

BANYULE PLANNING SCHEME

AMENDMENT C118

EXPLANATORY REPORT

Who is the planning authority?

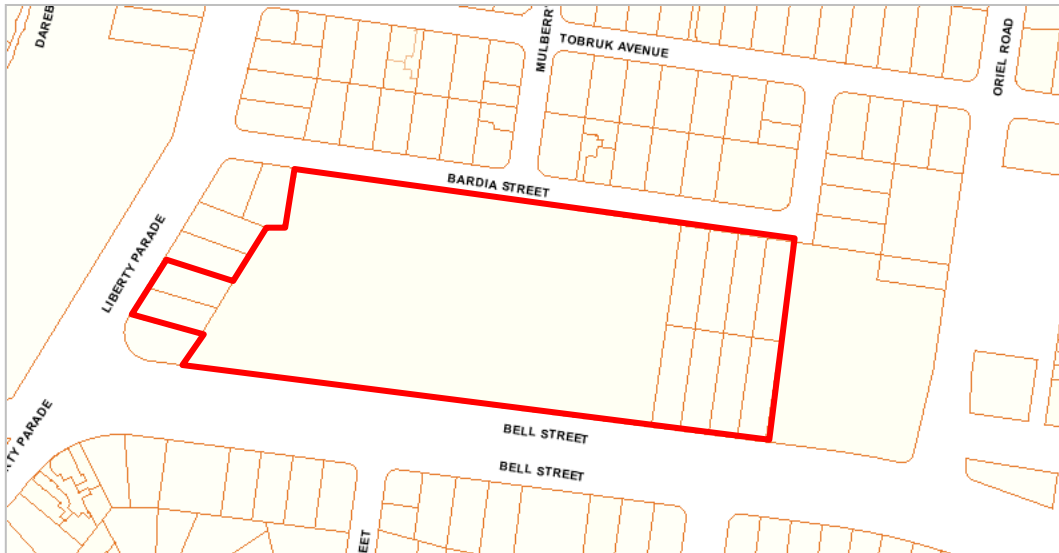
This amendment has been prepared by the Department of Health and Human Services.

The Minister for Planning is the planning authority for this amendment.

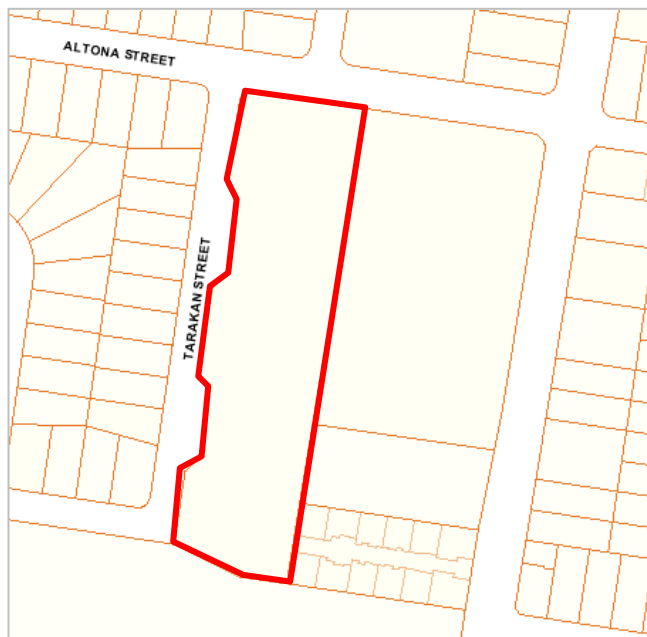
Land affected by the Amendment

The amendment applies to the land shown on the plans below and particularly:

- Lot 1 TP852037, Lots 1-8 LP68437 and Lots 441-442 LP33334 on Bardia Street, Bell Street and Liberty Parade, Heidelberg West; and



- Lot 23 LP30050 on the corner of Tarakan and Altona Streets, Heidelberg West



What the amendment does

The Amendment seeks to facilitate and guide the redevelopment of the BellBardia and Tarakan estates in Heidelberg West that are currently used for public housing.

The amendment seeks to make the following planning control changes applying to the sites:

- Rezone from a General Residential Zone – Schedule 1 (Accessible Areas and Ivanhoe Residential Diversity Areas) (GRZ1) to a Mixed Use Zone – Schedule 2 (BellBardia and Tarakan estates) (MUZ2);
- Apply a Development Plan Overlay – Schedule 5 (BellBardia estate) (DPO5) to the BellBardia estate;
- Apply a Development Plan Overlay – Schedule 6 (Tarakan estate) (DPO6) to the Tarakan estate;
- Apply a Parking Overlay (PO) – Schedule 2 (BellBardia and Tarakan estates) (PO2);
- Change the designation in Clause 21.06-2 (Residential Areas Framework), including the Residential Areas Framework Map, from 'Accessible Area' to 'Diversity Area'; and
- Add the Minister for Planning as responsible authority in the Schedule to Clause 61.01.

