

MORELAND PLANNING SCHEME

AMENDMENT C175

EXPLANATORY REPORT

Who is the planning authority?

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

The Amendment has been made at the request of VicRoads.

Land affected by the Amendment

The Amendment applies to:

- 20-24 Coonans Road, Pascoe Vale South.
- Lot 1 on Title Plan 106527F (Melrose Drive, Tullamarine)

What the amendment does

The Amendment changes the planning provisions for two sites that are owned by the Victorian Government that have been determined to be surplus to government requirements. Particularly, it seeks to:

- Rezone land known as Lot 1 on Title Plan 106527F (Melrose Drive, Tullamarine) from Road Zone, Category 1 to the Neighbourhood Residential Zone – Schedule 1.
- Rezone 20-24 Coonans Road, Pascoe Vale South from Road Zone, Category 1 to the Neighbourhood Residential Zone – Schedule 1.

Strategic assessment of the Amendment

Why is the Amendment required?

The *Victorian Government Landholding Policy and Guidelines 2015* requires land owned by Victorian Government departments and agencies to review and manage their land assets on an on-going basis. Part of this assessment includes determining if land assets are required for a current and future service delivery need. Where land is no longer needed for a public purpose, this land must be declared surplus to requirements and disposed of, in accordance with the *Victorian Government Land Transactions Policy and Guidelines 2015*. Land owned by the Government is often zoned for public use to recognise the public purpose and ownership of the site. To facilitate disposal, the land must be rezoned to reflect an appropriate alternative zone.

The Amendment rezones the land at 20-24 Coonans Road and Lot 1 on Title Plan 106527F (Melrose Drive, Tullamarine) from the Road Zone, Category 1 to reflect that it is not required to deliver a current or future public use outcome for the State.

The rezoning of both parcels of land to a Neighbourhood Residential Zone will allow new housing development in an established urban area in a manner that is consistent with the character and housing growth expectations for the surrounding areas.

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

The amendment implements the objectives for planning in Victoria, set out at section 4 of the Planning and Environment Act 1987. In particular, the Amendment implements the following objectives:

- To provide for the fair, orderly, economic and sustainable use, and development of land;
- To protect public utilities and other assets and enable the orderly provision and coordination of public utilities and other facilities for the benefit of the community; 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 facilitate the future use of the land for residential purposes, providing a minor increase in housing available for the local community. In turn, it is anticipated that the proposal will lead to positive social and economic effects.

The Amendment is not considered to have any significant environmental impacts. The land is not located near any areas of environmental significance. The land is fully serviced and while there is some vegetation on the land, this could be managed as part of any future planning permit application.

Does the Amendment address relevant bushfire risk?

The land affected by the Amendment is not in a bushfire prone area, nor is it affected by a Bushfire Management Overlay. It is considered that the amendment is unlikely to result in any significant increase to the risk to life, property, community infrastructure and the natural environment from bushfire.

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

This amendment is consistent with the Ministerial Direction on the Form and Content of Planning Schemes under Section 7(5) of the Act.

Ministerial Direction No. 1 – Potentially Contaminated Land seeks to ensure that land is only rezoned to facilitate sensitive land uses, agriculture or public open space where a planning authority can be satisfied that the environmental conditions of the land are or will be suitable for that use. 'Potentially contaminated land' is defined as land used or known to have been used for industry, mining or storage of chemicals, gas, wastes or liquid fuel (if not ancillary to another use of land). A sensitive use is identified as a residential use, a child care centre, a pre-school or a primary school.

A Preliminary Environmental Site Assessment has been prepared for the site by Kleinfelder (27 April 2017) for the land at Melrose Drive. The Assessment finds that the previous site uses of grazing and staging of vehicles and construction material stockpiling may have resulted in potential environmental issues, and that there are also a number of off-site potential sources of contamination.

The Assessment includes the following Recommendation:

Should the site be redeveloped for residential purposes, the specific requirements will be dependent on the council who may require an Environmental Audit to be undertaken. However, where an Audit is not undertaken, it is recommended that a limited number of surface soil samples are collected and analysed to confirm the quality of any imported fill material (if present) and ensure that the site is suitable for its proposed use.

