

# Moonee Valley City Council Planning Scheme Review

May 2026



## Planning and Environment Act 1987

### Planning Scheme Review pursuant to Section 12B of the Act

#### Moonee Valley Planning Scheme

|     |           |                                                              |
|-----|-----------|--------------------------------------------------------------|
| 1.0 | 30/1/2026 | Strategic Planning Officers – drafting of PSR report         |
| 2.0 | 20/1/2026 | Georgina Borg, Coordinator Strategic Planning – review draft |
| 3.0 | 5/4/2026  | Cazz Redding, Schemology Pty Ltd – peer review #1            |
| 4.0 | 22/4/2026 | Internal staff review of draft                               |
| 5.0 | 3/6/2026  | Public consultation of Draft                                 |



Moonee Valley City Council acknowledges the Wurundjeri Woi-wurrung people of the Kulin Nation as the Traditional Owners and custodians of the land on which this Planning Scheme Review has been prepared. We pay our respects to their Elders past, present and emerging, and recognise their continuing connection to Country, to the lands, waterways and skies of Moonee Valley, including Mirrangbamurn (Maribyrnong River), Moonee Ponds Creek, and Five Mile Creek.

This Planning Scheme Review reflects Council's commitment to reconciliation through the way it plans for Country. It seeks to embed recognition of Wurundjeri Woi-wurrung peoples and places directly into the planning scheme, support dual naming of significant lands and waterways, and reference the *Whole of Country Plan 2025–2035* as a guiding framework for land use decisions. In doing so, Council acknowledges that caring for Country and planning for Country are inseparable, and that meaningful reconciliation requires Traditional Owners to be at the forefront of decisions that shape the future of Moonee Valley.

Artwork by Wurundjeri artist, the late Judy Nicholson

# Abbreviations

| Abbreviation  | Meaning                                                                                                                                   |
|---------------|-------------------------------------------------------------------------------------------------------------------------------------------|
| ABS           | Australian Bureau of Statistics                                                                                                           |
| AN            | Advisory Note                                                                                                                             |
| The Act       | <i>Planning and Environment Act 1987</i>                                                                                                  |
| C Amendment   | Planning scheme amendment to the local (Moonee Valley) planning scheme                                                                    |
| CASBE         | Council Alliance for a Sustainable Built Environment                                                                                      |
| CSIRO         | Commonwealth Scientific and Industrial Research Organisation                                                                              |
| DDO           | Design and Development Overlay                                                                                                            |
| DTP           | Department of Transport and Planning                                                                                                      |
| ESD           | Environmentally Sustainable Development                                                                                                   |
| EV            | Electric vehicle                                                                                                                          |
| FY            | Financial Year                                                                                                                            |
| GC Amendment  | Planning scheme amendment to a group of councils planning scheme                                                                          |
| IBAC          | Independent Broad-based Anti-corruption Commission                                                                                        |
| MDFC          | <i>Ministerial Direction on the Form and Content of Planning Schemes</i>                                                                  |
| Melbourne CBD | Melbourne Central Business District                                                                                                       |
| MPS           | Municipal Planning Strategy                                                                                                               |
| MVCC, Council | Moonee Valley City Council                                                                                                                |
| PG            | <i>Practitioner's Guide to Victoria's Planning Schemes</i>                                                                                |
| PPARs         | Council's Planning Permit Activity and Reporting System data                                                                              |
| PCG           | Project Control Group                                                                                                                     |
| PPF           | Planning Policy Framework                                                                                                                 |
| PPN           | Planning Practice Note                                                                                                                    |
| PPTN          | Principal Public Transport Network                                                                                                        |
| PSR           | Planning Scheme Review                                                                                                                    |
| PWG           | Project Working Group                                                                                                                     |
| Q1 and Q2     | Quarter 1 (July – September 2025) and Quarter 2 (October – December 2025) of the 2025/26 financial year                                   |
| RAP           | Registered Aboriginal Party (The Wurundjeri Woi-wurrung Aboriginal Cultural Heritage Corporation is the RAP in the City of Moonee Valley) |
| ROWs          | Right of Ways                                                                                                                             |
| SPWG          | Statutory Planning Working Group                                                                                                          |
| TEH           | Thematic Environmental History                                                                                                            |
| VC Amendment  | Planning scheme amendment to the Victorian Planning Provisions and council planning schemes                                               |
| VCAT          | Victorian Civil and Administrative Tribunal                                                                                               |
| WSUD          | Water Sensitive Urban Design                                                                                                              |

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# Executive Summary

## Why is the planning scheme being reviewed?

Council, as the planning authority for the Moonee Valley Planning Scheme, is required to review its planning scheme every four years under Section 12(B) of the *Planning and Environment Act 1987* (the Act). The review serves as an audit of the scheme's performance at a point in time to guide its continuous improvement.

This 2026 Planning Scheme Review (review) has been prepared in the context of significant Victorian Government planning reforms, including the introduction of *Plan for Victoria (2025)*, the Victorian Government's long-term strategy to guide Melbourne's growth, noting that the full implications of these reforms on land use and development outcomes in Moonee Valley may not be realised for several years.

The last review was adopted by Moonee Valley City Council on 26 June 2018. A review was not conducted in 2022 due to the extensive scope of the 2018 review. The findings and recommendations from the 2018 review were subsequently implemented through Amendment C193moon, which was gazetted on 19 June 2020.

Amendment C193moon updated the Moonee Valley Planning Scheme to reflect the revised planning scheme structure introduced by the Victorian Government's Amendment VC148. It restructured the planning scheme by introducing a new Municipal Planning Strategy and Planning Policy Framework and incorporated the strategic directions of Council's MV2040 Strategy 2018 into the planning scheme. This review builds on the existing policy framework to enhance its effectiveness and efficiency in achieving the objectives of planning in Victoria and the objectives of the planning framework established by the Act.

It assesses the Moonee Valley Planning Scheme to:

- ensure consistency with Victorian government planning reforms and *Ministerial Direction on the Form and Content of Planning Schemes*;
- provide clear land use and development policies along with effective policy objectives for use and development of land in the municipality;
- support the effective application of state and local provisions to give effect to state and local planning policy objectives;
- identify policy gaps and prioritise further strategic work to strengthen the planning scheme; and
- highlight opportunities for on-going process improvements.

Following the completion of this review, the Planning Scheme Review report will be submitted to the Minister for Planning in accordance with Section 12(B) of the Act, fulfilling Council's statutory requirements.

Any proposed improvements to the planning scheme from this review will be carried out as a planning scheme amendment separate to this review.

## Characteristics of the municipal area

Moonee Valley is located on Wurundjeri Woi-wurrung Country in the inner and middle north-western suburbs of Melbourne, situated between the Melbourne CBD and Melbourne Airport. Covering an area of 43 square kilometres, Moonee Valley comprises the suburbs of Aberfeldie, Airport West, Ascot Vale, Avondale Heights, Essendon, Essendon North, Essendon West, Flemington, Keilor East, Moonee Ponds, Niddrie, Strathmore, Strathmore Heights, and Travancore. Moonee Valley also includes the Essendon Fields Airport and employment precinct, crown land that is zoned Commonwealth Airport (CA) and not subject to the requirements of the Moonee Valley Planning Scheme.

Moonee Valley is a well-established diverse community, predominantly residential, with housing accounting for approximately 69% of total land area in 2026. The residential landscape is enriched by a diverse mix of activity centres, retail strips, office developments, and a wide range of commercial and industrial uses. Key economic hubs include Moonee Ponds Junction, the Airport West commercial / industrial precinct, and Essendon Fields economic and employment precinct. Around one-quarter of employed residents both live and work within Moonee Valley, while the majority commute outside the municipality, primarily to the City of Melbourne, which serves as the main employment destination for Melbourne Metropolitan residents.

Moonee Valley is valued for its expansive parklands, gardens and open space reserves, waterways and ecological corridors. It is home to a rich blend of Aboriginal and European heritage and offers a diverse range of quality public and private educational institutions. Prominent landmarks include the Maribyrnong River, Moonee Ponds Creek, the Clocktower, Steele Creek, Queens Park, Windy Hill Fitness Centre (home of the Essendon Football Club, and the Moonee Valley Racecourse.

Moonee Valley enjoys excellent regional transport connections, with convenient access to City Link, the M80 Ring Road, trams, Craigieburn railway line, Essendon and Tullamarine Airports, and the Port of Melbourne. The Victorian Government's newly announced Keilor East Railway Station, as part of the future Melbourne Airport Rail Link, is set to address gaps in network connectivity by linking the western part of Moonee Valley with the wider rail network and providing direct commuter access to Melbourne Airport and Melbourne CBD. These existing and planned infrastructure assets present substantial economic opportunities and position Moonee Valley with a strong competitive advantage.

**Figure 1: City of Moonee Valley Strategic Context**



Moonee Valley is expected to undergo significant growth, with the Victorian Government mandating a housing target of 47,500 additional homes in the municipality by 2051. This represents an effective doubling of the current number of dwellings, from 55,057 in 2021 to around 102,557 over the next 25 years. Furthermore, the population of Moonee Valley is projected to grow by 36.5% from 122,950 residents in 2021 to approximately 167,802 by 2046, an increase of 44,852 residents.

This level of growth has far-reaching implications for Moonee Valley, including a need for increased residential densities and building heights, and greater demand for local services, jobs and infrastructure.

Between FY 2020/21 and FY 2024/25 and during Quarters 1 and 2 (Q1 and Q2) of 2025/26:

- The proportion of decisions made within the statutory timeframes improved significantly, rising from 56.79% in 2020/21 to 84.48% in 2024/25, and further to 85.43% when 2025/26 Q1 and Q2 data is included, demonstrating substantial improvements in Council efficiency.
- The majority of planning permit decisions continued to be made by Council officers under delegation, consistently accounting for over 94.7% of all decisions each year. This increased to 96% in 2024/25 and 97.7% when including 2025/26 Q1 and Q2 data, reflecting a sound policy framework and effective service delivery.
- VCAT involvement declined from 34 decisions in 2020/21 to 26 in 2024/25, representing 3.37% of total decisions over the reporting period, reducing to 3.2% when including 2025/26 Q1 and Q2 data. This trend highlights the quality and robustness of the initial decision-making.
- Over the past four financial years (2021/22–2024/25), Council's statutory planning decisions were upheld at VCAT at rates consistently above the state average, reinforcing the strength, defensibility, and consistency of Moonee Valley's planning assessments.
- Median processing timeframes fell from 109.5 days in 2020/21 to 83 days in 2024/25, with variation across application types. Multi-dwelling proposals had the longest timeframes, averaging 197.6 days, while subdivision applications were the fastest, averaging 38.2 days. VicSmart applications remained consistently efficient throughout.
- Multi-dwelling developments and land subdivisions already comprise the largest share of applications, reflecting the direction of travel toward urban consolidation. Permit issue rates have remained strong, averaging 84.3% over the past five years, suggesting the current system is managing existing demand effectively. The planning scheme will need to be positioned to handle a materially higher and more complex workload ahead.

Key ongoing land use and development challenges include:

- Implementing planning measures to guide where significant population and housing growth will occur in Moonee Valley;
- Ensuring development aligns with community needs, infrastructure and services, and supports climate resilient and inclusive neighbourhoods;
- Strengthening environmentally sustainable design requirements for new development;

- Identifying, managing, protecting and celebrating all of Moonee Valley's heritage;
- Optimising the use of commercial and industrial land to boost employment opportunities; and
- Monitoring and evaluating strategic objectives and performance indicators.

The most significant changes impacting Moonee Valley are the planning reforms that have been introduced by the Victorian Government in 2024/2025 and are ongoing. These include streamlining planning processes, increasing housing supply, and directing growth to areas with strong access to jobs, services and public transport. Council is now expected to play a more active role in identifying capacity and facilitating development in line with these targets, requiring updates to local planning frameworks to ensure alignment with state objectives and community needs.

Planning reforms have introduced deemed to comply pathways for many classes of planning applications which reduce the degree to which local policy can be applied to decision making for these type of applications. Neighbourhood character is a notable example where Council's ability to shape outcomes is increasingly constrained, generating strong community concern in established residential areas.

The Development Facilitation Program presents a further challenge. Where the Minister for Planning is the responsible authority, Council officers are still required to prepare detailed assessments and referral responses within tight timeframes, without retaining the authority to determine the outcome. This creates a significant and underacknowledged impost on staff capacity.

Taken together, these reforms represent a material shift in the role of local government in planning decisions, at a time when development pressure is increasing and community expectations around local amenity and character remain high. This review must consider how local policy can be positioned to remain meaningful within the boundaries that state reform has established.

## Overall health check

In light of the reforms, overall the Moonee Valley Planning Scheme is operating effectively. However, there are clear opportunities to strengthen its strategic vision, expand policy directions, and improve operational effectiveness through targeted strategic work and process improvements.

The Municipal Planning Strategy (MPS) remains clear; however, it requires updating to:

- Acknowledge the Wurrundjeri Woi-Wurrung as the Traditional Owners of the land on which Moonee Valley City Council sits;
- Align with the vision and strategic directions of the current Council Plan 2025 – 2029 and revised MV2040 Community Vision and Strategy 2025, including removal of neighbourhood implementation plans;
- Revise the thematic strategies to reflect current strategic directions;
- Update the socio-demographic and economic data, and superseded terminology;
- Update the background, reference and incorporated documents, framework plans, and spatial information; and
- Incorporate updated and new policy content.

Developing an overarching strategic framework plan for Moonee Valley would further enhance the MPS by clearly communicating Council's long-term vision for land use and development across the municipality.

The Planning Policy Framework, including the Settlement narrative, also requires updating to refine and refresh local policy content, address gaps in areas including housing, heritage, urban design, transport, and environmentally sustainable development, and reflect recent Victorian Government planning reforms; particularly the housing targets assigned to each local government area in *Plan for Victoria 2025*.

In addition, zone and overlay maps need to be corrected to resolve identified errors and anomalies, and the planning scheme needs updating to reflect significant Victorian Government planning reforms introduced since 2018, particularly around housing supply and delivery.

This review identified three key priorities to strengthen the planning scheme and support continuous improvement over the next four years:

1. Broaden planning policy to better manage growth and density and accommodate a wider range of land use and development outcomes.
2. Enhance monitoring and evaluation processes to improve the effectiveness of the planning scheme and planning processes; including through the collection of disaggregated data to better understand planning outcomes for specific communities and groups across the municipality.
3. Advocate to the Minister for Planning on matters that fall beyond Council's authority under the current Victorian Planning Provisions and the scope of the *Planning and Environment Act 1987*.

Table 1 on the next page sets out the strategic focus areas for the next four years, along with additional policy and education initiatives for further exploration. Implementation of these actions will be subject to available resources and budget allocations, partnerships with other organisations, or grant funding where eligible.

**Table 1: Strategic Focus Areas 2026-2030**

| <b>Priority Actions</b><br>(subject to available resources and budget allocations)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1. Broaden planning policy to better manage growth and density and accommodate a wider range of land use and development outcomes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <p><i>Accommodating Housing Growth:</i></p> <ul style="list-style-type: none"> <li>• Prepare a housing strategy that focuses growth in well-located, public and active transport-accessible activity centres across Moonee Valley.</li> <li>• Undertake a needs and nexus assessment of affordable housing options that includes feasibility analysis to estimate the reasonable levy rate and distribution options.</li> </ul> <p><i>Planning for Infrastructure:</i></p> <ul style="list-style-type: none"> <li>• Investigate future infrastructure needs and the required nexus between development and supporting infrastructure to guide Moonee Valley's contribution mechanisms and levies.</li> <li>• Prepare a planning framework for the future Keilor East Station precinct to guide future growth, investment and land use integration.</li> </ul> <p><i>Heritage Identification and Protection:</i></p> <ul style="list-style-type: none"> <li>• Finalise and implement the 2023 <i>Moonee Valley Heritage Study</i>.</li> <li>• Prepare a future Heritage Program to provide a clear framework for Council and its partners to identify, manage, protect, and celebrate Moonee Valley's heritage.</li> </ul> <p><i>Planning for Employment Land:</i></p> <ul style="list-style-type: none"> <li>• Prepare a Commercial, Industrial and Employment Framework to provide clear guidance for the planning, protection and development of commercial and industrial land.</li> </ul> |

## 2. Enhance monitoring and evaluation processes to improve the effectiveness of the planning scheme and planning processes

- Prepare a monitoring and evaluation framework to track progress on strategic objectives and inform evidence-based decisions.
- Establish clear baseline planning and building data including the collection of disaggregated data to better understand planning outcomes for specific communities and groups across the municipality, to:
  - Measure on the ground outcomes such as dwelling growth, housing diversity, climate resilience, changes in commercial and retail floorspace, and infrastructure delivery;
  - Track permit activity from approval to construction; and
  - Identify gaps, risks, and opportunities for improvement.
- Monitor VCAT decisions and major development approvals for public and street art outcomes to determine if a formal policy response is warranted.
- Monitor commercial floorspace, employment, and business-related permits through the monitoring and evaluation framework.
- Monitor the implications of the Clauses 54 and 55 deemed-to-comply pathway on the effectiveness of local ESD policy and advocate for state-level standards that align with Council's net-zero community ambitions rather than undermining them.
- Monitor the expanded waterway buffer areas introduced by Amendment VC278, annually reviewing affected properties, permit triggers and design requirements to ensure waterway protection objectives are consistently applied.
- Track and support the growth of live music venues across Moonee Valley, monitoring how planning regulations can better enable and enhance live music activities in the municipality. Measure progress against key strategic objectives in the Council Plan 2025-2029 and any future Council Plans.
- Monitor state and regional planning strategies and their direct impact on the Moonee Valley Planning Scheme.

3. Advocate to the Minister for Planning or relevant agencies on matters that fall beyond Council's authority under the current Victorian Planning Provisions and the scope of the *Planning and Environment Act 1987*

- Advocate to the Minister for Planning to make the following changes to the Victoria Planning Provisions:
  - Modify Clause 15.03 Heritage to address demolition of heritage by neglect to remove the incentive for allowing a property to fall into disrepair, by requiring reconstruction so that no benefit is gleaned from wilful neglect of a property.
  - Modify Clause 52.05 Signs to better facilitate the advertising signage needs for sports clubs on land zoned Public Park and Recreation Zone.
  - Modify Clause 52.11 Home based business to enable goods offered for sale online to be collected from a dwelling.
  - Retain Clause 52.18 Coronavirus COVID-19 Pandemic and Recovery Exemptions particularly section 3 that permits an extension for food and drink businesses indefinitely.
  - Modify Clause 52.34-6 to provide improved design standards for bicycle facilities (similar to those in Clause 52.06-9 for car parking).
  - Modify Clause 52.34 to increase bicycle parking facility rates to further support active transport, and to accommodate a broader range of bicycle typologies including cargo bikes and bikes with trailers.
  - Modify Clause 52.37 to align canopy tree height recruitments to be consistent with those in Clause 55 assessments.
  - Amend the definition of food and drink premises to include live music, enabling permit triggers that allow Council to manage hours of operation and noise impacts.
  - Define a land use type or contribution trigger that would enable open space contributions from build-to-rent or similar developments outside subdivision.
  - Remove the vegetation removal permit trigger from Clause 42.03-2 and relocate any landscape-character-specific vegetation provisions into the schedule, with a cross-reference to Clause 52.37 as the primary assessment pathway.
  - Add a specific application requirement to Clause 43.02-5 mandating a landscape plan where vegetation removal or landscaping works are proposed, detailing species, canopy coverage, and replacement planting ratios.
- Expand land use definitions to recognise emerging activities including:
  - distinguishing between traditional hotels and modern wine bars;
  - retail uses that incorporate an ancillary teaching component;
  - coffee roasters, currently classified as either a warehouse or café;
  - micro-breweries; and
  - food trucks operating in car parks.
- Advocate to the Victorian Government for clearer guidance on the scope and application of recent changes enabling social and affordable housing contributions in planning schemes.

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| <p>3. Advocate to the Minister for Planning or relevant agencies on matters that fall beyond Council's authority under the current Victorian Planning Provisions and the scope of the <i>Planning and Environment Act 1987</i></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <ul style="list-style-type: none"> <li>• Advocate to the Victorian Government to strengthen post-occupancy sustainability outcomes in apartment developments to support ongoing performance, accountability and maintenance of approved ESD measures.</li> <li>• Advocate to the Department of Transport and Planning to ensure a named person or service is contractually responsible for managing waste in large developments on an ongoing basis as part of the standard permit conditions being drafted to enact the <i>Planning Amendment (Better Decisions Made Faster) Bill 2025</i>.</li> <li>• Advocate for a centralised state-wide application pathway that gives Councils, applicants and referral authorities a single consistent view of its development pipeline.</li> <li>• Advocate to Melbourne Water, the lead agency, to translate updated flood extents for Moonee Valley into the planning scheme.</li> </ul> |
| <p><b>Further opportunities for exploration</b><br/>(subject to available resources and budget allocations)</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <p>Policy review and investigation initiatives</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <ul style="list-style-type: none"> <li>• Prepare design guidance for public / private interface treatments and design requirements along streetscapes, focusing on their interaction with vehicle crossovers, infrastructure and street trees, and along Right of Way / Laneways.</li> <li>• Continue to collaborate with the Council Alliance for a Sustainable Built Environment (CASBE) to advocate for elevated Environmentally Sustainable Design targets for new development to support a zero carbon planning scheme.</li> <li>• Prepare a local advertising signage policy to provide clear, accessible, locally tailored guidance on signage outcomes across the municipality.</li> <li>• Review all the controls that apply to our waterways with the ultimate intention to consolidate and provide greater clarity.</li> <li>• Apply planning controls to identified significant grasslands in Moonee Valley.</li> </ul> |
| <p>Community education initiatives</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| <ul style="list-style-type: none"> <li>• Prepare an education and support pack that promotes high quality, climate-responsive landscaping design for new developments, providing clear guidance on site layout, suitable plant species, design treatments and planting techniques.</li> <li>• Engage with the schools within the municipality currently subject to masterplanning controls and DTP to review existing masterplans and specific planning provisions in the planning scheme.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                               |

## Planning Scheme Amendment

Improvements identified through this Planning Scheme Review will be implemented via a separate planning scheme amendment.

### Policy neutral content:

The amendment will:

- Ensure alignment with *Ministerial Direction on the Form and Content of Planning Schemes*.
- Acknowledge the Wurrundjeri Woi-wurrung as the Traditional Owners of the land on which Moonee Valley City Council sits, incorporating dual naming of key features where appropriate, and referencing the *Whole of Country Plan, 2025-2035*.
- Update socio-demographic and economic data along with other factual information.
- Correct ordinance and mapping anomalies.
- Update the background, reference and incorporated documents, framework plans, and spatial information, as required.
- Update the thematic framework plans with enhanced and expanded spatial and visual information including a spatial representation of existing pipeline infrastructure.
- Delete incorporated documents for completed projects that are no longer required, following confirmation with relevant authorities.
- Remove the Public Acquisition Overlay where land has been acquired by Council.
- Incorporate revisions identified in *Appendix 2: Audit and Assessment of Current Planning Scheme*.

### New policy content:

The amendment will:

- Incorporate new and updated policy content in the Municipal Planning Strategy, Planning Policy Framework, and schedules to zones and overlays to include changes identified in the audit of the Planning Scheme Review.
- Align the Municipal Planning Strategy's vision and strategic directions with the current *Council Plan 2025 – 2029* and revised *MV2040 Community Vision and Strategy 2025*, including removing neighbourhood implementation plans.
- Update thematic strategies to reflect current strategic directions; introduce an overarching strategic framework plan that illustrates Council's long term land use vision; and integrate updated state and regional policy changes.
- Address the direction set out in written correspondence received from the Minister for Planning in January 2026 to review of the application of the residential zones and overlays and policy direction to align with Victorian Government directives.

# Response to Planning Scheme Reviews

## Advisory Note

The *Planning Scheme Reviews Advisory Note*, March 2026 was issued by the Department of Transport and Planning and provides recommendations to councils about what matters should be addressed as a priority in the current review cycle.

It details fourteen recommendations as set out below. Not all of the recommendations are relevant to Moonee Valley City Council.

**Table 2: Planning Scheme Reviews Advisory Note Response**

| #                                      | Advisory Note Recommendation                                                                                                                                                                                           | Moonee Valley Response                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|----------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Local Policy and Planning Tools</b> |                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| 1                                      | Identify any inconsistencies between local policies and state and regional policies in the PPF resulting from changes made by Amendment VC283 ( <i>Plan for Victoria</i> ) and other amendments since the last review. | <p>There are no material inconsistencies between the Planning Policy Framework (PPF) in the Moonee Valley Planning Scheme and the current state and regional policy framework as amended by Amendment VC283 (<i>Plan for Victoria</i>) and earlier PPF reforms since 2018 when the planning scheme was last reviewed.</p> <p>There are a small number of points where local policy requires careful interpretation or future tidying to ensure it continues to sit comfortably alongside post- Amendment VC283 state policy, particularly around housing delivery and the use of older reference documents.</p> <p>The implementation of this review will update the local policies in the planning policy framework to provide greater clarity and citations to relevant outdated reference documents.</p> |
| 2                                      | Identify any conflicts between local policies and schedules, and changed state standard provisions, including Clauses 52.06 (Car parking), 52.27 (Licensed premises), 52.37 (Canopy trees), 54, 55 and 57.             | No conflicts have been identified between local policies and schedules in the Moonee Valley Planning Scheme and state provisions that have been changed as a result of planning reforms from 2024 to May 2026.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |

| #                                          | Advisory Note Recommendation                                                                                                                                                               | Moonee Valley Response                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|--------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Housing and Residential Development</b> |                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| 3                                          | Where DTP has advised the planning scheme does not have capacity to meet its housing target, review residential zones and overlays in consultation with DTP.                               | In January 2026, the Minister for Planning advised Council in written correspondence that the Moonee Valley Planning Scheme has sufficient capacity to meet its housing target of 47,500 new dwellings by 2051.                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| 4                                          | Where DTP has advised the scheme is likely to have capacity to meet its housing target, review policy, zones and overlays to ensure increased housing is enabled in appropriate locations. | This report, along with work to prepare a Housing Strategy, has included a review of policy, zones and overlays to ensure increased housing is planned for and directed to appropriate locations across the municipality in line with Victorian Government direction. Council has used the Victorian Government's Housing Capacity Assessment Platform (HCAP) to test and inform this work. The methodology used to determine the application of residential zones across the municipality is set out in the Housing Strategy and focuses on a hierarchy of local and state identified activity centres and train stations, with growth informed by built form controls. |
| 5                                          | Consider the distribution of housing capacity to meet greenfield and established area housing targets for growth municipalities and major regional cities.                                 | Not applicable to Moonee Valley City Council.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| 6                                          | Review the application of residential zones considering Planning Practice Notes 90 and 91.                                                                                                 | A review of residentially zoned land across the municipality and proposed rezoning has been considered as part of the work being undertaken to prepare a Housing Strategy. A further analysis can be found in <i>Appendix 2: Audit and Assessment of Current Planning Scheme</i> .                                                                                                                                                                                                                                                                                                                                                                                       |
| 7                                          | Review any neighbourhood                                                                                                                                                                   | Neighbourhood character policy guidance was reviewed as part of the audit of the planning                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |

| #                            | Advisory Note Recommendation                                                                                                           | Moonee Valley Response                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|------------------------------|----------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                              | character policy in the context of reforms to residential development provisions.                                                      | <p>scheme. Further information about this policy is set out in <i>Appendix 2: Audit and Assessment of Current Planning Scheme</i>.</p> <p>Consideration of special character areas such as properties included in the Neighbourhood Character Overlay have been reviewed and clear direction about how these areas are expected to be form part of the work being undertaken to prepare a Housing Strategy.</p>                                                                                       |
| <b>Settlement Boundaries</b> |                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| 8                            | In rural and regional areas, identify settlement boundaries or issues to be resolved to establish a settlement boundary.               | Not applicable to Moonee Valley City Council.                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <b>Green Wedges</b>          |                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| 9                            | For councils with green wedge land, consider the requirements of the <i>Ministerial Direction on Green Wedge Management Plans</i> .    | Not applicable to Moonee Valley City Council.                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <b>Form and Content</b>      |                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| 10                           | Resolve any inconsistencies in terminology with <i>Plan for Victoria</i> activity centres hierarchy and regional settlement hierarchy. | The Moonee Valley Planning Scheme currently includes references to activity centres and settlement policy using <i>Plan Melbourne</i> terminology, including six identified Major Activity Centres and a network of Neighbourhood and Local Centres, organised around the concept of 20-minute neighbourhoods. <i>Plan for Victoria</i> (2025) has replaced this framework, introducing Housing Choice and Transport Station Activity Centres as the primary activity centre designations, and moving |

| #  | Advisory Note Recommendation                                          | Moonee Valley Response                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|----|-----------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|    |                                                                       | <p>away from other activity centre terminology and the 20-minute neighbourhood concept entirely.</p> <p>As part of implementing this review, the planning scheme will be updated via a planning scheme amendment to remove outdated <i>Plan Melbourne</i> references and align with <i>Plan for Victoria</i> terminology and policy directions. In doing so, Council has developed a locally specific activity centre framework that categorises centres as Major, Large Neighbourhood, Small Neighbourhood, and retains the Housing Choice and Transport Station centres. This local hierarchy complements and responds to the broader <i>Plan for Victoria</i> framework by providing greater spatial specificity for Moonee Valley's diverse network of centres, while ensuring alignment with the Victorian Government's housing-led approach to activity centre planning.</p> |
| 11 | Ensure all schedules align with their relevant schedule template.     | <p>An audit of all schedules has been undertaken as part of the review of the Moonee Valley Planning Scheme. There are some inconsistencies with formatting of some schedules. Changes to these schedules to align with the templates in accordance with the <i>Ministerial Direction on the Form and Content of Planning Schemes</i> will be undertaken as part of the implementation of this report.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| 12 | Review special purpose zones to ensure land use terms are up to date. | <p>The Moonee Valley Planning Scheme includes the following special purpose zones: the Special Use Zone, Comprehensive Development Zone, Urban Floodway Zone and Activity Centre Zone.</p> <p>Two planning scheme amendments prepared by the Victorian Government that made changes to land use terms since the last review of the planning scheme in 2018 have been considered. Amendment VC159 (gazetted August 2019) amended the Victoria Planning Provisions to introduce new land use terms, revise the definition of land use terms and change where land use terms are nested. Amendment VC210 (gazetted August 2022) made changes to the VPPs and all</p>                                                                                                                                                                                                                  |

| # | Advisory Note Recommendation | Moonee Valley Response                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|---|------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|   |                              | <p>planning schemes to correct obvious or technical errors.</p> <p>These amendments have caused misalignment with some of the land use terms in the special purpose zones. Replacement of relevant terms will be undertaken as part of the implementation of this review report.</p> <p><u>Special Use Zone Schedule 2 – Moonee Valley Racecourse</u></p> <p>“Animal training” now explicitly excludes horse training. In a racing context, “Animal training” may not fully capture horse training activities, which are intended to be core to the racecourse function. Replacement of this term with “Horse husbandry” which is defined as land use to keep, breed, board or train horses.</p> <p>“Horse stables” is no longer a stand-alone primary term. Keeping or boarding of horses is now included within “Horse husbandry”.</p> <p><b>Action:</b> Replace “Horse stables” with “Horse husbandry”.</p> <p><u>Special Use Zone Schedule 3 – Private Sports Ground</u></p> <p>The phrasing of the land use term “Mineral, stone or soil extraction (other than Extractive Industry, Mineral exploration, Mining and search for stone)” is not clearly mapped to a single defined term which is inconsistent with current VPP drafting practice. These land uses are not aligned with the zone purpose not typically associated with the functions of a private sports ground in an urban setting and should be removed from the table of uses in this schedule.</p> <p>Section 3 – Prohibited uses includes “Industry (other than Automated collection point). An automated collection point is not nested within “Industry” under Clause 73.03.</p> <p><b>Action:</b> Update the schedule to prohibit ‘industry’ and retain the land use term ‘Automated collection point’ in section one without linking the two terms.</p> |

| # | Advisory Note Recommendation | Moonee Valley Response                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|---|------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|   |                              | <p><u>Comprehensive Development Zone Schedule 1 – Flemington Green Comprehensive Development Plan</u></p> <p>Since Amendment VC159, “Animal keeping” was replaced by “Domestic animal husbandry”. The schedule refers to: “Animal keeping (other than Animal boarding)” in Section 1, and “Animal boarding” as prohibited. The purpose of the zone is for high density urban living, the land is not intended to be used to board or train animals. Replace “Animal keeping” with “Domestic animal husbandry (other than Domestic animal boarding)” and replace “Animal boarding” in Section 3 – prohibited uses with “Domestic animal boarding”.</p> <p>Section 3 – Prohibited uses includes “Industry (other than Automated collection point). An automated collection point is not nested within “Industry” under Clause 73.03.</p> <p><b>Action:</b> Update the schedule to prohibit ‘industry’ and retain the land use term ‘Automated collection point’ in section one without linking the two terms.</p> <p><u>Schedule to Clause 37.03 Urban Floodway Zone</u></p> <p>No land use terms are listed in this schedule.</p> <p><u>Activity Centre Zone Schedule 1 – Moonee Ponds Framework Plan</u></p> <p>Section 3 – Prohibited uses includes “Industry (other than Automated collection point, Dry cleaner, Research and development centre and Service industry). These terms are now separately defined uses, not subsets of industry. A suggested approach is to prohibit ‘industry’ and retain the land use term ‘Automated collection point’ in section one without linking the two terms.</p> <p><b>Action:</b> Retain “Dry cleaner” and “Research and development centre” in section two. Replace “Service industry (other than Dry cleaner)” in section two with “Service Industry” as Dry cleaner is a separate land use in section two.</p> |

| #                                  | Advisory Note Recommendation                                                                                                                  | Moonee Valley Response                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Removing Roadblocks to Improvement |                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| 13                                 | Assess whether new VPP tools would be more appropriate to implement planning objectives, for example the Built Form Overlay or Precinct Zone. | <p><b>Built Form Overlay</b></p> <p>The Built Form Overlay will be considered for activity centres as part of the Housing Strategy implementation (except for the Moonee Ponds Activity Centre as built form direction exists through the Activity Centre Zone).</p> <p><b>Precinct Zone</b></p> <p><u>Activity Centre Zone (ACZ)</u></p> <p>The Moonee Ponds Activity Centre is zoned Activity Centre Zone (ACZ), applied through Amendment C207moon in April 2022 following Council's adoption of the MPAC to 2040: Moonee Ponds Activity Centre Local Plan in April 2021. The ACZ is considered appropriate for a centre of this scale and complexity, providing the flexibility needed to manage growth, change and transition across a large and diverse activity centre over time. The centre has not been identified as a precinct in <i>Plan for Victoria</i>, and is not part of the Victorian Government's Train and Tram Zone Activity Centres program.</p> <p><u>Special Use Zone (SUZ)</u></p> <p>The Moonee Valley Racecourse is zoned SUZ2, which is intended to provide for land with a specific and ongoing purpose. The SUZ remains the most appropriate zone for this land as it continues to operate as an active racecourse. Significant redevelopment has already occurred and is underway with approval from the Minister for Planning, reinforcing the suitability of the existing zone.</p> <p>The Windy Hill sports ground is zoned SUZ3 and functions primarily as a sports and recreation facility with associated buildings. No substantial change in land use or development is proposed, and the current zoning appropriately reflects its role and function.</p> |

| #                          | Advisory Note Recommendation                                     | Moonee Valley Response                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|----------------------------|------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                            |                                                                  | The Special Use Zone remains appropriate for both the Moonee Valley Racecourse (SUZ2) and Windy Hill sports ground (SUZ3).                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <b>Environmental Risks</b> |                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| 14                         | Identify where mapping of environmental risks should be updated. | <p>An environmental risk identified as part of this review is the Somerton jet fuel pipeline. This is a high-pressure petroleum pipeline that is recognised as critical state infrastructure to supply aviation fuel to Melbourne Airport.</p> <p>As part of the implementation of this review report, an action is to map the location of this pipeline on relevant framework plans in the Municipal Planning Strategy. Planning <i>Practice Note 92 – Managing Buffers and Land Use Compatibility</i> states that the Buffer Area Overlay could potentially be applied to this pipeline, and that Energy Safe Victoria is working on a standardised approach for the application of planning controls to pipelines.</p> |

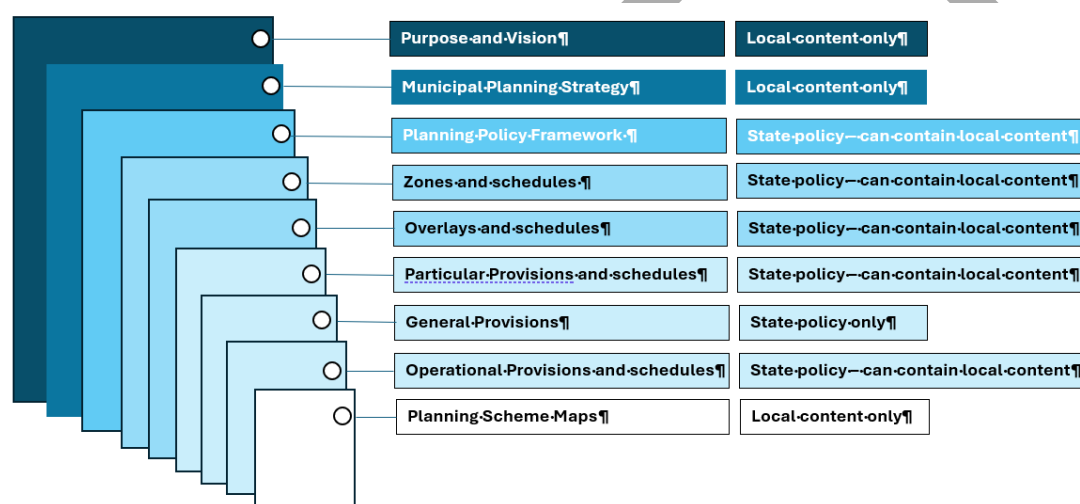
# 1. Introduction

## What is a planning scheme?

The planning scheme guides how land within the municipality is used, developed, and protected to meet community needs while aligning with state planning objectives. It sets out Council's long-term vision and strategic policy directions and establishes the statutory framework for assessing planning permit applications. It also supports strategic initiatives, such as external grant applications, to achieve its vision and objectives.

The planning scheme comprises provisions set at the state and regional levels, along with locally specific content. Although Council cannot directly amend state and regional policies, it can advocate for change to the Minister for Planning. Figure 2 shows the structure of the planning scheme and where Moonee Valley-specific local policy can be incorporated.

Figure 2: Moonee Valley Planning Scheme, 2026



## Purpose of the review

Council last completed a comprehensive review of the planning scheme on 26 June 2018. The findings from that review were implemented through Amendment C193moon, which was gazetted on 19 June 2020.

While a formal review has not been undertaken since 2018, the Moonee Valley Planning Scheme has continued to evolve in response to ongoing changes to the planning system. Planning schemes are living documents that can be amended at any time outside of the formal review process, either by the Victorian Government through state-wide amendments to the Victoria Planning Provisions, or by Council and private landowners through locally initiated planning scheme amendments. As a result, the scheme has undergone significant change since 2018, driven primarily by Victorian Government planning reforms including the introduction of *Plan for Victoria* (2025), new housing supply and delivery measures, and reforms to residential development provisions. In select locations, private sector initiated amendments have also shaped planning controls in response to site-specific development proposals.

This 2026 Planning Scheme Review therefore builds on a scheme that has already experienced substantial change since it was last comprehensively reviewed, and responds to a planning environment that continues to evolve rapidly. It provides an opportunity to take stock of these changes, assess their implications for Moonee Valley, and identify where local policy needs to be strengthened, updated or better aligned with current state and community expectations.

This review satisfies the requirements of Section 12(B) of the Act and ensures that the planning scheme:

- Is consistent in form and content with the directions or guidelines issued by the Minister for Planning;
- Sets out effectively the policy objectives for use and development of land in the area to which the planning scheme applies; and
- Makes effective use of state and local provisions to give effect to state and local planning policy objectives.

In addition, this review:

- Identifies key drivers of change and strategic priorities;
- Identifies the need for alignment with the vision and strategic directions of the current *Council Plan 2025-2029* and revised *MV2040 Community Vision and Strategy, 2025*;
- Audits and evaluates the current planning scheme;
- Assesses the performance of the planning scheme, including Council's performance relative to comparable councils;
- Documents strategic work undertaken since the previous (2018) review;
- Outlines the stakeholder engagement that informed the findings of this review; and
- Provides recommendations and actions to strengthen the planning scheme and improve planning and monitoring processes.

Following Council consideration, this review will be submitted to the Minister for Planning in accordance with Section 12(B) of the Act.

## Methodology

This 2026 Planning Scheme Review was undertaken by the Strategic Planning team in the Moonee Valley City Council, in partnership with other Council teams, and in consultation with external stakeholders.

