

GREATER DANDENONG PLANNING SCHEME

AMENDMENT C246gdan

EXPLANATORY REPORT

Overview

The amendment proposes to extend the timeframe of the existing *Keysborough South Development Contributions Plan, July 2008* which enables the fair and equitable collection of funds by the council.

The amendment:

- Amends Schedule 1 to Clause 45.06 Development Contributions Plan Overlay
- Amends the Schedule to Clause 72.04 Documents Incorporated in this Planning Scheme
- Makes the following changes to the Incorporated Document *Keysborough South Development Contributions Plan, July 2008*:
 - Extends the timeframe of the Development Contributions Plan to September 2028.
 - Amend the name of the Incorporated Document to *Keysborough South Development Contributions Plan (amended July 2023)*

The amendment does not propose to make any changes to the calculations informing the existing *Keysborough South Development Contributions Plan, July 2008* or the subsequent contributions required. Nor does the amendment propose to make changes to any maps in the planning scheme.

Where you may inspect this amendment

The amendment can be inspected free of charge at the City of Greater Dandenong website at www.greaterdandenong.vic.gov.au

or

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

Greater Dandenong Civic Centre
225 Lonsdale Street, Dandenong

The amendment can also be inspected free of charge at the Department of Transport and Planning website at <http://www.planning.vic.gov.au/public-inspection> or by contacting the office on 1800 789 386 to arrange a time to view the amendment documentation.

Submissions

Any person may make a submission to the planning authority about the amendment. Submissions about the amendment must be received by 6 November 2023.

A submission must be sent to:

council@cgd.vic.gov.au

Or

Strategic Planning Amendment C246gdan
City of Greater Dandenong
PO Box 200
DANDENONG VIC 3175

Panel hearing dates

In accordance with clause 4(2) of Ministerial Direction No.15 the following panel hearing dates have been set for this amendment:

- directions hearing: To commence week of 22 January 2024
- panel hearing: To commence week of 12 February 2024

Details of the amendment

Who is the planning authority?

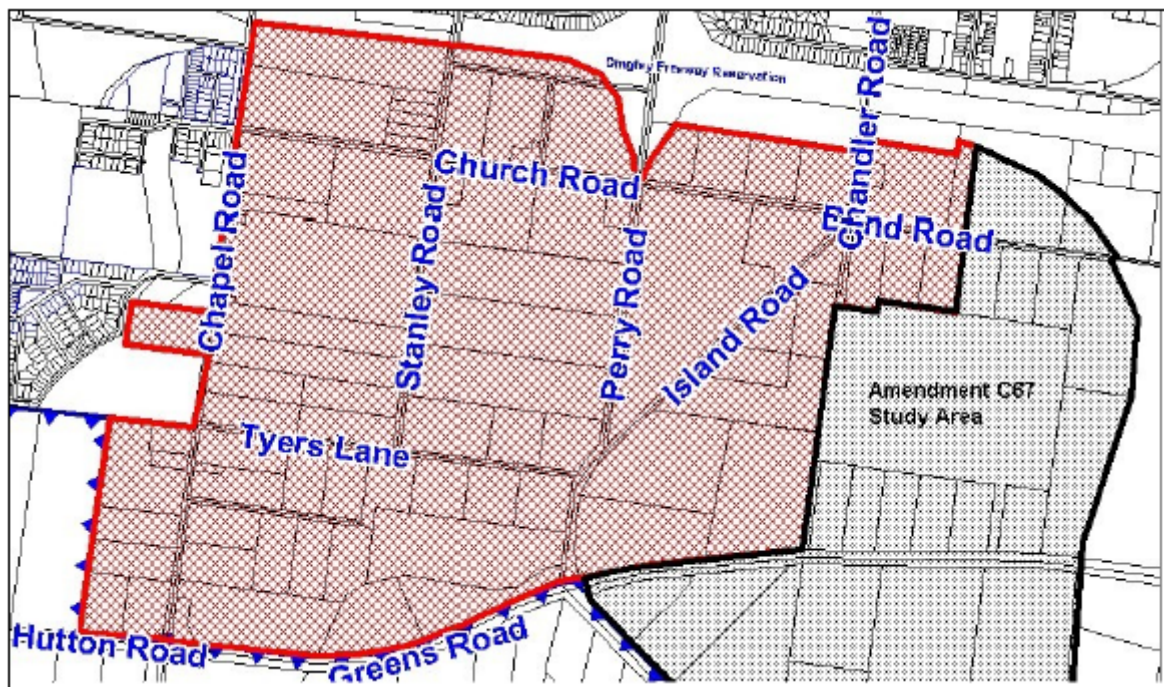
This amendment has been prepared by the City of Greater Dandenong which is the planning authority for this amendment.

