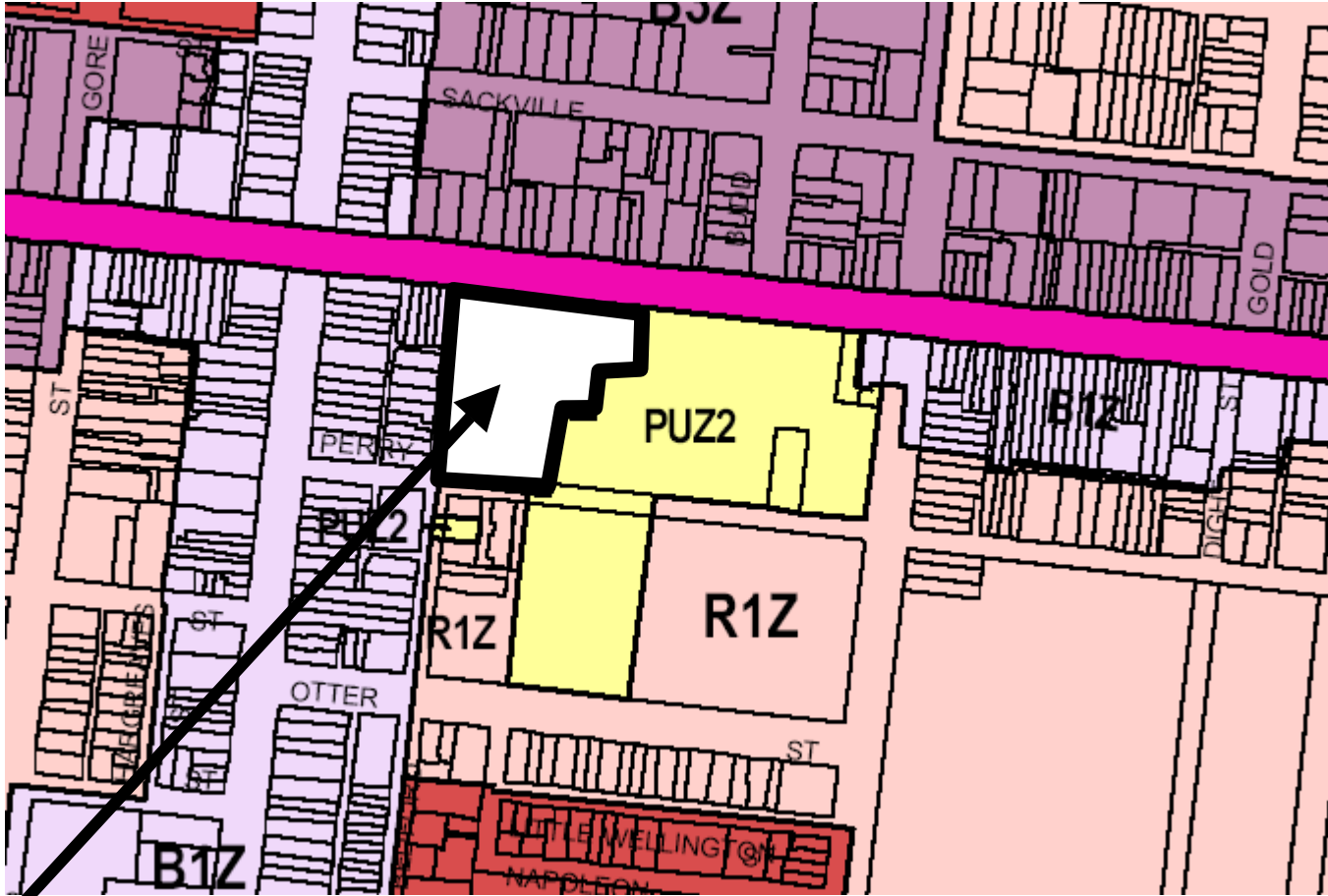


Attachment 1: Site Location and Current Zoning Map



Subject Site: Cnr. Bedford, Johnston and Perry Streets, Collingwood

**YARRA PLANNING SCHEME
LOCAL PROVISION**



Part of Planning Scheme Map 6

LEGEND

B1Z	BUSINESS 1 ZONE
B2Z	BUSINESS 2 ZONE

AMENDMENT C54

PREPARED BY: PLANNING DATA AND MAPPING TEAM
Geographical Information System

DEPARTMENT OF SUSTAINABILITY AND ENVIRONMENT



**YARRA PLANNING SCHEME
LOCAL PROVISION**



Part of Planning Scheme Map 6EAO

LEGEND

EAO ENVIRONMENTAL AUDIT OVERLAY

AMENDMENT C54

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Planning and Environment Act 1987 YARRA PLANNING SCHEME Notice of Approval of Amendment Amendment C54

The Minister for Planning has approved Amendment C54 to the Yarra Planning Scheme. The amendment comes into operation on the date this notice is published in the Government Gazette.

