Monday 31st July 2017
Team Leader Growth Areas and Financing
City of Casey
PO BOX 1000
Narre Warren, VIC, 3805

Dear Sir/Madam

Victorian Young Planners - Submission to Casey Planning Scheme Amendment C219

The Victorian Young Planners (VYP) is a group of planning students and recent graduates which is supported by the Victorian Division of the Planning Institute of Australia (PIA). A Committee is appointed each year to facilitate connection, provide support and inform young planners through events, regular updates and representation. One of the roles of the VYP Committee is to represent the young planner’s cohort by submitting to policy reform and other planning matters to ensure the important voice and opinions of young planners is recognised.

Casey Planning Scheme Amendment C219 (‘the Amendment’) applies to approximately 133 hectares of land known as 635 Hall Road, part of 620 Western Port Highway and 690 Western Port Highway, Cranbourne West which falls within the Cranbourne West Precinct Structure Plan area.

The Amendment proposes to facilitate the future use and development of the affected land for residential purposes, by amending the applied zoning of the land from Commercial 2 Zone (C2Z) to the General Residential Zone (GRZ). It also applies a 5.9% public open space contribution to the land and makes consequential changes to the Cranbourne West Precinct Structure Plan and various clauses in the Casey Planning Scheme.

The VYP has identified a number of concerns with the Amendment as detailed below.

1. Inconsistency with Planning Policy

State Planning Policy Framework (SPPF)

The Amendment contradicts several objectives and strategies within the State Planning Policy Framework (SPPF):

Clause 11.02-2 Structure Planning
- Develop precinct structure plans consistent with the Precinct Structure Planning Guidelines (GAA, 2009) approved by the Minister for Planning to provide for local employment and business activity.

Clause 11.02-3 Planning for growth areas
- Provide for significant amounts of local employment opportunities and in some areas, provide large scale industrial or other more regional employment generators.

Clause 16.01-1 Integrated Housing
- Ensure housing developments are integrated with infrastructure and services, whether that are located in existing suburbs, growth areas or regional towns.

Clause 16.01-2 Location of residential development
- To locate new housing in or close to activity centres and in urban renewal precincts and sites that offer good access to jobs, services and transport.

Clause 17 Economic Development
- Planning is to contribute to the economic well-being of communities and the State as a whole by supporting and fostering economic growth and development by providing land, facilitating decisions, and resolving land use conflicts, so that each district may build on its strengths and achieve its economic potential.

Municipal Strategic Statement (MSS)

The Amendment contradicts several strategies within the City of Casey Municipal Strategic Statement (MSS):

21.02-4 Casey’s Strategic Framework Plan
- The major strategic directions identified on the Strategic Framework Plan are: land for future employment growth in a number of large new employment precincts

21.03-2 Settlement and Housing – Objective 1
- Encourage for appropriate non-residential uses to establish in residential areas for the convenience of local residents.

Clause 21.05-2 Economic Development – Objective 1
- Foster employment and investment opportunities to create knowledge-based jobs.
- Facilitate the development of new industry and business parks in Cranbourne West to provide a diverse range of employment opportunities, including large-lot traditional and “advanced” manufacturing to take advantage of access to Western Port Highway.

Clause 21.05-3 Economic Development – Objective 2
- Enhance economic prosperity through the development of a broad, diverse and sustainable business and industrial base to increase business investment and employment opportunities.

Clause 21.18 Cranbourne West
- To develop a new industry and business park to improve economic development and employment opportunities within Cranbourne West and the wider Cranbourne region that is sustainable, well landscapes and has high levels of amenity and accessibility.


The Amendment contradicts several policies within Plan Melbourne (2017 – 2050):
Policy 1.1.6
- Plan for industrial land in the right locations to support employment and investment opportunities.

Policy 1.1.7
- Plan for adequate commercial land across Melbourne.

Policy 1.2.2
- Facilitate investment in Melbourne’s outer areas to increase local access if employment.

2. The Precinct Structure Plan (PSP) process

The Cranbourne West PSP went through a due diligence process where stakeholders, community, government agencies were able to formally contribute to the land use outcomes for future residents and employees of the Cranbourne West area. As a result, this process allocated appropriate amounts of employment land to service the needs of the new community. Appropriate buffers where considered to ensure an appropriate transition between residential and employment land.

The VYP believes that this planning process was well considered and delivered a positive planning outcome for current, future residents and employees of the Cranbourne West area.

A core component of the Cranbourne West PSP is to ‘provide the framework for the establishment of land uses to increase employment opportunities and to deliver an orderly hierarchy of activity centres to service the expected residential and commercial development’.

Some of the objectives for employment areas include:
- To redress the serious job deficits across most industry sectors and all broad skill categories in the City of Casey and Cranbourne
- To facilitate growth in employment densities over time as industries mature
- To cater for local level services and industry which will serve the Precinct and Casey more broadly
- To provide a mix of lot sizes and environments for employment land that can accommodate variation in industry needs over the medium and long term.

These objectives suggest it takes time for growth areas to take pace and for commercial land to take hold. Employment land needs the residential population behind it to make it viable. Arguing there is no uptake in tenancy for the subject land for commercial purposes, therefore it should be rezoned is short-sighted and jeopardises the opportunities for the current and future population of the Casey region.

There is scope for PSPs to be holistically reviewed if they are not fulfilling their function and the VYP welcomes this process, however amendment C219 is not a holistic review. It is evident the reports supporting the Amendment have been prepared in a manner to back an already decided upon outcome. This is not an appropriate process, and is not a fair and just approach to planning.

This land was allocated as employment for a reason, the Amendment is jeopardising the future wellbeing of the future residents of the Casey region by reducing opportunities for employment and services. The VYP believes this is short sighted. This rezoning will also set a precedent that amending PSPs without completing a holistic review is acceptable.

3. Inconsistency with Casey Cardinia Region Economic Development Strategy 2016 - 17

This Strategy identifies that 70% of Casey Cardinia residents leave the region every day for work and continued job creation is required to improve employment self-containment in the
region. The Strategy discusses the risk of the Casey Cardinia region becoming a series of dormitory suburbs. The strategy articulates that more local jobs are required.

Putting stress on the community to find an employment or forcing them to travel further for work has a number of negative implications. These are in relation to health and wellbeing and reducing time to exercise or prepare healthy meals, economic factors with more money being spent on petrol and tole charges and a risk of family violence and breakdown due to less quality time being spent at home.

Removing this employment land is contradicting this Strategy and heightening the risk of these health, economic and social factors.

4. Lack of strategic justification

Reflecting on historic Council Reports in relation to the Amendment, recommendations where put forward to Council stating this Amendment should not proceed due to its inconsistency with both local and state policy. However, the Amendment has got to this point in the process.

The Economic Analysis and Planning Overview (April 2017) report prepared to support the Amendment discusses the significant amount of employment land that is already allocated in the south east. It also suggests the Amendment will have only a minor impact on this supply of employment land. However, the region is already suffering from low local job opportunities, reducing the amount of employment land is compounding an existing issue.

In conclusion, VYP is of the view there is not sufficient strategic justification to support the Amendment. We believe that consistent strategic planning is especially critical in Melbourne’s growth areas, which are experiencing unprecedented population growth. Removing employment land from an area that already has low local employment levels is short-sighted and is jeopardising the current and future community and setting inappropriate precedents for the future.

We look forward to providing Council with further feedback in the future. Should you have any queries about this submission please contact Hugh Utting at 0431 789 572 or by email on vic@planning.org.au

Yours Sincerely,

Hugh Utting
State Convenor, Victorian Young Planners Network