



56 KINGLOCH PARADE, WANTIRNA
REZONING APPLICATION REPORT
KNOX PLANNING SCHEME AMENDMENT C165

SEPTEMBER 2017

CONTENTS

1 INTRODUCTION	3
2 SITE PARTICULARS	3
3 SITE AND SURROUNDING CONTEXT	4
4 EXISTING ZONING AND OVERLAYS	7
5 PLANNING POLICY CONTEXT	9
6 ANALYSIS	12
7 RECOMMENDATIONS	14
APPENDIX A	15
APPENDIX B	21

Echelon Planning

for

Department of Treasury and Finance

28 02 2018 (V6)

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1 INTRODUCTION

This Planning Report has been prepared by Echelon Planning on behalf of the Department of Treasury and Finance (DTF) to support an application to rezone land at 56 Kingloch Parade Wantirna (Planning Scheme Amendment C165 to the Knox Planning Scheme). The site is currently within the Public Use Zone 2 and it is proposed that the site is rezoned to the General Residential Zone with a Development Plan Overlay applied.

This Report provides a brief review of the subject site and its physical and policy context, to determine the most appropriate future land use and zone for the site.

This report is accompanied by the following documents:

- TreeLogic Arboricultural Report (2014)
- Senversa Detailed Site Investigation (2015)
- Senversa Limited Soil Inspection around potential Underground Petroleum Storage Systems (2017)

2 SITE PARTICULARS

Address 56 Kingloch Parade, Wantirna VIC 3152

Title particulars Nil

Size 1.254 ha

Municipality City of Knox

Current zoning Public Use Zone 2 (educational purposes)



3 SITE AND SURROUNDING CONTEXT

The subject site has road frontages to both Kingloch Parade and Greenlow Avenue and is approximately 70m east of the Schultz Reserve, and 500m east of the Wantirna Mall. There are a number of nearby bus routes within a few minutes walking distance of the site (refer figure 1).

The site contains some remaining buildings associated with the former education uses on the site that are currently being demolished. These were subject to a significant vandalism incident in February 2017.

The site is relatively flat sloping gently from the south east to the north west corner at an average 4% slope.



SITE CONTEXT
56 KINGLOCH PARADE
WANTIRNA

- LEGEND**
- SITE BOUNDARY
 - SITE CONTEXT
 - BUS ROUTES
 - * ACTIVITY CENTRES
 - + HOSPITAL
 - OPEN SPACE
 - SIGNALISED INTERSECTION



Figure 1 - Site context plan

TreeLogic prepared an Arboricultural Report dated 28th August 2014 that found that there are fifty trees and two tree groups on the site (refer figure 2). No trees of high arboricultural significance were identified. Fourteen trees with a moderate arboricultural rating were identified and the remaining trees and tree groups were identified as having a low or 'nil' arboricultural rating.



Figure 2 - TreeLogic assessment plan

Senversa undertook a Detailed Site Investigation in 2015 which followed a Preliminary Site Investigation (PSI) completed in 2013. The 2013 PSI identified potential contamination issues, and the 2015 investigation confirmed that the “chemicals of potential concern are not present in soil at concentrations considered to represent an unacceptable health or ecological risk under any future land use” (p. 11). Senversa then undertook a limited soil inspection around areas of potential underground storage systems (UPSS) in 2017 which concluded that “no evidence of UPSS, including residual contamination, was identified at the locations investigated” (p. 3).

The surrounding residential development consists of mostly single storey conventional density dwellings, with a cluster of medium density units (dual occupancies and villa units) to the west.

The dominant architectural style is typical mid-1980's brick veneer or double brick detached housing. The roof formations include a mix of hipped and Dutch gable roof styles that add height to the predominantly single storey dwelling mix. Dwellings that are located on street corners typically do not address both street frontages.

The street along both road frontages is dominated by detached dwellings that are typically double fronted with driveway access positioned towards either side boundary.

One variation to the surrounding streetscape is the Department of Housing development at 54 Kingloch Parade (refer image 2). This mid to late 2000's development responds to the street and architectural rhythm of the area by utilising semi detached dwellings arranged in pairs to visually read as a single structure.



Image 3 - Site viewed from north west corner*



Image 4 - Site viewed from south east corner*



Image 1 - Looking west along Kingloch Parade



Image 5 - Looking south along Greenlow Avenue



Image 2 - 54 Kingloch Parade

*buildings have since been demolished

4 EXISTING ZONING AND OVERLAYS

The site is contained within the Public Use Zone Schedule 2 under the Knox Planning Scheme. The purpose of the PUZ is *to recognise public land use for public utility and community services and facilities*, thus being in-line with the previous use of the site as the Eastern Rangers School (refer figure 3).

