



Town Planning Report

Collingwood Arts Precinct

35 Johnston Street & 241
Wellington Street,
Collingwood

Proposed re-zoning to the Special
Use Zone

February 2017

Contents

| | |
|---|-----------|
| 1 Introduction | 1 |
| 2 Background | 3 |
| 2.1 Creative Victoria | 3 |
| 2.2 The Collingwood Arts Precinct | 3 |
| 3 The Site and Context | 5 |
| 3.1 The Site | 5 |
| 3.2 Context | 7 |
| Existing Planning Controls | 9 |
| 3.3 Zoning | 9 |
| 3.4 Overlays | 10 |
| 3.5 Planning History | 13 |
| 4 The Proposed Amendment | 15 |
| 4.1 What is proposed | 15 |
| 4.2 Why the amendment is required | 15 |
| 4.3 Strategic Justification | 16 |
| 5 Conclusion | 24 |
| Appendix 1: Concept Plan | 25 |
| Appendix 2: Proposed SUZ Schedule | 26 |
| Appendix 3: Proposed Parking Overlay | 27 |
| Appendix 4: Proposed Clause 52.43 Schedule | 28 |

1 Introduction

This report has been prepared by Message Consultants on behalf of Creative Victoria and relates to the land at 35 Johnston Street and 241 Wellington Street, Collingwood (the site).

The site is located on the south side of Johnston Street west of Wellington Street as shown at **Figure 1**. It was formerly home to the Collingwood Technical College and is now managed by Creative Victoria, which is part of the State Government's Department of Economic Development, Jobs, Transport and Resources (DEDJTR).

Part of the site has been used since 2014 as the home base of Circus Oz. The remainder of the site is currently largely unoccupied and will be developed as a creative arts hub for small and medium creative organisations as well as artists and complementary businesses. The resultant precinct will be known as the Collingwood Arts Precinct (the Precinct).

This report supports a request to rezone the site using the Fast Track Government Land Service (FTGL Service).

The proposed amendment seeks to rezone the site from the Mixed Use Zone to the Special Use Zone with a new schedule that recognises its importance as an evolving creative arts precinct and facilitates the development and ongoing operation of the site for this purpose. The amendment also seeks to apply a Parking Overlay to the site, remove an existing Design and Development Overlay (DDO12) and add a Schedule to Clause 52.43 (Live music and entertainment noise).

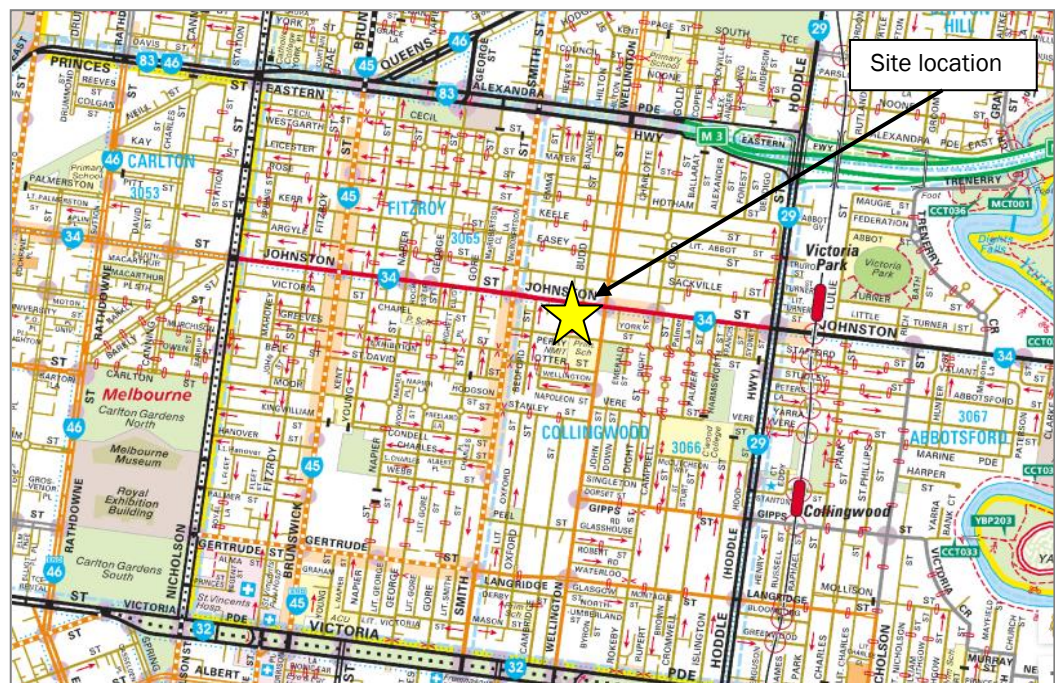


Figure 1 Location Plan

The report summarises existing conditions and planning controls of the subject land and describes the proposed amendment. It provides a strategic justification for the proposed amendment against the

State and local planning policy framework and explains the proposed approach to managing potential amenity impacts which may arise from the use of the land.

A concept plan of the site prepared by Fieldwork is attached at **Appendix 1**.

The proposed schedule to the SUZ is attached at **Appendix 2** to this report. The proposed Parking Overlay is attached at **Appendix 3** and the proposed Clause 52.43 Schedule is attached at **Appendix 4**.

The report should be read in conjunction with:

- The Traffic and Parking Assessment prepared by GTA consultants dated 16.12.16; and
- The proposed Noise Management Plan for the site prepared by Noise Consulting & Management dated 21.12.16.

2 Background

2.1 Creative Victoria

Creative Victoria is a government body dedicated to supporting, championing and growing the state's creative industries, spanning arts, culture, screen and design.

Creative Victoria invests in the ideas, talent, organisations, events and projects that make Victoria a 'Creative State'. Creative Victoria fosters new opportunities for innovation, collaboration, cross-promotion and economic growth. Creative Victoria works to raise the profile, reach and impact of Victoria's creative industries, support the career development of local artists and creative professionals, and ensure that all Victorians benefit from creative and cultural opportunities – from school kids to diverse communities to businesses.

Creative Victoria oversees a portfolio of State-owned cultural facilities and state collections worth \$7 billion; manages a suite of funding programs and initiatives that contribute to the development of Victoria's arts and cultural sector; delivers programs that help build Victoria's capability and international profile as a centre for screen and design; develops international engagement opportunities and promotes creative industries and programs to raise awareness and appreciation of Victoria's creative industries.

2.2 The Collingwood Arts Precinct

The Precinct first opened in 1871 as the Collingwood School of Design and School of Art, was transformed into the Collingwood Technical School in 1921 and later became the Collingwood Technical College. Thousands of students were educated there, but in 2005 the school was closed and the site was abandoned. For many years, it collected dust and fell into disrepair.

Creative Victoria took over management of the site in 2010 as part of the project to build a new home for Circus Oz, which now takes up approximately half of the former school grounds. This is the first time in Circus Oz's history that they have been housed in a facility designed specifically to support their work and the development of contemporary circus and physical theatre. The \$15 million redevelopment funded by the Victorian State Government is complete and Circus Oz moved into the Precinct during February 2014 following the issue of a planning permit in 2012.

After various investigations – from architectural feasibility studies to economic modelling – it was determined that the best future use for the unoccupied portion of the site would be as a contemporary creative precinct - one that will operate independently and provide a home for small and medium creative organisations as well as artists and complementary businesses.

Contemporary Arts Precincts Ltd (CAP Ltd) has been appointed to redevelop the site into a vibrant and diverse centre for the contemporary arts with assistance from the Victoria State Government which has provided over \$7 million in funding to date. CAP Ltd is social enterprise that will work in partnership with Government to deliver an integrated arts hub.

CAP's Ltd's strategic objectives are to:

- Establish CAP as a major contemporary arts and cultural precinct for Melbourne;
- Support and nurture Melbourne's arts community by providing a home for high quality arts practice;
- Create a multi-arts tenant mix that works cooperatively and collaboratively;

- Create a place of community, co-creation and participation;
- Be a high performing, partnership focused organisation;
- Generate resources to invest back into the arts and creative community; and
- Design infrastructure that is flexible and can adapt to changing creative arts practice and community needs over time

Planning for the unoccupied parts of the site has been underway for some time and planning permits have been issued for preparatory works and initial activation of some areas within the existing buildings.

The overall vision is for the Precinct to provide for a broad range of arts and cultural activities including studios, workshops, galleries, rehearsal, performances and events, and spaces for training, production and community engagement and to provide associated accommodation for artists and workers in the creative industries. The vision envisages an active and diverse precinct where the outdoor spaces are used for informal recreation, events and performances which draw the community into the site.

The overall vision for the Precinct is illustrated on the 'Concept Plan' prepared by Fieldwork which is attached at **Appendix 1**.

3 The Site and Context

3.1 The Site

The site is irregularly shaped and is located on the south side of Johnston Street, east of Wellington Street as shown at **Figure 2** below.



