



Moreland City Council

Moreland City Council
90 Bell Street
Coburg Victoria 3058
Telephone 61 3 9240 1111
Facsimile 61 3 9240 1212
info@moreland.vic.gov.au
www.moreland.vic.gov.au

Part A - Submission by the Planning Authority Moreland City Council

**Planning Scheme Amendment C164
Brunswick Activity Centre Industrial Land Rezoning**

28 May 2018

TRIM: D18/119652

Contents

Overview	3
Chronology of Events	5
Amendment C164	5
Brunswick Activity Centre	7
Background to the Amendment	9
The Moreland Industrial Land Strategy 2015-2030 (MILS).....	9
Other Amendments of relevance	10
Amendment C164.....	14
Amendment C164 Exhibition	14
Directions of the Panel	16
Panel Directions	16
Strategic assessment of the Amendment	17
Why is the amendment required?.....	17
Does the amendment comply with the requirements of any Ministers Direction applicable to the Amendment?	20
How does Amendment C164 support or implement the State Planning Policy Framework and any adopted State policy?.....	22
How does the Amendment support or implement the Local Planning Policy Framework, and specifically the Municipal Strategic Statement?.....	23
Summary of issues raised in submissions	26
Key issues.....	26
Post Exhibition Changes	29
Authorisation conditions for Amendment C164.	33
Conclusion	34
List of Attachments.....	35

1. This submission is made by Moreland City Council (**Council**). Council is the Planning Authority for Amendment C164 (**the Amendment**) to the Moreland Planning Scheme (**Planning Scheme**).
2. The Amendment applies to industrial land within the Brunswick Activity Centre identified in the Moreland Industrial Land Strategy (MILS) 2015-2030 as Category 2 – Employment and Category 3 – Transition-residential. Figure 1 below shows the MILS Areas affected by the Amendment.



- Page 3 of 35

- (iii) Commercial 2 Zone to Mixed Use Zone (35 properties)
 - (iv) Industrial 1 Zone to Commercial 1 Zone (14 properties)
 - (v) Industrial 3 Zone to Commercial 1 Zone (46 properties)
 - (vi) Industrial 3 Zone to Mixed use Zone (58 properties).
- Apply Schedules 18, 19 and 20 of the Design and Development Overlay (DDO) to ensure a consistent approach to built form design within the activity centre.
 - Make modifications to DDO18, DDO19 and DDO20 to include specific built form guidance for Category 2 – Employment Areas.
 - Apply the Environmental Audit Overlay (EAO) to sites identified as potentially contaminated land.
 - Apply the Parking Overlay (PO1) to land rezoned to Commercial 1 Zone and Mixed use Zone, to sustainability manage car parking in the activity centre.
4. On 9 August 2017, Council resolved to write to the Minister for Planning to seek Authorisation to prepare Amendment C164, and following receipt of the Minister's Authorisation of Amendment C164, proceed to public exhibition in accordance with Section 19 of the *Planning and Environment Act 1987 (the Act)*.
 5. On 16 September 2017 the Department of Environment, Land, Water and Planning confirmed that Amendment C164 could proceed with authorisation from the Minister for Planning, subject to conditions.
 6. The conditions relate generally to matters of form and content and specific government bodies which must be notified during the exhibition of the amendment. The specific conditions can be found at **Attachment 7**.
 7. The amendment was exhibited from 16 November 2017 to 22 January 2018, in accordance with Section 19 of the Act.
 8. 135 submissions (including one petition) were received in relation to Amendment C164 during the exhibition period, with a further 4 late submissions received after Council had considered submissions (139 submissions in total).
 9. On 11 April 2018, Council resolved to request the Minister for Planning to appoint a Panel in accordance with Part 8 of the Act to consider submissions.

Chronology of Events

Amendment C164

Year	Date	Event
2017	9 August	Council at its Ordinary Council Meeting resolved: <ol style="list-style-type: none"> Writes to the Minister for Planning to seek Authorisation to prepare Amendment C164. Amendment C164 seeks to: <ol style="list-style-type: none"> Make changes to Design and Development Overlay Schedules 18, 19 and 20 as shown at Attachments 2, 3 and 4. Rezone Category 2 Employment Areas and Category 3 Transition-residential Areas as shown in Attachment 5. Apply the Parking Overlay and Environmental Audit Overlay as shown in Attachment 6. Following receipt of the Minister's Authorisation of Amendment C164, proceed to public exhibition in accordance with Section 19 of the Planning and Environment Act 1987. Endorses the Public Consultation Plan contained at Attachment 7. Adopts a revised Brunswick Activity Centre Structure Plan Reference Document 2016 at Attachment 8 which has been updated to reflect the changes proposed to the planning scheme by Amendment C164. Provides the Director Planning and Economic Development delegated authority to prepare Amendment C164 and make changes based on: any conditions imposed in Council's resolution or the authorisation granted by the Minister for Planning; and any changes to the relevant documents to correct errors and grammatical changes.
	27 September	Council sought authorisation from the Minister for Planning to prepare and exhibit Amendment C164
	16 October	Authorisation received from the Department of Environment, Land, Water and Planning (DELWP)
	16 November	Public exhibition of Amendment C164 commenced
2018	22 January	Public exhibition period finished – 135 submissions received
	6 February	Council sought exemption from the following requirement under Ministerial Direction No 15 <ul style="list-style-type: none"> <i>request the appointment of a Panel within 40 business days of the closing date for submissions</i>
	7 February	Exemption of a requirement under Ministerial Direction No 15 granted
		4 late submissions received (Total of 139 submissions)
	11 April	Council at its ordinary meeting resolved that Council: <ol style="list-style-type: none"> Notes the summary of submissions to Amendment C164 to the Moreland Planning Scheme at Attachment 1 to this report. Endorses the response to submissions outlined in this report and included in Attachment 1 to this report, to form the basis of Council's submission to an independent Planning Panel.

		<ol style="list-style-type: none"> 3. Notes the revised Assessment for Potential Contamination Report by Golder, which forms the basis for Council's application of the Environmental Audit Overlay at Attachment 2 to this report, noting the maps and tables associated with Attachment 2 are available on Council's website at www.moreland.vic.gov.au/Amendment - C164. 4. Endorses the proposed changes to the Design and Development Overlay (Schedules 18, 19 and 20) in response to submissions and the authorisation conditions required by the Minister for Planning in Attachment 3 to this report. 5. Endorses the proposed change to Clause 21.02 Vision, in response to submissions at Attachment 4 to this report. 6. Requests the Minister for Planning to appoint a Panel in accordance with Part 8 of the Planning and Environment Act 1987 to consider submissions to Amendment C164. 7. Authorises the Director of Planning and Economic Development to make any further changes to Amendment C164 that may be required as part of Council's submission to the Panel.
	19 April	Council formally requested a Panel be appointed
	27 April	Panel appointed
	14 May	Directions hearing held

Brunswick Activity Centre

10. The following table outlines the planning history for the Brunswick Activity Centre including key reference documents.