Strategic assessment of the Amendment

Why is the Amendment required?

This amendment is required to allow the redevelopment of the BellBardia and Tarakan estates to provide improved social and private housing through the Public Housing Renewal Program. The existing General Residential Zone does not reflect the existing medium density use of the land and limits the potential for increased housing density and diversity of land uses.

Rezoning the land to a Mixed Use Zone (MUZ) will support the preferred housing density and resultant built environment in this highly suitable location. The MUZ will also enable the provision of a broader range of land uses, such as retail, commercial and community facilities, to provide for the needs of the local community.

The application of the Development Plan Overlay (DPO) will provide a framework to guide the future residential development of the BellBardia and Tarakan estates. The DPO Schedule will outline design responses expected to achieve the preferred future outcome for the BellBardia and Tarakan estates. The application of the DPO will provide assurance to government agencies, Council, development and the local community about future development outcomes on the land.

The application of the Parking Overlay (PO) will facilitate an appropriate provision of car parking spaces for residential uses within the BellBardia and Tarakan estates.

The changes to the Local Planning Policy Framework will reflect the intensity of development provided for in the new MUZ and DPO and ensure consistency of strategic planning policy relating to the site.

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

The amendment implements the objectives of planning in Victoria as outlined in Section 4 of the *Planning and Environment Act 1987* through:

- Providing for the fair, orderly, economic and sustainable use and development of land;
- Securing a pleasant, efficient and safe work, living and recreational environment for all Victorians and visitors to Victoria;
- Balance the present and future interests of all Victorians;
- Ensuring sound, strategic planning and co-ordinated action at State, regional and municipal levels;

- Enabling land use and development planning and policy to be easily integrated with environmental, social, economic, conservation and resource management policies at State, regional and municipal levels;
- Facilitating development that achieves the objectives of planning in Victoria and planning objectives set up in planning schemes; and
- Ensure the effects on the environment are considered and provide for explicit consideration of social and economic effects when decisions are made about the use and development of land.

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

The amendment is expected to have a net community benefit and positive environmental, social and economic benefits through:

- Supporting an urban renewal opportunity in a location on a strategic corridor and at a key gateway and with ready access to multiple activity centres, public transport routes and pedestrian and bicycle infrastructure. These locational advantages can support increased housing density and some non-residential activity;
- Encouraging a high quality of development incorporating environmentally sustainable design and water sensitive urban design;
- Encouraging a mix of uses, including retail, commercial and community activities that provide opportunities for local employment opportunities and access to services for the local community;
- Increasing the supply of both social and private housing opportunities in order to cater to forecasted demands; and
- Encouraging a high quality public realm that contributes to pedestrian and resident amenity and contributes to the ongoing connectivity and safety of the precinct.

Does the Amendment address relevant bushfire risk?

This amendment affects land within an established urban area and therefore bushfire risk is not relevant.

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

The amendment complies with section 7(5) of the Act and complies with all relevant Minister's Directions under Section 12 of the *Planning and Environment Act 1987*.

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

The amendment supports and implements the State Planning Policy Framework (SPPF). Key State planning policies of relevance to this amendment include:

- Clause 9 Plan Melbourne facilitates provisions for adequate employment, housing and transport through strategic vision employed by the Victorian Government.

Plan Melbourne 2017-2050: Metropolitan Planning Strategy seeks to make better use of underutilised land that is close to jobs, services and public transport infrastructure. At the local level, *Plan Melbourne 2017-2050* seeks to enable people to live within 20 minute neighbourhoods by providing residents access to a wide ranges of goods and services.

- Clause 10 Operation of the State Planning Policy Framework, in particular:

"Planning and responsible authority should endeavour to integrate the range of policies relevant to the issues to be determined and balance conflicting objectives in favour of net community benefit and sustainable development for the benefit of present and future generations."

- Clause 11 Settlement requires that planning contributes to 'diversity of choice', 'a high standard of urban design and amenity' and 'accessibility'. It encourages opportunities for consolidation, redevelopment and intensification. The strategies of this policy encourages a diversity of housing types at higher densities in and around activity centres.
- Clause 15 Built Environment and Heritage seeks to create safe, functional, good quality urban environments, It provides urban design principles for development which includes context, the public realm, safety, landmarks, views and vistas, pedestrian spaces, heritage, architectural design and landscape architecture.
- Clause 16 Housing supports increasing development density whilst providing for housing diversity, access to services and planned long term sustainability. Higher density development is encouraged in locations in and around activity centres, close to public transport and employment opportunities.
- Clause 17 Economic Development seeks to provide a strong and innovative economy. Planning is to contribute to the economic well-being of communities and the State by supporting and fostering growth and development through providing land, facilitating decisions and encouraging development that meets the needs of the community.
- Clause 18 Transport relates to an integrated and sustainable transport system that provides universal access to social and economic opportunities and the coordination of reliable movement of people.