Figure 2 – Aerial photo showing site location (Source: Nearmap)

The land comprises a series of lots described as Allotments 2643, 2644, 2645 and 2646 Parish of Jika Jika and Lot 1 on TP868459.

It has frontages of approximately 90m to Johnston Street (north) and 100m to Perry Street (south) with stepped boundaries to the east and west. The overall site area is approximately 8,396sqm.

The site currently contains a series of buildings that previously formed part of the Collingwood Technical College, as well as more recent structures developed to accommodate Circus Oz. An existing site plan is shown at **Figure 3** (next page).

Circus Oz's operations are concentrated to the east and south of the site. They encompass the Melba Spiegeltent as well as 'Block C' and 'Building D' which have been adapted and extended to provide purpose built rehearsal and performance areas, education and training spaces, workshops for set and prop building, costume making, administration and storage of equipment. Outdoor spaces in the eastern part of the site around the Spiegeltent are used by Circus Oz for car parking, loading and outdoor events in line with existing planning permit (PLN11/0600).

The remainder of the site comprises three separate buildings (Buildings C, E and F) to the west and north which are currently vacant and intended to accommodate a range of arts and creative industry activities to be managed by CAP Ltd.

The existing buildings previously accommodated the operations of the former technical college and comprise substantial three-storey structures with large windows and generous floor to ceiling heights which are well suited to re-use for a range of creative activities. In the western part of the site is a substantial raised courtyard area which contains mature trees and is intended to perform a key role in the Precinct as a space for outdoor passive recreation, events and performances.

The site is located on sloping land which falls generally towards the east. The main vehicle access is currently via a crossover from Johnston Street in the north-east corner of the site, two further crossovers exist on the Perry Street frontage of the site. A number of mature trees are located within the site.

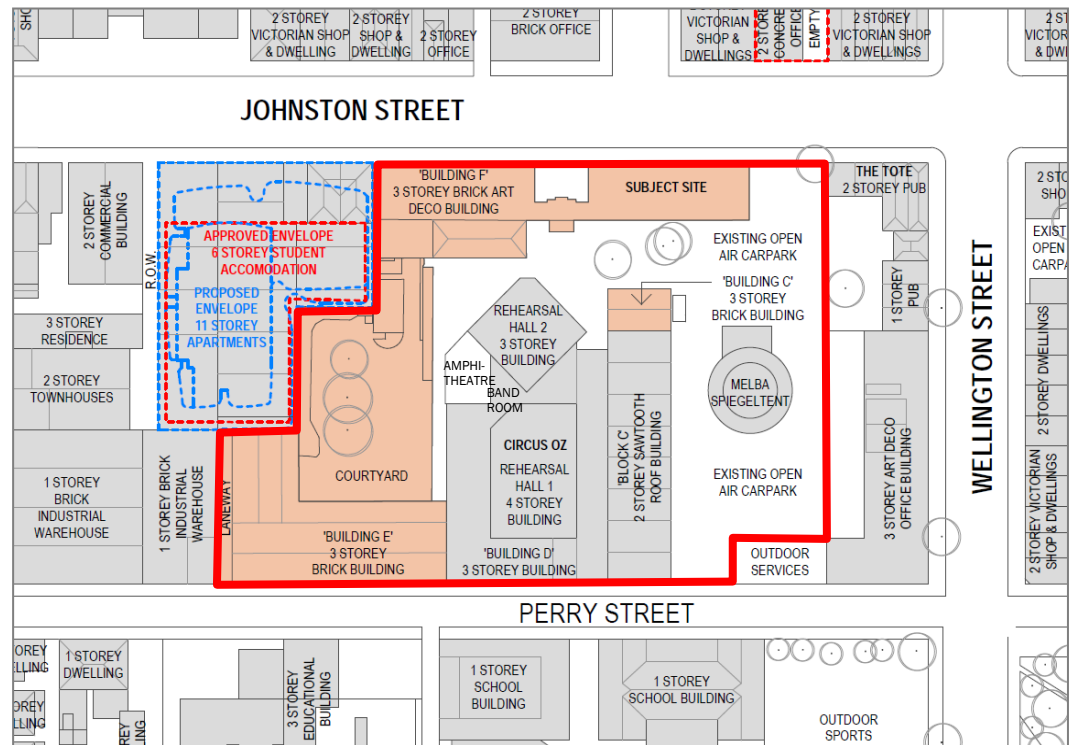


Figure 3 – Existing site plan prepared by Fieldwork



Figure 4 – Building F frontage to Johnston Street looking west



Figure 5 – Spiegeltent and Building C looking south-west



Figure 6 – View across western courtyard looking north-east



Figure 7 – View looking east between Buildings C and F

3.2 Context

The site is located in a highly accessible and well-serviced location in Collingwood characterised by a range of land uses and varied built form.

The site has the following direct abutments:

- **To the north** the site abuts Johnston Street (a RDZ1), a major east-west traffic and bus route and commercial strip which is identified as a Neighbourhood Activity Centre within the City of Yarra's MSS (Clause 21.08). Land opposite the site in Johnston Street is occupied by a range of retail and office premises within two storey buildings
- **To the south** is Perry Street, a local road which provides a connection between Smith Street and Wellington Street. Land opposite the site in Perry Street is occupied by educational uses in the form of St Joseph's Primary School and the Collingwood campus of Melbourne Polytechnic.
- **To the west** the site abuts the Tote Hotel which is located at the corner of Johnston and Wellington Street. South of this is the Neighbourhood Justice Centre which extends south to Perry Street.
- **To the west** the site abuts two properties, 23-33 Johnston Street to the north and 10 Perry Street to the south.

23-33 Johnston Street is currently occupied by commercial premises which provide shopfronts to Johnston Street. This site benefits from an existing planning permit (PLN08/0894) for ground floor retail with student accommodation above within a six storey building. A planning permit application has recently been lodged with the City of Yarra for an alternative redevelopment of this site comprising a twelve storey residential apartment building with ground level retail space. At the time of writing this report, the application had not been advertised. 10 Perry Street is occupied by single and double storey commercial buildings which occupy the majority of the site area.

In its broad context the site benefits from proximity to a range of services and amenities within this part of Collingwood. It site has a number of locational attributes which include:

- Proximity to the Smith Street Activity Centre (approximately 140m to the west) with its diverse retail, food and drink, entertainment and cultural offer.

- Proximity to public transport services including Tram Route No.86 along Smith Street, Bus Routes Nos.200 and 207 and night bus No. 966 along Johnston Street and train services from Victoria Park Railway Station approximately 650m east of the site along Johnston Street.
- Accessibility to a growing local residential population within Collingwood which is being accommodated within a range of residential developments on former commercial and industrial sites.

These attributes make this a highly accessible location which is easily reached by transport modes other than the private car. The site is located within an elongated commercial strip along Johnston Street which is evolving with a wider range of land uses and increased activity in line with the City of Yarra's adopted Johnston Street Local Area Plan.

The site's location in relation to the public transport network is shown at Figure 8.



Figure 8 – Public transport map (Source: PTV)

Existing Planning Controls

The site is affected by the provisions of the Yarra Planning Scheme. The existing zone and overlay controls that apply to the site are set out below.

3.3 Zoning

The site is located in the Mixed Use Zone (MUZ) pursuant to Clause 32.04 of the Yarra Planning Scheme. A zone map extract has been provided at **Figure 9**.

The purpose of the MUZ is:

- “To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.
- To provide for a range of residential, commercial, industrial and other uses which complement the mixed- use function of the locality.
- To provide for housing at higher densities.
- To encourage development that responds to the existing or preferred neighbourhood character of the area.
- To facilitate the use, development and redevelopment of land in accordance with the objectives specified in a schedule to this zone.”