The site is surrounded by General Residential - Schedule 2 on all four interfaces. The purpose of the GRZ is *to encourage development that respects the neighbourhood character of the area and to*

encourage a diversity of housing types and housing growth particularly in locations offering good access to services and transport.

Schedule 2 to the GRZ varies ResCode standards associated with building setbacks, landscaping and private open space. The schedule requires developments over 5 dwellings to provide a report that demonstrates how the development will be accessible to people with limited mobility. In addition the schedule enforces a maximum 9 metre building height.



Figure 3 - Site zoning plan



The site is not covered by any overlays under the Knox Planning Scheme. The nearest overlays to the site are shown on Figure 4.



Figure 4 - Site overlay plan

5 PLANNING POLICY CONTEXT

State Planning Policy Framework

State Planning Policy contained within Victorian Planning Schemes seeks to increase the supply of housing in existing urban areas by facilitating increased housing yield on under-utilised urban land¹. It contains a variety of strategies to facilitate housing growth and diversity in established locations including the following²:

- Facilitate increased housing in the established areas to create a city of 20 minute neighbourhoods close to existing services, jobs and public transport.
- Support housing growth and diversity in defined housing change areas and redevelopment sites.
- Direct new housing to areas with appropriate infrastructure.
- Allow for a spectrum of minimal, incremental and high change residential areas that balance the need to protect valued areas with the need to ensure choice and growth in housing.
- Deliver more housing closer to jobs and public transport.
- Facilitate development that increases the supply of affordable and social housing in suburbs across Melbourne.
- Facilitate the delivery of social housing by identifying surplus government land suitable for housing.

State Planning Policy also requires that planning for urban growth considers the following outcomes³:

- Opportunities for the consolidation, redevelopment and intensification of existing urban areas.
- Neighbourhood character and landscape considerations.
- The limits of land capability and natural hazards and environmental quality.
- Service limitations and the costs of providing infrastructure.

1 Refer clause 16.01 of the State Planning Policy Framework (SPPF)
2 Refer clause 11.06 of the SPPF
3 Refer clause 11.02 of the SPPF

It also outlines the need for planning ensure that development appropriately respond to its surrounding landscape, built, natural and cultural context⁴.

Local Planning Policy Framework

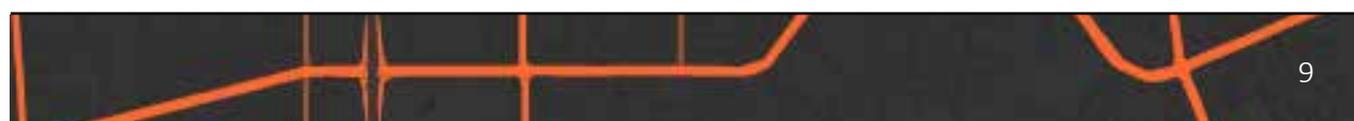
The Local strategies and policies contained within the Knox Planning Scheme reinforce and give local effect to the State planning policies cited above. The following municipal-wide housing strategies are of general relevance to the future development of the site for residential purposes⁵:

- Encourage a diversity of housing styles, types, forms and sizes to cater for the changing needs of the community.
- Increase the supply of social housing.
- Discourage the development of townhouses and apartments in Knox Neighbourhood areas.
- Ensure that residential development enhances the City's "green and leafy" image.
- Require new housing development to preserve natural landscape features and create habitat.

In addition, the urban design strategies contained within the Knox Planning Scheme seek to ensure that development responds positively to the existing urban form and character, landscape qualities, as well as the historic, cultural and social dimensions of the Knox community⁶. Whilst the Knox Planning Scheme does not identify any specific significant environmental or landscape features on the site or in its vicinity, it does contain overarching strategies seeking to retain, manage and enhance indigenous vegetation across the municipality⁷.

Clause 21.05 of the Knox Planning Scheme contains particular strategies which seek to give effect to the Knox Housing Strategy 2015. It categorises residential land within Knox as falling within either 'Local Living', 'Knox Neighbourhood', or 'Bush Suburban' areas.

4 Refer clause 15 of the SPPF
5 Refer clause 21.05 (Housing) of the Knox Planning Scheme
6 Refer clause 21.04 (Urban Design) of the Knox Planning Scheme
7 Refer clause 21.06 (Environment and Landscape Framework) of the Knox Planning Scheme



