

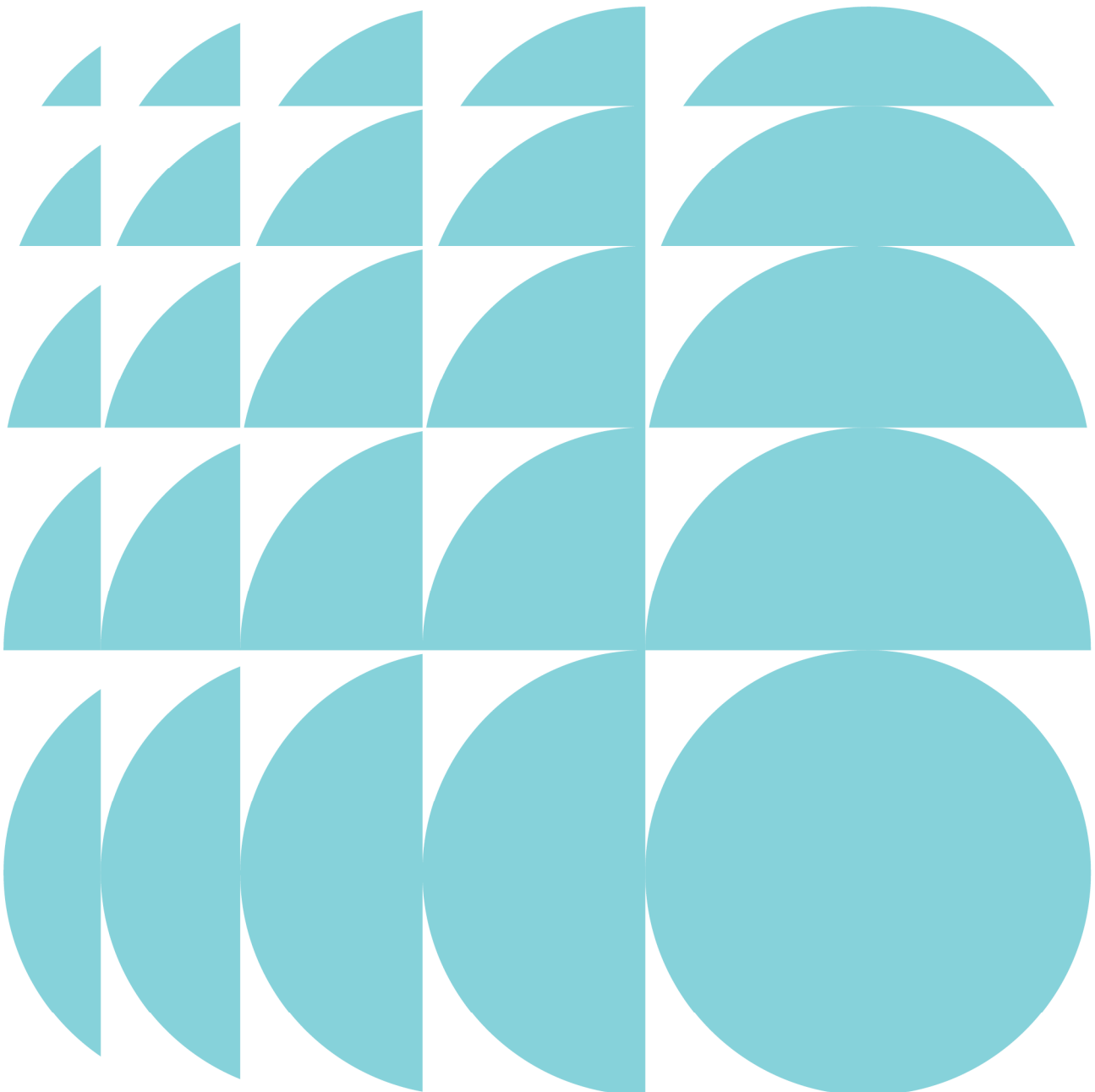
Bellfield Planning Framework

96 – 100 Oriel Road and 232 Banksia Street,
Bellfield

Planning Scheme Amendment C153 to re-zone land from Public Use Zone – Local Government (PUZ6) and General Residential Zone Schedule 2 (GRZ2) of the Banyule Planning Scheme to Residential Growth Zone Schedule 2 (RGZ2), apply a Development Plan Overlay Schedule 8 (DPO8) to the site and remove Covenant number GO55725 and PS35425K on land at 98 and 98A Oriel Road.

