

CARDINIA PLANNING SCHEME

AMENDMENT C243

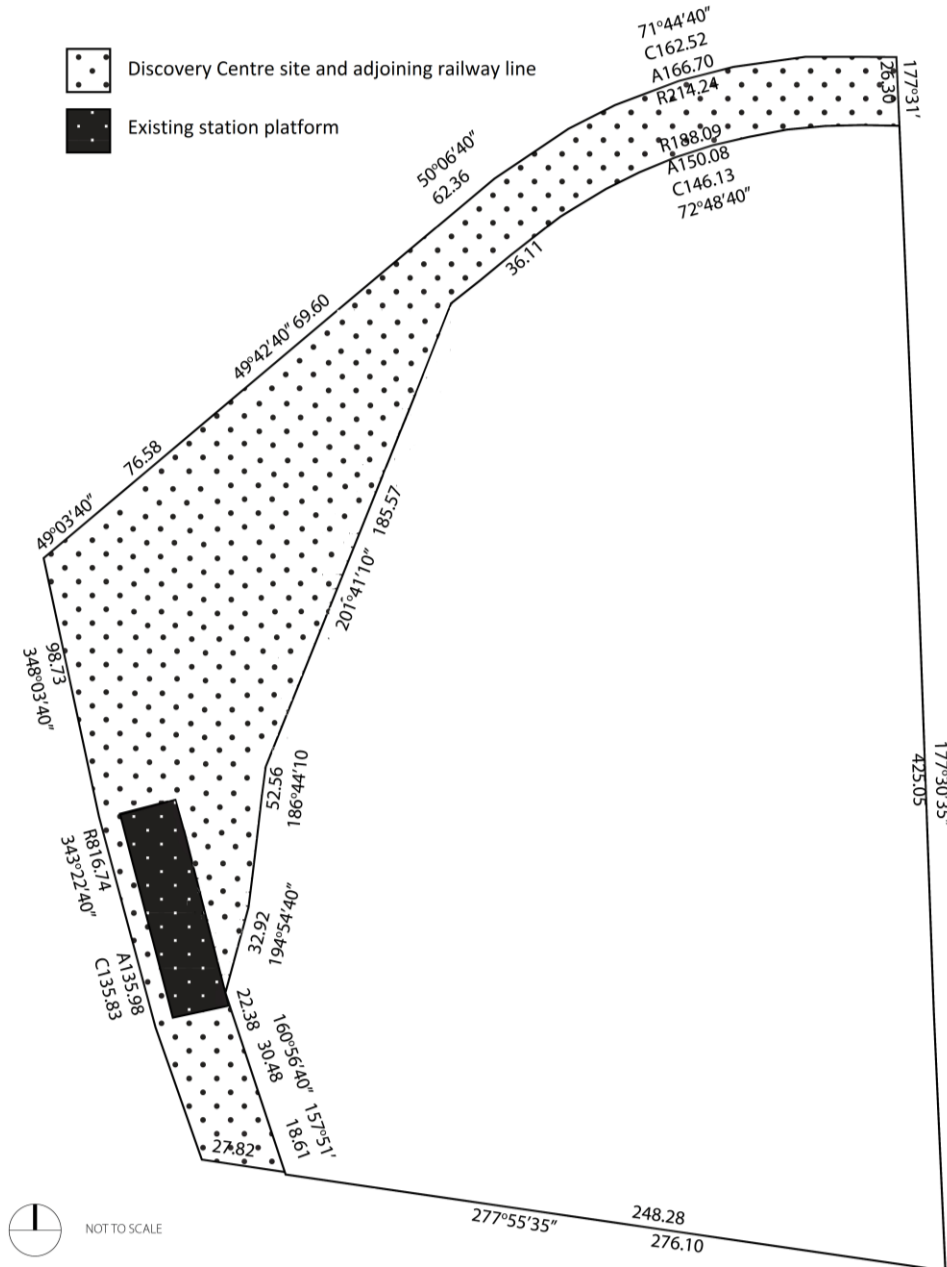
EXPLANATORY REPORT

Who is the planning authority?

The planning authority for this Amendment is the Minister for Planning.

Land affected by the Amendment

The proposed Amendment applies to land within the Lakeside Puffing Billy Station Precinct as shown on the plan below. The land is located within Emerald Lake Park adjacent to the existing Puffing Billy station platform.



What the amendment does

The Amendment inserts a new Incorporated Document titled *Puffing Billy Railway Discovery Centre, April 2018* into the Cardinia Planning Scheme.

The Amendment:

- Amends the schedule to the Public Use Zone to remove reference to an interpretation centre from the definition of normal operations of the railway.
- Amends the schedules to Clause 52.03 and Clause 81.01 to include the new incorporated document titled "*Puffing Billy Railway Discovery Centre, April 2018*".

Strategic assessment of the Amendment

Why is the Amendment required?

The Amendment is required to ensure that future development is undertaken generally in accordance with the strategic vision for the Puffing Billy Tourist Railway as set out in the *Puffing Billy Railway Master Plan, February 2017*.

How does the Amendment implement the objectives of planning in Victoria?