Year	Date	Event
2000-2002	Up until October 2002 (introduction of Melbourne 2030)	Nicholson / Blythe Urban Village Focus Area for Change. In conjunction with additional housing, these areas will develop as Moreland's principal and major activity centres. Clause 22.02 (Development within Designated Urban Villages) guided development.
2006	30 November	C75 (formerly C27) approved by the Minister introduced the Moreland Industrial Land Use Strategy, 2004, (MILUS) within the Municipal Strategic Statement and the Local Planning Policy Framework of the Moreland Planning Scheme. Rezones land on the northern edge of the Brunswick Core Industry and Employment Area, between Victoria Street and Hope Street.
	21 September	Amendment C55 - Replaced the MSS and Local Planning Policy Clause 22.02 (Development within Designated Urban Villages) with a new Clause 22.02 (Development within Designated Activity Centres and Urban Villages) in the Moreland Planning Scheme.
2010	11 August	The Brunswick Structure Plan was adopted by Council.
	23 September	C105 approved by the Minister for Planning via a 20(4) amendment. C105 approved interim built form controls for the Brunswick Major Activity Centre (BMAC) , until 23 September 2011. C105 introduced interim controls in the form of a local planning policy (Clause 22.15) and a Design and Development Overlay (DDO) for each of the local area precincts forming the BMAC. The intention of the interim controls was to ensure that the objectives and requirements of the BSP are considered in decision making while a more comprehensive planning scheme Amendment was prepared (Amendment C134).
	December	The Moreland Integrated Transport Strategy (MITS), 2010-2019 , was adopted by Council in December 2010. This strategy defines Council's position on transport matters and outlines actions to create a transport system which supports sustainable communities.
2012	2 December	C121 approved by the Minister for Planning via a 20(4) amendment. C121 extended interim built form controls for the BMAC , until 10 May 2012, while further work was done regarding C134.
	13 June	The BSP Addendum was formally adopted by Council (DED 53/12) on 13 June 2012. At this meeting, Council also resolved to exhibit C134. Activity Centre Boundary: reduce the boundary to only those areas forming part of the three local areas having regard to State policy guidance regarding development "within and around" activity centres.
	26 October 2012 and 1 March 2013	C134 exhibited – 200 submissions received.

	1 December	C135 refused by Minister for Planning. C135 requested the <u>interim controls</u> approved by C105 (and extended by C121) be further extended.
2013	13 March	Council resolved to adopt the Development Contribution Plan Overlay, C133
	11 December	Council resolved to adopt the Brunswick Integrated Transport Strategy (BITS), 2013
2014	23 October and 1 December	C134 re-exhibited – 70 submissions received.
	12 February	Council resolved (DED 7/14) to refer C134 to Panel and to progress the amendment with mandatory height controls.
	12 November	Council adopts amendment C123 which seeks to introduce an Activity Centre Zone to the Coburg Activity Centre, revision of the LPPF, addition of the Parking Overlay Schedule B rates to all activity centres in the municipality including Brunswick.
2015	29 January	C152 approved by the Minister for Planning. C152 revised the MSS and LPPF, with a more compact MSS and LPPF. Clause 22.02 was removed as part of this amendment, with guidance forming part of the current 22.01 (Neighbourhood Character). The Brunswick Structure Plan (2010) and Addendum to the Brunswick Structure Plan (2012) were added to the Planning Scheme as <u>reference documents</u> as well as the Moreland Integrated Transport Strategy 2010 .
	23 February and 12 March	Panel considered submissions to C134 .
	8 July	C134 adopted by Council (DED 59/15).
	10 September	C133 approved by the minister applies the Development Contribution Plan Overlay Schedule 1 to the entire municipality, and inserts maps 1DCPO to 15DCPO at (Clause 61.03) and new reference document Moreland Development Contributions Plan December - January 2015 into the Moreland Planning Scheme (Clause 81.01).
	15 October	C123 approved by the minister applies an Activity Centre Zone and schedule 1 to the Coburg Activity Centre, revision of the LPPF, and addition of the Parking Overlay Schedule B rates to the activity centres (C1Z and MUZ) in the municipality including Brunswick.
2016	13 July	Council resolved to adopt the Moreland Industrial Land Strategy (MILS) 2015-2030
	11 August	C134 approved by the Minister for Planning. C134 applied permanent built form controls to the BMAC, via DDO18/19/20 . It also rezoned land and applied the EAO.
2017	6 April	C158 approved by the Minister and implements the Moreland Industrial Land Strategy (MILS) 2015-2030 into the Moreland Planning Scheme, and replaces the existing Moreland Industrial Land Use Strategy (MILUS) 2004, in the Moreland Planning Scheme
	9 August	Council adopts a revised Brunswick Activity Centre Structure Plan Reference Document 2016 to reflect the changes proposed by Amendment C164.
	16 November	Public Exhibition of Amendment C164
2018	11 April	Council adopts revised Brunswick Structure Plan Reference Document (Formerly <i>Brunswick Activity Centre Structure Plan Reference Documents</i>) in response to submissions to C167
	11 April	Council resolves to seek a panel to hear submissions to Amendment C164

Background to the Amendment

The Moreland Industrial Land Strategy 2015-2030 (MILS)

11. The MILS replaced the Moreland Industrial Land Use Strategy (MILUS) 2004 in 2016 and simplified the number of strategic categories applied to Moreland's industrially zoned land from five to three.
12. The MILS was introduced into the Planning Scheme via Amendment C158 and was gazetted 6 April 2017.
13. Amendment C164 implements the land use directions of the MILS within the BAC. Implementing the MILS is a key item in Council's 2016-2017 and 2017-2018 Council Action Plan; Amendment C164 will allow Council to deliver this action.
14. The *Brunswick Structure Plan Reference Document 2018 (BACSP)*, adopted by Council in April 2018, sets out Council's vision for the BAC. It includes specific strategies to achieve the vision, including a strategy to undertake rezonings where required to give effect to the MILS.
15. The land affected by the amendment is limited to Category 2 – Employment and Category 3 – Transition-Residential Areas within the BAC. Land in Category 1 – Core Industry and Employment Areas will remain in its current zone.
16. The MILS 2015-2030 (**see attachment 1**) contains the following directions for Category 2 and 3 areas:

Category 2 – Employment Areas

PURPOSE: Maintain for industry and employment uses and support a transition to a broader business base and employment opportunities. Only allow residential uses in circumstances where employment outcomes are prioritised to Council's satisfaction, by meeting either the defined employment floorspace strategy as part of a multi use development or within large sites by allocating an adequate part of the site for employment uses.