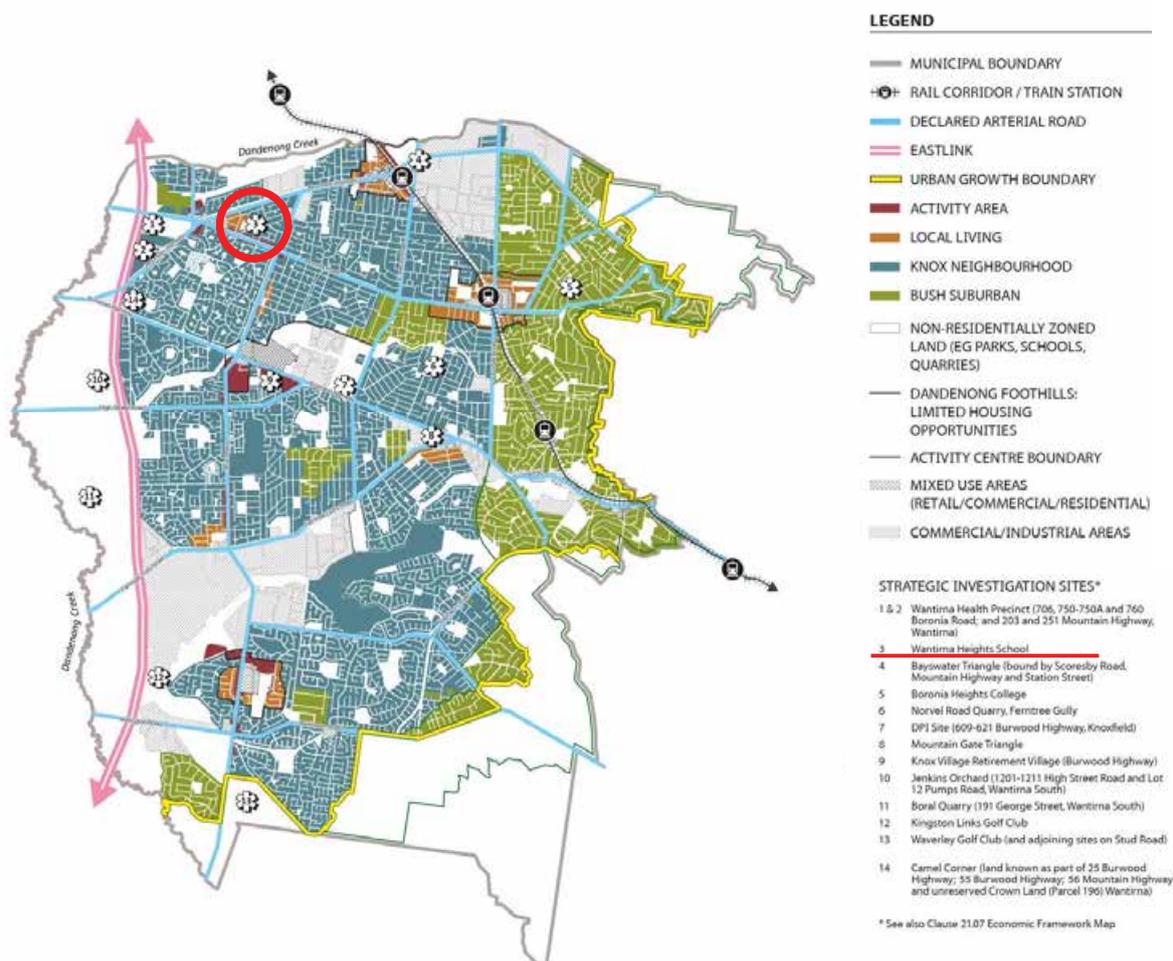


Figure 5 - Clause 21.05 Housing Framework map

The strategies contained within Clause 21.05 seek to direct growth away from Bush Suburban and Knox Neighbourhood areas, and direct housing growth toward Local Living areas and Activity Areas.

In relation to the application of residential zones to different residential areas within the municipality, Clause 21.05-3 states that:

- The General Residential Zone - Schedule 2 will be applied to Knox Neighbourhood Areas (which includes a mandatory 9m height limit), and;
- The General Residential Zone – Schedule 3 (which also includes a mandatory 9m height limit) will be applied to Local Living Areas.

Clause 21.05 also identifies a series of ‘Strategic Investigations Sites’ where particular housing opportunities are identified. Strategic Investigation Sites are defined in Clause 21.05 as being sites that

are not currently used for residential purposes, such as quarries, schools and golf courses. They are sites where the current land use is likely to change in a short to mid-term timeframe, and could be suitable for future residential development.

The Knox Housing Strategy notes that Knox does not have large areas of ‘greenfield’ land that many outer-suburban councils in Melbourne’s west and north have, and that Strategic Investigation Sites therefore play an important role in providing housing for future generations.

The Housing Framework map contained within this clause identifies the site as ‘Strategic Investigation Site 3’ (refer figure 5).

Clause 21.05 contains an action to work with land owners of Strategic Investigation Sites and the surrounding communities during future strategic planning process and any associated rezoning process to ensure that future residential development reflects the guidance provided in the Knox Housing Strategy 2015.

