

8.5 DAREBIN PLANNING SCHEME REVIEW**Author:** Manager City Futures**Reviewed By:** General Manager City Sustainability and Strategy

PURPOSE

To provide an update on the progress of the review of the Planning Scheme and to propose to broaden community engagement for the review to better integrate with other areas of planned work and to include:

- all matters relating to growth, planning and development, not just those that can be actioned through amendments to the Planning Scheme
- a greater level of involvement from the Darebin community in defining how future growth and development in the City could be best accommodated, through the articulation and adoption of a Planning, Growth and Development Vision Statement
- identification of a broad range of tools to implement the Vision Statement across multiple Council departments

EXECUTIVE SUMMARY

Following a Council resolution in December 2016, officers have been working on the review of the Planning Scheme to assess its alignment with Council strategic goals and identify gaps and opportunities to better deliver on them. There is also a legislative requirement to review the Planning Scheme which is a detailed technical exercise (the Technical Review).

In November 2018 Council resolved to *“receive a Council report to update the Community on the implementation of the Planning Review Process project previously endorsed by Council and in particular what community consultation will be undertaken in informing the planning review.”*

Planning scheme review – update and research to date

The assessment of alignment with Council goals and the Technical Review is currently being compiled into a full report. This will be presented to Council early in 2019 for consideration. The research to date has identified opportunities and gaps including many that work in progress will address. This work includes, to update, develop and/or adopt the following:

- Open Space Strategy and Open Space Levy
- Housing Strategy
- Development Contributions Plan
- Preston Central Structure Plan
- Municipal Wide Parking Strategy
- Northland Urban Renewal Precinct Structure Plan
- Waste Strategy

The research to date has also identified other opportunities to strengthen planning controls which could be considered in future years and are listed below. Many of these already exist and the work involved would focus on updating to reflect current conditions:

- Darebin Economic and Land Use Study
- Activity Centres Policy
- Residential Zoning frameworks, Schedules and Design and Development Overlays (DDOs)
- Neighbourhood Character Strategy

- Urban Design Frameworks and Overlays for areas within activity centres and areas earmarked for high change
- Northcote Structure Plan
- Heritage Strategy

Opportunity to Broaden and Integrate community engagement

This report proposes a large-scale engagement program to start early in 2019 to engage the Darebin community in defining where, how and to what standard future development should take place, at both a city-wide level and a local level.

The results of this engagement would then be translated into a Darebin Vision Statement for Development, Planning and Growth – a shared vision for the future of the city that would be used to drive activities, policies, actions, strategies, advocacy and processes across multiple Council departments. It would also be used to develop the Municipal Planning Strategy (the new name for the Municipal Strategy Statement after recent state government changes).

Development of an overarching Vision Statement for the city is not proposed to replace or delay any individual pieces of work – rather to bring them together in a way that allows for the community to have a greater level of involvement in shaping the strategic outcomes.

The process to define a Darebin Vision Statement for Development, Planning and Growth is proposed to include:

- Reviewing patterns of settlement across the city and whether we need to be driving growth towards different areas of the city
- Considering how shifting patterns of work, movement, demographics and lifestyles will impact on the city over the next 50 years
- Understanding what makes local areas unique, what our communities most value and how to maximise opportunity and minimise negative impacts as our city grows
- Integrating plans for transport, residential development, housing, employment, open space and community and cultural infrastructure into one overarching vision
- Defining and enforcing higher quality for the design and delivery of new development
- Understanding how the municipality has changed, updating growth projections and identifying recent shifts and changes that will impact on the city
- Creating a compact with our communities about how to direct and manage change so that it brings clear benefits to them to balance the negative impacts of any disruption

The main reason for creating a broader Vision is to ensure that we are using all the tools at Council's disposal. We know that the word 'planning' is used by different people to cover a wide variety of issues, some which can be dealt with by the planning scheme and others which are better addressed with other tools at Council's disposal.

Alternatively, Council could opt to carry out community engagement more narrowly focussed on the Planning Scheme itself, using more traditional engagement methodologies such as information sheets, focus groups and surveys to gain feedback from our local communities.