APPLIED TO: Areas of industrial and employment land that are relatively unconstrained by residential zoned land or other sensitive uses, have good access to the regional road network and are located within an Activity/Neighbourhood Centre or within a 400m radius (5 min walk) of an Activity/ Neighbourhood Centre.

APPLICABLE ZONES: Industrial 3 Zone (IN3Z), Commercial 2 Zone (C2Z). If residential uses are agreed: Commercial 1 Zone (C1Z), Special Use Zone (SUZ), and Comprehensive Development Zone (CDZ) The Mixed Use Zone (MUZ) and Residential Growth Zone (RGZ) may be used if a mix of zones are applied across larger sites or precincts in conjunction with employment zones. In this instance, the MUZ or RGZ parts of the site should be re-categorised to MILS Category 3 in the Industrial Employment Framework, and the employment zones re-categorised to Category 1. An Overlay (IPO or DPO) may be applied to confirm where employment uses are to be located.

Category 3 – Transition-Residential Areas

PURPOSE: Facilitate a transition to quality residential environments which contribute to Moreland's housing supply.

APPLIED TO: Small areas of industrial and employment land that are surrounded by residential zoned land or other sensitive uses, with poor access to the regional road network, and isolated from larger Core Industry and Employment Areas and Activity Centres.

APPLICABLE ZONES: Mixed Use Zone (MUZ), Residential Growth Zone (RGZ), General Residential Zone (GRZ), Neighbourhood Residential Zone (NRZ). Zone selection will be informed by the size and location of the site and the ability to manage off site impacts and integrate with the scale of the surrounding neighbourhood at site or precinct boundaries. Given the objective for Transitional-Residential Areas to make a contribution to overall housing supply, the NRZ should only be considered in specific circumstances such as very small and isolated sites.

Other Amendments of relevance

Amendment C134 – The Brunswick Structure Plan

17. Amendment C134, approved 11 August 2016, implemented the objectives and guidelines of Brunswick Structure Plan (BSP) 2010 and the BSP Addendum 2012, which detailed Council's long-term vision for the development of a prosperous and sustainable activity centre. Amendment C134 also implemented the recommendations of the Sydney Road/Upfield Corridor Strategic Framework Plan, which further updated the recommendations of the BSP and Addendum within the Sydney Road/Upfield Corridor.
18. This amendment included the introduction of DDO's 18, 19 and 20 which provide the key built form guidance for development in the BAC.

Amendment C158 – The Moreland Industrial Land Strategy

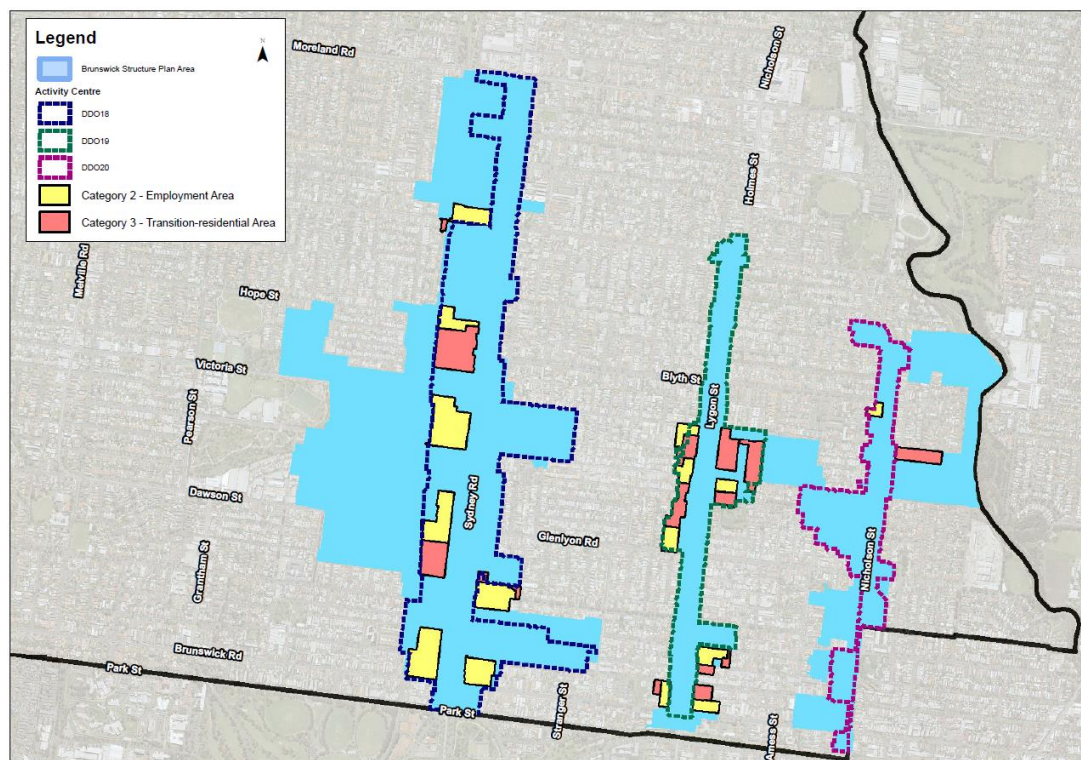
19. The Moreland Industrial Land Strategy 2015-2030 (MILS) was adopted by Council in July 2016 and implemented into the Moreland Planning Scheme through Amendment C158, gazetted on 6 April 2017. The MILS is the second industrial land strategy for the City of Moreland and it replaced the Moreland Industrial Land Use Strategy 2004 (MILUS), which recommended a comprehensive review after 10-15 years. This review was conducted in 2014/2015 and resulted in the development of the MILS.
20. The MILS provides a coordinated and evidence based approach to managing growth and strengthening our local economy. It complements Council's objectives for creating a sustainable urban environment where people have access to jobs and business services near to where they live and it ensures we are planning for local employment opportunities now and for future generations.

21. The MILS, and associated background work which underpinned it, provides a comprehensive analysis of the changing nature of employment in Moreland and implications for industrially zoned land.

