planning in Victoria, under Section 4 of the Planning and Environment Act 1987:

- a) *To provide for the fair, orderly, economic and sustainable use, and development of land;*
 - b) *To provide for the protection of natural and man-made resources and the maintenance of ecological processes and genetic diversity;*
 - c) *To secure a pleasant, efficient and safe working, living and recreational environment for all Victorians and visitors to Victoria;*
 - d) *To conserve and enhance those buildings, areas or other places which are of scientific, aesthetic, architectural or historical interest, or otherwise of special cultural value;*
 - e) *To protect public utilities and other assets and enable the orderly provision and co-ordination of public utilities and other facilities for the benefit of the community;*
 - g) *To balance the present and future interests of all Victorians.*
- 2(l) *To provide for compensation when land is set aside for public purposes and in other circumstances.*

The amendment will meet these objectives by identifying and reserving the land with a PAO for open space purposes to allow the proper and orderly planning of the precinct.

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

The amendment will allow for the provision of passive open space alongside areas designated for conservation.

It is considered that the long-term social and economic effects of the amendment are positive. It will allow for an increase in adjoining active and passive open space for the benefit of the fast-growing communities in Melbourne's growth corridors.

Clyde Regional Park

Environmental Effects

The subject land is considered to represent primary Growling Grass Frog habitat. The land is low lying and was formerly part of the Koo Wee Rup Swamp. The Clyde Creek bisects the land and becomes the Western Outfall Drain in southern sections where the waterway has been channelized.

The land is dominated by open grassy areas suitable for Growling Grass Frog foraging. Growling Grass Frogs have been recorded within the subject land and in areas immediately adjoining it. They are considered likely to regularly utilise the land for foraging and dispersal.

The value of the land for Growling Grass Frog is further enhanced by:

- The land connecting to other sections of Conservation Area 36 to the north (within the Urban Growth Boundary) via a bridge under Ballarto Road;

- The site adjoining large sections of land that are planned for future public land-use (including the Melbourne Water retarding basin and CPSP). The Melbourne Water function would complement the Growling Grass Frog conservation objectives of Conservation Area 36 through creation of stormwater wetlands and a retarding basin; and
- The land providing a strategic location for the creation of breeding wetlands for Growling Grass Frogs due its large size and proximity to Clyde Creek.

The Melbourne Water retarding basin immediately south-east of the growth corridor is not classified as a conservation area within the Biodiversity Conservation Strategy (BCS), however, it has the potential to deliver significant outcomes for biodiversity in the area; these include:

- Protection of Western Port Ramsar site through improvement of water quality;
- Creation of Growling Grass Frog habitat;
- Enhancement and creation of habitat for migratory water birds;
- Potential creation of Dwarf Galaxias habitat; and
- Potential enhancement and creation of Southern Brown Bandicoot habitat.

Social and Economic Effects

The proposed regional park will be collocated with the CPSP, providing significant benefit to the community through the creation of large, continuous parkland. Collocation of community sporting and open space facilities offers several benefits to both Council and the broader community by:

- Providing convenience for community members using multiple services (e.g. less travel)
- Allowing sustainable management and maintenance practices to support community facilities to be financially viable into the longer term
- Efficient and effective use of Council and Government resources
- Improving health outcomes by encouraging walking or cycling to integrated facilities, connected by a network of shared paths and trails
- Encouraging community interaction and connection by providing increased opportunity for spontaneous encounters
- Enhancing community sense of place and pride, and
- Providing improved passive surveillance, and hence safety and security, of sporting facilities and open spaces.

Kororoit Creek Regional Park

Environmental Effects

The area subject to the amendment is identified in the Biodiversity Conservation Strategy (BCS). This area includes biodiversity values of national and state significance including:

- High quality herb-rich Natural Temperate Grassland
- Small Golden Moths Orchid (population greater than 400, the only wild population known in Victoria out of three populations in total)
- Spiny Rice-flower population within high persistence habitat
- Growling Grass Frog population
- A number of Sun Orchid (*Thelymitra*) species
- High persistence habitat for Golden Sun Moth (population not confirmed)
- Habitat for Striped Legless Lizard (population not confirmed)
- Western (Basalt) Plains Grasslands Community
- Inland Sicklefern
- Derrinallum Billy-buttons

Social and Economic Effects

The subject land is located within a designated growth area. The Kororoit Creek provides this area with a unique character and significant opportunity to connect the proposed park with other existing and proposed parklands in the region.

