

Strategic Assessment Guidelines checklist

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

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? 	X	<input type="checkbox"/>	<input type="checkbox"/>	The amendment intends to correct planning scheme anomalies over Barwon Water landholdings to ensure the planning controls reflect the use of the land.
	<ul style="list-style-type: none"> How does it intend to do it? 	X	<input type="checkbox"/>	<input type="checkbox"/>	The amendment intends to correct planning scheme anomalies in the Colac-Otway, Golden Plains, Greater Geelong, Queenscliff and Surf Coast planning schemes to include the identified Barwon Water assets in a Public Use Zone 1 which was developed for utility providers (such as Barwon Water) and to delete a redundant Public Acquisition Overlay 7 from land at 762-764 Banks Road, Ocean Grove.
	<ul style="list-style-type: none"> Is it supported by or is it a result of any strategic study or report? 	X	<input type="checkbox"/>	<input type="checkbox"/>	Planning Practice Note 2: provides guidance about the use of public use zones
	<ul style="list-style-type: none"> Will the planning policy, provision or control result in the desired planning outcome? 	X	<input type="checkbox"/>	<input type="checkbox"/>	The PUZ1 control over the land will result in a desired planning outcome to reflect the existing land use of the site. Barwon Water does not intend to redevelop the identified parcels of land for any other use other than the existing public use. The amendment will also remove a redundant PAO7 over land which has now been acquired by Barwon Water.
	<ul style="list-style-type: none"> Will the amendment have a net community benefit? 	X	<input type="checkbox"/>	<input type="checkbox"/>	The amendment will reflect existing land uses and make it clear for anyone reviewing properties adjacent that there are utilities on the site to avoid any confusion.
	<ul style="list-style-type: none"> Will the community benefit outweigh the cost of the new control? 	X	<input type="checkbox"/>	<input type="checkbox"/>	Barwon Water is preparing the amendment to reduce the cost on the local Council and to protect their assets for the longer term.
	<ul style="list-style-type: none"> Does the amendment repeat provisions already in the planning scheme? 	<input type="checkbox"/>	X	<input type="checkbox"/>	The PUZ1 reflect the public use of the land which has been developed on each of the properties.
	<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? 	X	<input type="checkbox"/>	<input type="checkbox"/>	The planning scheme controls the use and development of the identified parcels of land. Including the parcels in the PUZ1 is the most appropriate means of controlling the site. Further the deletion of the PAO7 from the Barwon Water

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<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"/>	<p>land in Banks Road, Ocean Grove is the most appropriate planning process given the land has now been acquired by Barwon Water.</p> <p>The proposal doesn't include anything other than a zoning change to reflect the existing use of the land.</p>
<p>Does the amendment implement the objectives of planning and address any environmental, social and economic effects?</p> <ul style="list-style-type: none"> Does the amendment implement the objectives of planning in Victoria? (Refer to section 4 of the Planning and Environment Act 1987.) Does the amendment adequately address any environmental effects? Does the amendment adequately address any social effects? Does the amendment adequately address any economic effects? 	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>The amendment ensures that the inclusion of the identified properties in an appropriate zone reflects the landownership, status and as-built conditions of the land and provides for protection of assets into the future</p> <p>No development is proposed</p> <p>No development is proposed</p> <p>No development is proposed</p>
<p>Does the amendment address relevant bushfire risk?</p> <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)? Has the view of the relevant fire authority been sought in formulating the amendment? If the planning scheme includes a Local Planning Policy Framework at Clause 20, is the amendment consistent with the objectives and strategies that apply to bushfire risk? Is local policy for bushfire risk management required to support the amendment? 	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>The amendment is only a correction of the zoning and does not include any development</p> <p>The amendment is only a correction of the zoning and does not include any development</p> <p>No LPPF applies in any of the planning schemes</p> <p>The amendment is only a correction of the zoning and does not include any development</p>
<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? 	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>The amendment is consistent with the Form and Content of Planning Schemes under Section 7(5) of the Planning and Environment Act 1987</p> <p>Ministerial Direction No.12 applies to the amendment as some of the affected land parcels are within an area subject to the Bellarine Peninsula Localised Planning</p>

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<ul style="list-style-type: none"> Is the amendment accompanied by all of the information required by a Minister's Direction? 	X	<input type="checkbox"/>	<input type="checkbox"/>	<p>Statement. The amendment is neutral in relation to the LPS as no change in land use is proposed as part of the amendment.</p> <p>Yes, all relevant information is included within the amendment</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? 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? respond to a demonstrated need? 	X	<input type="checkbox"/>	<input type="checkbox"/>	<p>The amendment supports the PPF in that it will help identify existing Barwon Water assets which are required to support the surrounding area</p> <p>The amendment will not change any existing land uses within the municipalities; the only need is for Barwon Water to have their assets appropriately zoned in the planning scheme</p> <p>The amendment is a change to the zoning of existing assets and does not impact on any strategic direction</p> <p>Including the land in the PUZ1 will assist in the responsible authority assessing any future planning permit applications as any potential future use will be consistent with the purpose of the zone.</p> <p>There is no current proposal considered as part of the amendment, merely a zoning correction.</p> <p>There is a need to ensure that the land is appropriately zoned for the existing land uses.</p>