It follows a six-stage methodology (shown in Table 3) developed by Schemology Pty Ltd in collaboration with the Department of Transport and Planning. The methodology has been adapted to align with available resources and ongoing work and is supported by the Victorian Government's *'Good Practice Guide to Planning Scheme Reviews'* together with a suite of templates designed to assist each stage of the process.

Schemology Pty Ltd has peer reviewed the structure and methodology applied in this report. Following completion of this review, Council officers will continue with the strategic priorities already in progress, and seek budget allocations to further the strategic work identified in this report through Council's annual budgeting process,

partnerships and grants. A planning scheme amendment(s) will be prepared to implement the findings of this review in the planning scheme, where appropriate.

**Table 3: Planning Scheme Review Methodology**

| Stage            | Tasks                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Timing                                  |
|------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------|
| <b>Initiate</b>  | <ul style="list-style-type: none"> <li>Establish project timelines</li> <li>Collect data and materials for review</li> <li>Establish working groups</li> <li>Inform the Department of Transport and Planning</li> </ul>                                                                                                                                                                                                                                                                                                                             | July 2024 – December 2024               |
| <b>Analyse</b>   | <ul style="list-style-type: none"> <li>Conduct a technical audit of all planning scheme provisions and maps</li> <li>Review policy and legislative reforms</li> <li>Review influential VCAT decisions and planning scheme amendments</li> <li>Review planning permit activity</li> <li>Audit the outcomes of recommendations from the 2018 review</li> <li>Identify strategic priorities, key issues and emerging trends</li> </ul>                                                                                                                 | December 2024 – December 2025           |
| <b>Engage</b>    | <ul style="list-style-type: none"> <li>Conduct on-line surveys of: <ul style="list-style-type: none"> <li>Professional users - architects, academics, planners, development industry professionals</li> <li>Referral authorities</li> <li>General public users</li> <li>Councillors</li> </ul> </li> <li>Conduct workshop sessions with representatives of the Wurundjeri Woi-wurrung Aboriginal Cultural Heritage Corporation</li> <li>Consult internal officers directly or indirectly involved with the planning scheme</li> </ul>               | February 2025 – April 2026              |
| <b>Report</b>    | <ul style="list-style-type: none"> <li>Draft the Planning Scheme Review report</li> <li>Engage a suitably qualified planning professional to conduct a peer review of the report's methodology, analysis, structure and recommendations</li> <li>Council to consider endorsing the draft report for public consultation</li> </ul>                                                                                                                                                                                                                  | November 2025 – June 2026               |
| <b>Consult</b>   | <ul style="list-style-type: none"> <li>Consult with community and identified stakeholder groups</li> <li>Update the report based on consultation feedback</li> <li>Finalise the Planning Scheme Review report</li> </ul>                                                                                                                                                                                                                                                                                                                            | July 2026 – September 2026              |
| <b>Implement</b> | <ul style="list-style-type: none"> <li>Council to consider the final 2026 review report</li> <li>Submit the report to the Minister for Planning</li> </ul> <p><b>Following completion of the Planning Scheme Review:</b></p> <ul style="list-style-type: none"> <li>Seek budget allocations to further strategic work through Council's annual budgeting process, partnerships and grants</li> <li>Implement the strategic focus area actions</li> <li>Prepare a planning scheme amendment(s) to guide land use and development outcomes</li> </ul> | <p>October 2026</p> <p>2026 onwards</p> |

## Guidance

This review has been prepared in consideration of the following directions and guidance provided by the Department of Transport and Planning (DTP).

Advisory notes:

- Planning Scheme Reviews Advisory Note, March 2026.

Ministerial directions:

- Ministerial Direction on the Form and Content of Planning Schemes
- Ministerial Direction No. 11 - Strategic Assessment of Amendments.

Planning practice and advisory notes:

- Planning Scheme Reviews Advisory Note, March 2026
- A Practitioner's Guide to Victoria's Planning Schemes
- PPN46 – Strategic Assessment Guidelines
- PPN32 – Review of planning schemes
- PPN54 – Referral and Notice Provisions.

For specific thematic issues, relevant practice notes have been referred to throughout the report as appropriate (e.g. *Planning Practice Note 90 – Planning for Housing*).

## Changes to state planning policy since last review

The Victorian Planning Scheme is subject to ongoing review and amendment at the state level, including significant reforms to the Victoria Planning Provisions and associated legislative changes, with updates occurring regularly. The Victorian Government also supports implementation through revised Practitioner Guides and new Planning Practice Notes.

This review has considered how the Moonee Valley Planning Scheme should respond to and apply these state-led reforms at the local level. *Appendix 1: Changes in State Planning Policy* identifies and assesses the implications of key changes to state planning policy, Practice Notes and legislative settings since the previous Planning Scheme Review in 2018.

## 2. What's driving change

The change factors outlined in this section have been identified because they are demonstrably influencing land use, development patterns and planning outcomes in Moonee Valley now and over the next four years. They are drawn from the evidence base reviewed for this Planning Scheme Review, including population and housing forecasts, economic and workforce data, state planning reforms, Council strategies, and stakeholder input. While many factors affect the planning system, these themes stand out for their scale, certainty and relevance to statutory planning decisions, and for their direct implications for policy settings, infrastructure provision and liveability across the municipality.

### Population, growth and economy

#### Socio-demographic change

Moonee Valley faces both significant opportunities and challenges in accommodating the projected housing growth. Managing these changes requires a holistic coordinated planning approach with all levels of government to ensure growth is well-managed, infrastructure keeps pace, and the municipality's character and liveability are preserved.

The population of Moonee Valley, which was 122,950 in 2021, is projected to increase by 36.47% to 167,802 by 2046 (Table 4), representing an average annual growth rate of 1.25% from 2021-2046. Five-year annualised growth rate projections indicate that the municipality will grow faster in the years between 2021-2031, peaking at 1.4% between 2021-2026. After 2031, growth is expected to gradually slow reaching 1.16% by 2046. This increased growth will be driven primarily by net migration rather than natural change (births minus deaths), with 31,103 net migrants expected to arrive and 10,363 net births expected by 2046.

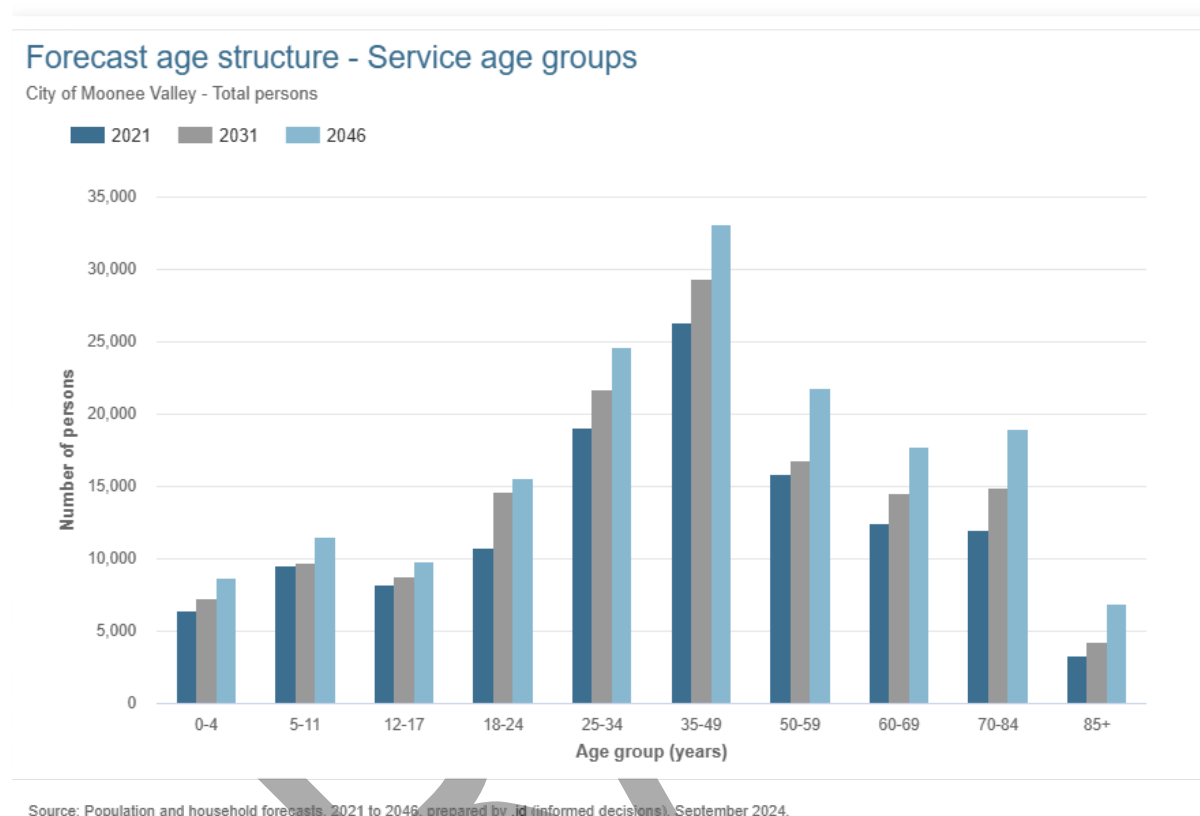
Table 4: City of Moonee Valley population growth forecast 2021-2046

| 5-year period          | Population growth (%) | Population in final year | Average annualised growth rate        |
|------------------------|-----------------------|--------------------------|---------------------------------------|
| 2021-26                | +8,836 (7.19%)        | 131,786                  | 1.40%                                 |
| 2027-31                | +9,222 (6.99%)        | 141,008                  | 1.36%                                 |
| 2032-36                | +8,460 (5.99%)        | 149,468                  | 1.17%                                 |
| 2037-41                | +8,930 (5.97%)        | 158,398                  | 1.17%                                 |
| 2042-46                | +9,404 (5.93%)        | 167,802                  | 1.16%                                 |
| TOTAL GROWTH 2021-2046 | +44,852 (36.47%)      | 167,802                  | +1.25% (avg. annual % change 2021-46) |

Source: Informed Decisions (2026)

The suburbs forecast to experience the greatest population growth by 2046 are Moonee Ponds (+12,837) and Essendon (+10,226), with 78.25% and 47.70% in growth respectively. The suburbs projected to maintain the most stable populations to 2046 are Aberfeldie (+974) and Travancore (+764).

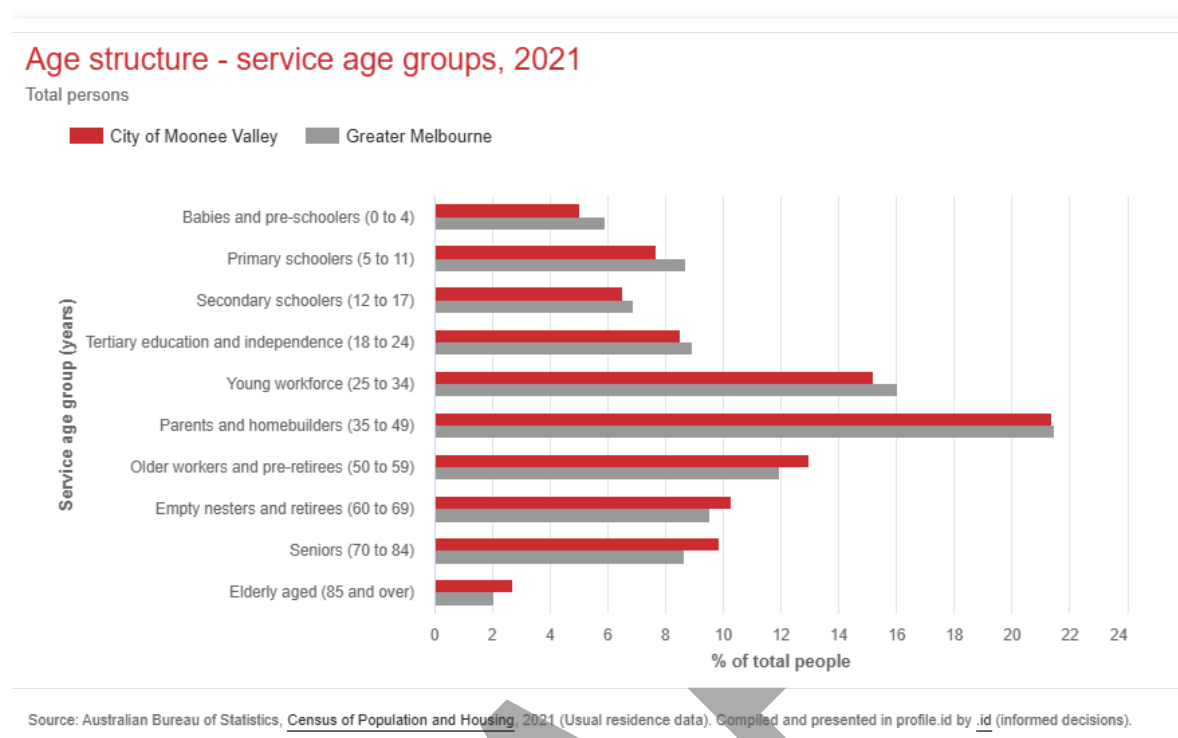
**Figure 3: City of Moonee Valley forecast age structure by service age groups, 2021-2046**



The largest population cohort by life stage in Moonee Valley is people aged 35-49 years (21.3% of total population), followed by people aged 25-34 (15.2%) as shown in Figure 4. The age group projected to experience the most growth by 2046 (Figure 3) is seniors aged 70-84 (+7,009 people), followed by parents and homebuilders aged 35-49 (+6,866) and older workers aged 65-79 (+5,920). This would continue an established trend, with the proportion of people in Moonee Valley aged 50+ having increased and people aged 15-49 decreased between 2016-2021. This shift mirrors trends occurring across Victoria, due to the inbuilt momentum of the Baby Boomers and Gen X moving through the age spectrum.

Moonee Valley's median age of 39 years is roughly in line with the Victorian median of 38; however, the population is slightly older than the regional median age of 35 years for Melbourne's West. Australia's median age increased from 35 years to 37 years between 1999-2019.

**Figure 4: City of Moonee Valley age structure by service age groups, 2021**



There are an estimated 49,689 households in Moonee Valley in 2026, a figure which is forecast to grow to 75,058 by 2046. As of 2021, 30.2% of households in Moonee Valley are classified as 'couples with children'; 28.1% are single person households; 23.5% are couples with children; 9.2% are single parents families and 9% live in other household configurations (Figure 5).

Population forecasts show that lone person households are the household type expected to grow the most by 2046 with an increase of 8,105 households (Figure 6), becoming the most common household type (30.5% of all households in 2046). Other household types forecast to experience significant growth to 2046 are one parent family households (+6,309 to 14.7% of total households) and couples without children (+4,365 to 22.2% of total households).

**Figure 5: City of Moonee Valley household type, 2021**

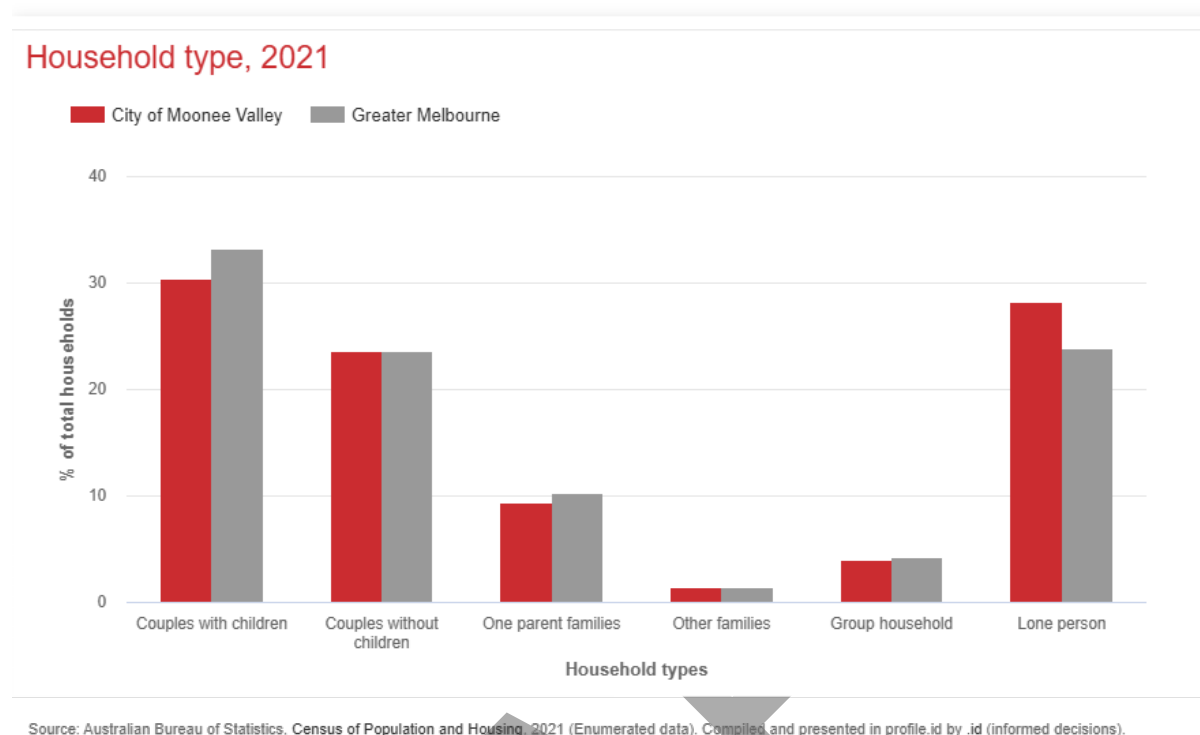
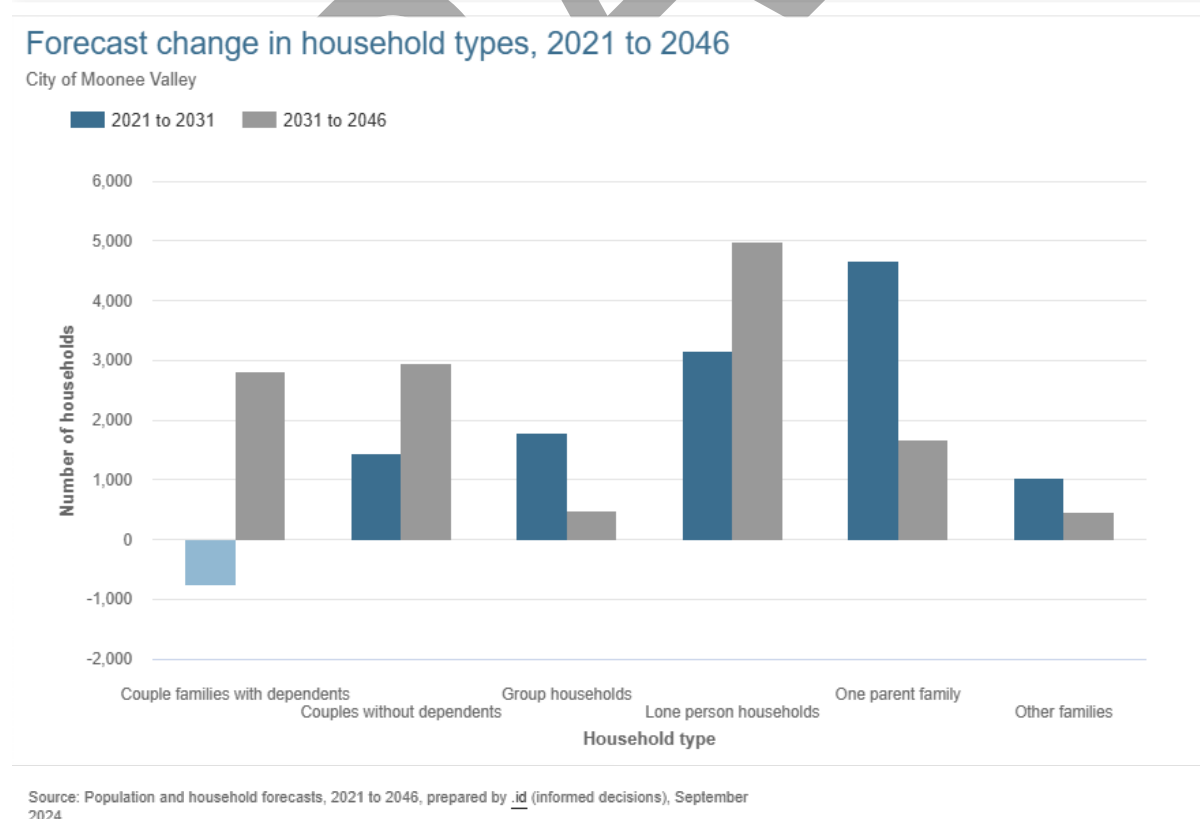


**Figure 6: City of Moonee Valley forecast change in household type, 2021-2046**



#### Key Drivers:

- Moonee Valley is projected to experience high growth over the coming decades, with the population projected to rise by 36.5%, increasing from 122,950 residents in 2021 to 167,802 by 2046.
- Household change will be a major driver of demand. Lone-person households are expected to grow the most, followed by one-parent families and couples without children. This shift will increase demand for smaller, higher-density housing options. An ageing population will further influence the need for diverse housing types, health services, and community infrastructure.
- Coordinated planning will be critical to guiding good quality higher-density development to suitable locations, ensuring growth aligns with infrastructure capacity, supports climate-resilient and inclusive neighbourhoods, and protects Moonee Valley's valued character.
- Future strategic work, including the Housing Strategy, Activity Centres Framework, and proposed Commercial and Industrial Development Strategy, will help guide how growth is managed by supporting housing diversity, economic activity, and the delivery of high-quality services.

#### Economic strengths, workforce dynamics and growth potential

As of 2021, Moonee Valley was home to an estimated 11,974 businesses employing 43,278 people. Businesses in Moonee Valley reported \$11.55 billion in output in the 2023/24 financial year. The construction sector provided the largest economic contribution with 19.1% of output in the 2023/24 financial year, followed by transport, postal and warehousing (10.7%), public administration and safety (8.5%) and healthcare and social assistance (8.4%).

In Moonee Valley, Health Care and Social Assistance is the largest employer, generating 7,740 local jobs in 2023/24, closely followed by Retail Trade (6,207) then Education and Training (4,937). Headline Gross Regional Product (GRP) was valued at \$6.95 billion in the 2023/24 financial year, having grown 21.5% in the 10 years 2014-2024 (Table 5).

**Table 5: City of Moonee Valley - Gross Regional Product measures**

| Year ending June | Headline GRP \$M | % change from previous year | Local industry GRP \$M | Local residents GRP \$M | Local industry to residents ratio |
|------------------|------------------|-----------------------------|------------------------|-------------------------|-----------------------------------|
| 2024             | 6,952            | -1.1                        | 6,545                  | 9,850                   | 0.66                              |
| 2023             | 7,027            | +2.6                        | 6,497                  | 9,663                   | 0.67                              |
| 2022             | 6,847            | +5.4                        | 6,366                  | 9,563                   | 0.67                              |
| 2021             | 6,499            | -2.3                        | 6,200                  | 9,489                   | 0.65                              |
| 2020             | 6,655            | -1.5                        | 6,218                  | 9,559                   | 0.65                              |
| 2019             | 6,757            | +3.4                        | 6,196                  | 9,494                   | 0.65                              |
| 2018             | 6,535            | +2.4                        | 5,945                  | 9,151                   | 0.65                              |
| 2017             | 6,379            | +4.5                        | 5,726                  | 8,801                   | 0.65                              |
| 2016             | 6,106            | +3.5                        | 5,582                  | 8,502                   | 0.66                              |
| 2015             | 5,897            | +2.6                        | 5,429                  | 8,244                   | 0.66                              |
| 2014             | 5,750            | +2.0                        | 5,244                  | 7,873                   | 0.67                              |

Source: National Institute of Economic and Industry Research (NIEIR) 2025.Compiled and presented in economy.id by.id (Informed Decisions).

There are 64,176 employed people living in Moonee Valley as of 2021. However, only 22.1% (14,183) of those people are employed within Moonee Valley (with 3.7% of employed residents reporting 'no fixed place of work'), meaning that 32.7% of the 43,278 jobs in Moonee Valley are performed by local residents.

The local government area that employs the largest number of Moonee Valley residents is the City of Melbourne, employing 18,898 people and representing 29.4% of the total resident workforce. The sector employing the largest number of Moonee Valley residents outside of the municipality is Health Care and Social Assistance, employing 6,549 people.

As of 2021, Moonee Valley's unemployment rate (reflecting the proportion of people looking for part time or full-time work) was 4.6%, the lowest recorded since 2011 (4.7%), mimicking trends at the state and national levels. The Moonee Valley workforce has a higher proportion of full-time employees than state and national figures (58.8% vs. 56.2% and 55.9% respectively), a slightly lower proportion of part-time employees (30.2% vs. 32.3% and 31.2%), and a marginally higher overall workforce participation rate (65.8% vs. 62.4% and 61.1 %).

The employment precinct located at Essendon Fields (crown land) is a notable concentration of both output and employment within Moonee Valley, contributing \$1,679,852.00 in output (14.9%) and 5,319 jobs (12.5%) respectively. Moonee Ponds Junction and the commercial/light industrial areas of Airport West bordering Essendon Fields are also significant areas of economic activity, together contributing 23% of municipal output and employing 20.8% of workers. The aforementioned areas benefit

from being situated in the transport corridor between Melbourne CBD and Tullamarine Airport, an area with strategic significance and substantial economic potential.

This potential is likely to be enhanced by the announced future Melbourne Airport Rail Link, with a new station to be built in Keilor East/Airport West. Improved access to key employment precincts in Melbourne's CBD and at Melbourne Airport will provide opportunities for both workers and businesses in Moonee Valley, and further strategic work should be carried out to maximise potential economic and housing benefits.

### *Regional Economic Context*

Moonee Valley sits within the Western Metropolitan Region, which plays a critical role in Victoria's freight, logistics and employment system. The region supports nationally significant infrastructure including the Port of Melbourne, Melbourne Airport and Essendon Airport, and major interstate road and rail corridors. As freight volumes grow and projects such as the Western Interstate Freight Terminal at Truganina come online, pressure is increasing to protect industrial and employment land that supports logistics, warehousing and associated services. For Moonee Valley, this presents an outward-facing challenge of managing land use change in a context where employment land is increasingly contested for residential and mixed-use development.

Across metropolitan Melbourne, industrial land supply is tightening, particularly in the Western State-Significant Industrial Precincts. While the west contains the largest share of industrial land, supply constraints are emerging in key locations. Moonee Valley has a limited industrial land base and is therefore reliant on surrounding precincts to support regional employment. This heightens the need to clearly articulate Moonee Valley's role within the broader Western Metropolitan Region industrial system, avoid premature transition of viable employment sites, and ensure local planning supports metropolitan-significant employment functions rather than competing with them.

Employment growth across Melbourne is uneven, with higher-skilled, higher-paying jobs continuing to concentrate in the Inner Metropolitan Region, while jobs that serve the everyday needs of local residents such as retail, healthcare and community services are growing across the west. Positioned between these systems, Moonee Valley must remain attractive to knowledge-based and professional services while leveraging proximity to the CBD, airports and major transport gateways. Major transport investments strengthen access to jobs and markets but also risk consolidating employment in larger regional nodes, reinforcing the importance of Moonee Valley positioning itself as a connector municipality. Without targeted planning, there is a risk the municipality becomes primarily a residential catchment, exacerbating jobs-housing imbalance and outward commuting patterns.

### *Night Economy*

Moonee Valley's night-time economy is an emerging contributor to local vibrancy and economic resilience. It encompasses hospitality, entertainment, cultural activities, health facilities, and live music venues that activate streets and public spaces beyond traditional business hours. Strengthening this sector supports mixed-use activities, enhances safety through increased passive surveillance, and provides diverse employment opportunities.

Future planning should focus on identifying precincts suited for evening activation, ensuring appropriate amenity protections for nearby residential areas, and integrating transport and accessibility improvements. Clear policy direction will help balance

growth with community expectations, mitigate noise impacts, and foster a sustainable night economy aligned with Moonee Valley's cultural identity and economic objectives.

### Activity Centres

The Victorian Government introduced a new *Plan for Victoria* in September 2025. All planning schemes were updated to give effect to this plan, including new designation Housing Choice and Station Activity Centres. These centres have been identified as having sufficient public transport, facilities and services to be the location of large numbers of new homes. Activity centres not identified in *Plan for Victoria* are expected to continue to support growth with thriving, productive and sustainability communities, environments and industries.

#### Key Drivers:

- Moonee Valley's land use and development patterns are heavily influenced by its economic strengths, workforce characteristics, and future growth opportunities.
- Key sectors are currently dominated by semi-professional employment, including construction, manufacturing, rental, hiring and real estate services, while local employment is concentrated in health care, retail, and education.
- A significant number of residents commute to jobs outside the municipality, particularly to the City of Melbourne, underscoring the importance of growing local employment opportunities and increasing the share of residents who both live and work within Moonee Valley.
- Opportunities at Essendon Fields economic precinct, the Airport West commercial / industrial precinct, and the Moonee Ponds Activity Centre could be further leveraged, as these locations represent Moonee Valley's primary economic hubs and benefit from their proximity to major transport corridors.
- Strong economic growth, along with the future Keilor East Station Precinct link to Melbourne Airport and the Melbourne CBD, would further stimulate commercial and high-density residential activity along the transport corridors.
- The night-time economy provides opportunity to strengthen the traditional economy and support mixed-use activities.
- Activity centres will continue to support growth and foster thriving, productive, sustainable communities, and reduced car dependency, while also accommodating significant housing growth.

### 3. Audit and assessment of current scheme

#### Methodology

An audit of each local provision (policies and schedules) in the planning scheme has been undertaken to identify drafting errors, policy gaps or inconsistencies and other issues affecting the efficiency and effectiveness of the ordinance contained in the Moonee Valley Planning Scheme. This audit has compared the drafting and application of each local provision against the *Ministerial Direction on the Form and Content of Planning Schemes*, a *Practitioners' Guide to Victorian Planning Schemes* (Version 8, August 2025) and relevant planning practice notes.

The audit was conducted by a panel of strategic and statutory planners working clause-by-clause to identify issues and recommend actions to resolve them. Each provision has been assessed with consideration to its efficacy in achieving the strategic objectives that are set out in state and regional planning provisions, as well as the *Planning and Environment Act 1987*. Findings on improvements that could be made are listed below. Some of these can occur as part of the implementation of this Planning Scheme Review, while others require further strategic work or advocacy.

#### Municipal Planning Strategy

An audit of the Moonee Valley Municipal Planning Strategy (MPS) found that while local policy content contained in this section of the scheme generally complies with the *Ministerial Direction on the Form and Content of Planning Schemes* and the *Practitioners Guide to Victorian Planning Schemes*, there are a variety of formatting issues that should be addressed through a full advertised amendment and/or a policy neutral anomalies amendment.

As well as the assessment outlined above, the MPS was cross referenced against other local provisions in the scheme to ensure that there is a clear strategic link to all local policies in the PPF. The most significant changes stem from the need to align the MPS with Council's recently refreshed long-term strategy, MV2040, and the Council Plan 2025–2029. The existing vision, settlement policy, and thematic strategies were written to reflect an earlier strategic direction that no longer represents Council's current priorities, requiring resolution through the implementation phase of this review.

Several clauses also reference superseded Victorian Government policy documents, old terminology, and outdated population and economic data - all of which require updating. Specific gaps have been identified in relation to urban design policy, waste management, open space, and transport. Council will also need to prepare and insert a suite of updated strategic framework plans to provide clearer spatial direction for the municipality's future, and to remove neighbourhood implementation plans that no longer reflect Council's approach to local strategic planning.

#### Planning Policy Framework

The audit found that a significant number of local policies contained in the PPF need updating, with issues ranging from outdated references and formatting, non-compliance through to substantive policy gaps.

Key themes emerging from the audit include the need for:

- Updated housing policy to reflect both Victorian Government housing targets and Council's forthcoming Housing Strategy;
- Updated transport and movement policy that reflects contemporary priorities including cycling, micromobility, and pedestrian amenity;
- Stronger and more current policy on tree canopy, street trees, and urban greening;
- Improved heritage policy that better addresses demolition of heritage places by neglect, and aligns with updated guidelines; and
- Updated references to documents and documents and outdated government departments.

A small number of clauses are performing well and have been flagged to defer to the next review without change.

### Zones

The audit of zone schedules identified a mix of minor administrative corrections and more substantive strategic questions about how certain zones are being applied across the municipality. Key changes include:

- Zone boundaries in several areas contain mapping anomalies that do not accurately reflect land use or property ownership, requiring mapping amendments.
- Planning maps for the Commercial 1, Commercial 2, and Residential 1 Zones still reference outdated precursor zone names (B1Z, B2Z, B3Z, B4Z, B5Z, R1Z) and need to be updated to reflect current zone names.
- A comprehensive industrial, commercial and employment framework is needed to assess whether the Industrial 1 Zone, Commercial 1 Zone, and Commercial 2 Zone remain appropriately applied across the municipality (identified as a strategic priority).
- Mixed Use Zone schedules require updates to provide stronger guidance on built form and land use.
- The General Residential Zone schedule may need additional schedules created, to be considered as part of the upcoming Housing Strategy.

### Overlays

A full audit of overlay schedules has been carried out, with the results shown in *Appendix 2: Audit and Assessment of Current Planning Scheme*. The audit of overlays is the most extensive, covering many schedules that apply environmental, landscape, heritage, design, neighbourhood character, and other controls across the municipality. The findings reveal a consistent set of recurring issues alongside several more localised or site-specific concerns such as:

- Environmental Significance Overlays and Significant Landscape Overlays contain outdated references to government departments and referral authorities, inconsistent formatting and decision guidelines that do not fully align with overlay objectives. Several schedules would also benefit from clearer application requirements and updated background documents.

- The Heritage Overlay schedule requires:
  - corrections to the heritage places table, including incomplete entries and errors in how the overlay has been applied to specific properties.
  - Mapping anomalies where the overlay applies to properties where heritage fabric has since been removed, or where overlay boundaries are misaligned with the correct property.
- Several Design and Development Overlay schedules require minor amendments:
  - The Maribyrnong River interface schedules (DDO1 and DDO2) require clearer setback measurement standards and correction of drafting errors, with ongoing monitoring of DDO2 required if a sunset clause extension is granted. A review of all the controls that apply to our waterways has been identified with the intention to consolidate and provide greater clarity.
  - The Mt Alexander Road corridor schedule (DDO3) requires stronger and more measurable development standards to reduce ambiguity in assessment.
  - Two DDO schedules are recommended for deletion, DDO10 (superseded by the introduction of the Built Form Overlay) and DDO13 (as the development it was intended to guide has been completed).
  - The Essendon Fields Airport DDO schedules require updates to better manage height, reflectivity, and safety matters within the airport's obstacle limitation surfaces.
- Several Neighbourhood Character Overlay schedules contain formatting and drafting issues. One schedule is functioning similarly to a Heritage Overlay, and the area it covers should be assessed for formal heritage significance.
- Several Development Plan Overlay schedules can be deleted as the land to which they apply has been fully developed.

### Particular provisions

The audit of particular provisions identified a small number of targeted changes and areas for further work, these relate to:

- Signage which was identified as the most notable gap. Multiple policy deficiencies have been identified across different parts of the planning scheme, and a coordinated piece of further strategic work to develop a fit-for-purpose local signage policy is recommended;
- Home-based business provisions to permit the collection of goods sold online from a dwelling, reflecting changes in how small businesses now operate;
- Protection of remnant native grasslands; and
- Further development of the gaming policy to take into consideration gambling harm reduction.

### General provisions

There are two general provisions that apply local variations through a schedule. Only minor changes were recommended, specifically amending reference to referral

authorities to reflect machinery of government changes (or redrafting to be suitably generic so as not to become outdated in future).

### Operational provisions

The audit reviewed all documents formally incorporated into the planning scheme, which carry statutory weight in planning decisions. Several documents are no longer current and are recommended for removal, including the Buckley Street Level Crossing Removal Project Incorporated Document (the project having been completed) and the Moonee Ponds Creek Concept Plan (superseded by a more recent document). Several heritage permit exemption policies are currently under review and should be updated once that process is complete. The large number of Statements of Significance for individual heritage places and precincts are all confirmed as current and recommended for retention.

Background documents provide strategic context and technical support for planning scheme policies and controls, but do not carry direct statutory weight. The audit found that a number of these documents are now out of date and should be removed from the planning scheme, including documents relating to:

- employment forecasts;
- the previous open space strategy;
- the greenhouse strategy;
- the leisure strategy;
- the licensed premises policy background paper;
- the municipal parking strategy; and
- several superseded activity centre structure plans (Airport West, Keilor Road, Moonee Ponds Creek, and North Essendon).

The majority of background documents, including the suite of heritage studies and conservation studies, activity centre plans, and environmental strategies, remain current and are recommended for retention.

### Planning Scheme Maps

The table at *Appendix 2: Audit and Assessment of Current Planning Scheme* lists a range of mapping anomalies identified following a comprehensive audit of planning scheme maps, and provides a recommended course of action. The mapping audit identified several recurring anomalies across the municipal planning scheme that require administrative or strategic remedy, these include:

- properties that fall within two zones simultaneously (requiring resolution);
- open space or residential land that is incorrectly zoned;
- application of the Environmental Significance Overlay to trees that have been removed, whether through storm damage, permitted removal, or removal prior to the overlay being gazetted;
- application of the Heritage Overlay to properties where no heritage fabric remains or where the overlay has been applied to the wrong property.

In most cases, the recommended action is to rezone, remove, or realign the relevant map layer to accurately reflect current conditions.

## 4. Planning scheme performance

This section analyses planning permit activity from the 2020/21 to 2024/25 financial years (FY), together with data from Quarter 1 (Q1) and Quarter 2 (Q2) of the 2025/26 financial year. The analysis draws on Council's Planning Permit Activity and Reporting System (PPARs) data, as well as decisions of the Victorian Civil and Administrative Tribunal (VCAT) published on Austlii.

### Planning permit activity

#### Evidence and observations

Table 6 shows the number of permit applications processed from the 2020/21 to 2025/26 financial years. During this period, Council experienced a notable decline in the number of permit applications, decreasing from 950 applications in 2020/21 to 804 in 2024/25. This trend suggests a gradual reduction in development activities.

Despite the reduction in applications, the percentage of permits issued remains relatively high, although there was a decrease in total permits issued from 864 in 2021/22 to 677 in 2024/25.

The data indicates a substantial improvement in Council efficiency, with the proportion of decisions made within the statutory timeframe increasing from 56.79% in 2020/21 to 84.48% in 2024/25. This improvement is likely the result of streamlined processes that have enhanced decision-making, along with reduced caseloads.

In addition, the median decision-making time decreased from 109.5 calendar days in 2020/21 to 83 days in 2024/25, further demonstrating enhanced processing efficiency. Preliminary data from 2025/26 (Quarter 1 (Q1) and Quarter 2 (Q2)) suggests this positive trend is continuing, with 85.43% of decisions made within the statutory timeframe and a median decision time of 80 days.

**Table 6: Permits received and assessed, 2020/21 and 2025/26 (Q1 and Q2 only)**

| Permits (including refusals)             | 2020/21        | 2021/22        | 2022/23        | 2023/24        | 2024/25        | 2025/26 (Q1 & Q2 only) |
|------------------------------------------|----------------|----------------|----------------|----------------|----------------|------------------------|
| Received                                 | 950            | 939            | 871            | 793            | 804            | 434                    |
| <i>Permit issued</i>                     | 594<br>(71.7%) | 864<br>(90.3%) | 799<br>(86.8%) | 676<br>(85.8%) | 677<br>(86.7%) | 393                    |
| <i>No permit issued</i>                  | 234            | 93             | 122            | 112            | 104            | 51                     |
| <b>Total decisions</b>                   | <b>828</b>     | <b>957</b>     | <b>921</b>     | <b>788</b>     | <b>781</b>     | <b>444</b>             |
| Median calendar days for decision making | 109.5          | 127            | 100            | 81             | 83             | 80                     |
| Within statutory timeframe               | 56.79%         | 56.63%         | 83.33%         | 85.38%         | 84.48%         | 85.43%                 |

Source: Planning permit activity reporting, July 2020 to December 2025

Table 7 provides a breakdown of planning permit decision making between the 2020/21 and 2025/26 financial years and demonstrates that:

- Most planning permit decisions were made by Council officers under delegation, consistently accounting for over 94.7% of all decisions each year, and increasing to 97.7% in the first half of 2025/26. This reflects a high level of delegated authority and a sound policy framework.
- Decisions made by Councillors have declined markedly, falling from 17 decisions in 2021/22 to five in 2024/25, with only three decisions in the first half of 2025/26. This trend suggests a combination of fewer applications overall and a modest shift toward delegation rather than any single cause.
- VCAT involvement also declined over the period, dropping from 34 matters in 2020/21 to 26 in 2024/25, indicating fewer decisions are being contested externally. Overall, VCAT decisions represented only 3.37% of total decisions between 2020/21 and 2024/25 (reducing to 3.2% when including 2025/26 Q1 and Q2 data), highlighting the quality of initial decision-making quality.