The Amendment:

- Rezones land at 2 - 8 Bedford Street (inclusive even numbers), and 10 Perry Street, Collingwood to a Business 2 Zone (B2Z);
- Rezones land at 15-33 Johnston Street, Collingwood to a Business 1 Zone (B1Z);
- Includes all of the amendment land detailed above (except number 4 Bedford Street (Vol 10241 Fol. 414 & 415) in the Environmental Audit Overlay (EAO).

A copy of the Amendment can be inspected, free of charge, during office hours, at the Department of Sustainability and Environment, Planning Information Centre, Upper Plaza, Nauru House, 80 Collins Street, Melbourne and at the offices of the Yarra City Council, Richmond Town Hall, 333 Bridge Road, Richmond.

PETER WATKINSON
Acting General Manager
Planning, Land Services and
Environment Regulation
Department of Sustainability
and Environment

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Planning and Environment Act 1987

YARRA PLANNING SCHEME

AMENDMENT C54

EXPLANATORY REPORT

Who is the Planning Authority?

This amendment has been prepared by the City of Yarra, which is the planning authority for this amendment.

The amendment has been made at the request of Ratio Consultants Pty. Ltd. on behalf of Mr. Craig Peverelle, Mr. Angelo Martino and Others.

Land affected by the Amendment.

The amendment applies to land located at 2-8 Bedford Street (inclusive even numbers), 10 Perry Street, and 15-33 Johnston Street, Collingwood (inclusive odd numbers). The amendment land is more particularly described as:

Street Address	Title Volume	Title Folio
Substation	6761	094
2 Bedford Street	5859	771
2A Bedford Street	4612	274
4 Bedford Street	10241	414 and 415
Cnr. Bedford and Perry	9331	016
15 Johnston Street	6761	093
17 Johnston Street	9821	879
19 Johnston Street	6151	126
21 Johnston Street	5712	231
23- 25 Johnston Street	4265	889
27 Johnston Street	4500	918
31- 33 Johnston Street	6499	776
10 Perry Street	4544	605

What the Amendment does.

The amendment proposes to rezone the amendment land from the current Business 3 Zone to a Business 2 Zone at 2-8 Bedford Street (inclusive even numbers) and 10 Perry Street, and a Business 1 Zone at 15-33 Johnston Street, Collingwood. In addition the amendment proposes to include the amendment land in the Environmental Audit Overlay (EAO).

Why the Amendment is required.

There are a number of reasons for Council's consideration of the proposed amendment.

ATTACHMENT 2 5 OF 10

The amendment land forms an island of Business 3 Zoning to the south of Johnston Street, Collingwood. The amendment land relates geographically more to the abutting Business 1 Zoned land along Smith Street, than the large Business 3 Zone, to the north, across Johnston Street.

The proposed amendment has been assessed against Council's *Industrial and Business Activity: Trends and Opportunities Analysis* (Ratio Consultants 2000). This is Council's main strategic document to guide the consideration of rezoning of industrial and business land. The study recommends that rezoning can be considered if the precinct shows the need for reinvestment and it can be demonstrated that long term structural change in the local economy will increase demand for land uses better suited to another land use zoning. The study provides a number of tests to assess if a precinct has experienced decline, the nature of that decline, whether it be due to structural changes in the economy, or other reasons. This strategic assessment framework has been applied to the amendment land and it is apparent that the proposed zonings will contribute to the ongoing economic viability of the amendment land as well as not in effect rezoning the amendment land to allow for residential land uses to predominate.

The area currently accommodates a variety of different uses and the rezoning of the land will allow greater flexibility in the redevelopment and reinvestment of the premises. The implementation of the Environmental Audit Overlay will ensure that the future use of the site will be appropriate for residential or sensitive uses.