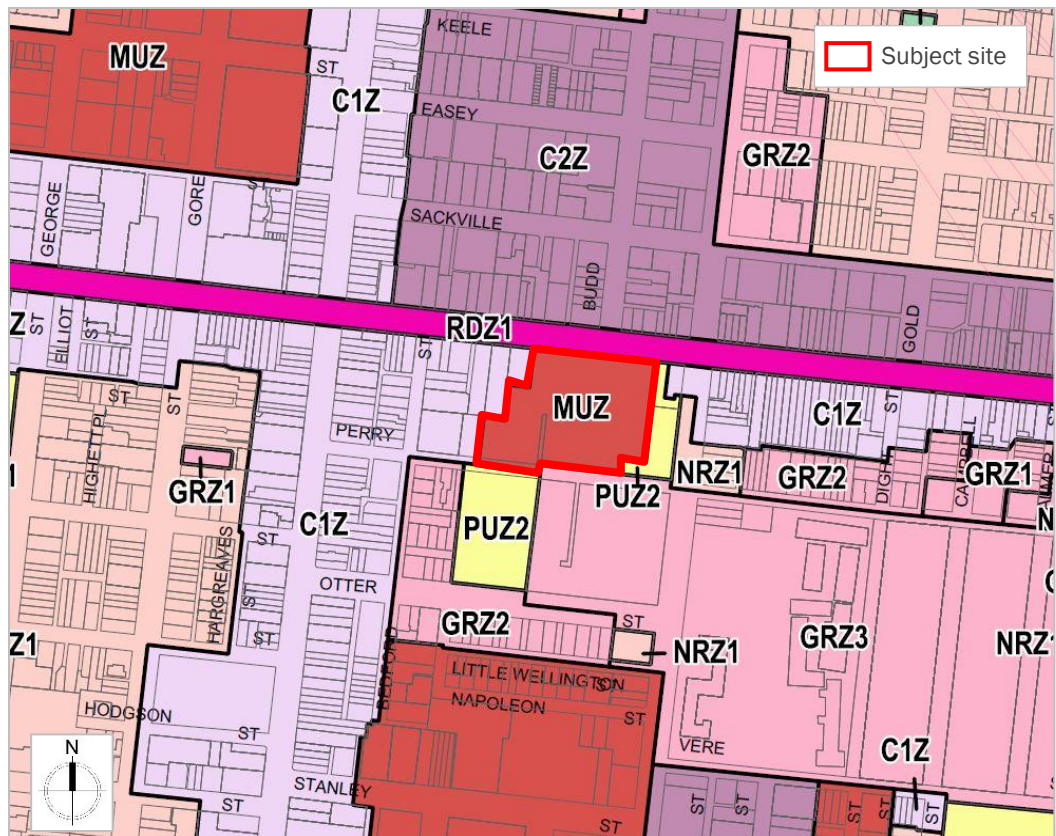


Figure 9 – Zone map extract

3.4 Overlays

The site is affected by the following overlays:

- Design and Development Overlay - Schedule 12
- Heritage Overlay – Schedules 324 and 354
- Environmental Audit Overlay

Design and Development Overlay – Schedule 12 (DDO12) specifically relates to the subject site, referred to as ‘Former NMIT Site 35 Johnston Street, Collingwood’ as shown on the DDO map extract at **Figure 10**.

Pursuant to Clause 42.03, the purpose of the DDO is:

- “To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.
- To identify areas which are affected by specific requirements relating to the design and built form of new development.”

Schedule 12 contains a series of design objectives, application requirements and decision guidelines for the site.

In essence, the schedule seeks to encourage the re-use and regeneration of the site in a manner that respects heritage, avoids adverse amenity impacts, ensures effective management of traffic, ensures pedestrian permeability of the site and encourages the provision of public open space within the existing courtyard.

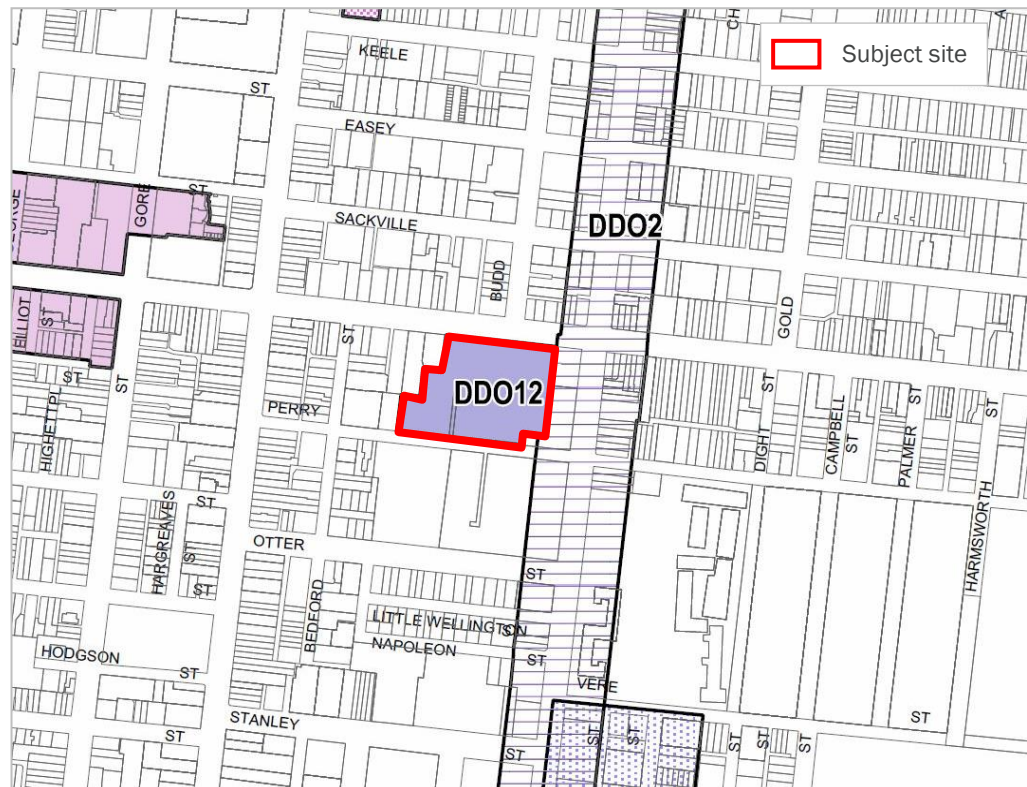


Figure 10 – DDO map extract

The **Environmental Audit Overlay (EAO)** affects the subject site and neighbouring land to the west as shown on the map at **Figure 11**.

Pursuant to Clause 45.03 the purpose of the EAO is:

- *“To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.*
- *To ensure that potentially contaminated land is suitable for a use which could be significantly adversely affected by any contamination.”*

Clause 45.03-1 requires that before a sensitive use (residential use, childcare centre, pre-school centre or primary school) commences or before the construction or carrying out of buildings and works in association with a sensitive use commences, either:

- A certificate of environmental audit must be issued for the land in accordance with Part IXD of the Environment Protection Act 1970, or
- An environmental auditor appointed under the Environment Protection Act 1970 must make a statement in accordance with Part IXD of that Act that the environmental conditions of the land are suitable for the sensitive use.

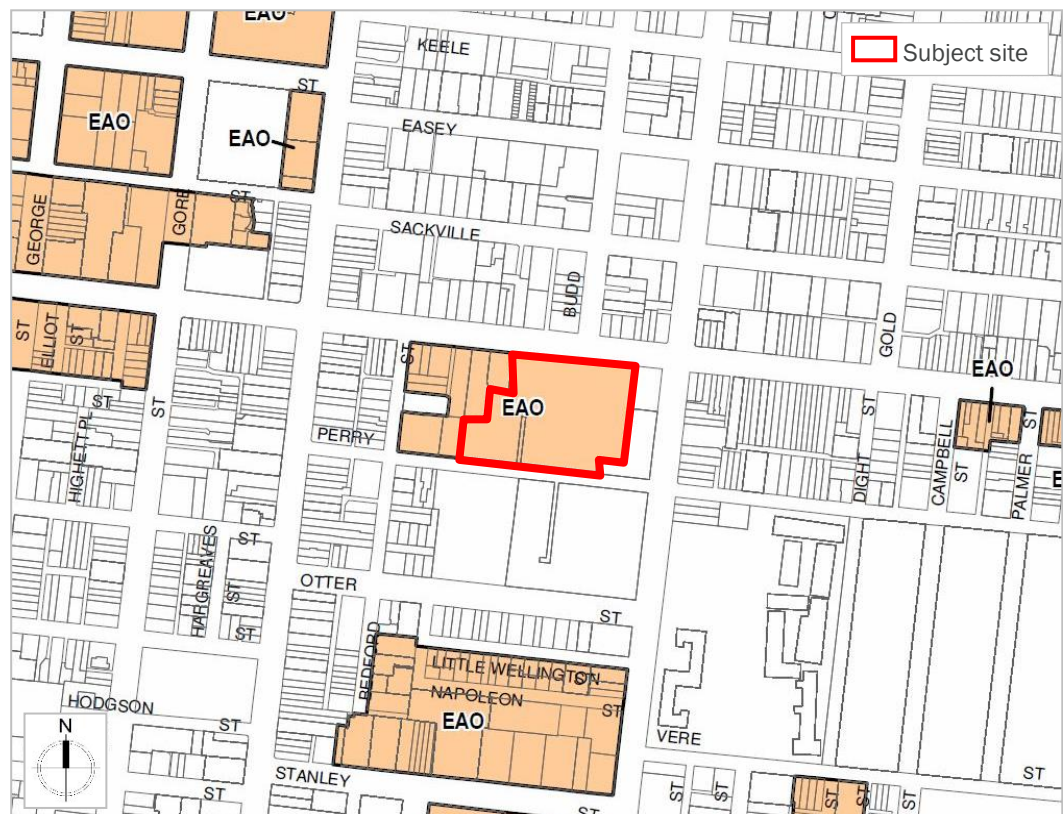


Figure 11 – EAO map extract

Heritage Overlay - Schedule 324 'Johnston Street Precinct' (H0324) and Schedule 354 'Keith Haring Mural' (H0354) affect the site as shown on the HO map extract at Figure 12.

