

MOONEE VALLEY PLANNING SCHEME

AMENDMENT C233MOON

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 Fusion Project Management Pty Ltd.

Land affected by the amendment

The amendment applies to land at 687 Mount Alexander Road, Moonee Ponds formally known as:

- Land in Plan of Consolidation 379163T



Figure 1 – Map of land subject to this Incorporated Document, outlined in blue

What the amendment does

The amendment facilitates the development of the land for a multi-storey mixed use building containing a residential hotel (with ancillary retail uses) and offices by applying the Specific Controls Overlay – Schedule 2 (SCO2) and introducing an Incorporated Document in the Moonee Valley Planning Scheme titled '687 Mount Alexander Road, Moonee Ponds, August 2023'.

Why is the amendment required?

The amendment is required to facilitate the development of the site. The proposal was recommended for accelerated assessment and determination as part of the Development Facilitation Program (DFP) on the basis that it will deliver significant short to medium term economic outcomes and public benefit, aligns with government policy and priorities, is shovel ready, and has sufficiently addressed probity considerations. The DFP has been established by the Minister to speed up the assessment and determination of identified priority projects that deliver investment into the Victorian economy, keep people in jobs and provide a substantial public benefit.

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

The Amendment implements the following objectives of planning in Victoria as specified in Section 4(1) of the PE Act:

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

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

Environmental Effects

Works have been halted on the site during a basement excavation to a depth of 18m. Prompt decision on the matter will reduce the public health and safety risks associated with an unsecured excavated pit.

Conditions of the Draft Incorporated Document would require the submission of a Sustainability Management Plan should the amendment be approved.

Social Effects

The proposed amendment will have a net positive social impact through the creation of tourism opportunities with the development of a new residential hotel.

Economic Effects

The amendment provides positive economic impacts including:

- The proposal will deliver short- and medium-term economic outcomes, with a \$90m development cost.
- It will result in the creation of 310 short term construction jobs and 247 long terms jobs on an ongoing basis.
- The development will have an ongoing positive impact on the visitor economy through the provision of accommodation.

Does the amendment address relevant bushfire risk?

The site is within in established urban centre. There are no bushfire risks associated with the development.

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

The Amendment is consistent with the *Ministerial Direction on the Form and Content of Planning Schemes* under Section 7(5) of the PE Act.

The amendment is consistent with the Ministerial Direction on the Form and Content of Planning Schemes under section 7(5) of the *Planning and Environment Act 1987*, and Ministerial Direction No. 11 – Strategic Assessment of Amendments under section 12(2) of the Act.

The amendment also complies with Ministerial Direction No. 9 – Metropolitan Planning Strategy and the outcomes sought by Plan Melbourne, specifically:

- Outcome 1: by attracting investment, supporting innovation, and creating jobs, including through supporting the significant employment and servicing role of health and education precincts and improving access to jobs closer to where people live.
- Outcome 5: by delivering a proposal that will contribute towards an inclusive, vibrant and healthy neighbourhood, including by contributing to the creation of 20-minute neighbourhoods and delivering social infrastructure to support strong communities.
- Outcome 6: by promoting Melbourne as a sustainable and resilient city.

Moonee Ponds is identified as a Major Activity Centre in Plan Melbourne.

The views of the Environment Protection Authority will be sought during the Section 20(5) consultation process in accordance with Ministerial Direction 19.

The Amendment has been prepared having regard to Ministerial Direction No. 11 Strategic Assessment of Amendments, and Ministerial Direction No. 15 The Planning Scheme Amendment Process.

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

State policy objectives which encourage strengthening and diversify the economy are achieved. This includes Clause 17.04-1S (Diversified Economy) which seeks to protect and strengthen existing and planned area.

The amendment also achieves tourism objectives at Clause 17.04-1S (Facilitating tourism) and Clause 17.04-1S (Tourism in Metropolitan Melbourne) through the proposed Residential Hotel.

How does the amendment support or implement Local Planning Policy?

Local policy considerations are satisfied. Urban design strategies at Clause 15.01-1L support activated frontages, minimization of wind impacts and coherent built form edges. The proposed design response maximises active frontage to Homer Street and Mount Alexander Road and represents a coherent built form outcomes to the major Mount Alexander Road boulevard. Conditions of Draft Incorporated Document require a wind report to be supplied addressing requirements of the scheme.

Clause 15.01-2L (Building design) strategies are achieved which support developments that exhibit innovative application of materials, construction techniques and building configurations. The proposed building optimizes the unconventional land parcel and provides a series of onsite open space opportunities at Level 11, Roof top and to the street.

As previously discussed, a Sustainability Management Plan is a condition of the Draft Incorporated Document as required by Clause 15.01-2L-03 (Environmentally sustainable development). This includes integrated water management and water sensitive urban design responses as required by Clause 19.03-3L.

Clause 17.01-1L (Diversified Economy) encourages new and emerging business sectors, including co-working spaces, business incubators and spaces for social enterprise. The creation of new office space assists in achieving these objectives.

Clause 17.02-1L (Business) supports a diversity of uses that positively contribute to the night-time economy in activity centres. The amendment is within the Moonee Ponds Major Activity Centre and includes two bars which will contribute to the night-time economy.

Clause 18.01-2L (Transport Modes) encourages development to design and locate so it does not

unreasonably impact the provision and operation of sustainable transport modes and on-road public transport services. The development uses to the rear laneway for all vehicle movements to and from the site which minimises impacts on the broader transport system.

The Draft Incorporated Document includes a condition requiring the submission of a car parking management plan as required under Clause 18.02-4L (Car parking).

The Draft Incorporated Document includes conditions relating to the upgrade or replacement of infrastructure, where necessary as required by Clause 19.03-2L (Physical infrastructure).

How does the amendment support or implement the Municipal Planning Strategy?

Strategic Directions of the planning scheme are implemented. Clause 02.03-1 identifies Moonee Ponds classification as a Major Activity Centre in Plan Melbourne. The amendment is consistent with the strategic directions for the Moonee Ponds Major Activity Centre which include:

- Reinforcing the centre as a destination for retail, business, civic, cultural, creative and entertainment uses.
- Connecting and activating laneways to create a cohesive network for improved pedestrian permeability and vibrancy.
- Supporting sustainable transport modes by providing high quality bicycle and walking infrastructure and reducing the reliance on the private vehicle

The proposal is consistent with the Moonee Ponds neighbourhood implementation plan at Clause 02.04.

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

The amendment makes proper use of the Victoria Planning Provisions by applying the Specific Controls Overlay which is the appropriate tool to identify land subject to specific controls designed to achieve a particular land use and development outcome.

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

The views of the following agencies have been sought - Moonee Valley City Council, Environment Protection Authority, Head, Transport for Victoria and Melbourne Water.

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

The proposal is of no consequence to Transport Integration Act 2010.

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

It is not expected that the amendment will give rise to any unreasonable resource or administrative costs for the Minister for Planning or local council.

Where you may inspect this amendment

The amendment can be inspected free of charge at the Department of Transport and Planning website at www.planning.vic.gov.au/public-inspection or by contacting 1800 789 386 to arrange a time to view the amendment documentation.