The Amendment implements the objectives of planning in Victoria by:

- providing for the fair, orderly, economic and sustainable use, and development of land (s4(1)(a)).
- Securing a pleasant, efficient and safe working, living and recreational environment for all Victorians and visitors to Victoria (s4(1)(c)).
- Conserving and enhancing those areas which are of aesthetic, architectural or historical interest (s4(1)(d)).
- protecting public utilities and other assets and enable the orderly provision and co-ordination of public utilities and other facilities for the benefit of the community (s4(1)(e)).
- balancing the present and future interests of all Victorians (s4(1)(g)).

How does the Amendment address any environmental, social and economic effects?

Puffing Billy Railway, operated by the Emerald Tourist Railway Board, is a state tourism facility with significant economic benefits to Victoria. The Board has secured State and Federal Government funding for the development of a Discovery Centre at the Lakeside Station precinct. The amendment protects the economic sustainability of the Puffing Billy Railway by ensuring the development can proceed in a timely manner in accordance with the Federal funding arrangements.

The amendment ensures that any potential environmental, social and economic effects associated with the development of the Discovery Centre are addressed through requirements set out in the Incorporated Document.

Does the Amendment address relevant bushfire risk?

A Bushfire Management Overlay (BMO) applies to land within the railway corridor. Any future development is required to prepare a Bushfire Management Plan to the satisfaction of the relevant fire authority and Cardinia Shire Council.

Does the Amendment comply with the requirements of any Minister's Direction applicable to the amendment?

The amendment complies with Ministerial Direction No.9 (Metropolitan Planning Strategy). Policy 1.2.2 of *Plan Melbourne* highlights the need to support investments that create jobs in

outer suburbs and growth areas. Policy 4.2.3 encourages investments that meet tourism demand. The amendment will require a high standard of design to achieve and promote design excellence consistent with Direction 4.3 of *Plan Melbourne*. It will also respect Melbourne's heritage by recognising aboriginal and post-contact cultural identity and telling the stories of Melbourne's heritage to support built and natural heritage conservation and place-making as identified in Direction 4.4.

The amendment is consistent with the Ministerial Direction on the Form and Content of Planning Schemes under Section 7(5) of the Act and it is assessed against Minister's Direction No. 11 Strategic Assessment of Amendments, as set out in this Explanatory Report.

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

The amendment supports Clause 17 of the SPPF by contributing to the economic well-being of communities and the State as a whole by supporting and fostering economic growth by facilitating decisions and resolving land use conflicts so that the Cardinia Shire can build on its strengths and achieve its economic potential.

In particular, the amendment supports Clause 17.03 by maintaining Metropolitan Melbourne's position as a destination in its own right and as a gateway to regional Victoria by improving facilities, amenities and access and ensuring an efficient use of resources.

The amendment is consistent with, and seeks to implement, *Plan Melbourne* by supporting tourism activities, promoting design excellence, recognising Melbourne's conservation and heritage values and celebrating our cultural identity.

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

Clause 21.04-5 (Tourism) delivers local content that seeks to enhance Cardinia's tourism industry. Puffing Billy is acknowledged 'as an asset of cultural, historic and economic significance and is a major attractor of tourists to the municipality'.

The policy aims to 'provide support for the maintenance and development of tourism related activities' through strategies that includes the following:

- Support the Puffing Billy Tourist Railway and associated facilities as a tourist attraction of state significance.
- Ensure the visual corridor along the railway is protected from inappropriate development.

This amendment enables the ongoing viability of Puffing Billy by further developing the visitor experience along the eastern part of rail corridor where there are currently lower visitor numbers.

The high environmental value of the railway corridor is a significant contributor to the Puffing Billy Railway experience so it is in the interest of the Emerald Tourist Railway Board to maintain and respect these values.

Does the Amendment make proper use of the Victoria Planning Provisions?

The proposed amendment utilises the requirements of the existing provisions and integrates them into an Incorporated Document. The amendment makes use of Clause 52.03 and Clause 81.01 to incorporate that document into the Cardinia Planning Scheme.

How does the Amendment address the views of any relevant agency?

The following agencies are being consulted with and their views will be addressed as part of this consultation process:

- Cardinia Shire Council
- The Country Fire Authority
- Parks Victoria
- Melbourne Water
- South East Water
- Yarra Valley Water
- The Department of Environment, Land, Water and Planning
- The Department of Economic Development, Jobs, Transport and Resources
- Visit Victoria
- VicTrack
- VicForests
- Public Transport Victoria

Does the Amendment address relevant requirements of the Transport Integration Act 2010?

The amendment will not have a significant impact on the transport system. All relevant transport agencies have been consulted to confirm that the amendment does not adversely affect the transport system in any way.

Resource and administrative costs

- **What impact will the new planning provisions have on the resource and administrative costs of the responsible authority?**

The resource and administrative costs to the responsible authority will be unchanged.

Where you may inspect this Amendment

The Amendment is available for public inspection, free of charge, during office hours at the following places:

Emerald Library during business hours, 400A Belgrave-Gembrook Rd, Emerald, VIC 3782

Council's website at www.cardinia.vic.gov.au

The Puffing Billy Railway website www.puffingbilly.com.au/en/pb-news/discovery-centre/

Submissions

Any person who may be affected by the Amendment may make a submission to the planning authority. Submissions about the Amendment must be received by 1 June 2018.

A submission must be sent by:

visiting: www.puffingbilly.com.au/en/pb-news/discovery-centre/

posting: Amendment C243, Emerald Tourist Railway Board, PO Box 451, Belgrave VIC 3160

emailing: discoverycentre@pbr.org.au