

YARRA PLANNING SCHEME

AMENDMENT C104

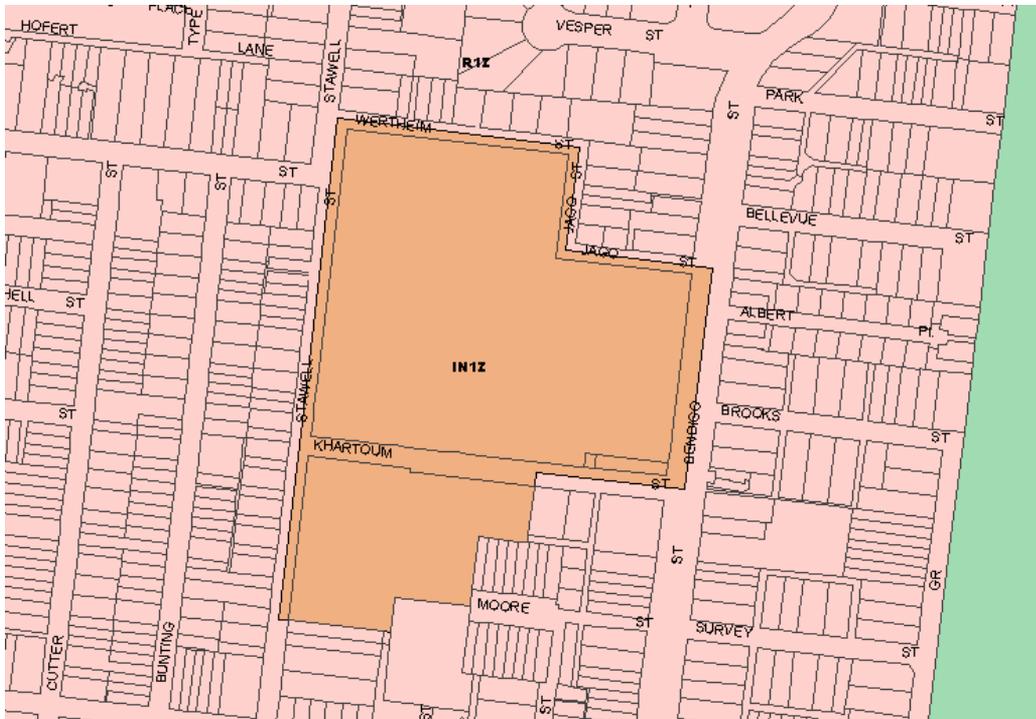
EXPLANATORY REPORT

Who is the planning authority?

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

Land affected by the amendment.

The amendment applies to the land currently zoned Industrial 1, which is occupied by the Channel Nine television studios, generally between Bendigo Street and Stawell Street, Richmond (shown as the Industrial 1 Zone below).



What the amendment does.

The amendment proposes to make the following changes to the Yarra Planning Scheme as it relates to the subject area:

- change the Municipal Strategic Statement to remove references to the site being a core industrial area and to identify the site as a strategic redevelopment site;
- rezone the subject site from Industrial 1 Zone (IN1Z) to Mixed Use Zone (MUZ);
- apply a new Development Plan Overlay to the subject site, and
- apply an Environmental Audit Overlay to the entire site.

Strategic assessment of the amendment

Why is the amendment required?

The Amendment is required in order to identify the site as a strategic redevelopment site in Yarra and to change the uses permitted from industrial to allow a mix of uses, including business and residential. The site is currently used by Channel Nine for their operation as a television studio and broadcaster. The current zoning allows for industrial uses that may be incompatible with the surrounding residential area.

The proposed amendment will provide opportunities for new housing and economic growth opportunities in an area that is in close proximity to two Major Activity Centres – Swan Street and Bridge Road.

On 21st October 2008, Council adopted a set of design and development principles to guide future development of the site, should Channel Nine vacate the site in future. The principles are the basis for a new Development Plan Overlay which is proposed to be applied to the site to guide future built form and land uses for mixed use development on the site, and to integrate the site with the surrounding residential area. The current Industrial zone remains appropriate only as long as the site is owned and occupied by Channel Nine. Future uses that are compatible with the surrounding residential area are to be encouraged through the application of the Mixed Use Zone and Development Plan Overlay.