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	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	There are no changes proposes to the existing land uses and the amendment does not affect any
	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	There are no changes to any local planning policies
Does the amendment support or implement the LPPF? *This strategic consideration only applies if the planning scheme includes an LPPF at Clause 20.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The amendment make the land use more transparent and identifiable for infrastructure purposes (which services developing areas within the municipalities).
<ul style="list-style-type: none"> Does the amendment seek to change the objectives or strategies of the MSS? If so, what is the change? 	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<ul style="list-style-type: none"> What effect will any change to the MSS have on the rest of the MSS: 	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<ul style="list-style-type: none"> - Is the amendment consistent/inconsistent with strategic directions elsewhere in the MSS? 	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<ul style="list-style-type: none"> - Has the cumulative effect of this amendment on the strategic directions in the MSS been considered? 	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<ul style="list-style-type: none"> Does the new or amended local planning policy: 	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<ul style="list-style-type: none"> - respond to a demonstrated need? 	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<ul style="list-style-type: none"> - implement an objective or strategy in the MSS? 	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<ul style="list-style-type: none"> - relate to a specific discretion or group of discretions in the planning scheme? 	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<ul style="list-style-type: none"> - assist the responsible authority to make a decision? 	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<ul style="list-style-type: none"> - assist any other person to understand whether a proposal is likely to be supported? 	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<ul style="list-style-type: none"> Does the amendment affect any existing local planning policy or tool? 	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<ul style="list-style-type: none"> Is a local planning policy necessary OR is the issue adequately covered by another planning tool or decision guideline? 	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

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<p>Does the amendment support or implement the MPS?</p> <p><i>*This strategic consideration only applies if the planning scheme includes an MPS at Clause 02.</i></p>	<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? What effect will any change to the MPS have on the rest of the MPS? Is the amendment consistent/inconsistent with strategic directions elsewhere in the MPS? What is the cumulative effect of this amendment on the other directions in the MPS? 	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<p>Whilst the amendment will not result in any new development, the amendment will support the MPS of the planning schemes by ensuring clarity over the land that has already been developed for infrastructure service delivery purposes.</p> <p>The amendment does not change the strategic direction of the MPS as it is only seeks to correct zoning anomalies.</p> <p>The amendment is not expected to have any effect on the MPS nor will it result in any change.</p> <p>The correction to zoning anomalies does not impact on the strategic directions of the MPS.</p> <p>The amendment is not expected to have any cumulative effect on any directions within the MPS</p>
<p>Does the amendment make proper use of the VPP?</p>	<ul style="list-style-type: none"> Does the amendment use the most appropriate VPP tool to achieve the strategic objective of the planning scheme? 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? Does the amendment make any existing provision in the planning scheme redundant? Is the amendment consistent with any relevant planning practice note? 	<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 checked="" type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<p>The PUZ1 is the most appropriate zone to reflect the use of the land.</p> <p>The amendment does not affect, conflict or duplicate any other provisions within the planning scheme.</p> <p>The amendment will change the zoning of the land and the control that will be applied is appropriate for the use of the land.</p> <p>The amendment does not affect any other provisions as it only corrects the zoning over specific Barwon Water parcels of land</p> <p>The amendment is consistent with PPN46 – Strategic Assessment Guidelines and does not impact on PPN47 urban Growth Zones as the rezoning of land within the UGZ does not prejudice the ultimate outcome of the relevant PSP</p>
<p>How does the amendment address the</p>	<ul style="list-style-type: none"> Have the views of any relevant agency been addressed? 	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>Barwon Water is acting as the planning authority for the amendment and has sought feedback from the local</p>

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views of any relevant agency?					councils regarding the rezonings.
Does the amendment address the requirements of the <i>Transport Integration Act 2010 (TIA)</i> ?	<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"/>	The amendment is administrative in nature and ensures appropriate controls apply to established infrastructure assets. There is no impact on the transport system or the requirements of the <i>Transport Integration Act 2010</i> as a result of this amendment
	<ul style="list-style-type: none"> 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"/>	There are no applicable statements of policy principles under section 22 of the TIA that relate to the amendment
What impact will the new planning provisions have on the resource and administrative costs of the responsible authority?	<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"/>	Barwon Water is acting as planning authority and has considered the administrative costs of the amendment
		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	By acting as planning authority, Barwon Water has reduced any potential impact on Council planning staff resources
		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The amendment is a correction only and not considered contentious
		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Barwon Water is responsible for the timeframes and is undertaking the amendment consistent with legislated requirements.