

PLANNING POLICY FRAMEWORK TRANSLATION

PLANNING SCHEME AMENDMENT C195

The Yarra Ranges Planning Scheme has been translated to the new Planning Policy Framework (PPF).

The changes are policy neutral which means they do not change the strategic direction or intent of the planning scheme.

The PPF replaces the Local Planning Policy Framework (LPPF). It does this by introducing a new structure to the planning scheme and relocating the local policy, and the Municipal Strategic Statement (MSS), under the State land use themes. The new framework also introduces a new Municipal Planning Strategy (MPS).

The translation of local policies and the Municipal Strategic Statement into the new framework was done as part of the State Government's Smart Planning Program.

What is the Planning Policy Framework (PPF)?

The PPF is the new structure for all Victorian planning schemes, which was implemented by the State Government through Amendment VC148.

The PPF provides three tiers for integrated policy:

State Planning Policy

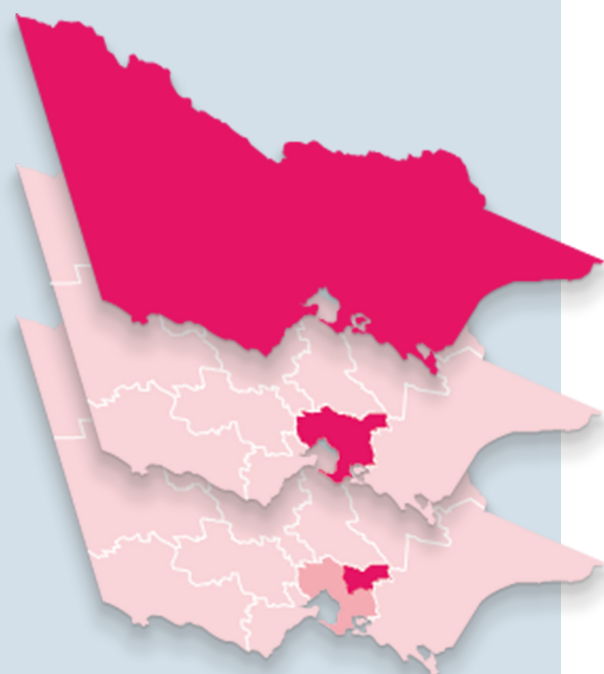
Statewide
Policies of state significance that apply in all planning schemes in Victoria

Regional

Policies of state significance that apply to allied planning schemes based on geographic and thematic policy groupings.

Local Planning Policy

Policies of local significance that apply in an individual local planning scheme.