How does the amendment implement the objectives of planning in Victoria? (S.4 of the Planning and Environment Act 1987)

The Amendment implements a number of objectives of planning in Victoria under Section 4 of the Planning and Environment Act, in particular:

- *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 (that objective).*

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

The Amendment addresses the environmental effects of rezoning by ensuring, through the application of an Environmental Audit Overlay, that the land will be suitable for residential and related uses.

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

The Amendment complies with the following relevant Ministerial Directions:

1. The Ministerial Direction on the form and content of planning schemes.
2. Direction No. 1 – Potentially Contaminated land

The application of the Environmental Audit Overlay ensures that potentially contaminated land is remedied as appropriate when development occurs.

3. Direction No. 9 – Metropolitan Strategy

It is considered that the Amendment is generally consistent with, and does not undermine Melbourne 2030.

How does the amendment support or implement the State Planning Policy Framework?

The main provisions of the SPPF that underpin this amendment are:

Clause 15.01-1 Urban design

- *to create environments that are safe, functional and provide good quality environments with a sense of place and cultural diversity*

Clause 15.01-2 Urban design principles

- *to achieve architectural and urban design outcomes that contribute positively to local urban character and enhance the public realm while minimising detrimental impact on neighbouring properties*

Clause 15.03 Heritage

- *To ensure the conservation of places of heritage significance*

Clause 16.01-2 Location of residential development

- *to locate new housing in or close to activity centres and employment corridors and at other strategic redevelopment sites that offer good access to services and transport*

Clause 16.01-3 Strategic redevelopment sites

- *to identify strategic redevelopment sites for large residential development in Metropolitan Melbourne*

The proposal will allow a mix use of uses including residential development that will benefit from the Precinct's location in close proximity to two Major Activity Centres (Swan Street and Bridge Road) and is particularly supported by *Melbourne 2030 – Direction 1 (A more compact city)*:

- *Build up activity centres as a focus for high-quality development, activity and living for the whole community*
- *Broaden the base of activity in centres that are currently dominated by shopping to include a wider range of services over longer hours, and restrict out-of-centre development*
- *Locate a substantial proportion of new housing in or close to activity centres and other strategic redevelopment sites that offer good access to services and transport.*

How does the amendment support or implement the Local Planning Policy Framework?

The Amendment gives effect to several objectives and strategies under Clause 21 of the Municipal Strategic Statement, in particular Clause 21.04 – Land Use:

Objective 1 **To accommodate forecast increases in population**

Strategy 1.1 *Ensure that new residential development has proper regard for the strategies applicable to the neighbourhood in question identified in Clause 21.08.*

Strategy 1.2 *Direct higher density residential development to Strategic Redevelopment Sites identified at Clause 21.08 and other sites identified through any structure plans or urban design frameworks.*

Strategy 1.3 *Support residual population increases in established neighbourhoods*

Objective 8 **To increase the number and diversity of local employment opportunities.**

Strategy 8.1 *Support rezonings, as identified on the relevant Neighbourhood plan, to permit increased commercial and office use in existing industrial areas.*

Strategy 8.3 *Encourage residential and business land use within the Mixed Use Zone to locate on the same site.*

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

The amendment is consistent with the Victoria Planning Provisions, particularly objective 1:

To provide for the fair, orderly, economic and sustainable use and development of land.

The Amendment responds to the future needs of the surrounding community through the appropriate rezoning of a large site which is suitable for a mix of uses that would be compatible with the surrounding residential area.

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

The amendment should not affect any relevant agencies. Relevant authorities will receive notice of the amendment.

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

The amendment addresses the requirements of the Transport Integration Act.

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

Future costs associated with the Amendment will relate to administrative costs associated with Council's consideration of a development plan and individual applications for planning permits.

Where you may inspect this Amendment?

The Amendment is available for public inspection, free of charge, during office hours at the following places, as well as online.

- City of Yarra
Richmond Town Hall
333 Bridge Road, Richmond
- Richmond Library (during library opening hours)
415 Church Street, Richmond
- Richmond Community Learning Centre
92-94 Lord Street, Richmond

And on the following web sites:

- **City of Yarra** website: www.yarracity.vic.gov.au
- **Department of Planning and Community Development** website:
www.dpcd.vic.gov.au