As stated the current land use zoning is Business 3 Zone. The primary purpose of the Business 3 Zone is:

“To encourage the integrated development of offices and manufacturing industries and associated commercial and industrial uses.”

The land use zones that are proposed are:

A Business 1 Zone is the primary purpose of this zone being:

‘To encourage the intensive development of business centres for retailing and other complimentary commercial, entertainment and community uses.’

And a Business 2 Zone, the primary purpose of this zone being:

“To encourage the development of offices and associated commercial uses”

The proposed zones are designed to permit the establishment of a mixture of complimentary commercial, entertainment and community uses as well as office land uses. In both of the proposed zones accommodation can be considered with a planning permit. Accommodation is therefore a discretionary land use that requires a planning permit from Council and will not become the primary land use for the amendment land.

Impact of the Amendment:

Social and Economic Effects

ATTACHMENT 2 6 OF 10

The amendment is expected to have positive social and economic effects, as it will facilitate the revitalisation of the Johnston/Bedford Street precinct in a manner that is consistent with structural economic change occurring in the municipality.

Environmental Effects

The amendment is expected to have positive environmental effects, as it will facilitate the recycling or redevelopment of existing buildings with commercial and/or mixed use developments that will make efficient use of the existing physical and social infrastructure in the area. It is significant to note that given that the re zonings can allow the consideration of more sensitive land uses in the precinct, such as accommodation, that an Environmental Audit overlay is proposed on the amendment land. The use of an Environmental Audit Overlay is a transparent planning mechanism that requires that when consideration of a more sensitive land is land is permitted the soil is tested for contamination and decontaminated if necessary. Minister's Directions

The amendment is affected by Ministerial Direction No. 9 which requires that all planning authorities have regard to the State Government's recently released Melbourne 2030 Strategic Plan (Metropolitan Strategy). Each of these matters in relation to Amendment C54 is addressed below.

What aspects, if any, of the Metropolitan Strategy are relevant?

Particularly Direction 1, "A More Compact City," (Policies 1.1, 1.2, and 1.3), Direction 4 "A More Prosperous City," Policy 4.4, Direction 5 "A Great Place To Be," Policy 5.3.

How does the Metropolitan Strategy affect the amendment?

The Metropolitan Strategy is based on the recognition that communities have to plan for the future. One of the central platforms of this planning is to confine Melbourne's growth as well as ensuring that our industrial land is not zoned to residential. The amendment seeks a rezoning in the subject land to enable the establishment of office and commercial as well as accommodation land uses, according with the above objective. The proposed zones mirror long term structural changes that are underway in the municipality, namely a move away from the traditional manufacturing land uses and towards a mixture of land uses, particularly those related to the service sector.

The ability to consider accommodation uses in the proposed zones is fostered through this amendment. It is important that the precinct not move towards a significant proportion of accommodation uses, particularly if they would prejudice the operation of the complimentary commercial, office and retail uses. Any decision on rezoning should therefore be linked to the purpose of the zones, that is for a mixture of complimentary land uses.

Is the amendment consistent with any directions and policies in the Metropolitan Strategy?

Yes

Does the amendment support, give effect to or assist the implementation of the Metropolitan Strategy or can it be reasonably modified to do so?

Yes

Will the amendment compromise the implementation of the Metropolitan Strategy?

No

The amendment is affected by the Ministerial Direction No. 1 pursuant to Section 12(2)(a) of the Planning and Environment Act 1987.

Direction No. 1 requires that, in preparing an amendment that will have the effect of allowing potentially contaminated land (that is, land that has a history of industrial land use) to be developed for residential purposes, a planning authority must satisfy itself that the environmental conditions of the land are or will be suitable for the residential use.

The Direction recommends that one way of satisfying this is that:

“A planning authority must include in the amendment a requirement to the effect that before a sensitive use commences or before the construction or carrying out of buildings or works in association with the sensitive use commences:

- (a) A certificate of environmental audit must be issued for the land in accordance with Section 57AA of the Environmental Protection Act 1970, or
- (b) *An environmental auditor appointed under the Environmental Protection Act 1970 must make a statement in accordance with Section 57AA (5)(b) of that Act that the environmental conditions of that land are suitable for the sensitive use.”*

The amendment meets the above requirement by including the subject land in the Environmental Audit Overlay.