Pursuant to the Clause 43.01, the purpose of the HO is:

- "To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.
- To conserve and enhance heritage places of natural or cultural significance.
- To conserve and enhance these elements which contribute to the significance of heritage places.
- To ensure that development does not adversely affect the significance of heritage places.
- To conserve specifically identified heritage places by allowing a use that would otherwise be prohibited if this will demonstrably assist with the conservation of the significance of the heritage place."

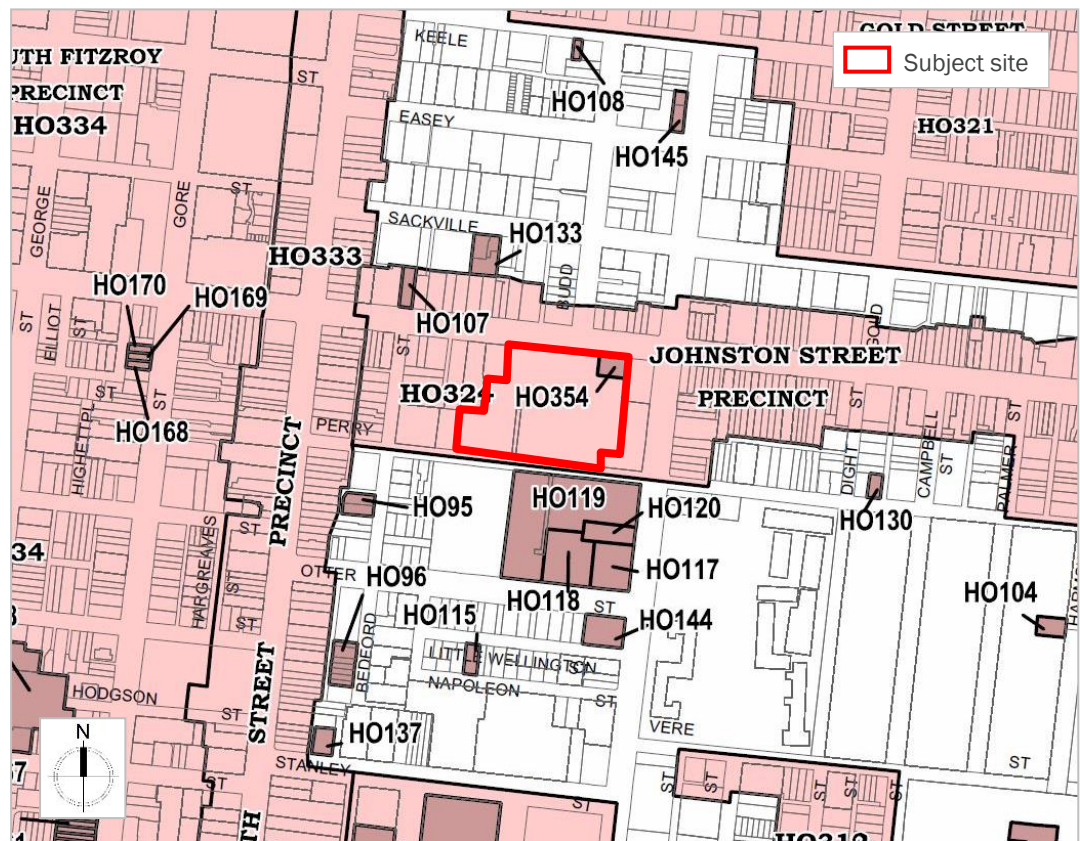


Figure 12 – HO map extract

H0324 is a precinct overlay which affects land along the Johnston Street corridor as shown in the above map.

H0354 is a site-specific overlay which affects the Keith Haring Mural on the subject site. The Keith Haring Mural (H0354) is registered on the Victorian Heritage Register (VHR Number: H2055) as being of historical, aesthetic and social significance to the State of Victoria.

The mural is painted onto a cement panel located on the bottom half of the red brick wall at the eastern end of the former Collingwood Technical School building fronting Johnston Street. The cement panel and mural measure 7.4 x 11.5 metres.

3.5 Planning History

3.5.1 Planning Controls

The site was previously zoned Public Use Zone Schedule 2 (Education) which reflected its historic use for education which continued until the Northern Melbourne Institute of TAFE vacated the site in around 2005.

The site was subsequently declared surplus to the Government's requirements and was rezoned to the MUZ to facilitate its sale and redevelopment for a mix of uses (residential and commercial) through Amendment C103 (Am C103) to the Yarra Planning Scheme. DDO12 was applied to the site as part of this amendment to guide the form of any redevelopment. The EAO was also applied to the site as part of Am C103. Am C103 was considered by an independent Panel in 2009 and subsequently gazetted in March 2011.

3.5.2 Circus Oz Planning Permit

Following the Gazettal of Am C103, the site was not sold by the Government as envisaged. Instead, it was identified as a location for a new home base for Circus Oz who had outgrown their existing premises in Port Melbourne.

Planning Permit PLN11/0600 was granted in January 2012 and allows:

Use of part of the site for training and performance space including place of assembly, on premises liquor license and development of the land for the demolition of existing buildings and construction of a new central building, associated works, car parking, a reduction in loading bay requirements, signage and alterations to access to a road in a Road Zone (all associated with Circus Oz).

This permit has been acted on and Circus Oz moved into their new facilities in the southern and eastern parts of the site in early 2014. A current application to amend this permit to extend the operating hours of the Spiegeltent is subject to a VCAT Application for Review brought by the owner of a neighbouring property to the west, with a hearing scheduled for April 2017.

3.5.3 Creative Victoria Planning Permits

Creative Victoria has been responsible for the site since 2010. Together with facilitating the new home for Circus Oz, it has been pursuing initiatives to activate and re-use the remaining parts of the site. It has been determined that the best future use for the unoccupied portion of the site would be as a contemporary creative precinct - one that could operate independently and provide a home for small and medium creative organisations as well as artists and complementary businesses. This part of the site will be managed by CAP Ltd.

The following planning permits have been issued for the CAP Ltd parts of the site:

- PLN14/1207 was issued in February 2015 to enable 'make safe' works to the existing buildings

and allows:

‘Part demolition and construction of access ramps, entry doors and new roofing and fencing’

- PLN14/0660 was issued in May 2015 and enables limited occupation of Building C and the ground floors of Buildings E and F as part of the initial activation of the CAP Ltd parts of the site. It allows:

‘Change of use to an arts and crafts centre, including a reduction in the car parking and waiver of loading bay requirements of the Yarra Planning Scheme.’

A planning permit application (PLN15/1032) has also been lodged for further activation of Buildings C, E and F and the internal (western) courtyard for the purposes of a place of assembly, dancing school, art and craft centre and education centre and a reduction of car parking requirements. This application has been called in by the Minister for Planning and is due to be considered by an Independent Panel at a hearing commencing on 6 March 2017.

4 The Proposed Amendment

4.1 What is proposed

The proposed amendment seeks to:

- Rezone the site at 35 Johnston Street Collingwood from the Mixed Use Zone (MUZ) to the Special Use Zone (SUZ) with a site-specific SUZ Schedule which relates to the ongoing and planned use and development of the site as the Collingwood Arts Precinct;
- Apply the Parking Overlay to the site with a site-specific schedule that relates to the Collingwood Arts Precinct to establish particular parking requirements for the site;
- Introduce a Schedule to Clause 52.43 (Live music and entertainment noise) to refer to the Collingwood Arts Precinct as a venue to which Clause 52.43 applies.
- Remove the existing Design and Development Overlay (DDO12) from the land.

The existing Heritage Overlays and Environmental Audit Overlay are to be retained. The proposed amendment is summarised in the table below.

| ZONE | Proposed Zone | Special Use Zone & new Schedule |
|-----------------------|-------------------------|---|
| | Zone to be replaced | Mixed Use Zone |
| | | |
| OVERLAYS | Proposed new Overlay | Parking Overlay & new Schedule |
| | Overlay to be deleted | Design and Development Overlay – Schedule 12 |
| | Overlays to be retained | Heritage Overlay – Schedules H0324 & H0354 Environmental Audit Overlay |
| | | |
| PARTICULAR PROVISIONS | Clause 52.43 | Add Collingwood Arts Precinct site to Section 2.0 of Schedule to Clause 52.43 |

4.2 Why the amendment is required

The proposed rezoning is required in order to encourage and facilitate the development and use of the site as an integrated hub for arts and cultural activities. This is in line with the objectives in *Creative State*, the State Government's Creative Industries Strategy 2016-2020, to activate co-working spaces and hubs across the state.

The current MUZ enables the range of land uses envisaged for the site to be considered. However, it does not promote, support or protect the development or ongoing evolution of the site as an arts precinct in any way, nor does it recognise the key role the site is intended to play as a cultural resource and facility within the City of Yarra, Melbourne or Victoria.

The MUZ was applied to the site through Am C103 specifically to facilitate the sale of the site and its redevelopment for a mix of residential and commercial uses. As can be read from the Panel Report that accompanied Am C103, at the date of this Amendment, there was no clear vision for the future use of the site. Accordingly, less tailored planning controls (specifically the MUZ and DDO12) were applied to the site compared with the more tailored controls now proposed.

