

YARRA PLANNING SCHEME

AMENDMENT C220

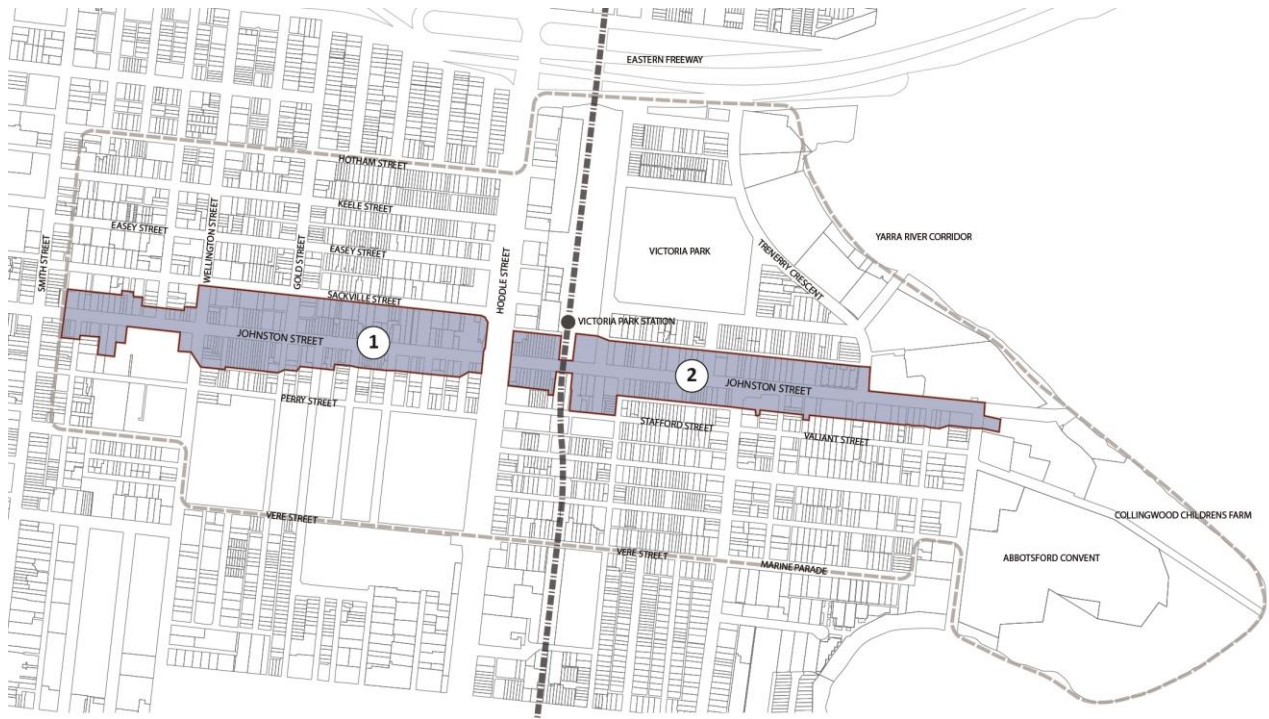
EXPLANATORY REPORT

Who is the planning authority?

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

Land affected by the Amendment

The Amendment applies to land in Precincts 1 and 2 (Subject Land) as identified in the Johnston Street Local Area Plan (illustrated below).



What the amendment does

The Amendment implements the land use and built form objectives and strategies within the Johnston Street Local Area Plan that relate to Precincts 1 and 2 (Johnston Street).