The amendment will facilitate the delivery of a regional park, a significant recreational asset for Melbourne's west. The park will help to create a sense of place for the local community.

Cultural Heritage

An Aboriginal Cultural Heritage Assessment was prepared for the Kororoit PSP area in May 2014. The assessment included all land subject to the amendment.

The assessment provided a Cultural Heritage Sensitivity Map, which drew on the results of the desktop and standard assessments undertaken. Relevant to the area subject to the amendment, the assessment found:

- **Basalt Outcrop Areas:** These areas are recommended to have a higher priority for retention. The higher priority areas should be considered as 'first priority' options for retention because of the important cultural and mythological values that are associated with the basalt outcrops along the creek.
- **Very High and High Sensitivity:** Retain as much as possible in open space, riparian, bio-link, set-backs and asset protection zones. This approach will protect areas with high potential for significant archaeological deposits and cultural values. The approach will also save time and money in reducing the scope of mitigation and salvage of sensitivity areas.
- **Moderate and High Sensitivity:** Where there is an opportunity, development impact should be minimised where practicable. For instance, where there are opportunities to establish open space, these could be placed on areas of moderate sensitivity to protect Aboriginal heritage and reduce the scope of expensive and time consuming archaeological mitigation measures and salvage.

Werribee Township Regional Park

Environmental Effects

The area subject to the amendment adjoins and enhances a conservation area identified in the Biodiversity Conservation Strategy (BCS) as key Growling Grass Frog habitat. This area provides for connectivity between populations of the frog along the Werribee River and on Lollypop Creek. It is intended that the implementation of this conservation area will help to ensure functioning, sustainable populations of Growing Grass Frog with connectivity between populations.

Approximately 126.7ha of additional land within the regional park will be added to the conservation area identified in the BCS, including multiple strips of land alongside the Werribee River. These areas include non-native vegetation, degraded treeless vegetation and Natural Temperate Grassland of the Victorian Volcanic Plain (NTGVVP) that has been determined through site surveys.

Social and Economic Effects

The amendment will facilitate the delivery of a regional park, a significant recreational asset for Melbourne's west. The park will help to create a sense of place for the local community. The location of the park adjacent to Presidents Park may provide some opportunity to share infrastructure, such as access roads, parking and amenities.

There will be approximately 4km of urban interface, where houses will directly front the park primarily over boulevard and park edge roads. Both the Ballan Road and Riverdale PSP's provide direction in the form of requirements, guidelines, interface cross sections and/or plans to ensure that the interface with and infrastructure within conservation areas is appropriately designed and managed.

Does the amendment address relevant bushfire risk?

Clyde Regional Park

The entirety of the proposed park is located within a Bushfire Prone Area. Management of bushfire risk at the interface of the future urban area to the north and west will be considered through the relevant Precinct Structure Plan (PSP) process.

The application of a PAO will have no impact on bushfire risks.

Kororoit Creek Regional Park

The application of a PAO will have no impact on bushfire risks. However, bushfire risk has been a consideration in identifying the proposed park boundaries (and subsequently the extent of the PAO). The proposed park lies within an identified bushfire prone area. Most of the land within and surrounding the park is currently used for agriculture and general farming. Land to the east is an established residential suburb.

In the medium to long term most of the undeveloped land directly to the south, west and north of the park will be developed for urban purposes. The Kororoit PSP (Part 2) will set out fire management planning controls to ensure that the fire risk presented by the park itself will be managed. This will include new roads around the boundary of the park that will act as a buffer to protect any surrounding residential development.

Werribee Township Regional Park

The entirety of the proposed park is located within a Bushfire Prone Area. Management of bushfire risk at the interface of the future urban areas adjoining the park has been considered through the relevant Precinct Structure Plan (PSP) process. Edge roads along the boundaries of the park will form required 'buffers'.

The application of a PAO will have no impact on bushfire risks.

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

The amendment is consistent with the Ministerial Direction on the Form and Content of Planning Schemes under Section 7(5) of the *Planning and Environment Act 1987*.

The amendment also complies with the following relevant Ministerial Directions:

- Ministerial Direction No. 9 – Metropolitan Strategy (*Plan Melbourne*)

Direction 9 has been considered in preparing this amendment and it complies with this direction. The amendment will facilitate the establishment of a regional park as identified in Plan Melbourne.