Submitted to Banyule City Council
On behalf of Banyule City Council

September 2019



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1.0 Introduction

This planning framework report has been prepared on behalf of Banyule City Council (the applicant and landowner) in support of this Planning Scheme Amendment request (C153).

This planning framework and the associated planning scheme amendment documentation has been prepared to facilitate the redevelopment of Council owned Bellfield site (previously part of the Banksia LaTrobe Secondary School) located at 96 – 100 Oriel Road and 232 Banksia Street, Bellfield (subject site) in accordance with the final Bellfield Master Plan Design Guidelines that were adopted with amendments by Council on 25th February 2019.

The Bellfield Master Plan Design Guidelines (2019) set out the general design requirements and future aspirations for the site, such as precinct land-use, set-backs, built form and heights, landscaping and access.

The Guidelines identify the site as three general precincts: The Park and Village Precinct (green), the Neighbourhood Precinct (pink) and the Community Precinct (orange). Both residential-use precincts (the green and pink areas) have key directions and guidelines for the general design of these areas including landscape, built form, access and interface controls. The Community Precinct will be under the ownership of Council with certain elements still under consideration. This Precinct does not have specific design guidelines, other than suggested use and access. It is therefore not proposed to include the Community Precinct in this Planning Scheme Amendment.

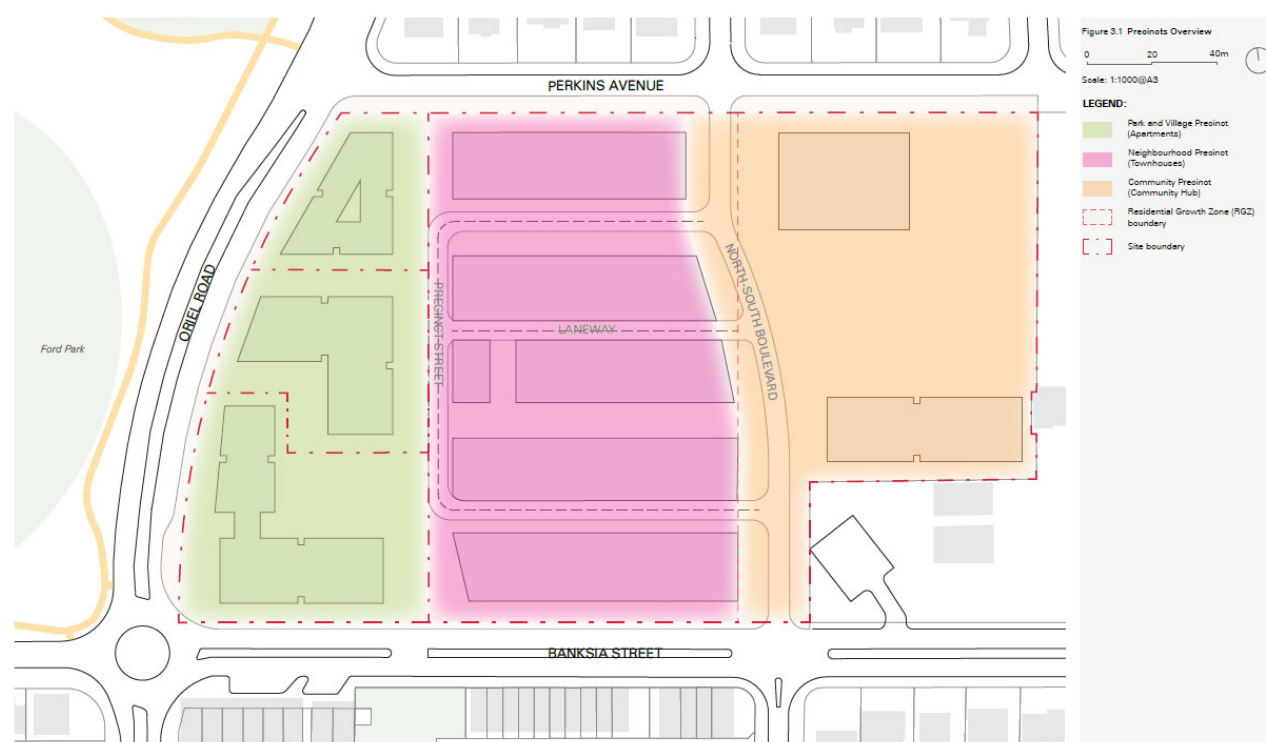


Figure 1 Bellfield Precinct Plan (Source: Bellfield Master Plan Design Guidelines)

