

Amendment C203port (Planning Scheme Review)

Community Information Session (General)
22 November 2021, 1:00pm to 2:00pm





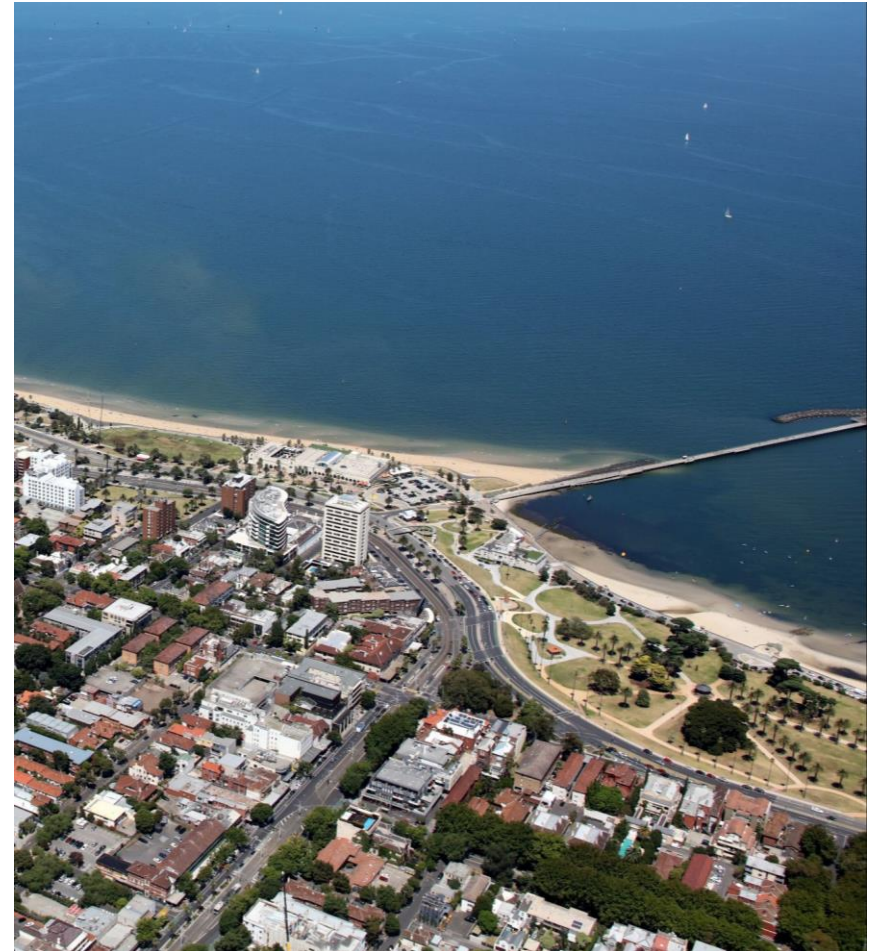
Acknowledgement of Country

The City of Port Phillip respectfully acknowledges the Traditional Owners of this land, the people of the Kulin Nations. We pay our respect to their Elders, past and present. We acknowledge and uphold their continuing relationship to this land.



Introduction and contents

1. Project team and how we will run the session
2. Project summary
3. Project components
4. Overall benefits
5. Next steps
6. Further information
7. Your questions





Project summary

Amendment C203port (Planning Scheme Review) proposes to:

Implement findings of *Port Phillip Planning Scheme Audit Report 2018* and the land use and development directions of Council's adopted strategies and documents

Update the Port Phillip Planning Scheme to comply with Victorian Government changes to planning schemes introduced by **Amendment VC148**