Amendment C167 – Brunswick Structure Plan Reference Document

22. The panel appointed to consider Amendment C134 recommended Council prepare a policy neutral consolidated reference document to replace the various documents that outline the vision for the BAC detailed in the above paragraph. In October 2016 Council adopted the Brunswick Structure Plan Reference Document (BSP).
23. This BSP document supersedes the following documents as reference documents to the Moreland Planning Scheme:
- The Brunswick Structure Plan (2010)
 - The Brunswick Structure Plan Addendum (2012)
 - Sydney Road/Upfield Corridor Strategic Framework Plan (2014) (Strategic Framework Plan).
24. The BSP also incorporates relevant objectives and strategies from the:
- Brunswick Integrated Transport Strategy (BITS) (2013)
 - The recommendations of the Moreland Industrial Land Strategy 2015-2030 (MILS) as it pertains to land within the activity centre.
25. One of the key strategies of the BSP under the theme of Land Use Pattern and Activity is to:
- Implement rezoning's where required to give effect to the MILS.
26. Amendment C167, among other things, implements the BSP as a reference document in the planning scheme and makes minor changes to the DDO's 18, 19 and 20. Council adopted policy neutral updates of the Brunswick and Coburg Structure Plans on 5 October 2016 (DED79/16). Consistent with Council's decision, the Minister authorised Amendment C167 to be exempt from the standard notification requirements. Notification was limited to prescribed Ministers and undertaken from 14 September 2017 to 13 October 2017.
27. During the notification period, a development application for a property within the Brunswick Structure Plan Area was considered by the Victorian Civil Administrative Tribunal. Two submissions were received to Amendment C167 that requested changes to the Amendment. Key concerns raised in the submissions related to:

28. Reinstating the boundary of the Brunswick Activity Centre in the Strategic Framework Plan at Clause 21.02 of the Municipal Strategic Statement (MSS) to its current form;
29. The translation of the various Brunswick Structure Plan documents into one reference document incorporating changes made by Amendment C134 and the Planning Panel's recommendations from Amendment C134.
30. The BSP Reference document also clarifies the boundaries of both the structure plan area and the activity centre area as defined in the planning scheme.
31. The Brunswick Activity Centre Boundary is defined by the extent of the of the DDO's which affect the three main corridors of Sydney Road, Lygon Street and Nicholson Street, including 18,19,20 as these signal the areas for increased development intensity.
32. The Brunswick Structure Plan Area is defined by a broader boundary which encompasses other land uses including the core industrial areas and other key strategic sites, like key open spaces and CERES, which contribute to the broader function of the area.
33. The map below illustrates the activity centre area, defined by the DDO's (the dashed boundaries) and the wider structure plan area (shaded blue area).



34. Amendment C164 will extend the activity centre boundary by extending the DDO's to cover the properties rezoned and provide appropriate built form guidance. Amendment C164 will not change the structure plan boundary.

35. At the 11 April 2018 Council Meeting it was resolved that Council:
- Notes the submissions to Amendment C167 of the Moreland Planning Scheme.
 - Adopts the Brunswick Structure Plan Reference Document 2018, at Attachment 1 to this report, for inclusion as a Reference Document in the Moreland Planning Scheme (this replaces the Brunswick Structure Plan Reference Document 2016 adopted as part of resolution DED67/17.)
 - Adopts Amendment C167 with changes, at Attachment 2 to this report, in accordance with section 29 of the Planning and Environment Act 1987.
 - Requests the Minister for Planning to approve Amendment C167 in accordance with section 31 of the Planning and Environment Act 1987.
 - Delegates the Director Planning and Economic Development authority to make changes necessary to the Amendment as required by the Minister for Planning.
 - Notifies all submitters of Council's decision.
36. The amendment was submitted to the Minister for Approval on 12 April 2018. No decision has been received to date.
37. A copy of the adopted BSP Reference Document (April 2018) is available on the Moreland City Council Website at www.moreland.vic.gov.au/amendment-c164

Amendment C164

Amendment C164 Exhibition

39. Amendment C164 to the Moreland Planning Scheme has been publicly exhibited from 16 November 2017 to 22 January 2018 (approximately 9.5 weeks). The exhibition of the amendment included:
- Letters and Information Sheets sent to all affected property owners and businesses, as well as residents who live within an approximate 400m radius of land proposed to be rezoned (approximately 23,000 letters).
 - Notices in the Victoria Government Gazette and Moreland Leader newspaper.
 - A project website where people can search their property address to understand how they are affected. The website was accessed approximately 2,700 times during the exhibition period.
 - Council staff held meetings with members of the public when requested during the exhibition period.
 - Two public drop-in sessions were held in Brunswick at the Brunswick Library on the 21 and 28 of November 2017, one during the day and one after standard work hours. Approximately 60 members of the community attended across the two sessions.
 - On 13 November 2017 the notice of preparation of Amendment C164 was published in the Moreland Leader newspaper.
 - On 16 November 2017 the notice of preparation of Amendment C164 was published in the Government Gazette.
40. 135 submissions were received in response to formal exhibition of Amendment C164.
41. Council considered submissions to the Amendment at the 11 April 2018 Council Meeting and resolved to request the appointment of a Panel.
42. A further 4 submissions were received after Council considered submissions to the amendment (total of 139 submissions).
43. The late submissions have been referred directly to the Panel. To assist the panel an officer response to these submissions is provided at **Attachment 5** to this report.

Public Consultation

44. Council has been engaging with the community regarding the Brunswick Activity Centre and its industrial land strategy over a number of years. Amendment C164 builds on previous work including the implementation of the Brunswick Structure Plan through Amendment C134, the review of its former industrial strategy and the development of the Moreland Industrial land Strategy 2015-2030 (MILS) through Amendment C158. An explanation of the consultation which has occurred over that time with regard to these processes is contained in **Attachment 8**.

Directions of the Panel

Panel Directions

45. In its correspondence of 17 April 2018, the Panel issued written directions in relation to the filing and service of expert witness reports and the matters to be addressed in Council's submissions.
46. The list of matters set out in Direction 10 are addressed in this submission.
47. Direction 12, which relates to the publication of material on its website, was satisfied and Council notified Planning Panels on Tuesday 22 May that this had been completed.
48. As per Direction 7, this submission was filed and circulated on Monday 28 May 2018.
49. The remaining Panel Directions will be addressed in Council's Part B submission to the Panel at the Panel hearing process commencing 4 June 2018.

Strategic assessment of the Amendment

Why is the amendment required?

50. The amendment is required to implement the strategic directions of the MILS 2015-2030, as they apply to the Brunswick Activity Centre.

51. Brunswick Activity Centre

The vision for the Brunswick Activity Centre is one of continued economic and social diversity and improved sustainability. Planning for growth and development will focus on three corridors: the Sydney Road/Upfield Corridor, Lygon Street and Nicholson Street. Core Industry and Employment Areas will be protected, Employment Areas will transition from traditional industrial uses to a broader range of employment uses, and declining industrial areas will transform into residential areas. (BSP Theme 1 Land Use Pattern and Activity pg. 13)

52. In April 2018 Council adopted the Brunswick Structure Plan Reference Document (BSP). The BSP supersedes the following documents as reference documents to the Moreland Planning Scheme:

- The Brunswick Structure Plan (2010)
- The Brunswick Structure Plan Addendum (2012)
- Sydney Road/Upfield Corridor Strategic Framework Plan (2014)

53. One of the key strategies of the BSP under the theme of *Land Use Pattern and Activity is to Implement rezoning's where required to give effect to the MILS* (pg. 14). Amendment C164 will facilitate new employment and housing opportunities by rezoning underutilised industrial land that is well serviced by existing infrastructure and public transport. The rezoning of this land will encourage new development and employment opportunities which will add to the vibrancy and mix of uses within the activity centre and assist Council in achieving its vision for the BAC.

