

KNOX PLANNING SCHEME

AMENDMENT C165

EXPLANATORY REPORT

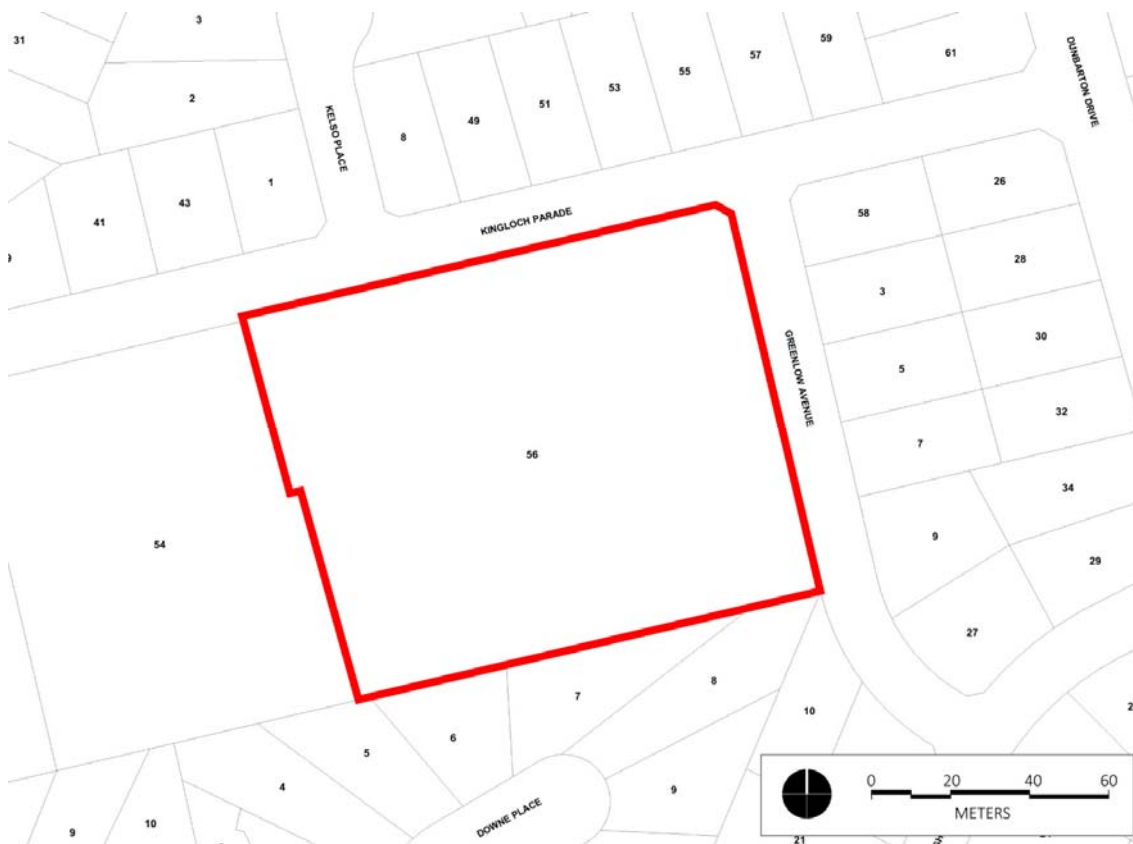
Who is the planning authority?

This amendment has been prepared by the Minister for Planning who is the planning authority for this amendment.

The Amendment has been made at the request of the Department of Education and Training (DET) and the Department of Treasury and Finance (DTF).

Land affected by the Amendment

The Amendment applies to 56 Kingloch Parade, Wantirna, described on title as Lot 2 PS 430842, as shown on the map below.



What the amendment does

The Amendment rezones the former Wantirna Heights Primary School to the General Residential Zone Schedule 1 (GRZ1) and applies a Development Plan Overlay Schedule 13 (DPO13) to introduce built form controls requiring any planning permit that is issued to respond to the height/neighbourhood character of the surrounding areas.

The Amendment:

- Rezones the land from Special Use Zone Schedule 2 (PUZ2) to the General Residential Zone Schedule 1 (GRZ1)

- Applies a Development Plan Overlay (DPO) to the land and inserts a new Schedule 13 to the Overlay (DPO13)

Strategic assessment of the Amendment

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 Investigation 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 about 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.

The default maximum height restrictions of the GRZ will apply to the site and any future buildings cannot exceed a height of 11 metres. DPO13 will also limit the building height to two storeys immediately adjacent to or opposite any existing single or double storey residential development.

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.

Resource and administrative costs

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.

Where you may inspect this Amendment

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

Knox City Council
511 Burwood Highway,
Wantirna South VIC 3152

The Amendment can also be inspected free of charge at the Department of Environment, Land, Water and Planning website at www.delwp.vic.gov.au/public-inspection.