- Ministerial Direction 11 – Strategic Assessment of amendments

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

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

State Planning Policy Framework

The amendment is consistent with the objectives of the State Planning Policy Framework (SPPF).

The key provisions of the SPPF relevant to this amendment are:

Clause 11 – Settlement

Planning is to anticipate and respond to the needs of existing and future communities through provision of zoned and serviced land for housing, employment, recreation and open space, commercial facilities and infrastructure.

Planning is to recognise the need for, and as far as practicable contribute towards (amongst others):

- Health and safety;
- Diversity of choice;
- Protection of environmentally sensitive areas and natural resources;
- Accessibility; and
- Land use and transport integration

Planning is to prevent environmental problems created by citing incompatible land uses close together.

Planning is to facilitate sustainable development that takes full advantage of existing settlement patterns, and investment in transport and communication, water and sewerage, and social facilities.

11.01-1 – Settlement Networks

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

Strategies to achieve this objective include:

- Ensure regions and their settlements are planning in accordance with their relevant regional growth plan.
- Develop networks of high-quality settlements by:
 - Preserving and protecting features of rural land and natural resources and features to enhance their contribution to settlements and landscapes.

11.04-4 – Open space planning

To assist creation of diverse and integration network of public open space commensurate with the needs of the community.

Strategies to achieve this objective include:

- Plan for regional and local open space networks for both recreation and conservation of natural and cultural environments;
- Ensure that land is set aside and developed in residential areas for local recreational use and to create pedestrian and bicycle links to commercial and community facilities;
- Improve the quality and distribution of open space and ensure long-term protection;
- Develop open space to maintain wildlife corridors and greenhouse sinks; and
- Provide new parkland in growth areas and in areas that have an undersupply of parkland.

11.06 – Metropolitan Melbourne

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

11.06-5 – Neighbourhoods

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

Strategies to achieve this objective include:

- Create neighbourhoods that support safe communities and healthy lifestyles
- Develop a network of local open spaces that are accessible and of high quality and include opportunities for new local open spaces through planning for urban redevelopment projects.

11.06-6 – Sustainability and resilience

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

Strategies to achieve this objective include:

- Protect and restore natural habitats by:
 - Managing the impacts of use and development on wildlife habitats; and
 - Creating a network of green spaces that support biodiversity conservation and opportunities to connect with nature.

11.06-8 – Open space network in Metropolitan Melbourne

To strengthen the integrated metropolitan open space network.

Strategies to achieve this objective include:

- Ensure major open space corridors are protected and enhanced;
- Develop open space networks in growth areas and in the surrounding region of Metropolitan Melbourne, where existing open space is limited and demand is growing; and

- Ensure open space provision is fair and equitable with the aim of providing access that meets the needs of all members of the community, regardless of age, gender, ability or a person's location.

12 – Environmental and Landscape Values

Planning should help to protect the health of ecological systems and the biodiversity they support (including ecosystems, habitats, species and genetic diversity) and conserve areas with identified environmental and landscape values.

Planning should protect sites and features of nature conservation, biodiversity, geological or landscape value.

12.01 – Biodiversity

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

Strategies to achieve this objective include:

- Ensure strategic planning:
 - Avoids and minimises significant impacts, including cumulative impacts, of land use and development on Victoria's biodiversity;
 - Assists in the protection and management of sites containing high value biodiversity; and
- Ensure that decision making considers the impacts of land use and development on Victoria's high value biodiversity.

Applying a PAO at the subject land is supported by the above policies as the site will provide enhanced public open space quality and availability.

Linking People and Spaces (2002)

Parks Victoria released Linking People and Spaces: A Strategy for Melbourne's Open Space Network (LPS) in 2002. The purpose of this document is to ensure that the supply of open space will be appropriate and sufficient to cater for the needs of a growing and changing urban population.

LPS acknowledges the role that regional open space has in recreation, conservation, liveability, health and wellbeing and the economy, and recognises that access to regional open space is not equally distributed across Melbourne. It identifies open space principles to sustain the benefits of open space into the future and provides a series of specific strategies and actions to achieve:

'A linked network of open space for all to enjoy as a part of everyday life, preserve and enhanced into the future'.

LPS identifies key areas across Greater Melbourne that were found to have an insufficient supply of regional open space, specifically within the city's west, north and south east, and as a result, recommends the provision of six new metropolitan parks, including the Clyde Regional Park, Kororoit Creek Regional Park and Werribee Township Regional Park.