The Knox Housing Strategy in turn notes that the site is considered suitable for residential use, and that development should be at a scale that reflects the surrounding area. It notes that it is expected that the land will be rezoned to reflect the surrounding conditions and zoning⁸.

The surrounding land to the north, east and south of the site are located with the 'Knox Neighbourhood' area. The land to the west (being the cluster of new semi-detached housing) does not fall within any of the relevant categories in this clause. Further to the west beyond Schultz Reserve is an area classified as a 'Local Living Area'.

The 'Development in Residential Areas and Neighbourhood Character' local policy (at Clause 22.07) defines preferred dwelling typologies and design guidelines for each of the Local Living, Knox Neighbourhood and Bush Suburban areas. It also provides guidance in relation to accessible design, sustainable design, architectural design and housing for aged persons.

This policy only applies to residentially zoned land shown on Map 1 at Clause 21.05, and does not apply to land included within a Design and Development Overlay or a Development Plan Overlay.

Plan Melbourne

Plan Melbourne 2017-2050: Metropolitan Planning Strategy is a long term plan to accommodate Melbourne's future growth in population and employment. It forms the high level strategic basis for Melbourne's planning schemes and where relevant decision makers must consider and apply it when assessing planning proposals.

Plan Melbourne is also accompanied by a Five Year Implementation Plan which states the following:

Managing the demands of our growing city will require us to maximise our use of existing assets, including surplus and underutilised government land and existing funding sources, and explore financing opportunities to address infrastructure needs, while also considering broader strategies and options. (p35)

⁸ Refer page 26, Knox Housing Strategy, (2016)

6 ANALYSIS

State and local planning policy support the future use of the site for residential purposes. The site is also relatively free of constraints. As such the main analysis required is to determine which residential zone is best suited to the site in order to give effect to the relevant State and local planning policies contained within the Knox Planning Scheme.

Appendix A to this report contains analysis of the site against relevant urban planning criteria relating to planning policy, site context and urban character considerations. This analysis supports the application of the General Residential Zone to the subject site. The following is a summary of the relevant policy, context and urban character considerations.

Strategic Planning Context

The site has been identified in the Knox Planning Scheme as a 'Strategic Investigation Site' which is considered suitable for residential development purposes. The Knox Housing Strategy notes that such sites will play an important role in providing housing for future generations.

Location Context

The site is not located within or adjacent to a designated Activity Area or urban renewal area. It is located walking distance to the Wantirna Neighbourhood Activity Centre (500m) and the Wantirna Medical Employment Precinct (800m). So the site is reasonably well serviced by local convenience shopping, community and health services.

The site has good access (ie within 2-5km) to four significant employment and industrial precincts:

- Bayswater Industrial Precinct
- Scoresby/Rowville Industrial Precinct
- Knox Central Principal Activity Centre
- Ringwood Principal Activity Centre

These precincts afford the site with numerous employment opportunities within a short commutable distance, which help to support a general population density within the subject site. The site is not located directly on a train station or

tram route. It is 2.8km from Bayswater train station, and it is within walking distance (400m) to the 901 Smart Bus Route, which runs along Boronia Road. These public transport services provide the site with reasonable (but not exceptional) access to the wider region by public transport modes.

Urban Character

The Knox Housing Strategy notes that future residential development on the site should be at a scale that reflects the surrounding area.

The areas surrounding the site are contained within the General Residential Zone. Applying the GRZ to the site will enable a general continuation of the character and expected built form within the local neighbourhood (i.e. it will ensure that and future development is generally consistent with what is currently permitted in the local neighbourhood). However, consideration also needs to also be given to the particular role a large site such as this can play in providing for the future housing needs of the community, how best to strike a balance between responding to existing neighbourhood character and delivering housing diversity in this location.

The 'Knox Neighbourhood' area under the relevant local planning policies (clauses 21.05 and 22.07) support the creation of detached dwellings, dual occupancies and villa unit developments on lots greater than 1000 square metres.

The recent development at 54 Kingloch Parade (adjoining the site) comprises a mix of detached and semi-detached dwellings. This development has been undertaken in a manner which is generally very consistent with the character of the surrounding area, although it does not strictly accord with the housing typologies promoted at Clause 22.07-04. This development demonstrates one way in which a semi detached dwelling typology can be utilised to both respect the existing street character while increasing the overall site density.