54. The Moreland Industrial Land Strategy 2015-2030 (MILS)

The Moreland Industrial Land Strategy 2015-2030 (MILS) was introduced into the Moreland Planning Scheme through Amendment C158 on 6 April 2017. The MILS provides a coordinated and evidence based approach to managing growth and strengthening our local economy. It complements Council's objectives for creating a sustainable urban environment where people have access to jobs and business services near to where they live and it enables planning for local employment opportunities now and for future generations.

55. The amendment affects industrial land within the BAC within the following MILS categories:

Category 2 - Employment areas which seek to support transition from traditional industrial uses to a broader range of employment uses, and prioritise employment uses over residential uses in Employment Areas.

Category 3 - Transition - residential areas which seek to support change in these areas to facilitate quality residential development and contribute to housing supply.

56. The MILS Vision and Framework Plan, which are translated into the Moreland Planning Scheme at Clause 21.03, are supported by a series of objectives and implementation strategies including the following which relate to land in Category 2 Employment Areas and Category 3 - Transition-Residential Areas:

Objective 5

(Employment – Areas – Category 2)

To support the transition from traditional industrial uses to a broader range of employment uses and prioritise employment uses over residential uses within Employment Areas (Category 2)

Strategies

- Protect the continued operation of existing viable industries in Employment Areas.
- Facilitate the transition of Employment Areas to accommodate a broader range of employment generating uses, including a mix of industry and office based uses and other compatible employment uses.
- Ensure employment uses are prioritised over residential uses in Employment Areas. Where multi-use development including a residential component is proposed, the amount of employment floorspace should be at least equivalent to the amount of all proposed ground and first floor building floorspace (inclusive of car parking, other services and circulation space).
- Encourage flexible floor plate layouts and increased floor to ceiling heights at ground and first floor to facilitate a variety of employment uses over time.
- Require new residential and multi-use development in Employment Areas to adopt the agent of change principle, by incorporating design and noise attenuation measures to protect residents from noise from nearby

businesses, such as locating bedrooms away from noise sources and using appropriate acoustic measures.

- Encourage building design and site layouts of industrial and commercial uses in Employment Areas to minimise the potential for adverse amenity and environmental impacts on nearby residential uses.
- Encourage redevelopment in Employment Areas to be of a high quality to contribute to an overall improvement in the amenity of the area, including low maintenance landscaping and upgrades to adjoining streetscapes.
- Encourage the amenity expectations for residential or other sensitive uses within or adjacent to Employment Areas to be reflective of the multi use nature of the areas and the priority given to employment uses.
- Consider the impacts on the viability of existing businesses in deciding whether a site specific or precinct wide rezoning is appropriate

Objective 6

(Transition – Residential Areas – Category 3)

To support change in Transition-Residential Areas (Category 3) to facilitate quality residential development and contribute to housing supply.

Strategies

- Support the rezoning and redevelopment of Transition Residential Areas to allow quality residential development.
- Discourage new industry and businesses from locating in Transition Residential Areas.
- Discourage existing business from expanding in Transition Residential Areas. However, where an existing business wishes to expand on their current site, manage the expansion having regard to the impacts on residential uses.
- Encourage redevelopment in Transition Residential Areas to be of a high quality to contribute to an overall improvement in the amenity of the area and maximise the contribution to the public realm

Implementation

- Apply the Mixed Use Zone (MUZ), Residential Growth Zone (RGZ), or General Residential Zone (GRZ). Zone selection will be informed by the size and location of the site and the ability to manage off site impacts and integrate

with the scale of the surrounding neighbourhood at site or precinct boundaries. Given the objective for Transition Residential Areas to make a contribution to overall housing supply, the Neighbourhood Residential Zone (NRZ) should only be used in specific circumstances, such as very small and isolated sites.

57. The MILS details a clear approach to rezoning land in accordance with the framework and flags the opportunity for Council to take a proactive approach in order to achieve specific strategic visions such as for the BAC. The below excerpt from the MILS sets out when it is considered appropriate for land in the MILS to be proactively rezoned.

When will land be rezoned?

It is not intended that all land identified within the Industrial Framework Plan with potential for an alternative zone would be rezoned all at once.

Some rezoning of land may be initiated by Council where it is necessary to proactively implement a specific strategic vision (e.g. within Activity or Neighbourhood Centres). (Emphasis added)

Other rezonings will occur incrementally, usually at the request of a proponent (landowner or otherwise). Such amendment requests will be assessed against the relevant MILS category, any other relevant strategic directions for the site or precinct expressed in the MSS, and the site or precinct context.

Extract from the MILS Section 6. Planning Scheme Recommendations.

58. The Council Plan 2017-2021, contains strategic initiatives to:
- Enhance liveability, affordability and sustainability by guiding growth, and excellence in urban design and development; and
 - Support the local economy and trading environments to enhance economic activity and promote local jobs.
59. The Council Plan also includes the implementation of MILS for the BAC as a deliverable item under the plan (Council Plan reference P1d).

Does the amendment comply with the requirements of any Ministers Direction applicable to the Amendment?

60. Amendment C164 complies with the requirements of the following Ministerial Directions:
- Ministerial Direction – The Form and Content of Planning Schemes
 - Ministerial Direction No. 1 – Potentially Contaminated Land

- Ministerial Direction No. 9 – Metropolitan Strategy
- Ministerial Direction No. 11 – Strategic Assessment of Amendments
- Ministerial Direction 15 – The Planning Scheme Amendment Process

Direction – The Form and Content of Planning Schemes

61. The Amendment complies with Ministerial Direction – The Form and Content of Planning Schemes. See further discussion in paragraphs 111-115 of this report which relate to the conditions of authorisation.

Direction 1 – Potentially Contaminated Land

62. The Amendment complies with Ministerial Direction 1 – Potentially Contaminated Land. The amendment proposes to apply the Environmental Audit Overlay (**EAO**) to the land.
63. Historically this part of Melbourne has been used for industrial purposes, including clay and brick making facilities, and there are a number of former quarries across Moreland. Due to its industrial past, land in the Brunswick Activity Centre is known to have been used historically for potentially contaminating uses as described in Ministerial Direction No 1.
64. As the amendment proposes to rezone land to allow sensitive uses to occur it is appropriate to apply the EAO to land identified with the potential for contamination.