**Table 7: Decision making on permits, 2020/21 and 2025/26 (Q1 and Q2 only)**

| Permit decisions (including refusals) | 2020/21 | 2021/22 | 2022/23 | 2023/24 | 2024/25 | 2025/26 (Q1 and Q2 only) | Total |
|---------------------------------------|---------|---------|---------|---------|---------|--------------------------|-------|
| Delegated decision                    | 784     | 909     | 875     | 755     | 750     | 434                      | 4507  |
|                                       | 94.7%   | 95.0%   | 95.0%   | 95.8%   | 96.0%   | 97.7%                    | 95.5% |
| Council decision                      | 10      | 17      | 16      | 10      | 5       | 3                        | 61    |
| VCAT decision                         | 34      | 31      | 30      | 23      | 26      | 7                        | 151   |
| TOTAL                                 | 828     | 957     | 921     | 788     | 781     | 444                      | 4719  |

Source: Council SQL Reporting, July 2020 to December 2025

Table 8 highlights a strong focus on medium-density housing and infill development between 2020/21 and 2025/26, reflecting trends typical of inner and middle urban areas.

Multi-dwelling developments (652) and land subdivisions (578) comprised the largest share of applications, highlighting continued urban consolidation. A significant number of applications related to alterations (336) and extensions (282) to existing dwellings, indicating ongoing reinvestment in established housing stock.

**Table 8: Most common types of applications, 2020/21 and 2025/26 (Q1 and Q2 only)**

| Number of Applications | Permit Subcategory                                                        |
|------------------------|---------------------------------------------------------------------------|
| 652                    | Multi-dwelling                                                            |
| 578                    | Subdivision of land                                                       |
| 336                    | Alterations to a building structure or dwelling                           |
| 282                    | Extension to an existing dwelling or structure associated with a dwelling |
| 117                    | Single dwelling                                                           |

Source: Planning permit activity reporting, July 2020 to December 2025

Tables 9-11 highlight the average processing times for permit applications received between 2020/21 and 2025/26. Across all application types, the overall average processing time was 132.6 calendar days. Standard applications took the longest, averaging 163.3 days, while VicSmart applications were processed significantly quicker, averaging just 23.2 days.

VicSmart applications consistently met statutory timeframes, achieving a 92.75% compliance rate. In comparison, 69.15% of standard applications were decided within the required 60 statutory days, indicating delays.

Processing times varied significantly by application type. Multi-dwelling developments had the longest average timeframe at 197.6 calendar days, reflecting their complexity, referral requirements, and often protracted applicant response times during further information requests. Subdivision applications, by comparison, were resolved relatively quickly, averaging 38.2 days, likely due to more defined processes and fewer design complexities.

Other common application types such as alterations and extensions to dwellings averaged around 117.6 to 127.1 days, while single dwelling applications averaged 121.3 days.

**Table 9: Average processing (calendar) days to decision for permit subcategories, 2020/21 and 2025/26 (Q1 and Q2 only)**

| Average calendar days to final decision | Permit Subcategory   |
|-----------------------------------------|----------------------|
| 132.6                                   | All Applications     |
| 163.3                                   | Standard Application |
| 23.2                                    | VicSmart Application |

Source: Planning permit activity reporting, July 2020 to December 2025

**Table 10: Applications within statutory timeframes, 2020/21 and 2025/26 (Q1 and Q2 only)**

| Within Timeframe | Permit Subcategory   |
|------------------|----------------------|
| 74.15%           | All Applications     |
| 69.15%           | Standard Application |
| 92.75%           | VicSmart Application |

Source: Planning permit activity reporting, July 2020 to December 2025

**Table 11: Average processing (calendar) days to decision for permit subcategories, 2020/21 and 2025/26 (Q1 and Q2 only)**

| Average calendar days to RA outcome | Permit Subcategory                                                        |
|-------------------------------------|---------------------------------------------------------------------------|
| 197.6                               | Multi-dwelling                                                            |
| 38.2                                | Subdivisions                                                              |
| 117.6                               | Alterations to a building structure or dwelling                           |
| 127.1                               | Extension to an existing dwelling or structure associated with a dwelling |
| 121.3                               | Single dwelling                                                           |

Source: Planning permit activity reporting, July 2020 to December 2025

## Summary

During the 2020/21 to 2024/25 financial years:

- *Application volumes* steadily declined from 950 in 2020/21 to 804 in 2024/25, indicating a decline in development activity. Despite fewer applications, permit issue rates remain strong.
- *Delegated decision-making* is the dominant pathway, with around 95% of decisions made by officers each year. Both Councillor decisions and VCAT matters have declined over the period, supporting consistent and efficient process delivery.
- *Application types* are typical of an inner and middle ring urban council, with multi-dwelling developments and subdivision applications indicating infill and medium-density development.
- *Processing timeframes* varied by application type. Multi-dwelling proposals were the slowest to resolve, averaging 197.6 days, while subdivision applications were the quickest at 38.2 days. VicSmart applications were consistently efficient.

Forthcoming changes to the *Planning and Environment Act 1987* expected to be implemented late 2027, set out much shorter approval timelines (10, 30 and 60 days) depending on the three application assessment streams. Council will need to focus on its internal processing and procedures to ensure timelines can be managed and met.

## VCAT decision data

Moonee Valley's participation at VCAT aligns with that of similar councils, with 151 appearances over the past five financial years (2020/21 to 2025/26 Q1-Q2). This is comparable to neighbouring municipalities such as Brimbank (77) and Maribyrnong (77), though lower than councils like Darebin (164) and Merri-bek (188) (Source: PPARS reporting).

As shown in Table 12, VCAT most commonly varied permit conditions and/or development plans (53%), rather than affirming (13%) or setting them aside (25%) outright. Nearly one in ten outcomes (9%) involved withdrawn or struck out matters. Appeal numbers have fluctuated over the period, ranging from a high of 34 in 2020/21 to a low of 23 in 2023/24, with 26 matters heard in 2024/25.

Table 12: VCAT decisions, 2020/21 and 2025/26 (Q1 and Q2 only)

| VCAT Outcomes            | 2020/21   | 2021/22   | 2022/23   | 2023/24   | 2024/25   | 2025/26 (Q1 - Q2 only) | TOTAL and (%)     |
|--------------------------|-----------|-----------|-----------|-----------|-----------|------------------------|-------------------|
| Affirmed                 | 7         | 7         | 2         | 3         | 0         | 0                      | 19 (13%)          |
| Varied                   | 16        | 14        | 15        | 16        | 13        | 6                      | 80 (53%)          |
| Set Aside                | 9         | 9         | 6         | 2         | 11        | 1                      | 38 (25%)          |
| Withdrawn/<br>Struck Out | 2         | 1         | 7         | 2         | 2         | 0                      | 14 (9%)           |
| <b>TOTAL</b>             | <b>34</b> | <b>31</b> | <b>30</b> | <b>23</b> | <b>26</b> | <b>7</b>               | <b>151 (100%)</b> |

Source: City of Moonee Valley, Pathway, July 2020 to December 2025

However, when consent orders are taken to be a distinct category of decision, the results change, as shown in Table 13. This indicates that most decisions that were varied or set aside occurred with Council's consent, based on amended plans, rather than by direction of the Tribunal.

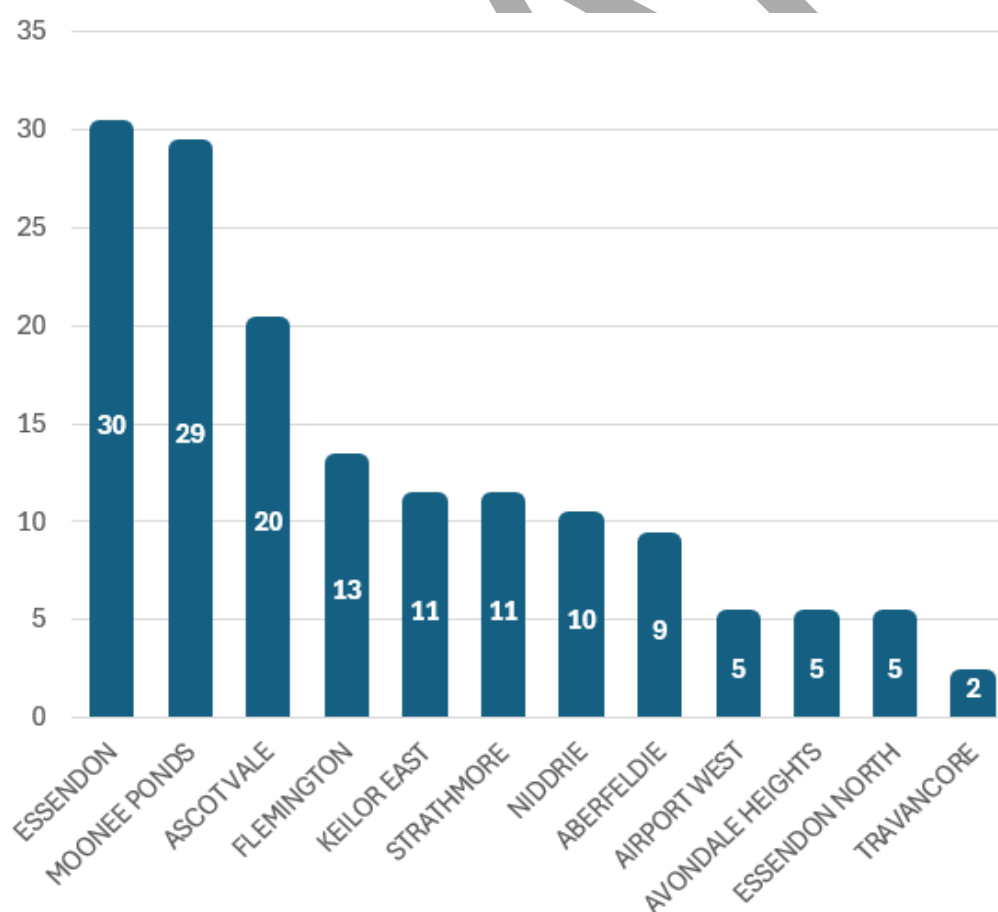
**Table 13: VCAT decisions, including consent orders as a category, 2020/21 and 2025/26 (Q1 and Q2 only)**

| VCAT Outcomes         | 2020/21   | 2021/22   | 2022/23   | 2023/24   | 2024/25   | 2025/26 (Q1 - Q2 only) | TOTAL and (%)     |
|-----------------------|-----------|-----------|-----------|-----------|-----------|------------------------|-------------------|
| Affirmed              | 6         | 7         | 2         | 3         | 0         | 0                      | 18 (12%)          |
| Varied                | 6         | 10        | 9         | 8         | 5         | 2                      | 40 (27%)          |
| Set Aside             | 9         | 7         | 3         | 1         | 5         | 1                      | 26 (17%)          |
| Consent Orders        | 11        | 6         | 9         | 9         | 14        | 4                      | 53 (35%)          |
| Withdrawn/ Struck Out | 2         | 1         | 7         | 2         | 2         | 0                      | 14 ( 9%)          |
| <b>TOTAL</b>          | <b>34</b> | <b>31</b> | <b>30</b> | <b>23</b> | <b>26</b> | <b>7</b>               | <b>151 (100%)</b> |

Source: City of Moonee Valley, Pathway, July 2020 to December 2025

Of the 151 VCAT appearances, the vast majority of appeals involved planning applications in three suburbs: Essendon, Moonee Ponds and Ascot Vale, as shown in Figure 7.

**Figure 7: VCAT decisions, 2020/21 and 2025/26 (Q1 and Q2 only)**



Source: City of Moonee Valley, Pathway, July 2020 to December 2025

## Reported VCAT decisions

This section reviews 69 VCAT planning decisions published on Austlii over the five financial years from 2020/21 to 2024/25.

These decisions represent only a subset of all planning matters determined by VCAT, as only cases with written reasons are publicly released and published on Austlii. Many planning matters are resolved through withdrawal, settlement, consent orders, or brief oral or minute orders, which are not published.

Accordingly, the decisions analysed below do not encompass all cases reflected in the VCAT statistics in Tables 12 and 13. This distinction arises from Austlii's reporting practices rather than any discrepancy in the underlying data.

A summary of the reported VCAT decisions and findings are included in *Appendix 3: VCAT Cases Summary*.

### Summary

During the 2020/21 to 2024/25 financial years, and through Q1 and Q2 of 2025/26, the number of VCAT appeals steadily decreased, with Council appearing before VCAT on 151 occasions. Of these appeal decisions:

- *Variations* highlighted the need for planning conditions to be justified and proportionate, and for development plans to accurately reflect both contextual fit and technical precision.
- *Affirmed decisions* underscored the importance of a strong policy foundation, with clear and consistent planning policies to support a comprehensive assessment and evaluation of development proposals.
- *Overtaken decisions resulting in permits* demonstrated the importance of context-sensitive, well-designed development that balance density, amenity, and community benefit, rather than rigidly enforcing standards.
- *Overtaken decisions resulting in refusals* showed that technical compliance alone is insufficient. Proposals must present complete, accurate, and detailed plans that respect local character and amenity and address environmental, traffic, and other site-specific risks.

## 5. Council performance against similar councils

### Evidence and observations

Figures 8 to 11 highlight that Moonee Valley continues to process planning applications more efficiently than many comparable councils, with significant improvements in decision-making timeliness since 2021/22.

In the 2024/25 reporting period, 84.5% of applications were determined within statutory timeframes, indicating strong internal process management. Council's decisions were also upheld at VCAT at a rate well above the state average, demonstrating the robustness and consistency of Moonee Valley's planning assessments. During the same period, the cost per application for Council's statutory planning functions divided by the number of applications received decreased slightly to a level marginally below the state average.

Figure 8: Planning applications decided within required time frames



Figure 8 shows the percentage of VicSmart planning application decisions made within 10 days and regular planning application decisions made within 60 days. Council is required to set a target for this indicator.

Decisions were made on 786 applications (both Standard and VicSmart applications). Over 97% of VicSmart applications and over 80% of Standard applications were decided within the assessment timeframes of 10 and 60 days respectively.

Council's strong performance continues the trend of improved service and meets the target for this indicator.

Source: Know Your Council website, August 2025 - [Know Your Council | vic.gov.au](https://www.vic.gov.au/know-your-council)

Figure 9: Time taken to decide planning applications



Figure 9 shows the median number of days taken between receipt of a planning application and a decision on the application.

Council has continued to enhance systems to streamline workflows, ensuring efficiency gains and consistent decision timeframes for planning applications.

Source: Know Your Council website, August 2025 - [Know Your Council | vic.gov.au](https://www.knowyourcouncil.vic.gov.au)

Figure 10: Council planning decisions upheld at VCAT



Figure 10 shows the percentage of Council planning application decisions subject to review by VCAT that were not set aside.

Of the matters reviewed by VCAT in 2024/25, 15 were resolved through party consent at mediation. This high rate of negotiated resolution highlights the ongoing success and effectiveness of the mediation program in reaching mutually acceptable outcomes without proceeding to a full hearing.

It should be noted that these figures differ from those in Table 12 due to different reporting methodologies. Figure 10 shows 25 matters with an 80% success rate (20 not set aside), while Table 12 records 26 total matters for 2024/25. This variance occurs because:

- Figure 10 excludes the 2 matters that were withdrawn or struck out, as these do not represent substantive VCAT decisions on the merits (26 - 2 = 24)
- Figure 10 includes 1 declaration matter that was not a permit decision and therefore does not appear in Table 12 (24 + 1 = 25)
- Figure 10 counts matters resolved by consent as successful outcomes for Council, even where the original decision was a refusal. In 2024/25, there were 5 instances where Council's initial refusal was set aside, but the matter was then resolved through consent to amended plans at mediation. Table 12 records these as 'set aside' (contributing to the 11 shown), whereas Figure 10 treats them as 'not set aside' due to the consensual resolution, demonstrating Council's willingness to work constructively with applicants to achieve appropriate planning outcomes.

Source: Know Your Council website, August 2025 - [Know Your Council | vic.gov.au](https://www.vic.gov.au/know-your-council)

**Figure 11: Costs of the statutory planning service per planning application**



Figure 11 shows the direct cost to Council of the statutory planning service per planning application received.

The 2024/25 cost reduction (from \$3.84K in 2023/24) can be attributed to the temporary reduction in staff numbers.

Source: Know Your Council website, August 2025 - [Know Your Council | vic.gov.au](https://www.vic.gov.au/know-your-council)

## Summary

During the 2020/21 to 2024/25 financial years:

- *Statutory timeframes* - Performance improved significantly, with the proportion of planning applications processed within required timeframes rising from 55.7% in 2021/22 to 84.5% in 2024/25. This reflects enhanced internal systems, streamlined assessment processes and improved applicant responsiveness, with Moonee Valley outperforming many comparable councils in application timeliness.
- *Process management* - Internal processes demonstrate effective process management, evidenced by a steady reduction in the time taken to determine planning applications since the 2021/22 financial year.
- *Decision making* - Moonee Valley consistently outperformed the state average for planning decision upheld at VCAT, demonstrating the robustness of its planning assessments and the strength of Council's decision-making quality.
- *Cost profile* - Statutory planning costs reflect the complexity of Moonee Valley's urban context and highlight a slight reduction in the 2024/25 financial year.

## Planning scheme amendments

Between 2020/21 and 2024/25, 24 planning scheme amendments were made to the Moonee Valley Planning Scheme. Of these, 19 (79%) were prepared by the Minister of Planning, while five (21%) introduced new Council policy and were publicly exhibited. Four Council led amendments were subsequently considered by an independent planning panel, which found the amendments to be strategically justified. The panel's recommended revisions were incorporated into the adopted amendments, requiring no further strategic action. Further information about each amendment is included in *Appendix 4: Summary of Planning Scheme Amendments*.

## Statutory Planning Process

Council operates an electronic/digital environment for the management of planning application, assessments and documentation. Planning applications are lodged electronically and this system allows for monitoring and tracking of progress. Applications can also be received in hard copy, with all associated documents scanned and preserved within Council's document management system.

### Planning Application process

Key issues observed in the planning application process included:

- limited public understanding of planning versus building processes;
- unclear canopy tree provisions;
- inconsistent standards that apply across municipalities; and
- poor website accessibility.

This issue was also identified as part of the development of the *Council Plan 2025–2029*. An initiative of the endorsed Council Plan that will seek to remedy this issue is to:

- Conduct a review to identify opportunities to improve communication coming from core Council services (including planning, local laws and customer enquiries) (2025/26)

### *Referral responses*

External referral authority responsiveness varies significantly sometimes creating delays and inefficiencies in the planning process. Agencies such as Transport Victoria, Melbourne Airport, Department of Energy, Environment and Climate Action (DEECA), VicTrack, and Victoria Police generally provide feedback within a reasonable timeframe. However, others including Essendon Airport, and service/ referral authorities such as: Greater Western Water, Melbourne Water, and Jemena are slow to respond or fail to engage, with some feedback lacking practical value.

To improve consistency and timeliness, referral authorities should maintain up-to-date contact lists, adopt standardised templates for responses, and strengthen communication protocols with Council. These measures would streamline workflows, reduce delays, and enhance the quality of planning outcomes.

Internal referral processes are generally working well, supported using a standard referral template and effective panel arrangements for planning applications, arborist, traffic, engineering, Water Sensitive Urban Design (WSUD), and heritage advice. Waste referrals are streamlined and operating smoothly following recent guideline updates. However, formal drainage responses can be time-consuming due to the complexity of requests, and arborists are under significant pressure due to the Victorian Government planning reforms.

Amendment VC289 introduced Clause 52.37 (Canopy Trees) into all Victorian planning schemes, fundamentally shifting tree protection into the statutory planning system and away from primary reliance on local laws. This has increased the volume of planning-related tree referrals, with a new permit trigger for applications that must balance tree retention with housing outcomes. Many canopy tree applications are eligible for VicSmart processing, which places pressure on arborists to provide advice within very short statutory timeframes and with limited opportunity for design changes.

The municipality also maintains a Significant Tree Register, which identifies trees of recognised cultural, historic, or botanical value. Integrating the Register more explicitly into the planning framework would provide greater clarity for applicants, arborists, and decision-makers about which trees carry the highest retention priority.

To improve efficiency and consistency, there is a preference for canopy tree matters to be managed through a streamlined, clearly structured process that supports greater tree retention outcomes, provides certainty for all parties, and works toward achieving a minimum 30% canopy cover across the municipality. This could include clearer guidance on when VicSmart processing is appropriate, stronger pre-application engagement to reduce unnecessary permit triggers, and development of local policy or guidelines that set out how tree retention will be weighted against housing and development objectives.

Continued refinement of workflows and resource allocation for high-demand areas will help maintain efficiency and ensure timely, high-quality feedback across all internal referrals.

## IBAC Report Responses

### *Operation Sandon*

In July 2023, the Independent Broad-based Anti-corruption Commission (IBAC) released a report that investigated allegations of corrupt conduct involving property developers and councillors at the City of Casey, exposing serious governance failures in the planning system. The report presented several findings relating to planning processes and associated governance considerations.

In response to these findings and in accordance with Moonee Valley City Council's annual audit plan, Internal Auditors reviewed the adequacy of statutory planning practices in place to assess whether they were operating satisfactorily, and a report was presented to the Moonee Valley Audit and Risk Committee in June 2024. One of the recommendations in the audit identified that there was an opportunity to review Councillor involvement in planning matters.

In June 2025, Council updated the Statutory Planning Delegation Policy<sup>1</sup>. The purpose of the Policy is to provide guidelines for delegating planning powers, duties, and functions. Specifically, the update to the policy addressed calls for improved governance in how Responsible Authorities consider planning matters, aligning with current best practices, updated legislation, and recommendations from recent audits and reports. It also clarified the types of applications Delegated Officers cannot decide on and aims to reduce procedural delays; particularly for routine matters, developments unlikely to impact the broader community, and specific Victorian Civil and Administrative Tribunal proceedings that typically do not require Council's input.

### *Operation Leo*

In October 2024, IBAC released a special report (Operation Leo) that investigated allegations of bribery and misconduct by some Councillors in Moonee Valley City Council. Specific to planning processes, the investigation found that some Councillors directly progressed property-related applications and influenced council decisions outside of formal channels.

In September 2025, Council adopted an updated Council expenses policy and Councillor Gift policy. The update was undertaken to improve clarity, strengthen governance, align with sector expectations and legislative requirements, and enhance transparency, integrity and public confidence.

In addition to the policy, Council has undertaken the following actions to strengthening its governance practices including:

- Reviewing and updating internal policies and procedures.
- Reinforcing expectations around conflict-of-interest declarations, gift disclosures, and reporting suspected misconduct.
- Supporting the implementation of IBAC's recommendation to update the Model Code of Conduct for councillors to include a clear obligation to report suspected corruption.

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<sup>1</sup> Moonee Valley City Council, 24 June (2025), Council report 9.3 Adoption of revised Statutory Planning Delegation Policy

- Providing training for elected councillors to ensure they understand and uphold their responsibilities under the *Local Government Act 2020*.
- Publicly committing to rebuilding community trust by improving transparency in decision-making and ensuring fair treatment of all community groups<sup>2</sup>.
- Implementing measures to ensure planning and funding decisions are made through proper channels and are clearly documented<sup>3</sup>.

## Community satisfaction

### Moonee Valley City Council - 2025 Annual Community Satisfaction Survey

In early 2025, Council representatives contacted (visited, online and telephone) over 800 households across Moonee Valley to gather feedback on services, facilities, governance, planning, and customer service. Residents were also asked to identify the issues they most wanted Council to address.

#### Planning for population growth

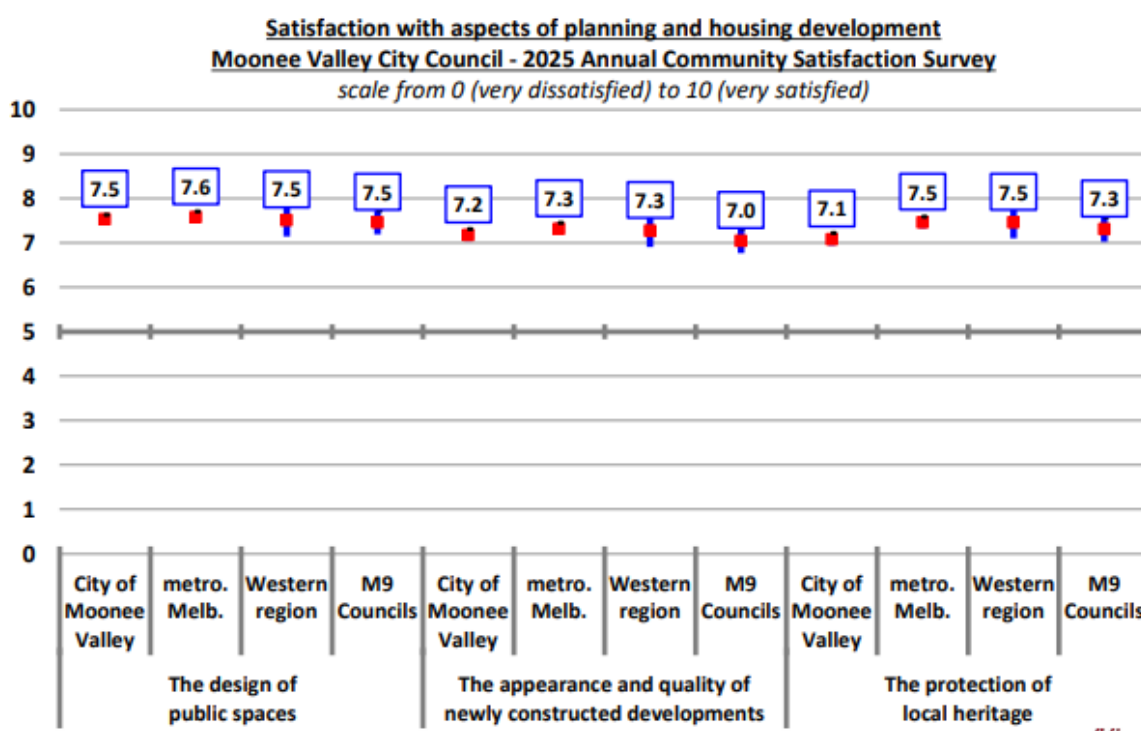
Of relevance to this report is the survey findings specific to planning for population growth housing, and town planning policies. Satisfaction with planning for population growth across all levels of government was rated 6.7 out of 10 and considered a “good” level. Common concerns included impacts on neighbourhood character and the scale of new developments (34 comments), roads and traffic (25), population growth (22), parking (15), and infrastructure (19). Satisfaction with public space design was rated “very good” at 7.2, and protection of local heritage was rated “good” at 7.1.

Responses varied by location. Between half and two-thirds of residents in Essendon (61%), Keilor East (48%), Flemington (47%), and Keilor East / Essendon North (45%) were “very satisfied” with planning for growth. In contrast, only 40% of respondents from Niddrie / Essendon West expressed satisfaction. These suburbs were identified for additional growth by the Victorian Government through their Activity Centre Pilot Program.

<sup>2</sup> Moonee Valley City Council, 10 December (2024), Council report 9.8 Council’s response to the Minister for Local Government

<sup>3</sup> Moonee Valley City Council, 23 September (2025), Council report 9.10 Adoption of the revised Council expenses policy and Councillor gift policy

Figure 12: Community Satisfaction by Topics



Moonee Valley - 2025 Annual Community Satisfaction Survey Report (1).PDF, page 78

Planning and development were the most frequently raised issues in the survey, followed by roads and traffic, population, parking, public transport, infrastructure, services and facilities, local heritage, and open space. These concerns are consistent with trends in other middle-ring municipalities, where residents are often more sensitive to the impacts of growth on neighbourhood character.

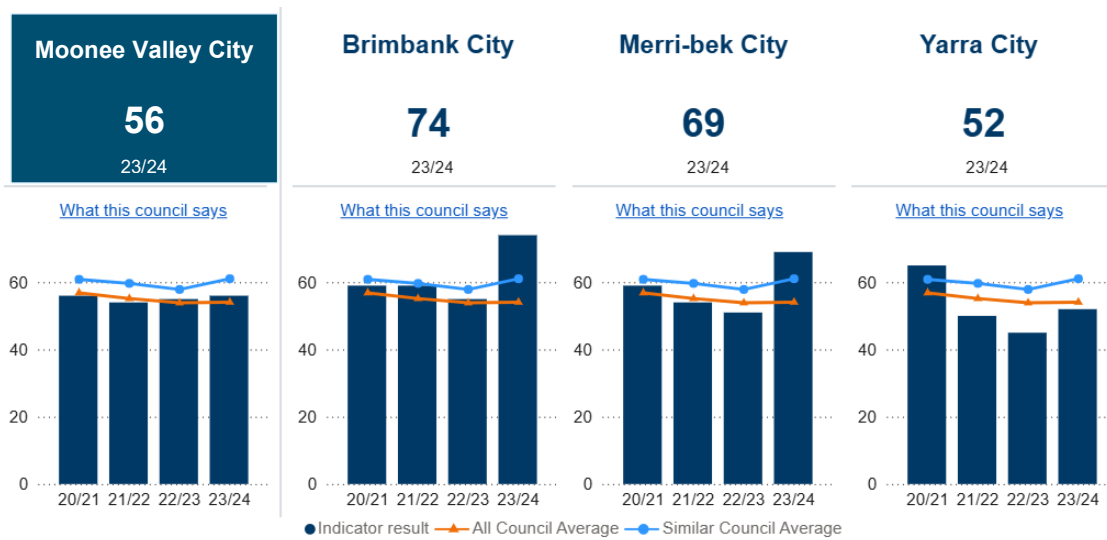
### Town planning services

State and Local town planning policies were among the services residents felt most strongly about in 2025, with satisfaction levels below the metropolitan Melbourne average. These policies ranked 10th out of 39 services and facilities, with an importance rating of 9.0 out of 10 and a satisfaction score of 6.8, considered “good.” Satisfaction varied by age group, with young adults (18–34) and seniors (75+) more satisfied than average, while middle-aged and older adults (45–74) were less satisfied.

Comments highlighted slow approval processes and limited communication from Council on planning matters. In response to this, and to strengthen engagement and transparency, Council have committed through the *Council Plan 2025 – 2029* to prepare and deliver a plan to improve communication with all residents and stakeholders. This will include initiatives to increase community understanding of Council processes, roles, and responsibilities and provide regular updates on progress toward delivering priorities, outcomes, and services.

The following figure shows a slight improvement in community satisfaction with town planning services during the 2023/24 reporting period, with results exceeding the state average compared to previous years, while still remaining below the average of similar councils.

**Figure 13: City of Moonee Valley Satisfaction with Town Planning Services**



Source: Know Your Council website, August 2025 - [Know Your Council | vic.gov.au](https://www.knowyourcouncil.vic.gov.au)

## 6. Previous Planning Scheme Review

The Moonee Valley Planning Scheme has been in operation for 27 years, having been prepared following the consolidation of the former City of Essendon, parts of the City of Melbourne and the former City of Keilor. The planning scheme has been reviewed on four occasions - in 2002, 2008, 2013 and 2018.

A key recommendation of the 2018 review was to comprehensively rewrite the Municipal Strategic Statement to better reflect the Council Plan. Central focuses of the 2018 review included incorporating the 13 identified “20-minute neighbourhoods” into the planning scheme, updating noise and air quality controls, and improving and expanding Moonee Valley’s movement network. The 2018 review recommendations are outlined in the table below.

**Table 14: City of Moonee Valley Planning Scheme Review Report Recommendations, 2018**

| 2018 Review Recommendation                                                                                                                                                                                                    | Council action                                                                                                                                                                                                                                       |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <i>Further strategic work be undertaken to identify opportunities for increased density of development in areas surrounding activity centres and transport corridors</i>                                                      | This work commenced shortly after the 2018 report but has changed as a result of Victorian Government planning reforms and the release of a <i>Plan for Victoria</i> . It will be finalised as part of the housing strategy work currently underway. |
| <i>A review of the Moonee Valley Open Space Strategy 2009 be initiated.</i>                                                                                                                                                   | A revised Moonee Valley Open Space Strategy was adopted by Council in 2024.                                                                                                                                                                          |
| <i>The 13 '20-minute neighbourhoods' be introduced into the Planning Scheme, and complete neighbourhood based urban design guidelines for each of the 13 neighbourhoods through future Neighbourhood Implementation Plans</i> | Thirteen '20-minute neighbourhoods' were included in the Moonee Valley Planning Scheme at clause 02.03 via Amendment C207moon.                                                                                                                       |
| <i>Council prepare a separate ESD Local Planning Policy for incorporation into the Planning Scheme, consolidating content from Clause 21.04-3</i>                                                                             | An ESD local policy at clause 15.01-2L-03 was introduced into the Moonee Valley Planning Scheme via Amendment C193moon.                                                                                                                              |
| <i>The Municipal Strategic Statement (now Municipal Planning Strategy) and Planning Policy Framework be rewritten to reflect the strategic direction of MV2040</i>                                                            | A new Municipal Planning Strategy was introduced into the Moonee Valley Planning Scheme via Amendment C193moon.                                                                                                                                      |
| <i>The Economic Development Strategy (2015) be expanded on to address Objectives 7.1 and 7.2 of MV2040 Strategy</i>                                                                                                           | An expansion of economic development themes was included as part of Amendment C193moon at Clause 02.03-6. This included new policy relating to diversified economy, business and industry. The policy also provided                                  |

| 2018 Review Recommendation                                                                                               | Council action                                                                                                                                                                                                                                                                                                                                                                                                  |
|--------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                                                          | direction on supporting emerging business sectors, employment diversity and night time economies.                                                                                                                                                                                                                                                                                                               |
| <i>A local catchment flood study be undertaken with the goal of amending the planning scheme to reflect its outcomes</i> | Melbourne Water have now been formally been nominated as the planning authority and key lead of the modelling of land affected by riverine flooding and stormwater overland flow. This work is nearing completion.                                                                                                                                                                                              |
| <i>Council assesses the feasibility of an Airport Environs Overlay in areas proximal to Essendon Fields.</i>             | A feasibility assessment of an overlay to apply to residential land surrounding the Essendon Fields Airport was expected to be undertaken as part of the review of the <i>Essendon Fields Airport Masterplan 2013</i> . The review of the masterplan was delayed by the Melbourne Airport third runway development plan in 2019. The Essendon Fields Airport masterplan is now expected to be reviewed in 2027. |

## Progress since last review

Since the last review, Council has undertaken the following work that provides guidance for strategic planning matters.

### Completed projects

- Review of the Municipal Strategic Statement implemented by Amendment C193moon, 2020
- All local planning provisions have been through the PPF format translation and editing process led by DTP in consultation with Council, 2020
- Open Space Strategy, 2024
- An update of Neighbourhood Character Areas, 2024
- Housing Fact Sheet to support community consultation on the Housing Strategy preparation, 2025
- MV2040 Community Vision and Strategy, 2025
- Council Plan 2025-2029 incorporating the Municipal Public Health and Wellbeing Plan and Disability Action Plan, 2025
- Financial Plan, 2025
- Asset Plan 2025-2035, 2025
- Waste Management Plans – Guidelines for Planning Applicants, 2025

## Projects underway

Council is currently preparing/reviewing the following strategies and plans, which are expected to be finalised in the current Council term (4 years):

- Preparation of a Housing Strategy that includes a plan to meet our housing targets;
- Preparation of an Activity Centre Framework and Built Form Framework;
- Preparation of an Integrated Transport Strategy;
- Review and update the design requirements in the *Moonee Valley Right of Way Access for Abutting Development Proposals Policy* (2018);
- Review of the *Tree Management Plan* 2018-2022;
- Implementation of the *Moonee Valley Heritage Study* (2023); and
- Review of the City of Moonee Valley Heritage Guidelines (2016).

## Strategic work underway by other agencies

- Led by Melbourne Water, an update of flood information across Greater Melbourne. This includes updating flood maps that show areas predicted to flood, now and in the future. Further information about this program can be viewed here: [Greater Melbourne Flood Information Program | Melbourne Water](#)
- Led by Melbourne Water, the preparation of a new Maribyrnong River Flood Model that will be translated into emergency and land use planning, flood mitigation decisions, and other flood risk measures. Further information about this project can be viewed here: [Maribyrnong River Flood Model | Let's Talk | Melbourne Water](#)

## 7. Stakeholder engagement

This section provides an overview of the stakeholder engagement that informed this review. Consultation was undertaken across two stages of the review process.

All information collected during stakeholder engagement was documented and reviewed. However, only material directly relevant to the scope, objectives and purpose of this review was incorporated into the analysis, ensuring a focus on:

- Aligning with Victorian Government planning reforms and Ministerial Directions;
- Promoting clear and consistent land use, ESD and development policies;
- Supporting the effective implementation of both state and local planning provisions;
- Identifying policy gaps and prioritising strategic actions to strengthen the planning scheme;
- Highlighting opportunities for ongoing process improvements; and
- Enhancing the overall effectiveness and efficiency of the Moonee Valley Planning Scheme.

Feedback received outside the scope of this review has been referred to the relevant areas of Council for consideration through other processes and does not form part of the publicly available findings of this report.

### Engage Phase

The Engage Phase was undertaken from February 2025 to April 2026. It established a preliminary engagement framework to inform, involve, and actively engage key professional users and community stakeholders who use, or have previously used, the planning scheme either regularly or occasionally.

Invitations to participate in the Planning Scheme Review were extended to a broad range of stakeholders, including statutory referral and notice agencies, professional and general public users and community groups, the Registered Aboriginal Party, as well as Moonee Valley's councillors, senior staff, and key internal officers.

During the Engage Phase, the project team:

- Collected data through targeted on-line surveys between August 2025 to April 2026;
- Conducted three workshops with Wurundjeri Woi-wurrung Aboriginal Cultural Heritage Corporation;
- Conducted 42 interviews with staff members across 24 inter-departmental teams within Council;
- Conducted two project working group workshops and one workshop with strategic planning staff; and
- Convened 17 tailored workshops with the Statutory Planning Working Group (SPWG) to audit the drafting and usability of the planning scheme.

## Referral authorities and notice agencies survey

All relevant referral authorities and notice agencies set out in Section 66 of the Moonee Valley Planning Scheme were invited to complete an online survey on the current performance of the Scheme within their respective areas of responsibility.

One response was received from Melbourne Water, who advised on 7 August 2025 that:

*“In our role as a Referral Authority under Clause 66 of the Moonee Valley Planning Scheme we appreciate and thank you for the opportunity to provide feedback to the Planning Scheme Review.*

*Under the Water Act 1989, Melbourne Water has a role as a floodplain manager and waterway manager. At this stage, we do not have any comment on the proposed review of the Moonee Valley Planning Scheme. However, should Council in future propose any additional overlays along waterways or in flood affected areas which may impact our land management role, we request further engagement with Melbourne Water.*

*We look forward to the outcome of this review and to provide input where required in future.”*

No further information was provided, and no changes were requested.

## Professional users, general users and Councillors survey

The on-line surveys yielded:

- 47 responses to the Professional Users Survey (39 partial and 8 complete responses; and
- 70 responses to the General Public and General Users and Councillors Survey (40 partial and 30 complete responses).

Overall, there was strong support for a greener, more sustainable, more equitable approach to planning in Moonee Valley. Some growth was accepted as inevitable, but the survey results indicate that the community wants it carefully managed and accompanied by appropriate investment.

Key messages included:

- **Housing, density and neighbourhood character:** 31 responses expressed concerns about residential density and protection of neighbourhood character. Strong opposition to high-rise development was a consistent theme in responses that referenced residential density, as was support for medium density housing and adaptable design in new builds. Specific concerns voiced about strain on infrastructure capacity resulting from residential growth and impact of new development on neighbourhood character.
- **Sustainable and climate resilient design:** 35 responses expressed support for implementation of environmentally sustainable design in residential development. Specific issues raised included strengthening of policy to achieve electrification of residential development, stormwater management and waterway protection, preserving and enhancing Moonee Valley's urban wetlands, banning of artificial turf/enforcement in landscape plans, and consideration of climate resilience in development assessments. A number of responses specifically referenced support for the CASBE Elevating ESD advocacy work.

- **Canopy trees, green space and biodiversity:** 30 responses referenced this theme. Community members expressed concerns around the loss of mature canopy trees (most directly linked this to the urban heat island effect, suggesting community literacy around the green infrastructure role of trees) and development outpacing the provision of new green spaces.
- **Active transport, public transport, mobility:** 26 responses referenced this theme. Responses varied, with strong opposition in some responses to car-dependent transport planning, and complaints about congestion and lack of public parking in others. There were differing perspectives on parking supply and parking limits. Significant support for increased funding and delivery of cycling and pedestrian infrastructure (particularly pedestrian crossing at major intersections), and reduced speed limits on neighbourhood streets. Some responses referenced better integration of micromobility (e-scooters e-bikes etc).
- **Community infrastructure:** 20 responses. Some responses criticised over-emphasis on outdoor sporting facilities at the expense of indoor highball facilities, swimming pools and public toilets. Strong support for the quality of libraries and the Depot Transfer Station.
- **Economy and local business:** 10 responses. Strong support for planning policy supporting local small businesses, creating and maintaining attractive retail precincts and attracting increased investment in Moonee Valley.

