

## STONNINGTON PLANNING SCHEME

### AMENDMENT C223

#### EXPLANATORY REPORT

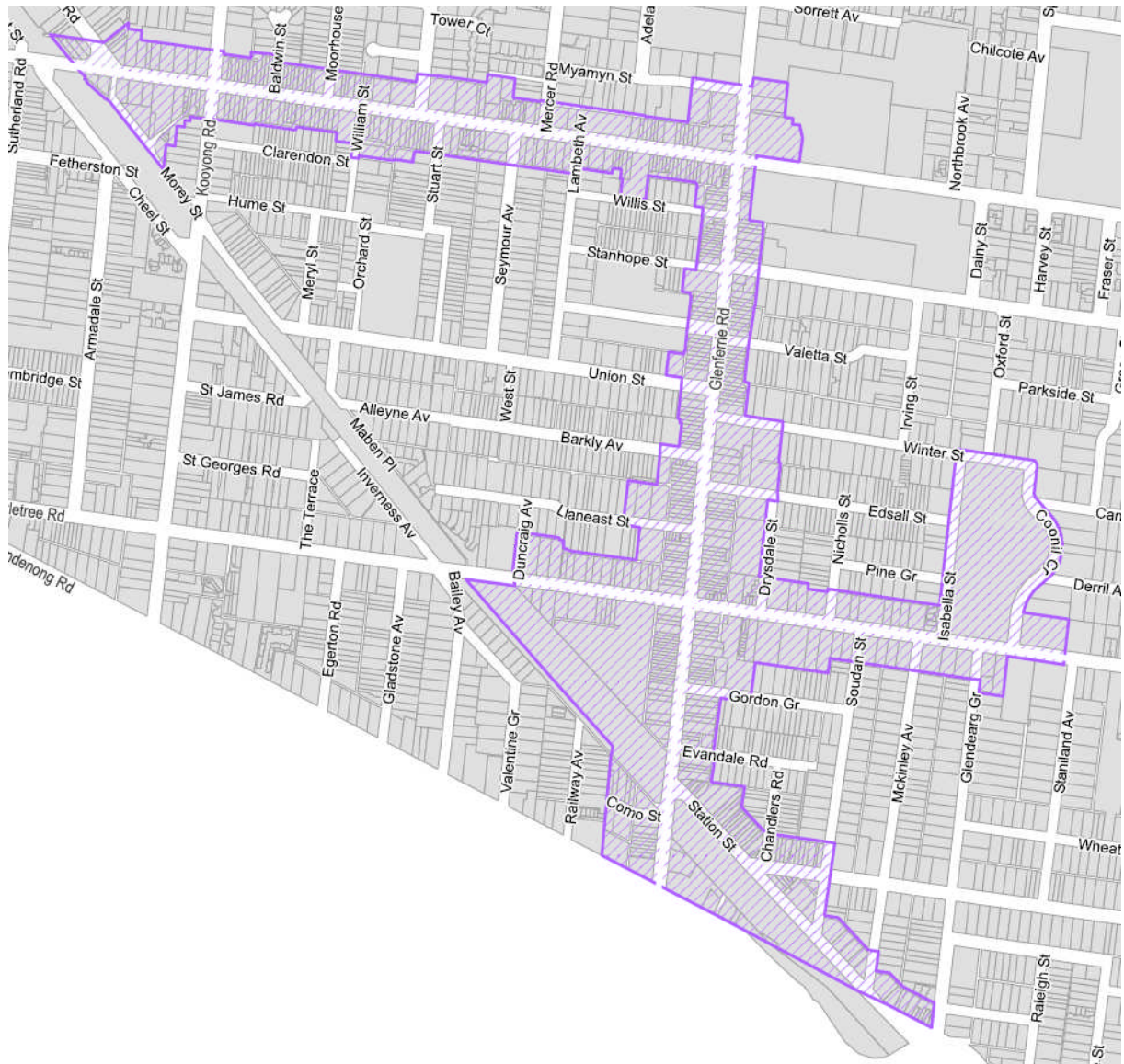
##### Who is the planning authority?

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

The Amendment has been made at the request of the Stonnington City Council.

##### Land affected by the Amendment

The Amendment applies to land located within the Glenferrie Road and High Street Activity Centre and the adjoining Wattletree Road area identified on the map below.