Recommendation

That Council

1. Endorse a broad community engagement approach to develop a Planning, Growth and Development Vision Statement that will guide:
 - multiple Council policies and practices in Strategic Planning, Statutory Planning, City Design, Local Laws and other functions
 - advocacy positions for key planning matters to influence decisions and activities by State Government and the development industry
 - preparation of a Municipal Planning Strategy (MPS) in the new planning scheme structure

BACKGROUND / KEY INFORMATION

The Planning Scheme

The Planning Scheme is a statutory document that sets objectives, policies and provisions for the use, development and protection of land for the area in which it applies. Any change to the Planning Scheme must be approved by the Minister for Planning, must comply with the guidelines outlined by the State Government and be supported by appropriate justification.

Purpose and Scope of the Planning Scheme Review

The Council Plan 2017-2021 provides a number of key strategic directions and outcomes, primarily seeking to establish Darebin as a 'greener, bolder, more connected city'. Updating the Darebin Planning Scheme can help to achieve these goals by establishing clearer requirements for future growth and development.

Council has set a goal to *'review the planning scheme to ensure it can deliver our vision to meet the changing needs of the community, while increasing protection for valued neighbourhood character'*.

Section 12B (1) of the *Planning and Environment Act 1987* states a review of the planning scheme must commence within 12 months of adoption of the Council Plan. The Department of Environment, Land Water and Planning (DELWP) has provided additional time for councils to complete the review process in response to the rollout of the Smart Planning program.

The technical review of the Planning Scheme has considered in detail the many documents, guidelines and clauses of the Planning Scheme and identified where there are opportunities for improvements in the local Planning Scheme.

Changes to the Planning Scheme typically take 2-3 years before they come into effect after the required exhibition, panel and state government approval process. Council already has a range of work in progress to make significant improvements to the Planning Scheme to further key goals such as reviewing the Housing Strategy, and developing structure plans for Preston Central and the Northland Urban Renewal Precinct. The work in progress will help deliver many of the recommendations identified in the review.

Changes to Planning at State Government Level

At the same time as Council has been undertaking its Technical Review, the State Government has introduced reform to the planning framework called the 'Smart Planning Program'; an initiative to simplify and modernise Victoria's planning policy and rules to make planning schemes more efficient, accessible and transparent, introduced under Planning Scheme Amendment VC148 on 31 July 2018. The Smart Planning program will be the most significant reform to the VPPS in almost 20 years.

The Smart Planning reform is currently being rolled out and councils are being grouped into tranches with the first council currently trialling its implementation. The precise implementation timeframes and format are still being finalised within State Government and we are in discussions with the Department of Environment, Land, Water and Planning (DELWP) to identify the best approach for Darebin to take in ensuring the most effective transition to the new system for achieving Council's goals.

Darebin's Local Planning Policy Framework (LPPF) will be translated into a new Municipal Planning Statement and Planning Policy Framework (PPF). The implication of these changes require careful monitoring to ensure key elements of local policy direction are not absorbed or lost in the context of more generalised state policy provisions. It is also important to note

that previous consultation has identified a desire for more not less local identity and planning policy autonomy.

In the new Planning Scheme structure the MPS will replace the existing Municipal Strategic Statement. The MPS is intended to express Council's overarching strategic policy directions for the municipality and its planning aspirations on land use planning matters and will be reviewed and finalised by the State Government. The translation of the Local Planning Policy Framework (LPPF) into the new MPS and Planning Policy Framework (PPF) will occur in stages, commencing with an initial Group 1 cluster of Councils, to test and refine the proposed methodology for the subsequent rollout to all planning schemes.

Other recent changes at State Government level include a review of residential zones which has led to changes to the General Residential Zones (GRZ) introducing a mandatory Garden Area requirement which has reduced the dwelling yields and intensity of development achievable in the GRZ. Further the State has removed the mandatory maximum requirement of 2 dwellings on a lot within Neighbourhood Residential Zones (NRZ).

The changes made to the GRZ have reduced the level of development allowed and equally reduced the benefits of using the NRZ as a tool to lower development expectations.

Council Tools to Direct and Manage Issues arising from Development

The Planning Scheme is one of a number of tools available for achieving Council's goals. For example the Planning Scheme and the Building Code play important but different roles in cutting emissions for new buildings and neither can do the job on their own.