In relation to the Coonans Road site, VicRoads is not aware of any previous land use that would result in potential contamination in accordance with Ministerial Direction No. 1.

Ministerial Direction No. 9 – Metropolitan Planning Strategy seeks to ensure that planning scheme amendments have regard to Plan Melbourne 2017-2050: Metropolitan Planning Strategy.

Ministerial Direction No. 11 – Strategic Assessment of Amendments seeks to ensure a comprehensive strategic evaluation of a planning scheme amendment and the outcomes it produces.

The amendment complies with all of these Ministerial Directions.

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

Clause 9 'Plan Melbourne' requires that planning and responsible authorities must consider Plan Melbourne: Metropolitan Planning Strategy. This is the same requirement as Ministerial Directions No. 9.

The proposed Amendment complies with Ministerial Direction No. 9. For this reason, the proposed amendment is considered to also comply with the requirements of Clause 9.

Clause 10 'Operation of the State Planning Policy Framework' seeks to ensure that the objectives of planning in Victoria (as set out in Section 4 of the Planning and Environment Act 1987) are fostered through appropriate land use and development planning policies and practices which integrate relevant environmental, social and economic factors in the interests of net community benefit and sustainable development.

The proposal supports this goal by applying the most appropriate zone control to the subject site and will deliver a net community benefit by providing an opportunity for new housing in an appropriate location.

Clause 11 'Settlement' provides that planning is to anticipate and respond to the needs of existing and future communities through the provision of zoned and serviced land for housing, employment, recreation and open space, commercial and community facilities and infrastructure. Planning is to facilitate sustainable development that takes full advantage of existing settlement patterns, and investment in transport and communication, water and sewerage and social facilities.

The site is located within an established urban area, where there are numerous facilities within the surrounding area. The rezoning is particularly consistent with Clause 11.06 (Metropolitan Melbourne) in that the site would be accessible via a 20 minute walk, cycle or public transport ride to most everyday services.

Clause 15.01 'Urban environment' seeks to create safe, functional and good quality urban environments. **Clause 15.02 'Sustainable development'** seeks to promote consolidation of urban development and the integration of land use and transport.

Clause 18 'Transport' states that planning should ensure an integrated and sustainable transport system that provides access to social and economic opportunities, facilitates economic prosperity, contributes to environmental sustainability, coordinate reliable movements of people and goods, and is safe.

The proposed amendment allows housing to be integrated within an existing community where it can take advantage of existing transport and road facilities.

Clause 19 'Infrastructure' states that planning is to recognise social needs by providing land for a range of accessible community resources, such as education, cultural, health and community support facilities. The development of social and physical infrastructure should enable it to be provided in a way that is efficient, equitable, accessible and timely.

The proposed amendment allows housing to be integrated within an existing community where it can take advantage of existing infrastructure facilities.

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

Clause 21.03 of the Moreland Planning Scheme provides the direction for housing development within the municipality.

Both sites affected by this Amendment are located within broader areas identified for "minimal housing growth" where the application of the Neighbourhood Residential Zone is supported.

The amendment seeks to apply the Neighbourhood Residential Zone to the land and is consistent with the strategic direction for housing within the municipality and in the Local Planning Policy Framework.

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

The amendment makes correct use of the Victoria Planning Provisions. The land use is consistent with the purpose of Neighbourhood Residential Zone. The use of the NRZ is the appropriate tool to encourage the most appropriate use and development of the site and is consistent with the strategic directions of the site.

The application of this control makes proper use of the VPPs and will not make any existing provisions in the Moreland Planning Scheme redundant.

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

The views of relevant agencies can be considered as part of any exhibition process, if necessary.

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

The amendment meets the requirements of the *Transport Integration Act 2010*.

The amendment is not envisaged to have a significant effect on the transport system.

Resource and administrative costs

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

The proposed amendment is not considered to have any significant impact on the resource and administrative costs of the responsible authority.

Where you may inspect this Amendment

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

Moreland City Council

90 Bell Street

COBURG VIC 3058

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.