Implement new Heritage Design Guidelines

Introduce new local VicSmart planning provisions

Delete 11 obsolete incorporated documents

No changes to zones or overlays applying to properties



Overall benefits of Amendment C203port

Planning scheme
more user friendly

Planning scheme is
more efficient

Content is up to date

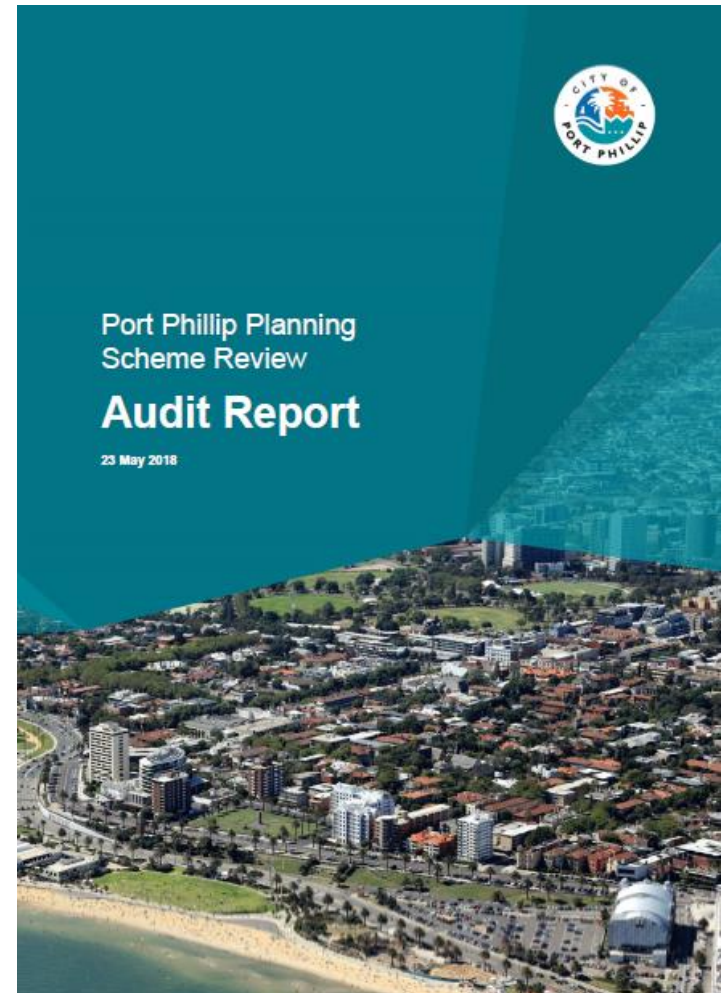
Enables clearer
decision making

Better decision
making by Council,
more decisions
upheld at VCAT

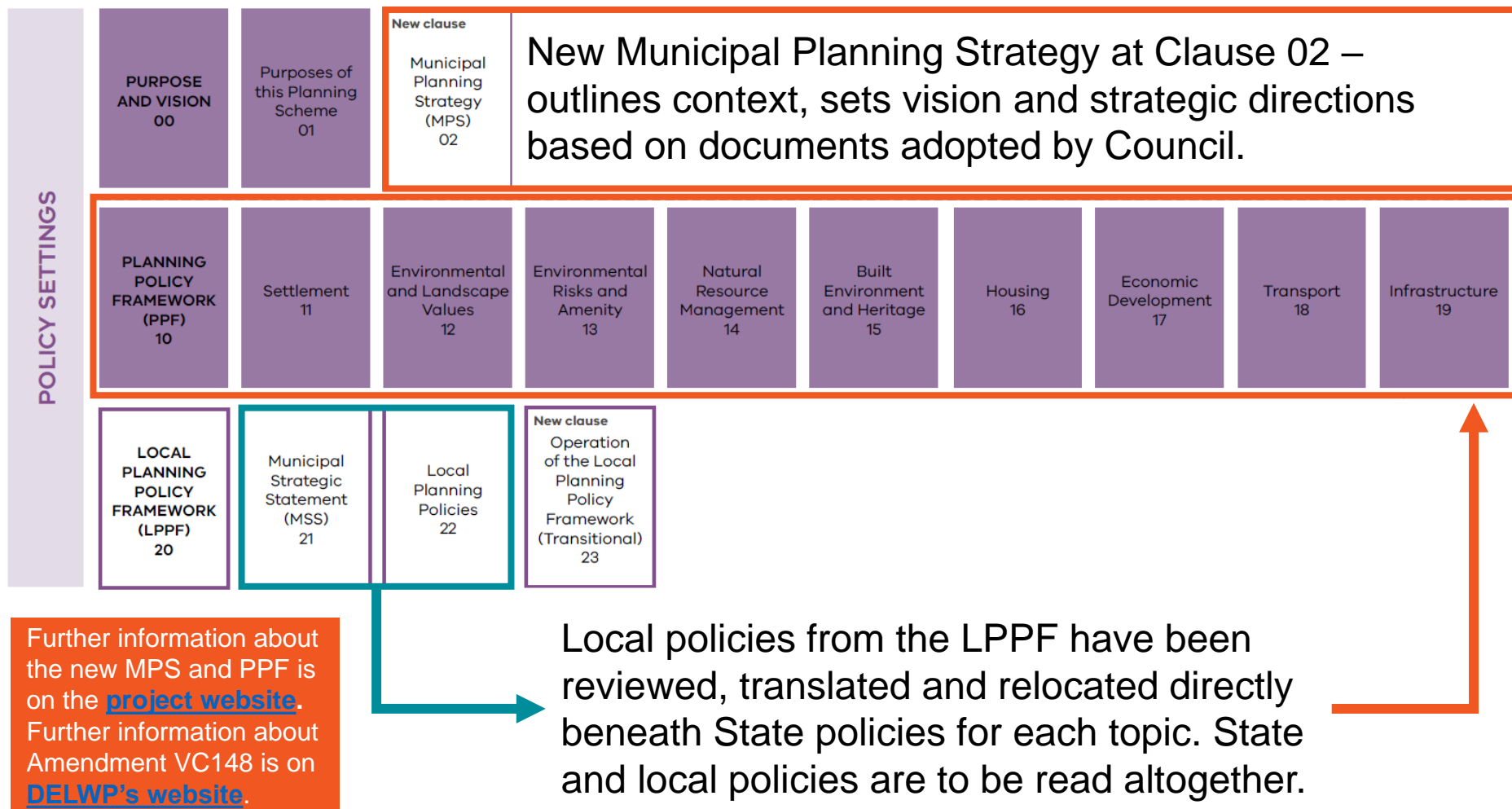
Implementing *Port Phillip Planning Scheme Review Audit Report 2018*