Given the size of the site and the strategic role that it is expected to play in meeting future housing needs within Knox, it is not appropriate for the 'Knox Neighbourhood' dwelling typologies and

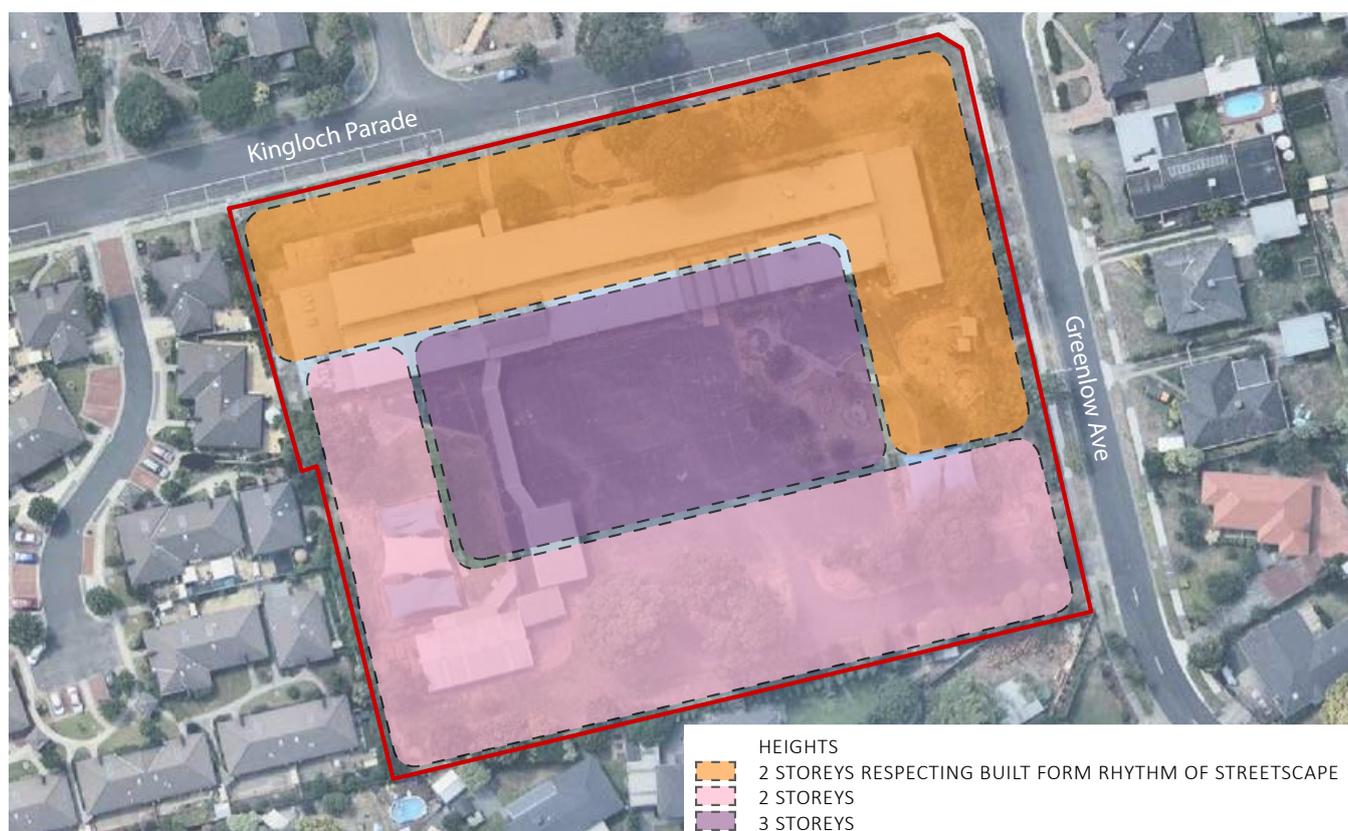


Figure 6 - Proposed building height controls

design guidelines to be strictly applied to the site. Flexibility should be retained for consideration of a broader range of dwelling types on the site, and for alternative design responses to be proposed to those set out in clause 22.07-04.

A Development Plan Overlay (DPO) should be applied to the site to provide guidance in relation to key design considerations such as the retention of any significant vegetation, building heights and the treatment of site interfaces. There are a number of sites elsewhere within the City of Knox where the DPO has been used for a similar purpose.

The DPO will facilitate high quality development of the site through the inclusion of design outcomes addressing matters such as dwelling diversity, site access, sustainability, built form, open space and landscaping. It should also contain requirements in relation to the preparation of specialist reports on traffic management, street design and car parking, arboreal assessments and site landscaping.

Given the generally single storey nature of the surrounding housing, the DPO will seek to limit the

height of development along such interfaces, whilst still allowing consideration of dwellings up to the default maximum height specified in the General Residential Zone within the central areas of the site. Figure 6 identifies one option for how these heights might be expressed across the site.

In summary, the subject site is afforded reasonable levels of access to public transport, employment, shopping and services. It does not have any known environmental/geographical constraints to development. It is located in an established area comprising predominately detached, single storey dwellings.

Having regard to all of these factors, the General Residential Zone in combination with a Development Plan Overlay is considered to provide an appropriate planning framework to guide the future residential development of the site.

It is noted that the Development Plan Overlay removes third party review rights. It may be prudent to highlight this to the community during the planning scheme amendment process.