Direction 9 – Metropolitan Strategy

65. The Amendment complies with Ministerial Direction No 9 – Metropolitan Strategy, which applies specifically to *Plan Melbourne 2017-2050*. The Amendment supports the directives of the metropolitan strategy by taking advantage of underutilised land close to jobs, services and public transport infrastructure. The Amendment will enable new housing, jobs and services and helps to create liveable communities and neighbourhoods. Specifically the amendment is consistent with the following directions of the Metropolitan Strategy:
- Create a city structure that strengthens Melbourne's competitiveness for jobs and investment
 - Improve access to jobs across Melbourne and closer to where people live
 - Create development opportunities at urban renewal precincts across Melbourne

- Manage the supply of new housing in the right locations to meet population growth and create a sustainable city
- Deliver more housing closer to jobs and public transport
- Facilitate decision making processes for housing in the right locations
- Create a city of 20-minute neighbourhoods

Direction 11 – Strategic Assessment of Amendments

66. The Amendment complies with Ministerial Direction No 11 – Strategic Assessment of Amendments. A detailed strategic assessment of the Amendment is included in the Explanatory Report (**see attachment 3**). Generally, Amendment C164:

- Supports the objectives of the State Planning Policy Framework (SPPF) by encouraging development in existing urban areas that offer good access to services and shops that are well served by public transport.
- Supports the MILS 2015-2030 objectives which seeks to revitalise underutilised industrial land to facilitate new employment opportunities and quality residential development which contribute significantly to Moreland's housing supply.
- Makes proper use of the Victorian Planning Provisions through the use of DDO18, 19, 20 to guide built form outcomes. Applies the C1Z and MUZ to guide land use outcomes.

Direction 15 – The Planning Scheme Process

67. The Amendment complies with Ministerial Direction No 15 – The Planning Scheme Amendment Process. The amendment has been processed in accordance with the relevant time frames and requirements, including the granting of exemptions from the Minister where required.

How does Amendment C164 support or implement the State Planning Policy Framework and any adopted State policy?

68. State Policy contained in Plan Melbourne and the State Planning Policy Framework (SPPF) promotes the concept of the '20 minute neighbourhood', where all residents have excellent access to a wide range of local amenities and services, including employment opportunities, shops, schools, public transport, parks and community services.

69. A key theme of the SPPF is to encourage the consolidation of development within existing established urban areas within close proximity to transport, jobs and services.
70. More specifically, Clause 16.01-2 Location of residential development seeks to locate new housing in or close to activity centres and employment corridors and at other strategic redevelopment sites that offer good access to services and transport. The Amendment supports this objective by rezoning land to facilitate the creation of new housing, which is close to existing infrastructure including, services, employment and transport.
71. The SPPF also seeks to achieve architectural and urban design outcomes that contribute positively to local urban character and enhance the public realm while minimising detrimental impact on neighbouring properties.
72. The proposed amendment is consistent with State policy because it will contribute to housing supply, through the rezoning of *Category 3 – Transition Residential* areas in areas well serviced by existing amenities and services.
73. The application of the Design and Development Overlay will assist in achieving consistent and positive architectural and urban design outcomes across the Brunswick Activity Centre.

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

74. The Amendment supports the Municipal Strategic Statement (MSS) Clause 21.02 Vision, which outlines Council's direction for a sustainable Moreland with a more resilient community, more attractive, with more accessible and safe places with a stronger local economy that provides the services to meet the needs of a growing community.
75. The following excerpts are from the strategic directions established in relation to activity centres, housing and land for industry and economic regeneration (Clause 21.02-3 MSS Strategic Directions):
 - *Council is committed to creating sustainable neighbourhoods where people can walk to shops and services, employment, schools, public transport, parks and community services.*
 - *Coburg, Brunswick and Glenroy Activity Centres are the larger centres in the framework. These centres provide a broad mix of retail uses (including convenience and comparison shopping), commercial and*

cultural activity, a diverse mix of employment options and are generally well served by public transport

- Increased housing densities in the form of apartments and townhouses are encouraged in these activity centres. In these locations, neighbourhood character is expected to change over time, commensurate with the role and size of the centre in the overall network of centres.*
- Council will facilitate housing development to meet the needs of the growing and diverse population.*
- A select number of precincts of industrial zoned land have been identified as Employment Areas (Category 2) reflecting their suitability to maintain industry and employment uses and potentially transition to a broader business base and employment opportunities to contribute to economic regeneration and more diverse employment opportunities. These areas are predominantly located within or adjacent to activity centres and their transition will support and reinforce the economic and employment objectives of activity centres. Residential uses in these precincts will only be supported if priorities for employment have been addressed and guaranteed. Where Employment Areas have been rezoned to a zone that allows for residential uses, subsequent planning permit decisions must have regard to policy to prioritise industry and employment uses in these areas.*
- A limited number of industrial areas identified as Transition Residential Areas (Category 3) will contribute to housing supply in Moreland. Zone selection and the associated scale and rate of change in these areas will be determined by the size and location of the site and the ability to manage off site impacts and integrate with the scale of the surrounding neighbourhood at site or precinct boundaries.*

76. *Clause 21.03 MSS Strategic Framework*

- 1. To support change in Transition-Residential Areas (Category 3) to facilitate quality residential development and contribute to housing supply.*

Clause 21.03-2 Objective 6 – Transition-Residential Areas (Category 3)

2. *To support the transition from traditional industrial uses to a broader range of employment uses and prioritise employment uses over residential uses within Employment Areas (Category 2)*

Clause 21.03-2 Objective 5 – Employment Areas (Category 2)

77. *Clause 21.03-2.1 Implementation*

3. Employment Areas (Category 2)
4. Apply the Industrial 3 Zone or Commercial 2 Zone to Employment Areas (Category 2) to prioritise employment. Where residential uses are to be permitted in Employment Areas, apply one of the following zoning and overlay configurations to achieve Strategy 5.3 of Clause 21.03-2:
 - The Commercial 1 Zone and prioritise employment uses as per Strategy 5.3.

5. *Transition Residential Areas (Category 3)*

Apply the Mixed Use Zone, Residential Growth Zone or General Residential Zone to Transition-Residential Areas (Category 3). Zone selection will be informed by the size and location of the site and the ability to manage off site impacts and integrate with the scale of the surrounding neighbourhood at site or precinct boundaries. Given the objective for Transitional-Residential Areas to make a contribution to overall housing supply, the Neighbourhood Residential Zone should only be considered in specific circumstances, such as very small and isolated sites.

Clause 21.03-2.1 Implementation - Transition-Residential Areas (Category 3).

6. *All Areas*

Consider applying the Design and Development Overlay in conjunction with any rezoning where confirmation of design and site layout detail is required.