Similarly, the Planning Scheme can influence outcomes from developments, but Council's Statutory Planning and Local Laws functions greatly influence whether those developments' construction processes are disruptive to local residential communities.

By contrast, to cut carbon emissions in *existing* buildings, programs are one of the best tools (such as Council's Solar Savers scheme or state rebates) and the Planning Scheme is not an effective tool for this job. .

Examples of functions of Council that impact on development, growth, design, quality and planning are shown below:

Functional Area of Council	Role in Planning, Growth and Development Issues
Strategic planning	Set broad planning principles and describe the objectives we are seeking to achieve for each area as well as the city as a whole
Statutory planning	Assess individual permits for new developments, interpret the Planning Scheme and negotiate outcomes at a detailed local level
City design	Set the tone for design quality by designing and delivering improvements to streetscapes and open spaces
Sustainable transport	Define movement patterns across the municipality and make it easier for people to walk and cycle
Economic development	Help businesses and shops in activity centres and local industries to thrive
Development facilitation and partnerships	Liaise with developers on large strategic sites and direct the type and character of their developments
Local laws	Set the laws by which people must manage their developments and construction activity including when work can take place and whether streets can be temporarily shut off
Affordable housing	Work in partnership to facilitate housing for those in housing need

Asset management and maintenance	Maintain Council buildings, streets and open spaces
Community planning	Define which new community facilities are needed and where they should be located
Cultural infrastructure planning	Define where and how creative and cultural facilities and artworks should be incorporated into the fabric of the city

Previous Council Resolution

In November 2018 Council resolved that it should:

“Receive a Council report to update the Community on the implementation of the Planning Review Process project previously endorsed by Council and in particular what community consultation will be undertaken in informing the planning review”

Officers commenced a Review of the Planning Scheme in 2017 following:

- A Council resolution 8.4 from the 12 December 2016 meeting [to undertake a review of the Darebin Planning Scheme], as follows:
 - 1) *Sets up a Darebin Planning Scheme Working Group to review and improve aspects of Darebin’s current MSS and Planning Scheme to protect our local neighbourhood character and valued streetscapes and increase access to social and affordable housing. The Working Group will be chaired by the Mayor and include all interested Councillors*
 - 2) *The Working Group will meet on a regular basis over the next few months and be supported by relevant officers.*
 - 3) *The Working Group will provide a progress report to Council on proposals to improve the planning scheme in March 2017.*

Officers undertook to complete a detailed analysis to identify known gaps and opportunities based on the Council plan and current Council strategies and community feedback. Officers provided quarterly updates as part of Council Plan Action Plan reporting and briefed Councillors in April 2017 and in September 2018. A formal working group was not established.

In the next phase of the project, governance is proposed to centre around an officer based Project Control Group which would make regular briefings to all Councillors on progress.

Council adopted the Council Plan 2017-21 that aims to ensure the planning system achieves better and more efficient planning outcomes. Council’s 2018-19 budget includes a number of strategic projects in addition to the Planning Scheme Review that will contribute to achieving a number of these goals including:

- Work to update the Preston Central Structure Plan and related amendment to the Planning Scheme
- Introduction of the built form guidelines in Fairfield and related amendment to the Planning Scheme
- Review of Council’s housing policies and related amendment to the Planning Scheme
- Advocacy to improve the transport network
- Advocacy for additional level crossing removals and for improvements to the activity centres nearby including to the Road network in Reservoir
- Work to review the Open Space Strategy and related amendment to the Planning Scheme
- Work to introduce a municipal wide Development Contributions Plan and related amendment to the Planning Scheme

COMMUNICATIONS AND ENGAGEMENT

Consultation

As part of research for the review of the Planning Scheme, findings from various consultation processes have been summarised, including:

- Darebin Community Survey Program (quarterly surveys between 2015 and 2018)
- Seeking Community Opinions on Changes to the Residential Zones - Survey (2015)
- Darebin Planning Process Survey (2017)
- Seeking Feedback on Fairfield Built Form and Heritage Guidelines - Survey (2017) and
- The Future Preston Community Stakeholder Workshops (2018).