Additionally, LPS provides recognition of the role the regional parks play in protecting many features of scientific and cultural interest, supporting biodiversity values throughout the region, including providing protection for species of state and national significance. With particular relevance to Kororoit Creek Regional Park and Werribee Township Regional Park, key strategic directions outlined for the West Region in linking People and Spaces are:

- Ensuring that adequate additional open space is secured to meet the demand of growth areas;
- Realising the potential of existing parks to meet the needs of currently under serviced communities;
- Protecting environmental values through enhancement works and consolidation of vegetation links between isolated areas;
- Diversifying the range of open space opportunities (recreation, tourism, conservation) in the region and developing strong linkages between them;
- Implementing native vegetation management actions in line with the priorities set in the Port Philip and Westernport Native Vegetation Plan; and
- Protecting and enhancing significant cultural and historical sites within the region's existing and future open space network.

Plan Melbourne 2017-2050

As part of a broader approach to guarantee Melbourne as a resilient and sustainable city into the future, the State Government's long-term strategic plan for Greater Melbourne – Plan Melbourne - includes an initiative to 'strengthen the integrated metropolitan open space network'. This initiative recognises the need to ensure access to open space remains fair and equitable, with the aim of providing access that meets the needs of all members of the community regardless of age, gender, ability or a person's location.

In relation to the protection and restoration of natural habitat, the plan also recognises the need to 'create a network of green spaces that support biodiversity conservation and opportunities to connect and share', noting the key role that green spaces plays in providing important areas of habitat for biodiversity conservation, in addition to providing opportunities for people to connect with nature.

South-East Growth Corridor Plan, 2012

The Growth Corridor Plans are high-level integrated land use and transport plans that provide a strategy for the development of Melbourne's growth corridors over the coming decades. Plans have been developed for the North, West, Sunbury and South-East Growth Corridor Plans.

Each of these plans will guide the delivery of key housing, employment and transport infrastructure across their applicable areas, and provide a clear strategy for the development of the growth corridors over the next 30 to 40 years.

The South-East Growth Corridor Plan seeks to enhance the self-sufficiency, sustainability and distinctiveness of the South-East Growth corridor. The strategic vision of the plan includes the aim to enhance the existing sense of place through design of precincts that enable residents to enjoy access to a network of waterways, biodiversity corridors and open spaces, in combination with providing access to vibrant town centres, local services and job opportunities.

West Growth Corridor Plan, 2012

The growth corridor plans are high-level integrated land use and transport plans that provide a strategy for the development of Melbourne's growth corridors over the coming decades. Plans have been developed for the North, West, Sunbury and South-East Growth Corridor Plans.

Each of these plans will guide the delivery of key housing, employment and transport infrastructure across their applicable areas, and provide a clear strategy for the development of the growth corridors over the next 30 to 40 years.

Melbourne's western growth corridor is recognised as one of the fastest growing regions in Australia, projected to accommodate a population of more than 377,000 people.

In recognition of the enormous growth projected for this area, the West Growth Corridor Plan seeks to ensure local self-containment, job and housing diversity, and improved transport links, and includes a key priority to:

"Create a diversity of new communities, well serviced by public transport and with very high amenity by building on natural features such as regional parklands, creeks and waterways, and creating high-quality town centres, and urban areas".

Kororoit Creek Regional Strategy 2005-2030

The Kororoit Creek Regional Strategy 2005-2030 provides a comprehensive plan for management of the Kororoit Creek. The strategy covers the catchment area of the Creek from Holden Road in Toolern Vale, to where it enters Port Philip Bay in Altona, a linear distance of more than 40 kilometres.

The strategy is divided into nine sections, representing nine reaches of the Kororoit Creek. The proposed Kororoit Creek Regional Park is located in 'Reach 2 – Rockbank Rural'. The Rockbank Rural Reach runs from the Melton Highway Bridge to Caroline Springs. Identified within this reach is the Clarkes Road grasslands, which are identified as consisting of more than 100 hectares of tussock grassland, dominated by kangaroo grass. It is noted to be one of the last remaining stands of basalt plains grassland in Victoria and an important habitat for native fauna.

The strategy also identifies an absence of open space along within the Rockbank Rural Reach, identifying the land west of Caroline Springs (the proposed location of the Kororoit Creek Regional Park) as the preferred location of a regional park due to its strong linkages to Kororoit Creek and areas of environmental significance.

