

GLEN EIRA PLANNING SCHEME

AMENDMENT C126

EXPLANATORY REPORT

Who is the planning authority?

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

The amendment has been prepared at the request of the 10 Consulting group.

Land affected by the Amendment

The amendment applies to part of the land known as 'Virginia Park Business Centre' ('Virginia Park Estate'), and specifically to land at 236-262 East Boundary Road, Bentleigh East.

What the amendment does

The amendment proposes to rezone part of the land to enable an integrated mixed use development over the entire site and amends Schedule 2 to the Development Plan Overlay (DPO2) to enable a broader mix of uses across the entire site.

The amendment makes the following changes to the Glen Eira Planning Scheme:

- Rezones that part of the site zoned Commercial 2 Zone to Commercial 1 Zone.
- Amends Schedule 2 to the Development Plan Overlay to provide for a mixture of uses over the entire site, including residential and commercial land uses.

Strategic assessment of the Amendment

Why is the Amendment required?

There are large areas of Virginia Park that are underutilised, occupied by obsolete building stock and or taken up by vast areas of at-grade car parking.

The amendment is required to acknowledge the site's changing role and land use and development context.

The current zoning of the land enables both commercial and residential uses to occur centrally on the land. The amendment will enable the entire land to be redeveloped for both commercial and residential purposes.

The amendment is also required to strategically position Virginia Park as a integrated mixed use development site and '20-minute neighbourhood' in a manner consistent with the metropolitan planning strategy, *Plan Melbourne*.

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

The amendment implements the objectives of planning in Victoria as outlined in Section 4(1) of the *Planning and Environment Act 1987* including:

- (a) to provide for the fair, orderly, economic and sustainable use and development of land.
- (c) to securing a pleasant, efficient, and safe working, living and recreational environment for all Victorians and visitors to Victoria.

- (e) to protect public utilities and other assets and enabling the orderly provision and coordination of public utilities and other facilities for the benefit of the community.
- (f) to facilitating development in accordance with the objectives set out in paragraphs (a), (b), (c), (d) and (e).
- (g) to balancing the present and future interests of all Victorians.

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

The amendment will have positive environmental, social and economic effects on the existing Virginia Park employment base, surrounding community and future resident population, both at the site and in the surrounding catchment area, that will utilise and or rely upon Virginia Park as a highly convenient and accessible mixed use development.

In particular, the amendment provides for:

- Rejuvenation and more efficient and effective use of the land;
- Clustering of complementary facilities;
- Enhanced access and connectivity;
- Residential choice and diversity;
- An integrated network of open space;
- Refurbished physical infrastructure;
- Retained major employment;
- Retained and enhanced community facilities;
- Staged use and development; and
- The opportunity for a landmark development at the site.

Does the Amendment address relevant bushfire risk?

Virginia Park is not subject to bushfire risk or a Bushfire Management Overlay.

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 *Planning and Environment Act 1987* and Ministerial Direction No. 9. *Metropolitan Planning Strategy*.

The amendment has been prepared in accordance with Ministerial Direction No. 11, *Strategic Assessment of Amendments* and the Practice Note, *Strategic Assessment Guidelines for Planning Scheme Amendments*.

The site is already covered by an Environmental Audit Overlay and is consistent with Ministerial Direction No. 1.

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

The amendment has been prepared in accordance with Ministerial Direction No. 9, *Metropolitan Planning Strategy* and supports the adopted metropolitan planning strategy, *Plan Melbourne* as required by Clause 9 of the State Planning Policy Framework.

Plan Melbourne affects the amendment, as it is the metropolitan planning framework within which the amendment must be considered. It identifies the land as having an urban role within the Southern Subregion of the Melbourne metropolitan area.

Plan Melbourne recognises that urban renewal and regeneration are important elements of the City's growth. The amendment will give effect and assist to implement the objectives and

policy initiatives of the strategy. In particular the amendment will support and advance the following relevant policy directions:

1. Delivering jobs and investment – creation of a city structure that drives productivity, supports investment through certainty and creates more jobs.
2. Housing choice and affordability – provide a diversity of housing in different locations that cater for different households and are close to jobs and services.
3. Liveable communities and neighbourhoods – Create healthy and active neighbourhoods and maintain Melbourne's identity as one of the world's most liveable cities.

The amendment also supports the following SFFP clauses:

Clause 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.