The key findings from the data collected include:

- A need to manage urban growth and development better within residential areas. This includes the location and density of future development.
- A need to enhance urban design and design quality of new apartment buildings;
- Concern around the lack of infrastructure upgrades required as a result of new development;
- General dissatisfaction around the management of construction; and
- Disengagement from decisions made about local planning issues.

Internal and expert consultation

The following internal units have been consulted in preparing the Review Report:

- Transport Strategy
- Public Places
- Economic Development
- Creative Culture
- Community Wellbeing
- Statutory Planning
- Strategic Planning

ANALYSIS

Alignment to Council Plan / Council policy

Goal 3 - A liveable city

Goal 3.1 states that we will review the Planning Scheme to ensure it can deliver our vision and meet the changing needs of the community, while increasing protection for valued neighbourhood character.

Environmental Sustainability Considerations

Broadening and integrating the approach to community engagement around planning, growth and development will give Council the best chance to encourage environmentally sustainable developments outcomes with a focus on reducing car-dependency and other associated environmental impacts

Equity, Inclusion and Wellbeing Considerations

The outcomes from this work will support strategic directions to meet Darebin's diverse housing needs for an ageing population, people with special housing needs and low-income earners. Similarly, changes would encourage employment generating land use activities to increase job opportunities for local communities.

Cultural Considerations

A critical element of the engagement design will be reaching Council's diverse community. The outcomes of this work will support relevant cultural considerations for our local communities.

Economic Development Considerations

Shaping the economic future of the city will be a key outcome of the broader review.

Financial and Resource Implications

The community engagement program proposed in this report would be delivered within existing budgets by integrating efforts to inform several work programs. It would be an effective and efficient use of resources.

Legal and Risk Implications

As the Smart Planning process is still being trialled, there is uncertainty at a State Government level about the timing of the roll out of the Smart Planning process. Officers are working with DELWP to identify the best process for achieving Council's goals.

DISCUSSION

Opportunity to Broaden and Integrate community engagement

This report proposes a large-scale engagement program to start early in 2019 to engage the Darebin community in defining where, how and to what standard future development should take place, at both a city-wide level and a local level.

The results of this engagement would then be translated into a Darebin Vision Statement for Development, Planning and Growth – a shared vision for the future of the city that would be used to drive activities, policies, actions, strategies, advocacy and processes across multiple Council departments. It would also be used to develop the Municipal Planning Strategy (which is the new name for the Municipal Strategy Statement after recent state government changes).

Development of an overarching Vision Statement for the city is not proposed to replace or delay any individual pieces of work – rather to bring them together in a way that allows for the community to have a greater level of involvement in shaping the strategic outcomes.

The process to define a Darebin Vision Statement for Development, Planning and Growth is proposed to include:

- Understanding how the municipality has changed, updating growth projections and identifying recent shifts and changes that will impact on the city
- An analysis of the external drivers of development, growth and planning and how Council's role relates to other parties' roles

- Reviewing patterns of settlement across the city and whether we need to be driving growth towards different areas of the city
- Defining and enforcing higher quality standards for the design and delivery of new development
- Integrating plans for transport, residential development, housing, employment, open space and community and cultural infrastructure into one overarching vision
- Considering how shifting patterns of work, movement, demographics and lifestyles will impact on the city over the next 50 years
- Understanding what makes our neighbourhoods unique, what our communities most value and how to maximise opportunity and minimise negative impacts as our city grows
- Creating a compact with our communities about how to direct and manage change so that it brings clear benefits to them to balance the negative impacts of any disruption

The main reason for creating a broader Vision is to ensure that we are using all the tools at Council's disposal –the Planning Scheme is one of a number of tools available for achieving Council's goals. The building code, advocacy, programs and local laws also all play valuable and different roles in shaping and responding to growth and development. . We also know that the word 'planning' is used by different people to cover a wide variety of issues, some which can be dealt with by the planning scheme and others which can't.

