Hampton Park Employment Land Needs Assessment

City of Casey

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Certified B Corporation

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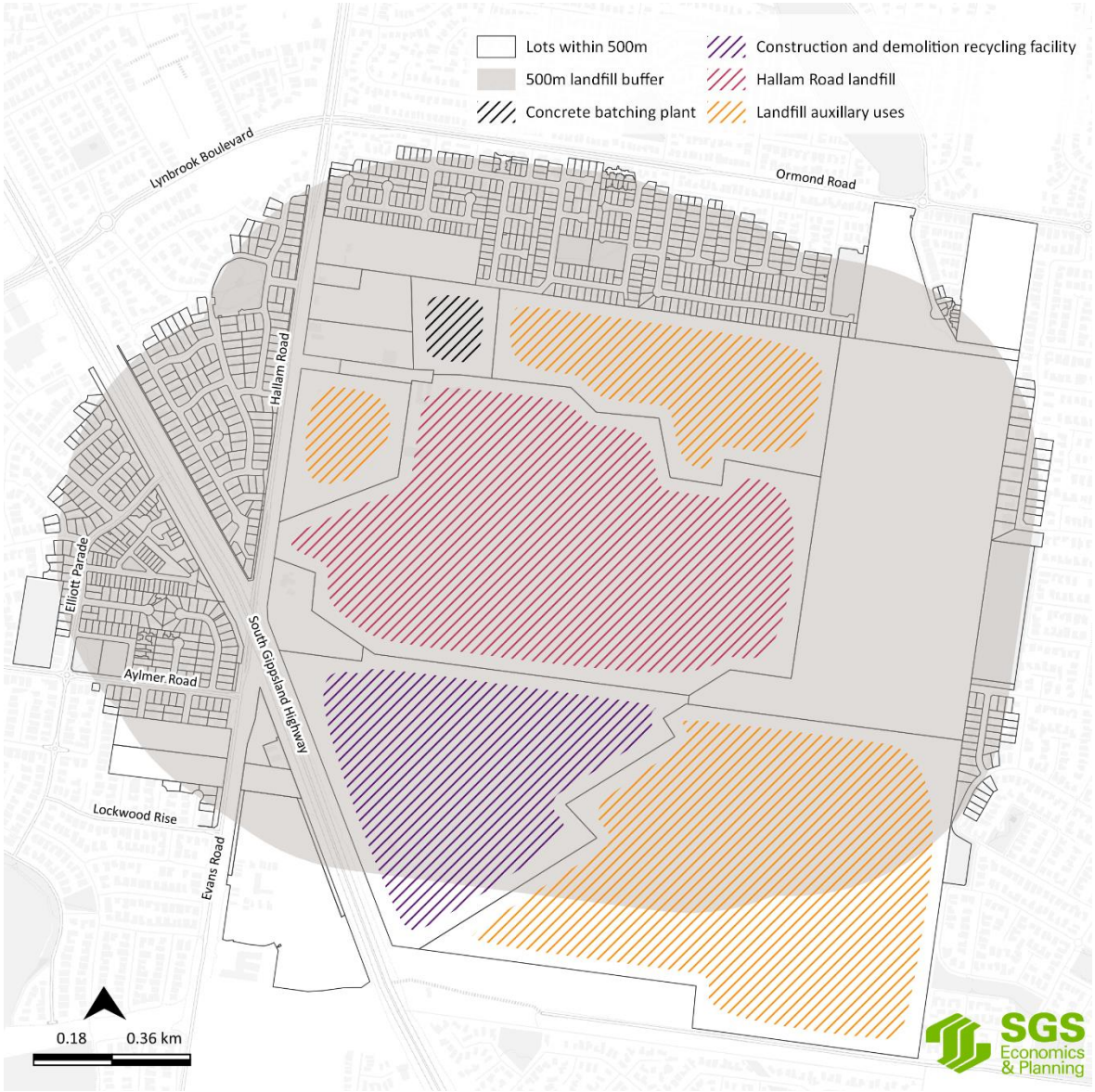
Executive Summary

Context and Purpose

The Hampton Park Employment Land Assessment was undertaken by SGS Economics and Planning (SGS) to inform the employment land potential and uses for the vacant land surrounding and within the Hallam landfill (the study area) for the City of Casey. The study area is defined by the 500m landfill buffer shown in the figure below.

Study area context map



Source: SGS Economics and Planning (2022)

The land considered for potential employment land (the study area) is shown in the figure below. The land in the study area is divided into 9 investigation areas of a total size of 153ha. There are considerable constraints in terms of policy and infrastructure barriers. A key constraint is that the landfill has residential encroaching into its buffer causing conflicting land use and amenity issues, however waste and resource recovery activities in the study area are beneficial at a state and local level and are required to continue. The recommendations in this report are based on these buffer constraints and existing/planned long-term uses, as well as policy objectives and economic analysis of employment land needs in Hampton Park.

Potential Employment land in the study area

Source: SGS Economics and Planning (2022)

Objectives

Given the conflicting land uses that exist, the project seeks to balance two broad outcomes:

- Employment growth opportunities, based on local and regional demand, along with site and context employment attraction opportunities
- suitable land uses which cause the least land use conflict for the study area and neighbouring land.

The aim is to find employment development opportunities which have complementary land uses that will minimise land conflict risk and amenity impacts between surrounding residents and core functions.

Methodology

The recommendations of this report are a product of three work streams:

- A review of policy, guidelines and strategic documents which informed what constraints and guidelines needed to be considered in conducting the analysis and ensuring robust planning recommendations.
- A land suitability assessment to determine the amount developable land for four broad economic land uses. The uses considered are heavy industry, light industry (which includes commercial), retail and horticulture/recreation. The suitability for these land use types is mapped based on constraints and opportunities (including consideration of relevant guidelines providing in the Victorian Planning Scheme and EPA guidelines) cross referenced with the study area.
- An economic analysis of the floorspace needs of different employment types in Hampton Park. This was done by reviewing of the latest population forecasts in Hampton Park and forecasting the demand for retail and non-employment floorspace needs. In addition, the effects of COVID on employment land demand were reviewed.

Suitability assessment

The land suitability assessment showed the potential suitable locations for the broad economic uses (retail activity centre, light industry, heavy industry and horticulture/recreation) and the amount of suitable land supply. The assessment does not indicate how much should be delivered for each economic use, rather indicative employment land locations and the amount of supply available for development. The policy and economic analysis guided what should be delivered in the study area. Some commentary that takes into account the policy review and economic analysis is provided in the summary that follows. The amount of suitable land and location is shown in the table and map below. The key insights from suitability assessment are:

- The study area has sufficient land supply for heavy industry after consideration of EPA minimum separation distances. The suitable location for heavy industry would be investigation area 6 and a small part of area 5, as shown in the map below. However, the type of heavy industry that would suit the study area e.g., cement manufacturing and brick manufacturing would have amenity risks and these types of activities would limit the types of light industry that could go into the study area.
- The study area has capacity for light industrial land uses. Investigation areas 1, 2, 3, 4, 6, 7 and 9 would be suitable locations. The map below shows the areas where land is suitable for heavy industry are also suitable for light industry, showing opportunity for interchangeability.
- There is land available for retail activity centre in investigation areas 4 and 6. However area 4 would be next to a planned activity centre and area 6 is close to the landfill buffer making that location not ideal. The map below shows the land suitable in investigation area 6 is also suitable for light industry. Therefore, light industry demand could take up that supply.
- Investigation areas 5, 8 and part of 6 would be suitable for horticulture or recreation due to the Urban Flood Zone and/or the powerline easement making the other types of land use not suitable in those areas.

The amount of suitable land for the four broad land uses is summarised in the table below.

Amount of suitable land by economic use

	Suitable land (ha)
Heavy industrial – with 250m buffer (e.g., concrete manufacturing, brick, tile, pipe, and refractory manufacturing)	22
Heavy Industrial – 100m buffer (e.g., concrete batching, materials recycling)	34
Light industrial	77
Retail	32
Horticulture/recreational	63

Note numbers are not additive and one piece of land might be suitable for one or multiple economic uses.
Source: SGS Economics and Planning (2022)

Areas of suitable land by land use type

Source: SGS Economics and Planning (2022)

Employment land demand requirements

South East Region and Casey employment projections, developed by SGS, were used as the basis for employment land demand projections at Hampton Park South. Baseline historical employment for the Hampton Park South area is consistent with its largely stable waste recovery role. However, if the area is to transition to a broader employment role it is likely to capture some additional employment growth from the local region – leveraging its proximity to the Southern SSIP, links with the remaining waste recovery functions and other local connections/attributes. However, given its various land use conflicts, fragmented nature, aggregate size and the fact there is already an established hierarchy of centres serving the surrounding area, it is unlikely to capture any higher order/heavy industrial uses or retail, commercial and other significant employment services.

The key findings from the employment floorspace needs assessment are, Hampton Park needs

- The total demand for employment land in Hampton Park is 58ha

- 45 will be for light industry that is 21ha for core light industry and 24ha for uses compatible with light industry such as freight and logistics, bulky goods and local services.
- The remaining demand for other uses e.g., heavy industry could shift to light industry dependent on external market forces and changes in the economy.
- Analysis of the application data showed robust demand for industrial and commercial land even with the challenges of COVID.
- Within the broader region Hampton Park could support industrial land supply when the Southern SSIP land is exhausted in mid 2020s

Land use recommendations

These three workstreams were combined to formulate an opportunity assessment of the study area and provide planning recommendations that are appropriate for the study area.

Based on the suitability mapping and with consideration of the demand assessment the land in this study area should be considered under four separate precincts (A, B, C and D) as shown in the map below and following table

Land supply Hampton Park Study Area

Precinct	Gross (ha)	Unconstrained (ha)	Light industry (ha)	Horticulture/ Recreation (ha)
A	63	11	0	63
B	47	43	42	
C	27	22	22	
D	16	14	13	
Total	**153**	**90**	**77**	**63**
Waste recovery/ C&D facility	25	-	-	-
Existing Tip/Concrete Batching facility/Future open space	78	-	-	-

Source: SGS Economics and Planning (2022)

Land use configuration plan

Source: SGS Economics and Planning (2022)

Precinct A

Land in Precinct A (total area 63ha) on the eastern edge of the study area is constrained by:

- An Urban Flood Zone (UFZ) that covers most of the area
- The powerline easement which precludes most types of urban development and land use underneath the powerline.

Precinct A land is therefore best suited for horticultural and appropriate recreational uses.

Precinct B

Land in Precinct B (total area 41 hectares unconstrained) in the south-eastern portion of the precinct comprises the least constrained parts of the precinct.

The 42 of the 45 hectares of compatible light industry[1] employment land demand could be absorbed in this precinct and any surplus/future demand could be absorbed in Precinct C (further discussed later). Other than the residential uses to the east of the precinct and some potential gas migration issues, the Precinct B land itself is well suited to light industrial activities (which the landowner is also seeking). Indeed, such industry would also provide for significant employment opportunities for City of Casey residents given the precinct's central location in the LGA and its close proximity to the established Southern SSIP.

However, if all land were to be developed in the short term, it could affect the take-up of other, greenfield industrial precincts in the region that the City of Casey, Cardinia Shire, the Victorian Planning Authority and DELWP are setting aside for employment uses (i.e., Officer-Pakenham SSIP). It is therefore recommended that Council (a) consult with those respective agencies/stakeholders on their preferred approach and (b) potentially adopt a staged approach to land rezoning so that the regional market is not instantly flooded with 41ha of new land. 10 to 20 hectares of land every 10 years could be appropriate, and would allow the precinct to gradually grow into an important employment precinct for the local community without unduly impacting the broader industrial land market.

Finally, buildings are to be constructed in a manner which allows them to deal with gas migration issues that would be caused by proximity to the landfill site. Council should consider a minimum subdivision size for this precinct of 0.9 hectares. Smaller minimum subdivision size could be considered outside the landfill buffer, i.e. along Glasscocks Road. This land should therefore be rezoned IN1Z.

Category B land is therefore best suited for light industrial uses, under a staged approach.

Precinct C

Land within Precinct C (total of 22ha) is dotted across the western edge of the precinct. This land is similar to Precinct B land and is also suitable for light industry. The differences are that (a) they form a residential interface, (b) involve smaller and more fragmented land parcels and (c) have superior access to the main road. Hence there are two options for Council and the land owners:

- Option 1 – encourage more light industry but ensure it does not generate offsite impacts on nearby residential properties. If the road authority (VicRoads) is amenable, logistics uses are also a possibility.
- Option 2 – encourage some bulky goods retail uses to take advantage of the main road access.

Both recommendations are potentially subject to a transport study as the roads authority does not always permit individual site based main road access.

Theoretically the two options are not mutually exclusive, and the land owner should be given the discretion to choose based on what is most economically feasible. However, Council would need to be aware that Option 1 would require an IN3Z whereas Option 2 is better suited to a C2Z.

The landfill buffer will be in place for some time so Council should consider Precinct C for employment rezoning only after Precinct B supply has been exhausted or is close to exhausted. A further

[1] Light industrial uses could include: warehouses/storage facilities, factories (excl. noxious industries with offsite impacts), caryards, urban services, clean-tech, logistics centres (provided transport access is adequate).

employment land study should be undertaken to contemporise the understanding of employment needs for the area.

Category C land is therefore best suited to either light, interface industrial uses (IN3Z) OR bulky goods retail (C2Z), subject to market needs at the time of rezoning.

Precinct D

Land within Precinct D (total of 13 hectares) is least suitable for industrial related employment uses. The land parcels are small and/or isolated from the broader study area and nestled with residential which makes the parcels lower order choice compared to the land in precinct B and C, and the broader industrial land market in areas such as Minta Farm. Interim uses such as outdoor markets or nurseries would be suitable till amenity buffer is resolved. Only once the amenity buffers can be resolved, Council should consider the potential of future residential within this precinct. If a buffer is still required over the land, then the use of the land will need to be controlled via an appropriate VPP tool such as the BAO or an alternative VPP tool as determined by the recommendations of an endorsed Development Plan. While the buffer is in place, the precinct could be used for temporary land uses that do not cause amenity interface conflicts with sensitive uses such as plant nursery or outdoor markets.

Recommendation related to other potential land uses in the study area

Heavy industry should not be considered in this study area for the following reason. The appropriate types of heavy industry such as concrete, brick, tile and pipe manufacturing, materials recycling and would have amenity risks that would impact the residential areas surrounding the study area. The EPA separation distances provide a minimum distance, it is possible the industrial emissions could extend beyond recommended buffer zones. SGS recommends council consider other locations to absorb demand for heavy industry.

Retail should not be considered in this study area for the following reasons. There is a planned local activity centre that will be on the south-west edge of the study area and could service local needs. The established broader activity centre hierarchy can then also provide for any higher order retail needs of the local and surrounding community. Additional supply outside of that established hierarchy could compromise the network's role and function. The land where retail could be potentially located (in Precinct B) is within close proximity to the existing landfill buffer and C&D recycling centre which will remain, and which is not an appealing location.

1. Introduction

1.1 Project Background

The Hallam Road Landfill in Hampton Park has been identified by the Victorian State Government as an essential hub for waste and resource recovery services and infrastructure in Victoria. The site provides benefits to the community through the operating landfill by providing a facility for the region, municipality and the community to dispose of waste, employment, and partnerships with social enterprise. However, the encroachment of residential development into the buffer of the landfill is causing negative amenity impacts for those residents, including odours and noise impacts. Encroachment of sensitive uses has also complicated the non-residential development potential of the landfill and surrounding vacant sites.

In the next 10 to 15 years the landfill site will transition away from waste disposal activities and focus on waste transfer activities and the resource recovery of inert materials, while also providing valuable public open space to the City of Casey. This eventual closure of the landfill provides the opportunity to have land uses and planning controls that seek to resolve conflicts and strengthen the benefits provided by the study area to the community.

To facilitate a coordinated land use response for the Hallam Road landfill site and surrounds, the City of Casey is conducting a review of the Hampton Park Development Plan which will involve a number of background studies that will ultimately inform a planning scheme amendment.

1.2 Project Scope

SGS Economics and Planning (SGS) was commissioned by the City of Casey to provide an employment land needs assessment for Hampton Park south study area. The geographical focus is the land surrounding and within the Hallam Road landfill buffer, further defined in Figure 2.

The employment needs assessment involved the following components:

- A review of existing local and state policy, along with regulations related to the landfill and other constraints such as the gas pipeline.
- Employment and floorspace demand projections based on local catchment analysis and regional employment forecasts.
- A suitability assessment of the undeveloped and existing employment land, measuring the relative constraints and opportunities for a range of different land use types.
- development of a preferred land use configuration plan by cross referencing the findings of the economic projections and land suitability assessment.

Given the conflicting land uses that exist, the project sought to balance two broad outcomes:

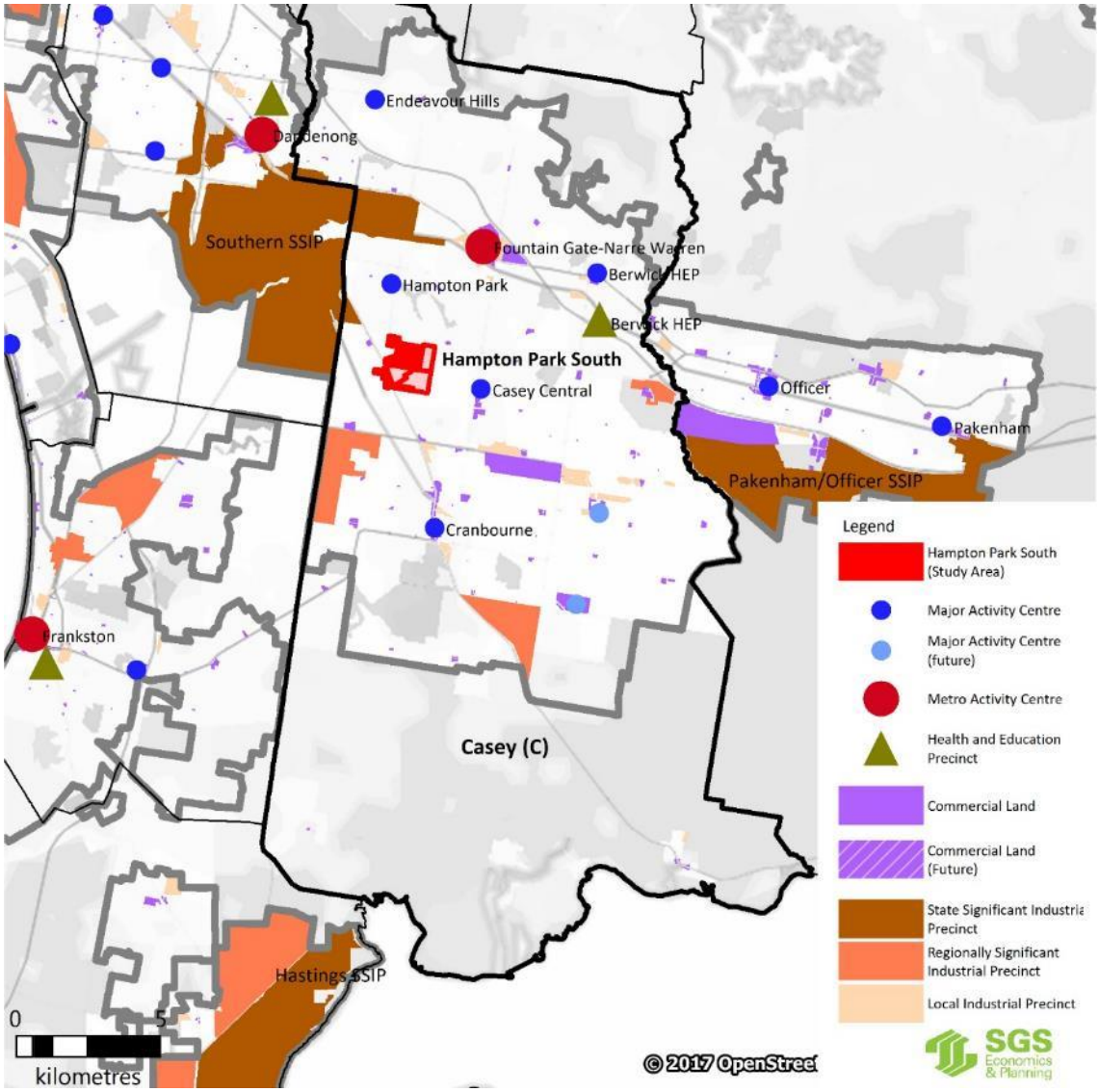
- Employment growth opportunities, based on local and regional demand, along with site and context employment attraction opportunities
- suitable land uses which cause the least land use conflict for the study area and neighbouring land.

The aim is to find employment development opportunities which have complementary land uses that will minimise land conflict risk and amenity impacts between surrounding residents and core functions.

1.3 Study area and context

The Hallam Road Landfill and surrounding Hampton Park South study area is located at the intersection of Hallam Road, South Gippsland Highway and Glasscocks Road in the City of Casey (see Figure 1). The study area is approximately 5 km south east of Dandenong South State Significant Industrial Precinct (SSIP) and approximately half way between Narre Warren Metropolitan Activity Centre (5 km to the North) and Cranbourne Major Activity Centre (5km to the South).

