

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 'click in the top left part of the field to enter any comments.

Strategic Consideration		Yes	No	N/A	Comment
Why is an amendment required?	<ul style="list-style-type: none"> What does the amendment intend to do and what is its desired outcome? 	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The amendment proposes to introduce a new Schedule to the Design and Development Overlay for the Monbulk Town Centre to provide specific design and development requirements relating new development. The amendment also proposes to include a new local policy for the Monbulk Town Centre under Clause 11.03
	<ul style="list-style-type: none"> How does it intend to do it? 	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Introduce a new schedule to the DDO - Schedule 21 (DDO21). of the Yarra Ranges Planning Scheme and a new local policy at clause 11.03-1L. Currently Monbulk forms part of the existing Schedule 12 to the Design and Development Overlay (DDO12) which is a general Rural Townships Schedule.
	<ul style="list-style-type: none"> Is it supported by or is it a result of any strategic study or report? 	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Yes, the DDO would align specifically with the Monbulk Structure Plan 2017 and Monbulk Urban Design Framework 2023
	<ul style="list-style-type: none"> Will the planning policy, provision or control result in the desired planning outcome? 	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	<ul style="list-style-type: none"> Will the amendment have a net community benefit? 	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	<ul style="list-style-type: none"> Will the community benefit outweigh the cost of the new control? 	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	<ul style="list-style-type: none"> Does the amendment repeat provisions already in the scheme? 	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	It is noted that Monbulk, where it is referenced under the current DDO12 (Town Centres) will be deleted from this overlay so that there would no repetition.
	<ul style="list-style-type: none"> Is the planning scheme the most appropriate means of controlling the issue or can other existing regulatory or process mechanisms deal with the issue? 	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	<ul style="list-style-type: none"> Is the matter already dealt with under other regulations? 	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Does the amendment implement the objectives of planning and any environmental, social and economic effects?	<ul style="list-style-type: none"> Does the amendment implement the objectives of planning in Victoria? (Refer to section 4 of the <i>Planning and Environment Act 1987</i>) 	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	<ul style="list-style-type: none"> Does the amendment adequately address any environmental effects? 	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	New development will be positively influenced by the environment where the location and shaping of buildings will be encouraged to accommodate local topography and the natural and cultural features of the site. Development will incorporate appropriate solar access to design making optimal use of natural light. Older buildings will be encouraged to be reused and readapted where appropriate. The use of sustainable and resilient building materials will be incorporated into new buildings as well as stormwater and recycled water infrastructure.

	<ul style="list-style-type: none"> Does the amendment adequately address any social effects? 	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The amendment will have a positive social effect as it recognises and identifies the preferred character of the town centre and how best to maintain and protect valued characteristics while enabling for greater structure, more activated built form, movement and access and opportunities for social inclusion, improved sense of place and safety. The amendment is based on the Urban Design Framework to which the community have been comprehensively consulted with. The Framework's translation through the DDO and local policy is the realisation of the Framework for consistency with future development in the area.
	<ul style="list-style-type: none"> Does the amendment adequately address any economic effects? 	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Inclusion of the Design and Development Overlay and local policy provides greater guidance for planning assessment in the Monbulk Town Centre. The emphasis of the Amendment relates to Precinct 1 – Main Road which is the existing commercial precinct of Monbulk. The cost estimates as contained under the Urban Design Framework anticipate a timeframe from 1 to 10+ years and include associated projects and design solutions proposed within the Monbulk Town Centre. These include public realm projects, access projects, movement projects, major and other developments.
Does the amendment address relevant bushfire risk?	<ul style="list-style-type: none"> 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)? 	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The properties in the amendment are within a Bushfire Management Overlay or a Bushfire Prone Area. Clause 13.02- 1S (Bushfire) of the Planning Scheme has been considered in preparing the amendment, and the amendment is not considered to increase the risk to life from bushfire, or direct population growth to areas of bushfire risk.
	<ul style="list-style-type: none"> Has the view of the relevant fire authority been sought in formulating the amendment? 	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The CFA has been consulted with as part of the amendment process. They have been notified and have provided no comments.
	<ul style="list-style-type: none"> If the planning scheme includes a Local Planning Policy Framework at Clause 10, is the amendment consistent with the Local Planning Policy Framework objectives and strategies that apply to bushfire risk? 	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	There is no local policy specifically for bushfire planning. The state provisions under Clause 13.02 are relied on and complied with.
	<ul style="list-style-type: none"> Is local policy for bushfire risk management required to support the amendment? 	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