This approach would bring together and inform several existing pieces of Council work which are budgeted to be commenced or completed in the 18/19 financial year, such as:

- The commencement of the City Plan
- The Planning Scheme review
- The Local Law Review
- The Parking Strategy
- Future Preston
- The Open Space Strategy
- The Northland Urban Renewal Precinct Structure Plan
- Advocacy priorities

Community Aspirations around Planning Issues

The Darebin population is forecast to continue to grow rapidly over the next decade meaning that there will be significant change to our local areas to accommodate this growth. In several pieces of community engagement, the community has expressed its aspiration to have a stronger voice in a wide variety of planning matters

Different members of the community use the word 'planning' to express different concerns and views. In community surveys and workshops (for example the Future Preston Summit, quarterly community surveys, Darebin Planning Process Survey) undertaken over the last 3 years, concerns were expressed on planning, growth and development matters at both local and broader strategic levels, including:

- A need to manage urban growth and development better within residential areas. This includes the location, appearance and density of future development
- Changes to the residential profile of existing local areas, including both demographic changes and denser built form
- A need to enhance urban design and design quality of new apartment buildings
- Concern around the lack of infrastructure upgrades required as a result of new development
- Concern about important local issues such as the appearance of streets, traffic, open spaces, and how parking is managed
- General dissatisfaction around the management of construction
- Disengagement from decisions made about local planning issues

Role of the Planning Scheme

The Planning Scheme plays an important role in guiding development in the City and the strengthening it can achieve better outcomes, but the Planning Scheme is also unable to address some goals, or limited in the extent to which it can address these goals because:

- Many of Council’s actions relating to planning, growth and development happen outside of the Planning Scheme (for example management of noise or parking issues during construction).
- All changes must relate to land use and development decisions that can be made in Council's role as a Planning Authority (planning scheme) or a Responsible Authority (planning permits) and can't include position statements around non-land use planning matters, such as the climate emergency
- All changes must be agreed by the Minister for Planning (previous reviews of the Municipal Strategic Statement saw key sections relating to progressive policy positions removed or watered down by the Minister for Planning, such as those relating to Council’s position on climate change)
- The majority of the Planning Scheme is State policy or state controlled content and only the State can change this.
- The Planning Scheme sets out provisions and guidelines to support Council exercising its decisions on planning applications, but under the Planning and Environment Act (1987) these are discouraged from being tools for prescription or duplication of decisions made under separate legislation. For example the planning scheme can direct and encourage design outcomes that increase safety levels, with the intention of crime prevention through passive surveillance of adjacent public areas, but it cannot prescribe specific materials and treatments such as anti-graffiti paint. Rather these measures must applied as conditions at the planning permit stage. The reason for this is there is too much variability in development outcomes for the planning scheme to apply this level of prescription and therefore the Planning Scheme is deliberately design to allow for a level of flexibility rather than being purely prescriptive.

Strategic Opportunities

Throughout Council’s term to date, conversations with the community and the analysis of various pieces of engagement have identified key concerns that recur across the city. The research to date identifies examples of some of these concerns and the variety of tools Council has to address them, as show below:

COMMUNITY CONCERN	EXAMPLES OF VARIETY OF TOOLS COUNCIL HAS TO ADDRESS THEM
<ul style="list-style-type: none"> • We need to deliver housing for those in greatest need 	<ul style="list-style-type: none"> • Review and update the Darebin Housing Strategy • With registered housing providers, the State Government and other agencies to develop projects
<ul style="list-style-type: none"> • We need to protect and enhance biodiversity 	<ul style="list-style-type: none"> • Acquire new pieces of land to strengthen biodiversity corridors • Keep more open space areas in a natural bushland state • Review and update Vegetation Protection Overlays/ Environmental Significance Overlays • Increase the Open Space Levy following a thorough review and update the Open Space Strategy
<ul style="list-style-type: none"> • We need to review how parking works at a local level 	<ul style="list-style-type: none"> • Prepare a municipal wide parking strategy and investigate applying Parking Overlays or similar policy to reduce car reliance within activity centres
<ul style="list-style-type: none"> • We need to enhance social outcomes and opportunities across the Municipality 	<ul style="list-style-type: none"> • Integrate health and safety outcomes within all Structure Plan updates and through the preparation of new structure plans. • Support local social enterprises • Work with local businesses to improve their social outcomes