FIGURE 1: CONTEXT MAP OF HALLAM LANDFILL WITHIN THE CITY OF CASEY

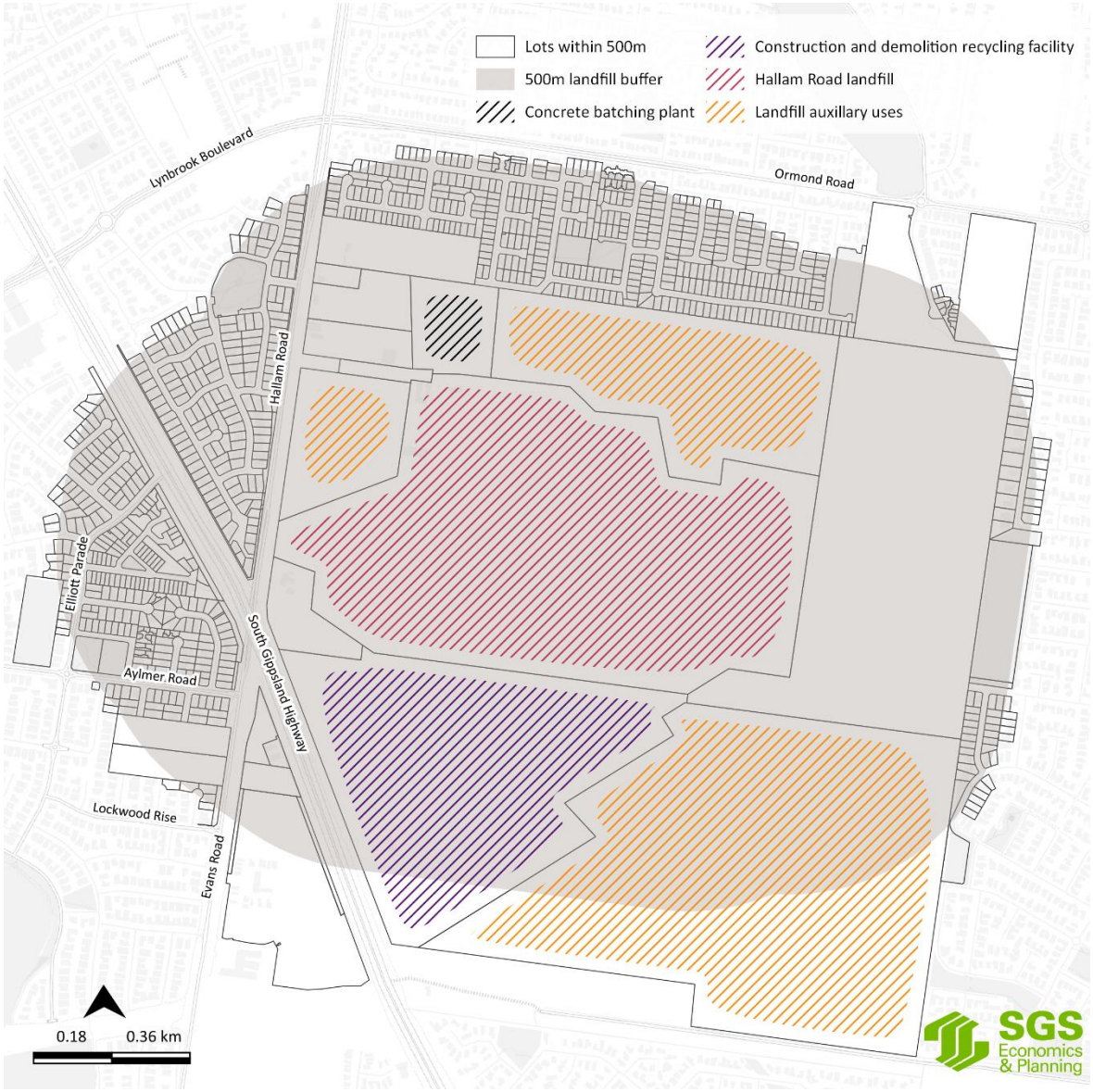


Source: SGS Economics & Planning (2021)

The study area

The project study area is defined by the land parcels within the 500m buffer zone of the Hallam Road landfill site. Figure 2 shows the landfill site and land parcels within this 500m buffer. Of the parcels within the buffer, the project has only considered those suitable for non-residential development (i.e., site which are vacant or contain existing employment uses).

FIGURE 2: LOTS WITHIN THE 500M LANDFILL BUFFER



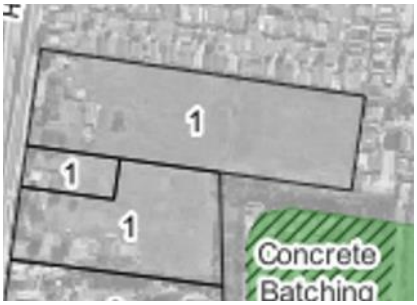
Source: SGS Economics and Planning (2022)

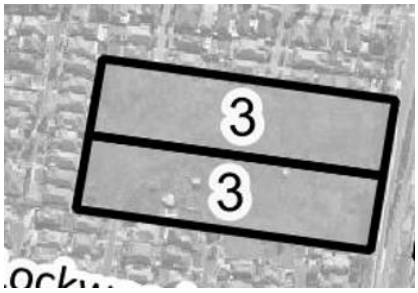
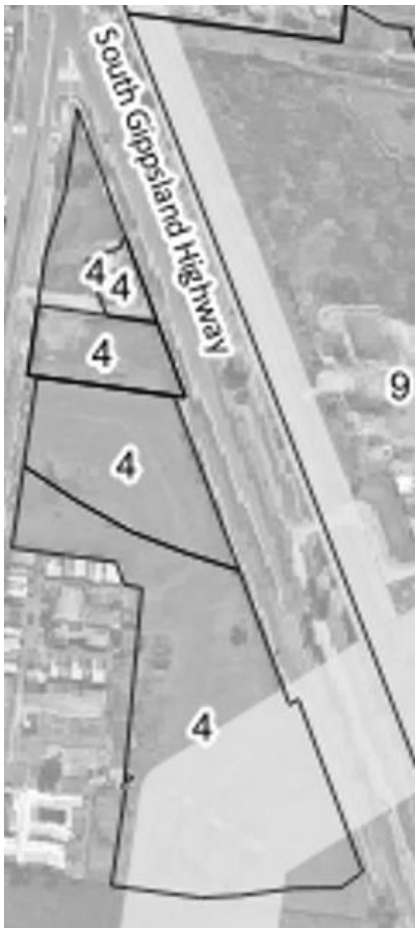
Excluding the landfill site, the lots considered for non-residential land uses are grouped into eight investigation areas and shown in Figure 3. Table 1 further describes each investigation area, relevant constraints and the current zoning, land uses and land area.

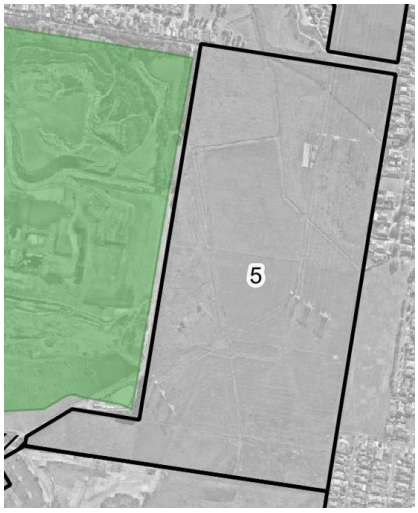
FIGURE 3: STUDY AREA PRECINCTS

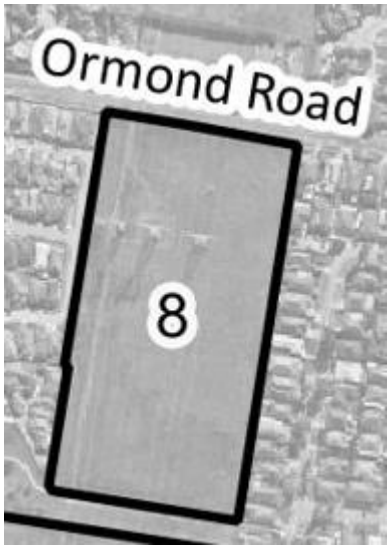
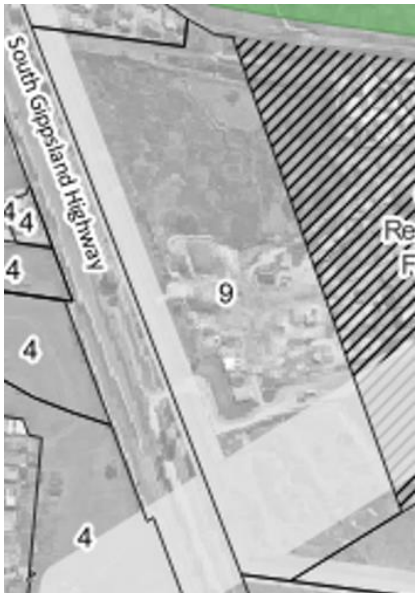
Source: SGS Economics and Planning (2022)

TABLE 1: STUDY AREA INVESTIGATION AREA DESCRIPTION

	Investigation area	Properties	Constraints and considerations	Zoning and current land use
Area 1 – 7ha		– 250, 254 & 260 Hallam Road HAMPTON PARK VIC 3976	– Within 100m concrete batching plant buffer. – Within 500m landfill buffer	– GRZ1 – Vacant
Area 2 – 5 ha		– 270 Hallam Road, Hampton Park – 735 South Gippsland Highway, Hampton Park	– Within the Hampton Park Development Plan area. – Within the Hallam Road Hub Plan study area. – 270 Hallam Road within 100m concrete batching plant buffer. – Within 500m landfill buffer. – 735 South Gippsland Highway has a high-pressure gas pipeline running through it	– SUZ1 – Commercial, nursery and garden supplies (Diaco's Discount Nursery and Garden Rock Supplies)

	Investigation area	Properties	Constraints and considerations	Zoning and current land use
Area 3 – 4ha		– 545 & 555 Evans Road LYNBROOK VIC 3975	– Within the Lynbrook and Lyndhurst Development Plan area. – Mostly within 500m landfill buffer.	– GRZ1 – Vacant
Area 4- 12ha		– 516S, 10/520, 580 & 600 Evans Road LYNBROOK VIC 3975 – 760 South Gippsland Highway LYNBROOK VIC 3975	– Current use: petrol station at 760 South Gippsland Highway (expected to continue). Remainder is vacant land. – Within the Lynbrook and Lyndhurst Development Plan area. – Mostly within 500m landfill buffer. – Residential development in the south west corner at 520 Evans Road	– GRZ1 – Petrol station, with the remainder as vacant land

	Investigation area	Properties	Constraints and considerations	Zoning and current land use
Area 5- 38 ha		– 280 Hallam Road HAMPTON PARK VIC 3976 – 825, 829 & 795 South Gippsland Highway HAMPTON PARK VIC 3976	– Within the Hampton Park Development Plan area. – Within 500m landfill buffer. – Powerlines run through parts of the lots – Parts of the site are under UFZ zoning	– SUZ1 – Vacant
Area 6 – 67ha		– 605 Glasscocks Road, HAMPTON PARK VIC 3976	– Within the Hampton Park Development Plan area. – Parts of the site are under UFZ zoning – Mostly within 500m landfill buffer. – Glasscocks Road on southern boundary is being built by Council. Currently the road is private access to Cranbourne Golf Club.	– SUZ1 – currently vacant. Adjacent to this lot in the western side is Construction & Demolition recycling facility at 795 South Gippsland Highway
Area 7 – 3ha		– 290 Hallam Road HAMPTON PARK VIC 3976	– Within the 500m landfill buffer – The Transfer and Recycling centre will be next to the investigation area	– SUZ1 – Vacant

	Investigation area	Properties	Constraints and considerations	Zoning and current land use
Area 8 – 4ha		– 37 Sallys Run HAMPTON PARK VIC 3976	– Powerlines run through majority of the lot – The south-western corner is within the 500m landfill buffer	– Currently vacant land – Zoned as GRZ
Area 9 – 15ha		– 795 S Gippsland Hwy, HAMPTON PARK VIC 3976	– Land adjoined to the C&D facility – Within the 500m landfill buffer	– SUZ1 – C&D facility exclusion zone

2. Policy and regulatory context

This section provides a summary of relevant policy and regulatory requirements. More detail on the documents discussed in this section are included in Appendix A.

2.1 Policy context

State and regional Policy

Planning policy at the State level governs the development strategy of Victoria which has implications for employment land at the local level. The core document guiding employment land use planning is *Plan Melbourne* which provides the strategic direction for major activity centres, commercial and industrial land. The Melbourne Industrial and Commercial Land Use Plan (MICLUP) builds on the relevant policies and actions of *Plan Melbourne* and aims to ensure there is sufficient well-priced industrial and commercial land is available in the right locations to support the economy. While MICLUP identifies the need for significant additional commercial and industrial land within the Southern region, Hampton Park south is not specifically identified as a either a state or regionally significant industrial or commercial precinct.

While Plan Melbourne and MICLUP set the policy direction for the broader city and sectors, the Hallam Road Waste and Recovery Plan formulated by the state government's *Metropolitan Waste Resource and Recovery Implementation Plan* guides the strategic direction of landfills and waste recovery centres across Melbourne. The Hallam Road Hub is identified as a key asset in this strategy.

The Hallam Road Waste and Resource Recovery Hub Plan (2021) has identified that the site is suitable for new waste and resource recovery activity while ensuring suitable buffer distances in accordance with the EPA regulations. This plan shows that waste and resource recovery activity could be located toward the centre of the landfill site, to allow sufficient buffer area from surrounding residential lots.

The Hallam Road Hub Plan also identifies a portion of the landfill land is proposed to be transformed into public open space after the closure of the landfill site. The proposed open space would provide reduced separation distances between the proposed waste and recovery activities and surrounding sensitive land uses and would act as an 'interface land use'. In addition, the *Hallam Road Hub Plan* encourages complementary land uses in the hub and buffer areas. Land uses recommended in the Hub Plan include land uses that are *non-residential, resilient to dust, noise and odour, promote the principles of a circular economy*, and *build industrial ecology relationships between businesses in the hub (e.g., one business uses a by-product of another business).*

Local Policy

The Local planning framework, along with zones and overlays, is intended to provide guidance that is responsive to local conditions and opportunities. These policies need to be consistent with the state policy. At table is included at Appendix A summarising the policy and strategic context and their implications for the Hampton Park study area.

Key points that can be drawn from these documents are:

- A need to find land uses that would improve the amenity of residents in proximity to the hub
- Any potential retail uses should not impact on the existing and proposed activity centre hierarchy
- The precinct should seek to provide more non-retail employment land to improve the employment opportunities for local residents within the council area.

Summary of state and local policy

The key findings from the policy review are summarised as follows:

- The State policy recognises the significance of the existing Hallam Road landfill site and its transition to a Waste and Resource Recovery Hub in the long-term.
- The Statewide Waste and Resource Recovery Infrastructure Plan (2018) and the Hallam Road Waste and Resource Recovery Hub Plan (2021) identify that the landfill site is suitable for a commercial scale transfer facility which will allow the transition away from waste disposal activities. The subject site is also identified as the location for future public open space.
- The Special Use Zone – Schedule 1 (Earth and Energy Resources Industry) and Development Plan Overlay – Schedule 1 (Residential Areas) apply to a portion of the study area. Hampton Park Development Plan is the Development Plan adopted under the Development Plan Overlay Schedule 1 which applies to Investigation Areas 1, 2 and 5 of the study area. This zone and overlay are planning tools that help manage the existing use of the site as a landfill, and future land uses and redevelopment of the site (as outlined in the Development Plan). The Development Plan in particular provides a mechanism to implement a masterplan for the site with specific land uses and development guidelines. It has been observed and noted in the Hallam Road Hub Plan that the current Hampton Park Development Plan is inconsistent with the most recent planning strategy for the subject site.
- The current policy in the Casey Planning Scheme earmarks the existing landfill site for future public open space. In addition, the Hampton Park Development Plan incorporates pockets of commercial and residential land on the outskirts of the study area which correspond with existing residential zoned land and retail uses (plant nursery) and vacant land located adjacent to the landfill site, within the boundary of the Special Use Zone.
- The Casey Activity Centre Strategy identifies activity centres located in proximity to the subject site. These include the Hampton Park Major Activity Centre located further to the north, Lynbrook Village and Amberly Park Medium Neighbourhood Centres located to the west and east, and the proposed South Gippsland Highway Local Neighbourhood Activity Centre located to the south-west. Future land uses on the subject site will therefore be well supported by a number of activity centres, with various functions in the activity centre hierarchy.
- Future land use planning within the study area must be compatible with the operations of the site as a landfill, and into the future as a waste and resource recovery facility. This includes ensuring appropriate buffer areas are incorporated to avoid potential adverse amenity impacts to surrounding sensitive uses, particularly residential interfaces. Further information on buffer areas and land use compatibility are discussed in the next section.
- Further planning considerations for the future development of the site include flood and bushfire risk, areas of aboriginal cultural sensitivity, significant trees, and native vegetation.

2.2 Regulatory requirement and expectations

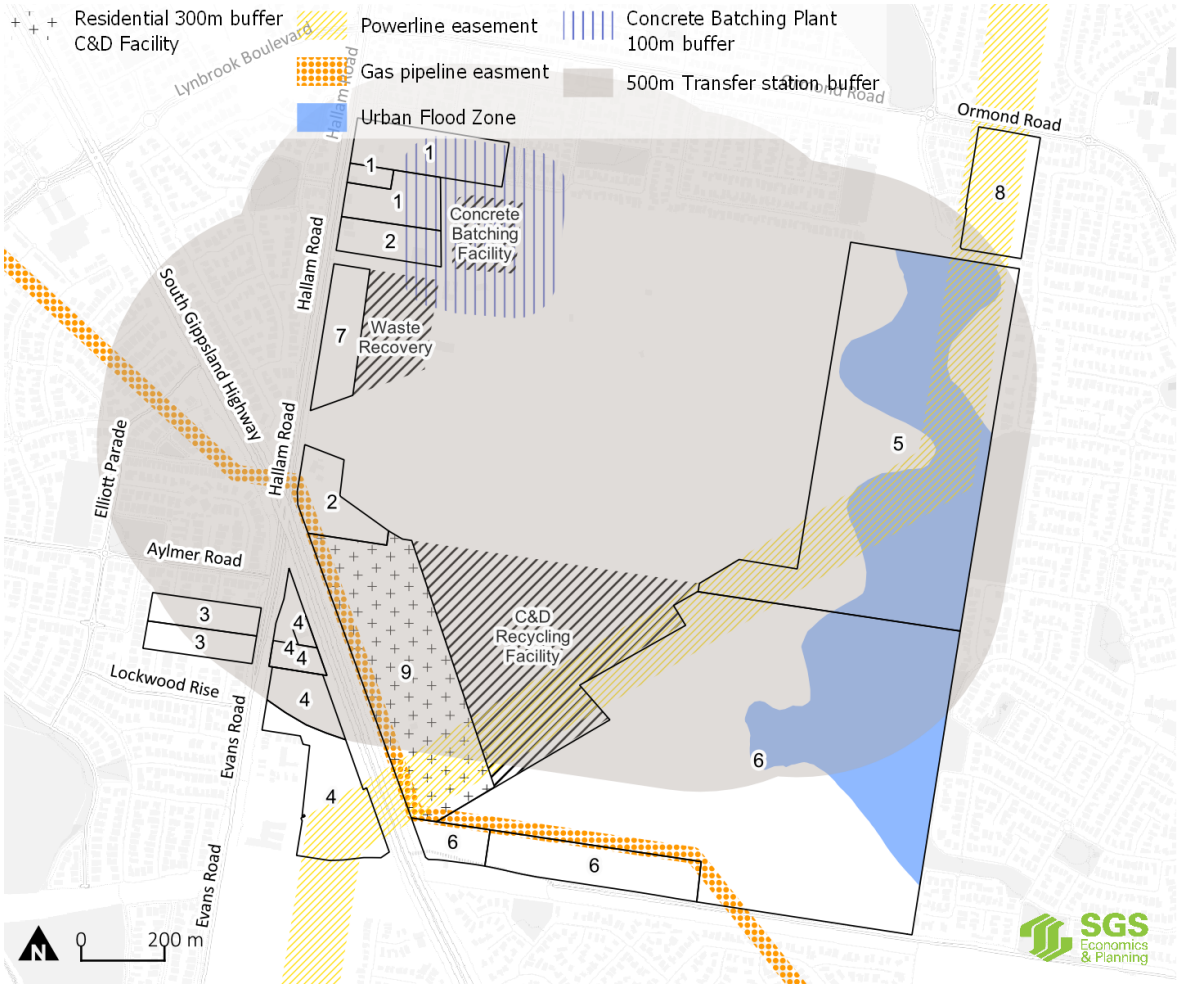
Overview of constraints currently impacting the study area

Figure 4 shows the constraints in the study area that would limit or impact certain land uses.

These constraints are:

- Hampton Park landfill site is affected by a 500-metre buffer which reflects the buffer distance requirements for landfill sites in EPA Publication 788.3: Siting, Design, Operation and Rehabilitation of Landfills. However, historical development near the landfill has resulted in encroachment of 'buildings and structures', particularly residential dwellings, within the north and western parts of the 500-metre buffer.
- Concrete batching plant with a 100m buffer at 282 Hallam Road, Hampton Park
- C&D recycling facility at 795 South Gippsland Highway, Hampton Park. Machinery at this facility must be placed a minimum of 300m from residential areas.
- There is also a gas pipeline with a 20-metre buffer, where any works within this area will require a third party works approval from APA Group. The reason for this gas pipeline buffer is that it is an aging asset which may be sensitive to activities that generate ground vibrations, as identified in the Hallam Road Waste and Resource Recovery Hub Plan (2021).
- High voltage transmission powerline easement which precludes development beneath the powerlines and development within the easement
- The area also has an Urban Floodway Zone and Land Subject to Inundation Overlay on the eastern boundary which precludes most types of developments.

FIGURE 4: STUDY AREA CONSTRAINTS



Source: SGS Economics and Planning (2022)

These buffers are relevant requirements now discussed in further detail.

Managing buffer areas and land use compatibility in the planning system

One of the key constraints influencing the potential land uses for the precincts in the study area are the buffers that apply to the land. Buffer areas comprise land used to separate and manage conflicting land uses for the purpose of protecting areas with sensitive land uses, defined as '*land uses considered to be sensitive to emissions from industry and other uses due to their impact on amenity, human health and safety*'. Examples of sensitive land uses include dwellings, aged care facilities, child care centres, children's playgrounds, schools, hospitals and places of assembly.

The planning system regulates sensitive land uses within buffer areas, and determines all permitted land use and development, including within landfill buffers. Landfill buffers can be managed through the Special Use Zone, which applies to the study area. Other tools to manage buffers include the Environmental Audit Overlay where the land is potentially contaminated, the new Buffer Area Overlay, and the Environmental Significance Overlay. These overlays do not currently apply to the subject site.

Clause 53.10 (Uses and Activities with Potential Adverse Impacts) of the Victorian Planning Provisions (VPP) outlines threshold distances for land uses and activities with adverse amenity impact from sensitive land uses. The purpose of this policy is to ensure protective buffer areas are maintained from sensitive land uses and visa-versa. Where the proposed land use or activity exceeds the threshold distance, the planning application must be referred to the EPA, which is the relevant statutory referral authority.

The Table to Clause 53.10 specifies that there is no threshold distance for 'landfill' uses or activities, meaning that all applications for landfill proposals must be referred to the EPA. The threshold distance for a 'transfer station' (other than for accepting organic wastes) is 200 metres. Other threshold distances are summarised in Table 2 below. Further details regarding planning regulations and the buffer requirements of Clause 53.10 are outlined in Appendix A.

