

YARRA PLANNING SCHEME

AMENDMENT C243

EXPLANATORY REPORT

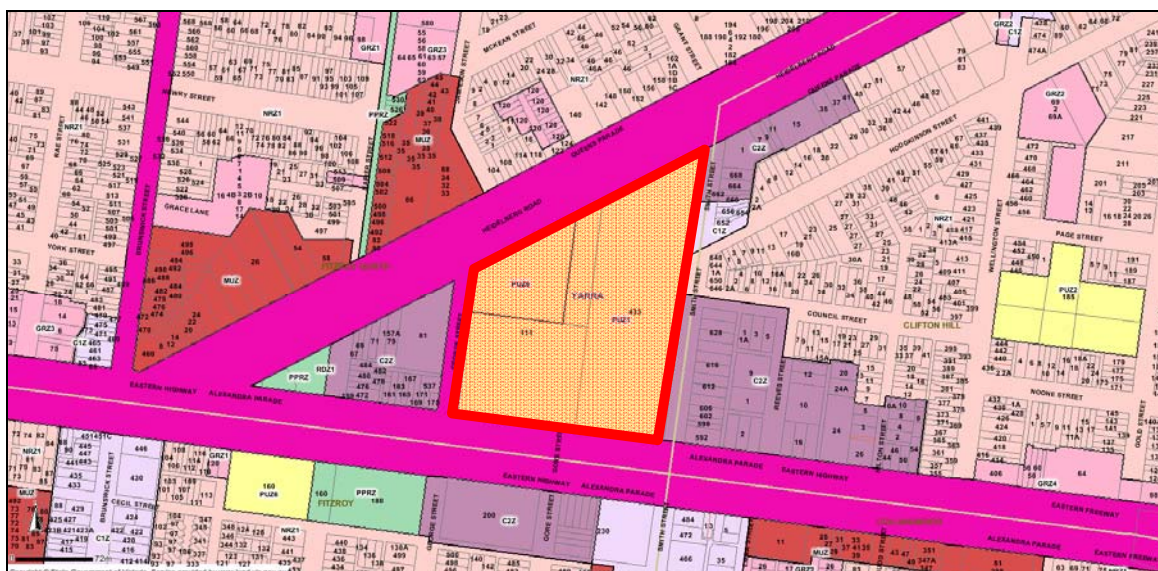
Who is the planning authority?

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 Department of Treasury and Finance.

Land affected by the Amendment

The Amendment applies to the Fitzroy former Gasworks Site located at 111 Queens Parade and 433 Smith Street, Fitzroy North (see map below).



What the amendment does

The Amendment rezones the land from Public Use Zone (PUZ1 – Service and Utility) and Commercial 2 Zone to Mixed Use Zone and Public Use Zone, introduces Schedule 16 to the Development Plan Overlay into the Yarra Planning Scheme and applies it to the site, applies an Environmental Audit Overlay to the land and amends the Schedule to Clause 61.01 to make the Minister for Planning the Responsible Authority.

Strategic assessment of the Amendment

Why is the Amendment required?

The Fitzroy former Gasworks Site has been declared surplus to government requirements and provides an opportunity to create a new mixed use development with homes, retail, commercial uses, community facilities and public open space.

The site offers a rare opportunity for precinct development at greater height and density within an established suburb, with good access to jobs and services. Being surrounded on

all sides by major roads creates an island effect with a significant buffer between the site and existing urban environments, thereby providing a site with space to address both community needs as well as responsible commercial development outcomes. The site provides an opportunity to support Plan Melbourne's aim to accommodate growth at increased height and density while limiting spread of the metropolitan area as well as to provide services that will enhance surrounding heritage areas.

The redevelopment of the site for medium to high density, with heights ranging from 6 to 14 storeys, supports Plan Melbourne's direction to deliver more housing closer to jobs and public transport specifically *encouraging mixed use developments and greater housing diversity and density near employment and transport*. This direction identifies opportunities for more medium to high density development in middle suburbs close to jobs and services.

The amendment is consistent with the *North Fitzroy Gasworks Precinct Urban Design Framework 2008*.

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

The amendment implements the objectives in section 4 of the *Planning and Environment Act 1987* (the Act), in particular;

- To provide for the fair, orderly, economic and sustainable use, and development of the land;
- To secure a pleasant, efficient and safe working, living and recreational environment for all Victorians and visitors to Victoria;
- To facilitate development in accordance with the objectives set out in paragraphs (a), (b), (c), (d) and (e); and
- To balance the present and future interests of all Victorians.