COMMUNITY CONCERN	EXAMPLES OF VARIETY OF TOOLS COUNCIL HAS TO ADDRESS THEM
<ul style="list-style-type: none"> We need better urban design outcomes across the Municipality, with a particular emphasis on activity centres 	<ul style="list-style-type: none"> Engage with the design and development industries to raise standards of development in Darebin Work with individual developers pre-permit stage to enhance their proposals Prepare Urban Design Frameworks and Design and Development Overlays within activity centres/ areas earmarked for high change. Built form guidelines along the St Georges Road and Plenty Road corridors are recently completed projects which will improve the built form outcomes along these transport corridors. Review and update structure plans in key local activity centres
<ul style="list-style-type: none"> We need to define and protect neighbourhood character 	<ul style="list-style-type: none"> Review and update the Heritage Strategy 2008 Review and update the Neighbourhood Character Strategy 2007 in relation to current Residential Zoning frameworks, Schedules and DDOs
<ul style="list-style-type: none"> We need to improve public realm infrastructure, particularly in and around activity centres 	<ul style="list-style-type: none"> Design and deliver streetscape improvements Prepare the Development Contributions Plan (DCP)
<ul style="list-style-type: none"> We need to address disruption caused by development 	<ul style="list-style-type: none"> Consultation with developers to monitor disruption and enforce rules around compliance

OPTIONS FOR CONSIDERATION

There are two main options for consideration.

Option 1: Undertake a broad conversation with the community to develop a Vision Statement for Planning, Growth and Development that would be implemented through multiple Council strategies, policies, actions and practices (recommended)

- Council officers would commence engagement in the first quarter of 2019
- The process would bring together a number of existing projects already within this year's work plan and budget, most notably the commencement of the City Plan
- Other key projects that are currently budgeted and planned for would also be incorporated into the conversation, such as the Local Laws Review, Open Space Strategy, Developers Contribution Plan and Parking Strategy, to seek community views on how these should be integrated across the city. It is intended that this city-wide engagement process would sit above these other strategies and integrate findings, and would not necessitate any variance to timelines for existing scheduled work.

The following timeframes are expected if this option is progressed:

- January – April 2019: Commence broad engagement with the community
- May 2019: Present Vision Statement to Council for adoption
- May 2019 onwards: incorporate Vision Statement into multiple Council policies, processes and actions around development, growth, design, maintenance and planning, including development of a Municipal Planning Strategy.

Option 2: Undertake a more traditional engagement process focussed on the Planning Scheme itself

The following timeframes are expected if this option is progressed:

- Feb – March 2019: Commence engagement on the Planning Scheme using fact sheets, surveys, focus groups and translation into community languages
- April 2019: Share results of the engagement process with the community and indicate how they will inform amendments to the Planning Scheme.
- May 2019 onwards: development of a Municipal Planning Strategy

For either option, work to implement improvements identified in the Technical Review and the current strategic work program would continue throughout 2019 and 2020.

IMPLEMENTATION STRATEGY

Implementation of Community Engagement on Planning, Development and Growth

If Council were to select Option One, the below approach would be proposed to deliver the engagement process and resulting Vision Statement.

Intent

To involve the community in an all-of-municipality conversation about planning, growth and density and capture their aspirations in a vision statement drives multiple Council strategies, policies, operations and actions.

Approach

- A broad all-of-city conversation
- Large scale engagement process with multiple activities across multiple geographic areas
- Seek to understand what the community values most and what they are most concerned about in terms of planning and development
- Focus on long term outcomes – up to 50 years from now
- Educate and inform as well as seeking views
- Creative and engaging activities, involvement of local artists and creatives to explore the future from multiple viewpoints
- Particular focus on reaching those we don't normally hear from, particularly CALD groups that represent likely future populations which are exponentially growing
- Skills based board to explore issues in-depth

Examples of what we want to know or understand

What do you value most about your local area?
Which elements of the built form impact most on the character of your local area?
Does your local shopping strip offer all the goods, services and experiences that you want in a local area? Is anything missing?
What are the people like in your local area? Is it friendly? Do neighbours know each other's names and look out for each other?
Are your local streets and nature strips tidy and well kept?
Are the front yards of your street tidy and well kept?
How does the local architecture contribute positively or negatively to your local area?