Strategies include:

- Give clear direction in relation to preferred locations for investment
- Encourage a diversity of housing types at higher densities in and around activity centres
- Reduce the number of private motorised vehicle trips by concentrating activities that generate high numbers of (non-freight) trips in highly accessible activity centres.
- Provide a focus for business, shopping, work, leisure and community facilities.

Clause 11.02-1 Supply of Urban Land

To ensure a sufficient supply of land is available for residential, commercial, retail, industrial, recreational, institutional and other community uses.

Strategies include:

- Plan to accommodate projected population growth over at least a 15 year period and provide clear direction on locations where growth should occur.
- Planning for urban growth should consider opportunities for the consolidation, redevelopment and intensification of existing urban areas.

The proposed rezoning will allow for a future mixed use development across the whole land comprising residential, commercial and retail development. The rezoning will provide opportunities for a diversity in housing types as well as reducing motorised vehicle trips due to the mix of uses being clustered together.

Clause 11.03 Open Space

To assist in the creation of a diverse and integrated network of public open spaces commensurate with the needs of the community.

Strategies include:

- Improve the quality and distribution of open space and ensure long term protection.
- Ensure that land is set aside and developed in residential areas for local recreational use and to create pedestrian and bicycle links to commercial and community facilities.

The proposed Development Plan Overlay (Schedule 2) requires a linking open space connection connecting Marlborough Road Reserve and the Virginia Park Reserve. This open space link also includes the property at 1 Barrington Street. This open space link together with further open space requirements if the land is subdivided will result in much needed land and monetary contributions towards open space in Glen Eira.

Clause 11.04-1 (Delivering jobs and investment), Clause 11.04-2 (Housing choice and affordability), 11.04-4 (Liveable communities and neighbourhoods), Clause 16 (Housing), 17 (Economic Development) and 18 (Transport).

The amendment will result in a large site that is zoned appropriately and ready for redevelopment to deliver jobs and investment, provide a range of housing choices and create a healthy and active neighbourhood. An Integrated Transport Plan is required through the Development Plan Overlay to be prepared by the applicant in consultation with the Department of Economic Development, Jobs, Transport and Resources to ensure that a safe and sustainable transport system is integrated into any future development.

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

The amendment will protect a diversified employment base as the primary role for the land and area and will thus support and implement the Local Planning Policy Framework and the Municipal Strategic Statement (MSS).

Specific references to Virginia Park in the MSS emphasise the land's historic and industrial role.

The MSS also:

- Identifies Virginia Park as a '*Primary Industrial and Business Employment Precinct*' (Clause 21.03 and Clause 21.07),
- Recognises the longer-term challenges associated with industrial land uses and provides support for a flexible approach to protect Virginia Park's existing strategic employment role by allowing on ongoing industrial activity as well as a transition to offices and a broader base of uses (Clause 21.03 and Clause 21.07); and
- Acknowledges that: '*Virginia Park business centre is an important employment node which provides opportunities for further commercial land use and development. Virginia Park business centre is distinct from the municipality's other retail based centres as it has historically accommodated employment activities such as industry and warehousing. Offices and supporting activities are encouraged to locate at Virginia Park business centre to strengthen and diversify this employment node. Some limited retail activity is considered appropriate to serve the needs of existing and future workers and visitors only, where there is no impact to the existing activity centre hierarchy within the municipality*' (Clause 21.06).

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

The amendment will not affect, conflict or duplicate any existing provision of the *Glen Eira Planning Scheme*.

The amendment makes proper use of the Commercial 1 Zone and Development Plan Overlay as provided for in the Victoria Planning Provisions.

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

Council has been consulted during the preparation of the amendment. The views of other relevant agencies will be obtained during the exhibition of this amendment.

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

The amendment will have a positive influence upon the transport system and supports sought improvements to public transport services along East Boundary Road.

Resource and administrative costs

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

The amendment will not have any significant impact on the resources 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:

Glen Eira City Council
Corner Glen Eira and Hawthorn Roads
CAULFIELD SOUTH, VIC 3162

The amendment can also be inspected free of charge at the Department of Environment, Land, Water and Planning website at www.dtpli.vic.gov.au/publicinspection.

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 8 June 2015.

A submission must be sent to: Glen Eira City Council, PO Box 42, Caulfield South, VIC 3162.

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 commencing 17 August 2015
- panel hearing: week commencing 7 September 2015