TABLE 2: CLAUSE 53.10 - WASTE AND RESOURCE RECOVERY THRESHOLD DISTANCES

Land Use Activity	Threshold distance (metres)
Landfill	None specified
Other recourse recovery or recycling operations	None specified
Transfer station:	
accepting organic wastes	500
other	200
Used plastics treatment or processing	500

Source: Victorian Planning Scheme, Clause 53.10

EPA Regulations

The new Environment Protection Regulations 2021, which commenced in July 2021, strengthens the existing obligations to the protection of human health and environment from pollution and waste, however, it does not amend the EPA's recommended separation distances or the threshold distances of Clause 53.10, or the publications relating to air emissions and landfill sites.

EPA Publication 1518: Recommended separation distances for industrial residual air emissions provides recommended separation distances for industrial activities from sensitive land uses. The activities listed in this publication generally fall under the heavy industry classification and have a high propensity of producing considerable negative externalities, therefore requiring large separation distances from sensitive uses.

Table 3 outlines the EPA's recommended separation distances from different types of waste management activities. Some of these activities are assessed on a case-by-case basis (Advanced resource recovery technology facility and Materials recovery and recycling facility). While these separation distances relate to industrial residual air emissions, they do not always coincide with the threshold distances outlined in Clause 53.10 of the Victorian Planning Scheme, which focus on threshold triggers, relating to potential odour or noise risk, for referral to the EPA.

The EPA can allow buffer distances to be reduced where an evaluation is completed demonstrating that the landfill will not affect the environment and amenity of sensitive uses. Site-specific variation to the recommended separation distances is also allowed for the transition of industry and other factors. The landfill buffer distance will remain in place even after the landfill site closes, until the site has stabilised to the point where the potential for subsurface gas migration has largely ceased, usually within a 30-year time period.

Publication 1518 describes the use of interface land uses, which can be located within separation distances between industrial land uses and sensitive land uses. They can include public open spaces and can be zoned for recreation and reserve and special purpose (except where sensitive land uses are permitted).

TABLE 3: EPA RECOMMENDED SEPARATION DISTANCES FOR INDUSTRIAL RESIDUAL AIR EMISSIONS

EPA guideline	Requirement
Advanced resource recovery technology facility - Waste treatment facility for the immobilisation, thermal degradation, chemical conversion, biological oxidisation (aerobic or anaerobic), incineration, gasification or other treatment of solid waste.	Case by case
Landfill - Landfills used for the discharge or deposit of solid wastes (including solid industrial wastes) onto land, except premises with solely land discharges or deposits, used only for the discharge or deposit of mining wastes, and in accordance with the Extractive Industries Development Act 1995 or the Mineral Resources (Sustainable Development) Act 1990.	Best Practice Environmental Management -- Siting, Design, Operation and Rehabilitation of Landfills, EPA Publication 788.1, 2010: 500m
Materials recovery and recycling facility - Collecting, dismantling, treating, processing, storing, recycling, or selling used or surplus materials.	Case by case

EPA guideline	Requirement
Permanent contaminated soil treatment facility - Permanent facility for the temporary storage, processing and treatment of contaminated soil. Excludes on-site (temporary or mobile) contaminated site soil treatment.	500m
Prescribed industrial waste treatment facility - Storage, treatment, reprocessing, containment or disposal facilities handling any prescribed industrial waste not generated at the premises.	500m
Transfer station - Collecting, consolidating, temporarily storing, sorting or recovering refuse or used materials before transfer for disposal or use elsewhere.	250m

Source: EPA (2013), EPA Publication 1518, Recommended separation distances for industrial residual air emissions

EPA publication 1642: Assessing planning proposals within the buffer of a landfill provides advice on assessing planning permit applications and planning scheme amendments that would lead to development within the buffer of an operating or closed landfill. The publication recommends a staged, risk-based approach consistent with Landfill Best Practice Environmental Management (EPA Publication 788.3). It is highly recommended that early dialogue with developers and authorities occurs, to inform appropriate land use decision-making around landfills.

There are two different pathways for risk assessment: Landfill gas risk assessment (applies to less intrusive proposals) or Section 53V Audit. These assessments determine the risk of harm to the proposed development or amendment area from the landfill. The audit report includes conclusions on whether a landfill gas migration risk exists at the audit site and, if so, recommendations for mitigation measures. A section 53V Audit includes all of the elements of a landfill gas risk assessment but is additionally quality assured by an EPA appointed auditor and formally documented in a publicly available audit report. A section 53V Audit is the most rigorous form of landfill gas risk assessment available.

The pathway is determined through a scoring system and depends on the type of new development proposed and the size, type and age of the landfill. According to the EPA, a section 53V audit to assess landfill gas risk will typically take 2-24 months.

Publication 1642 recommends that responsible and planning authorities contact EPA for site specific advice where a landfill is operating nearby, before recommending an environmental audit. This assessment should be undertaken at the beginning of the planning process. In some instances, EPA has taken the position that sensitive uses should be prohibited outright in a landfill buffer until the landfill ceases operation, rather than allow sensitive uses subject to a Section 53V audit.

EPA publication 788.3: Siting, design, operation and rehabilitation of landfills is the source document for best practice environmental management measures for landfills in Victoria. It takes into account the risk landfills pose to the environment and provides a guide for the measures required to meet legislative objectives. The required buffer distance for landfills is 500 metres.

EPA publication 1490.1: Closed landfill guidelines requires landfill operators to plan for and complete rehabilitation of landfill sites after they are closed. In order to ensure that the risks are appropriately quantified and managed, owners of closed landfill sites will be issued with pollution abatement notices

that require the gathering of necessary information and data, the development of rehabilitation plans and aftercare management and monitoring programs.

Potentially contaminated land

The planning system requires the consideration of potentially contaminated land, which includes landfill sites, in both the planning scheme amendment and planning permit process. Ministerial Direction No.1 - Potentially Contaminated Land, and Planning Practice Note 30: Potentially Contaminated Land (July 2021) provide guidance for the assessment of proposals on potentially contaminated land. Contaminated land can often be safely used and developed following appropriate remediation, provided any necessary controls to manage residual contamination are implemented.

Ministerial Direction No.1 requires that where a planning scheme amendment or planning permit application seeks to propose sensitive land uses, agriculture or public open space on potentially contaminated land (whether or not subject to a permit), an environmental risk assessment is required to demonstrate that the environmental conditions of the land is suitable for its intended use. For other uses, there are no compliance requirements that need to be satisfied under this Direction.

Ministerial Direction No. 1 provides for an exemption to be granted from the need to comply with the Direction. Open space is considered an example of where an exemption may be appropriate. Planning authorities should contact the Environment Protection Authority before requesting an exemption, to discuss appropriate approaches to the development of open space to overcome potential problems, such as with the design of proposed wetlands or playgrounds. As Preliminary Site Investigation may also be required as part of the process to understand whether an audit is required.

Summary regulatory requirements and expectations

The planning policies relating to buffer areas and the EPA regulations will inform future land uses and development in the study area. As such, the following constraints should be considered:

- The presence of a 500-metre landfill buffer, 100-metre concrete batching buffer, 300-metre exclusion zone for C&D, and gas pipeline on the subject site pose potential land use conflicts, with potential risks for sensitive uses to be located within these buffer areas. Appropriate consideration of the planning and EPA regulations is required in preparing a planning scheme amendment or planning permit application.
- Future redevelopment of the landfill site to any sensitive land uses or public open space will require consideration of the policy relating to potentially contaminated land, including Ministerial Direction No. 1 and the EPA environmental risk assessment process. Early engagement with the EPA is critical to determine potential environmental risk, particularly if sensitive land uses or public open space are proposed in the buffer areas or on the landfill site.
- Any other land uses proposed in the buffer areas should be compatible with the potential environmental risks. This means sensitive land uses should be avoided in the buffer areas. Otherwise, an exemption or site specific variation process is required with approval from the EPA.

In summary, future land use planning within the study area must have careful consideration of the operations of the subject site's landfill buffer, and the existing/planned long term land uses of the transfer station and C&D facility.

3. Catchment and suitability assessment

A catchment analysis considers the geographic area that employment land is likely to attract customers from, given the context. The following section provides the surrounding study area catchment across a range of potential employment use types.

A suitability assessment assesses the potential of land for a specific land use. A suitability assessment has been completed for various land uses considered in this report, to understand potential land use constraints and opportunities across the study area.

3.1 Study area catchment analysis

Subject to sufficient demand (considered in Section 4) and suitable development opportunities free of constraints (considered in Section 3.2) there are four broad employment land uses that could be considered for Hampton Park South study area.

These employment land uses broadly include:

- Industrial uses including continued waste management, light and heavy industrial for both local urban service needs and regional manufacturing and logistical functions.
- Commercial uses including offices and other commercial services which can locate within activity centres, dedicated businesses parks or collocated with other uses such as hospitals or a research/sales function attached to an industrial premises
- Bulky retailing including car sales, hardware and other large format retailing
- Local retail services including local food and non-food retail shops and hospitality.

The following analyses the location and catchments of surrounding employment centres and precincts across these four broad employment land uses types.

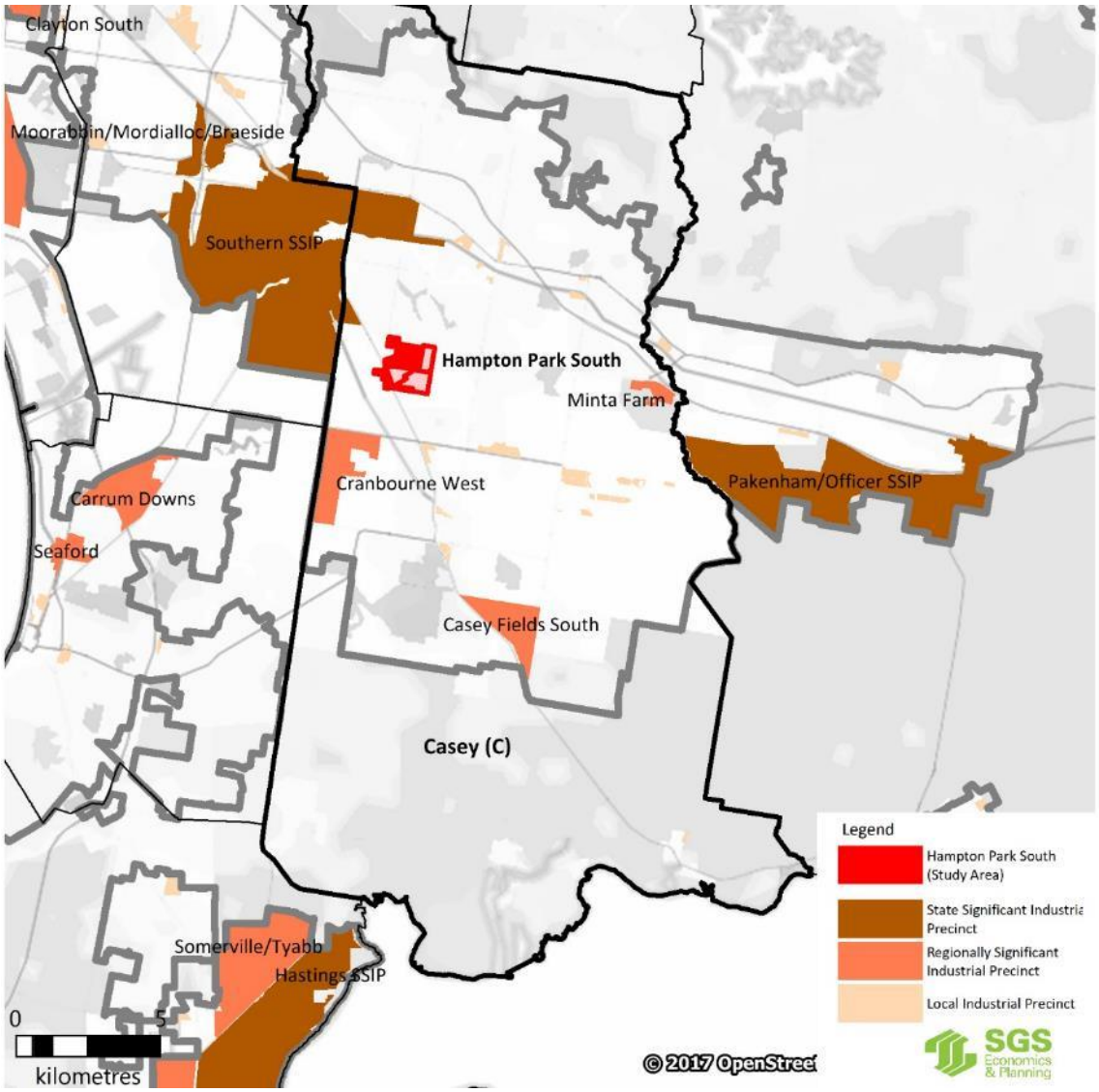
Industrial land context

Figure 5 presents the State, Regional and Local Industrial Precincts as designated by MICLUP surrounding the Hampton Park South study area. Within the region there are two state significant industrial precincts (Southern and Pakenham/Officer) which will absorb a significant proportion of the larger scale and heavy industrial uses. The Southern SSIP is likely to reach capacity with in the mid-2020s, at which point demand is likely to shift to the Pakenham/Officer SSIP.

There are also several Regionally Significant Industrial Precincts surrounding the study area, with Cranbourne West being the closest. There are relatively few local level industrial precincts within close proximity of the Hampton Park south study area.

This suggests there is potential for local industrial uses, potentially some overflow uses from the Southern SSIP, or industrial uses aligned with the specialised waste management functions.

FIGURE 5: SURROUNDING INDUSTRIAL PRECINCTS



Source: SGS based on MICLUP

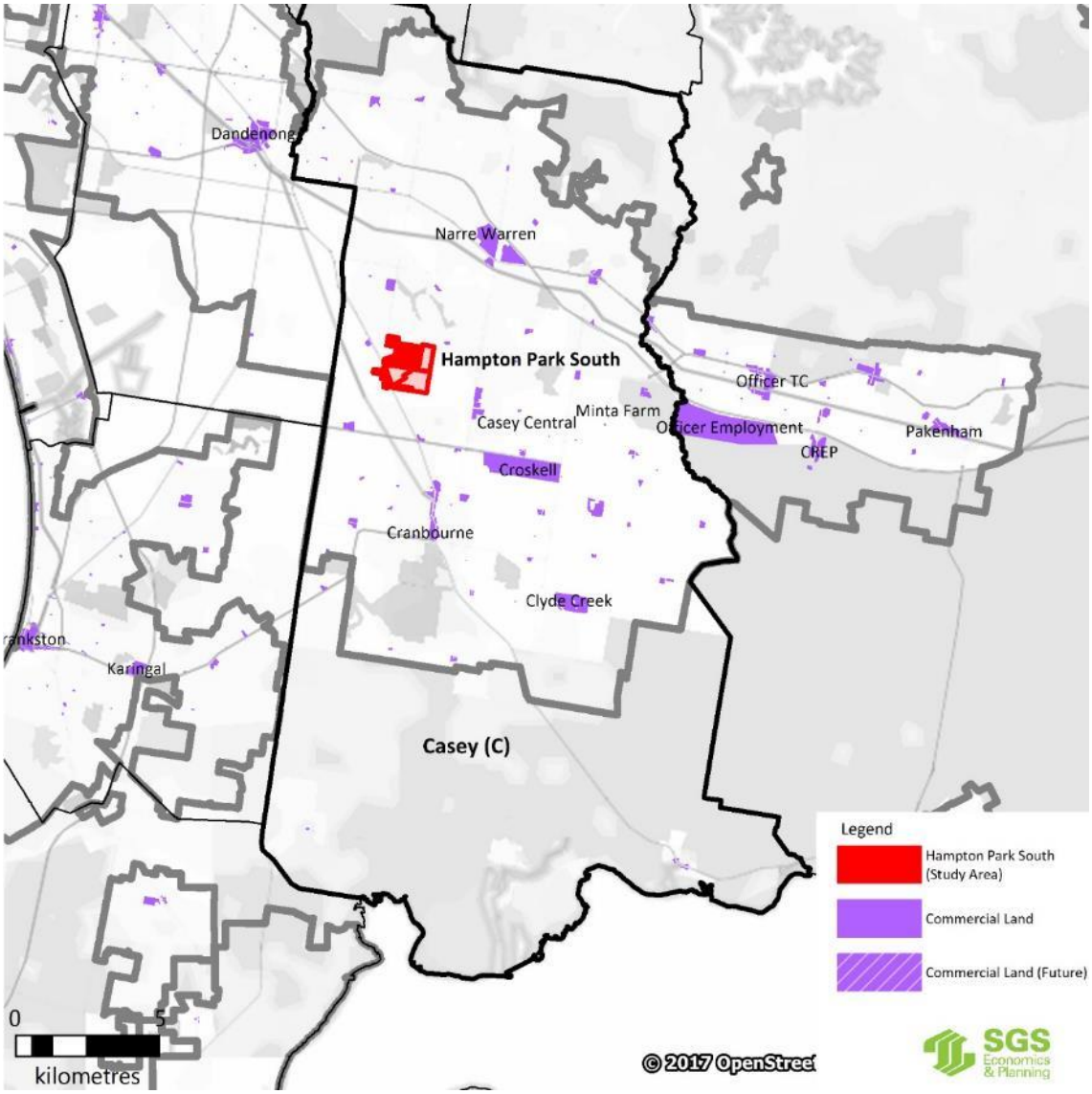
Commercial land context

Figure 6 presents the regionally and locally significant commercial land as designated by MICLUP. This included commercial land within and outside the activity centre network. Figure 7 presents the catchment areas of Metropolitan and Major Activity Centres surrounding the study area.

There are major clusters of commercial land in Dandenong, Narre Warren, Cranbourne and Frankston. Future commercial precincts are also identified in Officer Southern and Croskell PSPs.

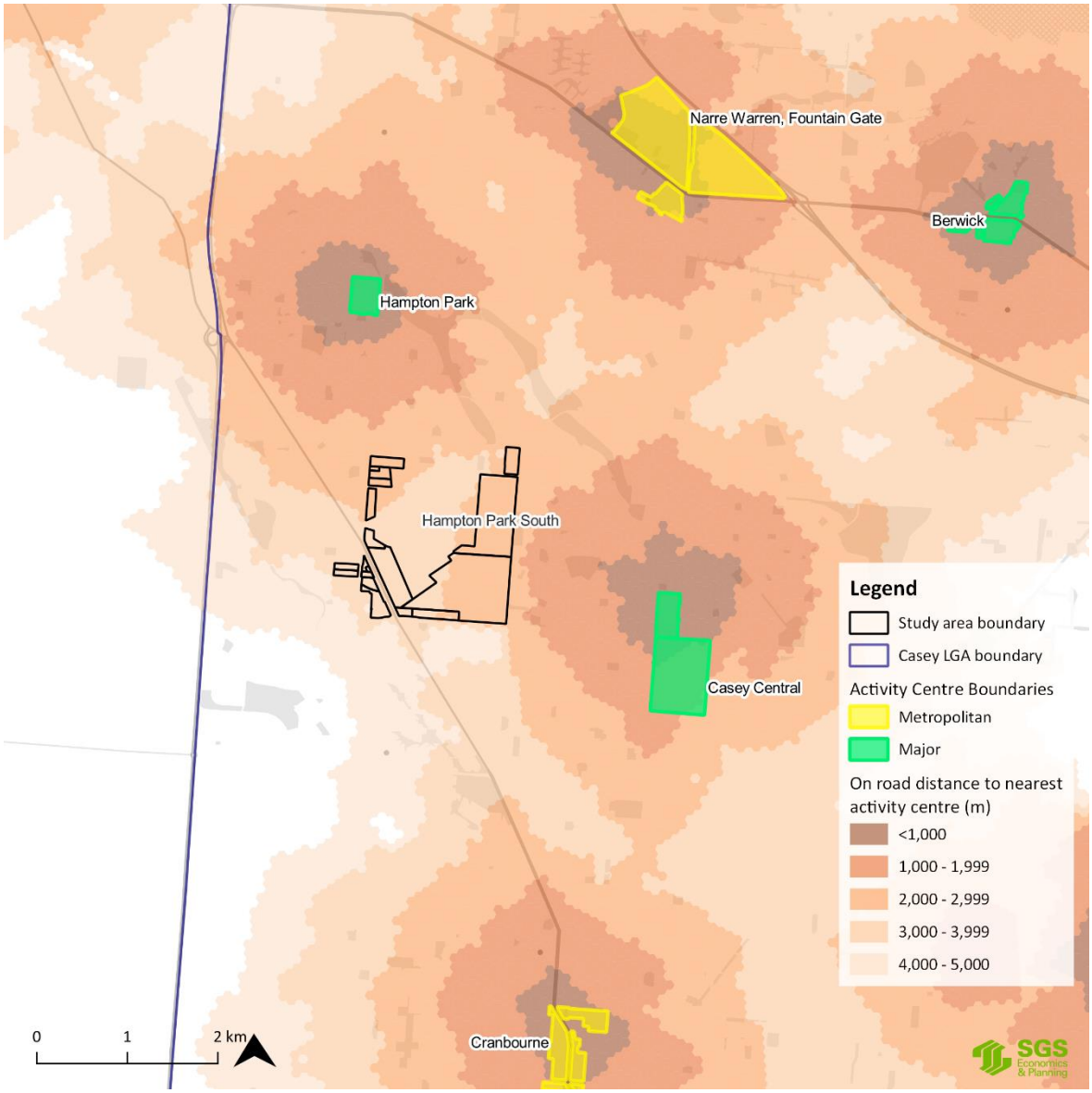
Commercial uses typically benefit and are attached to highly connected, high amenity and diverse locations with key anchors such as a Hospital, Tertiary Institution. Given the land use conflicts and availability of commercial land within other higher order activity centres in the region, there is likely to be limited potential for significant amounts of commercial uses within the study area.