The application of the Special Use Zone will embed the strategic importance of the arts precinct within the planning scheme. It will deliver a bespoke control that facilitates the range of activities existing and planned for the site by avoiding the need for use permits for the key uses intended for the Precinct, while providing measures to ensure that potential amenity effects are managed effectively.

The re-zoning of the site is considered by Creative Victoria to be an important strategic planning step in the development of an arts and cultural precinct of Metropolitan and State significance.

The application of the Parking Overlay to the site will allow maximum parking rates to be specified for Section 1 (permit not required) uses which reflect the fact that parking availability on the site is, and will remain, limited and will reduce the need for a series of permit applications for parking reductions and/or waivers to be sought to enable the precinct to develop.

The inclusion of the site at 2.0 in the Schedule to Clause 52.43 reflects the importance to the precinct of both performance and rehearsal of live music. The nomination of the site in the Schedule to Clause 52.43 will ensure noise conflicts are managed in a way that will allow the use of the site for music performance to continue if new residential development occurs nearby, whilst requiring new development to implement design measures that will protect future residents from music noise impacts

4.3 Strategic Justification

4.3.1 Policy Context

The development of the site for an integrated arts and cultural precinct is supported by policy directions at the State and local level.

Creative Victoria as the government body dedicated to championing, growing and supporting Victoria's creative industries has identified the development of hubs across the state generally, and the Collingwood Arts Precinct specifically, as a key strategic initiative. This is reflected in the substantial funding provided to support Circus Oz's move to the site (\$15m approx.) and the significant funding provided to CAP Ltd (\$7m approx.) to develop the precinct further.

In terms of planning policy, State and metropolitan planning policies recognise the importance of the arts to the cultural life of the city and State and the contribution of the creative industries to the wider economy.

In particular the Metropolitan Strategy *Plan Melbourne* recognises the need for a co-ordinated approach to the delivery of education, health, recreation and cultural facilities. Of particular relevance are the references to:

- the importance of maintaining the cultural, sporting and convention infrastructure and adding to it with new world-class facilities to maintain the city's reputation and global competitiveness (p.115);

- The need for all neighbourhoods to have good access to a range of services including arts infrastructure (p.125);
- The aim to ensure that Melbourne's distinctiveness as a leading cultural and sporting city is maintained (p.128); and
- The commitment to continuing to support Melbourne's multicultural and creative identity and to reinforce this through cultural events and programs and associated infrastructure (p.129).

State Planning policies of relevance to this proposal include:

- Clause 11 (settlement) which seeks to anticipate and respond to the needs of existing and future communities through the provision of, amongst other things, community facilities. This clause seeks to ensure that land within activity centres is developed for a range of uses to maximise communities' choices and encourage social interaction.
- Clause 17.03-2 (tourism in metropolitan Melbourne) seeks to maintain and develop Melbourne as a destination for visitors by *'nurturing artistic and cultural life'*.
- Clause 19.02-3 (cultural facilities) which aims to *'develop a strong cultural environment and increase access to arts, recreation and other cultural facilities'*.

Local planning policy directions of relevance include:

- Clause 21.02 (Municipal profile) which highlights Yarra's cultural role and the number and diversity of commercial and community arts and cultural facilities located in the municipality.
- Clause 21.04 (Land use) which encourages the arts and arts venues and includes a strategy to *'support a diversity of uses such as live music venues, performance spaces, galleries and artist studios in appropriate and accessible locations'*.
- Clause 21.06 (transport) which states that Yarra needs to reduce car dependence by promoting walking, cycling and public transport use as viable and preferable alternatives.
- Clause 21.08 (neighbourhoods) which locates the site within the Johnston Street Neighbourhood Activity Centre, an elongated commercial centre which extends along the Johnston Street corridor.

In addition, Council has adopted the Johnston Street Local Area Plan which is intended to guide future land use, urban design and public realm improvements for the Johnston Street activity centre and study area. The Strategic Framework Plan at Figure 13 of this plan identifies the Circus Oz/Arts Precinct site as a location for arts, education and cultural activities. Land use strategies within the plan seek to *'foster and support education, arts and community based activities at key locations within the study area (such as the Abbotsford Convent Precinct & the emerging Collingwood Arts Precinct)'*.

Taken together the policy context is one in which there is strong support for the development and protection of cultural facilities and infrastructure.

More particularly, the site is in an inner city location which is gentrifying rapidly, resulting in many in the artistic communities of Collingwood and Fitzroy being 'priced out' due to increasing land values and residential development that is capitalising on the growing desirability of inner city living.

This amendment seeks to facilitate and protect a unique opportunity to contribute to the artistic, cultural and community life of the area and the city more generally. This initiative also has the

potential to contribute positively to the ongoing renewal taking place in Collingwood and the beneficial reactivation of the Johnston Street Neighbourhood Activity Centre.

4.3.2 Application of the Special Use Zone

The Special Use Zone is one of the special purpose zones within the Victorian Planning Provisions and enables a tailored zone control to be prepared that recognises or provides for the use of land for a specific purpose through the incorporation of a bespoke Schedule.

Planning Practice Note 3 (PPN3) (DELWP June 2015) provides guidance on applying the Special Use Zone. It establishes four principles to be born in mind when considering the application of the SUZ, namely that:

- The complexity of planning requirements is reduced by keeping the number of zones used to a minimum.
- Planning scheme maps identify statutory requirements which apply to land, not particular land uses which happen to exist there.
- Detailed and complex site specific zones are discouraged in preference for clear policy guidelines as the primary tool for decision making on planning matters
- The planning permit should be the principle method for land use or development approval.

The Practice Note affirms that the SUZ can be considered when either:

- An appropriate combination of the other available zones, overlays and local policies cannot give effect to the desired objectives or requirements; or
- The site adjoins more than one zone and the strategic intent of the site, if redeveloped, is not known and it is therefore not possible to determine which zone is appropriate.

A general strategic planning approach that encourages the use of standard zones where they are appropriate and which seeks generally to avoid complex site specific zones is logical and sound. However, there are cases across our city and State where unique circumstances exist and where a site specific zone is the most effective way of fostering a desired planning outcome. This can be seen in the application of the SUZ to a number of unique sites and cultural precincts such as the Abbotsford Convent site in the City of Yarra as well as sites of strategic importance such as the Royal Melbourne Showgrounds and Flemington Racecourse in the City of Melbourne.

Collingwood Arts Precinct is an example of a unique precinct which is the subject of a strategic State Government initiative to promote arts and creative industries and is a case where the application of the SUZ is considered appropriate.

While the use of a standard zone (such as the existing MUZ) with new local policy guidelines could have some effect in allowing the development and use of the arts precinct, such an approach would not embed, encourage and protect the importance of the precinct in the planning framework in the same way as an SUZ, nor provide the same statutory weight in facilitating development of the Precinct.

It is submitted that reliance on the MUZ (or application of another standard zone) would not necessarily give effect to the desired objectives or requirements for the site. Neither could the relevant policy guidance be incorporated into the planning scheme in the expeditious manner that can occur with a rezoning through the FTGL Service. On this basis, it is considered that the application of the

SUZ with a site-specific schedule is the best use of the statutory planning tools available to provide an appropriate planning framework for the Precinct.

Consideration was given to the use of the Public Use Zone (PUZ), given the site is publicly owned. However, the Special Use Zone is considered to provide greater flexibility in the future planning of a precinct which may ultimately accommodate a wide range of tenants and in the ways in which the land will be held, leased and sub-leased in the future.

It is noted that the existing Mixed Use Zone extends into Perry Street along this frontage of the site. While this area is outside the boundaries of the site, it would be logical for this portion of the road to be rezoned to the SUZ along with the site.

4.3.3 Proposed SUZ Schedule

The SUZ provides flexibility within the prescribed schedule to establish the particular purposes of the zone, to specify Section 1 (no permit required), Section 2 (permit required) and Section 3 (prohibited uses) and to set out particular permit requirements, conditions and exemptions and decision guidelines.

The proposed Schedule attached at **Appendix 2** has been tailored to deliver the strategic vision for the arts precinct while managing potential impacts on neighbouring land. Key aspects of the proposed Schedule are summarised below.

Zone Purposes

The proposed Schedule includes a set of site-specific purposes which seek to facilitate and support the development and use of the site as an integrated arts and creative industries hub. These purposes are intended to reinforce the importance of this arts and culture precinct and support a range of activities on the site while managing amenity and heritage impacts. The purposes of the proposed SUZ Schedule are:

- To recognise the Collingwood Arts Precinct as a significant arts and cultural precinct of State and Metropolitan significance.
- To provide for the use and development of the site as an integrated hub for the arts and creative industries.
- To provide for a broad range of arts and cultural activities including studios, workshops, galleries, rehearsal performances and events spaces, and spaces for training, production and community engagement activities and associated accommodation for artists and workers in the creative industries.
- To facilitate the activation of the site and provide for public access and the use of outdoor spaces, including the western courtyard, for informal outdoor recreation, events and performances including live music entertainment events managed in accordance with a Noise Management Plan approved under this schedule.
- To encourage the adaptive re-use and re-purposing of existing vacant buildings including provision for contemporary design responses.
- To ensure that the future use and development of the Collingwood Arts Precinct does not unduly impact on the amenity of surrounding areas.
- To recognise the site's proximity to the Principal Public Transport Network and to reduce car parking

demand by encouraging use of sustainable and active transport modes to and from the site.