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

Clyde Regional Park

The Municipal Strategic Statement (MSS) identifies several key issues facing Casey, grouped under five strategic themes. Identified issues relevant to the development of the Clyde Regional Park are:

Settlement and Housing

- Management of rapid urban growth to meet the social and physical needs of a diverse community; and
- Management of urban development and its impact on surrounding rural areas and areas of landscape and environmental significance.

Environment

- Protection and restoration of Casey's biodiversity;
- Protection and management of areas of State, national and international significance;
- Protection of life and property arising from the impacts of climate change, flooding and wildfire;
- Projection and enhancement of significant rural landscapes; and
- Formulation of ecologically sustainable land use and development practices.

Economic Development

- Development of Casey's tourism and eco-tourism potential.

Transport

- Development of a multi-use trail network in Casey that links community places and other key destinations.

Built Environment

- Manage physical and community development to improve safety.

The amendment will facilitate the delivery of:

- a non-agricultural use that remains compatible with surrounding agricultural land uses and is located on the periphery of the urban growth boundary; and
- a significant community precinct and landmark open space. Collocating the regional park with other public open space assets will ensure the precinct offers a diversity of uses for all members of the community.

21.03 – Settlement and Housing

To provide a framework for urban growth and development that will support and strengthen the diverse communities in Casey.

Strategies to achieve this objective include:

- Create clear strategic direction for Casey's communities;
- Maintain key rural views;
- Provide for appropriate non-residential uses to establish in residential areas for the convenience of local residents;
- Manage land release and development having regard to the South-East Growth Corridor Plan; and
- Provide a safe and convenient open space system that offers a variety of opportunities and caters for a wide range of community needs.

To recognise, value, provide and facilitate a choice of facilities, including learning centres and services that reflect the diverse needs of the Casey community.

Strategies to achieve this objective include:

- Provide the community with a range of leisure and recreation opportunities to increase the overall participation by residents in leisure activities; and
- Provide visible clusters of local facilities to encourage active participation in community life.

21.04 – Environment

To protect and significantly restore Casey's biological diversity, recognising its fundamental importance in achieving a healthy environment and way of life for current and future generations.

Strategies to achieve this objective include:

- Realise a net gain in the extent and quality of native vegetation;
- Identify, protect and preserve sites of significant vegetation and habitat for native flora and fauna, including remnant local indigenous vegetation;
- Minimise the loss of remnant vegetation that has intrinsic habitat value;
- Restore bushland and habitat back into the suburban and rural areas of Casey by providing for significant new planting and facilitating the natural regeneration and retention of existing vegetation, as far as practicable;
- Create and maintain strategic habitat links;
- Protect sites of geological and geomorphological significance, including those based on soil types, or coastal or waterway features, having regard to those identified in the study, Sites of Geological and Geomorphological Significance in the Westernport Bay Catchment;
- Recognise, protect and enhance the areas of biodiversity significance within the following areas of Casey, as identified in the City of Casey Biodiversity Enhancement Strategy; and
- Where creek corridors and biolinks exist, extend and improve these environmental habitats through encouraging regeneration and revegetation using indigenous vegetation.

To progressively improve the health of Casey's built and natural environments through ecologically sustainable land use and development practices.

Strategies to achieve this objective include:

- Provide a strategic approach to catchment management through sustainable water and land management practices and by ensuring beneficial uses are protected and managed
- Minimise the risk to life and property from flood waters, having regard to the impacts of climate change in coastal areas
- Ensure land use changes do not contribute to increased salinity of land or water
- Enhance local open space, waterways and environmental outcomes by adopting 'best practice' stormwater management practices
- Contribute to better air quality in Casey through integrated transport and land use planning
- Manage land use zoning and development to minimise the potential for land use conflicts.

21.05 – Economic Development

To take advantage of Casey's competitive edges to create local employment opportunities across a diverse economic base to secure a sustainable and prosperous future.

Strategies to achieve this objective include:

- Recognise and promote emerging tourism and eco-tourism opportunities within Casey, ensuring that the design and development of tourist-related facilities reflects the farming and environmental attributes of the locality.

21.06 – Transport

To develop a highly accessible city structure that ensures people and businesses have easy access to goods, services, jobs and facilities.