7 RECOMMENDATIONS

It is recommend that the General Residential Zone – Schedule 1 , together with a Development Plan Overlay be applied to the site.

APPENDIX A

Below is an analysis of the site against relevant criteria relating to strategic planning policy, site context and urban character considerations*. The criteria has been adapted from Planning Practice Note 78 'Applying the Residential Zones'.

The first table provides an overview of how many criteria the site meets in relation to the Neighbourhood Residential Zone, the General Residential Zone and the Residential Growth Zone. It can be seen that the site mostly meets the General Residential Zone criteria (10 out of 14), showing that this is the most appropriate zone for the site.

The second table provides details of the assessment against the criteria. The text in the 'Applicable To' columns sets out the options for responses to the criteria. The shaded cells indicate which responses apply to the subject site. For example, criterion 3 states that brownfield and urban renewal sites may be best suited to the Residential Growth Zone. As the assessment identified that the site is not considered a brownfield or urban renewal site, it is only suitable as a General Residential Zone or Neighbourhood Residential Zone site when considering this criterion.

Zone	Category														Total
	Strategic				Context				Character						
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	
Neighbourhood Residential Zone	Shaded	Shaded	Shaded	Shaded						Shaded					5
General Residential Zone	Shaded	Shaded	Shaded		Shaded		Shaded	Shaded	Shaded	Shaded	Shaded			Shaded	10
Residential Growth Zone	Shaded					Shaded						Shaded	Shaded	Shaded	5

* The criteria has been adapted from Planning Practice Note 78 'Applying the Residential Zones'.

Criteria	Applicable to:			Assessment	Zone Recommendation	
	Neighbourhood Residential Zone	General Residential Zone	Residential Growth Zone			
Strategic						
1	Adopted housing and development strategy (not required for conversion only to GRZ)	Yes	N/A	Yes	Knox has an adopted housing strategy. This means that all three zones can be considered for the subject site. If there was no adopted strategy, only the General Residential Zone could be considered.	NRZ/ GRZ/ RGZ
2	Identified in Activities Area structure plan / policy	No	No	Yes	There are no structure plans that currently include the subject site.	GRZ/ NRZ
3	Brownfield/urban renewal site/area	No	No	Yes	Given the previous educational use, the site is not considered a brownfield site. Considering the interfaces and strategic positioning, the site can act as a residential development within an urban setting. In terms of amenity upgrades and context it should not be considered an urban renewal site.	GRZ/ NRZ
4	Commercial or industrial land for redevelopment not in Activities Area (strategic justification for rezoning required)	No	Yes	Yes	The site is not currently or has previously been used for industrial purposes. It does not interface with any commercial or industrial uses.	NRZ

Criteria	Applicable to:			Assessment	Zone Recommendation	
	Neighbourhood Residential Zone	General Residential Zone	Residential Growth Zone			
Context						
5	<p>Good access to transport choices (including walkability, public transport, cycling, road access)</p> <p>Our measures are:</p> <p>For RGZ: within 800m to a train station or within 100m of a bus stop serviced by a high frequency bus service which connects to a train station. A high frequency bus service is one that runs every 15 minutes during peak times.</p> <p>For GRZ: sites located outside of these parameters.</p>	No	No	Yes	<p>The general pattern of the surrounding neighbourhood is typical 1970's/1980's subdivision with road layouts that somewhat limits the walkability through the use of courts. It should be noted that fairly direct access to the main arterial roads (Boronia Road, Mountain Highway and Stud Road) is provided.</p> <p>There are no shared or dedicated bike paths within close proximity to the site. Stud Road provides cycling connectivity and off road paths that link through to the Dandenong Creek and Blind Creek shared trails.</p> <p>The site is located 2.8km from Bayswater train station, resulting in an estimated 35-40 minute walk time. Bayswater station during peak times runs at a peak service frequencies of 10 minute intervals, and off peak frequencies of 30 minute intervals in both directions. This service provides inbound links to Ringwood, Box Hill and eventually the Melbourne CBD.</p> <p>Located within 400m of the subject site the 901 Smart Bus Route runs along Boronia Road, providing peak frequencies of 10 minute intervals. This route traverses from Frankston Station through to Melbourne airport providing an orbital connection.</p> <p>Located within 250m of the subject site is the 745 bus route running along Dunbarton Drive, providing minimum frequencies of 2 hour intervals. This is a highly localised service connecting Bayswater Station and Wantirna Primary School.</p> <p>Located within 800m of the subject site is the 664 bus route running along Stud Road, providing minimum frequencies of 30 minute intervals. This north-south route connects Chirnside Park to Knox Shopping Centre.</p>	GRZ