#### Written submissions

During the engagement phase five written submissions were received from community groups and residents. The key issues and a response to each issue is included in *Appendix 5: Summary of Written Submissions*.

#### Registered Aboriginal Party

The *Victorian Aboriginal Heritage Act* (2006) recognises Traditional Owners as the primary guardians, keepers and knowledge holders of Aboriginal cultural heritage. At a local level, Registered Aboriginal Parties (RAP) are the voice of Aboriginal people in the management and protection of Aboriginal cultural heritage in Victoria.

The Wurundjeri Woi-wurrung Aboriginal Cultural Heritage Corporation is the RAP in the City of Moonee Valley. As part of the Engage phase, three workshop sessions were conducted with Wurundjeri Woi-wurrung representatives to:

- outline the scope, methodology and timeline of the Planning Scheme Review; and
- establish the planning issues and priorities of the RAP Elders, local government liaison, and representatives.

Key planning matters raised by the RAP are outlined below. Issues that fall outside the scope of the Planning Scheme Review have been noted and referred to the relevant areas of Council and for consideration as part of other relevant processes and documents where appropriate.

Table 15: Summary of feedback from RAP workshops

| RAP Workshop 1: 20 February 2025                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Issues                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Actions to be taken                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| <ul style="list-style-type: none"> <li>• The Moonee Valley Planning Scheme does not recognise Traditional Owners or traditional cultural values. It does not provide any guidance about Country or places of significance, or reference to any Country Plan.</li> <li>• Support Traditional Owners to be at the forefront of decision-making processes, enabling them to drive sustainable development outcomes.</li> <li>• Identify measures to better reflect the Wurundjeri Woi-wurrung people and places in the planning scheme.</li> <li>• Recognise drains as old rivers and creeks.</li> <li>• Provide feedback to the RAP on Cultural Heritage Management Plans.</li> <li>• Provide an update on flood mitigation issues. (Projects with Melbourne Water and Waterways of the West were outlined to the RAP.)</li> <li>• Share sites of cultural heritage significance from the Victorian Government's ACHRIS database with the RAP.</li> <li>• Check the timing of Council's Aboriginal Cultural Heritage Land Management Agreement (ACHLMA) for Afton Street Conservation Reserve and whether it can be referenced in the planning scheme.</li> <li>• Provide a link to the Reimagining Moonee Ponds Creek Project with the RAP.</li> <li>• Discourage the use of concrete channels along riverbanks and waterways, as they can adversely impact Country.</li> </ul> | <ul style="list-style-type: none"> <li>• Acknowledge the Wurrundjeri Woi-Wurrung as the Traditional Owners of the land on which Moonee Valley sits in Clause 2.01 of the Municipal Planning Strategy to recognise their connection to the land.</li> <li>• Reference the <i>Whole of Country Plan, 2025-2035</i> in the planning scheme.</li> <li>• Support the RAP to identify dual naming to lands, waterways and sites of cultural significance in Moonee Valley.</li> <li>• Where dual naming has been confirmed, reference the Wurundjeri Woi-wurrung name first and colonial name last e.g: Mirrangbamurn (Maribyrnong River)</li> <li>• Collaborate with the Wurundjeri Woi-wurrung Cultural Heritage Unit to investigate public open space across Moonee Valley as potential Wurundjeri Woi-wurrung heritage listed sites.</li> <li>• Continue meaningful engagement with the Wurundjeri Woi-wurrung People on strategic land use planning matters.</li> </ul> |

## RAP Workshop 2: 26 June 2025

| Issues                                                                                                                                                                                                                     | Actions to be taken                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"><li>• Revise the MPS and / or PPF to incorporate the identified actions.</li><li>• Share the revised Moonee Valley Reconciliation Action Plan with the RAP once in draft form.</li></ul> | <ul style="list-style-type: none"><li>• Acknowledge the Wurrundjeri Woi-Wurrung as the Traditional Owners on which Moonee Valley sits in Clause 2.01 of the Municipal Planning Strategy.</li><li>• Ensure that 'Traditional Owners' is capitalised.</li><li>• Apply dual naming to cultural sites.</li><li>• Explore opportunities to enhance protection for cultural heritage sites of significance, inclusive of gorges and waterways, and reference the conservation principles and future priorities for the identified sites in partnership with the RAP.</li><li>• Support the RAP to advocate to the Victorian Government to include Wurundjeri Woi-wurrung priorities about climate change and renewable energy in the Victoria Planning Provisions.</li></ul> |

## RAP Workshop 3 – Closing the Loop: 26 March 2026

The final workshop session presented an overview of the Planning Scheme Review report and confirmed agreement on the proposed actions with Elders and representatives of the Wurundjeri Woi-wurrung Aboriginal Cultural Heritage Corporation. No additional issues were raised during this workshop session.

### Internal consultation

Feedback received has informed the identification of strategic priority actions and key issues to be progressed over the next four years and beyond, aimed at improving the operation of the planning ordinance, mapping, and associated processes.

### Inter-departmental consultation – staff interviews

Between February and October 2025, the project team conducted 42 interviews with senior staff members representing 24 inter-departmental teams across Council. The discussions examined each team's engagement with the planning scheme and highlighted land use and development matters that are functioning effectively, need updating, or require attention through the planning scheme. While not all teams have direct involvement with the planning scheme, the interviews provided valuable insight into the strategic priorities, key issues, and emerging trends outlined in this report.

All issues identified through the internal interviews were recorded in the Planning Scheme Review Engagement Register, with a summary presented in Table 16 on page 62.

Council teams interviewed included:

- Access and Social Inclusion (2 officers);
- Building Services (2 officers);
- Capital Works Program (1 officer);
- City Compliance - Local Laws (1 officer);
- City Development - Planning Compliance (1 officer);
- Climate Mitigation and Sustainability (2 officers);
- Conservation (2 officers);
- Drainage (2 officers);
- Economic Development (2 officers);
- Environmentally Sustainable Development (2 officers);
- First Peoples Reconciliation and Engagement (2 officers);
- Igniting Creativity – Live Music (2 officers);
- Information Technology and Transformation (1 officer);
- Infrastructure Maintenance (1 officer);
- Open Space and City Design (2 officers);
- Policy and Social Infrastructure Planning (2 officers);
- Property Management (2 officers);
- Sport and Community Facilities Policy and Projects (2 officers);
- Statutory Planning (2 officers);
- Statutory Planning and Building Support (1 officer);
- Strategic Planning (6 officers – across multiple interviews);
- Strategic Transport, and Traffic and Transport Planning (3 officers);
- Trees and Urban Forest (2 officers); and
- Waste Management Services (2 officers).

### Strategic planning workshop

On 9 January 2025, a workshop was conducted within the Strategic Planning team to identify strategic priorities, key issues and emerging trends. The issues identified during the session are summarised in Table 16.

### Statutory planning workshops

The Statutory Planning Working Group (SPWG), comprising six statutory planning and environmental officers, commenced with an inception workshop on 12 February 2025 wherein high-level planning and development issues were explored.

Following this, 17 tailored workshops were undertaken to evaluate the drafting and practical usability of the planning scheme ordinance from an officer's perspective.

The workshop sessions involved a clause-by-clause audit to identify any specific performance / operational issues (major or minor) that impact the everyday use of the planning scheme. The audit considered how well the scheme is performing, controls that need refining or could be removed, applications that are taking more time than they should, and policy gaps. Each provision was also evaluated for its effectiveness in achieving the strategic objectives set out in state, regional, and local planning provisions. A summary of the planning scheme audit is provided in section 3: Audit and assessment of current scheme.

As regular users of the planning scheme and representatives of Council's decisions at VCAT, the SPWG highlighted specific operational issues not captured by other inter-departmental working groups. The workshops therefore provided a vital forum for identifying and addressing a range of matters affecting the scheme's operation and performance.

DRAFT

## Summary of issues raised through engagement

Key issues raised during the Engage phase are summarised below.

**Table 16: Planning Scheme Review – Issues Summary**

| Issues                                                                                | Internal staff | Working Groups and Workshops | On-line survey: Prof. users | On-line survey: General Users, Community | Wurundjeri Woi-wurrung Aboriginal Cultural Heritage Corp. |
|---------------------------------------------------------------------------------------|----------------|------------------------------|-----------------------------|------------------------------------------|-----------------------------------------------------------|
| Recognising First Nation People and their connection to land                          | ✓              | ✓                            |                             | ✓                                        | ✓                                                         |
| Housing, residential density and protection of neighbourhood character                | ✓              | ✓                            | ✓                           | ✓                                        |                                                           |
| Affordable housing                                                                    | ✓              | ✓                            |                             | ✓                                        |                                                           |
| Sustainability, climate resilience and environmentally sustainable design             | ✓              | ✓                            | ✓                           | ✓                                        |                                                           |
| Canopy trees, green space, landscaping, biodiversity, significant grasslands          | ✓              | ✓                            | ✓                           | ✓                                        | ✓                                                         |
| Streetscapes and crossover design requirements                                        | ✓              | ✓                            |                             |                                          |                                                           |
| Active transport, public transport, mobility, accessibility, EV charging, car parking | ✓              | ✓                            | ✓                           | ✓                                        |                                                           |
| Right of Ways / laneways interface and design requirements                            | ✓              | ✓                            |                             |                                          |                                                           |
| Social / community and physical infrastructure, mechanisms and levies                 | ✓              | ✓                            | ✓                           | ✓                                        |                                                           |
| Economic development, local business and job growth                                   | ✓              | ✓                            | ✓                           | ✓                                        | ✓                                                         |
| Water management and drainage                                                         | ✓              |                              | ✓                           | ✓                                        |                                                           |
| Heritage, demolition by neglect                                                       | ✓              | ✓                            |                             |                                          | ✓                                                         |
| Advertising signs                                                                     | ✓              | ✓                            |                             |                                          |                                                           |
| Open space and waterways                                                              | ✓              | ✓                            |                             |                                          | ✓                                                         |
| Waste management                                                                      | ✓              | ✓                            |                             | ✓                                        |                                                           |
| Gambling harm / electronic gaming                                                     |                | ✓                            |                             |                                          |                                                           |
| Public and street art                                                                 | ✓              |                              |                             |                                          |                                                           |
| Live music venues                                                                     | ✓              |                              |                             |                                          |                                                           |
| Land contamination and remediation                                                    | ✓              |                              |                             |                                          |                                                           |
| Pipeline infrastructure                                                               | ✓              |                              |                             |                                          |                                                           |
| Public acquisition overlays                                                           | ✓              |                              |                             |                                          |                                                           |
| Data centres                                                                          | ✓              |                              |                             |                                          |                                                           |
| Future transport and technology                                                       | ✓              |                              |                             |                                          |                                                           |

Based on the breadth and consistency of evidence across all stakeholder groups, the issues that emerged most prominently included:

- housing density and neighbourhood character;
- sustainable and climate resilient design;
- canopy trees, green space and biodiversity;
- active transport, public transport and mobility;
- physical and social infrastructure; and
- economic development, local business and job growth.

These issues highlight a central challenge for the planning scheme, accommodating growth and change while ensuring development remains sustainable, well-designed, and respectful of Moonee Valley's character, heritage and liveability.

## 8. Strategic Priorities

This section outlines the strategic priorities to be pursued over the next four years to strengthen the planning scheme and guide land use and development outcomes. It includes initiatives and commitments identified in the *Council Plan 2025–2029*, where they align with matters raised through this review. Several of these strategic priorities are already in progress.

### Accommodating Housing Growth

#### Issue

Moonee Valley faces a significant challenge in planning for population and housing growth while preserving liveability and community character. Residential growth must be accommodated in areas supported by good public transport access, shops and services. The Victorian Government has set a housing target for Moonee Valley of 47,500 new dwellings by 2051. Without a clear strategy, unmanaged growth may result in congestion, development occurring in areas with limited access to public transport, poor quality housing and increased pressure on services.

#### Discussion

##### *Victorian Government Housing Targets*

Melbourne is expected to grow by 2.9 million people by 2051. This would result in a population of approximately 8 million people. The Victorian Government has set a target for 1.93 million new homes to be constructed across Greater Melbourne by 2051. The expectation of the Victorian Government is that 70% of these new homes are to be in established parts of Melbourne, near jobs and existing infrastructure, with the other 30% in greenfield growth areas. Inner and middle-ring suburbs like Moonee Valley are considered well-placed to absorb a greater share of this growth.

According to housing targets set out in *Plan for Victoria 2025*, and in the Moonee Valley Planning Scheme, the number of dwellings in Moonee Valley is expected to grow by 86%, from 55,057 in 2021 to around 102,557 by 2051, representing an additional 47,500 homes over the next twenty-five years.

On the 27 January 2026, the Minister for Planning advised in writing that Moonee Valley's existing planning scheme has sufficient capacity to meet its housing target. While this capacity exists, Council is expected to review policies, zones and overlays to ensure additional housing is enabled in appropriate locations, particularly in areas with strong access to jobs, services and public transport. Addressing these issues requires a coordinated Housing Strategy to ensure future growth is directed where it will deliver the greatest benefit.

## Housing Strategy

Currently the Moonee Valley Planning Scheme applies a broad General Residential Zone across established residential areas without differentiated schedules that identify preferred growth locations. As a result, housing growth is accommodated mainly through incremental infill rather than through a spatially targeted growth strategy.

The planning scheme technically allows for growth, but does not clearly signal where growth is preferred, encouraged, or constrained, particularly within established residential areas. Outside of the Moonee Ponds Activity Centre there is limited zoning distinction. In 2013 the Victorian Government introduced a new suite of residential zones. Moonee Valley has retained legacy zoning rather than translate the 'new' zones. There is an opportunity to update these zones as part of work to respond to the housing targets and through a structured housing strategy.

A Housing Strategy is required to respond to the Victorian Government's dwelling target by providing a clear, long-term framework to guide the location and form of housing growth across Moonee Valley. The strategy will need to ensure housing delivery meets community needs, aligns with infrastructure and services, and supports climate resilient and inclusive neighbourhoods.

Recent changes introduced through the *Planning Amendment (Better Decisions Made Faster) Act 2026* significantly reshape the housing planning framework by embedding objectives to increase housing supply, diversity and affordability, and to facilitate social and affordable housing. The Act also enables affordable housing contributions to be secured through planning permits, requiring Council to consider how this mechanism can be effectively leveraged to deliver quality affordable housing outcomes through development.

To leverage the affordable housing contribution mechanism introduced by the Act, Council must first establish the legal and evidentiary basis for any contribution requirement. A needs and nexus assessment and feasibility analysis are prerequisites to determining a defensible and viable levy rate, without which the mechanism cannot be consistently or confidently applied.

### A framework for our Activity Centres

Activity centres are central to the Victorian Government's *Plan for Victoria (2025)*, supporting housing delivery, public transport and employment access, and quality public spaces. The Victorian Government is using these centres as key locations for future housing growth, particularly through the Activity Centres Program, which aims to deliver more homes close to jobs, services, and transport. These locations are identified as key growth areas for creating liveable and sustainable communities.

Niddrie and North Essendon were among the first ten pilot sites in the Victorian Government's Activity Centre Program. Planning controls for these areas have been implemented by the Victorian Government in the Moonee Valley Planning Scheme and expect to yield an estimated capacity of 8,500 new dwellings. The Activity Centre Program has since expanded to 60 centres across Melbourne, with the Victorian Government leading planning coordination. No additional centres in Moonee Valley have been included at this time, which means Council is responsible for planning for the remaining activity centres.

A clear, evidence-based direction is required to guide how growth and development will be managed across Moonee Valley. Clarification of the role, function, built form

and anticipated scale of change for each activity centre across the municipality should be a key input to the housing strategy.

### Next Steps

- Prepare a housing strategy that focuses growth in well-located, transit-accessible activity centres across Moonee Valley.
  - Implement the housing strategy by rezoning residential land to apply appropriate residential zones and overlays to support housing growth.
- Undertake a needs and nexus assessment of quality affordable housing options that includes feasibility analysis to estimate the reasonable levy rate and distribution options.
- Advocate to the Victorian Government for clearer guidance on the scope and application of recent changes enabling social and affordable housing contributions in planning schemes.

## Planning for Infrastructure

### Issue

Moonee Valley is expected to experience significant population and housing growth, placing increasing demand on community and physical infrastructure. Community infrastructure includes facilities and services that support wellbeing and connection, such as schools, childcare centres, libraries, health services and community facilities, while physical infrastructure comprises the systems that support movement and servicing Moonee Valley, including transport networks, drainage, utilities and open space infrastructure.

Existing contribution mechanisms in Moonee Valley include a Development Contributions Plan Overlay, open space contributions required through subdivision, a voluntary water sensitive urban design contribution, and contributions as part of specific planning outcomes via section 173 agreements.

In a mature, infill-driven municipality like Moonee Valley, existing Development Contribution Plans (DCPs), which were largely designed for greenfield growth areas that include large scale precinct-based development, do not adequately capture the true cost, equity or coordination of infrastructure provision. This limits Council's ability to fund and deliver infrastructure in step with growth, resulting in funding shortfalls, delayed infrastructure delivery and increasing pressure on existing services.

Open space contributions can only be collected through subdivision under the *Subdivision Act 1988*, meaning higher-density developments that do not subdivide, such as build-to-rent developments, may generate demand without contributing.

### Discussion

To respond to projected population and housing growth, Council must identify future infrastructure needs, assess gaps, and establish a clear nexus between development and infrastructure provision. This will support timely delivery of infrastructure for a liveable and sustainable community.

Targeted strategic work is required to quantify current and future infrastructure demand, detailed assessments including the cost of drainage and flood capacity, climate change scenarios, open space, community facilities, and road and transport

networks is needed. This work will provide an evidence base to guide funding approaches and contribution mechanisms, consistent with the *Council Plan 2025–2029* commitment to planning for the community’s changing infrastructure needs.

### *Developer Contributions*

The Moonee Valley Development Contribution Plan (DCP) was introduced in October 2020. It allows Council to collect financial contributions or in-kind works from developers to help fund infrastructure needed to support new development. The DCP applies across the municipality, except for Essendon Fields Airport and economic precinct (crown land), and is informed by a range of strategic plans, including *Plan Melbourne*, the *2017 – 2021 Council Plan* and the *Moonee Valley 2040 Strategy*.

DCPs are most effective in areas experiencing coordinated, greenfield-style growth. In Moonee Valley, development is largely incremental and infill-based, which limits the effectiveness of the current plan. Contribution rates also often under-recover the true cost of delivering or upgrading infrastructure in urban areas. With housing growth increasingly directed to activity centres and transport-rich locations, there is a growing need to better support infrastructure delivery in areas where demand is highest and land is constrained. As DCPs should be reviewed every four to five years, a review of the Moonee Valley DCP is required to ensure it is fit for purpose and aligned with current housing, infrastructure and climate resilience priorities.

### *Open Space Contributions*

In Moonee Valley, open space contributions are mainly collected through subdivision under the *Subdivision Act 1988*, at a rate of 5 per cent of the site value, taken as land, cash, or a combination. Contributions from subdivision are a key funding source for buying new open space and upgrading existing spaces.

Medium to long term projects identified in the *Moonee Valley Open Space Implementation Plan (2024)* include reviewing the public open space contribution rate to ensure it adequately contributes to meeting the objectives of the *Moonee Valley Open Space Strategy 2024*.

Where a development does not involve subdivision, there is no statutory mechanism to require an open space contribution, even if the development intensifies use of the land and generates demand for open space. This creates a clear gap for build-to-rent and other apartment-style developments that may be held in single ownership and therefore not subdivided. The Victoria Planning Provisions still do not define a land-use type or contribution trigger that would enable open space contributions from build-to-rent or similar developments outside subdivision.

### **Next Steps**

- Investigate future infrastructure needs and the required nexus between development and supporting infrastructure to guide Moonee Valley’s contribution mechanisms and levies.
  - When completed, apply the outcomes of the investigation to a review of the existing Development Contribution Plan and Open Space Contribution rates; and
  - Advocate to the Minister for Planning to change the Victoria Planning Provisions to define a land use type or contribution trigger that would enable open space contributions from build-to-rent or similar developments outside subdivision.

## *Integrated Transport Strategy*

Development of an Integrated Transport Strategy presents a significant opportunity to guide Moonee Valley's future infrastructure planning in a coordinated and strategic way. By aligning land use with transport networks, Council can support more connected communities, reduce reliance on private vehicles, and help manage congestion and emissions.

A clear and integrated approach will also ensure transport infrastructure keeps pace with population growth, enhancing accessibility and liveability across the municipality. This will support improved access to active and public transport, while advancing Council's sustainability and housing objectives and contributing to a more efficient and resilient urban environment.

Council has committed to preparing an Integrated Transport Strategy (ITS) to improve the effectiveness of transport across the municipality, including active transport, public transport and road safety, and inform future transport projects, consistent with initiative 9.1 in the *Council Plan 2025-2029*.

## *Bicycle Parking*

Current bicycle parking provisions in the planning scheme do not adequately reflect the diversity of bicycle types now in common use, nor do they provide sufficient guidance on the location, accessibility and quality of bicycle parking facilities. As active transport mode share grows and the range of bicycle typologies expands, including cargo bikes, bikes with trailers, and e-bikes, the planning scheme needs to keep pace.

This review has identified the need to advocate to the Minister for Planning to modify Clause 52.34-6 to provide improved design standards for bicycle facilities and to modify Clause 52.34 to increase bicycle parking rates.

## **Planning for Keilor East Station Precinct**

### **Issue**

The planned Keilor East railway station, to be delivered by 2030 as part of the Victorian Government's Melbourne Airport Rail project, presents a significant opportunity for coordinated growth. However, the absence of a clear and integrated planning framework for the surrounding predominantly residential land creates a risk of fragmented and ad hoc development.

Without coordinated land use, infrastructure planning and urban design, the precinct may not fully realise its potential to deliver improved housing, economic activity, and connectivity. This lack of strategic direction may also result in increased congestion, adverse environmental and amenity impacts, and ongoing uncertainty for landowners, investors, and the community.

### **Discussion**

Moonee Valley's eastern areas enjoy excellent transport connectivity, with access to City Link, the M80 Ring Road, the Craigieburn railway line, trams, and the Port of Melbourne. In September 2022, the Victorian Government announced that the Melbourne Airport Rail project would include a new Keilor East station located on the border of Keilor East and Airport West, providing rail access for around 150,000 residents in the Moonee Valley area.

This station would further strengthen the Moonee Valley transport network, linking the western area of municipality to the broader rail system and providing direct commuter access to Melbourne Airport. These transport assets create significant economic opportunities and give Moonee Valley a clear competitive advantage.

To guide the development of the future Keilor East Railway Station precinct, Council should consider preparing a comprehensive planning framework to shape future growth, investment, and land use around the future station. This framework will consider housing demand, employment, transport, infrastructure, climate risk, and urban design, supporting the creation of a well-connected, liveable, and sustainable mixed-use precinct in alignment with the Melbourne Airport Rail Link initiative.

### Next Steps

- Prepare a planning framework for the future Keilor East Station precinct to guide future growth, investment and land use integration. This includes investigating future housing needs, employment, transport, infrastructure, climate risk, urban design and rezoning opportunities to support the development of a well-connected, liveable and sustainable mixed-use precinct aligned with the Melbourne Airport Rail Link initiative.

## Heritage identification and protection

### Issue

Heritage is currently addressed in the Moonee Valley Planning Scheme via the Heritage Overlay, state and local policy, guidelines and various studies and histories in background documents and a permit exemptions policy incorporated into the scheme.

Council has, over several years, systematically undertaken a program of heritage studies aimed at protecting, maintaining, and enhancing Moonee Valley's rich network of architectural and landscape heritage places, ensuring they can be appreciated and understood by future generations.

The *draft Moonee Valley Heritage Study 2023* represents the final stage of a program that began with the Moonee Valley Gap Study (2014). While the 2023 Study has been completed and independently peer reviewed, its recommendations must be evaluated against the *Victorian Government's Local Heritage Guidelines*, released on 29 May 2026, before the Study can be finalised and advanced for implementation.

The existing Thematic Environmental History (TEH) will also require review to ensure it aligns with the requirements of the *Victorian Government's Local Heritage Guideline 2026* and reflects contemporary understandings of Moonee Valley's historical development. Updating the TEH will facilitate the recognition of emerging architectural styles and evolving heritage themes, strengthening its value as a strategic framework for future heritage studies, assessments and decision-making.

### Discussion

#### *Victorian Government Heritage Reforms*

In May 2026 the Victorian Government released the *Victorian Government's Local Heritage Guideline 2026*. The guideline will apply to any in-progress heritage assessments and future planning scheme amendments.

Work is underway by the Victorian Government to further explore guidance specifically for heritage property owners navigating new energy efficiency standards that will come into effect March 2027.

### *Financial and Environmental Assessment of Heritage*

While heritage overlays play a vital role in protecting places of historical and cultural significance, they may also present financial and environmental challenges for property owners and occupiers depending on the nature of the proposed works. In response to these issues, Council will investigate:

- targeted exemptions and provision of improved guidance for solar panels and broader ESD measures in heritage overlay areas; to balance heritage assessments with affordability considerations and sustainability goals. These measures will explore options to remove permit triggers, improve equitable access to renewable energy, and accelerate progress toward local climate targets, consistent with initiative 13.1.3 in the *Council Plan 2025-2029*.
- options to lessen the financial impact and promote more equitable and climate-resilient outcomes for properties in heritage overlay areas, consistent with initiative 18.1.1 in the *Council Plan 2025-2029*.

### *Heritage Program*

A program of heritage tasks is needed to assist in prioritising future heritage assessments to ensure alignment with broader strategic planning initiatives, incorporate properties recommended for further investigation in earlier heritage studies, and support the effective management of places with potential heritage significance. Development of a program of work is consistent with the guidance for heritage places as set out in the *Victorian Government's Local Heritage Guideline 2026*.

### *Thematic Environmental History*

The proposed Heritage Program will include a review and update of Moonee Valley's Thematic Environmental History (TEH), which explores Moonee Valley's development and the ways in which its cultural history, including Aboriginal and natural heritage values, has shaped both the natural and built environments. The TEH also identifies the key historical themes that have influenced Moonee Valley's physical development since European settlement.

The review will ensure these themes are comprehensively and appropriately represented, providing a robust, contemporary foundation for future heritage studies and assessments of places and precincts of local significance.

The *draft Moonee Valley Heritage Study 2023* recommends that Council prepare a list of post-war places for assessment and review existing studies to broaden the thematic framework. This approach would support the identification of places that reflect community priorities, including post-war and modernist architecture, post-war project homes, post-war flat developments, post-war precincts, and migrant housing.

### *Review of the Moonee Valley Heritage Guidelines*

The review will deliver a comprehensive, contemporary, and state-leading framework that will combine strong local specificity with a more complete and consistent approach to heritage issues.

The updated Heritage Guidelines will:

- support the implementation of the 2023 Moonee Valley Heritage Study by inserting new policy relating to post-war heritage places and significant trees with heritage protection;
- address identified gaps, provide new and expanded content, and expand the glossary and architectural styles guide; and
- be organised into a clear, logical structure, moving from overarching principles to detailed technical guidance, supported by diagrams, case studies and decision-making criteria.

### *Heritage Properties and Demolition by Neglect*

Demolition by neglect is 'the destruction of a building through abandonment or lack of maintenance' as defined by the National Trust. Demolition by neglect is challenging to regulate as properties may fall into disrepair for many reasons.

A review of building and planning enforcement cases has found that there has been one case of 'demolition by neglect' in Moonee Valley since July 2020. Section 6B of the *Planning and Environment Act 1987* enables a planning scheme to make provision for additional matters for the purposes of:

- deterring persons from unlawfully demolishing heritage buildings or allowing heritage buildings to fall into disrepair; and
- preventing persons from obtaining a benefit from unlawfully demolishing heritage buildings or allowing heritage buildings to fall into disrepair.

The *City of Moonee Valley Heritage Guidelines 2016* is the most appropriate vehicle for addressing demolition by neglect, and will be updated to incorporate clear expectations for property owners, strengthen accountability measures, and actively discourage this practice.

### **Next Steps**

- Finalise and implement the 2023 Moonee Valley Heritage Study.
- Prepare a future Heritage Program to provide a clear framework for Council and its partners to identify, manage, protect, and celebrate Moonee Valley's heritage to include:
  - A review and update of the *Moonee Valley Thematic Environmental History*.
  - Delivery of the following *Council Plan 2025-2029* initiatives by:
    - Commencing work on a methodology and plan to implement an exemption from planning permit requirements for visible solar energy systems in the Heritage Overlay to facilitate greater provision of on-site renewable energy in heritage places, with a report and recommendations to Council in year two. (Initiative 13.1.3).
    - Preparing a report outlining options to reduce financial and environmental impacts of heritage overlays to residents. (Initiative 18.1.1).
- A review and update of the *City of Moonee Valley Heritage Guidelines 2016* and *Moonee Valley Activities and General Amenities Local Law* to provide clearer direction to heritage matters, including demolition of heritage by neglect.

## Managing flooding and drainage

### Issue

The Moonee Valley Planning Scheme manages flooding and drainage through the Land Subject to Inundation Overlay (LSIO) and the Special Building Overlay (SBO). These overlays trigger permit requirements for buildings and works on affected land, allowing Council to impose conditions that manage floor levels, drainage design, and construction materials to reduce flood risk.

Moonee Valley faces rising environmental risks driven by population growth, urban expansion, and climate change. These pressures strain drainage systems and increase community vulnerability. Without updated data and coordinated action with key government agencies, new developments may occur in high-risk areas, leading to property damage and safety hazards.

### Discussion

As our municipality grows to accommodate increasing population, the expansion of impervious surfaces such as roads, roofs, and paved areas will lead to higher volumes of stormwater runoff, particularly during heavy rainfall and flood events. This increase in both the frequency and severity of flooding places additional pressure on the urban drainage network and may expose communities to greater levels of flood risk.

Melbourne Water is leading work to improve flood resilience, including flood modelling, drainage infrastructure, community education and emergency preparedness. This work supports Council's resolution of 22 July 2025 to strengthen climate adaptation measures.

Flooding in Moonee Valley arises from two distinct sources: stormwater and riverine events. Stormwater flooding results from short, intense rainfall that overwhelms local drainage systems. Council's drains are designed for 1-in-5-year storm events, but more extreme 1-in-100-year events can exceed system capacity. A stormwater model has been developed to identify areas at risk, incorporating updated climate data. Changes to include this information into the Moonee Valley Planning Scheme will be led by Melbourne Water.

Riverine flooding, by contrast, is caused by prolonged rainfall leading to rising water levels in rivers such as the Maribyrnong. Following the *Maribyrnong River Flood Event Independent Review* (August 2023), Amendment GC236 (April 2026 introduced on an interim basis for two years) expanded the existing Land Subject to Inundation Overlay (LSIO) to approximately 74 properties within the Rivervue retirement village.

Previously, flood studies and planning scheme changes were generally the responsibility of councils. A state-led approach to manage flood risk announced in October 2025 aims to reduce the cost and administrative burden of planning for flood management on councils.

### Water Sensitive Urban Design (WSUD)

Beyond the overlays, the planning scheme also addresses drainage and flood mitigation through its local stormwater management policy. Moonee Valley's local stormwater management policy (2014) requires developers to meet 80% of their stormwater requirements on-site and to make a financial contribution for the remaining 20%. Council then uses this money to fund large-scale WSUD projects.

## Next Steps

- Advocate to Melbourne Water, the lead agency, to translate updated flood extents for Moonee Valley into the planning scheme.

## Planning for employment land

### Issue

Moonee Valley's projected residential growth highlights the need for evidence-based land use planning to protect employment areas, maintain vibrant commercial activity, and create additional job opportunities to support the expanding population.

### Discussion

A strategic, evidence-based approach to strengthening its economy by guiding growth across activity centres and key commercial, industrial and employment areas is needed.

To support the preparation of a housing strategy, a framework of activity centres is being established to set out the long-term role and function of each centre, including areas within 400 metres, to support housing growth, local jobs and access to services. The framework will provide certainty for businesses and developers, attract investment and align with the Victorian Government's *Plan for Victoria 2025*.

Complementary work on commercial, industrial and employment land will ensure the local economy remains resilient and adaptable. This includes identifying opportunities to optimise key precincts such as Essendon Fields (crown land), Moonee Ponds Junction, Airport West commercial / industrial precinct, and the future Keilor East Station area; leveraging major infrastructure investment to support employment and business growth.

Through targeted planning, precinct-specific guidance and monitoring of floorspace and employment trends, Council can plan to protect employment land, manage growth strategically, and support high-quality climate resilient development. There is also opportunity to collaborate with neighbouring and M9 Councils.

A further priority is ensuring strategic planning work provides appropriate mechanisms for the future provision of a range of floor plates to accommodate different business typologies at different scales. This is fundamental to creating the right conditions for business growth and development within the municipality, enabling businesses to establish, expand and adapt over time without being constrained by an insufficient or inflexible supply of commercial and industrial space.

Once direction of the location of future employment generating land can be supported, clear and practical guidelines can be developed to support well-designed, low emission, flexible and future-ready business premises across activity centres and employment areas. The guidelines would promote adaptable layouts that respond to changing business models, encourage efficient servicing and waste management, support all electric energy-efficient design, and enhance street activation at ground level. Clear expectations would improve the quality and consistency of development outcomes, reduce ambiguity for applicants, and streamline assessment processes; while supporting attractive, functional spaces that can accommodate a range of commercial uses over time.

Similarly, some industrial areas within Moonee Valley are experiencing pressure for change due to land constraints, evolving economic activities and proximity to activity

centres, transport infrastructure and residential areas. Targeted investigation of rezoning opportunities would enable Council to respond strategically where industrial land no longer functions as intended or where transition could deliver greater economic, employment or community benefit. Any rezoning would be guided by evidence, ensuring critical employment land is protected while enabling appropriate mixed-use, commercial or employment-generating outcomes that align with precinct context, infrastructure capacity, sustainability, and long-term economic objectives.

### Next Steps

- Prepare a Commercial, Industrial and Employment Framework to provide clear guidance for the planning, protection and development of commercial and industrial land.
  - Facilitate land for employment-generating uses by providing clear guidance to protect existing employment precincts and plan for new or expanding areas, including:
    - Developing commercial fit-out guidelines to support high-quality, low or net zero emission, adaptable business premises.
    - Considering rezoning opportunities for industrial sites transitioning to alternative, economically and sustainably beneficial land uses.

### Other policy priorities

This section identifies smaller policy-related tasks that are important but will be undertaken either as part of implementing the *Council Plan 2025–2029* initiatives or when resources become available.

### Increasing tree canopy and landscaping

#### *Climate change*

*Ministerial Direction 22 – Climate Change*, introduced in September 2025, requires planning authorities to explicitly consider climate change when preparing or amending a planning scheme, including through a climate change consideration report that demonstrates how planning provisions will minimise greenhouse gas emissions and strengthen resilience to climate-related risks.

For Moonee Valley, climate change presents growing challenges, with rising temperatures and changing weather patterns increasing the frequency and severity of storms, heatwaves and flooding, placing pressure on local ecosystems, infrastructure and community wellbeing, and reinforcing the need for integrated, proactive land use planning.

In response, Council must continue to manage tree assets, promote climate-responsive design, and expand tree canopy and landscape planting. Council's target of 30% canopy cover by 2040 aligns with the canopy target subsequently set for metropolitan councils across Victoria in *Plan for Victoria*, reflecting a shared recognition of the role urban forest plays in liveability and climate resilience.

However, Council cannot meet this target through its own planting program alone. Public land represents only a fraction of the municipality's total land area, meaning the contribution of private landowners, including residents, businesses and institutions, is essential to achieving the 30% target. Canopy growth must therefore be driven through two parallel streams: Council's direct planting program on public land, and planning

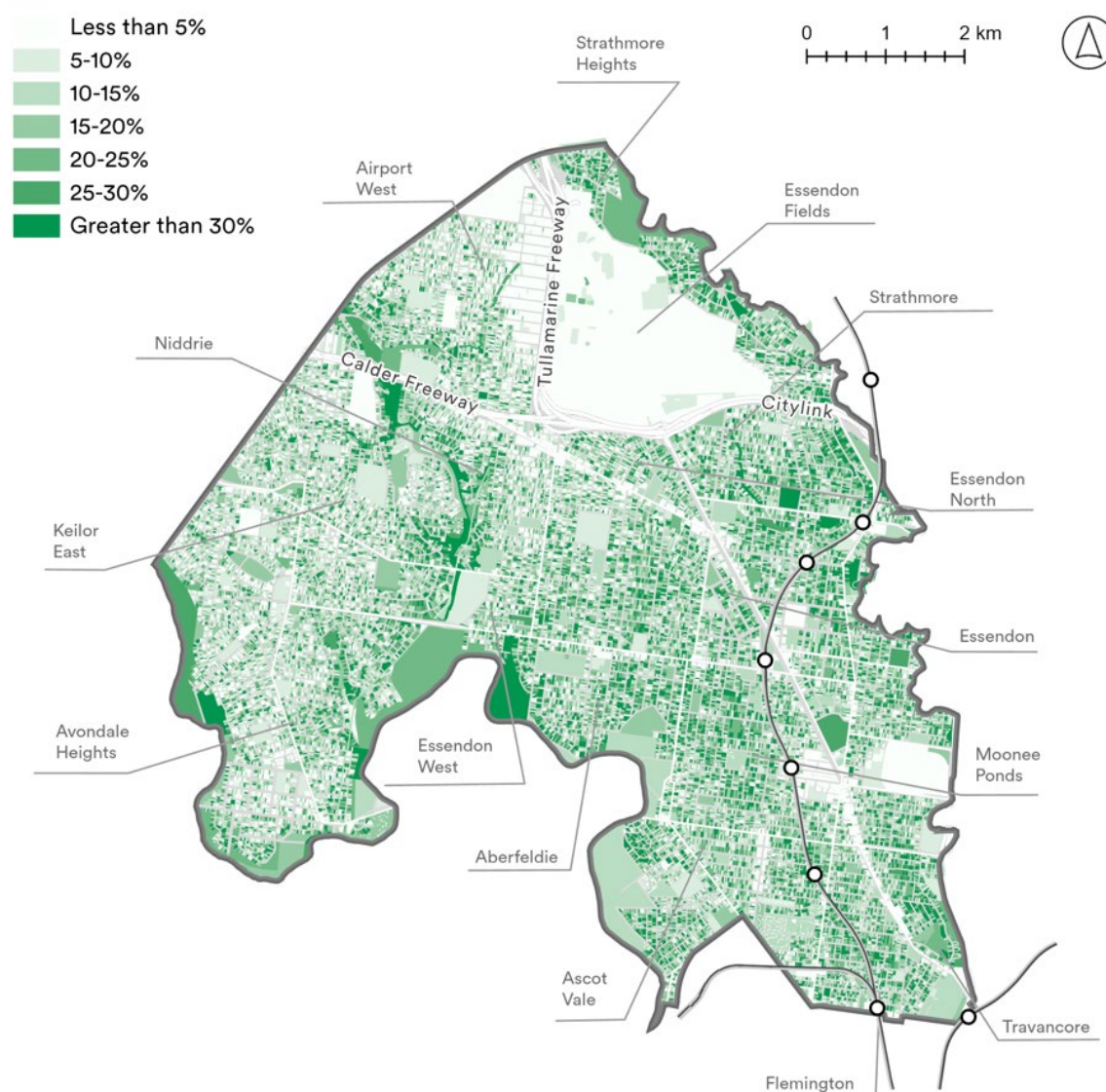
scheme provisions that embed canopy requirements and landscape standards into development across private land.

This dual approach presents real challenges. On private land, canopy outcomes depend on landowner behaviour, development pressure, site constraints and ongoing maintenance, all of which are difficult to mandate or monitor consistently. Increasing urban density, smaller lot sizes and the removal of established trees during development all work against canopy growth. Means of address include strengthening planning controls to require minimum canopy cover or landscaping as a condition of development, introducing or expanding a significant tree register, setting minimum permeable surface requirements, and using incentive programs to support tree planting on private land. Developer contribution mechanisms and partnerships with community groups and neighbouring councils may also help to scale impact.

Through enhancing the urban forest by these means, Council aims to deliver a greener, more resilient municipality by reducing emissions and waste, supporting renewable energy and emerging technologies, and creating climate-adapted spaces.