Strategies to achieve this objective include:

- Develop an extensive network of multi-use, off-road trails linking communities, activity centres, learning centres, parkland, community places and other key destinations.

21.07 – Built Environment

To manage Casey's physical and community development to improve safety, acknowledging the strong community desire to feel safe and secure.

Strategies to achieve this objective include:

- Maximise opportunities for natural surveillance of public spaces in the design and layout of suburban environments.

Kororoit Creek Regional Park

The Municipal Strategic Statement (MSS) provides a vision for the future development of the City of Melton that is reflective of State Government planning policy and direction.

Clause 21.02 identifies a number of key issues that are relevant to the development of the Kororoit Creek Regional Park including:

- A sustainable environment;
- Recreation and open space networks; and
- Areas of historical, environmental and cultural significance and sensitivity.

In response to the key issues identified, an overarching vision for the development of the City to the year 2015 is outlined, supported by a series of broad objectives:

“The Council believes that urban development within the City will occur within the Urban Growth Boundary and will be supported by small villages (with constrained boundaries) all of which are surrounded and supported by non-urban land which fulfils a variety of agricultural, environmental, visual and tourist functions which Council is invigorating through innovative practices and environmental incentives”.

A sustainable environment

To protect and conserve resources and assets of the city for the benefit of current and future generations.

Recreation and open space networks

To provide recreation and open space networks that caters for a variety of lifestyle needs.

Areas of historical, cultural and environmental significance

To protect and enhance areas of environmental, historical and cultural significance and sensitivity.

22.02 – A sustainable environment

To protect and conserve the environmental resources and assets of the City for the benefit of current and future generations

- To retain and integrate natural systems and features into development;
- To preserve and protect existing vegetation, wetlands, creeks and grasslands, and encourage there (sic) incorporation into development designs; and
- To encourage the creation of linear open spaces along creeks and drainage lines.

Strategies to achieve this objective include:

- Identify areas of botanical, zoological and geomorphological significance and ultimately protect them through overlay controls in the planning scheme;
- Discourage use and development that would detrimentally impact upon these significant areas;
- Encourage developers to retain areas of extant vegetation, wetlands, creeks and grasslands and encourage the incorporation of these features in their design; and
- Require that creek frontages be provided for public open space purposes in urban areas when abutting land is developed.

22.03 – Recreation and open space networks policy

To provide recreation and open space networks that caters for a variety of lifestyle needs

- To provide for passive and active recreation use by a cross-section of the community
- To maximise opportunities for multi-use open space and the location of appropriate community and cultural facilities near open space;

- To ensure that open space is appropriately integrated with surrounding land uses, and is responsive to natural landscapes and features;
- To ensure that the maintenance of open space is considered as part of the design process in all development;
- To use linear links to connect parcels of planned open space, residential, civic and commercial areas with existing and planned district and regional recreation facilities;
- To provide adequate open space within walking distance of all residents and workers; and
- To locate open space and recreation facilities in new developments to maximise surveillance and direct public access.

Strategies to achieve this objective include:

- Pursue the creation of a major open space corridor along the Kororoit Creek in the Melton East Growth Area by requiring creek frontage land from developers as part of their open space contributions;
- Ensure that parcels of land given to active open space are large enough to cater for a range of activities and uses and generally discourage the creation of small areas of pocket-type parks in residential areas;
- Ensure that development fronts on to open space wherever possible in order to increase surveillance and create a sense of community ownership;
- Locate community and commercial facilities such as local shops and schools adjacent to large areas of public open space; and
- Link open space to residential and commercial areas by pedestrian, equestrian and cycle links

Werribee Township Regional Park

The Municipal Strategic Statement (MSS) provides a vision for the future development of the City of Wyndham that is reflective of State Government planning policy and direction.

Clause 21.01 includes a strategic vision for Wyndham as a *'diverse people, one community, our future'*, and a mission to *'...strive to serve the best interest of the Wyndham community by providing quality services; managing growth; and supporting residents to lead healthy, safe, vibrant and productive lives, while protecting our local environment'*.

Within the MSS, Clause 21.01 identifies a number of key planning issues affecting the City of Wyndham that are relevant to the development of Werribee Township Regional Park, including:

Settlement

- Residential growth should align with the delivery of key infrastructure items and the delivery of economic and employment growth
- Major growth will impose significant demands on the environment, infrastructure, urban character and employment
- Major growth also provides opportunities to build a strong community that creates a platform for the health, wellbeing and safety of residents.