The Amendment proposes to make the following changes:

1. Rezone land within the Commercial 2 Zone (C2Z) and General Residential Zone (GRZ1) to Commercial 1 Zone (C1Z);
2. Apply the Design Development Overlay (DDO15) to the Subject Land;
3. Insert a new DDO schedule at Clause 43.02s;
4. Insert a new section and policy at Clause 21.12 called "Local Areas" with a sub-section at Clause 21.12-1 called "Johnston Street Activity Centre";
5. Apply the Environmental Audit Overlay (EAO) to sites being rezoned from Commercial 2 Zone to the Commercial 1 Zone;

6. Apply a new Heritage Overlay precinct to the following properties:

HO Number	Precinct Name	Properties Included in HO
HO505	Johnston Street East	219-241 Johnston Street, Abbotsford 246-274 Johnston Street, Abbotsford

7. Insert a new reference document at Clause 21.11 titled Heritage Gap Study: Review of Johnston Street East, March 2016 within clause 22.02 - Development Guidelines for Sites Subject to the Heritage Overlay;
8. Amend the existing Appendix 8 incorporated document listed in the schedule to clause 81.01 to include the addresses and gradings of all new and revised places;
9. Rename the existing Appendix 8 incorporated document in Clause 22.02 and in the schedule to clause 81.01 to refer to the new revised date;
10. Amend the schedule to Clause 43.01 (Heritage Overlay);
11. Amend Planning Scheme Maps; and
12. Insert the *Johnston Street Local Area Plan, 2015*, as a reference document at Clause 21.11
13. Rezone part of the site at 67-71 Johnston Street from Public Use Zone (PUZ) to Commercial 1 Zone (C1Z) to correct a mapping error.

Strategic assessment of the Amendment

Why is the Amendment required?

The Amendment is required to implement the built form and land use recommendations of the Johnston Street Local Area Plan, 2015.

The Amendment will ensure that future development and land use change is in accordance with the vision, objectives and strategies outlined in the Johnston Street Local Area Plan, 2015.

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

The Amendment is consistent with VPPs by encouraging and facilitating positive change in the Johnston Street Neighbourhood Activity Centre.

The Amendment will facilitate dwelling growth as well as economic growth and create a more economically viable mixed-use activity centre that has economic benefits for the local area.

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

The Amendment will have positive social and economic effects through the facilitation of higher density housing above commercial activity, situated along an activity centre corridor that is well served by public transport.

The Amendment addresses any environmental effects or risks through the application of the Environmental Audit Overlay.

Does the Amendment address relevant bushfire risk?

There is no identified bushfire risk within the study area.

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

The Amendment complies with Ministerial Direction No. 1 in addressing the risk from Potentially Contaminated Land.

The Amendment also complies with Ministerial Direction No. 9 in addressing and responding to the metropolitan planning strategy, *Plan Melbourne*.

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

The Amendment supports and implements State Planning Policy in responding to the following clauses:

- 11.01-2 Activity centre planning

To encourage the concentration of major retail, residential, commercial, administrative, entertainment and cultural developments into activity centres which provide a variety of land uses and are highly accessible to the community.

- 11.02-3 Structure planning

To facilitate the orderly development of urban areas.

- 13.03-1 Use of contaminated and potentially contaminated land

To ensure that potentially contaminated land is suitable for its intended future use and development, and that contaminated land is used safely.

- 15.01-1 Urban Design

To create urban environments that are safe, functional and provide good quality environments with a sense of place and cultural identity.

- 15.01-2

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.

- 15.01-4 Design for safety

To improve community safety and encourage neighbourhood design that makes people feel safe.

- 15.01-5 Cultural identity and neighbourhood character

To recognise and protect cultural identity, neighbourhood character and sense of place.

- 15.03-1

To ensure the conservation of places of heritage significance.

- 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.

- 16.01-3 Strategic redevelopment Sites

To identify strategic redevelopment sites for large residential development in Metropolitan Melbourne.

- 17.01-1 Business

To encourage development which meet the communities' needs for retail, entertainment, office and other commercial services and provides net community benefit in relation to accessibility, efficient infrastructure use and the aggregation and sustainability of commercial facilities.

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

The Amendment is consistent with and facilitates the following Clauses of the Local Planning Policy Framework:

21.03 Vision

21.04-1 Accommodation and Housing

Objective 1 To accommodate forecast increases in population.

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.

21.04-2 Activity centres

Objective 4 To maintain a balance between local convenience and regional retail roles in Yarra's activity centres.

Strategy 4.1 Increase the range of retail, personal and business services, community facilities, and recreation activities, within individual centres.

Strategy 4.3 Support the role of all activity centres, including Neighbourhood Activity Centres, in providing local day-to-day needs of residents of all abilities.