Summary of issues raised in submissions

78. In total one hundred and thirty nine (139) submissions were received regarding Amendment C164. One hundred and thirty five (135) submissions were received during the formal exhibition of the Amendment and a further four (4) submissions were received after Council had considered submissions and resolved to request a Panel.
79. Council considered 135 of the submissions received to Amendment C164 at its meeting on 11 April 2018 (**refer to attachment 4**). The Council report contains a summary of submissions and Officer responses, endorsed by Council.
80. The remaining four (4) submissions have not been formally considered by Council as they did not meet the reporting deadlines for consideration at the 11 April 2018 Council meeting. The late submissions have been referred directly to the Panel for consideration. To assist the Panel, a Council Officer response is provided to each of these submissions (**refer to attachment 5**).

Key issues

81. Most submissions raised specific concerns with particular areas and circumstances, rather than being critical of the overall amendment. There were however consistent themes which emerged across submissions including:
82. **Building height**
- Eighty seven (87) submissions raised concerns regarding the heights proposed within the DDOs to be applied to land rezoned as part of the Amendment. The majority of these submissions considered the proposed heights excessive and sought the heights be reduced to between 2 to 4 storeys across the entire activity centre. Some submissions suggested an increase to the proposed height.
83. **Amenity impacts**
- Thirty six (36) submissions raised concerns with regards to the amenity impacts from future development proposals including overshadowing and overlooking/privacy.
84. **Traffic congestion**
- Thirty three (33) submissions raised concerns that the Amendment would unreasonably impact on traffic congestion in the activity centre already considered to be congested at peak times.
85. **Car parking**

Thirty one (31) submissions raised concerns that the Amendment would unreasonably impact on car parking in Brunswick particularly in locations where car parking is already considered difficult at certain times including near restaurant precincts.

86. **Open space**

Twenty five (25) submissions raised concerns regarding the lack of open space in Brunswick and the impact on existing open spaces.

87. **Zone choice**

Eighteen (18) submissions proposed alternate zone choices, including a greater application of the Mixed Use Zone (MUZ) and the use of the General Residential Zone (GRZ). Some submissions suggested that some properties should not be rezoned at all.

88. **Heritage**

Twelve (12) submissions were concerned the Amendment would result in unreasonable impacts on the heritage significance of certain areas, including properties on Barkly Street which are affected by Heritage Overlay (HO) Schedule 14.

89. **Infrastructure**

The impact of the proposed Amendment on existing infrastructure including public transport, physical infrastructure such as sewers, roads and community infrastructure was raised in twelve (12) submissions.

90. **Application of the Environmental Audit Overlay**

Three (3) submissions queried the application of the Environmental Audit Overlay (EAO) and questioned the accuracy of the contamination assessment provided by Golder Pty Ltd (Golder)-(environmental remediation consultants). The submitters also disputed the application of the EAO on their respective properties.

91. **Change to the Strategic Framework Plan Boundary**

One submission raised concern regarding the definition of the Brunswick Activity Centre and how this is reflected in both the Moreland Planning Scheme and other policy documents.

92. The Council report dated 11 April 2018 (**refer to attachment 4**) provides a detailed response to the key issues raised in submissions and provides specific responses to submissions which relate to individual MILS areas.

93. The issues raised in submissions and Council's response will be elaborated on in Council's Part B Submission to the Panel.

Post Exhibition Changes

94. Two changes to the Amendment are proposed that will correct errors identified through submissions. These changes are to:

1. Amend the map to the Design and Development Overlay Schedule 19, to correct a previous error in the mapping of heights for the property at 20 Leinster Grove, Brunswick. (Refer to discussion at paragraphs 96-107 of this report).
2. Extend the boundary of the Brunswick Activity Centre in the MSS at Clause 21.02 to include the properties proposed to be rezoned and included in the Design and Development Overlay Schedules 18, 19 and 20. (Refer to discussion at paragraphs 108-110 of this report).

95. Council Officers have also identified a number of errors through the course of exhibition process and in responding to submissions. These errors are outlined in the table below and are proposed to be rectified through this process. Council endorsed these proposed changes at the 11 April 2018 Council Meeting.

No.	Error type	Error	Explanation	Proposed change
1	Spelling mistake	DDO18 – under Street walls, incorrectly reads “Boase Street and Ballarat Street”	Boase Street does not exist, should read Breese Street	“ Boase Breese Street and Ballarat Street”
2	Spelling mistake	DDO18 – under Street walls, incorrectly reads “Boase Street and William Street”	Boase Street does not exist, should read Breese Street	“ Boase Breese Street and William Street”
3	Spelling mistake	DDO18 – under Public realm objectives, incorrectly reads “...Jewel, Brunswick and Anstey...” And DDO18 - Map 3 Building edge conditions incorrectly reads “Jewel”	Missing the letter ‘L’ from reference to Jewell station	“...Jewell, Brunswick and Anstey...” And “Jewell”
4	Mapping error	DDO19 – Map 1B Lygon Street Local Area Built Form Controls (South) incorrectly shows 236 and 238 Lygon Street as being buildings of individual heritage significance (shown with red outline on map)	Neither of these properties are affected by a heritage overlay.	Remove red outline for 236 and 238 Lygon Street from Map 1B Lygon Street Local Area Built Form Controls (South)

No.	Error type	Error	Explanation	Proposed change
5	Mapping error	DDO19 - Map 1B Lygon Street Local Area Built Form Controls (South) incorrectly shows 1, 1A, 1B, 3, 5 Cross Street and 53 Albert Street with a preferred maximum height of 11m	These properties (similar to 20 Leinster Grove) should be shown as 17m and appear to have been incorrectly shown as part of revised mapping to improve the readability of the DDOs. Amendment C164 proposed to correct this, however it was not consistently shown on the exhibited DDO maps.	Amend the height for 1, 1A, 1B, 3, 5 Cross Street and 53 Albert Street to show a preferred maximum height of 17m on Map 1A Lygon Street Local Area Built Form Controls (North), and Map 1B Lygon Street Local Area Built Form Controls (South)
6	Mapping error	DDO18 – Map 2A: Open Space and Public Realm Network (North) does not show MILS Area's 29 and 30 within the DDO boundary.	This is an error. These properties are proposed to be included in the DDO and should be shown within the boundary	Amend DDO18 – Map 2A: Open Space and Public Realm Network (North) to include MILS Area's 29 and 30 within the DDO boundary
7	Mapping error	DDO18 – Map 2B: Open Space and Public Realm Network (South) does not show MILS Area's 68, 69 and 70 within the DDO boundary.	This is an error. These properties are proposed to be included in the DDO and should be shown within the boundary	Amend DDO18 – Map 2B: Open Space and Public Realm Network (South) to include MILS Area's 68, 69 and 70 within the DDO boundary