Natural Environment and Landscape

- Future growth will have an impact on the natural environment;
- Wyndham's natural environment and landscape requires protection and enhancement in respect to growth and land use; and
- Good planning and design outcomes need to be developed for managing dry stone walls to ensure this important aspect of Wyndham's heritage is retained.

21.02-1 – Settlement and Housing

To ensure adequate provision of open space in residential, commercial and industrial areas.

Policies to achieve this objective include:

- In residential growth areas, provide a network of quality, well-distributed, multi-functional and cost-effective open space catering for a broad range of users;
- Require the physical provision of open space, wherever practical, in greenfield and brownfield locations; and a cash contribution in infill residential areas if physical provision is impractical; and
- Require any open space requirement not provided as land on a subject site to be provided in cash, or as land on another site (in addition to the open space requirement of that other site).

To achieve access to a range of appropriately maintained leisure, open space and recreational opportunities (active and passive).

Policies to achieve this objective include:

- Provide active and passive open space in new and existing communities;
- Ensure that active open space contribution is unencumbered by flooding or easements;
- Ensure that any encumbrances on proposed passive open space do not restrict the suitability of the open space for its identified open space functions including maintenance;
- Maximise passive open space opportunities along waterways and coastal areas;
- Provide passive recreation and pedestrian and bicycle access along waterway and other linear corridors, providing that it does not compromise environmental values;
- Maximise opportunities for multi-use open space; and
- Locate appropriate community and cultural facilities near open space.

To integrate landscape and environmental features into the regional open space network

Policies to achieve this objective include:

- Expand open space opportunities by use of shared trails linking the coast with waterway corridors and recreation reserves;
- Encourage active frontages and community surveillance of open space areas;
- Ensure that streets adjoin (and the fronts of housing face) open space reserves;
- Create a network focussing on open space and watercourses for recreational cycling and walking routes;
- Ensure the integration and connectivity of open space to surrounding land uses;
- Encourage connectivity of open space to natural environment and landscape features; and
- Ensure open space assists in mitigating urban heat island effects by retaining natural features and vegetation.

21.03 – Environmental and Landscape values

To protect and improve Wyndham's indigenous flora, fauna and habitat

Policies to achieve this objective include:

- Ensure that biodiversity is maintained and increased.

To improve the environmental health and protection of waterways and coastlines

Policies to achieve this objective include:

- Protect biodiversity within waterways and coastal land; and
- Enhance existing geomorphology of waterways and coastlines.

To safeguard the visual, natural and cultural heritage values of urban and rural landscapes

Policies to achieve this objective include:

- Identify areas of high biodiversity or landscape value that should be protected from development in accordance with Map 4 (Special Places and Landscapes Map);
- Ensure that development plans and structure plans protect and enhance the key landscape features of Wyndham; and
- Acknowledge the key landscape characteristics of Wyndham in the early stages of planning for urban growth.

21.06 – Built Environment and Heritage

To identify, recognise and protect places of heritage, cultural and social significance

Policies to achieve this objective include:

- Ensure the retention and conservation of dry stone walls.

21.02 – Infrastructure

To ensure responsible development of new physical, social and economic infrastructure to meet the needs of the community during rapid growth

Policies to achieve this objective include:

- Support convenient access across the municipality to a greater range of health, educational, social and recreational facilities and services;
- Support hubs of integrated community services; and
- Support appropriate recreational and community facilities that are compatible with the needs, character and socio-economic profile of the area.

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

A PAO is the appropriate tool to reserve land for a public purpose and to ensure that changes to the use or development of the land do not prejudice the purpose for which the land is to be acquired.

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

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

- Casey City Council
- Melton City Council
- Wyndham City Council
- Department of Environment, Land, Water and Planning
- VicRoads
- Melbourne Water
- Parks Victoria
- Victorian Planning Authority.

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

The amendment is not expected to have an impact on the transport system.

Resource and administrative costs

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

The amendment will have no impact on the resources and administrative costs of the responsible authority.

Where you may inspect this amendment

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

City of Casey
2 Patrick NE Dr
Narre Warren
VIC 3805

City of Melton
232 High St
Melton
VIC 3337

City of Wyndham
45 Princes Hwy
Werribee
VIC 3030

The amendment can also be inspected free of charge at the Department of Environment, Land, Water and Planning website at www.delwp.vic.gov.au/public-inspection.