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

The amendment will have a positive environmental, social and economic impact as it will facilitate the provision of housing and to support the future population of the area. The Schedule to the Development Plan Overlay will encourage high quality built form and open space areas, improving the existing amenity of the area.

The redevelopment of the site for medium to high density residential development, with heights ranging from 6 to 14 storeys, supports the relevant policies in Plan Melbourne to meet the needs of Victoria's growing population. This will facilitate the development of the site for a new residential community.

The site is heavily contaminated from its former use as a Gasworks. The redevelopment of the site will ensure appropriate remediation to improve the environmental conditions of the site and surrounds.

Does the Amendment address relevant bushfire risk?

There is no identified bushfire risk in the urban area.

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

The amendment is consistent with the Ministerial Direction on the Form and Content of Planning Schemes under section 7(5) of the Act, Direction No.9 – Metropolitan Strategy and Direction 11 – Strategic Assessment under section 12(2) of the Act.

Ministerial Direction 1: Potentially Contaminated Land

The Environmental Audit Overlay will ensure the site is suitable for sensitive uses prior to commencement.

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

The amendment is consistent with the relevant objectives of the State Planning Policy Framework and Plan Melbourne.

Clause 11.06 – Metropolitan Melbourne

To provide housing choice close to jobs and services.

To create a city of inclusive, vibrant and healthy neighbourhoods that promote strong communities, healthy lifestyles and good access to local services and jobs.

Clause 15.01 – Urban Environment

To create urban environments that are safe, functional and provide good quality environments with a sense of place and cultural identity.

To achieve architectural and urban design outcomes that contribute positively to local urban character and enhance the public realm while minimising detrimental impact on neighbouring properties.

To ensure the conservation of places of heritage significance.

Clause 16.01 – Residential Development

To locate new housing in or close to activity centres and in urban renewal precincts and sites that offer good access to jobs, services and transport.

To identify areas that offer opportunities for more medium and high density housing near employment and transport in Metropolitan Melbourne.

Specifically, it supports the implementation of the following Plan Melbourne initiatives.

Direction 2.1 – Manage the supply of new housing in the right locations to meet population growth and create a sustainable city

The social, economic and environmental benefits of creating a more compact, sustainable city are profound. Some of the benefits of compact, higher-density neighbourhoods are as follows:

It encourages positive social interaction and diversity, improves the viability of (and access to) community services and enables more (and better integrated) housing.

It enhances the economic viability of development, improves the economic viability of infrastructure delivery and existing infrastructure.

It creates sustainable demand for more transport options – including public transport, walking and cycling – and can reduce overall travel time.

Policy 2.1.2 – Facilitate an increased percentage of new housing in established areas to create a city of 20-minute neighbourhoods close to existing services, jobs and public transport

Victoria in Future projections indicate that around 65 per cent of all new dwellings will be in Melbourne's established areas, with 35 per cent in growth area greenfield sites.

Direction 2.2 – Deliver more housing closer to jobs and public transport

Locating medium and higher-density development near services, jobs and public transport supports the objectives of consolidation and housing choice.

For this direction to be achieved, the standards of higher-density housing needs to be raised. There are significant opportunities for housing development in and around the central city. There are also opportunities for more medium and higher-density development in middle suburbs close to jobs and services including:

- urban renewal precincts

- areas identified for residential growth
- areas identified for greyfield renewal
- areas designated as national employment and innovation clusters
- metropolitan activity centres and major activity centres
- neighbourhood activity centres—especially if they have good public transport connections
- areas near existing and proposed railway stations that can support transit-oriented development.

Encouraging mixed-use developments and greater housing diversity and density near employment and transport will create opportunity and choice for medium- and low-income households.

Direction 2.5 – Provide greater choice and diversity of housing

Housing diversity relates to the size, cost, number of bedrooms, character and age of dwellings. It also extends to other types of housing, such as low-cost rental aged care, supported accommodation for people with disability, rooming houses, student accommodation and social housing.

Creating greater choice and diversity of housing across the city has clear benefits—such as improved access to jobs, services and transport. For newly formed households, providing a diversity of housing may enable them to remain within a preferred location. For older couples, housing diversity may enable them to downsize to more compact accommodation within their neighbourhood.