## What the amendment does

The Amendment implements the objectives of the *Glenferrie Road and High Street Structure Plan, 2015*.

This Amendment makes the following changes to the Stonnington Planning Scheme:

- Amend the Municipal Strategic Statement:
  - Clause 21.04 Economic Development to refer to built form controls that apply to the activity centre.
  - Clause 21.06 Built Environment and Heritage to refer to built form controls that apply to the activity centre and Malvern Central Strategic Development Site.
  - Clause 21.09 Reference Documents to include the *Glenferrie Road and High Street Structure Plan 2015* as a reference document in the planning scheme.
- Correct mapping anomalies affecting land in the activity centre:
  - Rezoning part 1066-1076, part 1214 and part 1216-1230 High Street, Armadale from the General Residential Zone (Schedule 10) to the Commercial 1 Zone.
  - Rezoning part 110-122 Wattletree Road, Malvern (Malvern Central site) from the Residential Growth Zone (Schedule 2) to Commercial 1 Zone.
- Insert a new Schedule 15 to Clause 32.08 General Residential Zone (GRZ15) to apply to general residential land in the activity centre:
  - Rezone 73-75 Union Street, Armadale from General Residential Zone (Schedule 10).
  - Rezone 1 and 1A Gordon Grove, Malvern and part 138-146 Wattletree Road, Malvern from General Residential Zone (Schedule 10).
  - Rezone land on the south side of Wattletree Road, Malvern (158 to 198 Wattletree Road) from General Residential Zone (Schedule 3).
- Insert a new Schedule 3 to Clause 32.07 Residential Growth Zone (RGZ3) to apply to residential growth land in the activity centre:
  - Rezone land on Wattletree Road, Malvern between the railway corridor and Glenferrie Road (numbers 77 to 101 Wattletree Road) from Residential Growth Zone (Schedule 2).
- Insert a new Schedule 19 to Clause 43.02 Design and Development Overlay to apply to land in the activity centre.
- Insert a new Schedule 3 to Clause 43.04 Development Plan Overlay to apply to Malvern Central and adjoining railway land in Malvern between Wattletree Road and Glenferrie Road.
- Make consequential changes to planning scheme maps.

## Strategic assessment of the Amendment

### Why is the Amendment required?

The amendment is required to implement the objectives and strategies of the *Glenferrie Road and High St Structure Plan 2015*, which guides future land use and development within the Glenferrie Road and High Street Activity Centre and adjoining Wattletree Road area.

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

The objectives of planning in Victoria in section 4 of the *Planning and Environment Act 1987* relevant to this amendment are:

- a) to provide for the fair, orderly, economic and sustainable use, and development of land;
- c) to secure a pleasant, efficient and safe working, living and recreational environment for all Victorians and visitors to Victoria;
- d) to conserve and enhance those buildings, areas or other places which are of scientific, aesthetic, architectural or historical interest, or otherwise of special cultural value;
- f) to facilitate development in accordance with the objectives set out in paragraphs (a), (b), (c), (d) and (e);
- g) to balance the present and future interests of all Victorians.

Amendment C223 implements the objectives of planning in Victoria by including policy direction to guide development within the Glenferrie Road and High Street Activity Centre to 2031 to provide for moderate commercial and retail floorspace growth and an additional 800 to 900 dwellings.

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

The Amendment is expected to generate positive environmental, social and economic benefits as it will facilitate development within the activity centre providing opportunities for economic development, housing and employment growth. The amendment will also respond to the local demand for housing and provide housing and employment in a location which has strong access to public transport infrastructure and social services.

### **Does the Amendment address relevant bushfire risk?**

The land affected by the amendment is not located within an area of identified bushfire risk.

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

The Amendment is consistent with *Ministerial Direction - The Form and Content of Planning Schemes* pursuant to section 7(5) of the Act.

The Amendment has been prepared with regard to *Ministerial Direction No. 9 – Metropolitan Planning Strategy* and is consistent with the following directions and policies within Plan Melbourne 2017-2050:

- Direction 2.1 – Policy 2.1.2 – Facilitate an increased percentage of new housing in established areas to create a city of 20-minute neighbourhoods close to existing services, jobs and public transport.
- Direction 2.2 – Policy 2.2.3 – Support new housing in activity centres and other places that offer good access to jobs, services and public transport.
- Direction 5.1 – Policy 5.1.1 – Create mixed-use neighbourhoods at varying densities.