20 Leinster Grove

96. Development Overlay Schedule 19 (DDO19) was applied to 240-250 Lygon Street, Brunswick, including the rear part of the property known as 20 Leinster Grove, as part of Amendment C134 (gazetted 11 August 2016). This included attributing preferred maximum building heights to the property. DDO19 currently indicates a preferred maximum height of 23m for the land.
97. In response to the exhibition of Amendment C164 Council received a number of submissions relating to the height within DDO19 for 20 Leinster Grove. The submissions raised specific concerns that the height was excessive. This was particularly due to its location adjacent Methven Park and adjoining low scale residential development. The property at 20 Leinster Grove is currently shown in the planning scheme as having a preferred height of 23m (7 storeys).
98. Amendment C164 did not propose to make any changes to the height as the DDO19 already applied to the land however it has become apparent that the 23m height which is shown as applying to 20 Leinster Grove is an error in the mapping within DDO19. It should in fact be shown as a 17m (5 storey) preferred maximum height.
99. Investigation by Officers has revealed that both Council and the Panel which considered Amendment C134 to the planning scheme, supported a 17m preferred

maximum height for this land. Council's Urban Design Unit have reviewed the height and concur that 17m is the correct height which should apply to this property.

100. The following is taken from page 67 of the Panel Report for Amendment C134:

...in relation to 240-250 Lygon Street, the Panel considers that the BSP Addendum provides an appropriate strategic basis for the nomination of a 5 storey height for the balance of the property. This portion of the land should be included within Map 1 of DDO19. The Panel supports Council's inclusion of the site in its final version of DDO19 with a 5 storey building height as per the BSP Addendum. This is included in the DDO19 appended to this report.

101. The mapping error occurred when DELWP officers requested that Council revise the colours used in mapping to make the heights more clear due to concerns that the colour palate used was too similar. In correcting the colours a dark purple colour was used to indicate 23m and applied to 240-250 Lygon Street. Different property polygons/boundaries were used which didn't differentiate 240-250 Lygon Street and the rear part known as 20 Leinster Grove and subsequently the purple colour was applied across the entire property. Unfortunately this clerical error was not picked up by Council or DELWP officers and the amendment was gazetted showing the incorrect colours.
102. Council officers have confirmed with the DELWP officer who processed Amendment C134, that DELWP nor the Minister for Planning requested any changes to heights as submitted by Council for approval.
103. This is supported by the Ministers' letter to Council, notifying Council of his approval of Amendment C134, which outlines the changes proposed to the amended. It is noted that no heights are included as part of the changes made to the amendment.
104. Officers have confirmed that the version of the Amendment that was adopted by Council and sent to DELWP for the Ministers Approval indicated a 17m, five storey height for 20 Leinster Grove.
105. Subsequently, Officers are proposing to correct this error as part of Amendment C164 and change the height in DDO19 to read as 17m for the property known as 20 Leinster Grove. No change to the height is proposed to the portion of the land commonly known as 240-250 Lygon Street.
106. Correcting the error as part of Amendment C164 is considered a resource efficient process to correct an administrative error.

107. Should the Panel disagree with this position, then it is proposed to split the amendment and abandon the amendment as it relates to 20 Leinster Grove. It would not be appropriate to rezone the land while it allowed for a disputed height to apply to the land. This would result in inappropriate development opportunities on the site and would create uncertainty regarding height for all stakeholders.

Activity centre boundary in the MSS

108. One submission raised concern regarding the definition of the Brunswick Activity Centre and how this is reflected in both the Moreland Planning Scheme and other policy documents.
109. In order to ensure consistency in the Moreland Planning Scheme, the Strategic Framework Plan (Maps 1A and 1B) at Clause 21.02 is proposed to be amended to show a revised Brunswick Activity Centre Boundary which encompasses the properties to be rezoned and included in DDO's 18, 19 and 20. This will prevent confusion which would arise where a property is within a DDO which encourages growth but not shown as being part of the Brunswick Activity Centre in the Strategic Framework Plan. A copy of the amended Clause 21.02 can be found at **Attachment 9** to this report.
110. This is considered a minor, necessary and consequential change to the planning scheme as a result of Amendment C164.

Authorisation conditions for Amendment C164.

111. The Ministers Authorisation for Amendment C164 included the following three conditions:
1. *The amendment documentation must be in conformity with The Form and Content of Planning Schemes direction including Annexure 1, Annexure 2 and Annexure 3.*
 2. *In addition to the above condition amend, in a policy neutral manner, DDO18, DDO19 and DDO20 to conform to the Ministerial Direction: The Form and Content of Planning Schemes. Should Moreland City Council wish to make these changes post exhibition. They must be included as part of any submission made to any independent Planning Panel convened to consider submissions made to the amendment.*
 3. *In addition to the notice requirements of the Act, the following agencies must be notified:*
 - *Department of Economic Development, Jobs, Transport and Resources – Network Development (Public Transport)*
 - *Department of Environment, Land, Water and Planning – Environment*
 - *Environment Protection Authority Victoria*
112. The amendment documentation is considered to conform with The Form and Content of Planning Schemes direction, including Annexure 1, Annexure 2 and Annexure 3.
113. The DDO's 18, 19, 20 have been amended in a policy neutral manner (see **attachment 6**) and endorsed by Council at the 11 April 2018 Council Meeting. These revised DDO's form part of Council's submission to the Panel, in accordance with the second condition of authorisation.
114. As part of the exhibition for Amendment C164 direct notice was sent to the organisations outlined in the third condition of authorisation. The EPA were the only one of the three who made a submission to the Amendment.
115. Based on the above information it is submitted that the conditions of Authorisation imposed by the Minister for Planning have been adhered to.

Conclusion

- 116. Council has undertaken a thorough process to prepare the MILS and Amendment C164 to the Moreland Planning Scheme.
- 117. Council's position to the Panel will rely on the background documents, to illustrate the strategic merit of the Amendment, as well as the Council Officer response to submissions included in the 11 April 2018 Council Report.
- 118. Council's 'Part B' Submission will be presented at the Panel Hearing on 4 June 2018.
- 119. This completes the Part A Submission for Council.

Richard Tolliday

Senior Strategic Planner

MORELAND CITY COUNCIL

List of Attachments

- 1 Moreland Industrial Land Strategy 2015-2030
- 2 Council Report 16 August 2017 Authorisation
- 3 Explanatory Report
- 4 Council Report 11 April 2018 Response to Submissions
- 5 Summary of response to submissions (includes late submissions)
- 6 DDO18, 19, 20 Post Exhibition Track Changed (Considered by Council 11 April 2018)
- 7 Authorisation Letter 16 October 2017
- 8 Summary of exhibition processes for related Amendments
- 9 Amended Clause 21.02