Land Uses

The Schedule includes within Section 1 of the Table of Uses all of the uses existing, planned and envisaged as potentially taking place within the arts precinct as it develops and evolves.

In essence the Section 1 uses have been drawn to encompass the vision for the site to provide art studios, workshops and galleries, rehearsal and performance spaces, training and rehearsal space, and enable theatrical and musical production and community engagement, as well as associated activities such as accommodation, administration, retail and storage.

Of particular note are the following:

- 'Accommodation is included in Section 1 on the condition that it is used in conjunction with the use of the site for arts and creative industries or is accommodation provided to artists or workers in the creative industries. This allows for the provision of accommodation for artists and creative industry workers on the site, but means that any future proposal for independent residential use on the site would require a planning permit.
- Office uses are similarly limited so that they can be used for the administration of arts and creative industries organisations but a permit would be required for any independent office use.
- Shop use is also required to be associated with the use of the site for the arts and creative industries. A permit would be required for any independent shop use.

The remaining uses in Section 1 do not have specific conditions attached. However, the management of potential impacts arising from these uses has been carefully considered as discussed in the following section.

Management of potential impacts

The Schedule contains general requirements relating to the use of land to ensure it does not detrimentally affect the amenity of the neighbourhood.

In addition, regard has been had to the management of potential impacts from the particular uses envisaged within this zone. These relate in particular to noise and waste management. Parking and traffic are discussed separately in relation to the proposed Parking Overlay at Section 5.3.4.

Amenity issues have been considered in relation to the likely day-to-day operation of the site as well as the potential for events that attract a significant number of patrons or members of the public to the precinct. Key aspects are addressed below:

- Noise

The range of activities envisaged for the site include indoor and outdoor events that may involve live music, amplified speech as well as operations within the site such as workshops, loading etc. which generate noise.

Previous noise assessments have been by undertaken on the site by Arup and Noise Consulting and Management in relation to the Circus Oz's operations and the current CAP Ltd permit application. These assessments have informed a proposed Noise Management Plan (NMP) which sets out the proposed measures to manage noise for all uses to ensure compliance with relevant noise limits, protect existing noise sensitive areas and address Clause 52.43 'Agent of Change' provisions.

The Noise Management Plan is intended to be a reference document at Section 2.3 of the SUZ Schedule. This clause also provides for amendments to the NMP in the future to reflect changed circumstance subject to the satisfaction of the responsible authority.

- Waste

Section 2.4 of the Schedule requires that a Waste Management Plan (WMP) be prepared for the site before the commencement of any use (other than a use for which a planning permit has already been granted) or that alternatively waste management arrangements may form part of a Master Plan approved under the SUZ.

On this basis the responsible authority can be assured that adequate waste management arrangements can be resolved for any use including those which do not require a permit. The Schedule also provides that the requirement for a WMP can be waived by the responsible authority where not considered relevant or where an existing approved WMP adequately manages waste anticipated to be generated by a new use.

Other relevant considerations for the site relate to heritage and potentially contaminated land.

- Heritage

It is not anticipated that the proposed amendment will have any heritage impacts. The existing Heritage Overlays that affect the site will be retained and the inclusion of the Keith Haring Mural on the VHR will be unaffected.

The evolution and development of the arts precinct is anticipated to include new buildings and works including, potentially, additions to existing buildings or new stand-alone structures. The existing Heritage Overlays will trigger the need for buildings and works permits for these proposals as they come forward. A permit for buildings and works will also be required under the proposed SUZ, unless the proposed buildings and works are generally in accordance with an approved Masterplan.

The purposes set out in the Schedule, as well as the proposed decision guidelines refer to the maintenance of the site's heritage values as well as allowing for contemporary design responses.

- Contaminated land

The site is affected by an Environmental Audit Overlay (EAO) and this is proposed to be retained as part of this amendment. This will ensure that a certificate of environmental audit or a statement by a qualified environmental auditor must be prepared before any sensitive use (e.g. accommodation for artists) is established on the site.

Potential for a Masterplan

Section 4.3 of the Schedule has been drafted to allow for a Masterplan to be prepared and approved by the responsible authority, but does not require a Masterplan to be prepared. If a Masterplan is prepared and approved, there is provision for such a plan to provide exemptions from permit requirements for buildings and works for proposals generally in accordance with the approved plan. This would not obviate the need for buildings and works permits under the Heritage Overlay.

This approach recognises that the planning and development of the CAP Ltd parts of the site is still at an early stage. The intention of Section 4.3 is to provide flexibility for a Masterplan to be prepared but to avoid the need for a Masterplan before particular uses are established or permit applications made.

Advertising signs

The proposed SUZ Schedule places the site within a Category 1 area under the advertising sign provisions at Clause 52.05. This is consistent with the signage control category that applies within the Commercial 1 Zone and Commercial 2 Zone which cover the majority of the Johnston Street corridor.

Exemptions from notice and review

The proposed SUZ Schedule provides an exemption from notice requirements and review rights for applications for subdivision and buildings and works for a use in Section 1 in the Table of Uses. This is intended to provide a streamlined process for permit applications which are associated with the uses that are envisaged for the arts precinct and deliver on the purposes set out in the Schedule.

Decision guidelines

The decision guidelines of the proposed Schedule seek to guide decision making on permit applications within the proposed SUZ in line with the strategic vision for the site.

This includes delivering an arts and creative precinct of State significance, maximising community access, facilitating events, maintaining heritage alongside contemporary design, encouraging sustainable transport choices and promoting the integrated planning of the precinct.

4.3.4 Traffic matters and the proposed Parking Overlay

GTA Consultants, traffic engineers, have undertaken a traffic engineering assessment of the proposed amendment and the proposed application of the Parking Overlay to the site with a Schedule which exempt the need to obtain a permit to reduce or waive parking required under clause 52.06 of the planning scheme for Section 1 (Permit not required) uses in the proposed SUZ Schedule.

The proposed Parking Overlay Schedule is attached at **Appendix 3**.

The assessment concludes that:

- The site is proposed to be rezoned to a Special Use Zone to facilitate the reuse and development of the site as an arts and cultural precinct known as the Collingwood Arts Precinct.
- The proposed schedule to the parking overlay will assist in the efficient re-use of the site for the intended purposes by removing the need to:
 - provide on-site car parking; and
 - seek a planning permit to reduce the statutory parking requirement for the uses listed in Section 1 (permit not required) of the Table of Uses within the Schedule to the Special Use Zone.
- The Parking Overlay will enable on-going use and re-use of the buildings with a variety of arts and cultural uses that may change over time, therefore avoiding on-going planning permit applications for parking dispensation when a new Section 1 use commences.
- All other uses not listed in Section 1 (permit not required) of the Table of Uses within the Schedule to the Special Use Zone would be required to provide parking as per Column B of the Table to Clause 52.06-5 or seek a permit to reduce this requirement as per Clause 52.06-3.
- It is considered that appropriate strategic justification exists for the implementation of the Parking Overlay for the Collingwood Arts Precinct based on:

- The impracticality of providing car parking on the site due to the desire to retain the existing buildings
- The historical parking deficiency associated with the previous use of the land for Educational purposes
- The positive impact of fewer car parking spaces will have on local amenity including pedestrian amenity
- The availability of alternate transport modes including trains, trams, buses, bicycles and share cars and Council's aim to increase utilisation of alternate transport modes, and in particular bicycles
- The character of the surrounding area and the reduction in car parking provision resulting in a positive urban design outcome
- On-street parking in the vicinity of the site is generally time restricted which will limit the ability for long-term parking to occur on-street
- A range of state and local government policies.

On the basis of GTA's assessment and conclusions it is considered that the introduction of the Parking Overlay is appropriate in delivering the desired strategic planning outcomes for the Precinct.

4.3.5 Removal of DDO12

DDO12 was applied to the site in conjunction with its rezoning to the MUZ as part of Am C103, in order to guide the form of development for commercial and residential purposes following disposal of the site.

Circumstances have since changed and the nature of development and use now envisaged for the site as an integrated arts precinct means that DDO12 now has limited relevance and ought to be removed. Relevant aspects of DDO design objectives have been captured in the purposes of the proposed SUZ Schedule including the maintenance of heritage values alongside contemporary design and the encouragement of public access to the site, while the SPPF and LPPF will continue to guide built form outcomes.

4.3.6 Schedule to Clause 52.43

Performances involving live music, as well as music rehearsal are seen as a key element of the site's activities in the future. These activities already occur on parts of the site as part of Circus Oz's permitted uses.