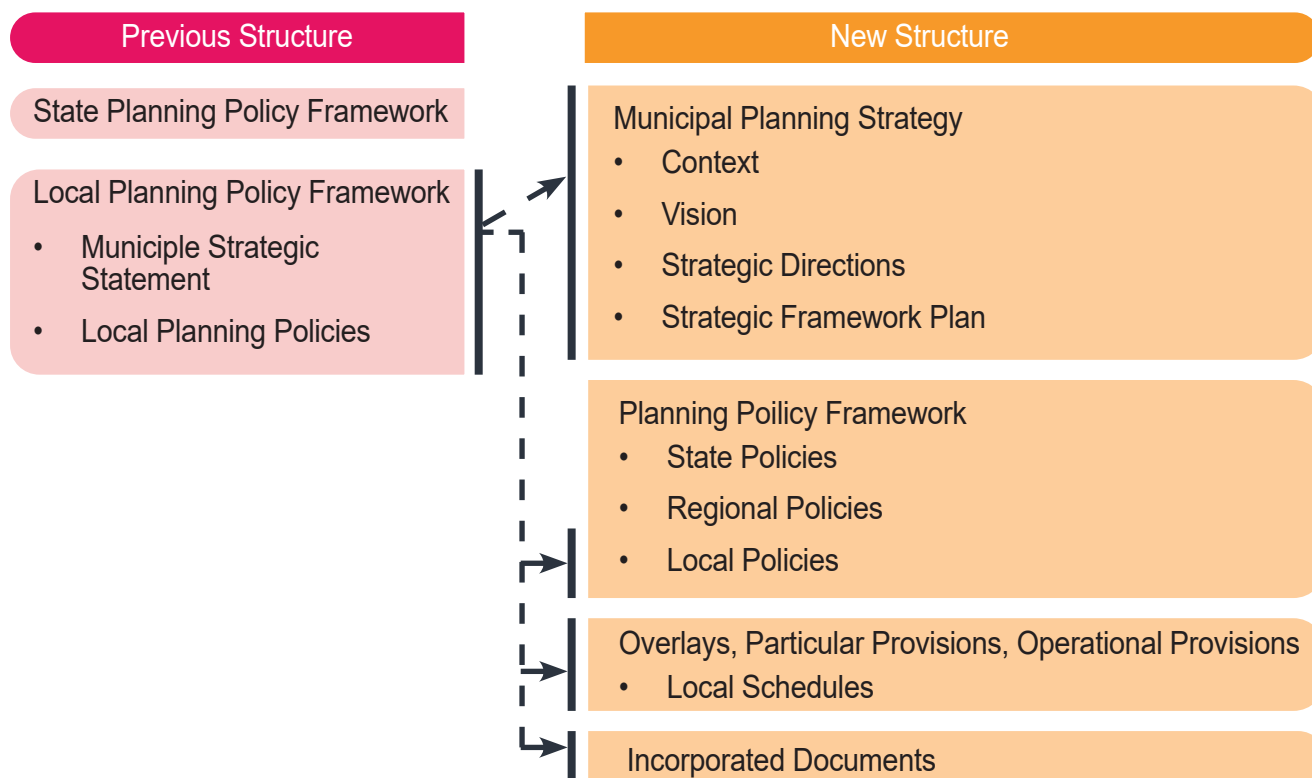


*Figure 1. Visual representation of the three levels of policy - state, regional and local.

State and regional policy was incorporated into the PPF through Amendment VC148. Local policy (Municipal Strategic Statement – Clause 21, and Local Policies – Clause 22) was left to be translated into the new format by individual councils.

Where to look for local planning policy in the new structure.

Figure 2 shows how the LPPF has been translated to the new PPF structure. The PPF structure includes the new Municipal Planning Strategy (MPS) alongside the Planning Policy Framework where the three levels of policy, state, regional and local are grouped together under each of the key themes (Clauses 11 to Clause 19).



*Figure 2. High level map showing where the Local Planning Policy Framework has moved to within the new Planning Policy Framework.

What is the Municipal Planning Strategy (MPS)?

Every Council has its own unique Municipal Planning Strategy (MPS). The MPS explains the context of a municipality in terms of its history, strengths, key attributes and influences and provides the overarching strategic directions for the major land use and development matters.

The MPS is located at Clause 2 of the planning scheme and comprises a context, vision, strategic directions and strategic framework maps. It is separate from, but will work alongside the PPF.

What improvements are made by the new structure?

The following improvements are made with the introduction of the new structure:

- Incorporates the directions of adopted strategies
- Responds to key planning issues
- Provides clearer policies and guidance for permit applications
- Rationalises existing local policies
- Strengthens planning policy
- Better aligns and integrates state and local planning policy
- Makes policy easier to navigate and use
- Ensures that policy is consistent and concise
- Simplifies the future review and update of policy

How was the local planning policy translated?

Yarra Ranges Council worked with State Government to identify and carry forward all valued parts of the existing local policy into the new MPS and PPF structure.

The translation pulled apart and placed the existing clauses under the relevant themed clause headings in the MPS and PPF. Figure 3 shows the PPF clause headings which now house the local planning policy alongside the state and regional policy.

Table 1 explains what content has been translated and what was excluded.

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Planning Policy Framework
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Settlement
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Environmental and Landscape Values
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Environmental Risks and Amenity
- 14

Natural Resource Management
- 15

Built Environment and Heritage
- 16

Housing
- 17

Economic Development
- 18

Transport
- 19

Infrastructure

*Figure 3. Planning Policy Framework

Included	Excluded
Relevant and current local policy	Content that contradicts State or Regional policy
Updated terminology, to ensure consistency with the State and Regional policy and legislation	Non-planning related strategies
Re-purposing of redundant LPPF elements into other areas	Any duplication of State or Regional Policy
Re-wording for clarity and longevity of content	Outdated content
	Ambiguous content
	Any strategy which was high-level in nature and not specific to Yarra Ranges

*Table 1. List demonstrating how the local planning policy was translated.



Overlays and provisions.

Where appropriate, some policy content has been translated into a planning control such as a schedule or provision.

This provides greater clarity and certainty of the planning scheme's intended outcomes.

Zones, overlays, particular provisions, operational provisions, and general provisions are the primary implementation tools of a planning scheme. Where these provisions provide all the direction required to make a decision on a planning application, a local policy is not needed.

Similarly, where state policy provides all relevant direction required for decision making, then a local policy is not required.

The affected planning control areas that have been updated as part of the PPF translation under Amendment C195 are:

- Clause 52.28 – Gaming
- Clause 74.01 – Application of Zones and Overlays and Provisions
- Clause 72.08 - Background Documents
- Clause 74.02 – Further Strategic Work



Further Details

Should you require further information contact the Yarra Ranges Strategic Planning team:

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Further information can be found @ www.planning.vic.gov.au/policy-and-strategy/smart-planning-program/planning-policy-framework



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