Overall, the Design Guidelines aim to provide for 200 – 300 new dwellings of varying typologies from town houses to apartments across a park and village and neighbourhood precinct, while also providing a new community centre, varying community uses and social housing within a defined community precinct (community hub).

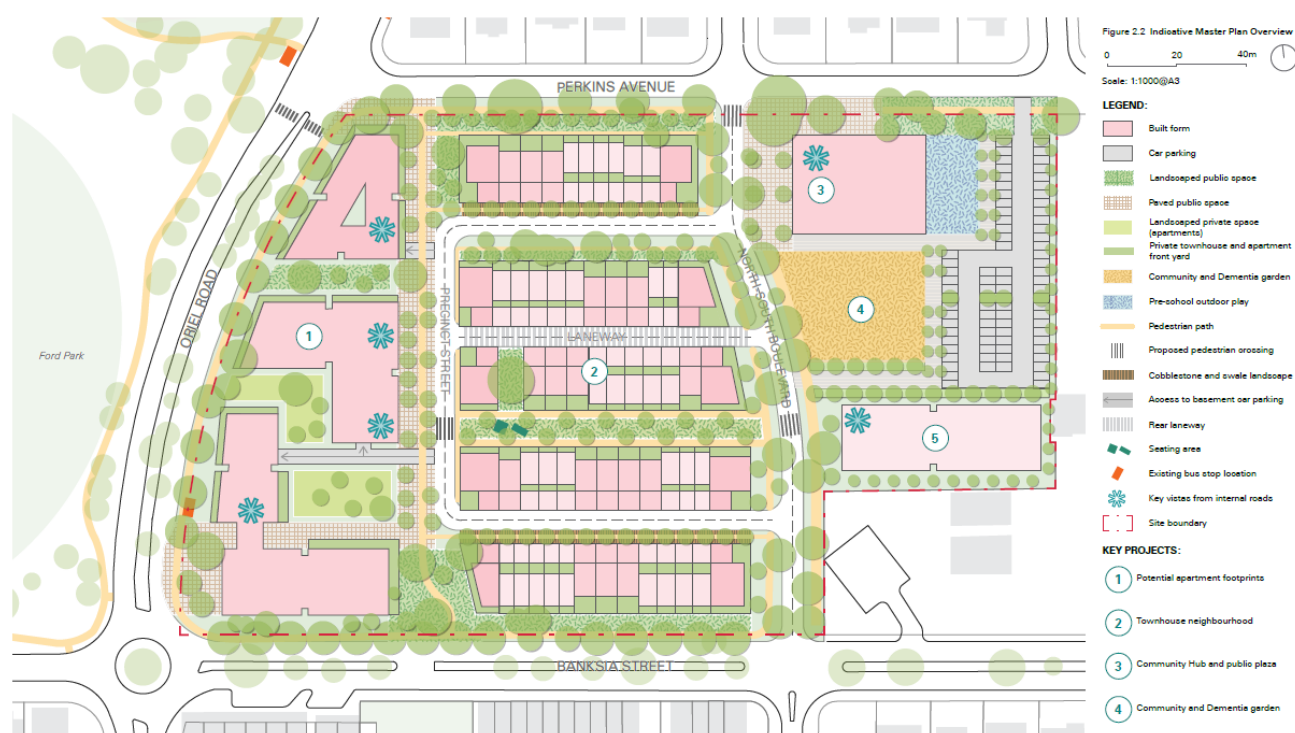


Figure 2 Indicative Master Plan (Source: Bellfield Master Plan Design Guidelines 2019)

2.0 Site Context

2.1 Regional Context

The Bellfield site is located within the suburb of Bellfield in the municipality of Banyule City Council, approximately 8 kilometres north-east of Melbourne's CBD.