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**Figure 14: City of Moonee Valley tree canopy coverage, 2026**



### Urban Heat Island Effect

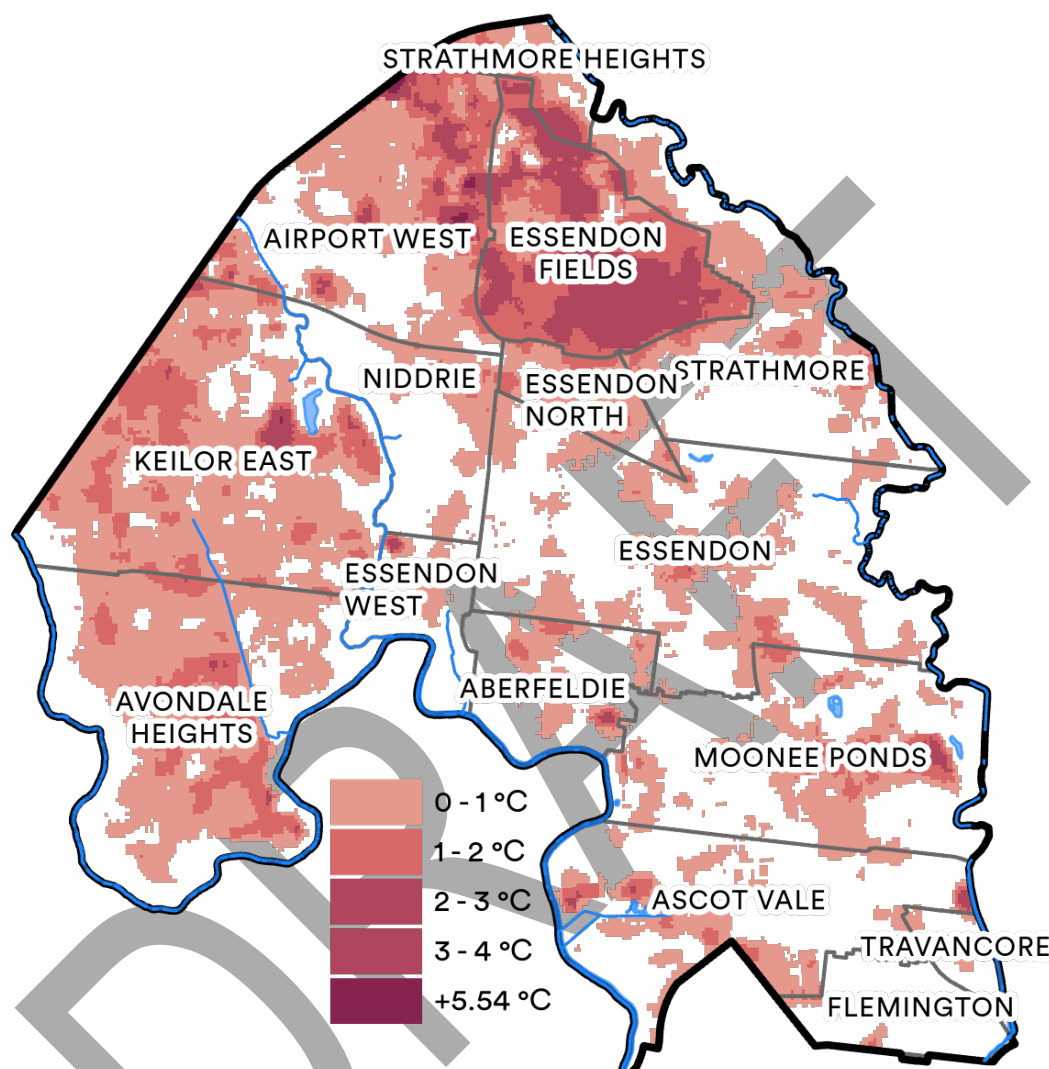
The Urban Heat Island Effect (UHIE) is also evident in Moonee Valley. This phenomenon occurs in cities and built-up areas where there is extensive concrete, asphalt and other hard or reflective surfaces that absorb and retain heat. As a result, temperatures on streets without tree cover can be 10-15 degrees warmer than in shaded areas such as parks with mature trees.

In Moonee Valley, the western suburbs of Avondale Heights, Keilor East and Airport West experience comparatively higher levels of the Urban Heat Island Effect. This reflects a combination of lower tree canopy cover, the prevalence of large-footprint land uses such as the airport precinct, industrial and commercial areas and arterial roads, extensive hard surfaces with high heat retention, and a lower number of established street trees relative to older, more established suburbs in the east.

Council recognises this issue, along with its impact on community well-being, and has identified a range of strategic directions in the *Council Plan 2025–2029*. These include

increasing natural cooling across homes, public spaces, and buildings throughout Moonee Valley by expanding vegetation, public and private tree canopy cover, as well as updating the Tree Management Plan (2018–2022).

**Figure 15: City of Moonee Valley urban heat vulnerability**



### *Climate resilient landscaping design – new developments*

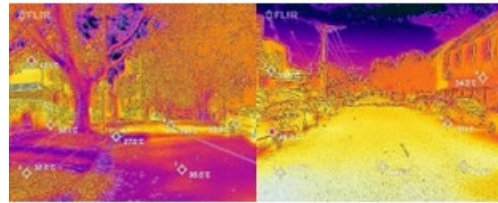
High-quality, climate-responsive landscaping is essential to creating sustainable, attractive developments in Moonee Valley. Many planning permit applications currently lack sufficient detail on plant selection, soil conditions, and space allocation, which can lead to poor outcomes for urban greening.

Reforms to Victoria's residential planning provisions (2024–2026) have significantly reduced planners' ability to require landscaping and greening outcomes through the planning application process. In this context, providing information will be valuable at the pre-application stage, helping applicants understand and achieve better greening outcomes through education and encouragement, rather than relying on regulation.

An education and support pack that provides clear expectations and practical guidance to help applicants deliver landscaping that enhances both the built and natural environment could address this issue.

An education and support pack would:

- Set standards for canopy trees and strengthen tree protection measures.
- Provide guidance on selecting native or climate-appropriate plants, materials, and design treatments suited to Moonee Valley's soil conditions.
- Provide guidance on landscaping design, layout, and planting techniques, and discourage the use of synthetic turf.
- Protect infrastructure and natural systems by specifying appropriate setbacks, root barriers and planting practices.
- Promote vertical greenery systems, including green walls and climbing plants on building facades, as a means of supporting urban greening outcomes where ground-level planting is constrained, contributing to biodiversity, heat reduction, and streetscape quality.



Trees help cool streets and homes. In Moonee Valley, a shady street had a road temperature of 30°C, compared to 44°C on a nearby unshaded street.

Providing applicants with this information would work toward complementing the 30% canopy tree target introduced by the Victorian Government's *Plan for Victoria* and Moonee Valley's commitment to achieving a 30% canopy cover by 2040 to achieve a cooler, greener City.

### Next Steps

- Prepare an education and support pack that promotes high quality, climate-responsive landscaping design for new developments, providing clear guidance on site layout, suitable plant species, design treatments and planting techniques.

### Streetscapes and crossovers

Applicants are increasingly seeking, and engineers are approving, crossover locations that result in the removal of street trees or constrain their long-term growth on nature strips. This undermines Council's target of 30% canopy cover by 2040 and reduces the broader benefits of urban greening: shade, biodiversity, air quality, and urban heat mitigation. Without clear design guidance, development outcomes risk compromising both environmental goals and streetscape character.

The planning scheme has limited tools to directly address this, though relevant provisions include the preferred location of parking and street tree removal policies.

There is an opportunity to strengthen outcomes either through the planning scheme itself, change to the local law or via an internal policy for engineers and statutory planners to apply consistently at the assessment stage.

Further streetscape and crossover design guidance would:

- Prioritise street trees over private crossovers;
- Provide clear direction on the placement, width, and design of crossovers for single and multi-dwelling developments;
- Specify locations for provision of access for parking to minimise the need for crossovers;
- Encourage shared crossovers;
- Support canopy tree retention and promote additional planting on nature strips;
- Review the fees for crossovers to discourage their addition; and
- Reflect Council's urban greening and zero-carbon emission principles.

### Next Steps

- Prepare design guidance for public / private interface treatments and design requirements along streetscapes, focusing on their interaction with vehicle crossovers, infrastructure and street trees.

### Significant Tree Register

The *Moonee Valley Significant Tree Register 2018* identifies trees on public and private land which contribute substantially to the amenity of the municipality. The trees have been selected based on the National Trust's Register of Significant Trees criteria, which includes:

- horticultural or genetic value;
- unique location or context;
- rare or localised distribution particularly old specimen;
- outstanding size, aesthetic value; curious growth habit;
- historical significance;
- connection to Aboriginal culture;
- outstanding example of species; and
- remnant vegetation or outstanding habitat.

The Register is incorporated in the Environmental Significance Overlay - Schedule 2 in the planning scheme.

This review has highlighted the need to ensure that the Register remains accurate and reflective of the municipality's significant trees.

Council has committed to updating the *Moonee Valley Significant Tree Register 2018*, consistent with Strategy 15.4 of the *Council Plan 2025-2029*.

## Environmentally sustainable development

Moonee Valley is dedicated to sustainable development by implementing initiatives that lower carbon emissions and foster a climate-safe environment. Through the Let's Go Zero Moonee Valley community carbon emission reduction program, Moonee Valley City Council aims to support community to achieve net-zero emissions by 2040. While this is a community facing program targeted to existing residents and businesses, the program sits alongside council's broader sustainability framework which influences the planning scheme. Ongoing actions include:

- Promoting ESD in new development and ensuring that projects meet minimum environmental compliance standards.
- Using the Sustainable Design Assessment in the Planning Process (SDAPP) tool to embed ESD principles early in the planning stage to reduce environmental impacts and lower long-term costs to residents resulting from inefficient or poor housing design.
- Pursuing environmental performance objectives outlined in Clause 15.02-1L, along with water sensitive urban design standards specified in Clause 19.03-3L, of the planning scheme.
- Monitoring compliance with ESD standards during the construction phase, as per approved development plans.

Recent changes to Clauses 54 and 55 of the Victoria Planning Provisions have introduced some baseline ESD requirements into the standard residential development pathway. These include provisions relating to energy efficiency, water management, and building orientation that apply to single dwellings and multi-dwelling developments respectively. Importantly, where an applicant satisfies the deemed-to-comply pathway under these clauses, it reduces the practical weight and relevance of Council's local ESD policy at Clause 15.01-2L-03.

In effect, an applicant who meets the Clause 54 or 55 standards can argue that ESD has been adequately addressed, potentially bypassing the more rigorous requirements Council's local policy seeks to apply. This creates a tension between the state-set baseline and Council's higher local ambitions, and risks rendering the Clause 15 policy partially redundant in practice.

This redundancy concern is compounded by an existing gap in the local policy's residential triggers. ESD assessments are currently only required for developments of three to nine dwellings, meaning dual occupancy applications (the predominant built form in Moonee Valley) fall below the threshold and are not subject to formal ESD assessment. Statutory planners are therefore left to negotiate compliance on a case-by-case basis, with limited policy leverage.

To strengthen ESD standards more broadly, Moonee Valley joined 24 other councils through the Council Alliance for a Sustainable Built Environment (CASBE) in lodging a joint planning scheme amendment to the Minister for Planning in July 2023. The amendment seeks to support a transition to net-zero carbon emissions development but remains unapproved, creating a gap between Council's community climate objectives and the minimum standards currently applied to development. Without stronger controls, new buildings risk being less efficient and undermining long-term environmental and community resilience as well as increasing energy hardship and financial inequalities as the price of energy continues to rise.

## Next Steps

- Continue to collaborate with the Council Alliance for a Sustainable Built Environment (CASBE) to advocate for elevated ESD targets for new development to support a zero carbon emission planning scheme.
  - Update Clause 15.01-2L-03 (ESD) Residential Policy Guidelines to require an ESD Assessment for developments comprising 2-9 dwellings (rather than the current 3-9 dwellings) on a permanent basis.
  - Monitor the implications of the Clauses 54 and 55 deemed-to-comply pathway on the effectiveness of local ESD policy and advocate for state-level standards that align with Council's net-zero community ambitions rather than undermining them.

## Advertising signs

The Moonee Valley Planning Scheme currently addresses signage at a high level through Clause 02.03-4 of the Municipal Planning Strategy but lacks the locally tailored guidance needed to achieve consistent, high-quality outcomes.

This review has identified the absence of a specific local advertising signage policy as a gap, and one that several comparable metropolitan councils have already addressed. Without clear local direction on matters such as sign placement, illumination, size relative to shopfront, and proliferation in commercial strips, assessment relies heavily on state-level provisions that can be inflexible, inconsistent, and difficult to apply. The result is visual clutter, amenity impacts, and inefficiencies in the planning assessment process.

The consequences of this gap are practical as well as strategic. Poor signage placement can obstruct sightlines and compromise traffic safety. Overly restrictive state provisions can also limit appropriate signage opportunities for sports clubs, preventing effective business identification and community promotion. Together, these issues undermine Council's ability to deliver quality signage outcomes and defend decisions at VCAT.

To address this, the review recommends developing a revised and expanded local signage policy at Clause 15.01-1L of the planning scheme. This would provide clearer guidance for applicants and planners, improve consistency in decision-making, and better reflect local character and amenity objectives. Council should also consider advocating for greater flexibility in state-level provisions where they unnecessarily constrain legitimate signage needs.

In particular, the review identified the need for clearer policy direction on private properties to:

- Activate the street by reducing visual clutter, including excessive window signage and the proliferation of signage on building facades;
- Manage electronic and illuminated signage to reduce amenity impacts;
- Prevent obtrusive sightlines, particularly at intersections;
- Avoid wall signs positioned too low, which may obstruct traffic movements; and
- Strengthen Council's policy framework, and better support Council's position at future VCAT hearings.

On public land, a separate internal signage policy is needed to guide applicants on the appropriate placement and messaging of business identification, promotional, and sponsorship signage at open spaces and recreational facilities. The policy should aim to minimise visual and physical impacts while still allowing for reasonable community and commercial signage opportunities.

### *Advertising signage on sporting grounds*

Changes to the Victoria Planning Provisions are needed to better facilitate the signage needs for sports clubs. Specifically the ongoing display of appropriate promotional signage on sporting reserves that are in the Public Park and Recreation Zone (PPRZ) which will have significant benefits for sporting clubs and the surrounding community. The advertising categories set out in Clause 52.05 are restrictive as most types of signs larger than 3m<sup>2</sup> are prohibited.

Reclassifying land used by sports clubs from Category 4 (Sensitive areas) to Category 1 (Commercial areas) would allow greater flexibility, including larger business identification signs (up to 8m<sup>2</sup>) and promotional signage.

#### **Next Steps**

- Prepare a local advertising signage policy to provide clear, accessible, locally tailored guidance on signage outcomes across the municipality.
  - Advocate to the Minister for Planning to modify Clause 52.05 *Signs* to better facilitate the advertising signage needs for sports clubs on land zoned Public Park and Recreation Zone.

### **Pipeline infrastructure**

Moonee Valley contains extensive pipeline infrastructure. There are currently 43 pipelines comprising below-ground (gas) and above-ground (liquid) pipelines that traverse the municipality, primarily in the northern and western sections of the municipality. These pipelines are leased by 13 different operators under Energy Safe Victoria (ESV), which is the technical regulator for pipeline infrastructure.

Clause 19.01-3S of the planning scheme requires councils to recognise existing high-pressure transmission pipelines in their planning frameworks and to protect them from further encroachment by residential development or other sensitive land uses, unless suitable additional protection of pipelines is provided. Accordingly, identifying the general location of these pipelines (other than Before You Dig Australia, the formal pre-excitation referral process) is needed to ensure that future land use and development appropriately account for existing pipeline infrastructure.

#### **Next Steps**

- Include a spatial representation of existing pipeline infrastructure within the strategic framework of the Municipal Planning Strategy.

### **Right of Ways / Laneways**

Right-of-ways (ROWs) also known as laneways, were originally established as part of historical plans to service carriageway, drainage and utility purposes, and for the collection of night soil. They are now increasingly used to support higher-density infill development by providing access for vehicles, waste collection, and services.

This shift in function has placed growing pressure on ROWs, particularly along main activity centre corridors and other areas subject to targeted intensification. Both the DTP's policy of requiring side road access where available for development applications on their road network, and Council's own Vehicle Crossing Policy requiring access from ROWs where available, mean that ROWs are now required to operate at a significantly greater capacity than originally intended.

Policy guidance exists for ROWs outside of the Moonee Valley Planning Scheme in the *Moonee Valley Right of Way Access for Abutting Development Proposals Policy* 2018. The policy focuses on how developments should manage vehicular and pedestrian access via laneways.

A related and growing concern is the adequacy of current Planning Scheme parking requirements in higher-density developments accessed via ROWs. Where designated parking facilities are poorly designed, undersized or difficult to use in practice, residents default to on-street parking, generating ongoing demand on Council for parking restrictions, permits and enforcement. This places an operational burden on Council that is largely a downstream consequence of inadequate parking provision at the development stage.

Recent amendments to the Planning Scheme have further reduced Council's ability to influence parking outcomes, widening the gap between what developments provide and what residents and the surrounding street network can practically absorb. This issue is expected to intensify as density increases along activity centre corridors and in other targeted growth areas, and warrants explicit recognition in updated policy guidance.

Without clear ROW guidance, planning decisions risk being inconsistent, with reduced amenity, and missed opportunities to create safe, attractive and well-integrated laneway networks that support sustainable growth.

This review has highlighted the need to update the current design requirements and strengthen policy guidance to shape development outcomes along ROWs. The revised standards should consider building height, setbacks from street frontages, façade design, density, lot coverage, open space, landscaping or any of the typical elements associated with high density design guidance. These changes will provide clear direction on built form, vehicle and pedestrian access, safety, and provide better integration with supporting infrastructure.

### **Next Steps**

- Prepare design guidance for public/private interface treatments and design requirements relating to Right of Ways / Laneways.
  - Review and update the design requirements in the *Moonee Valley Right of Way Access for Abutting Development Proposals Policy* to ensure the urban design guidelines address:
    - Design and built form interfaces, landscaping / planting, and appropriate setbacks to adjoining laneways.
    - Accessibility and connectivity for vehicles, pedestrians, and people of all abilities.
    - Vehicle access, circulation and parking arrangements in laneways, including the use of car parking stackers, particularly relevant as dual occupancies can now be assessed under the VicSmart stream.
    - Safety, visual appeal, and well-lit conditions for laneway users.

- Facade treatment requirements and blank wall activation standards for public/private interface treatments along streetscapes and ROWs.
- The integration and delivery of essential infrastructure, including postal services, waste management, drainage, and capital asset improvements for developments fronting laneways and rear-loaded properties
- Parking provision standards that reflect the practical usability of designated parking facilities in higher-density ROW-accessed developments, with the aim of reducing downstream pressure on on-street parking and Council's enforcement resources.

## Economic investment and innovation

In 2024, Moonee Valley City Council participated in the Victorian Government's Better Industry Regulation Program, led by the Department of Jobs, Skills, Industry and Regions. The purpose of the program was to extend business friendly initiatives across Council and better understand regulatory impacts on businesses and to consider Council's role in providing support.

### Regulatory process

From a regulatory perspective, feedback from businesses highlighted the challenges with planning applications if clear and early guidance is not provided. The accessibility to the right people to provide the right information through a pre-application process was found to be critical to avoiding long delays and mistakes. A revision of the internal business application workflow was identified as an action to improve the quality of applications while also reducing any unnecessary expense, delays or regulatory burden.

### Data-driven insights

To effectively attract investment and understand our changing economic needs, the collection of regularly updated economic data is critical. This data should also benchmark against other local government areas, track business permits and monitor economic performance.

To better understand the economic profile of Moonee Valley, consolidation of the different datasets accessible to Council is needed to provide a structured data snapshot of the local economy to improve service evaluation, highlight common issues, and guide strategic decisions to support economic growth and resilience.

Additional data is needed to:

- Grow Moonee Valley's areas of employment and unlock economic development opportunities through strategic planning processes using data driven insights.
- Monitor the growth, change and gaps in employment generating uses by tracking changes in commercial office floorspace, employment growth and business related planning permit activity.

This data can be collected through the recommended establishment of a Monitoring and Evaluation Framework, which will track changes in commercial office and retail floorspace, employment growth and business related permit activity.

### Changes to the Victoria Planning Provisions

Changes to modernise the Victoria Planning Provisions to better reflect how businesses operate today were identified as part of this review. The specific aim of

these changes is to reduce unnecessary regulatory friction, and improve certainty for councils, applicants and communities. The changes enable goods sold online to be collected from a dwelling, providing ongoing permits for food and drink businesses rather than yearly extensions, expanding land use definitions to recognise emerging activities and ancillary education.

### Next Steps

- Monitor commercial floorspace, employment, and business-related permits through the monitoring and evaluation framework.
- Advocate to the Minister for Planning to make changes to the Victoria Planning Provisions to:
  - Modify Clause 52.11 *Home based business* to enable goods offered for sale online to be collected from a dwelling.
  - Retain Clause 52.18 *Coronavirus COVID-19 Pandemic and Recovery Exemptions* particularly section 3 that permits an extension for food and drink businesses indefinitely.
  - Expand land use definitions to recognise emerging activities including:
    - Distinguishing between traditional hotels and modern wine bars;
    - Retail uses that incorporate an ancillary teaching component;
    - Coffee roasters, currently classified as either a warehouse or café;
    - Micro-breweries; and
    - Food trucks operating in car parks.

### Reducing harm from gambling

Policy direction for gaming is set out in the Moonee Valley Planning Scheme in the schedule to Clause 52.28 – Gaming. This provision requires a planning permit to install gaming machines and has been customised to set out locations across the municipality where gaming machines are prohibited. The provision can also be used to set local decision making criteria to include harm reduction objectives. This review identified the need for a gambling harm reduction policy to address the health, social, and economic harms associated with gambling.

Without dedicated planning guidance, Council's capacity to assess the impacts of gaming venues and electronic gaming machines is limited, creating risks of inappropriate location decisions, increased community harm, and inconsistent application of planning controls. Council has responsibilities to reduce the harm from gambling as the Municipal Authority under the *Gambling Regulation Act 2003* and as the Responsible Authority under the *Planning and Environment Act 1987*.

Council has committed to preparing a gambling harm reduction policy and translating the policy into the Moonee Valley Planning Scheme at initiative 4.1 in the *Council Plan 2025-2029*.

### Policy for public and street art

Public art within the municipality is influenced by a combination of planning controls, Council policy and negotiated outcomes. The Moonee Valley Planning Scheme includes strategies under Clause 15.01-1L (Urban Design) that encourage the

provision of public art in new developments and emphasise municipal gateways through art and sculpture. While this provides scope for planners to request artwork, there is no mandatory requirement for developers to deliver public art. Contributions have been negotiated in isolated cases, such as the Moonee Valley Racecourse site, where a Section 173 Agreement secured funding for public art, resulting in the Winx statue in Tote Park.

Council's *Art and Heritage Collection and Acquisition Policy* supports the commissioning of public art for new community infrastructure and significant developments on Council land.

Public art policy approaches across Council jurisdictions vary considerably. Some councils encourage urban art without requiring financial contributions, others negotiate contributions on a case-by-case basis, and some embed arts-related strategies without enforceable mechanisms. In many instances, overarching frameworks set aspirational goals yet still rely on voluntary participation. In the absence of mandated tools, securing public art contributions from developers remains challenging, particularly where there is no clear return on investment.

This review further highlighted an opportunity to guide street artwork such as murals on private properties visible from public areas, as well as street art located in heritage areas and along laneways.

Before pursuing a public and street art policy, it is considered prudent to first monitor planning applications that include public or street art on private property to determine whether a dedicated policy is needed.

### **Next Steps**

- Monitor VCAT decisions and major development approvals for public and street art outcomes over the next four years and report the findings in the next Planning Scheme Review to determine if a formal policy response is warranted.

### **Updating school masterplans**

Since the 2018 review, the Victorian Government has introduced a fast-track process for new non-government schools and school upgrades. Under this change, the Minister for Planning is the responsible authority for new non-government schools and for upgrades to existing non-government schools where the estimated development cost is \$3 million or more.

The review identified four secondary schools that are subject to masterplans, development plans and policy directions in the planning scheme. The information in these plans are outdated and require specific review. Further investigation is required to ensure that new land acquisitions are included in the future plans, and that there is sufficient guidance in place to manage growth of these education facilities and amenity considerations of neighbouring properties.

- Penleigh and Essendon Grammar School – Moonee Ponds – Incorporated Plan Overlay: Schedule 6
- Penleigh and Essendon Grammar School – Keilor East Campus – Development Plan Overlay: Schedule 7
- Penleigh and Essendon Grammar School – Essendon Campus Masterplan – Incorporated Plan Overlay: Schedule 9

- Lowther Hall School Masterplan – Development Plan Overlay: Schedule 9

The provisions will be reviewed in consultation with each school to assess their future development intentions and with DTP to understand the role and scope of school masterplans given the fast-track program before any amendments are made to the planning scheme.

### Next Steps

- Engage with the schools within the municipality currently subject to planning controls and DTP to review existing masterplans and specific planning provisions in the planning scheme.

## Policy for live music venues

Live music is an emerging and growing industry in Moonee Valley, adding cultural vibrancy, supporting the night-time economy and complementing traditional economic activity. Community engagement in 2025 showed strong local interest, particularly among residents aged 25 to 49, and highlighted the role of existing long-standing music groups and venues already hosting performances.

Victorian government policy changes in September 2020 recognised the social, economic and cultural value of live music. This is supported with Council's *Igniting Creativity in Moonee Valley* 23–27 strategy which commits to supporting arts activations across night-time precincts. Together, these policy directions underline the opportunity to expand live music by activating under-used spaces, supporting diverse performers and improving planning processes.

However, growing the live music sector brings about land use planning challenges. Noise and amenity impacts can affect nearby residents and businesses, and current planning controls do not clearly define live music as a land use or provide assessment criteria.

As a result, many performances occur in food and drink premises in Commercial 1 Zones without requiring a planning permit, limiting Council's ability to manage impacts. Mixed-use areas with apartments above cafés or restaurants also lack clear guidance on noise management, and reliance on case-by-case negotiation leads to inconsistent outcomes. While Amendment VC183 to the Moonee Valley Planning Scheme introduced updates to Clause 53.06, its scope is narrow and further local guidance is still required.

Most live music venues in Moonee Valley are dispersed rather than clustered, and past precinct planning shows that designating fixed 'live music areas' may lead to venue attrition over time. Occasional or festival-based performances also complicate regulation, as even infrequent events may trigger full acoustic attenuation requirements that are not proportionate.

### Next Steps

- Monitor the existing location and emergence of live music entertainment venues in Moonee Valley and the regulatory influences on live music activities.
- Advocate to the Minister for Planning to amend the definition of food and drink premises to include live music, enabling permit triggers that allow Council to manage hours of operation and noise impacts. This is especially important where residential neighbourhoods interface with commercial zones, as these are the

locations where live music venues are most commonly situated in Moonee Valley.

## Protecting significant grasslands

The review identified the need to apply vegetation protection controls to three areas across Keilor East and Avondale Heights that have significant grasslands and individual native plants. Vegetation controls in the planning scheme are used to protect and manage significant vegetation by ensuring that new development, works or vegetation removal do not result in the unnecessary loss of trees or vegetation that have been identified as significant. It provides a permit trigger so the impacts of development on vegetation can be assessed, and appropriate retention, replacement or mitigation measures can be put in place.

### Next Steps

- Apply planning controls to identified significant grasslands in Moonee Valley.

## Waste management

Waste management in apartment buildings was raised as an issue during the engage phase. In particular, dumping of furniture (hard waste) due to frequent tenant turnover. A waste management plan is required for multi-dwelling developments through a condition of planning permit. Moonee Valley has developed a guidance document for applicants, updated in 2025, that sets out cover bin sizing, storage room design, vehicle access, chute requirements, and the four mandated waste streams, with further guidance for larger developments.

Hard waste is specifically addressed in the guidelines through dedicated on-site hard waste storage areas with scaled drawings, secured access, and a collection methodology. Furniture items from multi-unit developments are explicitly stated as not permitted on the kerb unless Council specifically agrees to collect them.

Once the Waste Management Plan is approved, the building gets built and ends Council's involvement in the process. The Owners Corporation is the legal entity responsible for common property in the building. There is no trigger for review once the building is occupied, no compliance check at occupancy, and no mechanism for Council to verify the system is working as planned once real tenants arrive.

Permit conditions are needed to require that buildings above a certain size have a dedicated person or service responsible for the bins on an ongoing basis, not just a floor plan. As part of the regulations that will enable the *Planning Amendment (Better Decisions Made Faster) Bill 2025*, the Victorian Government is preparing standard permit conditions for all development types. Advocacy during this drafting process to include a permit condition that allocates a responsible party for waste management as a condition of occupancy, not just of approval, for developments above a certain size threshold is needed.

## Next Steps

- Update the Moonee Valley Planning Scheme with the revised *Waste Management Plans - Guidelines for Planning Applicants, 2025*.
- Advocate to the Department of Transport and Planning to ensure a named person or service is contractually responsible for managing waste in large developments on an ongoing basis as part of the standard permit conditions being drafted to enact the *Planning Amendment (Better Decisions Made Faster) Bill 2025*.

## Public Acquisition Overlays

Moonee Valley contains several Public Acquisition Overlays (PAOs), some of which extend beyond the municipal boundary. These PAOs apply to land earmarked for new roads or expansion or extension of existing roads, bridge crossings and land for public park and recreation. The acquiring authority and purpose of acquisition are outlined in Table 17.

Table 17: City of Moonee Valley Public Acquisition Overlays

| Planning Scheme Map Reference | Acquiring Authority          | Purpose of Acquisition     |
|-------------------------------|------------------------------|----------------------------|
| PAO1                          | Head, Transport for Victoria | Road                       |
| PAO2                          | City of Moonee Valley        | Public Park and Recreation |
| PAO3                          | Head, Transport for Victoria | Road                       |

Acquiring authorities for road reserves were contacted during the engagement phase of this project. No response was received and as a result, no changes to the current application of the PAO1 and PAO3 for road reservation purposes are recommended at this time. Further discussions to confirm the status of the area to be acquired should be undertaken with the relevant acquisition authorities during the next review period.

### *Public Acquisition Overlay (PAO2) - Public Park and Recreation*

Council is the acquiring authority for land in the PAO2. The PAO2 applies to Steele Creek (Craig Street) and land along the river frontage of the Maribyrnong River (Fisher Parade).

#### Steele Creek PAO2

Council has acquired land at 2-12 Craig Street, Keilor East. The PAO2 that applies to this land has served its purpose and is no longer required and recommended for removal.

**Figure 16: Public Acquisition Overlay (PAO2) along Stony Creek**

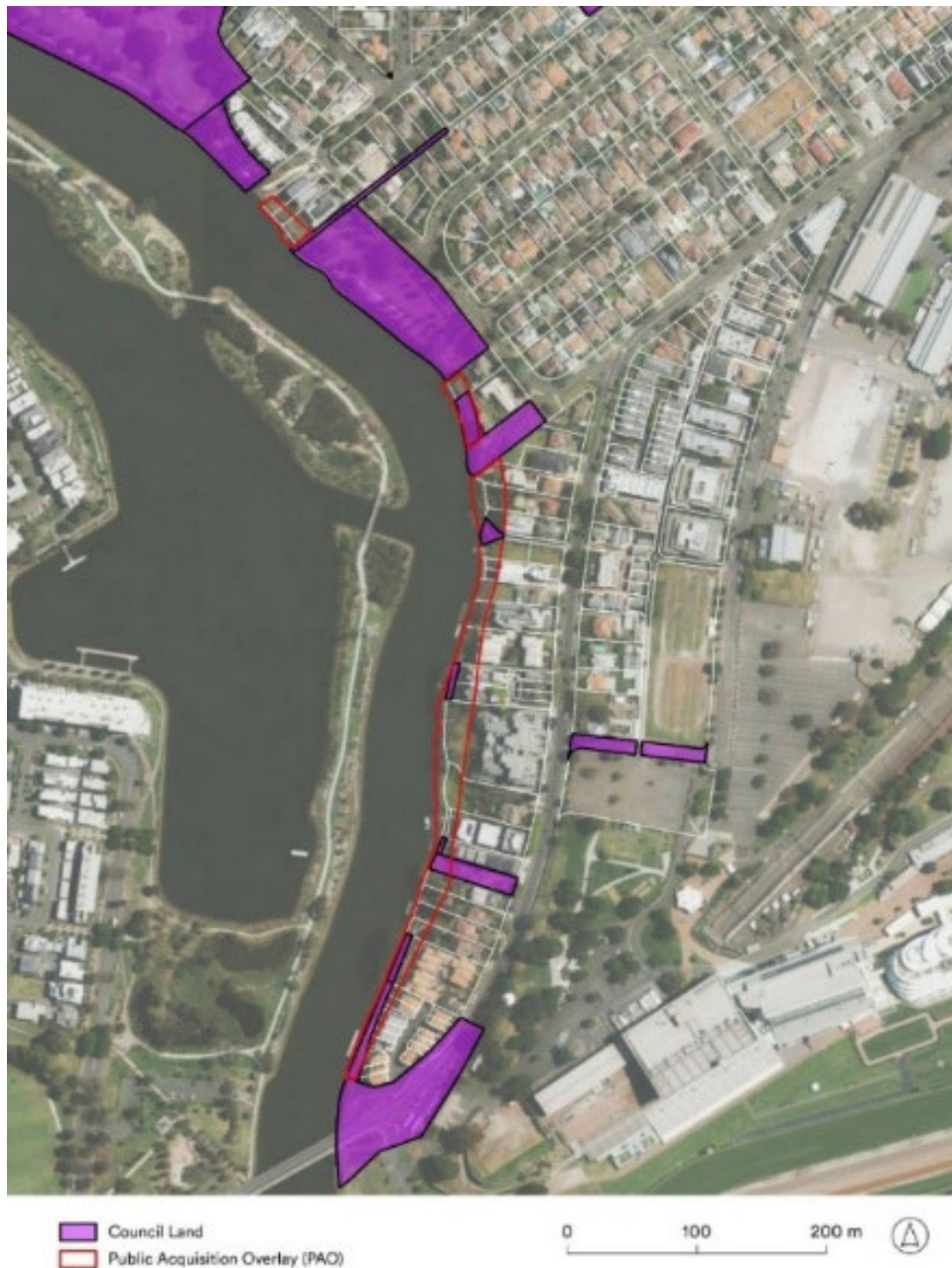


### Maribyrnong River PAO2

Various properties along the Maribyrnong River frontage along Fisher Parade have been acquired or provided to Council as land contributions as part of subdivisions over the years. An audit of the land now in Council ownership is shown in Figure 17.

It is recommended that the PAO2 be removed from the parcels in council ownership as the purpose of the acquisition overlay has been fulfilled. The PAO2 along the Maribyrnong River will remain on the land not yet acquired as its intended purpose continues to be relevant. The land identified in the overlay will help create a vegetated buffer along the Maribyrnong River, support additional riparian planting, contribute to climate change mitigation efforts, and help reduce flood impacts.

Figure 17: Public Acquisition Overlay (PAO2) along the Maribyrnong River frontage



### Next Steps

- Remove the Public Acquisition Overlay where land has been acquired by Council.

### Waterways

Moonee Valley is actively protecting, restoring and managing its waterways through updates to the planning framework. The revised framework more effectively integrates waterways into the open space network, strengthens biodiversity outcomes, improves protection along waterways, and supports environmentally responsive designs.

The Planning Scheme Review has identified the need to update reference documents, including the revised principles from the *Chain of Ponds – Moonee Ponds Creek Plan, 2025*.

In 2022, Amendment VC201 introduced two new regional policies and a series of new Significant Landscape Overlays (SLO) to provide guidance and protection for waterway planning for the Waterways of the West. The controls were introduced and applied to the Maribyrnong River and Moonee Ponds Creek on an interim basis until 31 December 2026. In December 2025, the schedules became permanent through Amendment VC278 along with changes to the map extents to increase the overlay area from 30 metres to 50 metres from the banks of waterway systems.

With the buffer now 50 metres, parcels once outside may fall within strategic open space priorities or need different edge treatments. Monitoring these changes may translate to acquisitions or design standards that reflect the new reality, especially in denser centres where creek corridors are critical relief valves.

Along some of the waterways, up to four different planning overlays can apply to a single property. While each overlay provides guidance and requirements about separate matters, there is opportunity to further review these controls to remove duplication and provide greater clarity.

In addition, Design and Development Overlay Schedule 2 - Maribyrnong River Protection (DDO2) is due to expire 30 October 2026. DDO2 was introduced into the Moonee Valley Planning Scheme on an interim basis in October 2014 by Amendment C141 to consolidate and strengthen planning controls for part of the Maribyrnong River corridor in response to the Maribyrnong River Valley Design Guidelines 2010.

The purpose of DDO2 is to protect the skyline along the Maribyrnong River in Moonee Valley. An extension of the application of this overlay has been sought in May 2026 so that built form guidance can continue while a further assessment of waterway controls with neighbouring councils and DTP can be undertaken.

### Next Steps

- Review all the controls that apply to our waterways with the ultimate intention to consolidate and provide greater clarity.
  - Reference the *Connectivity 2018* policy document for Five Mile Creek in the planning scheme
  - Update the principles relating to Moonee Ponds Creek to reflect the revised principles from the *Chain of Ponds – Moonee Ponds Creek Plan, 2025*.
- Monitor changes to the permanent SLO extents (VC278) by annually mapping and reviewing properties newly included within the expanded 50 metre buffer, assessing resulting permit triggers and design requirements to ensure consistent application of waterway protection objectives.

## Planning Scheme Amendment

Improvements to the planning scheme identified in this review will be carried out as a planning scheme amendment(s) separate to this review. Where possible, the applicable streamlined amendment process due to be introduced as part of the *Planning Amendment (Better Decisions Made Faster) Bill 2025* will be used.

The amendment(s) will consist of two components.

### Policy neutral content:

The amendment will reflect insights from the Planning Scheme Review to enhance the planning scheme's clarity, usability and effectiveness.

Specifically, the amendment will:

- Ensure alignment with the *Ministerial Direction on the Form and Content of Planning Schemes*.
- Acknowledge the Wurrundjeri Woi-Wurrung as the Traditional Owners of the land on which Moonee Valley City Council sits, incorporating dual naming of key features where appropriate, and referencing the *Whole of Country Plan, 2025-2035*.
- Update socio-demographic and economic data, along with other factual information.
- Correct ordinance and mapping anomalies.
- Update the background, reference and incorporated documents, framework plans, and spatial information, as required.
- Update the thematic framework plans with enhanced and expanded spatial and visual information.
- Include a spatial representation of existing pipeline infrastructure within the strategic framework plan of the Municipal Planning Strategy.
- Delete incorporated documents for completed projects that are no longer required, following confirmation with relevant authorities.
- Remove the Public Acquisition Overlay where land has been acquired by Council.
- Incorporate revisions identified in *Appendix 2: Audit and Assessment of Current Planning Scheme*.

### New policy content:

The amendment will introduce updated and new land use and development policies to strengthen the planning scheme.

Specifically, the amendment will:

- Incorporate new and updated policy content in the Municipal Planning Strategy, Planning Policy Framework, and schedules to zones and overlays to include changes identified in the audit of the Planning Scheme Review.
- Align the Municipal Planning Strategy's vision and strategic directions with the current *Council Plan 2025 – 2029* and revised *MV2040 Community Vision and Strategy 2025*, including removing neighbourhood implementation plans.

- Update thematic strategies to reflect current strategic directions.
- Introduce an overarching strategic framework plan that illustrates Council's long term land use vision.
- Integrate updated state and regional policy changes.
- Address issues identified in *Appendix 2: Audit and Assessment of Current Planning Scheme*.
- Address the direction set out in written correspondence received from the Minister for Planning in January 2026 to review of the application of the residential zones and overlays and policy direction to align with Victorian Government directives.

Prior to the preparation of the planning scheme amendment(s), consultation will occur with:

- The Department of Transport and Planning to determine the most effective planning scheme amendment(s) to implement new policy, policy revisions, and policy neutral changes to the planning scheme.
- Relevant landholders and stakeholders, including Victorian government departments and agencies, to resolve zoning and overlay anomalies within the planning scheme and zoning maps.

## Emerging Trends

Urban change is being driven by a combination of social, environmental, technological and demographic forces that require ongoing monitoring and responsive planning. Shifts such as the uptake of new technologies are reshaping how people live, move and work, placing increasing pressure on infrastructure, services and public spaces.

Emerging issues include the expansion of data centres with high energy and water demands, climate change, the growth of electric and shared mobility, the future impacts of autonomous vehicles, and the need for EV-ready buildings. At the same time, artificial intelligence is transforming planning processes, improving efficiency while requiring careful governance to ensure ethical, transparent and human-centred decision-making. Together, these trends will significantly influence future land use, transport, infrastructure and service delivery in Moonee Valley.

## 9. Monitoring and Review

A consistent, evidence-based mechanism to track the implementation and effectiveness of local planning policies is needed. Without a clear framework to monitor the progress of policies, it is difficult to assess whether strategic objectives such as housing diversity, climate resilience and infrastructure delivery are being achieved, and to identify gaps, risks, or opportunities for improvement.

The review has highlighted the need for a structured approach to better capture and assess the impacts of planning policies. The development of a monitoring and evaluation framework to enhance the measurement and analysis of how planning policies influence land use and development outcomes.