Criteria	Applicable to:			Assessment	Zone Recommendation
	Neighbourhood Residential Zone	General Residential Zone	Residential Growth Zone		
<p>6</p> <p>Good access to employment options</p> <p>Our measures are:</p> <p>For RGZ, one of the following:</p> <ul style="list-style-type: none"> • Within 400m of an industrial area • 1km for a National Employment Cluster • 2km from a CAD, PAC or MAC <p>For GRZ:</p> <ul style="list-style-type: none"> • Outside of the above listed catchements 	No	No	Yes	<p>Within 500 metres of the subject site is the Wantirna Neighbourhood Activity Centre and 800 metres of the Wantirna Medical Employment Precinct.</p> <p>Further abroad within 2-5km of the subject site there are numerous employment precincts including the following:</p> <ul style="list-style-type: none"> • Bayswater Industrial Precinct • Scoresby/Rowville Industrial Precinct • Knox Central Principal Activity Centre • Ringwood Principal Activity Centre 	RGZ
<p>7</p> <p>Good access to local shopping</p> <p>Our measures are:</p> <p>For RGZ, within 800m of a MAC or PAC or within 400m of a NAC or Local Centre</p> <p>For GRZ, outside the above listed catchements</p>	No	No	Yes	<p>As stated above the subject site is located within 500 metres of the Wantirna Neighbourhood Activity Centre.</p> <p>Currently the offerings within the NAC include a minor supermarket and a broad range of service and food based offerings.</p>	GRZ

Criteria	Applicable to:			Assessment	Zone Recommendation
	Neighbourhood Residential Zone	General Residential Zone	Residential Growth Zone		
<p>8</p> <p>Good access to local community services</p> <p>Our measures are:</p> <p>For RGZ, any three of the following within 500m:</p> <ul style="list-style-type: none"> • A medical centre • A child health centre • A school • A community centre • A local park • An Active Open Space (recreation and sporting club facilities) 	No	No	Yes	<p>The subject site is located within close proximity to the Schultz Reserve and smaller pocket parks within 800m.</p> <p>Active Open Spaces such as JW Manson Reserve and Guy Turner Reserve are located within 1km of the subject site.</p> <p>There are numerous local primary schools and three secondary schools located within 2km.</p> <p>Community services such as Community houses and child care can be found in the broader area.</p>	GRZ

Criteria	Applicable to:			Assessment	Zone Recommendation	
	Neighbourhood Residential Zone	General Residential Zone	Residential Growth Zone			
Character						
9	Level of development activity (existing and desired)	Low	Low/Moderate	High	Currently there is limited existing development activity in the localised area, with the majority of housing stock retaining the original single residential dwelling on a lot. Clause 21.05 Housing and the Knox Housing Strategy 2015 does not identify the site within an Activity Area or Local Living precinct, which are the areas designated for medium-high level of changes.	GRZ
10	Identified areas for growth and change (such as evidenced through DDO or similar)	No	No	Yes	As above, the subject site is not within an identified growth area nor covered by a DDO or similar.	GRZ/ NRZ
11	Retention of identified neighbourhood character (such as evidenced through HO, NCO, DDO, significant intactness)	Yes	Yes	No		GRZ
12	Heritage areas which impose significant constraints on increased housing development	Yes	Yes	No	No heritage overlays or precincts apply to the site.	RGZ
13	Existing landscape or environmental character/ constraints (evidenced through SLO, ESO, local policy)	Yes	Yes	No	No SLO, ESO or local policies relating to landscape or environmental character apply to the site.	RGZ
Constraints						
14	Risk associated with known hazard (evidenced through BMO, LSIO or EMO for fire, flood and landslip or other constraints identified through EPA hazard buffers or similar)	High	Low	Low	Previous uses of the site combined with the lack of LSIO and EMO identify the site as having a low risk associated with a known hazard.	GRZ/ RGZ

APPENDIX B

Why is the Amendment required?

The Victorian Government Landholding Policy and Guidelines (LHPG) requires Victoria Government departments and agencies who own land to review and manage their land assets on an ongoing basis. Part of this review includes determining if land assets are required for a current and future service delivery need. Where land is no longer needed for a public purpose, this land must be declared surplus to requirements and disposed of. Land owned by the government is often zoned for public use to recognise the public purpose and ownership of the site. To facilitate disposal, this land must be rezoned to reflect an appropriate alternative zone for non-public purposes.

The education uses on the Kingloch Parade site ceased in 2012 and the site is currently vacant. The land is surplus to the requirements of the Department of Education and Training (DET) and the land is not identified as being required for an ongoing public purpose.

The amendment rezones land to reflect that a PUZ is no longer appropriate to land that is not required to deliver a current or future public use outcome for the State.