The site is within the La Trobe National Employment and Innovation Cluster (NEIC) area, surrounded by major employment precincts and activity centres, providing the site with access to many services, facilities and employment opportunities. These include the Northland Major Activity Centre, Northland Employment Precinct, Heidelberg Major Activity Centre, Heidelberg West Industrial Precinct, Summerhill Activity Centre and La Trobe University Bundoora Campus, all within 3 kilometres of the Bellfield site.

The population of the City of Banyule is anticipated to grow from 130,240 residents to 150,760, an increase of 20,520 (an average rate of 0.8%) by 2036 (Victoria in Future 2019, DELWP). The subject site is a strategic redevelopment opportunity for Council to create more dwellings at an increased density in order to accommodate the growing number of people anticipated to be living and working in this area in the future.

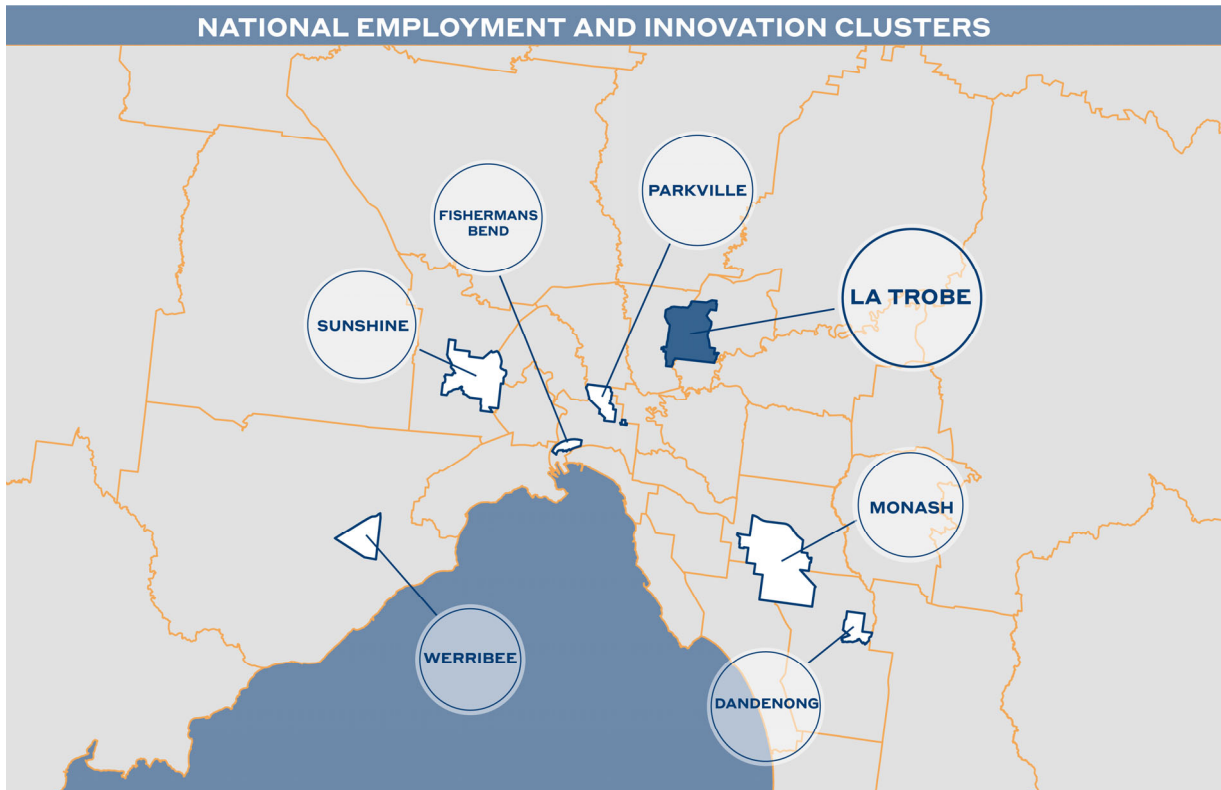


Figure 3 National Employment and Innovation Cluster Areas in Victoria (Source: Ethos Urban)

2.2 Site History

Banyule has experienced a large amount of growth in recent years, which has prompted Council to seek redevelopment opportunities within the municipality. In 2012 Banyule city Council purchased three decommissioned school sites from the State Government, with the Banksia LaTrobe Secondary School being the last site to be developed. These acquisitions provide Council with the opportunity to promote best practice residential infill development and in return generate investment in the local community. Amendment C96 (gazetted on 23/01/2014) rezoned all three school sites from Public Use Zone 2 – Education (PUZ2), to Residential Growth Zone Schedule 2 (RGZ2) and part of the Banksia LaTrobe Secondary College land to Public Use Zone 6 – Local Government (PUZ6). This was supported due to the sites being identified as priority, key redevelopment sites consistent with Banyule City Council's Residential Areas Framework and Housing Strategy (2009).