By establishing clear baseline data and improving the collection and tracking of information, Council will be better positioned to:

- Measure on the ground outcomes such as dwelling growth, housing diversity, climate resilience, changes in commercial and retail floorspace, and infrastructure delivery.
- Track permit activity throughout the entire process – from approval to construction.
- Identify gaps, risks, and opportunities for improvement.
- Monitor VCAT decisions and major development approvals for public and street art outcomes to determine if a formal policy response is warranted.
- Monitor changes to the permanent SLO extents (Amendment VC278) by annually mapping and reviewing properties newly included within the expanded 50 metre buffer, assessing resulting permit triggers and design requirements to ensure consistent application of waterway protection objectives.

To measure progress against key strategic objectives in the *Council Plan 2025 - 2029*, the monitoring and evaluation framework will also need to track specific indicators over the next four years. Tracking of the following information is recommended:

- For housing, this includes progress toward meeting Victorian Government housing targets and monitoring levels of housing supply, delivery, type and diversity and housing stress in Moonee Valley.
- For design quality, community satisfaction with planning and development will be assessed.
- For public realm outcomes, measures will focus on satisfaction with open space and increased community access.
- For employment, this includes tracking how much commercial and retail floorspace exists, is being developed, or is being lost to help Council understand the health and direction of the local economy. This informs where Council needs to focus investment and provide policy support. This review recommends strategic work to be undertaken to understand our future employment needs.
- For infrastructure, community satisfaction with Council facilities will be monitored to ensure services meet the needs of a changing population.

A robust monitoring and evaluation framework is essential to track progress on strategic objectives and inform evidence-based decisions.

New changes to the *Planning and Environment Act 1987* outlined in the *Planning Amendment (Better Decisions Made Faster) Bill 2025* include a direction from the Minister for Planning for a council to review its planning scheme if the Minister thinks it is inconsistent with state or regional planning strategy. To ensure that the Moonee Valley Planning Scheme is current, monitoring of state and regional planning strategies and their direct impact on Moonee Valley will be needed.

## Conclusion

This Planning Scheme Review confirms that the Moonee Valley Planning Scheme is generally performing well, while identifying clear and targeted opportunities to strengthen strategic direction, policy clarity and implementation over the next four years. It provides a robust evidence base to respond to population growth, housing targets and state planning reforms, while reflecting local priorities for liveability, sustainability, heritage and economic resilience.

The review sets out a practical program of policy updates, strategic work and advocacy actions to ensure the planning scheme remains fit for purpose and responsive to change. Together, these actions will support confident decision making, better development outcomes, and a planning framework that continues to serve the Moonee Valley community into the future.

#### Moonee Valley Language Line

|          |           |           |          |         |           |            |            |           |
|----------|-----------|-----------|----------|---------|-----------|------------|------------|-----------|
| العربية  | Arabic    | 9932 1471 | Ελληνικά | Greek   | 9932 1474 | Español    | Spanish    | 9932 1477 |
| 廣東話      | Cantonese | 9932 1472 | Italiano | Italian | 9932 1475 | Türkçe     | Turkish    | 9932 1478 |
| Hrvatski | Croatian  | 9932 1473 | Somali   | Somali  | 9932 1476 | Tiếng Việt | Vietnamese | 9932 1479 |

All other languages 9932 1480

National Relay Service 13 36 77 or [relayservice.com.au](http://relayservice.com.au)

# Appendix 1

## Changes in State Planning Policy since the last review

### *Planning Amendment (Better Decisions Made Faster) Act 2026*

On 17 February 2026, the *Planning Amendment (Better Decisions Made Faster) Act 2026* (the Bill) received royal assent. This is the most significant overhaul of the *Planning and Environment Act 1987* in decades. The changes from this Bill and subsequent tranches will support the delivery of Victoria's Housing Statement and the actions of *Plan for Victoria*. The first part of the Bill is expected to come into force by October 2027. The Act will continue to be amended over time, requiring Council to respond to ongoing legislative and planning system changes as they arise.

One of the key changes from the Bill is that once fully implemented, the Act will allow affordable housing contributions to be required as a condition of a planning permit. The Bill also updates the objectives of the *Planning and Environment Act 1987* itself. For the first time, planning objectives in Victoria include facilitating social and affordable housing, as well as increasing housing supply, diversity and affordability.

The power to attach affordable housing contributions as permit conditions is not automatic or self-executing, it will need to be underpinned by strategic work at the local level. Based on the Act's framework and existing guidance from the Department of Transport and Planning, Council will need to:

- Prepare a housing strategy that identifies the relevant housing requirements that need to be addressed within a defined location.
- Amend the Moonee Valley Planning Scheme to formalise expectations about affordable housing contributions, councils will likely need to amend their planning scheme to include local policy or overlay provisions that articulate affordable housing requirements in specific locations or for specific development types.
- Understand where in their municipality contributions are realistic given land values and development economics to provide a clear nexus to the planning scheme or a demonstrated need.

### *Industrial and Commercial Land Use*

The *Melbourne Industrial and Commercial Land Use Plan* (MICLUP) was prepared and released in 2020 by the Victorian Government as part of the implementation of Plan Melbourne 2017–2050. While prepared in 2020, its policy weight was later strengthened when it was formally embedded into the Victoria Planning Provisions through Planning Scheme Amendment VC215 in March 2023.

For Moonee Valley City Council, the MICLUP provides strong state-level policy support to protect the municipality's limited and increasingly scarce industrial and commercial land, including the regionally significant Airport West industrial area and smaller local employment precincts. The plan strengthens Council's ability to resist inappropriate rezoning to residential uses, guides the sustainable transition of industrial areas to diverse employment functions where appropriate, and supports the retention of commercial floorspace in activity centres to maintain local jobs and economic resilience in an inner-urban context.

### *Environmentally Sustainable Development*

To enhance the sustainability of building and subdivision developments across Victoria and address climate change, the Victorian Government introduced an Environmentally Sustainable Design Roadmap, 2020. This initiative led to changes to the planning policy framework integrating climate change responses and ESD standards covering energy, water, transport, greening into building approvals. A new objective was also introduced into the *Planning and Environment Act 1987* ensuring that greenhouse gas targets and climate resilience are considered in planning scheme amendments. Work to elevate ESD targets in planning schemes continues, led by the Council Alliance for Sustainable Built Environment (CASBE).

### *National Housing Accord*

The National Housing Accord, signed in October 2022 and updated in August 2023, commits all levels of government to delivering 1.2 million new well-located homes across Australia by 2029. Councils are expected to support the Accord's objectives through zoning reform, streamlined approval pathways, and updated strategic policies that actively enable housing supply rather than constrain it. For Moonee Valley City Council, this reinforces the need to plan for increased housing density, particularly in well-located areas close to transport, jobs and services.

### *Housing Statement*

The Victorian Government's Housing Statement (September 2024) sets ambitious targets to deliver 2.24 million new homes across Greater Melbourne by 2051, with 70 per cent of this growth expected to occur within established suburbs. Victoria's *Housing Statement: The Decade Ahead 2024–2034* sets a bold target to build 800,000 new homes over the next ten years, aiming to improve affordability and accessibility. Key measures include rezoning to support higher density development in well located areas, accelerating permit approvals by introducing 'deemed to comply' pathways, tackling permit backlogs through providing additional resources to support complex approvals, supporting social housing, removing permit requirements for small second dwellings, innovative housing options like office conversions, and other non-planning mechanisms.

### *Plan for Victoria*

*Plan for Victoria 2025* is the Victorian Government's land use planning strategy, designed to guide Victoria's growth by ensuring sufficient housing, faster planning decisions, and stronger sustainability measures. The plan aims to make development more efficient, affordable, and climate-resilient while aligning local planning schemes with state priorities for transport, design quality, and environmental outcomes. Following the Housing Statement, *Plan for Victoria* set a housing target for Moonee Valley of 47,500 new homes by 2051. This means Council must review its planning scheme and demonstrate that it has enough capacity to accommodate this growth and, if not, make changes to the planning settings to allow for it.

### *Economic Statement*

The Victorian Government's *Economic Growth Statement 2024* outlines a vision for a prosperous and resilient Victoria, building on its strengths, skilled workforce, vibrant business environment, and strong economic growth. The Statement focuses on cutting red tape, fostering innovation, expanding skills development, reaching regional communities, and partnering across sectors to ensure future opportunities are shared by all Victorians.

## *Movement and Transport*

In 2019, the Victorian Government introduced *Movement and Place in Victoria*, a framework that sets out priority uses, performance measures and interventions to apply to each road and street type. For the City of Moonee Valley, with busy activity centres, significant transport corridors and growing population pressures, the framework will help clarify street roles and identify suitable interventions. It will also help Council with local advocacy by framing its needs using the same terminology and assessment steps as State agencies.

The Victorian Government has prepared a Movement and Place Framework for the North Essendon and Niddrie (Keilor Road) Activity Centres. This framework provides clear guidance for the different transport modes in these centres. However further work to integrate connections and movement implications from the future Keilor East Train Station, Strathmore Station and Essendon train/bus/tram interchange located outside of the activity centre catchments is needed as they greatly impact movement and access within and around the centres.

In December 2025, the Victorian Government announced significant changes to car parking requirements through Amendment VC2377. The changes seek to align parking rates with Public Transport Accessibility Levels. The new system categorises sites into four groups based on transport access, with varying minimum and maximum parking requirements.

## *Infrastructure Victoria Strategy*

Infrastructure Victoria is an advisory body to the Victorian Government. Infrastructure Victoria's 2025–2055 strategy identifies and advocates for priorities, including planning for significant population growth in inner metropolitan areas, improving public and active transport, and creating safer local streets with 30 km/h zones. The Strategy promotes shared use of school grounds for community recreation, better coordination of waste and recycling infrastructure, and reforms to infrastructure contributions and asset management. It also calls for long-term sector plans to align state and local priorities, in managing urban density and delivering sustainable services.

These priorities aim to streamline planning processes, increase housing supply, and focus growth in areas with strong access to jobs, services and public transport.

## **State Government Led Planning Scheme Amendments**

The Victorian Planning Scheme is constantly being reviewed and updated at a State level with numerous Victorian (VC) and Group of Council (GC) amendments occurring each year. The State also provides advice to planners in the form of updates to the Practitioners Guide and new planning practice and advisory notes.

The way in which the Moonee Valley Planning Scheme should respond at a local level to these changes to the Victoria Planning Provisions and how they should be applied has been considered in this review.

### *VC (Victorian) and GC (group of council) amendments.*

Since the last planning scheme review in 2018, many VC and GC amendments have introduced new policy into the Moonee Valley Planning Scheme and are directly relevant to this review, key amendments include:

| Amendment            | Summary of State-Led Change                                                               | Local Policy and Practice Implications                                                                                 |
|----------------------|-------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------|
| <b>VC110</b>         | Reformed residential zones to enable character statements and local schedule variations   | Required Council to clearly articulate local character directions where residential zones are applied                  |
| <b>VC148</b>         | Introduced an integrated Planning Policy Framework                                        | Required restructuring and updating of local policy to align with the new PPF format                                   |
| <b>VC169</b>         | Implemented Plan Melbourne 2017–2050 policy directions                                    | Reinforced alignment between local planning policy and metropolitan housing, employment and activity-centre objectives |
| <b>VC173</b>         | Implemented 2018 updates to the Melbourne Airport Environs Overlay                        | Required consideration of updated aviation-related constraints where applicable                                        |
| <b>VC183</b>         | Introduced Clause 13.07-3S (Live Music) and amended Clause 53.06                          | Supported the protection and operation of live music venues and informed decision-making on noise and amenity impacts  |
| <b>VC197</b>         | Refined state housing policy                                                              | Required review of local housing policies for consistency with updated state objectives                                |
| <b>VC200</b>         | Introduced transport planning reforms                                                     | Reinforced the integration of land use and transport planning in local decision-making                                 |
| <b>VC201</b>         | Added Clause 12.03-1R (Waterways of the West) and an interim SLO along the Werribee River | Demonstrated increased state direction on waterway protection, relevant to local environmental and flood planning      |
| <b>VC204</b>         | Further transport planning reforms                                                        | Required consideration of access, movement and transport efficiency in local policy settings                           |
| <b>VC205</b>         | Complementary transport and freight policy reforms                                        | Reinforced coordination between land use, freight and public transport planning                                        |
| <b>VC211</b>         | Expanded pandemic-related exemptions for Council works from notice requirements           | Reduced statutory process requirements for certain Council-led projects                                                |
| <b>VC215</b>         | Implemented the Melbourne Industrial and Commercial Land Use Plan (MICLUP) into the PPF   | Strengthened Council's position on retaining and protecting limited industrial and commercial land                     |
| <b>VC220</b>         | Facilitated neighbourhood-scale battery infrastructure                                    | Supported local renewable energy initiatives and community resilience                                                  |
| <b>VC221</b>         | Removed the requirement for residential development to connect to reticulated gas         | Supported electrification and reduced emissions objectives                                                             |
| <b>VC227 / VC238</b> | Facilitated Container Deposit Scheme infrastructure and exemptions                        | Enabled rollout of waste recovery and recycling infrastructure                                                         |
| <b>VC236</b>         | Supported renewable hydrogen gas production and distribution                              | Encouraged the establishment of emerging clean-energy industries                                                       |
| <b>VC253</b>         | Facilitated small secondary dwellings                                                     | Supported incremental housing supply and housing diversity outcomes                                                    |
| <b>VC257</b>         | Introduced the Housing Choice and Transport Zone and Built Form Overlay                   | Established a new framework for higher-density housing in well-served activity-centre locations                        |

| Amendment            | Summary of State-Led Change                                                                                                                    | Local Policy and Practice Implications                                                                                                              |
|----------------------|------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>VC267</b>         | Introduced the Townhouse and Low-Rise Code (Clause 55) and Clause 57                                                                           | Removed reliance on Clause 65.01 for code-assessed applications, limiting consideration of some site-specific constraints at planning stage         |
| <b>VC274</b>         | Introduced streamlined provisions for housing and economic growth in priority precincts                                                        | Reinforced state-led directions for intensified development in nominated precincts                                                                  |
| <b>VC278</b>         | Applies the Significant Landscape Overlay to 17 waterways within the Yarra (Birrarung) and Waterways of the West catchments.                   | The SLO strengthens waterway policy for the Moonee Valley Creek, Maribyrnong River and Steele Creek. Increases the waterway corridor buffer to 50m. |
| <b>VC300</b>         | Introduces a Mid-Rise Code and new deemed to comply assessment provisions for four to six storey residential development in residential zones. | Promotes new built form in residential areas that are better suited to mid-rise residential development.                                            |
| <b>VC232</b>         | Corrects and updates references to government departments, statutory authorities and ministerial portfolios in local provisions.               | Updates the referral requirements in the Environmental Significance Overlay – Schedules 1 and 3.                                                    |
| <b>GC75</b>          | Increased Community Infrastructure Levy contribution requirements                                                                              | Affected infrastructure funding expectations for development                                                                                        |
| <b>GC150</b>         | Replaced references to the Small Lot Housing Code with the 2019 version                                                                        | Required application of updated small-lot housing standards                                                                                         |
| <b>GC170</b>         | Strengthened floodplain and catchment management policy                                                                                        | Highlighted the importance of implementing updated flood overlays and local flood controls                                                          |
| <b>GC173</b>         | Updated heritage policy                                                                                                                        | Required review of local heritage policy application                                                                                                |
| <b>GC204</b>         | Strengthened biodiversity and climate-change policy                                                                                            | Supported Council's climate resilience and environmental objectives                                                                                 |
| <b>GC252 / GC253</b> | Introduced housing facilitation reforms in metropolitan locations                                                                              | Reinforced expectations for housing growth in well-located areas                                                                                    |
| <b>GC236</b>         | Applies an interim LSIO in locations where flooding occurred along the Maribyrnong River                                                       | Implements recommendation 12 of the Maribyrnong River Food Event Independent Review (August 2023)                                                   |

This review has considered how the Moonee Valley Planning Scheme should respond at a local level to changes in the Victoria Planning Provisions and how those changes should be applied. Key actions include:

- Updating the Municipal Planning Strategy (MPS) to include a localised Acknowledgement to Country.
- Preparing a housing strategy to meet the targets set out in Clause 16.01 (Residential development).
- The VC257, VC267 and VC274 amendments together form the core housing reform package flowing from Victoria's Housing Statement. The Moonee Valley Planning Scheme is responding to this suite of reforms by establishing a hierarchy of activity centres with associated built form guidance and a Housing Strategy to support housing growth in activity centres and tram and train station centres identified in *Plan for Victoria*.

### *Implications of the Residential Planning Codes for Flood Risk Assessment*

While flood risk considerations remain within the planning system through overlays and state policy, an unintended outcome of the residential planning codes introduced by the Department of Transport and Planning is that the primary trigger for considering flood risk at the planning permit stage has been removed. Through these changes, the operation of Clause 65.01 (General decision guidelines) no longer applies to relevant residential code-assessed applications. Previously, Council relied on Clause 65.01, informed by the Building Regulations, to consider flood risk where no flood overlay applied, while Moonee Valley's flood-related planning controls developed in partnership with Melbourne Water are still progressing toward implementation.

While flood levels cannot currently be assessed at the planning permit stage, Council has put in place measures to help ensure flood risk is appropriately managed through later stages of the development process. Flood risk may be identified either at the building permit stage, where revised floor levels can be incorporated if necessary, or through the application of the Building Regulations, where flood constraints are already declared. Updated flood models will be publicly available once finalised and endorsed by Melbourne Water, providing greater clarity and supporting the early consideration of flood risk in future development proposals.

### **New Planning Guidance**

Since the last planning scheme review in 2018, several Victorian Government Planning Practice Notes, Advisory Notes and Ministerial Directions have been introduced or updated which may impact on the Moonee Valley Planning Scheme. These include:

| Guidance                                                                     | Consideration for Moonee Valley Planning Scheme                                                                                                                   |
|------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>PPN22 – Using the Car Parking Provisions</b>                              | Informs assessment of car parking reductions and demand management, particularly in activity centres and areas close to public transport                          |
| <b>PPN30 – Potentially Contaminated Land</b>                                 | Reinforces the need for early identification and assessment of contamination in urban renewal and former industrial areas                                         |
| <b>PPN39 – Using the integrated water management provisions of Clause 56</b> | Supports integrated water management objectives for residential subdivision, with limited direct applicability due to Moonee Valley's largely established context |
| <b>PPN46 – Strategic Assessment Guidelines</b>                               | Sets expectations for evidence-based planning scheme reviews and amendments, influencing the scope and depth of Council's strategic work                          |
| <b>PPN56 – Activity Centre Zone</b>                                          | Guides application and interpretation of the Activity Centre Zone in locations such as Moonee Ponds                                                               |
| <b>PPN57 – Parking Overlay</b>                                               | Provides a framework for managing parking demand in activity centres and areas experiencing growth                                                                |
| <b>PPN58 – Structure Planning for Activity Centres</b>                       | Informs the preparation of structure plans for centres undergoing change and intensification                                                                      |
| <b>PPN59 – Role of Mandatory Provisions in Planning Schemes</b>              | Clarifies the limits of discretion and highlights the need for strong justification where mandatory controls are applied                                          |
| <b>PPN60 – Height and Setback Controls for Activity Centres</b>              | Supports the use of mandatory and preferred built-form controls in activity centres                                                                               |
| <b>PPN74 – Making Planning Documents Available to the Public</b>             | Reinforces transparency and procedural compliance in plan-making and decision-making                                                                              |
| <b>PPN81 – Live Music and Entertainment Noise</b>                            | Assists in balancing land-use conflict between live music venues and sensitive uses, relevant in activity centres                                                 |
| <b>PPN84 – Applying the Minimum Garden Area Requirement</b>                  | Influences development yield and built-form outcomes in residential areas                                                                                         |
| <b>PPN85 – Applying the Commercial 3 Zone</b>                                | Relevant to transitional employment land and buffering between industrial and sensitive uses                                                                      |
| <b>PPN90 – Planning for Housing</b>                                          | Supports increased housing provision in well-located areas                                                                                                        |
| <b>PPN91 – Using the Residential Zones</b>                                   | Guides application of the residential zoning hierarchy across the municipality                                                                                    |

| Guidance                                                                                         | Consideration for Moonee Valley Planning Scheme                                                                 |
|--------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------|
| <b>PPN92 – Managing Buffers for Land Use Compatibility</b>                                       | Important for managing interfaces with transport infrastructure, industry and other sensitive land uses         |
| <b>PPN97 – Planning Practice Note 97</b>                                                         | Supports implementation of recent housing and strategic planning reforms                                        |
| <b>PPN98 – Planning Practice Note 98</b>                                                         | Supports application of recent state planning reforms                                                           |
| <b>Ministerial Direction No. 1 – Potentially Contaminated Land</b>                               | Requires environmental due diligence prior to rezoning or sensitive land uses, critical in renewal areas        |
| <b>Ministerial Direction No. 11 – Strategic Assessment of Amendments</b>                         | Raises the procedural and evidentiary standard for planning scheme amendments and reviews                       |
| <b>Ministerial Direction No. 19 – Amendments Impacting Environment, Amenity and Human Health</b> | Mandates early and documented consultation with EPA Victoria for relevant strategic work                        |
| <b>Ministerial Direction No. 20 – Major Hazard Facilities</b>                                    | Relevant to land-use compatibility and buffering considerations                                                 |
| <b>Ministerial Direction No. 22 – Climate Change Consideration</b>                               | Requires climate change risks and adaptation to be considered in strategic and statutory planning               |
| <b>Ministerial Direction on the Form and Content of Planning Schemes</b>                         | Prescribes mandatory structure, drafting standards and templates for planning schemes                           |
| <b>Ministerial Direction on the Preparation and Content of Development Contribution Plans</b>    | Tightens requirements for justification, preparation and reporting of DCPs                                      |
| <b>Ministerial Direction on the Preparation and Content of Infrastructure Contribution Plans</b> | Governs preparation and reporting of ICPs, relevant to growth and infrastructure funding                        |
| <b>Planning Scheme Reviews Advisory Note</b>                                                     | Sets expectations for the scope, methodology and justification of planning scheme reviews                       |
| <b>A Practitioner's Guide to Victorian Planning Schemes (Version 8)</b>                          | Reflects the current structure and operation of the Victorian planning system following major reforms           |
| <b>Activity Centre Zone Mapping Style Guide</b>                                                  | Ensures consistent, defensible mapping of activity centres across the scheme                                    |
| <b>Victorian Local Heritage Guidelines</b>                                                       | Introduced in May 2026, the guidelines provide advice about including a heritage place in the Heritage Overlay. |

While Council has completed a translation of its planning policy framework to align with these changes, there are many topics covered by new, and updated, practice notes above where Council still needs to undertake further strategic work to properly align the planning scheme with Victorian Government advice, including:

- Updating Heritage Overlay mapping to remove anomalies.
- Recognising work led by Melbourne Water to update flood mapping.
- Updating housing diversity and neighbourhood character policies, and applying the residential zones to appropriate areas

# Appendix 2

## Audit and Assessment of Current Planning Scheme

### Municipal Planning Strategy

| MPS Clause         | Comment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Action                           |
|--------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------|
| <b>MPS 02.01</b>   | <i>Context</i> requires redrafting to update population figures to align with the most recent population data and to insert a localised Acknowledgement of Country prepared in partnership with the Wurundjeri Woi-wurrung through targeted consultation                                                                                                                                                                                                                                                                                                                                                    | Change                           |
| <b>MPS 02.02</b>   | <i>Vision</i> requires redrafting to align with the vision contained in Council's <i>MV2040 Community Vision and Strategy</i> and <i>Council Plan 2025-2029</i> , emphasising the land use implications of content from these two documents. This will in turn require multiple other clauses within the MPS to be updated to align with these changes.                                                                                                                                                                                                                                                     | Change                           |
| <b>MPS 02.03-1</b> | <i>Settlement</i> requires redrafting, primarily to reframe settlement policy that is currently aligned with the 'neighbourhoods' approach laid out in the previous iteration of MV2040. This reframing should align with the approach adopted in forthcoming strategic work on housing. Further changes include redrafting Clause 02.03-1 to substitute references to obsolete Victorian government strategic documents with the current equivalent, and update activity centre terminology to align with <i>Plan for Victoria</i> .                                                                       | Change                           |
| <b>MPS 02.03-2</b> | <i>Environmental and landscape values</i> requires updates to align with the new vision detailed in <i>MV2040 Community Vision and Strategy</i> and <i>Council Plan 2025-2029</i> .<br>Policy contained at this clause may provide justification for the further application of environmental and landscape controls in the form of an ESO and/or SLO.<br>There is opportunity to embed the council-endorsed target of 30% tree canopy cover across the municipality to align the MPS with <i>Plan for Victoria</i> .                                                                                       | Change                           |
| <b>MPS 02.03-3</b> | <i>Environmental risks and amenity</i> requires consideration of environmental risks associated with the operation of Essendon Airport. Advocacy for state action to implement planning policy and/or controls to address this issue is necessary.                                                                                                                                                                                                                                                                                                                                                          | Advocacy                         |
| <b>MPS 02.03-4</b> | <i>Built environment and heritage</i> could have strengthened local urban design policy. Urban design policy will be further explored as part of the Housing Strategy work and embedded in this clause. Environmentally sustainable design policy at this clause should be modified to align with <i>Plan for Victoria</i> .                                                                                                                                                                                                                                                                                | Further Strategic Work<br>Change |
| <b>MPS 02.03-5</b> | <i>Housing</i> requires redrafting to align with new state policy around housing and the upcoming Moonee Valley Housing Strategy. References to change in 'neighbourhoods' approach should be removed. Dot point 3 should be deleted due to duplication of policy at 02.03-4.                                                                                                                                                                                                                                                                                                                               | Change                           |
| <b>MPS 02.03-6</b> | <i>Economic development</i> requires redrafting to update or remove employment and economic data included in introductory paragraph and under the subheading 'Essendon Fields Airport'.<br>Policy addressing specific industries in introductory paragraph ('health care and social assistance' and 'education and training' as detailed in introductory paragraph) should be drafted for insertion under a heading below.<br>New policy under the subheading 'Airport West Westfield' should be inserted to recognise its status as an employment hub and provide strategic direction for future planning. | Change<br>Further Strategic work |

| MPS Clause         | Comment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Action                           |
|--------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------|
|                    | Third subheading 'Commercial' should be renamed 'Commercial and industrial' to better describe policy under this subheading.                                                                                                                                                                                                                                                                                                                                                                                                                               |                                  |
| <b>MPS 02.03-7</b> | <i>Transport</i> requires the drafting and insertion of local urban design strategies focused on streetscape and public land tree planting policy to address the road space hierarchy outlined at dot point 2.<br>Consider inclusion of micromobility (e-bikes and e-scooters) within road space hierarchy.                                                                                                                                                                                                                                                | Further Strategic Work           |
| <b>MPS 02.03-8</b> | <i>Infrastructure</i> requires drafting and insertion of policy addressing energy infrastructure. Gas and jet fuel pipelines, high voltage powerlines should be identified on strategic framework plans.<br>Policy should be drafted and inserted to support renewable energy generation and storage infrastructure on public or private land that is compatible with that use.<br>Waste management policy requires redrafting to be responsive to emergent uses.<br>Open space policy should be redrafted to align with <i>Open Space Strategy 2024</i> . | Change                           |
| <b>MPS 02.04</b>   | A new suite of strategic framework plans should be prepared to provide clear direction for the future planning of the municipality, show new and revised spatial features and strategic directions from recently adopted strategic plans.<br>Remove neighbourhood implementation plans from Clause 02.04.                                                                                                                                                                                                                                                  | Change<br>Further Strategic Work |

### Planning Policy Framework

| PPF Clause       | Comment                                                                                                                                                                                                                                                                                                                                                                                                                                                | Action                           |
|------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------|
| <b>PPF 11.03</b> | Policy drawn from Airport West Structure Plan at 11.03-1L requires review and alignment with Housing Strategy work underway.                                                                                                                                                                                                                                                                                                                           | Further Strategic Work           |
| <b>PPF 12.01</b> | Modify wording of policy at Clause 12.01-1L to emphasise retention and new planting of canopy trees and to reference state and municipal tree canopy targets.<br>Scope for more specific policy on street trees and trees on public land to be inserted.                                                                                                                                                                                               | Change<br>Further Strategic Work |
| <b>PPF 13.03</b> | Redrafting of policy at this clause will be necessary in the future resulting from ongoing strategic work and flood modelling for stormwater drainage and riverine flooding by Melbourne Water.                                                                                                                                                                                                                                                        | Change                           |
| <b>PPF 13.05</b> | Scope for drafting and insertion of local policy around Essendon Airport's noise-related impacts on sensitive uses in surrounding areas. Update following approval of the revised Essendon Airport Masterplan.                                                                                                                                                                                                                                         | Further Strategic Work           |
| <b>PPF 13.07</b> | Policy at sub-Clause 13.07-1L relating to liquor licencing should be removed as a result of the gazettal of Amendment VC286.<br>Investigate corner blocks adjoining TZ2 and TZ3 roads and specifically sensitive land uses such as child care centres where there are risks of pollutants, noise impacts and traffic related issues.<br>Local policy should be inserted at sub-Clause 13.07-3 to provide additional guidance around live music venues. | Change<br>Further Strategic Work |
| <b>PPF 15.01</b> | Section numbering for local policy should be modified to align with <i>Ministerial Direction on The Form and Content of Planning Schemes</i> (MDFC).<br>Policy at 15.01-1L Urban Design should be amended to remove duplication and improve clarity and consider permeability, urban heat and other climate hazards.<br>Further strategic work around signage required to improve clarity and provide additional detail to policy at 15.01-1L Signs.   | Change<br>Further Strategic Work |
| <b>PPF 15.03</b> | Redraft policy at 15.03-1L to ensure alignment with updated heritage guidelines, ensuring there is consistency in terminology and content.<br>Investigate the potential for a new local policy on Aboriginal Cultural Heritage at 15.03-2 in coordination with RAP.                                                                                                                                                                                    | Change                           |

| PPF Clause       | Comment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Action |
|------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------|
|                  | Modify to address heritage by neglect to remove the incentive for allowing a property to fall into disrepair, by requiring reconstruction so that no benefit is derived from wilful neglect of a property.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |        |
| <b>PPF 16.01</b> | Update activity centre language to align with <i>Plan for Victoria</i> while strengthening policy emphasis on strategic and large opportunity sites. Amend policy to prioritise residential growth through mixed-use developments within activity centres, ensuring a balanced approach that protects internal amenity for new residents while supporting the vibrancy of the night-time economy and local live music scene. Remove text in parentheses in first paragraph at 16.01-2L.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Change |
| <b>PPF 17.01</b> | Insert ESD provisions at 17.03-1L. Redraft strategy at same clause to remove reference to 'facilitate investment'.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Change |
| <b>PPF 18.01</b> | Redraft policy guidelines at 18.01-2L to ensure compliance with the MDFC. Investigate opportunities to encourage car share programs and explore policy scope for the storage and charging of micromobility vehicles. Draft policy to support strategic transport links including a continuous separated cycling path along Mount Alexander Road, a pedestrian connection aligned with Five Mile Creek, and a rail trail along the Jacana/Albion corridor to integrate with the future Keilor East Station. Review the <i>Open Space Strategy 2024</i> to support policy at 18.01-3L for the widening and levelling of footpaths within activity centres and key pedestrian corridors.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Change |
| <b>PPF 18.02</b> | Insert high-priority state infrastructure projects including the Fletcher Street and Mount Alexander Road tram intersection. Integrate relevant policy direction from the upcoming Integrated Transport Strategy (ITS). Include policy supporting improved safety at intersection of Mt Alexander Road and Keilor Road at North Essendon. Insert reference to street trees at 18.02-4L under Strategies and insert text drawn from updated Vehicles Crossing Policy under Policy Guidelines. Investigate new local policy for Essendon Fields at 18.02-7 that addresses building colour and reflectivity in height obstacle area. Ensure any proposed policy balances the development and amenity of activity centres with ongoing airport operations. Alternatively, explore advocacy for a new overlay to manage specific issues currently outside the scope of Design and Development Overlay Schedule 9 such as noise attenuation, through further consultation with Essendon Airport.                                                                                                                                                                                                                                                                                                                                                                                                                        | Change |
| <b>PPF 19.01</b> | No change recommended.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | N/A    |
| <b>PPF 19.02</b> | Strengthen the objective and strategies at 19.02-2L by replacing "encourage" with a more robust term to provide clearer policy direction. Establish a formal definition for "major educational uses" using numerical thresholds to improve certainty. Insert a new policy guideline requiring an assessment of the impact that new or expanding facilities have on the amenity of surrounding residential areas. Remove references to the MV2040 Action Plan at 19.02-4L (obsolete) and introduce a policy to mitigate the encroachment of non-open space related uses on existing open space. Incorporate requirements for public toilet provision within private developments in Activity Centres. Integrate an accessible design policy and formally include the Council Health Plan as a reference document to ensure the scheme reflects current Council priorities. Reorder objectives and strategies at 19.02-6L to lead with the objective in accordance with the MDFC, ensuring the land contributions component is correctly categorised as a strategy. Strengthen policy regarding the provision of diverse open spaces that facilitate both daytime and nighttime activity and update all strategic directions to align with the <i>Open Space Strategy 2024</i> . Insert policy that encourages land contributions and permeable, active interfaces for developments adjoining existing open spaces. | Change |
| <b>PPF 19.03</b> | Insert an objective at 19.03-2L to strengthen this clause and comply with MDFC. Investigate the necessity of including the Development                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Change |

| PPF Clause | Comment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Action |
|------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------|
|            | <p>Contributions Plan guidelines as a formal policy document within this section to ensure clear statutory links between development obligations and infrastructure delivery.</p> <p>Insert an objective at 19.03-3L Integrated Water Management to strengthen this clause and comply with MDFC. Water Sensitive Urban Design (WSUD) guidelines require updating, ensuring they reflect current best practice and climate resilience standards.</p> <p>Expand the geographical scope of the policy to include Steele Creek alongside Moonee Ponds Creek to ensure consistent catchment management and environmental protection across both key waterways.</p> <p>Renumber 19.03-3L Water Sensitive Urban Design to 19.03-4L to adhere to the Planning Policy Framework structure. Alternatively, investigate whether the expiry provision at the end of the clause has rendered the policy obsolete; if the provision has lapsed, the clause should be deleted.</p> <p>Insert an objective at 19.03-5L to comply with MDFC. Assess the implications of codification reforms to ensure this policy remains consistent with state-led planning changes. Strengthen the policy to encourage the submission of waste management plans (WMPs) for commercial and industrial development applications, alongside formalising WMP requirements for all multi-dwelling developments.</p> <p>Incorporate guidelines regarding the preferred design and appearance of waste storage and collection areas and investigate the potential for policy supporting shared waste collection facilities.</p> |        |

## Zones

| Zone Clause                                              | Comment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Action |
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| <b>Schedule to 32.04 Mixed Use Zone (MUZ)</b>            | <p>Renumber this schedule to 32.04 Mixed Use Zone as Schedule 1 and refer to the Practitioners Guide and the Department of Transport and Planning (DTP) regarding the appropriate application of the Mixed Use Zone (MUZ1).</p> <p>Insert an objective identifying sites (including small local retail strips and larger redevelopment sites) as priority areas for development.</p> <p>Insert specific built-form and signage guidance to provide direction beyond the parent provisions.</p> <p>Policy should encourage a broader mixture of uses while incorporating decision guidelines similar to industrial zones to manage the relationship between varying land uses.</p> <p>Investigate the capacity for higher built-form outcomes, including potential 70% site coverage allowances for mixed-use developments within established commercial strips. Insert policy guidance encouraging street level activation.</p> <p>Resolve issues identified in Planning Scheme Maps table below.</p> | Change |
| <b>Schedule 2 to 32.04 Mixed Use Zone (MUZ)</b>          | <p>Investigate potential to consolidate built-form requirements from the existing Design and Development Overlay (DDO) into Schedule 2 to 32.04 Mixed Use Zone (MUZ) to streamline the assessment process and reduce duplication.</p> <p>Ensure that decision guidelines are clearly linked back to the DDO requirements to provide stronger statutory weight for refusals.</p> <p>Verify the alignment of zone boundaries against current lot boundaries, as previous subdivisions may have resulted in mapping anomalies.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Change |
| <b>Schedule 3 to 32.04 Mixed Use Zone (MUZ)</b>          | No changes recommended.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | N/A    |
| <b>Schedule to 32.08 General Residential Zone (GRZ1)</b> | <p>Resolve issues identified in Planning Scheme Maps table below.</p> <p>Potential to create additional schedules to this zone containing neighbourhood character objectives that protect and retain identified local features as part of upcoming Housing Strategy.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Change |

| Zone Clause                                                      | Comment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Action                                      |
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|                                                                  | Amend planning scheme maps to reflect renaming of the Residential 1 Zone to the General Residential Zone.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Further Strategic Work                      |
| <b>Schedule to 33.01 Industrial Zone 1 (IN1Z)</b>                | <p>Renumber this schedule to Schedule 1 to 33.01 Industrial Zone 1. Further strategic work should be conducted to prepare an industrial, commercial and employment framework to assess the future application of the IN1Z.</p> <p>Currently no application of this zone in the municipality. Consider deletion of the schedule.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                 | <p>Change</p> <p>Further Strategic Work</p> |
| <b>Schedule to 34.01 Commercial 1 Zone (C1Z)</b>                 | <p>Resolve issues identified in Planning Scheme Maps table below.</p> <p>Maps showing land zoned B1Z, B2Z, B5Z should be amended to show C1Z.</p> <p>Further strategic work should be conducted to prepare an industrial, commercial and employment framework to assess the future application of the C1Z.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                      | <p>Change</p> <p>Further Strategic Work</p> |
| <b>34.02 Commercial 2 Zone (C2Z)</b>                             | <p>Maps showing land zoned B3Z, B4Z or C2Z should be amended to show C2Z.</p> <p>Further strategic work should be conducted to prepare an industrial, commercial and employment framework to assess the future application of the C2Z.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | <p>Change</p> <p>Further Strategic Work</p> |
| <b>Schedule to 36.01 Public Use Zone (PUZ)</b>                   | No changes recommended.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | N/A                                         |
| <b>Schedule to 36.02 Public Park and Recreation Zone (PPRZ)</b>  | <p>Resolve issues identified in Planning Scheme Maps table below.</p> <p>Signage policy identified as significant policy gap in the header clause of this schedule.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | <p>Change</p> <p>Advocacy</p>               |
| <b>Schedule 2 to 37.01 Special Use Zone (SUZ2)</b>               | Replace "Horse stables" with "Horse husbandry" in Table of Uses.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Change                                      |
| <b>Schedule 3 to 37.01 Special Use Zone (SUZ3)</b>               | <p>Prohibited uses currently includes "Industry (other than Automated collection point). Automated collection point is not nested within "Industry" under Clause 73.03. Redraft, retaining 'industry' as a section 3 use while moving 'Automated collection point' to section one in the Table of Uses.</p> <p>Remove "Mineral, stone or soil extraction (other than Extractive Industry, Mineral exploration, Mining and search for stone)" from Table of Uses as this term is no longer defined under Clause 73.03.</p>                                                                                                                                                                                                                                           | Change                                      |
| <b>Schedule 1 to 37.02 Comprehensive Development Zone (CDZ1)</b> | Prohibited uses currently includes "Industry (other than Automated collection point). Automated collection point is not nested within "Industry" under Clause 73.03. Redraft, retaining 'industry' as a section 3 use while moving 'Automated collection point' to section one in the Table of Uses.                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Change                                      |
| <b>Schedule to 37.03 Urban Floodway Zone (UFZ)</b>               | Resolve issues identified in Planning Scheme Maps table below.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Change                                      |
| <b>Schedule to 37.08 Activity Centre Zone (ACZ)</b>              | <p>Prohibited uses currently includes "Industry (other than Automated collection point, Dry cleaner, Research and development centre and Service industry).</p> <p>Automated collection point is not nested within "Industry" under Clause 73.03. Redraft, retaining 'industry' as a section 3 use while moving 'Automated collection point' to section one, and "Dry cleaner" and "Research and development centre" to section two in the Table of Uses.</p> <p>Monitor the floor area ratio mechanisms introduced through the Built Form Overlay as part of the Victorian Government Activity Centre Program and apply learnings as part of the next review.</p> <p>Update the maps to provide greater clarity in properties included in different precincts.</p> | Change                                      |