FIGURE 6: SURROUNDING COMMERCIAL PRECINCTS



Source: SGS based on MICLUP

FIGURE 7: METROPOLITAN AND MAJOR ACTIVITY CENTRE COVERAGE



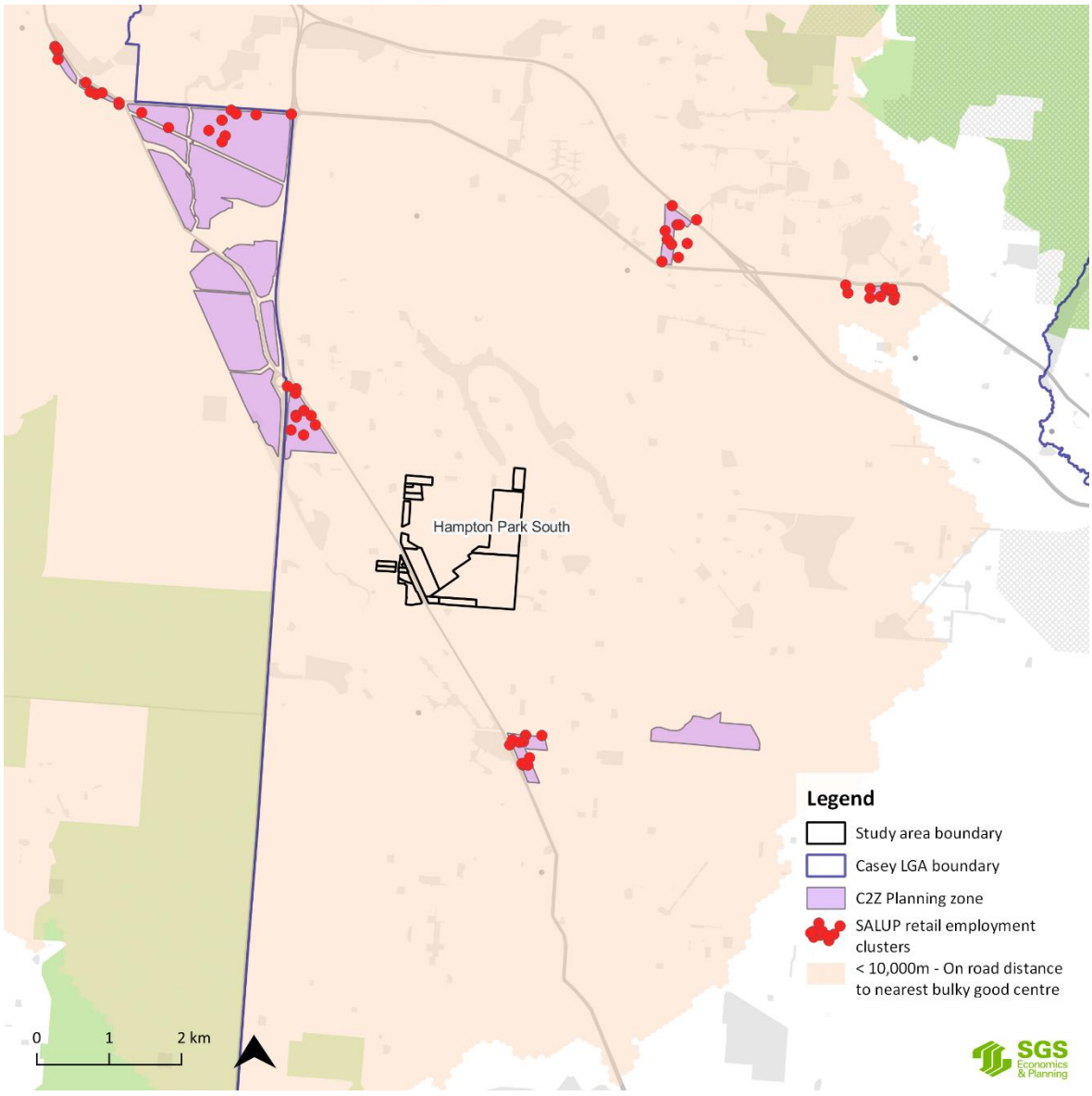
Source: SGS Economics and Planning (2021)

Bulky goods retail context

Examples of bulky goods retail include hardware stores, furniture shops and car sales. They typically require large (cheap) sites, with good access, situated on high traffic volume roads to attract customers. They generally provide for more occasional and higher value products and, therefore, have a much larger trade area catchment (around 10km).

Figure 8 shows the surrounding network of the existing bulky goods precincts. From a provision catchment perspective this highlights that the local area is well covered and there is no clear gap which Hampton Park South could address.

FIGURE 8: BULKY GOODS ACTIVITY CENTRE COVERAGE



Source: SGS Economics and Planning (2021)

Activity centre context and coverage

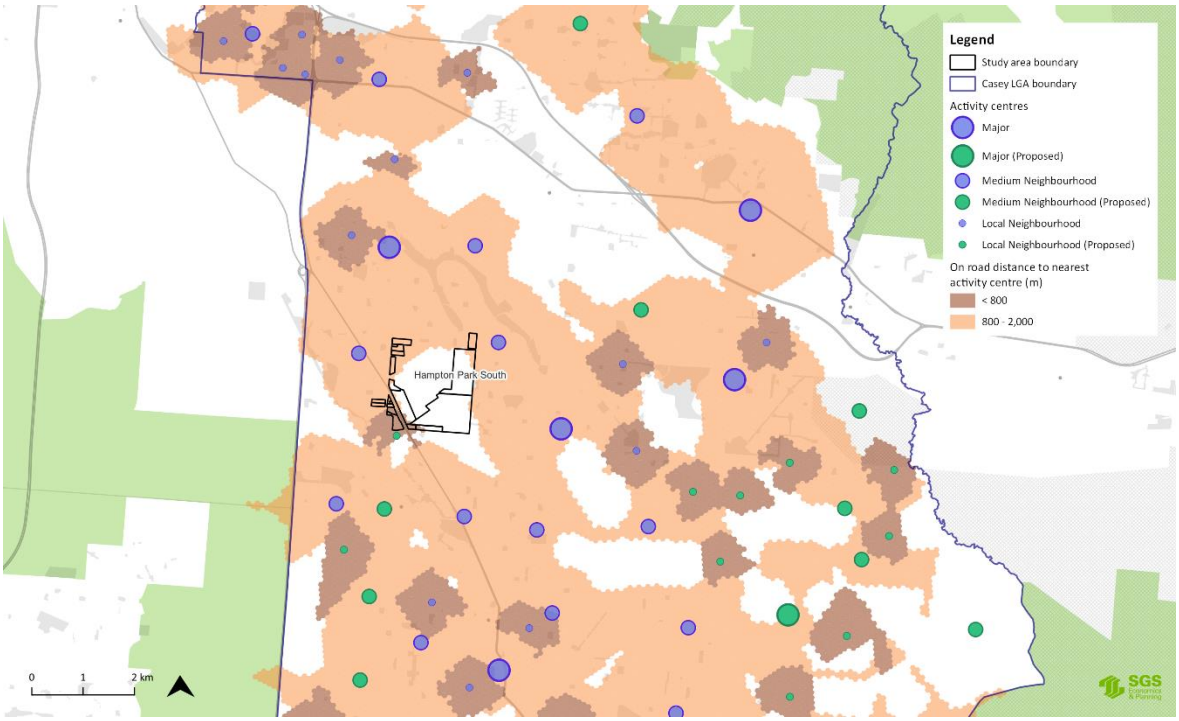
Ensuring all residents in the City of Casey have access to some form of local retailing and daily essentials is critical to ensuring a healthy liveable community. This is recognised in state and local planning policy through objectives such as the '20-minute neighbourhood' in Plan Melbourne and reflected in the Casey Activity Centre Strategy (2020). The '20-minute neighbourhood' is operationalised by an 800m catchment which represents a 10 minute walk to the destination and a 10 minute walk back home.

The Casey Activity Centre Strategy provides a clear centre hierarchy to support the existing and future needs of Casey residents. It also highlights the importance of a strong well-defined centre hierarchy in promoting multi-purpose trips and in unlocking higher order retail and commercial uses that provide greater employment opportunities for local residents compared to a dispersed retail focused approach.

The Casey Activity Centre Strategy also provides clear direction around the role for any out of centre employment development. While there are some employment uses that are supported in out of centre locations such as medical centres or childcare, any retail uses need to demonstrate a clear net community benefit if they are to locate outside a designated centre.

Figure 9 shows the coverage of the existing and proposed activity centres around the study area. The dark brown colour shows the 800m catchment of the activity centre which represents residents within a walkable of the activity centre. The light brown colour shows the 2km catchment which represents residents within a short drive to an activity centre. This highlights the residents surrounding the study area are generally well serviced by local level centres, with a small coverage gap in south east of the Hampton Park South study area.

FIGURE 9: EXISTING AND PLANNED ACTIVITY CENTRES AROUND THE STUDY AREA



Source: SGS Economics and Planning (2021)

3.2 Suitability Assessment

Assessment criteria

This section presents the suitability assessment of the study area, that is the 9 investigation areas, which have a total area of 153ha. The suitability assessment involves spatial analysis of a range of land criteria or constraints to build a composite picture of suitability across the study area.

Table 4 shows the constraints and criteria considered in the suitability assessment. Most are included in the analysis, and most of those are also part of a sieve mapping exercise. The exceptions are those criterions which can be assumed to be uniformly available across the precinct (power, water) or not available across the precinct (public transport, high quality built amenity).

TABLE 4: SUITABILITY ASSESSMENT CRITERION

Category	Criteria	Description	Comments
Infrastructure (utilities)	Gas pipeline buffer	20m gas pipeline buffer	Development is limited directly over the gas pipeline and construction methods need to consider the pipeline
	Powerline buffer	Easement, 30m from outer lines. Established based upon the current setbacks visible	This precludes development within the easement
Sensitive uses	Residential buffer	30m Buffer for light industrial/commercial and retail land uses 100m & 250m buffer for heavy industrial	The 30m buffer is applied to light industrial/commercial and retail. This land uses should be at least 30m from residential
Access	Road access	Distance from main road	This shows the accessibility of the land
	Public Transport	400m walking catchment - Bus stops	This shows the accessibility of the land
Natural environment	Flooding	UFZ, zoning -	Mostly undevelopable. Planning scheme only use can be agriculture or recreation
	Significant trees		These fall well within the UFZ, N/A to suitability

The criteria above are then weighted based on their relative levels of importance to various land uses to derive a composite result for land suitability.

Spatial assessment

A spatial assessment, that is mapping of easements, constraints and buffers, was conducted to determine suitability employment land purposes. The following maps show areas to which land within each precinct is likely to be suitable for four different economic land use types:

- Heavy industry – which is the manufacture and or processing of large, bulky material. Heavy industry needing a 100m and 250m buffer is assessed. Examples of heavy industry needing a 100m buffer are concrete batching, plaster manufacture and timber preservation[2]. Examples of heavy industry that need a 250m buffer are a sawmill, cement clinker grinding and brick, tile, pipe, and refractory manufacturing[3]
- Light industry/commercial – manufacture or processing of small or light items. Examples are warehousing, clean-tech, repair and reuse facilities and goods distribution centres
- Service industry/retail – activities that will mainly be population serving, for example, a local neighbourhood activity centre.
- Horticulture/recreation – horticulture, which is the cultivation of plants. Examples are growing of crops, ornamental or medicinal plants. Recreation covers activates such as community sports, neighbourhood parks, and community gardens. These land uses are not specifically assessed but is considered as an alternative economic use if heavy industry, light industry and retail are not suitable.

[2] EPA: 1518: Recommended Separation Distances for Industrial Residual Air Emissions – Guideline https://www.epa.vic.gov.au/about-epa/publications/1518
[3] IBID

Heavy Industry

FIGURE 10 shows which investigation areas would be suitable for heavy industry with a 100m buffer and a 250m buffer. A small part of investigation area 5 and most of area 6 is the most suitable location due to its land size providing enough distance for the appropriate buffer (100m). The total amount of suitable land in the area is 34ha. The other features that make this location suitable are the development of Glasscocks Road will adjoin with the South Gippsland Highway providing easy access to major arterial roads. For heavy industry with a 250m buffer investigation area 6 and a small part of area 5 would be a suitable location. The total amount of suitable land in the study area is 22ha. The amount of suitable land by investigation area is shown in the table below.

FIGURE 10: SUITABLE LAND FOR HEAVY INDUSTRY WITH 100M & 250M BUFFER

Source: SGS Economics and Planning (2022)

TABLE 5: LAND SUPPLY FOR HEAVY INDUSTRY BY INVESTIGATION AREA

Investigation area	'Suitable' land – 100m buffer for residential area (ha)	'Suitable' land – 250m buffer for residential area (ha)
1	0	0
2	0	0
3	0	0
4	0	0
5	1	1
6	33	21
7	0	0
8	0	0
9	0	0
Total	**34**	**22**

Source: SGS Economics and Planning (2022)

Light Industry and Commercial

All the investigation areas except for area 8 have some suitable for light industry/commercial as shown in FIGURE 11. The powerline easement makes investigation area 8 unsuitable. The total amount of land supply is 76ha. The table below shows the land supply by investigation area.

FIGURE 11: SUITABLE LAND FOR LIGHT INDUSTRY/COMMERCIAL

Source: SGS Economics and Planning (2022)

TABLE 6: LIGHT INDUSTRY LAND SUPPLY BY INVESTIGATION AREA

Investigation area	'Suitable' land (ha)
1	7
2	4
3	4
4	7
5	1
6	40
7	3
8	0
9	11
Total	**77**

Source: SGS Economics and Planning (2022)

Retail

The suitability assessment for retail a shows part of investigation area 4 and 6 have suitable land. However, consideration of the Casey activity centre network and proximity to the landfill buffer make these locations not ideal.

FIGURE 12: SUITABLE LAND FOR RETAIL ACTIVITY CENTRE LAND USE

Source: SGS Economics and Planning (2022)

The table below shows the amount of land supply for retail.

TABLE 7: DEVELOPABLE LAND BY INVESTIGATION AREA FOR RETAIL ACTIVITY CENTRE

Investigation area	'Suitable' land (ha)
1	0
2	0
3	0
4	3
5	0
6	29
7	0
8	0
9	0
Total	**32**

Source: SGS Economics and Planning (2022)

The suitability mapping showed there is some investigation areas which are suitable for specific land uses and other areas were the land supply would be suitable about multiple types of economic land uses. The map below overlays all the suitability maps shown prior and the map shows investigation areas 1, 2, 3, 7 and 9 are only suitable for light industry. Investigation area 4 could suit light industry and retail, area 5 would suit retail, light, heavy industry and horticulture. A small part of investigation area 5 would suit heavy industry with the rest of the land being suitable for horticulture due to the UFZ and powerline easement. Investigation area 8 is suitable for horticulture due to the powerline easement.

FIGURE 13: OVERLAY OF THE VARIOUS LAND USES BASED ON SUITABILITY ASSESSMENT

Source: SGS Economics and Planning (2022)

Summary

The suitability assessment investigated which parts of the study area of the study area would be suitable for four broad economic land uses (i.e., retail, light industry inclusive of commercial, heavy industry, and horticulture). The assessment is an arms-length calculation of land supply without consideration of economic feasibility, amenity risks, broader objectives and policies. The key findings of the assessment are:

- Some of the investigation areas were suitable for only type of broad economic land uses due to the study area constraints. Other investigation areas had flexibility in the type of economic land uses that would be suitable.
- Light industrial land use is appropriate in investigation areas 1, 2, 3, 6, 7 and 9. Light industry examples would be nurseries, urban services, car yards and 'clean'-tech appropriate within a light industry area.
- Retail is suitable in part of investigation area 4 and 6.
- Heavy industry suitability was assessed using a 100m and 250m buffer from residential. Investigation area 6 and a small part of area 5 were assessed as suitable locations. Examples of heavy industry are material recycling, Brick, tile, pipe, and refractory manufacturing, cement manufacturing and cement clinker grinding, and these types of activities could cause amenity risks.

Land area calculations

Given the suitability analysis above, an appraisal of lot area supply for employment activities can be summarised below. There is a total of 153ha of land in the study area. Table 8 shows the amount of developable land by land use.

TABLE 8: SUITABLE LAND BY AND LAND USE

	'Suitable' land (ha)
Heavy industrial – with 250m buffer (relevant for concrete, brick, tile and pipe manufacturing)	22
Heavy Industrial – 100m buffer	34
Light industrial	77
Retail	32

4. Floorspace Demand

The following section considers potential demand for employment and associated floorspace and land requirements for the study area.

4.1 Employment Opportunities – industrial, office and bulky retail

Based on the catchment and suitability assessment the analysis has specifically focused on Heavy Industrial, Light Industrial and Commercial. To determine the potential demand for employment with the study area two approaches have been taken:

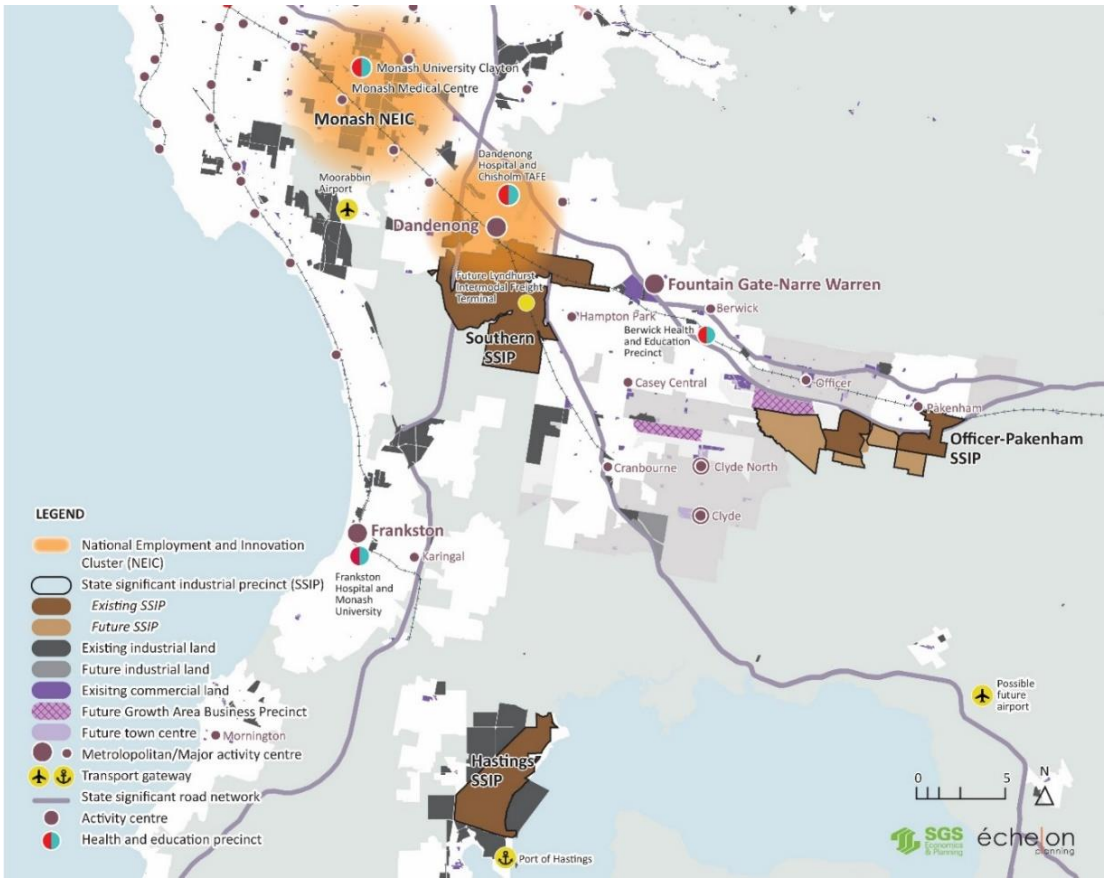
- Assessing demand for non-retail uses in the region based on City of Casey planning applications data for different types of land uses.
- Estimating demand for non-retail and retail employment land based on regional and local level employment forecast by industry.

4.2 Industrial land supply and consumption

While the waste recovery facility at Hampton Park South is identified as a key asset in state policy (See Section 2.1) the surrounding land is not identified in Plan Melbourne or MICLUP for any specific use. This is likely due to the complex buffer and land use conflicts present in the area and the need to first and foremost preserve the necessary functions of waste recovery centre and landfill site.

However, MICLUP estimates the Southern Region[4] has a total of 9,610 hectares of zoned land set aside for industrial uses. Approximately 7,270 hectares is currently occupied, with 2,440 hectares currently zoned and vacant.[5] Over last three years, the average rate of consumption of industrial land in the region was 107 hectares per annum, with consumption increasing over this period. Almost 60 percent of this consumption occurred within the Southern SSIP (63 hectares).[6]

FIGURE 14: CURRENT INDUSTRIAL AND COMMERCIAL LAND SUPPLY IN THE SOUTHERN REGION



Source: SGS Economics and Planning, based on *Melbourne Industrial and Commercial Land Use Plan*, April 2020.

[4] Southern Metro Region defined as Cardinia, Casey, Kingston, Frankston, Gr Dandenong, and Mornington Peninsula LGAs.
[5] MICLUP, p. 88.
[6] MICLUP, p. 89.

If consumption rates remain at the 2019 level of 110 hectares, the region as a whole, has 21 years supply of zoned industrial land. However, unzoned land identified for future industrial purposes specifically represents just seven years of supply, depending on the outcome of the PSP-planning process for these areas. This is due to 980 hectares of land in Mornington Peninsula zoned Special Use Zone 1 (around the Port of Hastings and reserved specifically for Port related functions) making up the remaining 12 years supply.

It is estimated that land supply in the Southern SSIP will be exhausted by the mid-2020s. When this occurs, demand transfer is likely to occur to the closest comparable industrial areas, including areas such as Braeside, Cranbourne West and the Officer-Pakenham SSIP. These locations include relatively large contiguous tracts of vacant industrial land with easy access to the Principal Freight Network for large heavy vehicles and access to existing supply chains and distribution networks.

In addition, between 2001 and 2020 a total of 367 hectares of land identified for industrial uses[7] was rezoned across the Southern region for non-industrial uses. The largest single loss of industrial land over this period was within Casey, where just under 28 hectares of industrial land was rezoned to allow for residential development. Of all the industrial land losses over the period, around 48 percent was rezoned to allow for mixed-use or residential development.

TABLE 9: INDUSTRIAL LAND SUPPLY AND RECENT CONSUMPTION, SOUTHERN REGION

Council / SSIP	2018 Zoned occupied (ha)	2018 Zoned vacant (ha)	2018 Future supply (ha)	2018 Total available supply (ha)	2015-17 Average consumption rates (ha)
Cardinia	380.9	375.2	938.3	1,313.50	14.2
Casey	670.7	367.5	245.2	612.7	7.1
Greater Dandenong	2,448.20	469.6	0	469.6	61.8
Southern Region*	**7,270.30**	**2,337.50**	**1,183.50**	**3,521.00**	**107.2**
Southern SSIP	*2,454.4*	*502.6*	*0.0*	*502.6*	*63.5*
Officer-Pakenham SSIP	*317.7*	*323.8*	*938.3*	*1,262.10*	*13.9*

** Southern Region includes (including Casey, Cardinia, Greater Dandenong, Frankston, Kingston and Mornington Peninsula)*
Source: MICLUP, 2020 (Department of Environment, Land, Water and Planning, unpublished data (2020)).