The requirements of *Ministerial Direction No. 11 - Strategic Assessment of Amendments* have been followed while preparing this Amendment.

*Ministerial Direction No. 15 – the planning scheme amendment process*, which sets times for completing steps in the amendment process, has been followed during the amendment process.

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

The Amendment supports and implements relevant objectives of the State Planning Policy Framework (SPPF) including:

- Clause 11 – Settlement seeks to build up activity centres as a focus for high-quality, activity and living for the whole community (Clause 11.03) and 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. (Clause 11.03-2). The Amendment provides a framework for the orderly planning and high quality development of the Glenferrie Road and High Street Activity Centre.
- Clause 15 – Built Environment and Heritage seeks to create urban environments that are safe, functional and provide good quality environments with a sense of place and identity (Clause 15.01-1). and to recognise and protect cultural identity, neighbourhood character and sense of place (Clause 15.01-5). The Amendment supports this clause by providing appropriate design and built form guidance to ensure that development within the Activity Centre is site responsive and appropriate in the context of heritage places where relevant.
- Clause 16 – Housing encourages housing diversity, with new housing to be located in or close to activity centres and sites that offer good access to jobs, services and transport (Clause 16.01-2). The Amendment provides strategic guidance on the appropriate scale of development including housing in the Activity Centre.
- Clause 17 – Economic Development seeks to encourage development which meets 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. The Amendment supports the objectives of this clause by supporting the future growth of the Glenferrie Road and High Street Activity Centre for office, retail, and other commercial services for the local community.

- Clause 18 – Transport promotes the creation of a safe and sustainable transport system by integrating land-use and transport and promotes the use of sustainable personal transport. The Amendment implements the objectives of this clause by facilitating development in an Activity Centre which is well served by public transport.

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

The Amendment supports and implements the Local Planning Policy Framework and gives effect to the following objectives and strategies:

- Clause 21.04 Economic Development – strategies to enhance the economic viability and effectiveness of Stonnington's retail centres. Developing and implementing Structure Plans for principal, major and large neighbourhood activity centres and other selected centres to guide future use and development of these centres.
- Clause 21.05 Housing – strategies relating to housing needs and locations for housing diversity.
- Clause 21.06 Built Environment and Heritage – strategies relating to public open space, urban design, height and density and heritage.
- Clause 21.07 Open and Space and Environment – strategies relating to provision of open space.
- Clause 21.08 Infrastructure – strategies relating to transport, car parking and community services.

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

The Amendment makes proper use of the Victoria Planning Provisions by applying appropriate planning controls to guide future development of the Glenferrie Road and High Activity Centre.

The Amendment is consistent with the form and structure of the Victorian Planning Provisions. The Amendment has been prepared in accordance with the Practice Note: 10 *Writing Schedules* and Practice Note: 60 *Height and Setbacks Controls for Activity Centres*.

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

Stonnington City Council consulted with relevant agencies including Yarra Trams, VicRoads, VicTrack, Yarra Valley Water, Melbourne Water and Heritage Victoria while preparing the Draft Glenferrie Road and High Street Structure Plan, which provides the strategic basis for this Amendment.

Prescribed Ministers were notified during the amendment exhibition process.

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

The Amendment addresses the relevant requirements of the *Transport Integration Act 2010* including Section 11 (Integration of transport and land use). The current and future development and operation of the transport system has been considered in drafting the planning controls. The application of the zones, Development Plan Overlay and Design and Development Overlay is also consistent with Stonnington's MSS. The Amendment is considered to support the future facilitation of public transport networks and no significant negative impacts are anticipated.

### **Resource and administrative costs**

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

The amendment is not anticipated to have a significant impact on the resource 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:

Stonnington City Council  
 Planning Counter  
 311 Glenferrie Road, Malvern 3144

The Amendment can also be inspected free of charge at the Department of Environment, Land, Water and Planning website at [www.planning.vic.gov.au/public-inspection](http://www.planning.vic.gov.au/public-inspection).