## Overlays

| Overlay Clause                                                       | Comment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Action                               |
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| <b>Schedule 1 to 42.01 Environmental Significance Overlay (ESO1)</b> | <p>Formatting should amend to comply with MDFC. Drafting at Permit Requirements should also be reconsidered to be consistent with other parts of the Planning Scheme.</p> <p>Reference Documents are not listed at Schedule to Clause 72.08 - digital versions should be sourced. References to referral authorities should be updated to reflect machinery of government changes or changed to be suitably generic.</p> <p>Add application requirements, benchmarked against controls with similar objectives in other planning schemes.</p>                                                                                                                                                                                                                                                                                                                                                                                                 | Change                               |
| <b>Schedule 2 to 42.01 Environmental Significance Overlay (ESO2)</b> | <p>Significant Tree Register is due for review.</p> <p>National Trust Criteria listed at 1.0 should be reformatted as dot points.</p> <p>Redraft permit requirements to exempt lawful removals and removals with Council's written consent (e.g. natural death, storm fellings, relocations).</p> <p>Application of the overlay could be better applied to the standard potential canopy area typical for the species rather than the existing canopy area.</p> <p>Certain applications of ESO2 should be deleted due to the removal of the tree – identified in Mapping Anomalies section below.</p>                                                                                                                                                                                                                                                                                                                                         | Change<br><br>Further Strategic Work |
| <b>Schedule 3 to 42.01 Environmental Significance Overlay (ESO3)</b> | <p>Formatting updated to align with MDFC. References to referral authorities should be updated to reflect MOG changes or changed to be suitably generic.</p> <p>Add <i>Maribyrnong River Design Guidelines</i> as a background document as they contain requirements for managing native vegetation covered by this overlay.</p> <p>Incorporate specific application requirements and align them with those found in the Significant Landscape Overlay (avoiding duplication).</p> <p>Decision guidelines should be expanded to include the 'impact on the flow of water'.</p> <p>There is ambiguity in the current drafting of the 'pest animals' guideline; this should either be removed or replaced with 'invasive species' to capture weed management while retaining the original purpose.</p> <p>Audit all missing reference documents to ensure the overlay is supported by the correct strategic and technical cross-references.</p> | Change                               |
| <b>42.03 Significant Landscape Overlay</b>                           | Remove the vegetation removal permit trigger from Clause 42.03-2 and relocate any landscape-character-specific vegetation provisions into the schedule, with a cross-reference to Clause 52.37 as the primary assessment pathway.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Advocacy                             |
| <b>Schedule 1 to 42.03 Significant Landscape Overlay (SLO1)</b>      | <p>Decision guidelines should reference consideration of impacts of excavation on the landscape values and cultural heritage.</p> <p>Reference to measurement from 'the bank' is not sufficiently precise to apply consistently (e.g. what time of day/at what tide level is the measurement taken). This could be amended to refer to the 'centre line' of the river for accuracy.</p> <p>Third dot point at Permit Requirements regarding appropriate design, colours and materials for fences should be redrafted for clarity.</p>                                                                                                                                                                                                                                                                                                                                                                                                         | Change                               |
| <b>Schedule 2 to 42.03 Significant Landscape Overlay (SLO2)</b>      | Decision Guidelines should include reference to visual impact to align with statement objectives. A map or maps should be included to specify where each Schedule to the SLO applies.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Change                               |

| Overlay Clause                                                   | Comment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Action   |
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|                                                                  | Formatting to align with MDFC. References to referral authorities should be updated to reflect MOG changes or changed to be suitably generic.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |          |
| <b>Schedule 3 to 42.03 Significant Landscape Overlay (SLO3)</b>  | <p>Formatting to align with MDFC. References to referral authorities should be updated to reflect MOG changes or changed to be suitably generic.</p> <p>Decision Guidelines should include reference to visual impact to align with statement objectives. A map or maps should be included to specify where each Schedule to the SLO applies.</p> <p>Delete permit requirement for defensible space.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Change   |
| <b>Schedule 4 to 42.03 Significant Landscape Overlay (SLO4)</b>  | <p>Formatting to align with MDFC. References to referral authorities should be updated to reflect MOG changes or changed to be suitably generic.</p> <p>Decision Guidelines should include reference to visual impact to align with statement objectives. A map or maps should be included to specify where each Schedule to the SLO applies.</p> <p>Delete permit requirement for defensible space.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Change   |
| <b>Schedule to Clause 43.01 Heritage Overlay (HO)</b>            | <p>Clarify the wording of the column heading for outbuildings and fences in the Heritage Places table at Section 2.0 to resolve the double negative.</p> <p>Ensure all entries include suburbs and standardise the tree controls column to provide a uniform approach across all heritage places.</p> <p>Table at Section 2.0 requires updating to populate incomplete or empty cells, specifically addressing errors and omissions within HO110, HO338, and HO331, and ensuring non-HERMES entries are fully documented.</p> <p>Insert definition of "suitably qualified consultant" from the updated Heritage Guidelines into the application requirements at Section 1.0.</p> <p>Resolve issues identified in Planning Scheme Maps table below.</p>                                                                                                                                                         | Change   |
| <b>43.02 Design and Development Overlay</b>                      | Add a specific application requirement to Clause 43.02-5 mandating a landscape plan where vegetation removal or landscaping works are proposed, detailing species, canopy coverage, and replacement planting ratios, to give the decision guideline at 43.02-6 on landscaping something substantive to assess against.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Advocacy |
| <b>Schedule 1 to 43.02 Design and Development Overlay (DDO1)</b> | <p>Redraft to address grammar errors at Section 1.0. Amend formatting of 'Background Documents' title to align with MDFC.</p> <p>Investigate the use of measured view-line diagrams or photographic evidence taken from both the street and the river centre to provide clearer height and skyline guidance.</p> <p>Remove the roadworks permit trigger as it is not relevant to skyline protection and ensure the design objectives are explicitly linked to the decision guidelines.</p>                                                                                                                                                                                                                                                                                                                                                                                                                     | Change   |
| <b>Schedule 2 to 43.02 Design and Development Overlay (DDO2)</b> | <p>Remove duplication with DDO1 regarding valley skyline protections and integrate references to both the 2001 and 2010 <i>Maribyrnong River Design Guidelines</i> to ensure a consistent assessment framework.</p> <p>Address the ambiguity of measuring setbacks and fencing heights from the river by clarifying the point at which the 30m is measured from (current wording imprecise) and specify a minimum permeability percentage for side fences.</p> <p>Correct the spelling of "publically" to "publicly" throughout Section 1.0 and Decision Guidelines and fix inconsistent formatting in section headings.</p> <p>Consolidate the Decision Guidelines with those at DDO1 for consistency.</p> <p>Define the term "landward boundary" used at Section 6.0.</p> <p>Strengthen policy to protect the 30-metre river setback from encroachment and maintain a maximum three-storey height limit.</p> | Change   |

| Overlay Clause                                                     | Comment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Action |
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| <b>Schedule 3 to 43.02 Design and Development Overlay (DDO3)</b>   | <p>Address inconsistent formatting, specifically the heading font used at Sections 3.0, 4.0, 5.0, 6.0 and 11.0 and the bullet point spacing in Section 10.0.</p> <p>Update all maps to include detailed street information and transition precinct identifiers from letters to descriptive locations for easier site identification.</p> <p>Strengthen the guidelines by replacing discretionary "should/may" language with quantifiable requirements; for example, incorporate measurable definitions for "adequate daylight" and "generous setbacks" directly into the mandatory setback standards to provide a firmer basis for assessment.</p> <p>Correct the grammar and spacing errors within the setback tables and update references to the former church on Mt Alexander Road to instead require a general respect for all adjoining heritage fabric.</p> <p>To resolve recurring VCAT disputes over irregular lots, explicitly define rear boundaries to provide absolute clarity on interface requirements.</p> <p>Expand the policy to include "public land abuttal" triggers to capture sites like 2 Grice Crescent that currently bypass DDO requirements.</p> <p>Refine the "key site" criteria by replacing vague "significant detriment" descriptors with measurable metrics for overshadowing and view-line impacts</p> <p>Clearly map all key sites that meet the threshold of a 20-metre frontage and proximity within 400 metres of a tram or train station.</p> | Change |
| <b>Schedule 8 to 43.02 Design and Development Overlay (DDO8)</b>   | <p>Clarify the status of the Essendon Fields Airport Obstacle Limitation Surfaces (OLS) Plan as the primary control for safeguarding navigable airspace and ensuring that development does not penetrate protected flight paths.</p> <p>Update the application requirements to mandate Australian Height Datum (AHD) levels at every elevation point of a building—rather than just the four corners to capture the full extent of structures with irregular footprints.</p> <p>Strengthen policy regarding building finishes by explicitly discouraging the use of reflective materials and requiring an assessment of the potential impacts of illuminated signage on pilot visibility.</p> <p>Refine Decision Guidelines to provide a clearer strategic nexus for assessing height and location, ensuring the safety justification behind these controls is made clear.</p> <p>Relocate dot point four at Decision Guidelines to Application Requirements.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Change |
| <b>Schedule 9 to 43.02 Design and Development Overlay (DDO9)</b>   | Update name of Essendon Airport to Essendon Fields Airport.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Change |
| <b>Schedule 11 to 43.02 Design and Development Overlay (DDO11)</b> | <p>Recommended for consolidation into NCO as this Schedule applies to the same area as Schedules 2, 3, 4, 5 and 6 to 43.05 Neighbourhood Character Overlay and provides similar objectives.</p> <p>Resolve formatting inconsistencies at Section 3.0.</p> <p>Minor typographical error at dot point 5 of section 7.0 that should read 'neighbourhood character objectives' and not 'objections'</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Change |
| <b>Schedule 12 to 43.02 Design and Development Overlay (DDO12)</b> | <p>Rename the precinct to include the suburb (Moonee Ponds) and align application with land zoned MUZ in the north-eastern corner of the precinct.</p> <p>Retain the overlay to facilitate the final stage of the racecourse redevelopment.</p> <p>Draft signage objective to manage the interface with the adjacent freeway.</p> <p>Refine decision guidelines to ensure they do not duplicate existing particular provisions.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Change |

| Overlay Clause                                                     | Comment                                                                                                                                                                                                                             | Action                 |
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| <b>Schedule 13 to 43.02 Design and Development Overlay (DDO13)</b> | Development has been completed and the purpose of this Schedule has been realised. Recommended for deletion.                                                                                                                        | Change                 |
| <b>Schedule 1 to 43.03 Incorporated Plan Overlay (IPO1)</b>        | Recommend deletion of the schedule as other controls address the requirements. Some diagrams may be useful, translate into other schedules at 43.02.                                                                                | Change                 |
| <b>Schedule 5 to 43.03 Incorporated Plan Overlay (IPO5)</b>        | Recommend deletion of this schedule and consolidation of content into relevant schedule to 42.03.                                                                                                                                   | Change                 |
| <b>Schedule 6 to 43.03 Incorporated Plan Overlay (IPO6)</b>        | The incorporated document for the Moonee Ponds Campus of the Penleigh and Essendon Grammar School at 83 Park Street, Moonee Ponds was introduced as part of Amendment C9 in November 2000. A review of this masterplan is required. | Further strategic work |
| <b>Schedule 7 to 43.03 Incorporated Plan Overlay (IPO7)</b>        | This schedule was updated in February 2026 as part of Amendment C240moon, prepared by the Minister for Planning. No changes recommended.                                                                                            | N/A                    |
| <b>Schedule 9 to 43.03 Incorporated Plan Overlay (IPO9)</b>        | The incorporated document for the Essendon Campus of the Penleigh and Essendon Grammar School was introduced as part of Amendment C43 in 2004. A review of this masterplan is required.                                             | Further strategic work |
| <b>Schedule 10 to 43.03 Incorporated Plan Overlay (IPO10)</b>      | No change recommended.                                                                                                                                                                                                              | N/A                    |
| <b>Schedule 2 to 43.04 Development Plan Overlay (DPO2)</b>         | No change recommended.                                                                                                                                                                                                              | N/A                    |
| <b>Schedule 4 to 43.04 Development Plan Overlay (DPO4)</b>         | Land subject to overlay has been fully developed. Schedule recommended for deletion.                                                                                                                                                | Change                 |
| <b>Schedule 6 to 43.04 Development Plan Overlay (DPO6)</b>         | Land subject to overlay has been fully developed. Schedule recommended for deletion.                                                                                                                                                | Change                 |
| <b>Schedule 7 to 43.04 Development Plan Overlay (DPO7)</b>         | No change recommended.                                                                                                                                                                                                              | N/A                    |
| <b>Schedule 8 to 43.04 Development Plan Overlay (DPO8)</b>         | No change recommended.                                                                                                                                                                                                              | N/A                    |
| <b>Schedule 9 to 43.04</b>                                         | The Lowther Hall School Masterplan was introduced into the planning scheme in 1998. A review of this masterplan is required.                                                                                                        | Further strategic work |

| Overlay Clause                                                    | Comment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Action                           |
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| <b>Development Plan Overlay (DPO9)</b>                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                  |
| <b>Schedule 1 to 43.05 Neighbourhood Character Overlay (NCO1)</b> | Some of the area covered by this Schedule is also subject to a HO. HO was introduced subsequent to the application of the NCO, and not all properties within the NCO were assessed to be significant or contributory - therefore the NCO area should be curtailed to remove the overlap, as the operation of the two overlays is similar in their objectives and effects.                                                                                                                                                    | Change                           |
| <b>Schedule 2 to 43.05 Neighbourhood Character Overlay (NCO2)</b> | Formatting at Section 7.0 is inconsistent with MDFC.<br>Some conflict between the objectives of the zone (HCTZ2) and the objectives of this schedule to the NCO. The interaction between the HCTZ2 and the NCO should be monitored between now and the next review, as there is potential for permit decisions in this NCO to be referred to VCAT due to conflict between zone and overlay.                                                                                                                                  | Change                           |
| <b>Schedule 3 to 43.05 Neighbourhood Character Overlay (NCO3)</b> | Formatting at Section 7.0 is inconsistent with MDFC.<br>NCO is not the most suitable tool to achieve the objectives stated as it cannot be extended to apply to the C1Z land to the west. A DDO could be employed to provide more consistent control of development and protect the notable NC features shared across the commercial and residential land. Alternatively - commercial land could be rezoned MUZ and the NCO could be extended. Further investigation may be required to establish the best course of action. | Change                           |
| <b>Schedule 4 to 43.05 Neighbourhood Character Overlay (NCO4)</b> | The word 'front' should read 'fronting' in the Statement of Neighbourhood Character.<br>Background documents should be assigned a section number (7.0), and the formatting is also inconsistent with the MDFC.<br>Potential for consolidation of canopy tree controls between the NCO and ESO2 applied to public and private land in this area.                                                                                                                                                                              | Change                           |
| <b>Schedule 5 to 43.05 Neighbourhood Character Overlay (NCO5)</b> | Formatting of Section 7.0 is inconsistent with the MDFC.                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Change                           |
| <b>Schedule 6 to 43.05 Neighbourhood Character Overlay (NCO6)</b> | This schedule operates similar to heritage controls. This area was recommended for progression towards assessment for heritage significance, but this has not occurred. Include in future work to complete heritage assessment.                                                                                                                                                                                                                                                                                              | Further Strategic Work           |
| <b>Schedule 1 to 43.06 Built Form Overlay (BFO1)</b>              | No change recommended.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | N/A                              |
| <b>Schedule 2 to 43.06 Built Form Overlay (BFO2)</b>              | No change recommended.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | N/A                              |
| <b>Schedule to 45.01 Public Acquisition Overlay (PAO)</b>         | Further clarification required from Head, Transport for Victoria as to whether PAO1 and PAO3 are still current for their purposes.<br>Council has acquired some lots that PAO2 is applied to (see page 81) – the overlay should be removed from these lots as it has served its purpose.                                                                                                                                                                                                                                     | Change<br>Further Strategic Work |

| Overlay Clause                                                            | Comment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Action                 |
|---------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------|
|                                                                           | Further strategic work is required to establish future direction for use of remaining land PAO2 is applied to.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                        |
| <b>Schedule 1 to 45.06 Development Contributions Plan Overlay (DCPO1)</b> | No change recommended.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | N/A                    |
| <b>Schedule 2 to 45.08 Melbourne Airport Environs Overlay (MAEO2)</b>     | Timeframe should be provided at Section 1.0 for how long the benefit of existing use (i.e. for a dwelling) lasts before a new permit for use is required.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Change                 |
| <b>Schedule 1 to 45.09 Parking Overlay (PO1)</b>                          | No change recommended.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | N/A                    |
| <b>Schedule 2 To 45.09 Parking Overlay (PO2)</b>                          | Evaluate the expansion of Schedule 2 to encompass non-residential and non-office uses, such as Places of Assembly, restricted recreation and restricted retail for lots exceeding a specified size threshold.<br>Conduct benchmarking to determine appropriate lot size triggers and use-specific requirements for these broader categories.<br>Ensure any updates to the Parking Policy within the Municipal Planning Strategy (MPS) or Planning Policy Framework (PPF) explicitly reference the objectives of the Parking Overlay (PO).<br>Investigate the introduction of new policy support or incentives for car-share and electric vehicle infrastructure. | Further Strategic Work |
| <b>Schedule To 45.12 Specific Controls Overlay (SCO)</b>                  | No change recommended.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | N/A                    |

### Particular Provisions

| Particular Provision Clause                                   | Comment                                                                                                                                         | Action                             |
|---------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------|
| <b>Schedule To 51.01 Specific Sites and Exclusions</b>        | No change recommended.                                                                                                                          | N/A                                |
| <b>52.01 Combustible Cladding Rectification Exemptions</b>    | Clauses 52.01-1 and 52.01-2 introduced via Amendment VC191 and that apply to all planning schemes is missing from this clause. Update required. | Change                             |
| <b>Schedule To 52.02 Easements, Restrictions And Reserves</b> | No change recommended.                                                                                                                          | N/A                                |
| <b>52.05 Signs</b>                                            | Modify Clause 52.05 Signs, to better facilitate the advertising signage needs for sports clubs on land zoned Public Park and Recreation Zone.   | Advocacy<br>Further Strategic Work |

|                                                                         |                                                                                                                                                                                  |                        |
|-------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------|
|                                                                         | Multiple policy gaps relating to signage have been identified throughout the process of this review. Further work to develop a fit-for-purpose local signage policy is required. |                        |
| <b>52.11 Home based Business</b>                                        | Modify Clause 52.11 Home based business to enable goods offered for sale online to be collected from a dwelling.                                                                 | Advocacy               |
| <b>Schedule To 52.16 Native Vegetation Precinct Plan</b>                | Further strategic work should be conducted to assess the potential for protection of remnant native grasslands through a Native Vegetation Precinct Plan.                        | Further Strategic Work |
| <b>Schedule To 52.17 Native Vegetation</b>                              | No change recommended.                                                                                                                                                           | N/A                    |
| <b>Schedule to 52.28 Gaming</b>                                         | Policy at this schedule should be further developed pending a review of the Moonee Valley Electronic Gaming Policy.                                                              | Further Strategic Work |
| <b>Schedule To 52.32 Wind Energy Facility</b>                           | No change recommended.                                                                                                                                                           | N/A                    |
| <b>Schedule To 52.33 Post Boxes And Dry Stone Walls</b>                 | No change recommended.                                                                                                                                                           | N/A                    |
| <b>52.37 Canopy Trees</b>                                               | Modify Clause 52.37 to align canopy tree height recruitments to be consistent with those in Clause 55 assessments.                                                               | Advocacy               |
| <b>53.01 Public Open Space Contribution and Subdivision</b>             | Define a land use type or contribution trigger that would enable open space contributions from build-to-rent or similar developments outside subdivision.                        | Advocacy               |
| <b>Schedule to 53.01 Public Open Space Contribution and Subdivision</b> | No changes recommended at this time. Defer to implementation of <i>Open Space Strategy 2024</i> .                                                                                | N/A                    |
| <b>Schedule to 53.06 Live Music Entertainment Venues</b>                | No change recommended.                                                                                                                                                           | N/A                    |
| <b>Schedule to 53.15 Statement of Underlying Provisions</b>             | No change recommended.                                                                                                                                                           | N/A                    |

## General Provisions

| General Provision Clause                                                        | Comment                                                                                                                                                              | Action |
|---------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------|
| <b>Schedule to 66.04 Referral of Permit Applications Under Local Provisions</b> | Reference to the Secretary to the Department of Environment, Land, Water and Planning should be updated to reflect MOG changes or be changed to be suitably generic. | Change |

|                                                                               |                        |     |
|-------------------------------------------------------------------------------|------------------------|-----|
| <b>Schedule To 66.06 Notice of Permit Applications Under Local Provisions</b> | No change recommended. | N/A |
|-------------------------------------------------------------------------------|------------------------|-----|

### Operational Provisions

| Operational Provision Clause                                            | Comment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Action   |
|-------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|
| <b>Schedule To 72.01 Responsible Authority for This Planning Scheme</b> | No change recommended.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | N/A      |
| <b>Schedule To 72.02 What Area Is Covered by This Planning Scheme?</b>  | No change recommended.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | N/A      |
| <b>Schedule To 72.03 What Does This Planning Scheme Consist Of?</b>     | No change recommended.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | N/A      |
| <b>Schedule To 72.04 Incorporated Documents</b>                         | See table below.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | N/A      |
| <b>Schedule To 72.05 When Did This Planning Scheme Begin?</b>           | No change recommended.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | N/A      |
| <b>Schedule To 72.08 Background Documents</b>                           | See table below.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | N/A      |
| <b>73.03 Land Use Terms</b>                                             | <p>Amend the definition of food and drink premises to include live music, enabling permit triggers that allow Council to manage hours of operation and noise impacts.</p> <p>Expand and amend land use definitions to recognise emerging activities including:</p> <ul style="list-style-type: none"> <li>• Difference between traditional hotels and modern wine bars</li> <li>• Retail uses that incorporate an ancillary teaching component</li> <li>• Coffee roasters, currently classified as warehouse or café</li> <li>• Micro-breweries</li> <li>• Food trucks operating in car parks.</li> </ul> | Advocacy |

## Incorporated Documents

| Incorporated Document Title                                                                              | Current Y/N?                | Action |
|----------------------------------------------------------------------------------------------------------|-----------------------------|--------|
| 157A Milleara Road, East Keilor Master Plan                                                              | Y                           | None   |
| 2-12 Hood Street, Airport West – The Good Guys Head Office Redevelopment                                 | N                           | Remove |
| 687 Mount Alexander Road, Moonee Ponds (Department of Transport and Planning)                            | Y                           | Retain |
| Australian Standard AS2021-2015, Acoustics – Aircraft Noise Intrusion – Building Siting and Construction | Y                           | Retain |
| Buckley Street, Essendon Level Crossing Removal Project Incorporated Document                            | N                           | Remove |
| City of Moonee Valley Permit Exemptions Policies                                                         | Y – review complete         | Update |
| City of Moonee Valley Permit Exemptions Policy – Railway Heritage Places                                 | Y – under review            | Update |
| City of Moonee Valley Permit Exemptions Policy – Heritage Overlay Precincts                              | Y - under review            | Update |
| City of Moonee Valley Permit Exemptions Policy – HO372 Housing Commission of Victoria Ascot Estate       | Y - under review            | Update |
| City of Moonee Valley Permit Exemptions Policy – Heritage Infrastructure                                 | Y - under review            | Update |
| Development Concept Plan – Former Essendon & District Memorial Hospital                                  | Y                           | Retain |
| Lower Maribyrnong River Concept Plan                                                                     | Y                           | Retain |
| Lowther Hall Anglican Grammar School Master Plan 1998-2008                                               | N – review required         | Update |
| Maribyrnong River Interface Urban Design Guidelines                                                      | Y                           | Retain |
| Melbourne City Link Project – Advertising Sign Locations                                                 | Y                           | Retain |
| Moonee Ponds Creek Concept Plan                                                                          | N                           | Remove |
| Moonee Valley Development Contributions Plan                                                             | Y                           | Retain |
| Moonee Valley Racecourse Incorporated Plan – Conservation Policy and Permit Exemptions                   | Y                           | Retain |
| Neighbourhood Character Precinct Profiles                                                                | Y – subject to housing work | Retain |
| Northern Sewerage Project, Stage 1 and 2                                                                 | N                           |        |
| Penleigh and Essendon Grammar School – Essendon Campus Master Plan                                       | N – review required         | Update |
| Penleigh and Essendon Grammar School – Moonee Ponds Master Plan                                          | N – review required         | Update |
| Tweedside Estate                                                                                         | Y                           | Retain |
| Statement of Significance: 81 Charles Street, Ascot Vale                                                 | Y                           | Retain |
| Statement of Significance: 2 Aberdeen Crescent, Essendon                                                 | Y                           | Retain |
| Statement of Significance: Aberfeldie Street & Waverley Street Precinct                                  | Y                           | Retain |
| Statement of Significance: 8 Addison Street, Moonee Ponds                                                | Y                           | Retain |
| Statement of Significance: 1 and 3 Adelaide Street, Ascot Vale                                           | Y                           | Retain |
| Statement of Significance: 1 and 3 Albion Street, Essendon                                               | Y                           | Retain |
| Statement of Significance: 5 Alma Street, Aberfeldie                                                     | Y                           | Retain |

| <b>Incorporated Document Title</b>                                             | <b>Current Y/N?</b> | <b>Action</b> |
|--------------------------------------------------------------------------------|---------------------|---------------|
| <b>Statement of Significance: Amelia Avenue Precinct</b>                       | Y                   | Retain        |
| <b>Statement of Significance: 10 Ardmillan Road, Moonee Ponds</b>              | Y                   | Retain        |
| <b>Statement of Significance: 11 Ardmillan Road, Moonee Ponds</b>              | Y                   | Retain        |
| <b>Statement of Significance: Ardmillan Road Precinct</b>                      | Y                   | Retain        |
| <b>Statement of Significance: 1C Ardoch Street, Essendon</b>                   | Y                   | Retain        |
| <b>Statement of Significance: Ascot Vale Estate Precinct</b>                   | Y                   | Retain        |
| <b>Statement of Significance: 20 Ascot Vale Road, Flemington</b>               | Y                   | Retain        |
| <b>Statement of Significance: 16 Ballater Street, Essendon</b>                 | Y                   | Retain        |
| <b>Statement of Significance: 23 Ballater Street, Essendon</b>                 | Y                   | Retain        |
| <b>Statement of Significance: 25 Ballater Street, Essendon</b>                 | Y                   | Retain        |
| <b>Statement of Significance: 6 Banchory Street, Essendon</b>                  | Y                   | Retain        |
| <b>Statement of Significance: 64 Bent Street, Moonee Ponds</b>                 | Y                   | Retain        |
| <b>Statement of Significance: 33 Brewster Street, Essendon</b>                 | Y                   | Retain        |
| <b>Statement of Significance: 55 and 57 Brewster Street, Essendon</b>          | Y                   | Retain        |
| <b>Statement of Significance: 65 Charles Street, Ascot Vale</b>                | Y                   | Retain        |
| <b>Statement of Significance: Clarence Street and Marshall Street Precinct</b> | Y                   | Retain        |
| <b>Statement of Significance: Dean Street Precinct</b>                         | Y                   | Retain        |
| <b>Statement of Significance: 31 Dickens Street, Moonee Ponds</b>              | Y                   | Retain        |
| <b>Statement of Significance: 23 Epsom Road, Ascot Vale</b>                    | Y                   | Retain        |
| <b>Statement of Significance: Fenton Street Precinct</b>                       | Y                   | Retain        |
| <b>Statement of Significance: 50 and 2/50 Fletcher Street, Essendon</b>        | Y                   | Retain        |
| <b>Statement of Significance: 31-33 Flower Street, Essendon</b>                | Y                   | Retain        |
| <b>Statement of Significance: Glass Street Precinct</b>                        | Y                   | Retain        |
| <b>Statement of Significance: Grace Street Precinct</b>                        | Y                   | Retain        |
| <b>Statement of Significance: 12 Grosvenor Street, Moonee Ponds</b>            | Y                   | Retain        |
| <b>Statement of Significance: 52 Hedderwick Street, Essendon</b>               | Y                   | Retain        |
| <b>Statement of Significance: 57 Holmes Road, Moonee Ponds</b>                 | Y                   | Retain        |
| <b>Statement of Significance: 83 Holmes Road, Moonee Ponds</b>                 | Y                   | Retain        |
| <b>Statement of Significance: 89 Holmes Road, Moonee Ponds</b>                 | Y                   | Retain        |
| <b>Statement of Significance: Holmes Road Residential</b>                      | Y                   | Retain        |

| <b>Incorporated Document Title</b>                                             | <b>Current Y/N?</b> | <b>Action</b> |
|--------------------------------------------------------------------------------|---------------------|---------------|
| <b>Statement of Significance: 127-137 Kent Street, Flemington</b>              | Y                   | Retain        |
| <b>Statement of Significance: 30 Levien Street, Essendon</b>                   | Y                   | Retain        |
| <b>Statement of Significance: Levien Street Precinct</b>                       | Y                   | Retain        |
| <b>Statement of Significance: 54 Lincoln Road, Essendon</b>                    | Y                   | Retain        |
| <b>Statement of Significance: 18 and 20 Locke Street, Essendon</b>             | Y                   | Retain        |
| <b>Statement of Significance: Mackay Street Precinct</b>                       | Y                   | Retain        |
| <b>Statement of Significance: Margaret Street &amp; Park Street Precinct</b>   | Y                   | Retain        |
| <b>Statement of Significance: 40 Maribyrnong Road, Moonee Ponds</b>            | Y                   | Retain        |
| <b>Statement of Significance: 23 McCarron Parade, Essendon</b>                 | Y                   | Retain        |
| <b>Statement of Significance: McCracken Street Precinct</b>                    | Y                   | Retain        |
| <b>Statement of Significance: 1-7 Miller Street, Essendon</b>                  | Y                   | Retain        |
| <b>Statement of Significance: 13 Milton Street, Ascot Vale</b>                 | Y                   | Retain        |
| <b>Statement of Significance: 519 Mount Alexander Road, Moonee Ponds</b>       | Y                   | Retain        |
| <b>Statement of Significance: 57-71 Napier Street, Essendon</b>                | Y                   | Retain        |
| <b>Statement of Significance: 62 Napier Crescent, Essendon</b>                 | Y                   | Retain        |
| <b>Statement of Significance: 66 Napier Crescent, Essendon</b>                 | Y                   | Retain        |
| <b>Statement of Significance: Newhall Avenue Precinct</b>                      | Y                   | Retain        |
| <b>Statement of Significance: 2 and 4 Ngarveno Street, Moonee Ponds</b>        | Y                   | Retain        |
| <b>Statement of Significance: 31 Nicholson Street, Essendon</b>                | Y                   | Retain        |
| <b>Statement of Significance: 82-84 North Street, Ascot Vale</b>               | Y                   | Retain        |
| <b>Statement of Significance: 15 Park Crescent, Aberfeldie</b>                 | Y                   | Retain        |
| <b>Statement of Significance: Park Street Precinct</b>                         | Y                   | Retain        |
| <b>Statement of Significance: 247 Pascoe Vale Road, Essendon</b>               | Y                   | Retain        |
| <b>Statement of Significance: Pascoe Vale Road Precinct</b>                    | Y                   | Retain        |
| <b>Statement of Significance: Peterleigh Grove and Kalimna Street Precinct</b> | Y                   | Retain        |
| <b>Statement of Significance: 71 Primrose Street, Essendon</b>                 | Y                   | Retain        |
| <b>Statement of Significance: 89 Primrose Street, Essendon</b>                 | Y                   | Retain        |
| <b>Statement of Significance: Queens Avenue and Burton Crescent Precinct</b>   | Y                   | Retain        |
| <b>Statement of Significance: 2 Raleigh Street, Essendon</b>                   | Y                   | Retain        |

| <b>Incorporated Document Title</b>                                               | <b>Current Y/N?</b> | <b>Action</b> |
|----------------------------------------------------------------------------------|---------------------|---------------|
| <b>Statement of Significance: Riverview Estate and Trinafour Estate Precinct</b> | Y                   | Retain        |
| <b>Statement of Significance: 27 Robb Street, Essendon</b>                       | Y                   | Retain        |
| <b>Statement of Significance: Robb Street Precinct</b>                           | Y                   | Retain        |
| <b>Statement of Significance: Roberts Street Precinct</b>                        | Y                   | Retain        |
| <b>Statement of Significance: 26 Roseberry Street, Ascot Vale</b>                | Y                   | Retain        |
| <b>Statement of Significance: 37 Sandown Road, Ascot Vale</b>                    | Y                   | Retain        |
| <b>Statement of Significance: Scott Street Precinct</b>                          | Y                   | Retain        |
| <b>Statement of Significance: South Street &amp; East Street Precinct</b>        | Y                   | Retain        |
| <b>Statement of Significance: 14 and 16 Spencer Street, Essendon</b>             | Y                   | Retain        |
| <b>Statement of Significance: 35 St Leonards Road, Ascot Vale</b>                | Y                   | Retain        |
| <b>Statement of Significance: Sydenham Street Precinct</b>                       | Y                   | Retain        |
| <b>Statement of Significance: 32-42 Taylor Street, Moonee Ponds</b>              | Y                   | Retain        |
| <b>Statement of Significance: 59 and 61 Tennyson Street, Moonee Ponds</b>        | Y                   | Retain        |
| <b>Statement of Significance: 29 Thomas Street, Moonee Ponds</b>                 | Y                   | Retain        |
| <b>Statement of Significance: 33 Thomas Street, Moonee Ponds</b>                 | Y                   | Retain        |
| <b>Statement of Significance: 17 and 19 Union Road, Ascot Vale</b>               | Y                   | Retain        |
| <b>Statement of Significance: 57 Vanberg Road, Essendon</b>                      | Y                   | Retain        |
| <b>Statement of Significance: Warrick Street &amp; Mascoma Street Precinct</b>   | Y                   | Retain        |
| <b>Statement of Significance: 198 Woodland Street, Strathmore</b>                | Y                   | Retain        |

## Background Documents

| Background Document Title                                                      | Current Y/N?                | Action |
|--------------------------------------------------------------------------------|-----------------------------|--------|
| Airport West Activity Centre Structure Plan                                    | Y – subject to housing work | Retain |
| City of Moonee Valley Affordable Housing Background Research Paper             | N                           | Remove |
| City of Moonee Valley Employment Forecasts                                     | N                           | Remove |
| City of Moonee Valley Gap Heritage Study                                       | Y                           | Retain |
| City of Moonee Valley Heritage Guidelines                                      | Y – review underway         | Update |
| Essendon Airport Master Plan                                                   | Y                           | Retain |
| Essendon Conservation Study                                                    | Y                           | Retain |
| Flemington and Kensington Conservation Study                                   | Y                           | Retain |
| Heritage Assessment: Moonee Ponds Activity Centre Stage 2 Report               | Y                           | Retain |
| Heritage Overlay Review                                                        | Y                           | Retain |
| Keilor Road Activity Centre Structure Plan                                     | N                           | Remove |
| Keilor Road Built Form Guidelines                                              | N                           | Remove |
| Maribyrnong River Master Plan                                                  | Y                           | Retain |
| Moonee Ponds Activity Centre Structure Plan                                    | N                           | Remove |
| Moonee Ponds Creek Strategic Plan                                              | N                           | Remove |
| Moonee Valley Asset Management Strategy                                        | Y                           | Retain |
| Moonee Valley City Council Electronic Gaming Machine Gambling Background Paper | Y                           | Retain |
| Moonee Valley City Council Significant Tree Register                           | Y                           | Retain |
| Moonee Valley City Sustainability Policy                                       | Y                           | Retain |
| Moonee Valley Flood Management Plan                                            | N                           | Remove |
| Moonee Valley Gaming Policy – Reference Document                               | Y                           | Retain |
| Moonee Valley Greenhouse Strategy                                              | N                           | Remove |
| Moonee Valley Heritage Gap Study                                               | Y                           | Retain |
| Moonee Valley Heritage Strategy                                                | Y                           | Retain |
| Moonee Valley Heritage Study 2015                                              | Y                           | Retain |
| Moonee Valley Heritage Study 2017                                              | Y                           | Retain |
| Moonee Valley Leisure Strategy                                                 | N                           | Remove |
| Moonee Valley Licensed Premises Policy Background Paper                        | N                           | Remove |
| Moonee Valley Neighbourhood Character Study                                    | Y – subject to housing work | Retain |
| Moonee Valley Open Space Strategy                                              | N                           | Remove |
| Moonee Valley Open Space Strategy: Open Space Contributions Program            | Y                           | Retain |
| Moonee Valley Thematic Environmental History                                   | Y – review required         | Retain |
| Moonee Valley Thematic Places Heritage Study                                   | Y                           | Retain |
| Moonee Valley Waste Management Strategy                                        | Y                           | Retain |
| Moonee Valley Water Strategy                                                   | Y                           | Retain |
| Moonee Valley WSUD Guidelines                                                  | Y                           | Retain |
| MPAC to 2040: Moonee Ponds Activity Centre Local Plan                          | Y                           | Retain |
| Moonee Ponds Activity Centre: Built Form                                       | Y                           | Retain |
| Moonee Ponds Activity Centre: Streetscapes and Public Spaces                   | Y                           | Retain |
| Moonee Ponds Activity Centre: Public Open Spaces                               | Y                           | Retain |
| Moonee Ponds Activity Centre: Transport                                        | Y                           | Retain |
| Moonee Ponds Activity Centre: Employment and Floor Space                       | Y                           | Retain |

| Background Document Title                                                                      | Current Y/N? | Action |
|------------------------------------------------------------------------------------------------|--------------|--------|
| Moonee Ponds Activity Centre: Affordable Housing                                               | Y            | Retain |
| Moonee Ponds Activity Centre: Wind                                                             | Y            | Retain |
| 81 Charles Street, Ascot Vale: Heritage Values Review                                          | Y            | Retain |
| Mt Alexander Road Corridor Urban Design Guidelines                                             | Y            | Retain |
| Municipal Parking Strategy                                                                     | N            | Remove |
| MV2040 Action Plan - Community Facilities                                                      | N            | Remove |
| MV2040 Strategy                                                                                | N            | Remove |
| Niddrie (Keilor Road) Activity Centre Plan                                                     | Y            | Retain |
| North Essendon Activity Centre Built Form Guidelines                                           | N            | Remove |
| North Essendon Activity Centre Plan (Victorian Planning Authority, 2025)                       | Y            | Retain |
| Parking Permit Policy (Moonee Valley City Council, 2013)                                       | Y            | Retain |
| Review of HO precincts (David Helms Heritage Planning, 2011)                                   | Y            | Retain |
| Road Safety Plan (Moonee Valley City Council and Hennessy Services Pty Ltd, 2010)              | Y            | Retain |
| Steele Creek Linear Park Master Plan (Hansen Partnership Pty Ltd, 2007)                        | Y            | Retain |
| Urban Ecology Strategy (Moonee Valley City Council, 2014)                                      | Y            | Retain |
| Walking and Cycling Strategy (Moonee Valley City Council, 2012)                                | Y            | Retain |
| Waste and Resource Recovery Plan (Moonee Valley City Council 2014-2018)                        | Y            | Retain |
| Waste Management Plans – Guidelines for Planning Applicants (Moonee Valley City Council, 2021) | Y            | Retain |

## Planning Scheme Maps

| Map Grid Area | Planning Scheme Map No. | Anomaly Description                                                                                                                                                                                                                                                                                    | Action         |
|---------------|-------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|
| 1             | 1ZN                     | Open space zoned GRZ. Rezone PPRZ.                                                                                                                                                                                                                                                                     | Rezone         |
| 1             | 1ESO                    | Significant tree at Wyong Street, Keilor East has been removed. Assessed as dead by Council's arborist.                                                                                                                                                                                                | Remove overlay |
| 2             | 2ZN                     | Property in two zones - GRZ and TZ2                                                                                                                                                                                                                                                                    | Note           |
| 2             | 2ZN                     | Property in two zones - GRZ and MUZ                                                                                                                                                                                                                                                                    | Note           |
| 4             | 4ESO                    | Significant tree was struck down by storm approx. 30/10/2021 Remove ESO2.                                                                                                                                                                                                                              | Remove overlay |
| 5             | 5ZN                     | PUZ no longer corresponds to land use (was a school, now aged care) or ownership (was public, now private). Owner should be encouraged to rezone land.                                                                                                                                                 | Note           |
| 8             | 8ZN                     | Property in two zones - GRZ and MUZ                                                                                                                                                                                                                                                                    | Note           |
| 8             | 8ZN                     | Property in two zones - GRZ and MUZ                                                                                                                                                                                                                                                                    | Note           |
| 8             | 8ESO                    | ESO relating to street trees on Glenview Road, yet there are no significant trees (closest is T163 which is more than 15 metres away) adjacent to the property. The ESO should be redrawn to only include the TPZ of the protected trees so as to not create permit triggers where they are redundant. | Redraw/realign |
| 9             | 9ZN                     | PUZ no longer corresponds to land use (was a school, now residential) or ownership (was public, now private). Due to historic subdivision, rezoning should be led by Council through next housing-related amendment.                                                                                   | Note           |
| 10            | 10ZN                    | Property in two zones - GRZ and PPRZ. Residential use, rezone GRZ                                                                                                                                                                                                                                      | Rezone         |
| 11            | 11ESO                   | A planning permit was granted for the removal of a tree under the ESO2 significant tree register. The tree has now been removed.                                                                                                                                                                       | Remove overlay |
| 12            | 12ESO                   | Tree removed prior to gazettal of c198moon which implemented ESO2.                                                                                                                                                                                                                                     | Remove overlay |
| 12            | 12ESO                   | Significant trees relating to ESO2 removed in middle of Buckley St - between Violet and Flower Streets due to LXP work.                                                                                                                                                                                | Remove overlay |
| 12            | 12HO                    | Heritage structure was demolished in 2017 and land was developed. HO remains in place, but no heritage fabric remains.                                                                                                                                                                                 | Remove overlay |
| 12            | 12HO                    | HO146 erroneously applied to property instead of the neighbouring property despite no heritage significance.                                                                                                                                                                                           | Redraw/realign |
| 15            | 15ZN                    | Property in two zones - C1Z and GRZ. Residential use, rezone GRZ.                                                                                                                                                                                                                                      | Rezone         |
| 15            | 15ESO                   | ESO2 applied to trees on centre median strip is misaligned, resulting in encroachment on residential land. Suspected projection error, retain overlay and realign.                                                                                                                                     | Redraw/realign |