- Council required to regularly review Planning Scheme.
- *Port Phillip Planning Scheme Audit Report 2018*:
 - Contains 86 recommendations.
 - In 2018 Council resolved to submit audit to Minister for Planning and start process to implement Audit recommendations.
 - [Available online.](#)



Changes to Planning Policy Framework: Location, structure, content of local policies





Municipal Planning Strategy (MPS)

Planning Scheme Provisions	Summary of key changes	Translates these provisions in the current planning scheme
Municipal Planning Strategy		
02.01 Context	Updated in line with <i>Council Plan 2017-27</i> and updated context information	21.02 Municipal context and profile
02.02 Vision	New content in line with <i>Council Plan 2017-27</i>	N/A
02.03 Strategic directions	Updated to reflect <i>Council Plan 2017-27, Don't Waste It!, Foreshore Management Plan 2012, Act and Adapt, Port Phillip Greening Strategy 2010, Heritage Design Guidelines 2021, In Our Backyard, Art + Soul 2018, Move, Connect, Live, and Public Space Strategy Draft V3.</i>	21.01 Vision and approach 21.02 Municipal context and profile 21.03 Ecologically sustainable development 21.04 Land use 21.05 Built form 21.06 Neighbourhoods 22.12 Stormwater management (water sensitive urban design) 22.15 Fishermans Bend urban renewal policy
02.04 Strategic framework plans	New maps, but content is based on existing provisions and documents	Various

Further information about the new MPS is on the [project website](#) and in [this table](#).



Planning Policy Framework (PPF)

PPF contains policy addressing these topics, nested under State policy:

- Settlement
- Environmental and Landscape Values
- Environmental Risks and Amenity
- Natural Resource Management
- Built Environment and Heritage
- Housing
- Economic Development
- Transport
- Infrastructure



PPF implements strategic directions in Municipal Planning Strategy.

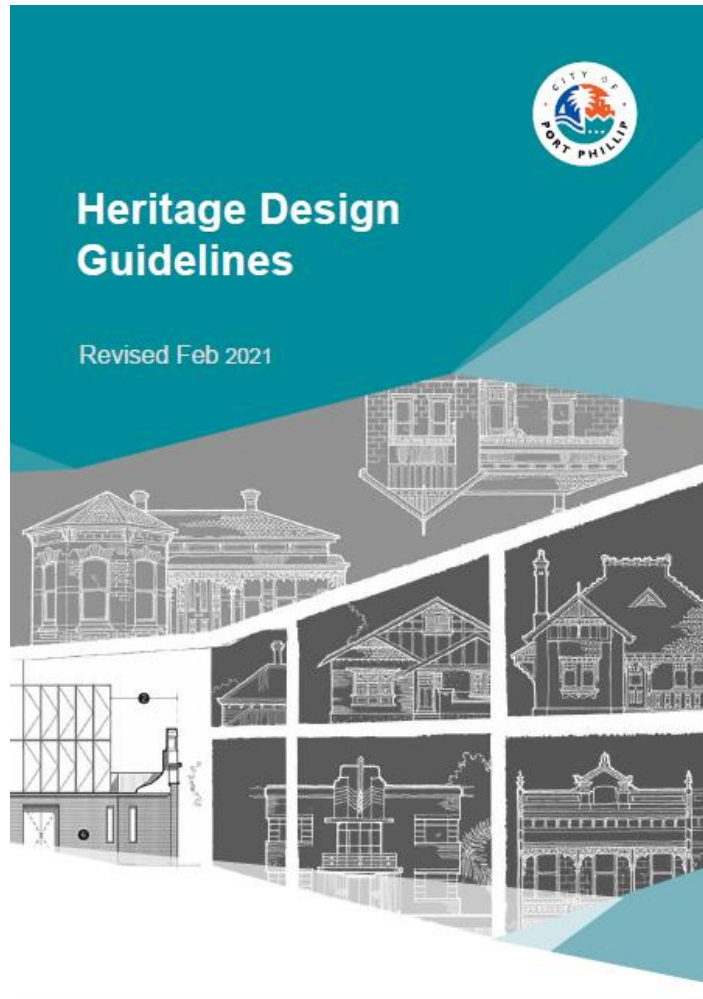
Policy intent for many topics unchanged from existing Local Planning Policy Framework, although has been rewritten as per State government requirements.