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

Land affected by the amendment

The amendment applies to land in the Keysborough South Development Contribution Plan (DCP) Overlay area, shown in Figure 1, generally bounded by Chapel Road, or the west boundary of the western lots fronting Chapel Road, Hutton Road and Greens Road to the south, the extension of the alignment of Chandler Road south to Greens Road and the eastern boundary of lots on the north and south of Bend Road to the east, and Dandenong Bypass to the north.

Figure 1 Map of land affected by the amendment:



What the amendment does

The amendment proposes to extend the timeframe of the existing *Keysborough South Development Contributions Plan, July 2008* which enables the fair and equitable collection of funds by the council.

The proposed amendment:

- Amends Schedule 1 to Clause 45.06 Development Contributions Plan Overlay
- Amends the Schedule to Clause 72.04 Documents Incorporated in this Planning Scheme
- Makes the following changes to the Incorporated Document *Keysborough South Development Contributions Plan, July 2008*:
 - Extends the timeframe of the Development Contributions Plan to September 2028.
 - Amend the name of the Incorporated Document to *Keysborough South Development Contributions Plan (amended July 2023)*

The amendment does not propose to make any changes to the calculations informing the existing

Keysborough South Development Contributions Plan, July 2008 or the subsequent contributions required. Nor does the amendment propose to make changes to any maps in the planning scheme.

Strategic assessment of the amendment

Why is the amendment required?

The amendment is required to extend the operational timeframe of the DCP from 2023 to 2028 by implementing the revised *Keysborough South Development Contributions Plan* (amended July 2023). The Keysborough South precinct has experienced a slower rate of development than anticipated due to the recent economic and market conditions, along with the rate at which existing property owners have released properties for redevelopment. Increasing the operational timeframe of the DCP will accommodate the changing economic climate and allow the council to expend funds collected to date.

No other changes to the Greater Dandenong Planning Scheme are required.

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

The amendment proposes to extend the expiry date of the DCP to ensure all funds are collected from properties that are yet to be redeveloped, and to ensure that all funds collected are spent on identified shared infrastructure required within the affected area. This assists in providing for the equitable collection of funds, for the fair and orderly use and development of land and provision of infrastructure for the benefit of the community. The amendment implements objectives (a), (c), (e), (f) and (g) at section 4(1) of the Planning and Environment Act 1987 (the Act).

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

Environmental

The amendment is not considered to have any adverse environmental effects as it only seeks to extend the expiry date of the existing DCP.

Social

The amendment will have positive social impacts for the community as it will allow infrastructure for the community to be funded and delivered in a fair manner. The amendment will also ensure the proper servicing of the area and enable the delivery of infrastructure such as roads, traffic management works, drainage, open space and community facilities.

Economic

The amendment will have positive economic effects by ensuring that development costs for shared infrastructure are equitably realised. It is also considered that the amendment supports the economic development of the municipality as it will allow the council adequate time to recoup and allocate funds to deliver all infrastructure items in the DCP.

Does the amendment address relevant bushfire risk?

The amendment meets bushfire policy in Clause 13.02 of the Greater Dandenong Planning Scheme as it will not create or increase the risk of life, property, community infrastructure and the natural environment from bushfire due to the technical / administrative nature of this amendment.