Implications for Hampton Park South

While not currently identified in MICLUP or state policy for industrial uses, the surplus land at Hampton Park South has the potentially play a supporting industrial land supply role within the region.

[7] For example, by the *Growth Corridor Plans, 2012*

Local and regional development applications

To measure demand for non-retail land we use applications data provided by the City of Casey. We analyse lodged application to get indication of underlaying demand. Table 10 summaries the data by zone code of application. We also breakdown the analysis by year to account for potential effects of COVID on demand for non-retail land during 2020-21.

The data shows a higher number of industrial land use applications compared to commercial uses. However, the take-up rate for commercial land was higher than industrial land. Figure 15 shows industrial land uses are clustered in Southern SSIP that is within the northern part of the Casey LGA. Commercial land uses are scattered across the LGA.

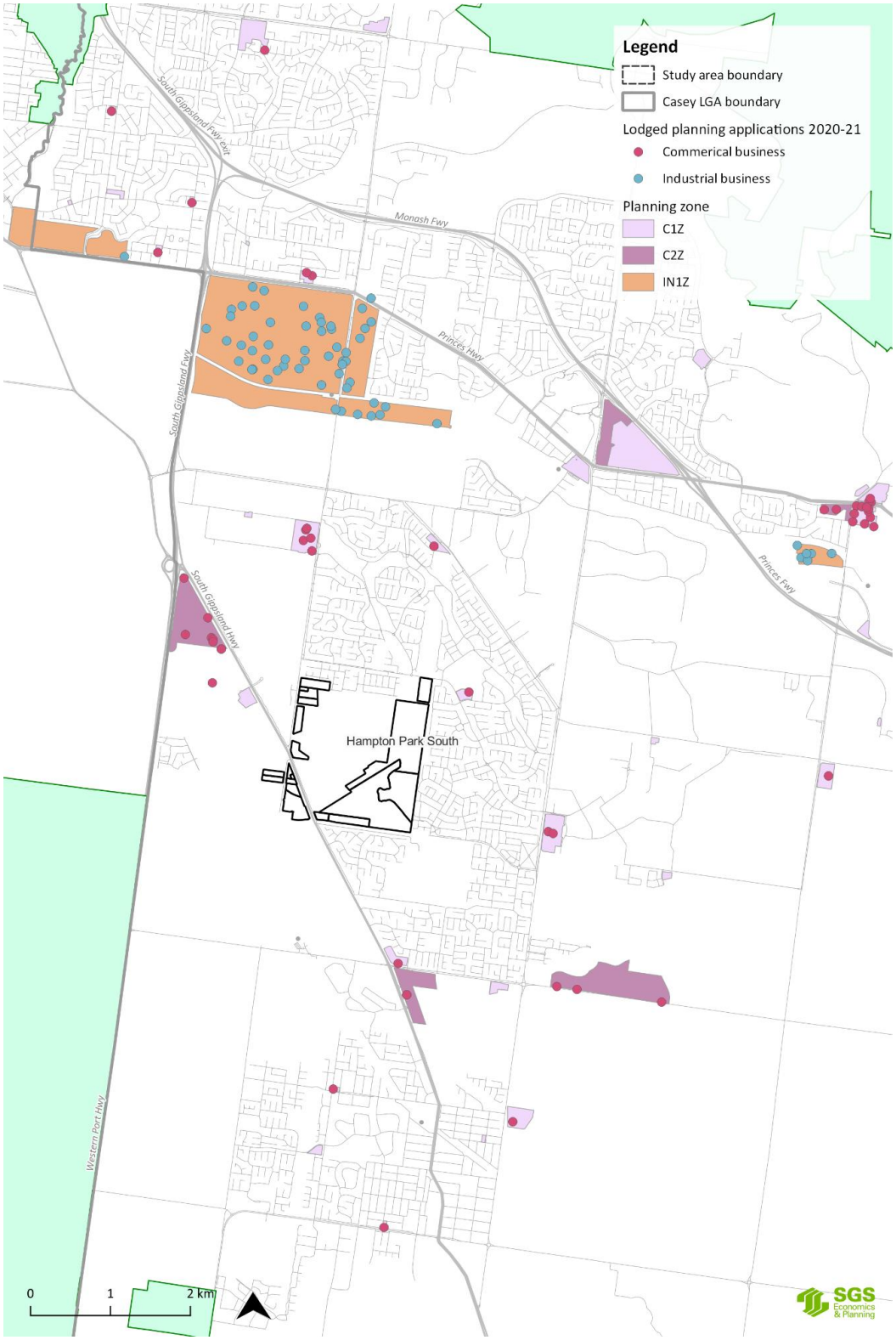
The data shows a solid demand for industrial and commercial employment land around the study area.

TABLE 10: PLANNING PERMIT APPLICATIONS IN THE CITY OF CASEY

Zone	2019-20	2020-21	% Change
IN1Z	36	41	13.9
IN2Z	0	0	-
C1Z	16	26	62.5
C2Z	10	9	-10.0

Source: City of Casey, August 2021

FIGURE 15: INDUSTRIAL AND COMMERCIAL LAND APPLICATIONS, FY2020-21



Source: City of Casey, calculations by SGS Economics and Planning (2021)

4.3 Employment forecast land requirements

Potential employment land requirements have been derived from SGS Small Area Land Use Projections Model (SALUP). The SALUP model covers the entire state and includes projections for employment, population and workforce. The model considers both top down (macro economic trends) and bottom up (location suitability and supply pipeline data) to derive robust employment projections for the region and local area – Hampton Park South study area. More details on the modelling approach and assumptions are provided in Appendix B.

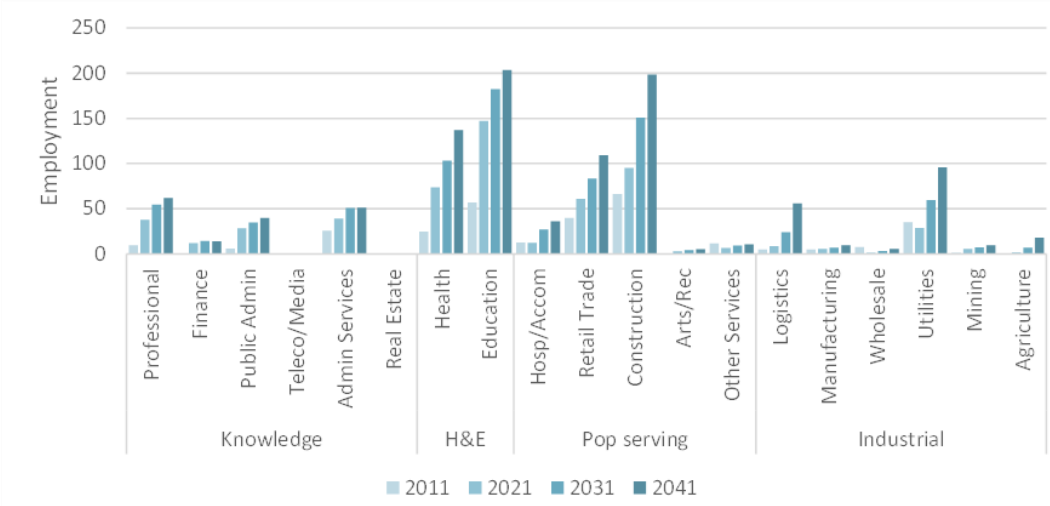
South East Region and Casey employment projections, developed by SGS, were used as the basis for employment land demand projections at Hampton Park South. Baseline historical employment for the Hampton Park South area is consistent with its largely stable waste recovery role. However, if the area is to transition to a broader employment role it is likely to capture some additional employment growth from the local region – leveraging its proximity to the Southern SSIP, links with the remaining waste recovery functions and other local connections/attributes. However, given its various land use conflicts, fragmented nature, aggregate size and the fact there is already an established hierarchy of centres serving the surrounding area, it is unlikely to capture any higher order/heavy industrial uses or retail, commercial and other significant employment services.

As a result, SGS has estimates that it is reasonable to assume the area could see employment broadly doubling from 570 jobs in 2021 to just 1,070 jobs by 2041. This would represent a small increase in employment growth compared to historical trends and would see the area still representing a relatively small share of the City of Casey's employment (0.6 per cent of total jobs or 1.1 per cent of Industrial)

Employment by industry projections are then converted into floorspace and land requirements using industry specific conversion ratios

Figure 16 shows the employment projections by broad industry for the area surrounding the study area. The figure shows a lot of jobs will be in the health and education space. However, this site cannot accommodate such jobs with its current and long terms land use constraints. However, there will be growth opportunities for population services and knowledge/business services and industrial.

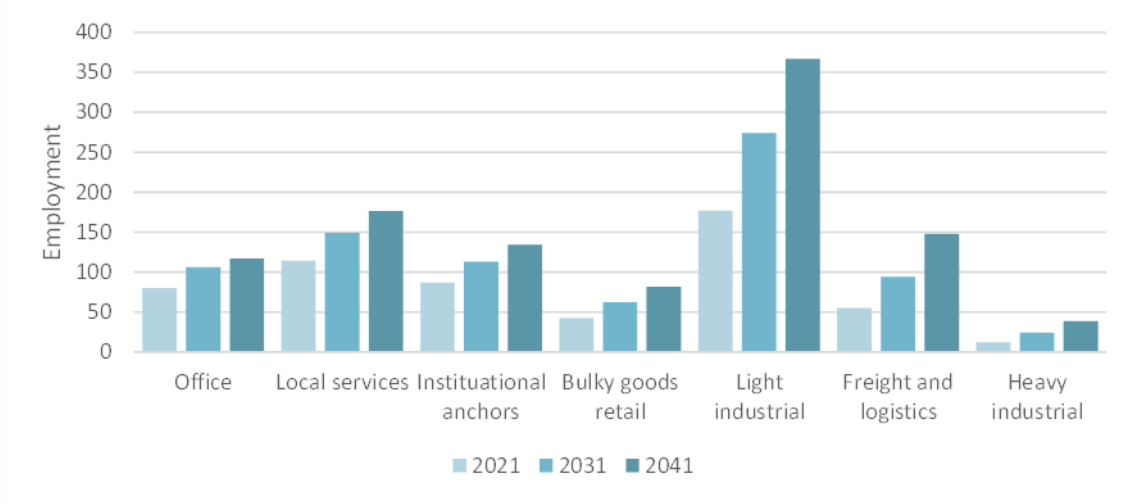
FIGURE 16: EMPLOYMENT PROJECTIONS BY INDUSTRY 2021 TO 2041



Source: SGS Economics and Planning (2022)

Employment industries categories, appropriately, reflect a workers industry sector and not necessarily the land use form. For example, jobs in the 'Retail industry' could locate in a café, supermarket, hardware store, car yard or a commercial head office. As such, employment industries have been translated to a range of broad land use categories: Office, Local services, Institutional, Bulky goods retail, Light industrial, Freight and logistics and Heavy industrial. An industry to land use conversion matrix has been used to translate jobs from one to the other. This matrix is initially based on data from a range of land use audits from across Melbourne and Sydney and has then been adjusted to consider the local context of Hampton Park South (i.e., the 'Real Estate and Hiring' Industry has primarily been allocated to light industrial to reflect potential vehicle/construction hiring businesses and not small real estate agents). The following presents employment forecasts by the Broad land use categories.

FIGURE 17: EMPLOYMENT PROJECTIONS BY BLUC 2021 TO 2041



Source: SGS Economics and Planning (2022)

Employment by broad land use can then reasonably be translated to potential floorspace and land demand based on space to job ratios. Space to job ratio can vary by land use type, region and even by individual job. Given the various land use conflicts which will need to be managed in the study area and its strategic attributes compared to competing employment lands, a higher space to job ratio has been assumed for the area, relative to a typical Melbourne space to job ratio.

The table below presents the potential land requirements of employment uses that could potentially locate in the study area and remaining waste recovery sites. It should be noted, this presents just one plausible future employment outcome for the study area and demand could easily shift, at the margins, due to a wide range of external and market factors (i.e., heavy industry demand could shift to light or visa versa). Overall, this highlights that it is reasonable to plan for approximately 58ha of employment land by 2041, with additional growth beyond. Of that around 21 hectares could be core light industrial uses, with an additional 24 hectares being compatible with light industrial uses (i.e., freight and logistics, bulky goods, and local services)

TABLE 11: FLOORSPACE NEEDS BY BROAD INDUSTRY IN HAMPTON PARK

	Local services	Freight and logistics	Light Industrial	Heavy Industrial	Office	Bulky goods	Institutional anchors	Total
2021	3	7	10	2	1	1	5	28
2031	4	11	15	3	1	1	7	42
2041	5	17	21	5	1	2	8	58

Source: SGS Economics and Planning (2022)

4.4 Summary

The economic analysis in this section of the report showed

- 58ha of employment will be needed in Hampton Park by 2041
- 45 will be for light industry that is 21ha for core light industry and 24ha for uses compatible with light industry such as freight and logistics, bulky goods and local services.
- The remaining demand for other uses e.g., heavy industry could shift to light industry dependent on external market forces and changes in the economy.
- Analysis of the application data showed robust demand for industrial and commercial land even with the challenges of COVID.
- Within the broader region Hampton Park could support industrial land supply when the Southern SSIP land is exhausted

5. Opportunity and Land Use Recommendations

This chapter combines the findings in chapters 2, 3 and 4 to provide recommendations for land uses that would suit the study area. Chapters 2 showed the policy context and strategic considerations that are relevant for the study area. The key issues identified are future land use planning within the study area must be compatible with the operations of the site as a landfill, and into the future long term waste and resource recovery activities. This includes ensuring appropriate buffer areas are incorporated to avoid potential adverse amenity impacts to surrounding sensitive uses, particularly residential interfaces.

5.1 Catchment analysis and land capacity

Chapter 3 looked at the suitability of the available land in the study area for retail, light industrial/commercial and heavy industry land use and its attractiveness as a location for employment purposes (catchment analysis). The catchment analysis showed

- There are relatively few local level industrial precincts within close proximity of the Hampton Park south study area. Suggesting potential for local industrial uses, potentially some overflow uses from the Southern SSIP, or industrial uses aligned with the specialised waste management functions.
- There is no gap that Hampton Park could address for commercial space. Commercial defined as typical office-based employment. The limitations are enough existing supply in higher order activity centres and the land conflict issues in the study making the location unattractive
- The assessment for the potential for a local activity centre showed the City of Casey activity centre hierarchy well serves the residents within proximity to the study, with only a small gap in the activity centre network in the south-eastern corner.

The suitability assessment considered utility easements, road access, public transport access and land uses buffers. The assessment showed investigation areas 4, 6 and a small portion of 5 could accommodate multiple types of land use, that is light industry, heavy industry and/or retail, and this is shown in Figure 18. Other investigation areas were suitable for one land use type. The amount of developable land by land use are:

- 22ha of the land can be used for heavy industrial. This is heavy industry with a 250m buffer away from residential
- 34ha of land can be used for heavy industry with a 100m buffer
- 32ha for retail activity centres
- 77ha for light industrial/commercial.

FIGURE 18: DEVELOPABLE LAND AREAS BY LAND USE TYPE

Source: SGS Economics and Planning (2022)

5.2 Floorspace need

Chapter 4 looked the floorspace needs for retail, industrial/commercial and heavy industrial. South East Region and Casey employment projections, developed by SGS, were used as the basis for employment land demand projections at Hampton Park South. Floorspace need was calculated by looking at projected employment levels by broad industry and converting employment into floorspace using employment to floorspace ratio. The floorspace ratios used took in account the attractiveness of the study area. In addition, broader regional factors and an assessment of COVID impacts were considered in assessing the potential take-up rate for employment land within Hampton Park. The analysis showed

- Total demand for employment land is 58ha. This demand represents one plausible scenario that could change at the margins dependent on market forces and other economic factors
- 45 will be for light industry that is 21ha for core light industry and 24ha for uses compatible with light industry such as freight and logistics, bulky goods and local services.

- The remaining demand for other uses e.g., heavy industry could shift to light industry dependent on external market forces and changes in the economy. As acknowledged in the prior chapter, demand could also shift the other way due to the market forces
- Analysis of the application data showed robust demand for industrial and commercial land even with the challenges of COVID.
- Within the broader region Hampton Park could support industrial local industrial land supply and broader supply when the Southern SSIP land is exhausted with consideration to other industrial precincts within proximity to the study area.

5.3 Balancing supply and demand

Demand and supply for retail employment land

The suitability assessment showed the study area has 32ha of land that could be developable for retail activity centres

Section 3.1 assessed the City of Casey's activity centre hierarchy to find if the study area should have some form retail activity centre. The analysis shows the developable land in investigation area 4 would be within the catchment of the proposed activity centre in Lynbrook which would compromise the City of Casey's retail hierarchy. The developable land in investigation area 6 is too close to the landfill buffer which would not be an attractive location for a retail activity centre.

Demand and supply for heavy industrial land

The suitability assessment showed 34ha of land is developable for heavy industry with a 100m buffer and 22ha for heavy industry with a 250m buffer.

The floorspace demand projections show heavy industry employment land demand is 5ha. Though there appears an imbalance between supply and demand, these factors warrant council not zoning the developable land for heavy industry:

- The land areas suitable for heavy industry are also suitable for light industry
- Further heavy industry in this study could have amenity risks despite the buffer distances. These amenity risks include gas migration, noise and visual unattractiveness.
- Though 5ha of demand is projected external forces and macro-factors could alter the employment land demand from heavy industry to light industry. This demand is over 20 years meaning the demand per 5 years (1.25ha per 5 years) is marginal and likely sensitive to changes in the macro-economy.
- Having heavy industry subject to buffers puts limitations on the types of light industry compatible in the study area which would limit future opportunities for broadening the types of light industry. The potential consequences would be the inability to attract businesses to the study area due to amenity issues, and inflexibility to capture economic opportunities that could arise in the future.

Overall, the demand and supply are balanced based on the broader consideration mentioned prior.

Demand and supply for light industry

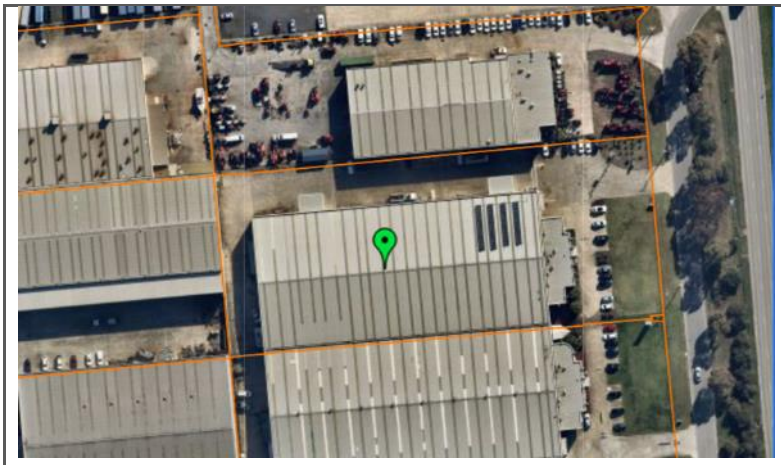
A total of 77ha is developable for light industry in the study area.

Light industry floorspace demand projections are 45ha of employment land will be needed in Hampton Park by 2041. Given demand is lower than total amount of developable land in study area, a staged approach would be appropriate to balance demand and supply.

A broader account of the region showed with Southern SSIP will exhaust its land supply by the mid-2020s which implies a potential for more demand for industrial land in Hampton Park. In addition, the take-up rate for industrial land has strong in the last couple of years as shown in section 4.2. A staged approach would provide council the flexibility to respond to any potential shifts in the industrial land market.

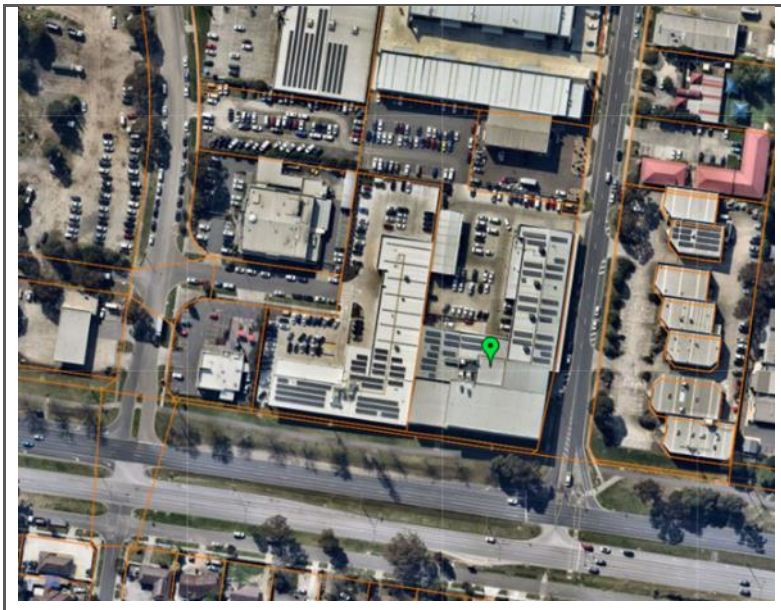
Given the developable land mostly is under the landfill buffer, there is limited types of light industry that would suit the study area. SGS gathered examples of land uses that would be appropriate for the study area given the constraints

Below are examples of potential appropriate employment land uses that would fit under the description of light industrial/commercial land uses. The typical lot size was 0.9ha. Additional examples are urban services (e.g., vehicle repair, carwash), 'clean'-tech and nurseries.



Storage facilities

Storage facilities occupy large blocks of land and may require a few works on site. An example is a Storage King in Dandenong South with a size of 0.9ha. Site coverage / Building area: 4,871 m2 (approx.)



Car yards

Car yards occupy large blocks of land and require moderate number of employees based on the type and size of car yard.

For example, Berwick Toyota Service at 468-486 Princes Hwy, Narre Warren VIC 3805 which is 0.9ha in size.

5.4 Implications for Local Area

The analysis draws us to conclude the available land in the study is more than the amount needed for employment land needs. In addition, the specific type of employment land uses are constrained by the existing land uses, that is the landfill in the study area. Therefore, the recommendations in this section though limited in choice reflect the complexities and constraints of the study area.