<p>Does the amendment comply with all the relevant Minister's Directions?</p>	<ul style="list-style-type: none"> Does the amendment comply with the requirements of the Ministerial Direction - The Form and Content of Planning Schemes? Do any other Minister's Directions apply to the amendment? If so, have they been complied with? Is the amendment accompanied by all of the information required by a Minister's Direction? 	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>The amendment complies with the requirements of the Ministerial Direction – The Form and Content of Planning Schemes (section 7(5) of the PE Act). The amendment complies with the Ministerial Direction 9 – Metropolitan Planning Strategy. The amendment is consistent with the principles contained in Plan Melbourne 2017-2050.</p> <p>The amendment also supports the Desired planning outcomes for green wedges and peri-urban areas in Plan Melbourne. The amendment complies with the requirements of Ministerial Direction No. 11 Strategic Assessment of Amendments. The amendment complies with Ministerial Direction 15 – The Planning Scheme Amendment Process.</p> <p>The amendment will also not impact the requirements and principles set out in the <i>Yarra River Protection (Wilip-gin Birrarung murrong) Act 2017</i>. It is noted that the area of land to which the subject of this amendment applies does not fall within the land to which Yarra Strategic Plan may apply or any other Yarra River land. This has been determined by reviewing part 3 of the Act. No part of the amendment is adjacent to the Yarra River, or any part of which is within 500 metres of a bank of the Yarra River.</p> <p>For more information refer to the Explanatory Report.</p>
<p>Does the amendment support or implement the PPF?</p>	<ul style="list-style-type: none"> Does the amendment support or give effect to 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? <p>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:</p> <ul style="list-style-type: none"> Does the new or amended local planning policy: <ul style="list-style-type: none"> respond to a demonstrated need? implement a strategic direction in the MPS? 	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>It is noted that the proposal includes a local policy for the Monbulk Town Centre.</p> <p>There are several policies which relate to Activity Centres and settlement, however this policy relates specifically to Monbulk and is consistent with other local policies which highlight certain activity centres, major and large neighbourhood (like Coldstream).</p>

	<ul style="list-style-type: none"> – relate to a specific discretion or group of discretions in the planning scheme? 	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	<ul style="list-style-type: none"> – 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? 	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A local policy is necessary as it will be consistent with the approach already taken for other centres, under Clause 11.03 Planning for Places.
		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<p>Does the amendment support or implement the LPPF?</p> <p>*This strategic consideration only applies if the planning scheme includes an LPPF at Clause 20</p>	<ul style="list-style-type: none"> • Does the amendment implement or support the MSS? • Does the amendment seek to change the objectives or strategies of the MSS? If so, what is the change? • What effect will any change to the MSS have on the rest of the MSS: <ul style="list-style-type: none"> – 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: <ul style="list-style-type: none"> – 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? 	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Does the amendment support or implement the MPS?	<ul style="list-style-type: none"> • How does the amendment seek to implement or support the MPS? • Does the amendment seek to change the strategic directions of the MPS? If so, what is the change? 	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The amendment is consistent with the MPS
		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

*This strategic consideration only applies if the planning scheme includes an MPS at Clause 02	<ul style="list-style-type: none"> What effect will any change to the MPS have on the rest of the MPS? <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> Is the amendment consistent/inconsistent with strategic directions elsewhere in the MPS? <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> Is the amendment consistent/inconsistent with strategic directions elsewhere in the MPS? <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> What is the cumulative effect of this amendment on the other directions in the MPS? <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> 				
Does the amendment make proper use of the VPP?	<ul style="list-style-type: none"> Does the amendment use the most appropriate VPP tool to achieve the strategic objective of the scheme? <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> Does the amendment affect, conflict with or duplicate another existing provision in the planning scheme that deals with the same land, use or development? <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> If so, have the provisions been reconciled? <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> 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? <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> Does the amendment make any existing provision in the planning scheme redundant? <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> Is the amendment consistent with any relevant planning practice note? <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> 			<p>Yes, DDO12, however it has been noted that it is intended to remove the Monbulk township from the DDO12 which is a generic town centre DDO schedule that includes several townships.</p> <p>In the sense that it would supersede reference to Monbulk only.</p>	
How does the amendment address the views of any relevant agency?	<ul style="list-style-type: none"> Have the views of any relevant agency been addressed? <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> 			The amendment has been exhibited to all relevant agencies. No contrary submissions have been received.	
Does the amendment address the requirements of the <i>Transport Integration Act 2010</i> (TIA)?	<ul style="list-style-type: none"> 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. <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> 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. <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> 				

<p>What impact will the new planning provisions have on the resource and administrative costs of the responsible authority?</p>	<ul style="list-style-type: none"> • Has the council considered the cost implications in implementing and administering the new planning provisions including: <ul style="list-style-type: none"> – estimated increase in number of planning permit applications – planning staff resources – other miscellaneous costs including legal or other professional advice, for example, heritage advisers – capacity to consider the new application within the prescribed time? 	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>The Council would be administering the same cost implications with or without the amendment. The amendment will lead to better decisions for a town centre that aligns with the analysis and recommendations of the structure plan and urban design framework for Monbulk which has had the benefit of community engagement input.</p>
---	---	-------------------------------------	--------------------------	--------------------------	---