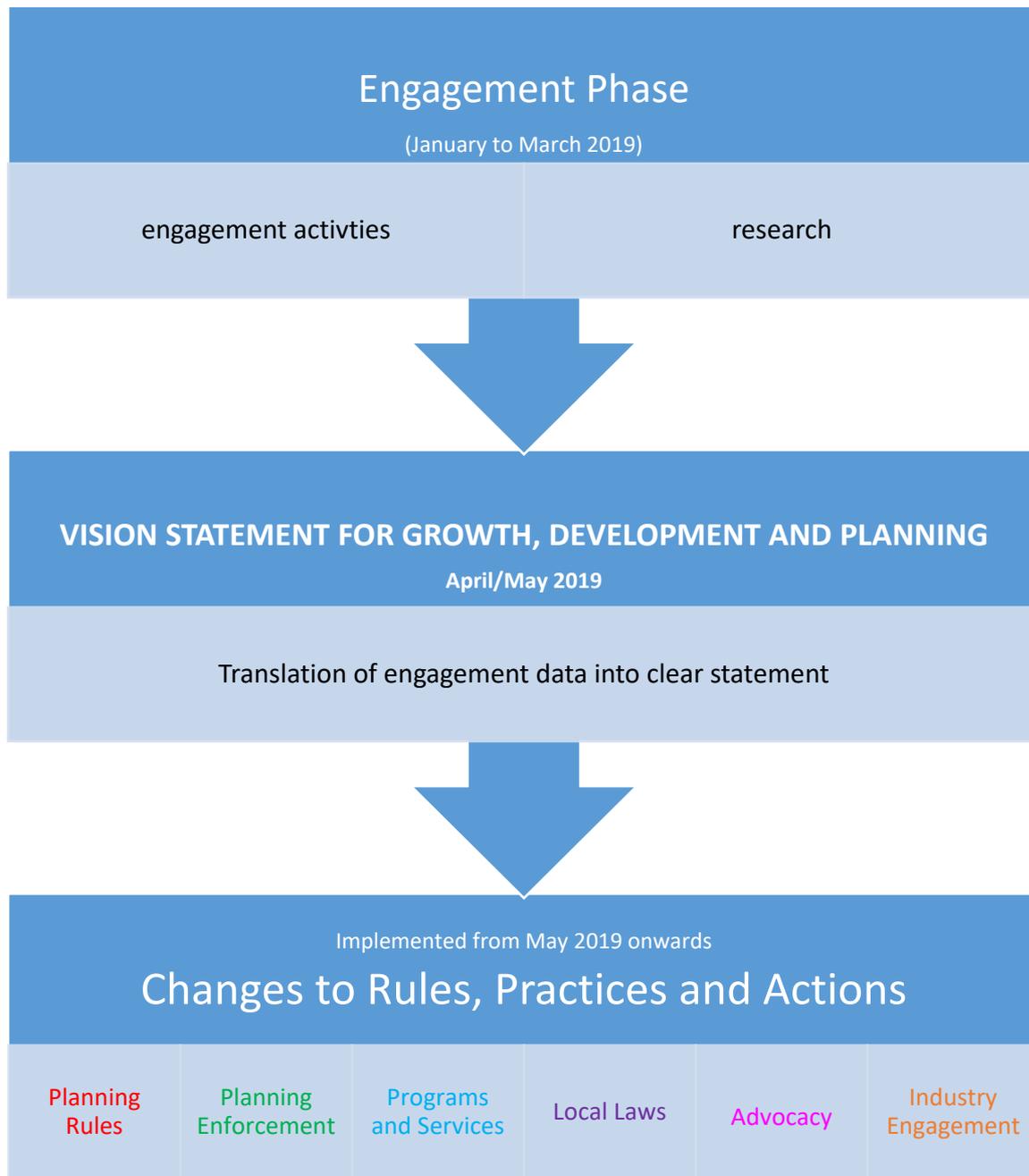
Are your local parks, gardens and open spaces usable, easy to get to and well kept?
Do you have the community facilities, services and agencies nearby that you need? Are they good quality?
As your local area grows, what one thing change have the most beneficial impact?
Where should growth be directed as the city grows?