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

The amendment facilitates the renewal of land for residential use. The amendment achieves the objectives of the Planning and Environment Act 1987 by:

- Providing for the fair, orderly, economic and sustainable use, and development of land;
- Facilitating development in accordance with the objectives set out in paragraphs (a), (b), (c), (d) and (e) of the Act; and
- Balancing the present and future interests of all Victorians.

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

Environmental

An arboricultural assessment has been undertaken for the site which identifies trees that could potentially be retained. Environmental site investigations have also confirmed that the site is not contaminated.

Social

The amendment supports housing growth and dwelling diversity through infill development in a strategic location near a local park, bus routes and Wantirna Mall. It will also provide for the re-activation of a site which has been of concern to residents due to vandalism.

Economic

The amendment contributes to the economic development of the nearby Wantirna Mall by enabling the renewal of surplus land to provide for residential development. Funds realised through the sale of this government site will be reinvested into new infrastructure and services across Victoria.

Does the Amendment address relevant bushfire risk?

The site is not located in a Bushfire Management Overlay or a Bushfire Prone Area, and thus is not in an area subject to bushfire risk.

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

The amendment complies with Ministerial Direction – The Form and Content of Planning Schemes Direction No. 1 Potentially Contaminated Land. Contamination assessments have been completed to determine that the site is suitable for a sensitive use.

The amendment complies with Direction No. 9 Metropolitan Strategy. The amendment contributes towards creating new, well-located and serviced land for residential purposes maximising proximity to activity centres, transport and employment options. The new planning provisions to this surplus government land makes a large vacant site available for residential purposes and applies zoning appropriate to the context of the site, together with a Development Plan Overlay to guide the future development.

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

State Planning Policy contained within Victorian Planning Schemes seeks to increase the supply of housing in existing urban areas by facilitating increased housing yield on under-utilised urban land (refer to Clause 16.01). It contains a variety of strategies to facilitate housing growth and diversity in established locations including the following (refer to Clause 11.06):

- Facilitate increased housing in the established areas to create a city of 20 minute neighbourhoods close to existing services, jobs and public transport.
- Support housing growth and diversity in defined housing change areas and redevelopment sites.
- Direct new housing to areas with appropriate infrastructure.
- Allow for a spectrum of minimal, incremental and high change residential areas that balance the need to protect valued areas with the need to ensure choice and growth in housing.
- Deliver more housing closer to jobs and public transport.
- Facilitate development that increases the supply of affordable and social housing in suburbs across Melbourne.
- Facilitate the delivery of social housing by identifying surplus government land suitable for housing.

State Planning Policy also requires that planning for urban growth considers the following outcomes (refer to Clause 11.02):

- Opportunities for the consolidation, redevelopment and intensification of existing urban areas.
- Neighbourhood character and landscape considerations.
- The limits of land capability and natural hazards and environmental quality.
- Service limitations and the costs of providing infrastructure.

It also outlines the need for planning to ensure that development appropriately respond to its surrounding landscape, built, natural and cultural context (refer to Clause 15.01).

The amendment meets these policies as it provides the opportunity for urban consolidation in a location that is well-served by existing infrastructure and facilities.

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

The following municipal-wide housing strategies are of general relevance to the future development of the site for residential purposes (refer to Clause 21.05):

- Encourage a diversity of housing styles, types, forms and sizes to cater for the changing needs of the community.
- Ensure that residential development enhances the City's "green and leafy" image.
- Require new housing development to preserve natural landscape features and create habitat.

Clause 21.05 identifies a series of 'Strategic Investigations Sites' where particular housing opportunities are identified; the subject site is identified as one such site. The amendment will allow for the site's housing opportunities to be realised as per its identification as a 'Strategic Investigation Site' under this clause.

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

The amendment applies appropriate planning provisions that best reflect the surrounding planning provisions, being the General Residential Zone (GRZ). The GRZ aims to provide a diversity of housing types and moderate housing growth in locations offering good access to services and transport. The Development Plan Overlay – Schedule 1 will allow for the site, which has been identified in the Knox Planning Scheme as a 'Strategic Investigation Site', to be developed with consideration to key design issues including the retention of any significant vegetation, building heights and the treatment of site interfaces.

The Development Plan Overlay will specify design outcomes and requirements in relation to the future development of the land, and incorporates an exemption to the notice requirements of Section 52(1)(a), (b) and (d), the decision requirements of Section 64(1), (2) and (3) and the review rights of Section 82(1) of the Act.

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

The amendment accords with the LHPG that is administered by the Department of Treasury and Finance and is consistent with DET having declared land parcels that are surplus to their requirements.

The views of Knox City Council were sought during the preparation of the amendment.

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

The amendment contributes to the transport system as the site can make use of the existing transport network including nearby bus routes to ensure that the future residents can access social and economic opportunities.

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

The new planning provisions are expected to have a minimal impact on the resource and administrative costs of the responsible authority.





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