Direction 5.1 – Create a city of 20-minute neighbourhoods

Research undertaken by the Heart Foundation (Victoria) for the Victorian Government identifies hallmarks of a 20-minute neighbourhood. A 20-minute neighbourhood must:

- be safe, accessible and well connected for pedestrians and cyclists to optimise active transport
- offer high-quality public realm and open space
- provide services and destinations that support local living
- facilitate access to quality public transport that connects people to jobs and higher-order services
- deliver housing/population at densities that make local services and transport viable
- facilitate thriving local economies.

The 20-minute neighbourhood is all about ‘living locally’—giving people the ability to meet most of their everyday needs within a 20-minute walk, cycle or local public transport trip of their home. If 20-minute neighbourhoods existed across Melbourne, it could reduce travel by nine million passenger kilometres and cut Melbourne’s daily greenhouse gas emissions by more than 370,000 tonnes.

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

The amendment supports the Local Planning Policy Framework and Municipal Strategic Statement of the Yarra Planning Scheme through the following clauses.

Clause 21.03 – Vision

This Clause identifies the site as a Strategic Redevelopment Site.

Clause 21.04 – Land Use

Direct higher density residential development to Strategic Redevelopment Sites identified at clause 21.08 and other sites identified through any structure plans or urban design frameworks.

Support the provision of affordable housing for people of all abilities, particularly in larger residential developments and on Strategic Redevelopment Sites.

Clause 21.08 – Neighbourhoods

This clause sets out the locally specific implementation of the objectives and strategies of previous clauses for Yarra's neighbourhoods.

The site is identified as a Strategic Redevelopment Site to encourage the redevelopment of the site in a way that contributes positively to the urban fabric and public domain of Yarra and where subject to the Heritage Overlay, protects the heritage of the site and the area.

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

The amendment makes proper use of the Victorian Planning Provisions by applying the Mixed Use Zone and Development Plan Overlay to the site. It facilitates future land use and development on a strategic site by applying an appropriate zone and overlay which will allow for the development in accordance with the State and Local Planning Policy Framework.

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

Development Victoria has undertaken a two-phase engagement process for the site.

Phase 1 was undertaken with relevant government agencies, the City of Yarra and the local community in 2016. Two community information sessions were held, notices sent to residents, presentations made to relevant stakeholder groups and numerous Council briefings on the redevelopment of the site. Approximately 2,500 comments were received from stakeholders and community members and 65 stakeholders attended two community information sessions.

Key themes raised during the consultation process were:

- recreation and open space with specific themes around an indoor sporting facility, open space, playgrounds and skate parks.
- built form, housing and land use mix, specifically affordable and social housing, height and density, architecture and design, sustainable design and mixed land use.
- community facilities and amenities including galleries, studio and artistic spaces, commercial spaces for retail, food and beverage, a 'village feel' that encompasses safety and a family friendly neighbourhood, education and child care facilities and a library or community drop in centre.
- transport including access and cycling facilities, car parking, public transport, site access and walkability.
- heritage, specifically retaining the existing formal and informal heritage aspects including indigenous heritage, art and streetscapes as well as reflecting the historical use of the site.
- environment including green open space, sustainable design principles and concerns relating to the site remediation.
- process around the project, specifically planning and development, community engagement process and the funding model.

Phase 2 was undertaken in November 2017 which included exhibition of the concept Master Plan. This process demonstrated how community concerns and aspirations identified during Phase 1 engagement were responded to in Concept Plans, prior to the submission of this amendment.

The engagement included an online platform/survey, Community Reference Group, community information sessions and notices sent to 3000 residents. The online platform received 5840 views, 447 downloads and 18 survey responses. Community information sessions were held on 19 and 21 November 2017 which attracted 25 attendees.

Feedback received included the following;

- Open space for recreation is regarded as critical.
- Retention of local character, height and density, is important.
- Active transport is highly valued
- Community facilities and spaces are considered essential.

Input from the Office of the Victorian Government Architect (OVGA) has also been considered in the preparation of the amendment through presentations made in June and September 2017, and discussions with the Department of Treasury and Finance to manage the remediation works will continue throughout the process.

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

The amendment is not expected to generate a significant impact on the transport system. A Traffic Management Plan will be undertaken to ensure effective management of traffic management resulting in the proposed development.

Resource and administrative costs

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

The amendment is unlikely to have an adverse impact on resource and administrative costs to 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:

City of Yarra

Richmond Town Hall (Town Planning Counter)

333 Bridge Road, Richmond

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.