Examples of what we want our community to know or understand

Darebin's population is increasing at a fast rate
Our population is growing faster than other inner city areas because of multiple issues including the attractiveness of our local areas, available land, good transport connections and growing facilities and infrastructure
Darebin has a very high quality of life and we want it to stay that way as it grows
People are being forced out of the municipality because of rising house prices
The State Government has a leading role in defining what can and can't be delivered in new developments.
We are amending our planning rules to require higher standards from developers
Changes to planning rules take a long time (years) to be evident in new developments
We are seeking to change the way we engage with the development community to inspire and enable better design and development outcomes that better align with community expectations
There are only certain things we are allowed to require from developers – our planning rules have to be approved by the Minister for Planning in State Government and be consistent with State Planning Policy
Our planning rules set broad principles and guidelines which are then interpreted and enforced when developers put in a permit

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Proposed Engagement Process



Channels

Key Channels	Audience
Mainstream Media	Broad Darebin population
Social Media	Darebin population, planning and development community, likely to reach younger, professional audience Communities around specific suburbs
Face to face	Local populations Creative community

CALD Groups	Broad CALD community Organised CALD community
Local experts	Darebin locals with relevant skills in development, planning, demographics, transport planning, urban design, social planning or housing Regional experts
Publications	Broad Darebin population

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Updating Darebin's Planning Scheme

The next steps anticipated are below. At this stage, the State Government has not fully finalised its approach to transition to smart planning. Officers are exploring options for this to best achieve Council's goals with them, and it is possible that stage 3 and 4 may be able to be dealt with as one.

Stage 1 – Finalisation of the Review Report for Council consideration – early 2019

Once Council adopts the Review Report, it will be submitted to the Minister for Planning as per Section 12B (1) of the Planning and Environment Act 1987 to satisfy Council's legislative requirements. The finalised report will be submitted to Council early in 2019. It is important to note that Council has flexibility to identify and include changes not identified in this report that may arise from community engagement processes.

Stage 2 – Draft Municipal Planning Strategy (Updated MSS) – May 2019

Revise the Municipal Planning Strategy MPS based on the Vision Statement for Planning, Growth and Development informed by community engagement.

Stage 3 Planning Scheme Amendments to translate into the new Smart Planning format

Translate the current Planning Scheme into the new format and also include changes and corrections. This would include reviewing existing Scheme local policies, overlays and schedules to prepare them for inclusion in the new planning scheme format. This would streamline some decision making processes and remove anomalies.

Stage 4 – Major Revision Planning Scheme Revision (Implementation)

This will require a full planning scheme amendment process which includes public exhibition stages, consideration by an independent panel and authorisation at several stages from the Minister for Planning. Key steps include:

- Formulate and draft changes to the Darebin Planning Scheme simultaneously with engagement processes (to allow testing of some changes) to revise, update and improve the relevance and effectiveness of the planning scheme as a whole.
- Regularly brief Council on all recommended changes and request permission to seek a full planning scheme amendment process with full notification and exhibition process.
- Revise proposed changes, prepare a formal planning scheme amendment and demonstrate to the community that submissions have been considered, detailing how various issues raised can be addressed (closing the feedback loop)
- Request Minister for Planning to provide authorisation.

- Exhibit the amendment, assess submissions, further communicate with key stakeholders and submitters, and hold an independent Panel and brief Council on the Panel outcome.
- Undertake final revision to planning scheme amendment documentation and Municipal Planning Statement
- Brief Council and seek approval to adopt the amendment.
- Communicate and update all key stakeholders.
- Submit the amendment to the Minister for Planning for approval.
- Gazettal of Stage 3 non-policy neutral changes into the Darebin Planning Scheme.

RELATED DOCUMENTS

- Nil

Attachments

Nil

DISCLOSURE OF INTEREST

Section 80C of the *Local Government Act 1989* requires members of Council staff and persons engaged under contract to provide advice to Council to disclose any direct or indirect interest in a matter to which the advice relates.

The Officer reviewing this report, having made enquiries with relevant members of staff, reports that no disclosable interests have been raised in relation to this report.