Land Use Recommendations

Based on the suitability mapping and with consideration of the demand assessment the land in this study area should be considered under four separate precincts (A, B, C and D) as shown in Figure 19 and following table

TABLE 12: LAND SUPPLY HAMPTON PARK STUDY AREA

Precinct	Gross (ha)	Unconstrained (ha)	Light industry (ha)	Horticulture/ Recreation (ha)
A	63	11	0	63
B	47	43	42	
C	27	22	22	
D	16	14	13	
Total	**153**	**90**	**77**	**63**
Waste recovery/ C&D facility	25	-	-	-
Existing Tip/Concrete batching facility/Future open space	78	-	-	-

Source: SGS Economics and Planning 2022

FIGURE 19: LAND USE CONFIGURATION MAP

Source: SGS Economics and Planning (2022)

Precinct A

Land in Precinct A (total area 63ha) on the eastern edge of the study area is constrained by:

- An Urban Flood Zone (UFZ) that covers most of the area
- The powerline easement which precludes most types of urban development and land use underneath the powerline.

Precinct A land is therefore best suited for horticultural and appropriate recreational uses.

Precinct B

Land in Precinct B (total area 42 hectares unconstrained) in the south-eastern portion of the precinct comprises the least constrained parts of the precinct.

The 42 out of 45 hectares of compatible light industry[8] employment land demand could be absorbed in this precinct and any surplus/future demand could be absorbed in Precinct C (further discussed later). Other than the residential uses to the east of the precinct and some potential gas migration issues, the Precinct B land itself is well suited to light industrial activities (which the landowner is also seeking). Indeed, such industry would also provide for significant employment opportunities for City of Casey residents given the precinct's central location in the LGA and its close proximity to the established Southern SSIP.

However, if all land were to be developed in the short term, it could affect the take-up of other, greenfield industrial precincts in the region that the City of Casey, Cardinia Shire, the Victorian Planning Authority and DELWP are setting aside for employment uses (i.e., Officer-Pakenham SSIP). It is therefore recommended that Council (a) consult with those respective agencies/stakeholders on their preferred approach and (b) potentially adopt a staged approach to land rezoning so that the regional market is not instantly flooded with 41ha of new land. 10 to 20 hectares of land every 10 years could be appropriate and would allow the precinct to gradually grow into an important employment precinct for the local community without unduly impacting the broader industrial land market.

Finally, buildings are to be constructed in a manner which allows them to deal with gas migration issues that would be caused by proximity to the landfill site. Council should consider a minimum subdivision size for this precinct of 0.9 hectares. Smaller minimum subdivision size could be considered outside the landfill buffer, i.e. along Glasscocks Road. This land should therefore be rezoned IN1Z.

Category B land is therefore best suited for light industrial uses, under a staged approach.

Precinct C

Land within Precinct C (total of 22ha) is dotted across the western edge of the precinct. This land is similar to Precinct B land and is also suitable for light industry. The differences are that (a) they form a residential interface, (b) involve smaller and more fragmented land parcels and (c) have superior access to the main road. Hence there are two options for Council and the land owners:

- Option 1 – encourage more light industry but ensure it does not generate offsite impacts on nearby residential properties. If the road authority (VicRoads) is amenable, logistics uses are also a possibility.
- Option 2 – encourage some bulky goods retail uses to take advantage of the main road access.

Both recommendations are potentially subject to a transport study as the roads authority does not always permit individual site based main road access.

Theoretically the two options are not mutually exclusive, and the land owner should be given the discretion to choose based on what is most economically feasible. However, Council would need to be aware that Option 1 would require an IN3Z whereas Option 2 is better suited to a C2Z.

The landfill buffer will be in place for some time so Council should consider Precinct C for employment rezoning only after Precinct B supply has been exhausted or is close to exhausted. A further

[8] Light industrial uses could include: warehouses/storage facilities, factories (excl. noxious industries with offsite impacts), caryards, urban services, logistics centres (provided transport access is adequate), clean-tech firms.

employment land study should be undertaken to contemporise the understanding of employment needs for the area.

Category C land is therefore best suited to either light, interface industrial uses (IN3Z) OR bulky goods retail (C2Z), subject to market needs at the time of rezoning.

Precinct D

Land within Precinct D (total of 13 hectares) is least suitable for industrial related employment uses. Only once the amenity buffers can be resolved, Council should consider the potential of future residential within this precinct. If a buffer is still required over the land, then the use of the land will need to be controlled via an appropriate VPP tool such as the BAO or an alternative VPP tool as determined by the recommendations of an endorsed Development Plan. While the buffer is in place, the precinct could be used for temporary land uses that do not cause amenity interface conflicts with sensitive uses such as plant nursery or outdoor markets.

Recommendation related to other potential land uses in the study area

Heavy industry should not be considered in this study area for the following reason. The appropriate types of heavy industry such as concrete, brick, tile and pipe manufacturing, materials recycling and would have amenity risks that would impact the residential areas surrounding the study area. The EPA separation distances provide a minimum distance, it is possible the industrial emissions could extend beyond recommended buffer zones. SGS recommends council consider other locations to absorb demand for heavy industry.

Retail should not be considered in this study area for the following reasons. There is a planned local activity centre that will be on the south-west edge of the study area and could service local needs. The established broader activity centre hierarchy can then also provide for any higher order retail needs of the local and surrounding community. Additional supply outside of that established hierarchy could compromise the network's role and function. The land where retail could be potentially located (in Precinct B) is within close proximity to the existing landfill buffer and C&D recycling centre which will remain, and which is not an appealing location.

Appendix A: Policy Review, Zones and Overlays

Below are figures showing the zoning and overlays that apply over the study area

FIGURE 20: ZONING MAP

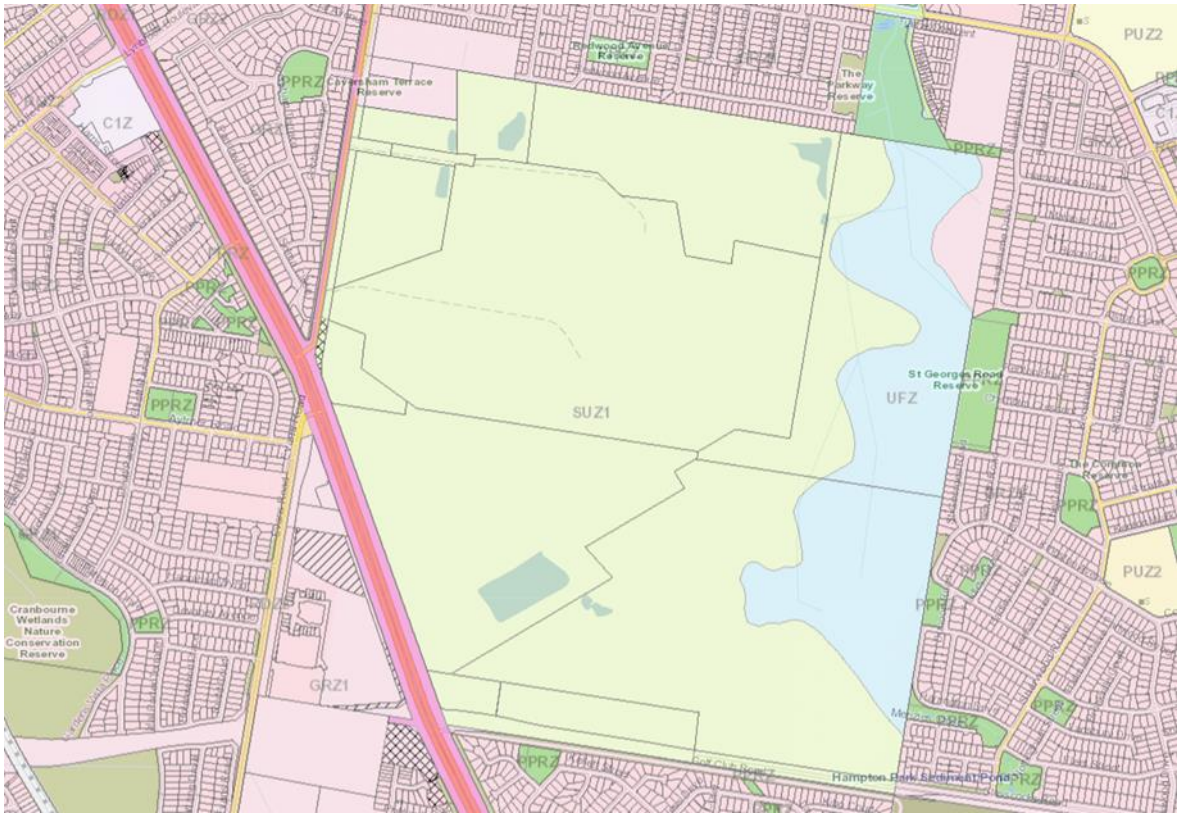
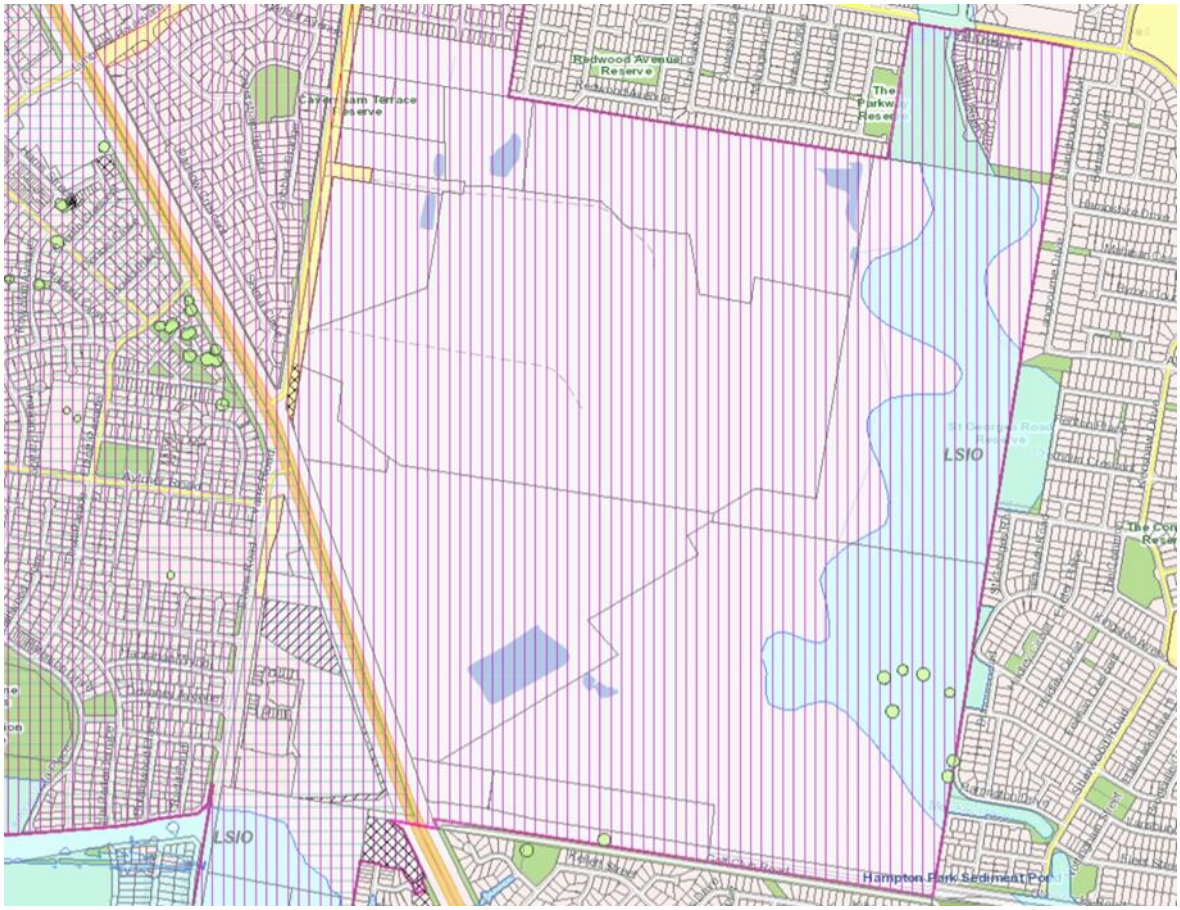


FIGURE 21: OVERLAY MAP



ESO - Environmental Significance Overlay

DPO - Development Plan Overlay

LSIO - Land Subject to Inundation Overlay

DCPO - Development Contributions Plan Overlay

Zones and Overlays

Most of the subject land is located in the SUZ1, which supports the Earth and Energy Resources Industry operations on the subject land. Other compatible uses are permissible. Sensitive land uses such as Accommodation, Office, and Retail premises (other than Landscape gardening supplies and Manufacturing sales) are prohibited.

It is noted that the SUZ1 tends to apply where there is no alternative zone that is appropriate for the site. Special Use Zone 1 (SUZ1)

- The SUZ applies for site specific purposes.
- Schedule 1 refers to Earth and Energy Resources Industry. It seeks to provide for the use and development of earth and energy resources industry where this zone applies.
- A range of other compatible uses are permissible on the subject site. Sensitive land uses such as Accommodation, Office, and Retail premises (other than Landscape gardening supplies and Manufacturing sales) are prohibited.
- Permit trigger for use of land and buildings and works.

The UFZ indicates there is significant flood risk to the east of the site. Urban Floodway Zone (UFZ)

- Identifies land prone to flood risk.
- Permit trigger for buildings and works.
- If a local floodplain development plan for the area has not been incorporated into this scheme, an application must be accompanied by a flood risk report.
- An application must be referred to the relevant floodplain management authority under Section 55 of the Planning and Environment Act

The outer edges of the study area are in the GRZ1. Some of this residential land is currently developed, and part of it is vacant. The following zones are applicable to the study area. General Residential Zone 1 (GRZ1)

- The GRZ1 encourages a diversity of housing types while allowing for a limited range of other non-residential uses.
- Dwelling is as of right (permit not required). Permit exemptions for buildings and works for one dwelling on a lot.
- Permit triggers for other land uses and buildings and works.

South Gippsland Highway. Road Zone, Category 1 (RDZ1)

- Identifies significant existing roads

Future land use and development must generally be in accordance with the Hampton Park Development Plan (as referenced in Schedule 1 to the DPO1. Planning permit applications that are generally in accordance with the approved Development Plan are exempt from notice and review requirements. The LSIO indicates the land to the east is subject to flood risk. Future buildings and works must consider potential impacts to significant trees on the land in accordance with the ESO7. The following overlays are applicable to the study area.

Precincts 1-5

Development Plan Overlay – Schedule 1 (DPO1)

- Identifies areas which require the form and conditions of future use and development to be shown on a development plan. A permit granted must be generally in accordance with the development plan.
- Schedule 1 refers to Residential Areas. It applies to the suburb of Hampton Park.

The Hampton Park Development Plan was prepared in accordance with DPO1. Refer to the above section on local policies for further information regarding this Development Plan.

Precinct 5

Land Subject to Inundation Overlay (LSIO)

- Identifies land affected by the 1 in 100-year flood or any other area determined by the floodplain management authority. It aims to mitigate flood hazard risk.
- Permit triggers for buildings and works (exemptions apply).
- If a local floodplain development plan has been developed for the area and has been incorporated into this scheme, an application must be consistent with the plan.
- An application must be referred to the relevant floodplain management authority under Section 55 of the Planning and Environment Act (exemptions apply).

Precinct 3, 5

Environment Significance Overlay (ESO7)

- Identifies developable land that may be affected by environmental constraints.
- Schedule 7 refers to Significant River Red Gums in Casey – it seeks to protect identified River Red Gums as shown on the overlay map.
- Permit triggers for buildings and works.

Precinct 3 and 4

Development Contributions Plan Overlay - Schedule 3 (DCPO3)

- The DCPO1 refers to the land in Lyndhurst and Lynbrook – Local Structure Plan 1.
- It outlines the levies payable for development and community infrastructure.

Particular Provisions

The following clauses form part of the Victorian Planning Provisions and apply across all LGAs.

Clause 53.10 – Uses and Activities with Potential Adverse Impacts

The aim of this policy is to protect sensitive land uses (including residential and commercial zoned areas) from potential off-site amenity impacts of industrial and other land uses and activity. It achieves this by stipulating varying threshold distances for different types of industrial activities, including waste, recycling and resource recovery as follows:

- Chemical or oil recycling: 1,000 metres
- Combustion, treatment, or bio-reaction of waste to produce energy: None specified
- Composting and other organic materials recycling: None specified
- Hazardous waste storage or treatment: 1,000 metres
- Landfill: None specified
- Other recourse recovery or recycling operations: None specified
- Soil conditioning or blending: None specified
- Transfer station – accepting organic wastes: 500 metres
- Transfer station – other: 200 metres
- Used plastics treatment or processing: 500 metres
- Waste tyre recycling and re-treading: 1,000 metres
- Vehicle recycling or disposal: 500 metres

The potential adverse impacts associated with these activities include hazardous air pollutants, noise, dust, odour and other (e.g., loss of containment).

A planning application that involves these activities, and where the threshold distance is not met or is not specified, must be referred to the Environment Protection Authority (EPA) under section 55 of the *Planning and Environment Act*. This allows for the application to be further assessed to determine its appropriateness. As a determining authority, the EPA may refuse the application or specify conditions for the planning permit.

Planning Practice Note 92: Managing buffers for land use compatibility

This Planning Practice Note is linked to Clause 53.10 and Clause 44.08 – Buffer Area Overlay.

The Buffer Area Overlay (BAO) can be used in certain circumstances to prevent future encroachment and intensification of incompatible use and development within the buffer areas of uses with potential off-site impacts. It complements clause 53.10 by ensuring land use and development around existing industry is appropriate. Further guidelines for the application of the BAO are outlined in the Planning Practice Note.

EPA Publications that are relevant to the demonstration of compliance include:

- Publication 1851.1 – Implementing the general environmental duty: A guide for licence holders
- Publication 1856 – Reasonably practicable Risk management expectations

- Publication 1695-1 – Assessing and controlling risk: A guide for business

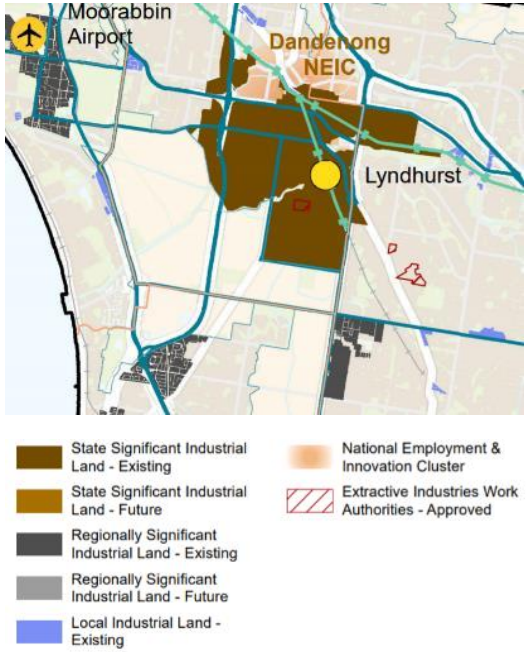
Further information can be also found in EPA Publication 1518: Recommended separation distances for industrial residual air emissions. This document provides guidance on what land uses require separation, the types of land uses that are suitable as interface land uses and informs strategic land use planning decisions and consideration of planning permit applications.

Summary of planning policy

Table 13 provides a summary of the state and local level policies, and the relevant policies of the Casey Planning Scheme, that hold statutory weight.

TABLE 13: SUMMARY OF PLANNING POLICY AND STRATEGIC CONTEXT

Policy	Overview	Implications for this study
State policies and plans		
Plan Melbourne 2017-2050	*Plan Melbourne* is the guiding strategic policy document for Metropolitan Melbourne. It guides the growth of metropolitan areas for the next 35 years, and sets out priority actions, principles and objectives. The policy identifies a network of larger activity centres, while councils are responsible for designating local centres that service people's everyday needs. The strategy identifies Hampton Park as a Major Activity Centre within the Southern Metro Region of Melbourne. Additionally, Dandenong is identified as a Metropolitan Activity Centre and National Employment and Innovation Cluster (NEIC). The role of activity centres is important in supporting diverse roles, including housing, retail, commercial and civic services, especially in increasing high-value knowledge jobs. In terms of employment, the strategy aims to improve access to jobs by improving the distribution of jobs across Melbourne by supporting investment and job creation in areas such as the outer south-east where job density is lower. This can be achieved by ensuring there is sufficient zoned land to support future development and job creation near residential areas. Direction 6.7 focuses on reducing waste and improving waste management and resource recovery. Policy 6.7.3 is to protect waste management and resource recovery facilities from urban encroachment and assess opportunities for new waste facilities. It encourages the co-location of new waste related infrastructure with complementary activities. The policy also seeks to apply clearer policy guidance to identify and protect waste and resource recovery sites and maintaining recommended separation distances with appropriate statutory measures to manage their off-site impacts.	Planning for outer Melbourne areas should consider whether there is sufficient zoned land to support employment opportunities that are close to home. Planning for waste management and resource recovery infrastructure should ensure it is protected from urban encroachment, where it should only co-locate with complementary activities.

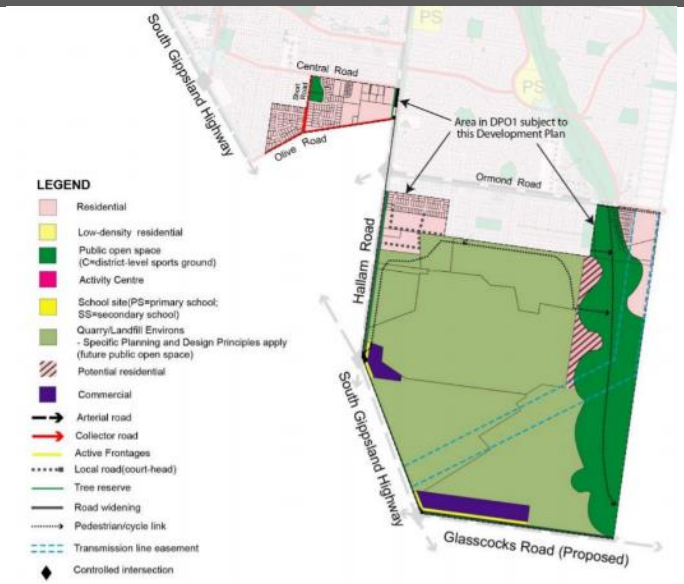
Policy	Overview	Implications for this study
Melbourne Industrial and Commercial Land Use Plan 2020	The *Melbourne Industrial and Commercial Land Use Plan* builds on the relevant policies and actions of *Plan Melbourne* and aims to ensure there is enough well-priced industrial and commercial land is available in the right locations. It aims to protect industry and infrastructure from encroachment of incompatible uses, including state significant industrial land, extractive resources and waste infrastructure. The Plan identifies the subject site as approved extractive industry. Map 12: Southern Region Industrial Land  *Source: Melbourne Industrial and Commercial Land Use Plan*	The identification of the site as "extractive industries" is reflected in the zoning of the land as Special Use Zone, Schedule 1 – where Schedule 1 refers to *Earth and Energy Resources.* This is *land used for the exploration, removal or processing of natural earth or energy resources*. The subject site is not designated as state significant industrial or commercial land.