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

The amendment complies with and has been prepared in accordance with the following Ministerial Directions under Section 7(5) of the Act:

- Ministerial Direction on the Form and Content of Planning Schemes and the Ministerial Direction - Strategic Assessment of Amendments.
- Ministerial Direction on the Preparation and Content of Development Contributions Plans

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

The amendment supports the State Planning Policy Framework by facilitating appropriate economic development in the municipality. In addition, the amendment supports and implements several objectives in the Planning Policy Framework including at:

- Clause 11 Settlement.
 - 11.01-1S – The amendment supports the objective to provide for growth in population and development of facilities and services across a regional or sub-regional network.
 - 11.02-3S – the amendment supports the objective to manage the sequence of development in areas of growth so that services are available from early in the life of new communities and strategy to require new development to make a financial contribution to the provision of infrastructure such as community facilities, public transport and roads.
- Clause 19.03-1S Development and infrastructure contributions plans – the amendment supports the objective to facilitate the timely provision of planned infrastructure to communities through the preparation and implementation of development contributions plans and infrastructure contributions plans and the strategy to collect development contributions on the basis of approved development and infrastructure contributions plans.

The amendment does not propose any changes to the Local Planning Policy Framework.

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

The amendment supports and implements several objectives and strategies within the Local Planning Policy Framework and Municipal Strategic Statement. The amendment broadly supports the vision set out at Clause 21.03 by delivering good quality infrastructure for the community.

Specifically, the amendment supports objectives and strategies at Clause 21.07 including the objective to ensure new developments meet the cost of infrastructure and strategy to identify the requirements of infrastructure (land, works and facilities) and put in place funding arrangements with reference to:

- The type and capacity of infrastructure already in place.
- Accepted standards of infrastructure provision.
- The need to improve local air quality and the quality and management of storm water run-off

The amendment does not seek to change the Local Planning Policy Framework or Municipal Strategic Statement.

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

The amendment makes proper use of the Victorian Planning Provisions (VPP) by amending the existing incorporated document and overlay schedule. The amendment ensures the appropriate management of Greater Dandenong's Development Contribution Plans through the extension of the DCP Overlay for a reasonable time based on the recent economic climate.

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

The amendment was requested and has been prepared by City of Greater Dandenong who is the

collecting and development agency for the DCP. It is not expected this amendment will impact any external agencies.

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

The provisions of the *Transport Integration Act 2010* are not applicable to this amendment.

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 enable the council to recoup outstanding funds and deliver outstanding infrastructure items from the *Keysborough Development Contributions Plan, July 2008*.

It is not expected that the amendment will have an impact on planning staff resources, the number of planning applications received or the council's ability to consider applications within the prescribed time.

Planning and Environment Act 1987

GREATER DANDENONG PLANNING SCHEME

Notice of the preparation of an amendment to a planning scheme

Amendment C246gdan

Overview

The amendment proposes to extend the timeframe of the existing *Keysborough South Development Contributions Plan, July 2008* which enables the fair and equitable collection of funds by Council through amending the Incorporated Document *Keysborough South Development Contributions Plan, July 2008*. Land affected by the amendment is land within the Keysborough South DCP Overlay area.