Objective 5 To maintain the long term viability of activity centres.

Strategy 5.2 Support land use change and development that contributes to the adaptation, redevelopment and economic growth of existing activity centres.

Strategy 5.3 Discourage uses at street level in activity centres which create dead frontages during the day.

Strategy 5.4 Permit residential development that does not compromise the business function of activity centres.

Objective 7 To encourage the arts and arts venues.

Strategy 7.1 Support a diversity of arts uses such as live music venues, performance spaces, galleries and artist studios in appropriate and accessible locations.

21.05-1 Heritage

Objective 14 To protect and enhance Yarra's heritage places.

Strategy 14.1 Conserve, protect and enhance identified sites and areas of heritage significance including pre-settlement ecological heritage.

Strategy 14.2 Support the restoration of heritage places.

Strategy 14.3 Protect the heritage skyline of heritage precincts.

Strategy 14.6 Protect buildings, streetscapes and precincts of heritage significance from the visual intrusion of built form both within places and from adjoining areas.

21.05-2 Urban design

Objective 16 To reinforce the existing urban framework of Yarra.

Strategy 16.2 Maintain and strengthen the preferred character of each Built Form Character Type within Yarra.

Objective 19 To create an inner city environment with landscaped beauty.

Strategy 19.1 Require well resolved landscape plans for all new development.

Strategy 19.2 Encourage opportunities for planting suitable trees and landscape areas in new development.

Objective 20 To ensure that new development contributes positively to Yarra's urban fabric.

Strategy 20.1 Ensure development is designed having particular regard to its urban context and specifically designed following a thorough analysis of the site, the neighbouring properties and its environs.

Objective 21 To enhance the built form character of Yarra's activity centres.

Strategy 21.1 Require development within Yarra's activity centres to respect and not dominate existing built form.

Strategy 21.2 Require new development within an activity centre to consider the context of the whole centre recognising that activity centres may consist of sub-precincts, each of which may have a different land use and built form character.

Strategy 21.3 Support new development that contributes to the consolidation and viability of existing activity centres.

The Amendment is consistent with and supported by the following local policies under Clause 22:

- 22.02 Development guidelines for sites subject to the Heritage Overlay
- 22.05 Interface uses policy
- 22.07 Development abutting laneways
- 22.09 Licenced premises
- 22.10 Built form and design policy
- 22.12 Public open space contribution policy

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

The Amendment is consistent with the objectives of State Planning Policy and the Victorian Planning Provisions.

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

Council sought the views of VicRoads, the Department of Human Services, Public Transport Victoria and VicTrack in the drafting of the Johnston Street Local Area Plan which informs the Amendment.

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

The Amendment is consistent with the requirements of the Transport Integration Act 2010 and will facilitate development outcomes that promote the principles of transit oriented development.

Resource and administrative costs

The Amendment will have some impact on the general operation of Council's statutory planning department as it will facilitate some new forms of development and land use.

Where you may inspect this Amendment

The Amendment is available for public inspection, free of charge, during office hours at the following Yarra City Council locations:

Planning Counter Richmond Town Hall 333 Bridge Road Richmond VIC 3121	Information Counter Collingwood Town Hall 140 Hoddle Street Abbotsford VIC 3067
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The Yarra City Council web-site:

www.yarracity.vic.gov.au

Amendment C220 web page:

www.yarracity.vic.gov.au/the-area/yarras-future/yarra-planning-scheme/amendment-C220

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.

Submissions

Any person who may be affected by the Amendment may make a submission to the planning authority. Submissions about the Amendment must be received by **Monday 18th December, 2017**.

A submission must be sent to:

Strategic Planning Unit
Yarra City Council
PO Box 168
Richmond VIC 3121

Or via email: info@yarracity.vic.gov.au (please use Amendment C220 in the subject header)

Panel hearing dates

In accordance with clause 4(2) of Ministerial Direction No.15 the following panel hearing dates have been set for this amendment:

- Directions Hearing – Week of 9 April 2018
- Panel hearing – Week of 14 May 2018