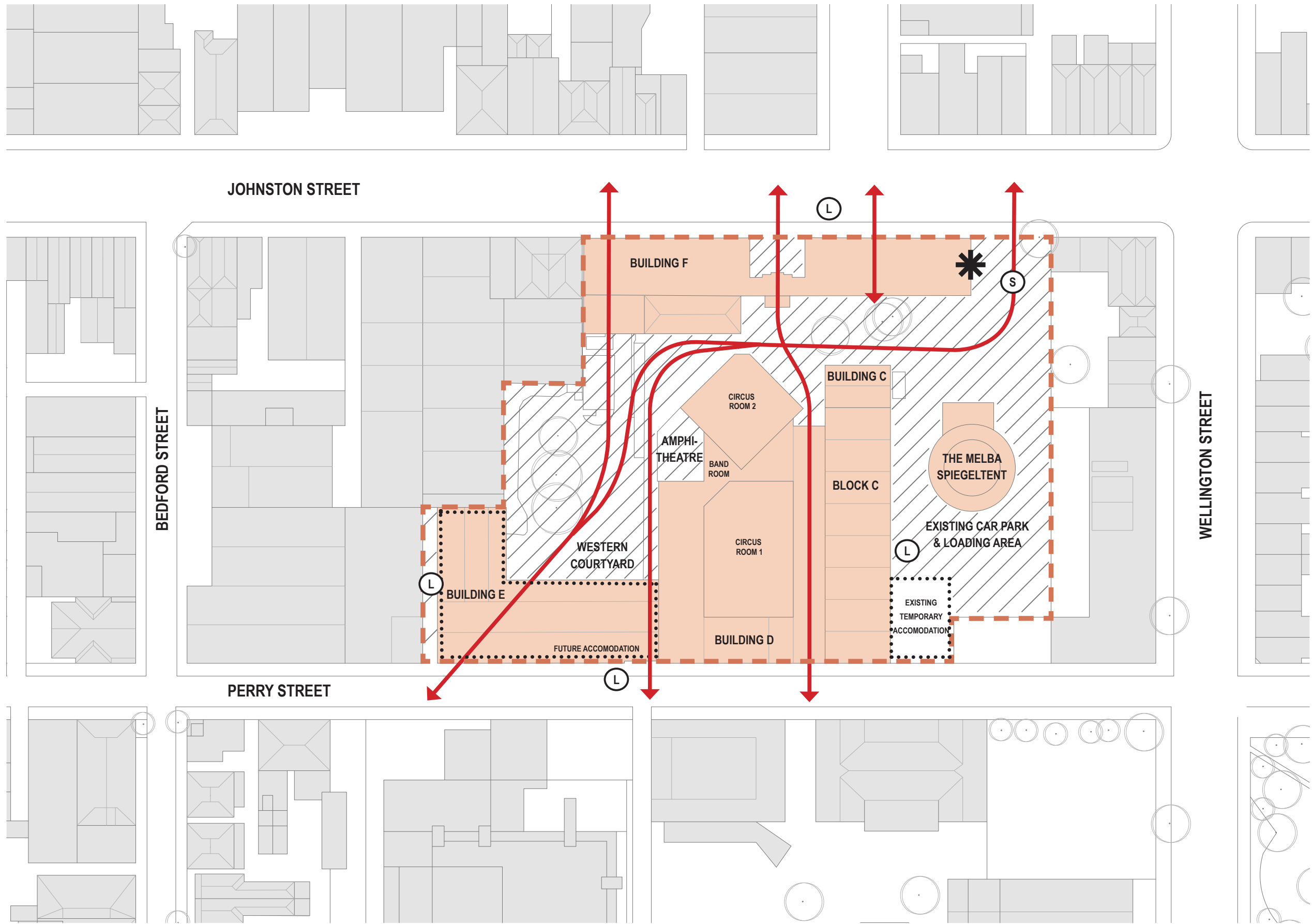
The site is located within a gentrifying inner city area where residential development is rapidly changing the nature of existing land use. It is therefore considered prudent to introduce a schedule to clause 52.43 which specifically designates the site as a 'live music entertainment venue'. This would recognise live music as a key aspect of the precinct's activities and provide protection of the use of the site for music entertainment as well as protection of future residents nearby the site via the adoption of the noise standards and design measures provided in clause 52.43.

5 Conclusion

In conclusion, it is considered that the proposed Amendment is appropriate for the following reasons:

- The development of the Collingwood Arts Precinct is a key State Government initiative and a unique opportunity to deliver an integrated arts and creative industries hub on a partly vacant site through the re-purposing of unused former education buildings.
- The current planning controls for the site were applied prior to the commitment to develop an integrated arts precinct and are not tailored to this purpose.
- The proposed application of the Special Use Zone and the associated planning scheme changes proposed in this amendment will provide the necessary planning framework to facilitate its development and protect its status over time.
- The proposed amendment makes appropriate use of the statutory tools available in the VPPs which will support the development of the arts precinct, an initiative with clear and inherent community benefit, and ensure appropriate management of potential impacts on neighbouring land.

Appendix 1: Concept Plan



LEGEND



EXTENT OF SPECIAL USE ZONE



EXISTING BUILT FORM WITHIN SUZ



EXISTING BUILT FORM



EXISTING TREE



KEITH HARING MURAL



FUTURE PEDESTRIAN LINKS



PUBLICLY ACCESSIBLE OPEN SPACE FOR RECREATION, EVENTS AND PERFORMANCES



LOCATION OF ACCOMMODATION PROVIDED IN CONJUNCTION WITH ARTS + CREATIVE INDUSTRIES USES



SHARED ZONE



LOADING ZONE

Appendix 2: Proposed SUZ Schedule

--/20--
C--

SCHEDULE [NUMBER] TO THE SPECIAL USE ZONE

Shown on the planning scheme map as **SUZ[number]**.

COLLINGWOOD ARTS PRECINCT

Purpose

To recognise the Collingwood Arts Precinct as a significant arts and cultural precinct of State and Metropolitan significance.

To provide for the use and development of the site as an integrated hub for the arts and creative industries.

To provide for a broad range of arts and cultural activities including studios, workshops, galleries, rehearsal, performances and events spaces, and spaces for training, production and community engagement activities and associated accommodation for artists and workers in the creative industries.

To facilitate the activation of the site and provide for public access and the use of outdoor spaces, including the western courtyard, for informal outdoor recreation, events and performances including live music entertainment events managed in accordance with a Noise Management Plan approved under this schedule.

To encourage the adaptive re-use and re-purposing of existing vacant buildings including provision for contemporary design responses.

To ensure that the future use and development of the Collingwood Arts Precinct does not unduly impact on the amenity of surrounding areas.

To recognise the site's proximity to the Principal Public Transport Network and to reduce car parking demand by encouraging use of sustainable and active transport modes to and from the site.

1.0

Table of uses

--/20--
C--

Section 1 - Permit not required

| Use | Condition |
|---|--|
| Accommodation | Must be used in conjunction with the use of the site for arts and creative industries, or must be accommodation for artists or other workers in the creative industries. |
| Art and craft centre | |
| Cabaret | |
| Caretaker's house | |
| Cinema based entertainment facility | |
| Dancing school | |
| Education centre (other than Primary School or Secondary School) | |
| Food and drink premises | |
| Home occupation | |
| Leisure and recreation (other than Major sports and recreation facility and Motor racing track) | |
| Market | |
| Office | Must be used in conjunction with the use of the site for arts and creative industries |

| | |
|--|--|
| Place of assembly (other than Amusement Parlour, and Nightclub) | |
| Rehearsal studio | |
| Art studio | |
| Shop | Must be used in conjunction with the use of the site for arts and creative industries. |
| Store | |
| Utility installation (other than reservoir) | |
| Any use listed in Clause 62.01 | Must meet the requirements of Clause 62.01. |

Section 2 - Permit required

| Use | Condition |
|---|--|
| Accommodation (if the condition in Section 1 is not met) | |
| Child care centre | |
| Nightclub (other than Cabaret) | |
| Industry (other than Refuse disposal and Transfer station) | Must not be a purpose listed in the table to Clause 52.10. |
| Manufacturing sales | |
| Office (if the condition in Section 1 is not met) | |
| Shop (if the condition in Section 1 is not met) | |
| Warehouse (other than Store) | Must not be a purpose listed in the table to Clause 52.10. |
| Any other use not in Section 1 or 3 | |

Section 3 - Prohibited

| Use |
|-----------------------------------|
| Animal husbandry |
| Aquaculture |
| Brothel |
| Corrective institution |
| Service station |
| Transport terminal |
| Veterinary centre |
| Corrective institution |
| Intensive animal husbandry |

- 2.0 Use of land
- 2.1 Application Requirements

An application to use land must be accompanied by the following information, as appropriate:

- Any Master Plan approved for the site.
- The purpose of the use and the types of activities which will be carried out.
- The likely effects, if any, on nearby uses including noise levels, traffic, parking, the hours of delivery and dispatch of goods and materials, hours of operation.
- The compatibility of the proposed use with the purpose of the zone and the use of the site as an arts and creative industries precinct.
- Maintenance of areas associated with the use.