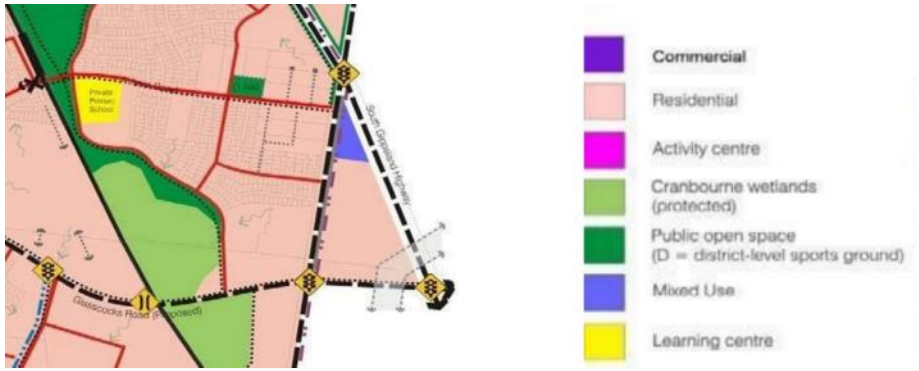
Policy	Overview	Implications for this study
Draft Southern Metro Land Use Framework Plan DELWP 2021	The Southern Metro region is identified in Plan Melbourne and this Framework Plan supports the application of Plan Melbourne's nine principles, seven outcomes, 32 directions and 90 policies at a regional and local level. It supports a broad 30-year vision for shaping population, industry and housing growth. It identifies the area surrounding the subject site as urban land, and shows the Dandenong NEIC to the west.	Note that this document has not been gazetted yet and therefore holds no statutory weight. It is currently open for public consultation. This framework plan implements the Plan Melbourne strategy.
Statewide Waste and Resource Recovery Infrastructure Plan 2018	The *Statewide Waste and Resource Recovery Infrastructure Plan* (SWRRIP) produced by the Victorian Government, is a blueprint to guide planning and investment in waste and resource recovery infrastructure over the next 30 years. The Plan identifies 22 key sites across Victoria that perform waste and/or resource recovery activities that are of state significance. The Suez Hallam (Ex Sita Hallam) site at 274 Hallam Rd, Hampton Park in the City of Casey has been identified within the Plan as a significant hub of state importance. The Plan describes this site as important to the state system for the following reasons: ▪ This is a major hub for reprocessing materials from C&D activities and is a significant putrescible and solid inert landfill serving the south-east area of Melbourne. ▪ The site has works approval and planning approval for the whole site and the Metropolitan Implementation Plan recognises the potential of it providing landfill airspace servicing the metropolitan region over the medium term. ▪ Closure of landfills in Clayton South and the Mornington Peninsula will see an increase in landfilling activities over the next five years. To maintain functionality the site will need to be carefully managed to ensure odour and dust impacts are managed and minimised due to the proximity of residential development surrounding the site. ▪ The hub has capacity for improved resource recovery activities onsite, as maximising recovery will provide additional airspace for disposal. It is expected these opportunities will be further explored as the sites limited disposal capacity nears its end and landfill cells are progressively rehabilitated across the site.	The SWRRIP explains the state significance of the subject site as a waste and resource recovery hub, which forms part of Victoria's network of waste and resource recovery infrastructure. It also supports the development of other compatible land uses on these sites.

Policy	Overview	Implications for this study
	▪ In response to past odour and management issues, the EPA has worked with the owner to improve and achieve best practice management and undertake community-based projects. ▪ Community engagement is needed to gain acceptance for the ongoing functionality of the hub including demonstrating the potential benefits of this hub remaining available for resource recovery activities, and to reassure them that activities will have minimal impact on local amenity. The policy notes that hubs are not exclusive to waste and resource recovery activities and may include a range of other compatible land uses.	
Metropolitan Waste and Resource Recovery Implementation Plan 2016	This Plan brings together state-wide priorities set out in the SWRRIP and applies them within the metropolitan context. It focuses on identifying Melbourne's infrastructure needs and how these will be met over the next 10 years. The actions in this plan will boost recycling levels by using new, efficient technologies, (like technologies that convert waste to green energy) and minimise the amount of waste we send to landfill, reducing the pressure on existing ones and the need for new landfills. One of its actions is to *Identify the roles and functions of waste and resource recovery hubs across the metropolitan network.* The Plan identifies the SUEZ Hampton Park Resource Recovery Facility at 274 Hallam Road, Hampton Park as an existing landfill of state importance with a likely closure date of 2040.	This Plan sets the initial strategy for future planning of the subject site, acknowledging its eventual closure as a landfill facility in 2040.
Hallam Road Waste and Resource Recovery Hub Plan 2021	The *Hallam Road Waste and Resource Recovery Hub Plan* builds on the above *Statewide Waste and Resource Recovery Infrastructure Plan*. It sets out the strategy for the proposed closure of the existing Hallam Road landfill, and the transition away from waste disposal activities and focus on waste transfer activities and the resource recovery of inert materials. In addition, the strategy seeks to provide valuable public open space on this land. The Hub Plan also encourages complementary land uses in the hub and buffer areas. Ideal land uses recommend in the Hub Plan include *non-residential, resilient to dust, noise and odour, promote the principles of a circular economy*, and *build industrial ecology relationships between businesses in the hub (e.g., one business uses a by-product of another business).*	The Hub Plan sets out the strategic planning work required to enable the future transition of the subject site from landfill to waste transfer activities. It outlines the opportunities to review suitable land uses and establish appropriate planning controls. This

Policy	Overview	Implications for this study
	The site was formerly a quarry and was turned into a landfill in 1997. The northern portion of the site is dominated by the SUEZ Hallam Road landfill and the associated stockpile area and drying of "slimes" from landfill water treatment. Other onsite uses include the Holcim concrete batching plant, Outlook Environmental transfer station and two garden supplies and nursery businesses. The southern portion of the site is host to ResourceCo's construction and demolition (C&D) materials recycling site, as well as the associated remediation of a former sand quarry. The closure of the landfill provides opportunity to review suitable uses at the site and to establish appropriate planning controls to enable the hub to meet the needs of the waste and resource recovery industry and adjoining communities in the future. Recommendations for Casey City Council to take action as outlined in the Hub Plan include masterplanning for the proposed open space, future infrastructure, buffer preservation to deter inappropriate development adjacent to the hub, community engagement and planning review (including site buffers under Clause 53.10 of the Casey Planning Scheme, planning framework for the hub, Development Plan and overlay, mechanisms for acquiring future public open space and applying appropriate planning tools – e.g. Development Plan Overlay, Buffer Area Overlay, Design and Development Overlay, zoning). It states that the current Hampton Park Development Plan (2019) is not consistent with current strategic policy for the site and provides guidance for future planning.	includes recommending updates to the Hampton Park Development Plan. Complementary land uses are encouraged in the hub and buffer areas of the subject land. It will be important to consider the ideal land uses recommended, which encompass non-sensitive non-residential uses that protect surrounding amenity and that can build industrial ecologies.
Local / LGA policies and plans		
Hampton Park Development Plan 2019	The *Hampton Park Development Plan* applies to land within the suburb of Hampton Park, specifically the area that is affected by the Development Plan Overlay – Schedule 1 (Clause 43.04 of the Casey Planning Scheme). It represents the indicative location of key activities and infrastructure. The Physical Framework Plan demonstrates that the subject site is earmarked for predominantly future public open space (where it is currently used for quarry/landfill). The area to the east which is	The Hampton Park Development Plan applies to Precinct 1, 2 and 5 of the study area. It must be considered in the assessment of planning

Policy	Overview	Implications for this study
	affected by flood risk (see Urban Floodway Zone and Land Subject to Inundation Overlay) is designated as public open space. The Development Plan shows other pockets of existing land uses around the proposed open space, including areas of commercial land to the west and south of the subject site with active frontages to Hallam Road and Glasscocks Road. It also shows areas of existing residential zoned land in the north-east and north-west corners, which both developed and vacant as shown on the map. The area to the east is earmarked as 'potential residential' where it is currently zoned Special Use Zone. The document states that *applications for use and development in the areas designated as "Commercial" on the Physical Framework Plan will be considered on a case-by-case basis*. Such proposals should be respectful of the amenity of surrounding existing and future sensitive uses. The document outlines requirements for site layout of residential land uses, public open space, arterial road design, a flora and fauna survey, landscaping plan, archaeological survey, subdivision staging and infrastructure provision. Hampton Park Development Plan Physical Framework Plan	applications for the subdivision, use or development of the subject site. Proposals on the subject site must be generally in accordance with this Development Plan. It is noted that the designated commercial land to the west corresponds to the site of the existing plant nursery (Diaco's Discount Nursery and Garden Rock Supplies) and the commercial land to the east corresponds to the vacant land. Proposals for commercial land uses should consider potential impacts on surrounding amenity of sensitive land uses and will be assessed by Council on a 'case by case basis'. The Development Plan was established in 1995 prior to the commencement of landfill activities on the site

Policy	Overview	Implications for this study
	 Source: Hampton Park Development Plan	and was last updated in 2019. In its current form, it does not reflect the changes to state policy and strategy which identify the hub area as an important site in the context of state and regional waste and resource recovery (as outlined in the SWRRIP, the Metropolitan Implementation Plan and the Hallam Road Hub Plan). It also lacks specific guidance on timelines for the landfill's ongoing operations.
Lynbrook and Lyndhurst Development Plan 2021	The *Lynbrook and Lyndhurst Development Plan* applies to the suburbs of Lynbrook and Lyndhurst, specifically the area that is affected by the Development Plan Overlay – Schedule 1. The eastern-most corner is the area that is relevant to the subject site. This area is predominantly designated as existing residential, where this entire area that forms part of the subject site is currently zoned General Residential Zone. A small portion coloured blue in the map below is designated as mixed use. This land is located at 760 South Gippsland Highway, Lynbrook. Residential uses are discouraged in this location due to its proximity to the nearby quarry and putrescible landfill forming part of the subject site. The plan encourages '*non-residential uses that are permissible within the Residential 1 Zone that do not undermine nearby existing or proposed activity centres or*	The Lynbrook and Lyndhurst Development Plan applies to Precinct 3 and 4 of the study area. It must be considered in the assessment of planning applications for the subdivision, use or development of the subject site. Proposals on the subject site must be generally in

Policy	Overview	Implications for this study
	the strategic intent of Council's Activity Centres Strategy and Retail Policy at Clause 22.07 of the Casey Planning Scheme'. The document outlines requirements for residential subdivision and design, commercial development, roads and intersections and public open space. Lynbrook and Lyndhurst Development Plan  Source: Lynbrook and Lyndhurst Development Plan	accordance with this Development Plan. The area designated mixed use at 760 South Gippsland Highway is currently partially occupied by a 7-Eleven store, and the remaining area is vacant. Residential uses are discouraged in this location.
Casey Activity Centre Strategy 2020	The *Casey Activity Centre Strategy* defines existing and future activity centres – any new employment land must consider the intent of the Strategy. It outlines Council's vision for a 'strong and vibrant network of activity centres in Casey'. The Strategy provides guidance on how to accomplish this vision through specific policy directions. The overarching goal of the Strategy is as follows: 'To provide a diverse range of non-residential uses in Casey primarily located within a network of vibrant activity centres, which are thriving economic and social hubs offering convenient access to goods, services, facilities, jobs, and housing.' Hampton Park has been identified as a Major Activity Centre within the strategy. Major Activity Centres are suburban centres that provide access to a wide range of goods and services. These	The Casey Activity Centre Strategy directs the most intensive employment growth within nominated activity centres through a hierarchal approach. The Hampton Park Major Activity Centre is located approximately 1.5 kilometres

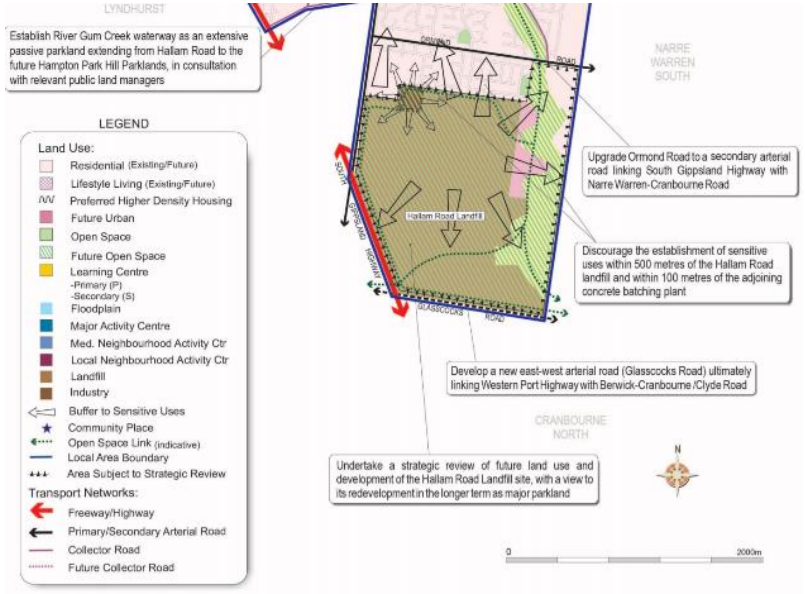
Policy	Overview	Implications for this study
	centres are designated within the Metropolitan Planning Strategy, Plan Melbourne. The key strategy identified for the Hampton Park Activity Centre is: *S3.7 Expand retail and commercial uses within Hampton Park Major Activity Centre to improve access and legibility and support a thriving community hub.*	to the north of the subject site.
Casey Planning Scheme The sites of interest for this study are located within the City of Casey. The City of Casey Planning Scheme incorporates the Victoria Planning Provisions, applies the state and local planning provisions that are relevant to the sites, and identifies policies to guide future use and development within the City of Casey. The following clauses are relevant to this study.		
Planning Policy Framework	The following clauses form part of the Victorian Planning Provisions and apply across all LGAs. Clause 13.04-1S – Contaminated and potentially contaminated land ▪ Seeks to ensure potentially contaminated land is suitable for its intended future use and development, and that contaminated land is used safely. ▪ Implementation of the clause includes requiring applicants to provide adequate information on the potential for contamination to have adverse effects on future land use if the subject land is known to have been used for industry, mining or the storage of chemicals, gas, wastes or liquid fuel. Clause 13.05-1S – Noise abatement ▪ Seeks to assist the control of noise effects on sensitive land uses to ensure that development is not prejudiced, and community amenity is not reduced by noise emissions, using a range of building design, urban design and land use separation techniques as appropriate to the land use functions and character of the area. Clause 13.06-1S – Air quality management ▪ Seeks to ensure appropriate separation between land uses that reduce air amenity and sensitive land uses.	The Planning Policy Framework provides an overview of the overarching policy relating to contaminated land, managing off-site amenity impacts, and planning for waste and resource recovery facilities, as relevant to the study area.

Policy	Overview	Implications for this study
	Clause 13.07-1S – Land use compatibility ▪ Aims to safeguard community amenity while facilitating appropriate commercial, industrial or other uses with potential off-site impacts. ▪ Ensure the compatibility of a use or development as appropriate to the land use functions and character of the area by directing land uses to appropriate locations and using a range of building design, urban design, operational and land use separation measures. **Clause 17 – Economic Development** ▪ This clause outlines that planning is to provide for a strong and innovative economy, where all sectors are critical to economic prosperity. Planning is to contribute to the economic wellbeing of the state and foster economic growth by providing land, facilitating decisions and resolving land use conflicts, so that each region may build on its strengths and achieve its economic potential. **Clause 17.03-2S – Industrial development siting** ▪ The objective is to facilitate the sustainable development and operation of industry. ▪ Strategies in the clause include ensuring sufficient threshold distances to industry, locating activities with minimal threshold requirements towards the perimeter of the industrial area, encourage like industries to locate within the same area and provide adequate separation and buffer areas between sensitive uses. **Clause 17.03-3S – State significant industrial land** ▪ The Southern Industrial Precinct - Dandenong South is identified as a state significant industrial precinct, that should be protected from incompatible land uses through appropriate buffer distances. **Clause 19.03-5S – Waste and resource recovery** ▪ Aims to reduce waste and maximise resource recovery so as to reduce reliance on landfills and minimise environmental, community amenity and public health impacts. ▪ Seeks to plan for the needs of waste and resource recovery infrastructure and protect it from incompatible land use encroachment by ensuring buffer areas are defined, protected and maintained. ▪ Seeks to ensure waste and resource recovery facilities are sited, designed, built and operated so as to minimise impacts on surrounding communities and the environment.	

Policy	Overview	Implications for this study
Municipal Strategic Statement and Local Planning Policies	The following clauses form part of the Local Planning Provisions and apply to the Casey LGA. **Clause 21.02 – Key issues and strategic vision** ▪ Designates the subject site as future key open space area. Strategic Framework Plan 	The Hampton Park Major Activity Centre is located to the north of the study area. This is where higher density retail, commercial and residential land uses are directed. Lynbrook Village and Amberly Park Medium Neighbourhood Centre are located to the west and east of the study area. A Local Neighbourhood Activity Centre is proposed to the south-west, west of the South Gippsland Highway. The policy relating to Hampton Park proposes that the majority of the study area be converted to parkland (open space) in the long term. It also discourages the establishment of sensitive uses in proximity to the existing landfill site.

Policy	Overview	Implications for this study
	Source: Clause 21.02-6 of the Casey Planning Scheme **Clause 21.04 Environment** ▪ The objective is to progressively improve the health of City of Casey's built and natural environments through ecologically sustainable land use and development practices. ▪ Strategy 2.11 seeks to provide for effective and coordinated waste management that accords with the Metropolitan Waste and Resource Recovery Implementation Plan and encouraging waste re-use/recycling initiatives and improved waste disposal methods. **Clause 21.05 – Economic Development** ▪ Directs retail, commercial and appropriate non-retail development into a hierarchical network of activity centres. ▪ Hampton Park is identified as an existing Major Activity Centre (MAC). Within MACs, the policy directs a broad mix of higher-order activities, including retail and hospitality/entertainment uses that attract visitation, some restricted retail uses, medium focus on commercial uses, and high-density residential uses. It further recommends the following floor area provisions: Approximately 30 per cent non-retail commercial, institutional and community uses floor area for the whole of the centre. Total floorspace for non-residential uses generally between 20,000 square metres and 100,000 square metres. ▪ Lynbrook Village and Amberly Park are identified as Medium Neighbourhood Centres. These areas propose a broad mix of activities, including retail and service needs, for daily convenience at a neighbourhood level. It specifies: Approximately 25 per cent non-retail commercial and community uses floor area for the whole of the centre. Total floorspace for non-residential uses generally between 5,000 square metres and 20,000 square metres.	This policy relating to the subject site is inconsistent with the more recent strategy as outlined in the SWRRIP, the Metropolitan Implementation Plan and the Hallam Road Hub Plan. Clause 21.22 was last updated in January 2021 when it implemented the City of Casey Activity Centres Strategy, September 2020.

Policy	Overview	Implications for this study
	Activity Centre Strategy  Source: Clause 21.05 of the Casey Planning Scheme	

Policy	Overview	Implications for this study
	Clause 21.22 – Hampton Park ▪ Hampton Park is a growing community that is undergoing restructure within the town centre. ▪ Expanded retail and commercial uses are directed to the Hampton Park MAC. ▪ It proposes further strategic review of the Hallam Road Landfill site (the subject site) and its redevelopment as major parkland in the longer term ('Hampton Park Hill Parklands'), through the preparation of a precinct structure plan. ▪ At the Hallam Road Landfill site, the policy *discourages the establishment of sensitive uses within 500 metres of the Hallam Road landfill and within 100 metres of the adjoining concrete batching site.* Hampton Park Local Area Map  Source: Clause 21.22-5 of the Casey Planning Scheme	

Policy	Overview	Implications for this study
	Clause 21.21 – Hallam ▪ The policy supports progressive development of the existing Hallam Industrial Estate, which forms part of the Southern Industrial Precinct that is of national significance. **Clause 21.23 – Lynbrook / Lyndhurst** ▪ The policy supports continued development of the Lyndhurst Business Park. **Clause 22.01 – Activity Centres Policy** ▪ The policy encourages the following outcomes within MACs: Approximately 30 per cent non-retail floor area. Development that is at least two storeys. ▪ The policy encourages the following outcomes within Medium Neighbourhood Activity Centres: Approximately 25 per cent non-retail floor area. Development that is at least two storeys. ▪ In this policy, non-retail floor space includes the floor space for commercial, institutional and community uses. ▪ Any new retail and commercial development outside designated activity centres should not compromise the activity centre hierarchy and should result in a net community benefit. **Clause 22.03 – Industrial Development Policy** ▪ This policy applies to industrially zoned land and sets out policy objectives for developing industrial areas as local employment centres in strategic locations.	

Policy	Overview	Implications for this study
Zones	The following zones are applicable to the study area. *Precinct 2, 5* Special Use Zone 1 (SUZ1) ▪ The SUZ applies for site specific purposes. ▪ Schedule 1 refers to *Earth and Energy Resources Industry.* It seeks to provide for the use and development of earth and energy resources industry where this zone applies. ▪ A range of other compatible uses are permissible on the subject site. Sensitive land uses such as Accommodation, Office and Retail premises (other than Landscape gardening supplies and Manufacturing sales) are prohibited. ▪ Permit trigger for use of land and buildings and works. *Precinct 5* Urban Floodway Zone (UFZ) ▪ Identifies land prone to flood risk. ▪ Permit trigger for buildings and works. ▪ If a local floodplain development plan for the area has not been incorporated into this scheme, an application must be accompanied by a flood risk report. ▪ An application must be referred to the relevant floodplain management authority under Section 55 of the Planning and Environment Act *Precinct 1, 3, 4* General Residential Zone 1 (GRZ1) ▪ The GRZ1 encourages a diversity of housing types while allowing for a limited range of other non-residential uses.	The majority of the subject land is in the SUZ1, which supports the *Earth and Energy Resources Industry* operations on the subject land. Other compatible uses are permissible. Sensitive land uses such as Accommodation, Office and Retail premises (other than Landscape gardening supplies and Manufacturing sales) are prohibited. It is noted that the SUZ1 tends to apply where there is no alternative zone that is appropriate for the site. The UFZ indicates there is significant flood risk to the east of the site. The outer edges of the study area are in the GRZ1. Some of this residential land is currently developed, and part of it is vacant.

