Strategic Assessment Guidelines Checklist

This checklist is a tool that provides a quick snapshot of the abovementioned information. It may be useful to use while preparing an amendment assessment.

Note: In the 'Comment' field, you must click in the top left part of the field to enter any comments.



Strategic Cons	deration	Yes	No	N/A	Comment
Why is an amendment required?	What does the amendment intend to do and what is its desired outcome?				Implement the recommendations of the Lilydale Structure Plan 2022.
·	How does it intend to do it?				Rezone land in the Commercial 1 Zone, Commercial 2 Zone, and Residential Growth Zone to an Activity Centre Zone.
					Rezone land in the Residential Growth Zone to a General Residential Zone and apply new schedules 4, 5, and 6.
					Delete Design and Development Overlays 4 and 7 from the area the new Activity Centre Zone applies.
					Apply an EAO to some land rezoned from Commercial 2 Zone to Activity Centre Zone which is identified as potentially contaminated land.
	Is it supported by or is it a result of any strategic study or report?				The planning scheme changes are supported by the Lilydale Structure Plan, Mesh 2022. The changes are further supported by a range of background studies underpinning the Structure Plan, and the Lilydale Activity Centre Built Form Analysis, Kinetica 2023.
	 Will the planning policy, provision or control result in the desired planning outcome? 				The new planning framework under C218 will implement the findings of the Lilydale Structure Plan and associated background studies for building heights, setbacks, and land use within the Lilydale Activity Centre.
	Will the amendment have a net community benefit?				There will be social, economic and environmental benefits from C218, consistent with the Lilydale Structure Plan.
	 Will the community benefit outweigh the cost of the new control? 				
	Does the amendment repeat provisions already in the scheme?				Contradictory provisions (DDOs 4 and 7) will be removed.
	 Is the planning scheme the most appropriate means of controlling the issue or can other existing regulatory or process mechanisms deal with the issue? 				
	 Is the matter already dealt with under other regulations? 				
Does the amendment implement the objectives of	Does the amendment implement the objectives of planning in Victoria? (Refer to section 4 of the <i>Planning and Environment Act 1987</i>)				
planning and any environmental,	Does the amendment adequately address any environmental effects?	\boxtimes			
social and economic effects?	Does the amendment adequately address any social effects?	\boxtimes			
	Does the amendment adequately address any economic effects?	\boxtimes			

Does the amendment address relevant bushfire risk?	Does the amendment meet the objective and give effect to the strategies to address the risk to life as a priority, property, community infrastructure and the natural environment from bushfire in the Planning Policy Framework (Clause 13.02 of the planning scheme)?			Lilydale activity centre is a low fire threat area in Yarra Ranges suitable for increased densities.
	Has the view of the relevant fire authority been sought in formulating the amendment?			The CFA were invited to submit as part of the Lilydale Structure Plan. CFA views will be sought as part of notification on C218.
	If the planning scheme includes a Local Planning Policy Framework at Clause 20, is the amendment consistent with the Local Planning Policy Framework objectives and strategies that apply to bushfire risk?			
	 Is local policy for bushfire risk management required to support the amendment? 			
Does the amendment comply with all the relevant Minister's	Does the amendment comply with the requirements of the Ministerial Direction - The Form and Content of Planning Schemes?			
Directions?	Do any other Minister's Directions apply to the amendment? If so, have they been complied with?			Ministerial Direction 1. Potentially contaminated land is complied with by the application of an EAO.
	Is the amendment accompanied by all of the information required by a Minister's Direction?	\boxtimes		
Does the amendment	Does the amendment support or give effect to the PPF?			
support or implement the PPF?	 Are there any competing PPF objectives and how are they balanced? 			
	 Does the amendment support or give effect to any relevant adopted state policy? 			
	If the planning scheme includes a Municipal Planning Strategy (MPS) at Clause 02 and the amendment seeks to introduce or amend a local planning policy in the PPF:			
	Does the new or amended local planning policy:			
	 respond to a demonstrated need? 			
	implement a strategic direction in the MPS?			
	 relate to a specific discretion or group of discretions in the planning scheme? 			
	 assist the responsible authority to make a decision? 			

	 (assist any other person to understand whether a proposal is likely to be supported? 		
	Does the amendment affect any existing local planning policy or tool?		
	 Is a local planning policy necessary OR is the issue adequately covered by another planning tool or decision guideline? 		
Does the amendment	Does the amendment implement or support the MSS?		
support or implement the LPPF? *This strategic	Does the amendment seek to change the objectives or strategies of the MSS? If so, what is the change?		
consideration only applies if the planning	What effect will any change to the MSS have on the rest of the MSS:		Consistent
scheme includes an LPPF at Clause 20	 Is the amendment consistent/inconsistent with strategic directions elsewhere in the MSS? 		
	 Has the cumulative effect of this amendment on the strategic directions in the MSS been considered? 		
	Does the new or amended local planning policy:		
	– respond to a demonstrated need?		
	 implement an objective or strategy in the MSS? 		
	 relate to a specific discretion or group of discretions in the scheme? 		
	 assist the responsible authority to make a decision? 		
	 assist any other person to understand whether a proposal is likely to be supported? 		
	Does the amendment affect any existing local planning policy or tool?		
	 Is a local planning policy necessary OR is the issue covered by another planning tool or decision guideline? 		Necessary
Does the amendment support or implement the MPS?	How does the amendment seek to implement or support the MPS?		The amendment supports Lilydale's identified role as a Major Activity Centre to accommodate higher residential densities, and commercial and office development.
*This strategic consideration only applies if	 Does the amendment seek to change the strategic directions of the MPS? If so, what is the change? 		
the planning scheme	What effect will any change to the MPS have on the rest of the MPS?		

includes an MPS at Clause 02	 Is the amendment consistent/inconsistent with strategic directions elsewhere in the MPS? 				Consistent
	 Is the amendment consistent/inconsistent with strategic directions elsewhere in the MPS? 				Consistent
	 What is the cumulative effect of this amendment on the other directions in the MPS? 				C218 supports and reinforces the MPS
Does the amendment make proper use of the	 Does the amendment use the most appropriate VPP tool to achieve the strategic objective of the scheme? 	\boxtimes			
VPP?	 Does the amendment affect, conflict with or duplicate another existing provision in the planning scheme that deals with the same land, use or development? 				
	 If so, have the provisions been reconciled? 				
	 Does the control capture matters that do not specifically relate to the purpose or objectives of the control or matters that should not be dealt with under planning? 		\boxtimes		
	Does the amendment make any existing provision in the planning scheme redundant?				
	• Is the amendment consistent with any relevant planning practice note?				PPN30 Potentially contaminated land
How does the amendment address the views of any relevant agency?	Have the views of any relevant agency been addressed?			\boxtimes	
Does the amendment address the requirements of the Transport Integration Act 2010 (TIA)?	 Is the amendment likely to have a significant impact on the transport system as defined by section 3 of the TIA? If so, explain how the amendment addresses the transport system objectives and decision-making principles set out in Part 2, Divisions 2 and 3 of the TIA. 				
	 Are there any applicable statements of policy principles prepared under section 22 of the TIA? If so, assess how the amendment 				
	addresses any specified policy principles that apply to the proposal.				
What impact will the new planning provisions have on the	 Has the council considered the cost implications in implementing and administrating the new planning provisions including: 				
resource and	 estimated increase in number of planning permit applications 				

administrative costs of the	 planning staff resources 	\boxtimes		
responsible authority?	 other miscellaneous costs including legal or other professional advice, for example, heritage advisers 			
	 capacity to consider the new application within the prescribed time? 			