Strategic and Policy Justification of the Amendment:

Council’s main strategic document for the consideration of the future of current land uses in an area is “*Industrial and Business Activity: Trends and Opportunities Analysis, July 2000*” (Ratio 2000).

Generally, the study recommends that the existing supply of Industrial 1, Industrial 3 and Business 3 Zones across the City should be retained. However, the study did identify the subject site as having the potential to be rezoned providing ‘*it can be demonstrated it will lead to reinvestment in the area.*’

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The proposal meets the future decision making framework prescribed in the adopted *Industrial and Business Activity: Trends and Opportunities Analysis, July 2000* as:

- The rezoning of the subject land from Business 3 Zone to part Business 1 Zone and part Business 2 Zone will mean there will be no net decrease in the availability of the subject land for business/commercial purposes.
- The rezoning of the properties along the Johnston Street frontage to Business 1 Zone will maintain the predominant retail face of Johnston Street.
- The rezoning of some of the properties to a Business 2 Zone compliments the land use pattern of the area and will not detract from the existing commercial enterprises in this locality, or the establishment of suitable alternative commercial enterprises in the future.
- The rezoning will not result in the loss of high profile business sites or precincts.

Supporting Documentation:

The following documents are displayed as part of this amendment:

- Strategic and Statutory Planning Report prepared by *Ratio Consultants Pty Ltd*.
- The section from the document titled "*Industrial and Business Activity: Trends and Opportunities Analysis*" prepared by Ratio Consultants Pty Ltd, July 2000 pertaining to the subject land.
- Officer report to the Planning & Community Development Committee.
- Council resolution recommending that the proposed amendment proceed to exhibition.

Where you may inspect this Amendment:

The amendment and supporting documentation are available for public inspection, free of charge, during office hours at the following places:

**Department of Sustainability
and Environment
Planing Information Counter
Upper Plaza
Nauru House
80 Collins Street
MELBOURNE 3000**

**City of Yarra
Richmond Town Hall
Town Planning
Counter
333 Bridge Road
RICHMOND 3121**

**City of Yarra
Collingwood Town
Hall
Front Reception Desk
140 Hoddle Street
ABBOTSFORD
3067**

In addition, the amendment documentation may be viewed on **Council's website:**
www.yarracity.vic.gov.au/planning/index.htm

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Amendment C54 List of changes to the Yarra Planning Scheme

Clause / Map Numbers	Change	Comment
PLANNING SCHEME MAP CHANGES		
Map No. 6	Rezone land at No.'s 2-8 Bedford Street (inclusive even numbers) and No. 10 Perry Street, Collingwood from the Business 3 Zone to the Business 2 Zone and rezones No.'s 15-33 Johnston Street (inclusive odd numbers), Collingwood from the Business 3 Zone to Business 1 Zone.	Includes part of the subject land in the Business 2 Zone and part of the subject land in the Business 1 Zone.
Map No. 6 EAO	Includes land at No.'s 2, 6 and 8 Bedford Street, No. 10 Perry Street, No. 15-33 Johnston Street (inclusive odd numbers), Collingwood in the Environmental Audit Overlay.	Includes the subject land in the Environmental Audit Overlay.
LIST OF AMENDMENTS (Information to accompany amendment)		
List of Amendments	Insert: Amendment number "C54", in operation from "[DATE TO BE INSERTED BY DSE]" with the brief description "Rezones No.'s 2, 6, 8 Bedford Street and No. 10 Perry Street, Collingwood from Business 3 Zone to Business 2 Zone and rezones No.'s 15-33 Johnston Street (inclusive odd numbers), Collingwood from Business 3 Zone to Business 1 Zone. All properties to be included in the Environmental Audit Overlay."	Updates list of amendments to the planning scheme.

ATTACHMENT 2 10 OF 10
Planning and Environment Act 1987
YARRA PLANNING SCHEME

AMENDMENT C54

The planning authority for this amendment is Yarra City Council.

The [Yarra](#) Planning Scheme is amended as follows:

Planning Scheme Maps

The Planning Scheme Maps are amended by a total of [2](#) attached maps:

Zoning Maps

1. Planning Scheme Map No. [6](#) is amended in the manner shown on the attached map marked “[Yarra](#) Planning Scheme, Amendment C54”.

Overlay Maps

2. Planning Scheme Map No. 6 EAO is amended in the manner shown on the attached map marked “[Yarra](#) Planning Scheme, Amendment C54”.

End of document