PPF gives effect to land use directions in adopted documents by Council, e.g. *Council Plan 2017-27, Act and Adapt, Art and Soul, Don't Waste It!, Heritage Design Guidelines, In Our Backyard, and Move, Connect, Live.*

Further information about the new PPF is on the [project website](#) and in [this table](#).



Heritage Policy update and new Guidelines



- Current Heritage Policy updated to give effect to new Heritage Design Guidelines, addressing:
 1. Demolition and relocation
 2. Conservation
 3. Alterations and additions
 4. New buildings
 5. Car parking
 6. Fencing
 7. Signage
 8. Significant trees and gardens
 9. Sustainability and services
 10. Subdivision
 11. Public realm and infrastructure
- Existing Fishermans Bend Estate and Garden City Estate Heritage Design Guidelines have also been updated.



New Local VicSmart Provisions

- VicSmart is a streamlined assessment process for straightforward (typically minor) planning permit applications.
- Introduced by State government in 2014, amended in 2017 to enable councils to introduce local application streams.
- Recommendation of *Port Phillip Planning Scheme Audit Report 2018*.
- 10 of the 11 proposed application classes are already processed by Council's Fast Track stream.



New Local VicSmart Provisions

How are third parties protected?

- Consistent with Council's current Fast Track stream, VicSmart applications don't have public notice or appeal rights.
- Proposed categories have either no or limited potential for impacts
 - Minor buildings, works, demolition and signs
 - Liquor license application type only applies in limited circumstances.
- Council still assesses the merits of the application
 - Heritage Advisor reviews
 - Can include conditions on permit, or refuse, or negotiate for better outcome.





Deleting obsolete incorporated documents

- Incorporated documents sit outside the Planning Scheme, rather than being physically included in it.
- Incorporated documents carry the same weight as other parts of the planning scheme, often directing a particular outcome.
- 11 obsolete incorporated documents are proposed to be removed because the project they address have been completed
- Planning controls already exist to inform decision making.



Next steps

Public exhibition
Submissions close 17 December 2021
(Nov-Dec 2021)

Consideration of submissions
(early 2022)

Independent planning panel
(mid 2022)

**Consideration of adoption and submission to
Minister for Planning for approval**
(late 2022)



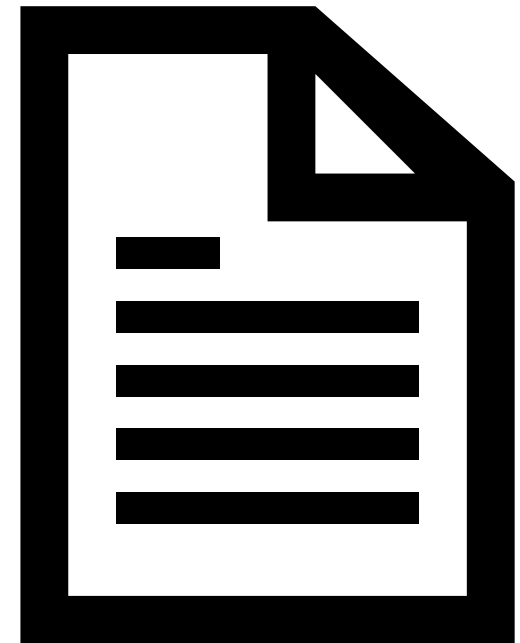


Making a submission

- Website:
<https://haveyoursay.portphillip.vic.gov.au/c203port>
and complete a submission form.
- Email: strategicplanning@portphillip.vic.gov.au
- Post: Head of City Policy, City of Port Phillip,
Private Bag 3, PO St Kilda VIC 3182.

Submissions should contain a name, postal address and email address, so we can inform you at each stage of the amendment process.

Submissions close on 17 December 2021.





Further information

- Project website:
<https://haveyoursay.portphillip.vic.gov.au/c203port>
- Phone:
(03) 9209 6777 and request to speak to a Strategic Planner
- Email:
strategicplanning@portphillip.vic.gov.au
- Individual meetings
- Department of Environment, Land, Water and Planning website:
<https://www.planning.vic.gov.au/>
<https://www.planning.vic.gov.au/schemes-and-amendments/Amendment-VC148-reforms>
- **Submissions close 17 December 2021**



Questions

Please feel free to ask us any questions about Amendment C203port (Planning Scheme Review).

You can contribute by raising your hand in Teams to speak or posting a question in the chat.

We will make today's slides available on the project website.

Submissions close on 17 December 2021.