# Appendix 3

## VCAT Cases Summary 2020/21 – 2024/25

| VCAT Decision                                                                                                                                                                                                                                                                                                                                                                                                   | VCAT Member Comments / Issues Raised                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Officer Comment                                                                                                                                                                             |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Affirmed: Council Permit / Notice of Decision (3)</b>                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                             |
| <p><i>Case Summary:</i></p> <ul style="list-style-type: none"> <li>• <i>Multi-dwellings</i></li> <li>• <i>Buildings and works to dwelling in a Heritage Overlay</i></li> <li>• <i>Dual Occupancy</i></li> </ul>                                                                                                                                                                                                 | <ul style="list-style-type: none"> <li>• Proposals responded appropriately to State and local policy and relevant provisions of the Act.</li> <li>• High quality design and locational advantages mitigated site constraints on small lot infill development sites</li> <li>• Appropriate planning conditions secured heritage-appropriate materials and addressed survey and boundary matters.</li> <li>• Designs achieved acceptable streetscape integration and complied with Clause 55 amenity standards.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | <p>Highlights that applications which are policy compliant, demonstrate context-sensitive design, and include enforceable permit conditions are more likely to withstand VCAT scrutiny.</p> |
| <b>Affirmed: Council Refusal (12)</b>                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                             |
| <p><i>Case Summary:</i></p> <ul style="list-style-type: none"> <li>• <i>Multi-dwellings</i></li> <li>• <i>Multi-storey single / mixed use building</i></li> <li>• <i>Extension of time for a multi-storey building</i></li> <li>• <i>Tree removal in ESO</i></li> <li>• <i>Reclassification of a licenced food truck park</i></li> <li>• <i>Electronic promotional sign and illuminated sky sign</i></li> </ul> | <ul style="list-style-type: none"> <li>• Design responses failed to appropriately address neighbourhood character protection, preferred neighbourhood character, internal amenity, and overdevelopment concerns. Also lacked strong policy support for densities proposed.</li> <li>• Scale and massing were inconsistent with the strategic role of the activity centre, the valued “local village” character, and principles of orderly planning.</li> <li>• Preferred height limits and built form outcomes departed from the Schedules to the DDO without clear justification resulting in excessive scale, poor contextual response, and a lack of community benefit.</li> <li>• Innovative parking solutions, such as car stackers, compromised existing access arrangements and broader amenity.</li> <li>• Extension of time to the existing planning permit failed to meet significant planning changes and updated planning controls.</li> <li>• Significant trees in the ESO are protected by the planning scheme.</li> <li>• Reclassification of a food premises to a restaurant failed to provide sufficient detail on seating capacity, function management, acoustic controls, along with the resolution of any outstanding amenity impacts on nearby residential interfaces.</li> <li>• Signage design overwhelmed the host building, detracted from the scale and character of the activity centre, failed to</li> </ul> | <p>Highlights the need for a strong policy foundation, clear alignment with planning policy, and thorough assessment and justification to ensure proposals can withstand VCAT scrutiny.</p> |

| VCAT Decision                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | VCAT Member Comments / Issues Raised                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Officer Comment                                                                                                                                                                                                         |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | integrate with the streetscape, and resulted in negative visual and safety impacts.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                         |
| <b>Variation: Revised permit conditions / plans (24)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                         |
| <p><i>Case Summary:</i></p> <ul style="list-style-type: none"> <li><i>Partial demolition, alterations and additions to dwellings in Heritage Overlay</i></li> <li><i>Extension to dwelling on lot less than 300m<sup>2</sup></i></li> <li><i>Dual occupancy - landscaping and reduced setbacks from PAO</i></li> <li><i>Dual occupancy</i></li> <li><i>Multi-dwellings</i></li> <li><i>Multi-storey mixed-use buildings</i></li> <li><i>Retirement village</i></li> <li><i>Education facility</i></li> <li><i>Floodlit promotional sign</i></li> </ul> | <p>Variations to plans and / or conditions enabled:</p> <ul style="list-style-type: none"> <li>design refinements, retention of visual cohesion in heritage precincts, improved neighbourhood character integration, reduced visual bulk, improved transition to adjoining low-scale residential and heritage properties, balanced competing objectives of urban activation and residential amenity, clarified material colours and protection of neighbouring trees.</li> <li>removal of plan discrepancies and inconsistencies in elevation drawings.</li> <li>removal of conditions that were either not needed, incorrect, lacked justification or duplicated similar conditions already imposed by another authority.</li> <li>removal of conditions that required strict compliance with preferred building heights and setback guidelines in the ACZ1 and C1Z given the overall building design, lack of direct sensitive interfaces, and strategic policy support for greater intensity and diversity of housing.</li> <li>removal of a S173 Agreement requirement, roadworks contribution and new Masterplan which lacked justification and was not proportionate to the development's impacts particularly for institutional uses like schools.</li> <li>The variations also highlighted that: <ul style="list-style-type: none"> <li>Where neighbourhood character guidelines address matters already covered by a ResCode standard, this must be expressly identified as a variation to that standard within the schedule to the zone in order to be enforceable.</li> <li>Planning controls should be applied in a context-sensitive manner.</li> <li>Previous poor planning outcomes influence contemporary expectations of what is considered acceptable development.</li> <li>Amended plans that demonstrate contextual fit, respond appropriately to site constraints, and incorporate meaningful design improvements are afforded significant weight by VCAT.</li> </ul> </li> </ul> | <p>Highlights the importance of ensuring that planning permit conditions are justified, contextually appropriate, and supportive of high-quality outcomes; and unnecessary or duplicative requirements are avoided.</p> |
| <b>Overturned: Permit Issued (14)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                         |

| VCAT Decision                                                                                                                                                                                                                                                                             | VCAT Member Comments / Issues Raised                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Officer Comment                                                                                                                                                                                                                                                                     |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p><i>Case Summary:</i></p> <ul style="list-style-type: none"> <li>• <i>Secondary consent</i></li> <li>• <i>Multi-dwellings</i></li> <li>• <i>Multi-storey building</i></li> <li>• <i>Child-care centre</i></li> <li>• <i>Major promotional sign</i></li> <li>• <i>Pontoon</i></li> </ul> | <ul style="list-style-type: none"> <li>• Minimum garden area requirements under the GRZ do not continue to apply post-development, and minor built form changes should be assessed in practical, contextual terms.</li> <li>• Planning seeks acceptable, not perfect built form outcomes.</li> <li>• Concerns about over-development on constrained inner-suburban sites can be mitigated through well-supported design.</li> <li>• Policy support for increased residential density can outweigh localised amenity impacts when these are managed through permit conditions.</li> <li>• Well-designed non-residential uses can deliver net community benefits while protecting residential amenity and respecting the surrounding residential context.</li> <li>• Well-designed large-scale signage in a commercial zone can complement the area's commercial character and not compromise amenity and safety.</li> <li>• Concern that a private structure (pontoon) on public land may compromise future land acquisition for a public path were not supported.</li> </ul> | <p>Highlights that planning approvals can be justified where proposals achieve contextual fit, respond to site constraints, support policy objectives, and incorporate design measures to protect amenity – even though the development outcome may not necessarily be perfect.</p> |
| <p><b>Refused (3)</b><br/>(Overturned Council's Notice of Decision to Grant a permit)</p>                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                     |
| <p><i>Case Summary:</i></p> <ul style="list-style-type: none"> <li>• <i>Dual occupancies</i></li> <li>• <i>Service station</i></li> </ul>                                                                                                                                                 | <ul style="list-style-type: none"> <li>• Compliance with codified ResCode standards (such as setbacks) does not ensure approval where the overall design fails to respect the character and amenity of the area, underscoring the need for complete and accurate information to support a permit.</li> <li>• Setback compliance alone is insufficient where unacceptable overshadowing or visual dominance impacts persist. Service station proposals, even on strategically appropriate sites, cannot be supported or managed through permit conditions if detailed plans are lacking and unresolved environmental, amenity, or traffic risks remain at the planning stage.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                      | <p>Highlights that sound planning outcomes depend on complete, accurate information, context-sensitive design, and full consideration of amenity and environmental impacts, not just reliance on permit conditions to resolve fundamental shortcomings.</p>                         |
| <p><b>VCAT Permit Issued (2)</b><br/>(Failure to decide)</p>                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                     |
| <p><i>Case Summary:</i></p> <ul style="list-style-type: none"> <li>• <i>Community care accommodation</i></li> <li>• <i>Childcare centre</i></li> </ul>                                                                                                                                    | <ul style="list-style-type: none"> <li>• Appropriately sited near an activity centre and the principal public transport network, and consistent with the GRZ provisions, neighbourhood character policies, and Clause 55 objectives.</li> <li>• Traffic management concerns, which delayed the proposal, were able to be addressed.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | <p>Highlights that a timely approval by Council would have been defensible at VCAT.</p>                                                                                                                                                                                             |

| VCAT Decision                                                                                                                                              |                                                                                                                                                                                                                              | VCAT Member Comments / Issues Raised | Officer Comment |
|------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------|-----------------|
| VCAT Decisions (4)                                                                                                                                         |                                                                                                                                                                                                                              |                                      |                 |
| (Questions of law, Interim orders, costs / fees)                                                                                                           |                                                                                                                                                                                                                              |                                      |                 |
| Case Summary: <ul style="list-style-type: none"><li>Costs and fees</li></ul>                                                                               | <ul style="list-style-type: none"><li>Parties ordered to bear their own costs in both the declaration and review proceedings, and reimburse Council's costs and adjournment fees.</li></ul>                                  | -                                    |                 |
| VCAT Dismissed Applications (7)                                                                                                                            |                                                                                                                                                                                                                              |                                      |                 |
| (Struck out / Invalid applications)                                                                                                                        |                                                                                                                                                                                                                              |                                      |                 |
| Case Summary: <ul style="list-style-type: none"><li>Appeal by commercial competitor</li><li>Multi-dwellings</li><li>Extension of time to permits</li></ul> | <ul style="list-style-type: none"><li>Legitimate planning issues warranted the matter to be heard</li><li>Applicant failed to comply with the Tribunal's orders</li><li>Invalid application due to expired permit.</li></ul> | -                                    |                 |

# Appendix 4

## Planning Scheme Amendments 2021/2021 - 2024

| Theme                                 | Ministerial S20(4) and Prescribed S20(A) Amendments                                                                                                                                                                                                            | Exhibited Amendments                                                                                                                                                                                                                                                                            |
|---------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Heritage                              | C210moon – Applied interim controls<br>C231moon – Implemented S56 of the Heritage Act 2017<br>C213moon, C225moon – Corrected anomalies and technical errors<br>C215moon, C221moon, C222moon - Extended interim controls<br>C232moon - Removed heritage overlay | C211moon – Introduced a Heritage Overlay to an individual site<br>C200moon* – Applied the Schedule to the Heritage Overlay to several heritage places and precincts, updated the Heritage Precincts - Permit Exemptions Incorporated Plan, and made associated changes to the local provisions. |
| Activity Centre Zone                  | C214moon, C220moon, C223moon - Extended the expiry date of Schedule 1 (Interim mandatory maximum building heights)                                                                                                                                             | C207moon* – Implemented the strategic directions of the <i>MPAC to 2040: Moonee Ponds Activity Centre Local Plan (2019)</i> , amended the ACZ Schedule, inserted and a new Parking Overlay, and made associated changes to the local provisions.                                                |
| Design and Development Overlay        | C216moon, C230moon, C238moon - Extended interim controls of Schedule 2 (Maribyrnong River Protection)                                                                                                                                                          |                                                                                                                                                                                                                                                                                                 |
| Development Plan Overlay              |                                                                                                                                                                                                                                                                | C209moon – Replaced the Incorporated Plan Overlay 6 with the Development Plan Overlay Schedule 9 to implement the Lowther Hall School Masterplan to facilitate ongoing development at Lowther Hall Anglican Grammar School, along with associated changes to the local provisions.              |
| Development Contribution Plan Overlay |                                                                                                                                                                                                                                                                | C194moon* – Introduced the Overlay, applied Schedule 1 to facilitate community services, open space, public realm and roads development contributions, and made associated changes to the local provisions.                                                                                     |
| Special Controls Overlay              | C205moon – Applied Schedule 1 to facilitate a head office (Good Guys)<br>C233moon – Applied Schedule 2 and Incorporated Document to facilitate a multi storey mixed use building                                                                               |                                                                                                                                                                                                                                                                                                 |
| Rezoning                              | C224moon – Rezoned the Strathmore North Primary School to a Public Use Zone<br>C212moon – Rezoned surplus VicTrack land to a General Residential Zone                                                                                                          |                                                                                                                                                                                                                                                                                                 |
| Operation of the Planning Scheme      | C202moon – Revisions to the Form and Content of the local provisions consistent with the Ministerial Direction                                                                                                                                                 |                                                                                                                                                                                                                                                                                                 |

\* Amendments C209moon, C207moon, C200moon and C194moon were exhibited shortly before the commencement of the 2020/21 financial year and completed prior to 2024/25.

The amendments referred to an independent planning panel are summarised below, along with the key issues identified in the Planning Panel Reports.

## Planning Panels Victoria – Amendment Case Summary

| Planning Scheme Amendment          | Relevant Amendment and issues raised                                                                                                                                                                                                                                                                                                                                                                                                                                        | PPV Member comments /issues raised                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Proposed Action                                                                                                     |
|------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------|
| C209moonon<br>(Gazetted 22/4/2022) | <p>Applied Development Plan Overlay Schedule 9 to Lowther Hall Anglican Grammar School land to facilitate its ongoing development. Key issues included:</p> <ul style="list-style-type: none"> <li>• Suitability of Development Plan Overlay</li> <li>• Traffic and access</li> <li>• Green Travel Plan</li> <li>• Parking</li> <li>• Increase in students.</li> </ul>                                                                                                      | <p>The Panel concluded that the amendment was strategically justified and the DPO was appropriate to implement the 2021-2017 Master Plan. It recommended that it be adopted subject to the following recommendations:</p> <ul style="list-style-type: none"> <li>• The S173 Agreement be modified to include the student enrolment cap in the DPO Schedule and through permit conditions</li> <li>• Reference to off-site car parking be removed from the Masterplan</li> <li>• Carpooling, car sharing and ride home arrangements for school children be removed from the Green Travel Plan.</li> </ul> <p>No further strategic work was recommended.</p> | <p>The Panel recommendations were absorbed into the amendment documentation.</p> <p>No further action required.</p> |
| C207moon<br>(Gazetted 28/1/2022)   | <p>Implemented the land use and development directions of the MPAC to 2040: Moonee Ponds Activity Centre Local Plan (2019) and associated background documents. Key issues included:</p> <ul style="list-style-type: none"> <li>• The activity centre boundary</li> <li>• Changes to local planning strategies</li> <li>• Traffic and parking including Parking Overlay Schedule 2</li> <li>• Activity Centre Zone Schedule 1</li> <li>• Form and Content issues</li> </ul> | <p>The Panel concluded that the amendment was strategically justified. It recommended that it be adopted subject to revisions to the local provisions and schedules as per its recommendations.</p> <p>No further strategic work was recommended.</p>                                                                                                                                                                                                                                                                                                                                                                                                      | <p>The Panel recommendations were absorbed into the amendment documentation.</p> <p>No further action required.</p> |

| Planning Scheme Amendment         | Relevant Amendment and issues raised                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | PPV Member comments /issues raised                                                                                                                                                                                                                                              | Proposed Action                                                                                                     |
|-----------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------|
| C200moon<br>(Gazetted 10/12/2021) | <p>Applied the Heritage Overlay to 60 heritage places, 9 extended heritage precincts, 18 new heritage precincts and 1 serial listing, introduced Statements of Significance in the Schedule to the Heritage Overlay and updated the City of Moonee Valley Permit Exemptions Policy Heritage Overlay Precincts to include the additional places and precincts. Key issues included:</p> <p>Heritage values of heritage places and precincts</p> <p>The accuracy and justification of the amendment.</p>                                                                                                                                                             | <p>The Panel concluded that the amendment was strategically justified. It recommended that it be adopted subject to identified revisions to the grading, Statements of Significance and Schedule to the Heritage Overlay.</p> <p>No further strategic work was recommended.</p> | <p>The Panel recommendations were absorbed into the amendment documentation.</p> <p>No further action required.</p> |
| C194moon<br>(Gazetted 10/2/2022)  | <p>Inserted a Development Contributions Plan into the Moonee Valley Planning Scheme. Key issues included.</p> <p>the need for transitional provisions</p> <p>whether the list of exemptions should be expanded to include not for profit entities</p> <p>whether the application of levies should be restricted to larger developments or developments constructed for profit</p> <p>whether a DCP exemption should be granted for the construction of a new grandstand on Special Use Zone land at Moonee Valley Racecourse</p> <p>whether the proposed levies are too high and will have undesirable impacts on future development and housing affordability</p> | <p>The Panel concluded that the amendment was strategically justified and only minor revisions to the documentation were required.</p> <p>No further strategic work was recommended.</p>                                                                                        | <p>The Panel recommendations were absorbed into the amendment documentation.</p> <p>No further action required.</p> |

# Appendix 5

## Summary of Written Submissions

| Issues                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | PSR Actions                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Submission 1: Active Transport Moonee Valley                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <p>1. Revise the following clauses in the Municipal Planning Strategy:</p> <p>Clause 2.02-7 (Transport) to review the road hierarchy, encourage electric vehicle charging infrastructure and promote women's participation in active transport.</p> <p>Clause 2.04 (Strategic Framework Plan Maps) to align with the Moonee Valley Integrated Transport Strategy</p> <p>2. Seek the following updates to the Victoria Planning Provisions:</p> <ul style="list-style-type: none"> <li>a. Clause 52.34 bicycle parking facility rates to further support active transport</li> <li>b. Clause 52.34-6 to provide clear design standards to streamline the development process and improve outcomes</li> <li>c. Clause 52.06 – Car parking to remove or reduce car parking minimums, incentivise bicycle parking and merge car and bicycle parking provisions</li> </ul> <p>3. Expand the use of Parking Overlay Schedules at Clause 45.09 to reduce car parking requirements and encourage more sustainable travel modes.</p> <p>4. Introduce a Walking Route mechanism – via a Design and Development Overlay or Incorporated Plan Overlay to identify and protect important pedestrian corridors, and ensure future developments enhance rather than hinder walkability.</p> | <p>1. Upon completion of the Integrated Transport Strategy (currently underway) update the Municipal Planning Strategy and relevant framework plans to align with Councils adopted version. The suggested changes in the submission were provided to the Strategic Transport Team for consideration as part of the Integrated Transport Plan.</p> <p>2. and 3 Since the submission was received, Amendment VC277 (December 2025) significantly updated Clause 52.06 by modernising car and bicycle parking requirements across Victoria. The amendment reduced or removed mandatory car parking minimums in areas well served by public transport, introduced parking maximums to manage oversupply, and aligned parking provision with public transport accessibility. It also strengthened and clarified bicycle parking and end-of-trip requirements and consolidated car and bicycle parking provisions into a single, integrated framework, addressing previous shortcomings in bicycle parking supply and guidance while supporting more sustainable transport outcomes.</p> <p>4. While there isn't currently an overlay available in the Victoria Planning Provisions that could identify and protect important pedestrian corridors. This information can be included spatially in built form guidance across our activity centres</p> |

| Issues                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | PSR Actions                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ol style="list-style-type: none"> <li>5. The submission suggested parcels of land with at grade existing car parking for future rezoning to public parks.</li> <li>6. Active Transport Moonee Valley to be included as a non-statutory referral authority and be notified of any land use or development applications that may impact active transport users.</li> </ol>                                                                                                                                                                                                                                                                                                                                                       | <p>as part of the implementation of the housing strategy.</p> <ol style="list-style-type: none"> <li>5. As part of the implementation of the <i>Open Space Strategy 2024</i>, further work to identify the location of open space gaps is underway. This investigation will provide clearer direction about the specific areas across the municipality that are deficient in open space and inform a future acquisition program.</li> <li>6. Referral authorities under Section 52 of the <i>Planning and Environment Act 1987</i> are prescribed through the Planning Scheme and are limited to statutory and specialist agencies rather than community or advocacy groups. Planning applications that require public notice are made available on Council's website, and Council encourages Active Transport Moonee Valley to continue engaging through the public exhibition and submission process for proposals that may impact active transport users.</li> </ol> |
| Submission 2: Mason Green Sustainability                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <ol style="list-style-type: none"> <li>1. The submitter considers engaging owners corporations in maintaining sustainability measures post-construction to reflect a broader gap in the planning system, where sustainability features approved at the planning stage are not consistently maintained once buildings are occupied.</li> <li>2. While the Moonee Valley Planning Scheme requires Sustainability Management Plans (SMPs) for larger developments, the submitter notes these focus on design and construction rather than ongoing operational performance.</li> <li>3. The submission proposes extending SMP requirements to include post-construction environmental management, binding obligations on</li> </ol> | <ol style="list-style-type: none"> <li>1. Ongoing management, maintenance and enforcement of sustainability measures following occupation fall outside the statutory scope of the planning system and are primarily regulated through building, subdivision and Owners Corporation legislation.</li> <li>2. Introducing ongoing operational reporting or binding post-occupation obligations through the Planning Scheme would exceed the role of land use planning and duplicate other regulatory frameworks.</li> <li>3. Advocate to the Victorian Government to strengthen post-occupancy sustainability outcomes in apartment developments to support ongoing</li> </ol>                                                                                                                                                                                                                                                                                            |

| Issues                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | PSR Actions                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>Owners Corporations, and ongoing monitoring and reporting.</p> <p>4. The submitter suggests these changes would protect Council's sustainability objectives, improve long-term outcomes for residents, and support Council's broader climate and resilience commitments.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | <p>performance, accountability and maintenance of approved ESD measures.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| Submission 3: Friends of the Maribyrnong River                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <ol style="list-style-type: none"> <li>1. Requests recognition of the Maribyrnong River and associated waterways as living, interconnected systems reflecting Traditional Owner philosophy and holistic catchment thinking.</li> <li>2. Seeks stronger planning policy to address climate change impacts on waterways, including flooding, erosion, heat and biodiversity loss.</li> <li>3. Identifies gaps and inconsistencies in ESO coverage along the Maribyrnong River and tributaries and seeks expanded application to all original waterways.</li> <li>4. Recommends applying SLOs along the entire urban Maribyrnong River corridor to protect landscape, ecological and cultural values.</li> <li>5. Review the Incorporated Plan Overlay 1 and expand the IPO1 area to include adjacent parkland.</li> <li>6. Requests expansion of the Urban Floodway Zone to better reflect flood risk along sections of the Maribyrnong River.</li> <li>7. Seeks stronger and more substantive Traditional Owner leadership, co-design and decision-making in river and waterway planning.</li> <li>8. Seeks stronger controls to increase permeability, reduce runoff and prioritise infiltration, including near-zero discharge outcomes.</li> </ol> | <ol style="list-style-type: none"> <li>1. and 4. Since the submission was received Amendment VC278 (December 2025) was introduced and strengthens statewide recognition of waterways as landscapes of environmental, cultural and ecological significance through updated State Planning Policy. Further refinements to strengthen planning controls in the Municipal Planning Strategy can be integrated as part of the implementation of this review.<br/><br/>Amendment VC278 has introduced interim Significant Landscape Overlays along the Maribyrnong River and Moonee Ponds Creek, addressing many of the issues raised. Application of waterway controls and planning policy has been identified as further work in this review.</li> <li>1. The Incorporated Plan Overlay 1 – Lower Maribyrnong River Concept Plan is recommended for deletion as part of this review as there is overlay with other planning controls address the requirements. Key elements including diagrams from this overlay are suggested to be translated to other planning controls.</li> <li>2. Flood-related zoning changes require detailed technical flood modelling and coordination with Melbourne Water. These matters are being addressed through</li> </ol> |

| Issues                                                                                                                                                                                                                                                                                          | PSR Actions                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
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| <p>9. Recommends minimum 50-metre riparian buffers and stronger controls to protect native riparian vegetation.</p> <p>10. Identifies further work including an Aboriginal Cultural Heritage Study, river corridor master planning, flood studies and integrated water management planning.</p> | <p>state-led processes, including recent and ongoing amendments to flood controls, and may be considered through separate future strategic flood studies rather than this review.</p> <p>3. As highlighted in this report, recognition of Aboriginal values and connections to Moonee Valley and its waterways is a gap in the Moonee Valley Planning Scheme that we will seek to change as part of the implementation of this review</p> <p>4. Opportunities to strengthen integrated water management, including improved permeability and runoff reduction, have been identified as further strategic work. Detailed technical standards such as near-zero discharge outcomes require additional analysis and are best addressed through future integrated water management planning and advocacy to the State.</p> <p>5. Amendment VC278 introduces permit triggers and decision guidelines within 50–200 metres of waterways through SLOs, improving protection of riparian landscapes.</p> <p>6. 10. The review acknowledges the need for further work beyond its scope, including Aboriginal cultural heritage studies, river corridor and precinct planning, flood studies and integrated water management planning. These matters are identified as future actions to be progressed through separate, detailed strategic processes and partnerships with relevant agencies.</p> |
| Submission 4: Moonee Valley Sustainability                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <p>1. Recommendation 1 - Environmentally Sustainable Development - Advocate for authorisation of Elevating ESD Targets</p> <p>Contact Minister For Planning seeking urgent authorisation of the Elevating ESD Targets amendment as our built</p>                                                | <p>1. Council supports the urgent authorisation of the CASBE Elevating ESD Targets planning scheme amendment, recognising that the built environment is central to achieving Council's climate,</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |

| Issues                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | PSR Actions                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
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| <p>environment is integral to meeting climate goals.</p> <p>Continue to advocate for authorisation of the amendment until it is adopted.</p> <p>2. Recommendation 2 - Overall Strategy - Aim for a climate-safe &amp; pollution-free Moonee Valley for all</p> <p>Adopt wording that demonstrates that people's health, wellbeing, and the right to clean air and a safe climate are first and foremost in all decision making.</p> <p>3. Recommendation 3 - Clean Transport - Ensure clean and healthy modes of travel come first</p> <p>Prioritise active and public transport, followed by clean electric vehicles, in every strategy, objective, plan &amp; overlay to cut carbon emissions as a matter of urgency.</p> <p>4. Recommendation 4 - Climate Resilience - Prevent and prepare for urban heat &amp; climate impacts</p> <p>Reverse the urban heat island effect by mandating cooler, greener and more permeable treatments in all relevant strategies, objectives and schedules.</p> <p>Provide climate resilient spaces with cooling and back-up power for our community.</p> <p>5. Recommendation 5 - Tree Canopy - Stronger protection and planting policy to meet tree canopy targets</p> <p>Ensure the existing tree canopy is preserved through stronger tree protection controls on more trees.</p> <p>Use all relevant strategies, objectives and schedules as levers to boost planting in line with MVCC's tree canopy cover targets of 25% by 2030 and 30% by 2040.</p> <p>6. Recommendation 6 - Protecting Waterways - Protect, renaturalise &amp; recognise our waterways as living entities</p> | <p>emissions reduction and resilience objectives.</p> <p>Council will continue to advocate for authorisation and approval of the amendment until it is adopted.</p> <p>2. There is an opportunity to further strengthen the Municipal Planning Strategy and relevant local Planning Policy Framework clauses to more explicitly link land use planning with human health, climate safety and environmental protection.</p> <p>3. The review highlights the strong relationship between land use, transport and emissions, particularly in activity centres and transport-rich locations. Council is already progressing an Integrated Transport Strategy to better align land use with public and active transport, reduce car dependency and support mode shift.</p> <p>4. The urban heat island effect is identified as a significant issue in this review, particularly in western suburbs such as Avondale Heights, Keilor East and Airport West, where lower canopy cover and higher impervious surfaces exacerbate heat vulnerability.</p> <p>The review identifies an opportunity to prepare guidelines and education tools to embed climate-responsive landscaping in new development.</p> <p>4. An update of Councils tree management plan is underway and an initiative of the <i>Council Plan 2025-2029</i> is to update the Significant Tree Register.</p> <p>Amendment VC289 (gazetted September 2025) inserted Clause 52.37 – Canopy Trees into all Victorian planning schemes. This change introduced new permit triggers where canopy trees are affected.</p> |

| Issues                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | PSR Actions                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
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| <p>Embed Waterways Of The West Action Plan strategies and objectives in decision making to recognise our waterways as living and integrated natural entities.</p> <p>Expand and strengthen protection for all of Moonee Valley's waterways to provide public enjoyment and mitigate climate impacts.</p>                                                                                                                                                                                                                                                                                                                                                                                                 | <p>Strengthening policy in the planning scheme that shapes development outcomes, site design and canopy retention and reviewing vehicle crossover policies to protect trees on naturestrips have also been recommended by this review.</p> <p>5. 6. As part of the implementation of this review and update to the Municipal Planning Strategy, the principles of the Waterways of the West policy framework and the Chain of Ponds – Moonee Ponds Creek Plan (2025) can be further embedded into local planning policy and decision-making.</p> <p>This review has also identified the need to consolidate multiple overlapping waterway controls to improve clarity and effectiveness.</p> <p>In March 2026, Moonee Valley City Council formally endorsed the Swimmable Cities Charter, which supports a long term vision for cleaner, healthier waterways.</p> |
| Submission 5: Resident submission                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <p>1. Flash flooding mitigation and adaptation - Recent near-flooding shows growing risk from heavy rainfall, blocked council drains and increased hard surfaces. Small areas of permeable ground can prevent property damage; loss of these increases flood risk. Council infrastructure maintenance is critical, alongside limiting impermeable surfaces.</p> <p>Actions needed:</p> <ul style="list-style-type: none"> <li>• Install soakaways and rain gardens.</li> <li>• Require permeable surfaces when green space is reduced.</li> <li>• Improve maintenance of council stormwater infrastructure.</li> </ul> <p>2. Heat island effect mitigation and adaptation - New large concrete homes</p> | <p>1. Providing soakaways and rain gardens is strongly supported as part of integrated water management and climate adaptation. However, the installation of physical drainage infrastructure is outside the statutory scope of the planning scheme review, as it relates to capital works, drainage design and asset management.</p> <p>2. The review identifies flooding, runoff and increased impervious surfaces as growing risks associated with urban consolidation and climate change. The Planning Scheme currently includes WSUD policy and decision guidelines, but these provisions can be strengthened. Council is also supporting Melbourne Water in assessing and</p>                                                                                                                                                                               |

| Issues                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | PSR Actions                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
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| <p>with dark finishes increase heat, energy use and flood risk while providing little community benefit. These developments worsen urban heat islands and exacerbate flash flooding. Current planning settings enable unsustainable building outcomes.</p> <p>Actions needed:</p> <ul style="list-style-type: none"> <li>• Prevent approvals for fully hard-surfaced, high-heat developments.</li> <li>• Encourage green roofs, permeable surfaces and low-energy designs.</li> <li>• Explore a heat pollution tariff via rates to discourage high-heat buildings.</li> <li>• Community heat resilience gap:</li> <li>• Shopping centres and libraries are not sufficient or accessible during heat emergencies.</li> <li>• Planning must consider local, grid-independent cooling refuges.</li> </ul> <p>3. Appropriate tree canopy to increase cooling - Tree canopy targets are positive, but species selection has unintended environmental impacts. Desert ash trees shed large volumes of leaves quickly, contributing to stormwater blockages and river oxygen loss. Leaf runoff is harming the Maribyrnong River ecosystem.</p> <p>Actions needed:</p> <ul style="list-style-type: none"> <li>• Review and adapt tree species selection with ecological advice.</li> <li>• Align planting with climate adaptation and waterway health.</li> <li>• Strengthen green canopy goals.</li> <li>• Adopt Waterways of the West principles and set river swimming as a long-term aspiration.</li> </ul> <p>4. Understorey planting for biodiversity, cooling and carbon storage - Ongoing loss of trees and minimal green space in new developments reduces cooling, biodiversity and resilience. Council</p> | <p>identifying areas of stormwater flood risk in the planning scheme.</p> <p>Council has also been advocating with other Councils that are part of CASBE for elevated ESD targets in the planning scheme and will continue to advocate until changes are in place.</p> <p>3. Species selection and maintenance are primarily managed through urban forest, tree management and operational programs. A review of the tree management plan is underway and a review of the street tree selection guidelines has been identified as a 26/27 action of the <i>Council Plan 2025-2029</i>.</p> <p>In March 2026, Moonee Valley City Council formally endorsed the Swimmable Cities Charter, signalling Council's commitment to improving the health, accessibility and ecological function of urban waterways.</p> <p>4. An update the significant tree register is an initiative of the <i>Council Plan 2025-2029</i> and an update of Councils tree management plan is underway.</p> <p>5. The review clearly identifies the importance of advocacy on matters including climate resilience, flooding, ESD and waterway protection. Funding mechanisms such as emerging biodiversity and nature repair markets fall outside the planning scheme but are consistent with Council's broader strategic and advocacy role.</p> |

| Issues                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | PSR Actions |
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| <p>controls on tree removal are weak. Shrubs and grasses are effective for carbon storage, cooling and biodiversity, even in small areas.</p> <p>Actions needed:</p> <ul style="list-style-type: none"> <li>• Expand the Significant Trees Register.</li> <li>• Strengthen tree protection and clearing controls.</li> <li>• Promote indigenous understorey planting in streets, medians and small public spaces.</li> <li>• Use successful local examples to guide future projects.</li> </ul> <p>5. Funding and advocacy - Council funding constraints require stronger advocacy to state, federal and water authorities. Emerging mechanisms like the Nature Repair Market may provide future opportunities. Council should actively defend and value its biodiversity assets.</p> |             |

# Appendix 6

## Future Actions Summary

The following actions have been identified through the planning scheme review as matters warranting attention over time. These actions are distinct from the strategic priority areas, monitoring and advocacy items and do not represent immediate commitments by Council. Some may be progressed as part of ongoing business as usual functions, while others will require collaboration with external partners and agencies. Resource and budget allocation has not been determined at this stage. The actions are consolidated here to ensure visibility and to provide a basis for future consideration as capacity and opportunities allow.

### RAP Workshop Actions to be taken

- Include an acknowledgement of the Traditional Owners of the City of Moonee Valley in Clause 2.01 of the Municipal Planning Strategy to recognise their connection to the land.
- Reference the *Whole of Country Plan, 2025-2035* in the planning scheme.
- Support the RAP to identify dual naming to lands, waterways and sites of cultural significance in Moonee Valley.
- Where dual naming has been confirmed, reference the Wurundjeri name first and colonial name last e.g. Mirrangbamurn (Maribyrnong River)
- Collaborate with the Wurundjeri Woi-wurrung Cultural Heritage Unit to investigate public open space across Moonee Valley as potential Wurundjeri heritage listed sites.
- Continue meaningful engagement with the Wurundjeri Woi-wurrung People on strategic land use planning matters.
- Explore opportunities to enhance protection for cultural heritage sites of significance, inclusive of gorges and waterways, and reference the conservation principles and future priorities for the identified sites in partnership with the RAP.
- Support the RAP to advocate to the Victorian Government to include Wurundjeri priorities about climate change and renewable energy in the Victoria Planning Provisions.

### Accommodating Housing Growth

- Implement the housing strategy by rezoning residential land to apply appropriate residential zones and overlays to support housing growth.
- Advocate to the Victorian Government for clearer guidance on the scope and application of recent changes enabling social and affordable housing contributions in planning schemes.

### Planning for Infrastructure

- When the future infrastructure needs is completed, apply the outcomes of the investigation to a review of the existing Development Contribution Plan and Open Space Contribution rates; and
- Advocate to the Minister for Planning to change the Victoria Planning Provisions to define a land use type or contribution trigger that would enable open space contributions from build-to-rent or similar developments outside subdivision.

### Heritage identification and protection

- The future Heritage Program to include:
  - A review of the *Moonee Valley Thematic Environmental History*.
  - Delivery of the following *Council Plan 2025-2029* initiatives by:
    - Commencing work on a methodology and plan to implement an exemption from planning permit requirements for visible solar energy systems in the Heritage Overlay to facilitate greater provision of on-site renewable energy in heritage places, with a report and recommendations to Council in year two. (Initiative 13.1.3); and
    - Preparing a report outlining options to reduce financial and environmental impacts of heritage overlays to residents. (Initiative 18.1.1).
- Review and update the *City of Moonee Valley Heritage Guidelines 2016* and Moonee Valley Activities and General Amenities Local Law to provide clearer direction to heritage matters, including demolition of heritage by neglect.

### Planning for employment land

- Facilitate land for employment-generating uses by providing clear guidance to protect existing employment precincts and plan for new or expanding areas, including:
  - Developing commercial fit-out guidelines to support high-quality, low or net zero emission, adaptable business premises; and
  - Considering rezoning opportunities for industrial sites transitioning to alternative, economically and sustainably beneficial land uses.

### Increasing tree canopy and landscaping

- Prepare an education and support pack that promotes high quality, climate-responsive landscaping design for new developments, providing clear guidance on site layout, suitable plant species, design treatments and planting techniques.
- Prepare design guidance for public / private interface treatments and design requirements along streetscapes, focusing on their interaction with vehicle crossovers, infrastructure and street trees.

## Environmentally Sustainable Development

- Update Clause 15.01-2L-03 (ESD) Residential Policy Guidelines to require an ESD Assessment for developments comprising 2-9 dwellings (rather than the current 3-9 dwellings) on a permanent basis.
- Monitor the implications of the Clauses 54 and 55 deemed-to-comply pathway on the effectiveness of local ESD policy and advocate for state-level standards that align with Council's net-zero community ambitions rather than undermining them.

## Advertising signs

- Prepare a local advertising signage policy to provide clear, accessible, locally tailored guidance on signage outcomes across the municipality.
- Advocate to the Minister for Planning to modify Clause 52.05 Signs to better facilitate the advertising signage needs for sports clubs on land zoned Public Park and Recreation Zone.

## Pipeline infrastructure

- Include a spatial representation of existing pipeline infrastructure within the strategic framework of the Municipal Planning Strategy.

## Right of Way / Laneways

- Prepare design guidance for public/private interface treatments and design requirements relating to Right of Ways / Laneways.
- Review and update the design requirements in the *Moonee Valley Right of Way Access for Abutting Development Proposals Policy* to ensure the urban design guidelines address:
  - Design and built form interfaces, landscaping / planting, and appropriate setbacks to adjoining laneways.
  - Accessibility and connectivity for vehicles, pedestrians, and people of all abilities.
  - Vehicle access, circulation and parking arrangements in laneways, including the use of car parking stackers, particularly relevant as dual occupancies can now be assessed under the VicSmart stream.
  - Safety, visual appeal, and well-lit conditions for laneway users.
  - Facade treatment requirements and blank wall activation standards for public/private interface treatments along streetscapes and ROWs.
  - The integration and delivery of essential infrastructure, including postal services, waste management, drainage, and capital asset improvements for developments fronting laneways and rear-loaded properties
  - Parking provision standards that reflect the practical usability of designated parking facilities in higher-density ROW-accessed developments, with the aim of reducing downstream pressure on on-street parking and Council's enforcement resources.

### Updating school masterplans

- Engage with the schools within the municipality currently subject to planning controls and DTP to review existing masterplans and specific planning provisions in the planning scheme.

### Policy for live music venues

- Monitor the existing location and emergence of live music entertainment venues in Moonee Valley and the regulatory influences on live music activities.
- Advocate to the Minister for Planning to amend the definition of food and drink premises to include live music, enabling permit triggers that allow Council to manage hours of operation and noise impacts. This is especially important where residential neighbourhoods interface with commercial zones, as these are the locations where live music venues are most commonly situated in Moonee Valley.

### Protecting significant grasslands

- Apply planning controls to identified significant grasslands in Moonee Valley.

### Public Acquisition Overlays

- Remove the Public Acquisition Overlay where land has been acquired by Council.

### Waterways

- Review all the controls that apply to our waterways with the ultimate intention to consolidate and provide greater clarity.
  - Reference the Connectivity 2018 policy document for Five Mile Creek in the planning scheme
  - Update the principles relating to Moonee Ponds Creek to reflect the revised principles from the *Chain of Ponds – Moonee Ponds Creek Plan, 2025*.
- Monitor changes to the permanent SLO extents (VC278) by annually mapping and reviewing properties newly included within the expanded 50 metre buffer, assessing resulting permit triggers and design requirements to ensure consistent application of waterway protection objectives.