Policy	Overview	Implications for this study
	▪ Dwelling is as of right (permit not required). Permit exemptions for buildings and works for one dwelling on a lot. ▪ Permit triggers for other land uses and buildings and works. *South Gippsland Highway* Road Zone, Category 1 (RDZ1) Identifies significant existing roads	
Overlays	The following overlays are applicable to the study area. *Precincts 1-5* Development Plan Overlay – Schedule 1 (DPO1) ▪ Identifies areas which require the form and conditions of future use and development to be shown on a development plan. A permit granted must be generally in accordance with the development plan. ▪ Schedule 1 refers to *Residential Areas*. It applies to the suburb of Hampton Park. The *Hampton Park Development Plan* was prepared in accordance with DPO1. Refer to the above section on local policies for further information regarding this Development Plan. *Precinct 5* Land Subject to Inundation Overlay (LSIO) ▪ Identifies land affected by the 1 in 100-year flood or any other area determined by the floodplain management authority. It aims to mitigate flood hazard risk. ▪ Permit triggers for buildings and works (exemptions apply). ▪ If a local floodplain development plan has been developed for the area and has been incorporated into this scheme, an application must be consistent with the plan.	Future land use and development must generally be in accordance with the *Hampton Park Development Plan* (as referenced in Schedule 1 to the DPO1. Planning permit applications that are generally in accordance with the approved Development Plan are exempt from notice and review requirements. The LSIO indicates the land to the east is subject to flood risk. Future buildings and works must consider potential impacts to significant trees

Policy	Overview	Implications for this study
	▪ An application must be referred to the relevant floodplain management authority under Section 55 of the Planning and Environment Act (exemptions apply). *Precinct 3, 5* Environment Significance Overlay (ESO7) ▪ Identifies developable land that may be affected by environmental constraints. ▪ Schedule 7 refers to *Significant River Red Gums in Casey* – it seeks to protect identified River Red Gums as shown on the overlay map. ▪ Permit triggers for buildings and works. *Precinct 3 and 4* Development Contributions Plan Overlay - Schedule 3 (DCPO3) ▪ The DCPO1 refers to the land in Lyndhurst and Lynbrook – Local Structure Plan 1. It outlines the levies payable for development and community infrastructure.	on the land in accordance with the ESO7.
Particular Provisions	The following clauses form part of the Victorian Planning Provisions and apply across all LGAs. Clause 53.10 – Uses and Activities with Potential Adverse Impacts The aim of this policy is to protect sensitive land uses (including residential and commercial zoned areas) from potential off-site amenity impacts of industrial and other land uses and activity. It achieves this by stipulating varying threshold distances for different types of industrial activities, including *waste, recycling and resource recovery* as follows: ▪ Chemical or oil recycling: *1,000 metres* ▪ Combustion, treatment or bio-reaction of waste to produce energy: *None specified* ▪ Composting and other organic materials recycling: *None specified* ▪ Hazardous waste storage or treatment: *1,000 metres*	The proposed waste recovery centre must consider potential amenity impacts, as the subject site is in close proximity to residential zoned land (less than 200 metres). Any future applications that involve activities that are within the stipulated threshold distances must be referred to the Environment Protection Authority. The proponent or agent of

Policy	Overview	Implications for this study
	▪ Landfill: *None specified* ▪ Other recourse recovery or recycling operations: *None specified* ▪ Soil conditioning or blending: *None specified* ▪ Transfer station – accepting organic wastes: *500 metres* ▪ Transfer station – other: *200 metres* ▪ Used plastics treatment or processing: *500 metres* ▪ Waste tyre recycling and re-treading: *1,000 metres* ▪ Vehicle recycling or disposal: *500 metres* The potential adverse impacts associated with these activities include hazardous air pollutants, noise, dust, odour and other (e.g., loss of containment). A planning application that involves these activities, and where the threshold distance is not met or is not specified, must be referred to the Environment Protection Authority (EPA) under section 55 of the Planning and Environment Act. This allows for the application to be further assessed to determine its appropriateness. As a determining authority, the EPA may refuse the application or specify conditions for the planning permit. **Planning Practice Note 92: Managing buffers for land use compatibility** This Planning Practice Note is linked to Clause 53.10 and Clause 44.08 – Buffer Area Overlay. The Buffer Area Overlay (BAO) can be used in certain circumstances to prevent future encroachment and intensification of incompatible use and development within the buffer areas of uses with potential off-site impacts. It complements clause 53.10 by ensuring land use and development around existing industry is appropriate. Further guidelines for the application of the BAO are outlined in the Planning Practice Note. EPA Publications that are relevant to the demonstration of compliance include:	change must demonstrate the likely effects of the proposed activity on the neighbourhood. It is noted that the subject land is currently not affected by a Buffer Area Overlay, and future planning policy may consider the application of this overlay.

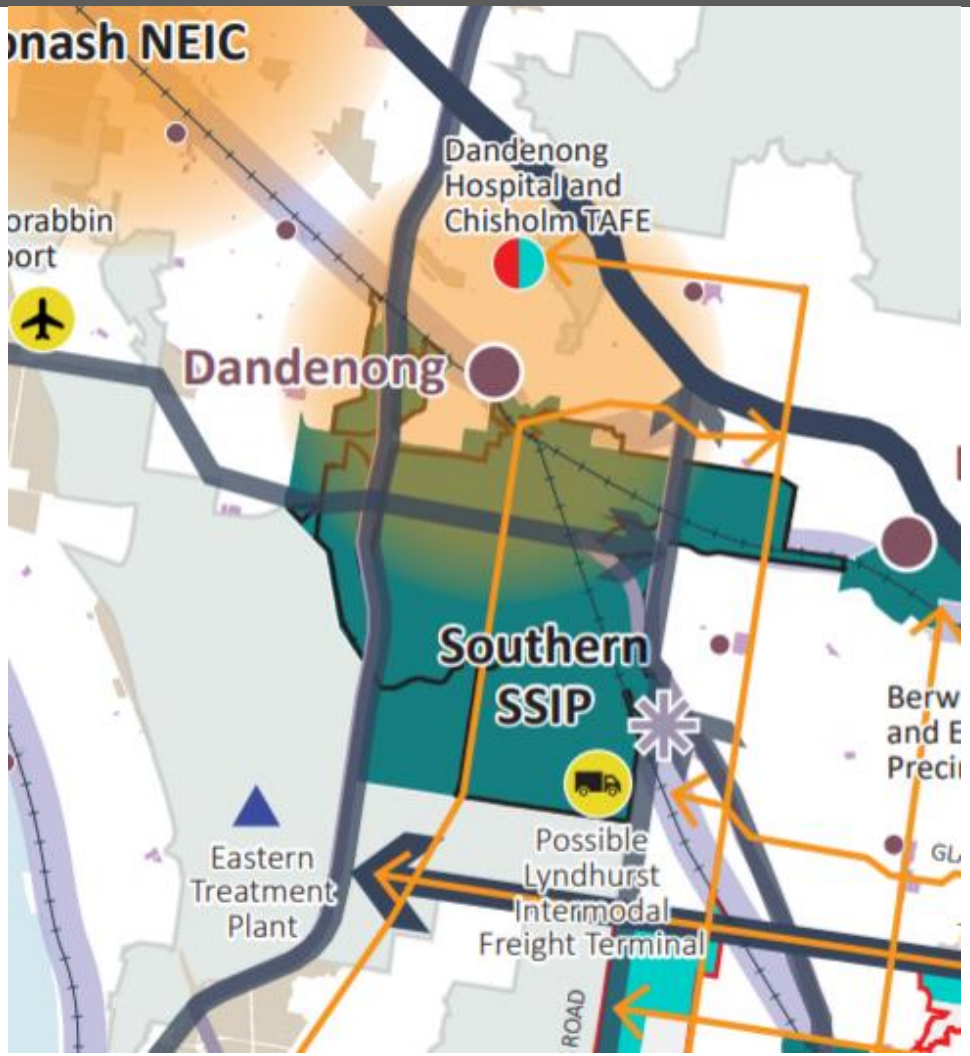
Policy	Overview	Implications for this study
	▪ Publication 1851.1 – Implementing the general environmental duty: A guide for licence holders ▪ Publication 1856 – Reasonably practicable Risk management expectations ▪ Publication 1695-1 – Assessing and controlling risk: A guide for business Further information can be also found in *EPA Publication 1518: Recommended separation distances for industrial residual air emissions*. This document provides guidance on what land uses require separation, the types of land uses that are suitable as interface land uses and informs strategic land use planning decisions and consideration of planning permit applications.	
Other	*Precinct 1, 2, 4, 5* Areas of Aboriginal Cultural Heritage Sensitivity A large portion of the subject land is covered by Areas of Aboriginal Cultural Heritage Sensitivity. *Precinct 1-5* Designated Bushfire Prone Area The entirety of the subject site is in a designated bushfire prone area. Special bushfire construction requirements apply.	A Cultural Heritage Management Plan (CHMP) may be required where a 'high impact activity' is planned. In these circumstances, planning permits, licences and work authorities can't be issued unless a CHMP has been approved for the activity. Future planning should consider bushfire risk.

Background documents

TABLE 14 includes a summary of background documents and analysis that are relevant to the subject site. Of particular relevance is the Hampton Park Employment Land Analysis (2021), which assesses the suitability of Lot 6 of the existing landfill site (to the south-east of the study area) for future employment uses. The analysis determines that future employment land uses can be absorbed on Lot 6 of the subject site, which comprises approximately 30ha of developable land for light industrial or commercial use. This analysis will help inform the future review of the Hampton Park Development Plan.

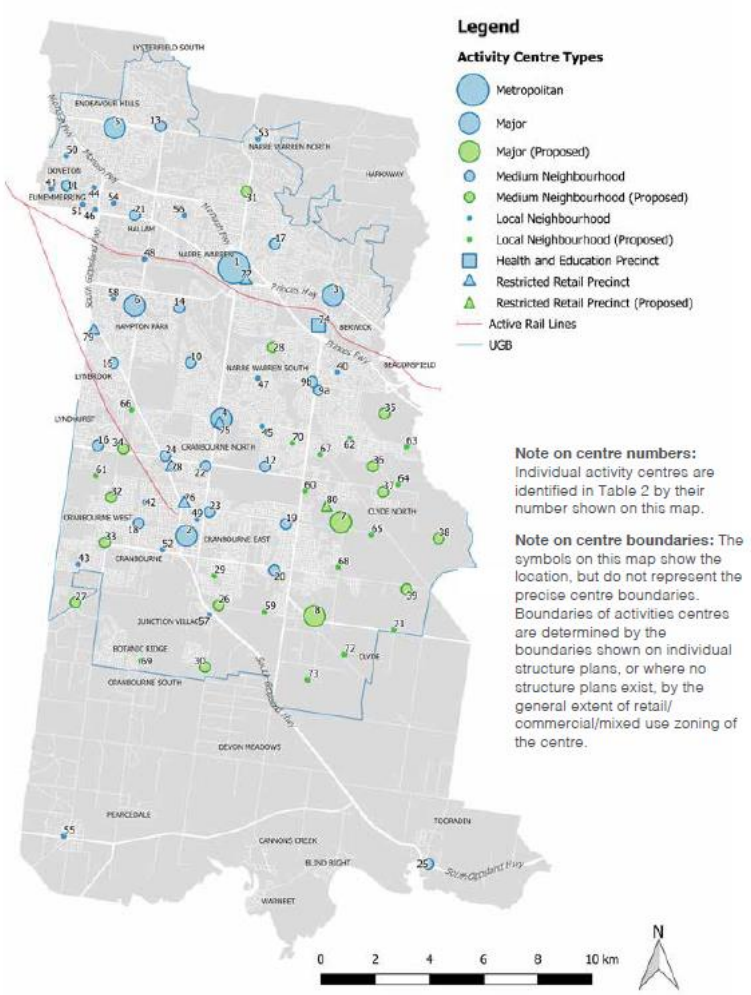
TABLE 14: SUMMARY OF BACKGROUND DOCUMENTS

Policy	Overview	Implications for this study
South East Economic Corridor Strategic Context Report to 2060 VPA 2020	This report presents a scenario to drive employment development to key sites and existing employment nodes to support broader and previously agreed employment objectives. It sets out a spatial framework for employment precincts and activity centres across the cities of Greater Dandenong, Casey and Cardinia Shire (the South East Economic Corridor, or SEEC). It will inform the planning of future employment precinct structure plans (e-PSPs) and will inform the employment and economic components of DELWP's Southern Metro Region Land Use Framework Plan and the South East Melbourne Councils' Vision and Action Plan. The area to the north-west of the subject site is identified as the Southern State Significant Industrial Precinct (SSIP), an area to be transformed into employment land. The forecast employment for this area at 2060 comprises industrial, population-serving and knowledge services sectors. E-PSPs are proposed to the south-west and south-east of the subject site. In total, there are six future e-PSPs proposed, covering 2,500 hectares of land. Existing employment precincts are shown located to the south-west and south-east of the subject site in Cranbourne West and Croskell, and have capacity to grow and evolve into e-PSPs.	The SEEC Report does not constitute adopted Government policy, but provides evidence base intended to inform policy development and decisions by Councils and Government agencies. It identifies the potential future growth of employment land in areas proximate to the subject site. It is noted that these employment precincts do not overlap with the subject site.

Policy	Overview	Implications for this study
		

Policy	Overview	Implications for this study
Casey Activity Centres: Retail and Other Employment Floorspace Assessment SGS 2017	This analysis was undertaken by SGS Economics & Planning for the City of Casey, which assessed retail and other employment floorspace demand and supply for the community. The assessment looked at the composition and distribution of retail and other employment uses in Casey's existing activity centres, reviewed the most recent Activity Centres Strategy and hierarchy of centres, and modelled the current demand for and supply of employment floorspace in the municipality. The assessment identified and considered the following policy gaps and areas for attention in terms of centre planning in the City of Casey: ▪ The need for further employment diversification to promote self-sufficiency within Casey. This can be promoted by ensuring a sufficient level of commercial (non-retail) floorspace is available in Casey's activity centres, particularly in Metropolitan and Major Activity Centres. ▪ Encouraging diverse retailing formats, particularly smaller format and discount department stores. ▪ The need for more activity centre floorspace to be planned for and kept available in PSP areas to ensure that an adequate level of retail growth can occur in these areas. ▪ The need for more supermarket floorspace to be planned for the municipality. ▪ The need for Medium and Local Neighbourhood Activity Centres to provide convenient and walkable access to local services and facilities to all residents in Casey. The need to discourage ad hoc establishment of restricted retail across the municipality.	This assessment provides the foundation for the *Casey Activity Centre Strategy.*

FIGURE 22: CITY OF CASEY ACTIVITY CENTRES



Source: City of Casey Activity Centre Strategy

TABLE 15: CITY OF CASEY EXISTING AND PLANNED ACTIVITY CENTRES AND FLOORSPACE

Name	Status	Existing/Proposed Hierarchy	Total developable land	Total existing capacity	Net (additional) capacity (sqm)	Total capacity (sqm)
Camms Road	Existing	Local	2650	1520	70	1590
Doveton Avenue	Existing	Local	2520	1200	310	1510
Greaves Road	Existing	Local	6160	2020	1680	3690
Llewellyn Place	Existing	Local	4470	2250	430	2680
Somerville Road	Existing	Local	3210	1130	800	1920
Hotham Street	Existing	Local	2140	1090	200	1290
Lurline Street	Existing	Local	3020	1930	0	1930
Pearcedale Township	Existing	Local	10140	2410	3670	6090
The Arcade	Existing	Local	1080	720	0	720
Home Restricted	Existing	Restricted	165150	53510	7680	61190
Lynbrook Business	Existing	Restricted	304360	111950	70670	182610
Hall and Evans Road	Proposed	Medium	0	0	8000	8000
Marriot Waters	Existing	Medium	101910	18370	42780	61150
Ernst Wanke Road	Proposed	Medium	0	0	8680	8680
The Hunt Club	Existing	Medium	54600	6790	15240	22030

Name	Status	Existing/Proposed Hierarchy	Total developable land	Total existing capacity	Net (additional) capacity (sqm)	Total capacity (sqm)
Springhill	Existing	Medium	32170	8990	10310	19300
Selandra Rise	Existing	Medium	34360	5910	14710	20620
Avenue Village	Existing	Medium	36790	6730	15340	22070
Heatherton Road	Existing	Local	39870	4490	19430	23920
Clarinda Park	Proposed	Local	0	0	3000	3000
Cranbourne West North	Proposed	Local	0	0	3000	3000
Shopping on Clyde	Existing	Medium	28580	10390	6760	17150
Adrian Street	Proposed	Medium	0	0	6500	6500
South Gippsland Highway	Proposed	Local	0	0	4000	4000
Hallam Station	Proposed	Local	0	0	4000	4000
Freeway Sports	Existing	Local	40780	8600	15870	24470
Merinda Park	Proposed	Medium	0	0	3000	3000
Cranbourne East South	Proposed	Medium	0	0	6500	6500
Eve	Existing	Local	6590	1300	2660	3960
Wheelers Park Drive	Proposed	Local	0	0	1000	1000
Soldiers Road	Proposed	Medium	0	0	11000	11000

Name	Status	Existing/Proposed Hierarchy	Total developable land	Total existing capacity	Net (additional) capacity (sqm)	Total capacity (sqm)
Clyde North South-East	Proposed	Local	0	0	1000	1000
Clyde North North-East	Proposed	Local	0	0	1000	1000
Grices Road	Proposed	Local	0	0	2500	2500
Hardys Road	Proposed	Major	0	0	110000	110000
Clyde	Proposed	Major	0	0	90000	90000
Central Parkway	Proposed	Medium	0	0	5000	5000
Thompsons Road Restricted	Proposed	Restricted	0	0	70000	70000
Marshall Place	Existing	Local	190	170	0	170
Saffron Drive	Existing	Local	1870	600	520	1120

Source: SGS Casey Activity Centres: Retail and Other Employment Floorspace Assessment

Appendix B: Employment Land Forecasting Assumptions

SGS has translated the industry-based employment forecasts for Hampton Park of the previous sections into requirements for employment land using a series of detailed and robust assumptions regarding employment land use propensities. The assumptions are transparent, based on robust research and industry tested data and further refined from undertaking detailed sample audits in other parts of the region including the Dandenong South industrial precinct.

The first step involves translating employment by industry classifications into employment by Broad Land Use Categories (BLUCs). FIGURE 23 below presents the observed breakdown of employment for each industry from the land use audits. These breakdown ratios are based on an analysis of industry classifications and from extensive land use audits completed by SGS around Australia (including in this region itself). This approach captures the requirements of all employment, rather than simply focusing on a selection of key sub-industries. This ensures a holistic understanding of the land use needs in the study area is developed.

Generally speaking:

- The black columns feature land uses that are well suited to industrial precincts such as the SSIP
- The red and teal columns are suitable for commercial office type precincts such as the Mixed Employment Area, and
- The green columns are retail and would be suitable for activity centres as well as bulky goods retail clusters. Note that they have been included here for completeness, with more detail on those provided in the Activity Centre and retail assessment from Section 3.

FIGURE 23 EMPLOYMENT TO BROAD LAND USE CATEGORY CONVERSION ASSUMPTIONS

	Local services	Freight and logistics	Light industrial	Heavy industrial	Office	Retail	Bulky goods retail	Institutional anchors	Total
Agriculture	0%	30%	30%	25%	10%	0%	5%	0%	100%
Mining	0%	30%	30%	30%	10%	0%	0%	0%	100%
Manufacturing	0%	5%	30%	45%	20%	0%	0%	0%	100%
Utilities	0%	5%	5%	85%	5%	0%	0%	0%	100%
Construction	10%	5%	50%	30%	5%	0%	0%	0%	100%
Wholesale	0%	90%	3%	2%	0%	0%	5%	0%	100%
Retail Trade	0%	5%	2%	0%	5%	70%	18%	0%	100%
Hosp/Accom	20%	0%	0%	0%	5%	65%	10%	0%	100%
Logistics	0%	95%	3%	0%	2%	0%	0%	0%	100%
Teleco/Media	10%	0%	10%	30%	40%	5%	0%	5%	100%
Finance	2%	2%	2%	2%	65%	25%	0%	2%	100%
Real Estate	5%	0%	0%	0%	65%	30%	0%	0%	100%
Professional	0%	2%	2%	1%	85%	5%	0%	5%	100%
Admin Services	5%	2%	5%	5%	55%	2%	2%	25%	100%
Public Admin	30%	0%	0%	0%	40%	0%	0%	30%	100%
Education	50%	0%	0%	0%	10%	0%	0%	40%	100%
Health	35%	0%	10%	0%	10%	5%	0%	40%	100%
Arts/Rec	30%	0%	25%	0%	5%	10%	0%	30%	100%
Other Services	5%	10%	45%	0%	15%	25%	0%	0%	100%

Source: SGS Economics and Planning, 2021 with Census of Land Use and Employment (CLUE), past audits of land use & MICLUP

Once the employment is converted into land uses, a series of employment to floorspace ratios, and floor area to lot area conversions are made. Note that these ratios are what is commonly found in a suburban context, as opposed to say, office buildings in the Melbourne CBD.

TABLE 16 EMPLOYMENT TO FLOORSPACE CONVERSION RATIOS

Land use type	Sqm per job
Freight and logistics	250.0
Light industrial	150.0
Heavy industrial	200.0
Industrial business park	60.0
Office	30.0
Institutional anchors	60
Local services	75
Bulky Goods	70

Source: SGS Economics and Planning, 2021 with Census of Land Use and Employment (CLUE), past audits of land use & MICLUP

TABLE 17 FLOORSPACE TO LOT AREA CONVERSION RATIOS SHOW JOB DENSITY FOR THE PRECINCT

Land use type	Floorspace per lot (sqm)
Freight and logistics	0.20
Light industrial	0.30
Heavy industrial	0.30
Industrial business park	0.45
Office	0.60
Institutional anchors	0.30
Local services	0.40

Source: SGS Economics and Planning, 2021 with Census of Land Use and Employment (CLUE), past audits of land use & MICLUP

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