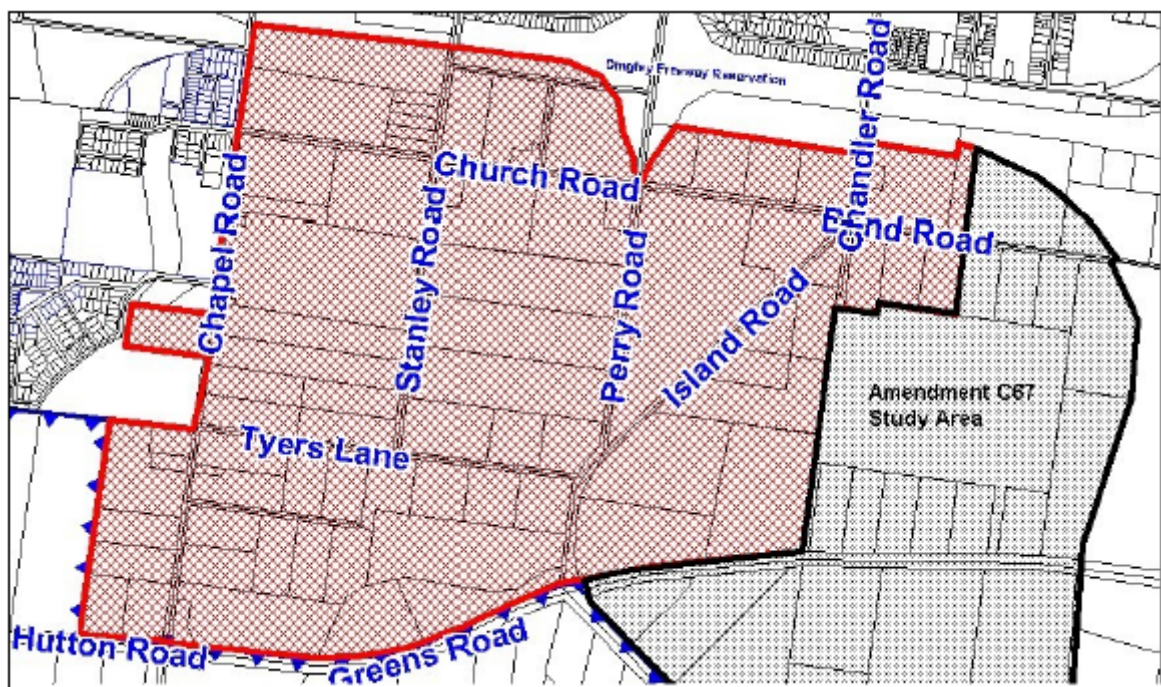
For further details, refer to the explanatory report about the amendment.

Details of the amendment

The City of Greater Dandenong planning authority has prepared Amendment C246gdan to the Greater Dandenong Planning Scheme.

The land affected by the amendment is land in the Keysborough South Development Contribution Plan (DCP) Overlay area, shown in Figure 1, generally bounded by Chapel Road, or the west boundary of the western lots fronting Chapel Road, Hutton Road and Greens Road to the south, the extension of the alignment of Chandler Road south to Greens Road and the eastern boundary of lots on the north and south of Bend Road to the east, and Dandenong Bypass to the north.

Figure 1 Map of land affected by the amendment:



The amendment proposes to extend the timeframe of the existing *Keysborough South Development Contributions Plan, July 2008* which enables the fair and equitable collection of funds by Council. The amendment:

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You may inspect the amendment, any documents that support the amendment and the explanatory report about the amendment, free of charge, at:

- the City of Greater Dandenong website at www.greaterdandenong.vic.gov.au
- during office hours, at the office of the planning authority, City of Greater Dandenong, 225 Lonsdale Street, Dandenong
- at the Department of Transport and Planning website <http://www.planning.vic.gov.au/public-inspection> or by contacting 1800 789 386 to arrange a time to view the amendment documentation.

Any person may make a submission to the planning authority about the amendment. Submissions must be made in writing giving the submitter's name and contact address, clearly stating the grounds on which the amendment is supported or opposed and indicating what changes (if any) the submitter wishes to make.

Name and contact details of submitters are required for the planning authority to consider submissions and to notify such persons of the opportunity to attend planning authority meetings and any public hearing held to consider submissions.

The closing date for submissions is 6 November 2023. A submission must be sent to:

council@cgd.vic.gov.au

Or

Strategic Planning Amendment C246gdan
City of Greater Dandenong
PO Box 200
DANDENONG VIC 3175

The planning authority must make a copy of every submission available at its office and/or its website for any person to inspect free of charge until the end of the two months after the amendment comes into operation or lapses.

MR JODY BOSMAN
Director City Planning, Design and Amenity
Greater Dandenong City Council