2.2

Decision Guidelines

--/20--
C--

Before deciding on an application for a planning permit or a request to approve a Master Plan, the responsible authority must consider as appropriate how the proposal would contribute to:

- The delivery of an arts and creative industries precinct of State and Metropolitan importance.
- Facilitating an evolving physical and cultural development of the site which reflects the changing needs of the arts and creative community.
- Integrating the precinct into its context and maximising opportunities for community access and use.
- Recognising the importance of accommodating a variety of events in integrating the precinct with the surrounding community.
- Maintaining the heritage values of the site and providing protection to and appreciation of the Keith Haring mural, while providing for contemporary design responses and adaptive re-use of the site.
- Organising access and circulation to maximise accessibility by pedestrians and cyclists and minimising conflicts with vehicles.
- Encouraging sustainable transport choices by maximising opportunities for access by means other than private cars and minimising on site car parking.
- The integrated planning of the precinct.

2.3

Noise Management

The use of the land must be managed so as to limit noise in accordance with the following:

- State Environment Protection Policy (Control of Noise from Industry, Commerce, and Trade) No. N-1 ("SEPP N-1").
- State Environment Protection Policy (Control of Music Noise from Public Premises) No. N-2 ("SEPP N-2").
- The following Patron Noise Criteria:

For L_{Aeq} noise levels, the less stringent of the following:

- if noise is assessed external to a Noise Sensitive Building, noise emissions must comply with noise limits determined according to SEPP N-1 (as though patron noise were a noise source regulated by this Policy, but with no other modification to the application of the Policy).
- if noise is assessed internal to a Noise Sensitive Building, noise emissions must achieve the lower of the design sound level range for (whichever is relevant) houses and apartments in inner city areas, entertainment districts, or near major roads, as provided in Australian Standard AS2107:2016 'Acoustics—Recommended design sound levels and reverberation times for building interiors'.

For L_{Amax} noise levels, during the hours of 10pm-7am:

- 'Sleep Disturbance Criteria', being a noise level of 55dB L_{Amax} , assessed inside a habitable room of a Noise Sensitive Building normally used for the purpose of sleeping.

- For the purpose of the Patron Noise Criteria, 'Noise Sensitive Building' means a building referred to in the definition of 'Noise sensitive area' in SEPP N-1, being a Dwelling, Residential Building, Caretaker's House, Hospital, Hotel, Institutional Home, Motel, Reformatory Institution, Tourist Establishment or Work Release Hostel.

When deciding on an application (including an application for approval of a Master Plan under this schedule) the responsible authority must have regard to, as appropriate:

- The Noise Management Plan prepared by Noise Consulting & Management Pty Ltd dated 21 December 2016. This Noise Management Plan may be amended to the satisfaction of the Responsible Authority.

For noise that is not subject to SEPP N-1, SEPP N-2 or patron noise criteria (as specified in this clause), EPA publication no. 1254, 'Noise Control Guidelines' 1254 and any other relevant noise guidelines published by EPA from time to time.

2.4 Management of waste

--/20--
C--

Before any use commences (other than uses for which a planning permit has already been granted) a Waste Management Plan must be prepared to the satisfaction of the Responsible Authority. This requirement does not apply if waste management arrangements are provided for under a Masterplan approved by the Responsible Authority under clause 4.3.

The use of the land must be generally in accordance with an approved Waste Management Plan under this clause, or generally in accordance with an approved Master Plan under clause 4.3, as appropriate.

If in the opinion of the responsible authority a Waste Management Plan is not relevant to the evaluation of an application, or if the responsible authority considers that an existing approved Waste Management Plan adequately manages the waste anticipated to be generated by a new use, the responsible authority may waive the requirements of this clause.

3.0 Subdivision

3.1 Application requirements

An application to subdivide land must be accompanied by the following information, as appropriate:

- Any Masterplan approved for the site.
- The purpose of the subdivision.
- The likely effects the subdivision will have on adjacent land.
- The effects of the subdivision on the use of the site as an integrated creative arts precinct.

3.2 Decision guidelines

Before deciding on an application, the responsible authority must consider, as appropriate:

- The interface with adjoining land and any existing residential properties adjoining the site.
- The effect the subdivision will have on the potential of the land to accommodate existing and potential future uses in accordance with the purpose of this zone.

3.3 Exemption from notice and review

An application to subdivide land is exempt from 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.

4.0 Buildings and Works

4.1 Application Requirements

An application to construct a building or construct or carry out works must be accompanied by the following information, as appropriate:

- Any Masterplan approved for the site
- A plan, drawn to scale, that shows:
 - The boundaries and dimensions of the site.
 - Relevant ground levels.
 - The location, height and purpose of buildings and works on adjoining land.
 - The layout and use of existing and proposed buildings and works, accessways, and car parking and loading areas.
 - Elevation drawings to scale indicating the colour and materials of all proposed buildings and works.
 - Details of proposed landscaping.
 - Details of any heritage fabric to be altered or removed.
 - Vehicle and pedestrian entry and exit points for the site.

4.2 Decision Guidelines

Before deciding on an application, the responsible authority must consider, as appropriate:

- Any Masterplan approved for the site.
- The development of the site as an integrated arts precinct and the purposes of the zone.
- The interface with adjoining land, especially the relationship with existing residential properties.
- The location and type of access to the site.
- The provision and location of car parking.
- The appearance and bulk of buildings having regard to the adjoining land, especially the relationship with residential areas.
- The provision for landscaping.
- The movement of pedestrians and cyclists and vehicles providing for supplies, waste removal, emergency services and public transport.
- The effect of the proposed buildings and works on the amenity of the neighbourhood, including the effects of noise, lighting, overshadowing, building bulk and privacy.

4.3 Masterplan

A Masterplan may be prepared for the precinct (or part of the precinct) and approved by the Responsible Authority.

An approved Masterplan may include, but is not limited to, the following:

- The arrangement of land uses and activities across the precinct.
- Access and circulation arrangements.
- Measures to manage traffic, car parking and loading.
- Proposed buildings and works including the location, extent and design of buildings.
- Landscaping and the treatment of external areas.
- Measures to manage noise.
- Measures to protect the heritage features of the site while providing for contemporary design responses.
- Waste management arrangements.

Once approved, the Masterplan may be amended to the satisfaction of the responsible authority.

4.4 Exemption from notice and review

An application to construct a building or construct or carry out works for a use in Section 1 of this schedule is exempt from 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.

5.0 Advertising signs

Advertising sign requirements are at Clause 52.05. This zone is in Category 1.

Appendix 3: Proposed Parking Overlay

../20...
C-

SCHEDULE [NUMBER] 1 TO THE PARKING OVERLAY

Shown on the planning scheme map as P0[NUMBER]

COLLINGWOOD ARTS PRECINCT

1.0 Parking objectives to be achieved

- To encourage the re-use of buildings within the Collingwood Arts Precinct for arts and creative industries as identified in Schedule [NUMBER] to the Special Use Zone.
- To acknowledge the existing built form and context of the site and the constrained ability to provide on-site car parking.
- To recognise the site's proximity to the Principal Public Transport Network and to reduce car parking demand by encouraging use of sustainable and active transport modes to and from the site.
- To improve amenity for pedestrians around and through the site by minimising vehicle access to and through the site.

2.0 Permit requirement

A permit is not required under Clause 52.06-3 to reduce (including reduce to zero) the number of car parking spaces required under Clause 52.06-5 for any use listed in Section 1 of the Table of Uses in Schedule [Number] to the Special Use Zone.

3.0 Number of car parking spaces to be provided

For the purpose of Clause 52.06-5A, the car parking requirement for a use that:

- is listed in Section 1 of the Table of Uses in Schedule [Number] to the Special Use Zone; and
- is not listed in Table 1 of clause 52.06;

is zero.

For a use that:

- is not listed in Section 1 of the Table of Uses in Schedule [Number] to the Special Use Zone; and
- is listed in Table 1 of Clause 52.06-5;

the car parking rate in Column B of Table 1 in Clause 52.06 applies.

4.0 Decision guidelines for permit applications

Before deciding on an application vary the number of car parking spaces required, the Responsible Authority must consider as appropriate the decision guidelines set out in Clause 52.06-6.

Appendix 4: Proposed Clause 52.43 Schedule

--/--/20--
C--

SCHEDULE TO CLAUSE 52.43**1.0 Areas to which Clause 52.43 does not apply**

--/--/20--
C--

| Name of area | Description |
|--------------|-------------|
| <hr/> | |

2.0 Other venues to which Clause 52.43 applies

--/--/20--
C--

| Name of venue | Address | Condition or limitation |
|---------------------------|---|-------------------------|
| Collingwood Arts Precinct | 35 Johnston Street and 241 Wellington Street, Collingwood | None |
| <hr/> | | |