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

The Banyule Municipal Strategic Statement (MSS) sets the direction for land use and development for the municipality. Clause 21.01 Municipal Profile states that the municipality's population is projected to increase by approximately 17,082 persons over the coming 18 years to around 142,332 in 2031.

The key local planning policies of relevance are:

- Clause 21.02 Vision and Strategic Framework sets the vision and key objectives for the municipality. In relation to the study area, the Strategic Framework Plan identifies The Mall as a Neighbourhood Centre and Bell Street and Waterdale Road as arterial roads.
- Clause 21.04 Land Use guides new dwellings to preferred locations while continuing to promote urban consolidation and providing a greater diversity of affordable housing opportunities.
- Clause 21.05 Natural Environment seeks to protect, conserve and enhance areas of floral, faunal and habitat significance.
- Clause 21.06 Built Environment ensures new development contributes to safe and attractive built environments and neighbourhood character, as well as increasing housing diversity. The Residential Areas Framework describes the visions for six residential area designations.
- Clause 21.07 Transport and Infrastructure promotes a safe, efficient and effective integrated transport network and seeks to reduce the detrimental effects of transport on amenity.
- Clause 21.08 Local Places recognises places of strategic significance within Banyule, including the Bell Street Mall Neighbourhood Centre.

The proposed changes to the Local Planning Policy Framework will reflect the strategic policy support for the proposed redevelopment of the sites for more intensive development, and will ensure consistency of strategic planning policy with the proposed zone and overlay controls relating to the sites.

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

The amendment utilises the appropriate tools from the Victoria Planning Provisions toolbox.

The sites can easily accommodate an increased development density. In this context it is considered that the Mixed Use Zone to be the most appropriate zone for the BellBardia and Tarakan estates as it allows for housing at higher densities and a range of residential, commercial, industrial and other uses which complement the mixed-use function of the locality.

The application of the Development Plan Overlay will deliver a framework to guide the future development of the BellBardia and Tarakan estates. The site specific schedule sets parameters against which the responsible authority can assess the required development plan and subsequent planning permit applications.

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

The views of the following agencies were sought and considered during the preparation of this amendment:

- Banyule City Council;
- Department of Environment, Land, Water and Planning;
- Office of the Victorian Government Architect, Places Victoria, Victorian Planning Authority;
- VicTrack, VicRoads, Department of Department of Economic Development, Jobs, Transport and Resources / Public Transport Victoria, Infrastructure Victoria;
- Sustainability Victoria;
- City West Water, Yarra Valley Water, South East Water; and
- Jemena, Citipower / Powercor, NBN, Ausnet.

It is anticipated that the views of these and other relevant agencies can be addressed as part of the amendment process.

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

The amendment complies with the relevant requirements of the *Transport Integration Act 2010*, specifically Part 2, Division 2, 11 – Integration of transport and land use.

The amendment will allow for an increase in residential, retail, commercial and community uses in a location that is well-served by public transport. This development will contribute to environmental sustainability, social inclusion, and economic prosperity.

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 will have a positive impact on both the resources and administration costs of Banyule City Council, particularly through the Minister for Planning becoming the Responsible Authority for development on the BellBardia and Tarakan estates. The amendment will improve and clarify future planning outcomes and provide for more guidance for decision makers and applicants.

Where you may inspect this Amendment

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

- Banyule City Council, Civic Office, Level 3, 1 Flintoff Street, Greensborough
- Banyule City Council, Customer Service Ivanhoe, 275 Upper Heidelberg Road, Ivanhoe
- Rosanna Library, 72 Turnham Avenue, Rosanna
- Ivanhoe Library, 255 Upper Heidelberg Road, Ivanhoe.
- Olympic Village Child and Family Centre, 1 Morobe Street, Heidelberg West

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

Submissions

Written submissions outlining your views on the proposal must be submitted by 5pm, Wednesday 30 August 2017 online at: www.planning.vic.gov.au/shrp.

Where internet access is not available call Planning Panels Victoria on (03) 8392 5123.

Advisory Committee dates

The following hearing dates have been set for this amendment:

- Directions hearing: 7 September 2017
- Panel hearing: week of 2 October 2017