The Bellfield and former Banksia LaTrobe Secondary School sites are identified within the Residential Areas Framework and Housing Strategy (2009) as strategic redevelopment sites within a 'diversity' area, due to their location being in close proximity to a regional employer (Austin Health – Heidelberg Repatriation Hospital), as well as local services and transport. Following Amendment C96, the Bellfield Master Plan Design Guidelines were produced in 2018 to guide future development at the subject site. These were then adopted with amendments by Council on 25th February 2019. To demonstrate at a concept level, one way that the design guidelines could be realised on site, the Bellfield Master Plan was also produced.

The community have been fully engaged and involved in the evolution of this site from Amendment C96, to community consultation of the Bellfield Master Plan Design Guidelines and the actual Master Plan. The final Design Guidelines adopted through Council this year incorporate their feedback to ensure the future development of this site not only meets community aspirations but creates a sense of community pride with a positive legacy into the future.

Consultation on the Draft Bellfield Master Plan Design Guidelines was held from August to October 2018, in the form of both community and stakeholder engagement programs which were held concurrently for a duration of 6 weeks. This consultation was then extended upon request until 2 November 2018, resulting in a total of 10 weeks of consultation.

Engagement methods for the broader community used during the engagement period included:

- Community letter mailout to 5,535 residents in the surrounding area.
- Two community information sessions.

- Online platform (Shaping Banyule) which included project information as well as an online poll and interactive map.
- Print and social media.
- Direct submissions to Council; and
- Two State Government local members were interviewed.

Key stakeholders for the project were identified by Council and asked to undertake a more targeted consultation process. This included key operators within the 3081 postcode, committees, members and associations of the existing Bellfield facilities and other community groups. These focus group meetings were to ensure that the proposed community facilities that are a part of the Bellfield Master Plan Design Guidelines would meet the needs of the local community.

The key community aspirations that emerged from the consultation of the draft Bellfield Master Plan Design Guidelines include:

- Quality design and development.
- Continuance of community garden and centre.
- Community services, open space and infrastructure that will benefit the existing community.

2.3 Subject Site

Currently, the site accommodates a range of different uses. The current use at 100 Oriel Road is vacant land previously occupied as a RDNS depot, and to the south of this is the Hi-City workshop and offices, both of which are located within the General Residential Zone Schedule 1 (GRZ1).

At 96 Oriel Road, which is currently zoned as Public Use Zone 6 - Local Government (PUZ6), there is a community centre and small community garden. Both of which, through consultation and agreement are proposed to be rebuilt at 230 Banksia Street to the east of the subject site, where the current zoning is also PUZ6. This relocation will maximise the cluster of community uses at 230 Banksia Street and deliver a community hub precinct in line with the Master Plan Design Guidelines discussed in a later section of this report. The site at 232 Banksia Street is currently zoned as Residential Growth zone – Schedule 2 (RGZ2) and currently does not have a specific land use.



Figure 4 Aerial Map of Subject Site (Source: Nearmap)

2.4 Surrounds

The site is strategically located close to a variety of uses and key services including:

North: Northland Shopping Centre and Northland Major Activity Centre, LaTrobe University Bundoora Campus, Heidelberg West Industrial Precinct, Melbourne Polytechnic, Bell Street Mall.

South: Darebin Parklands, Wilson Reserve, Yarra Bend Park, Ivanhoe Station.

East: Heidelberg Repatriation Hospital, Austin Hospital, Warringal Private Hospital, Heidelberg Major Activity Centre, Heidelberg Structure Plan, Heidelberg Station, Eaglemont Station.

West: Ford Park, Darebin Creek Corridor, Northland Employment Precinct.

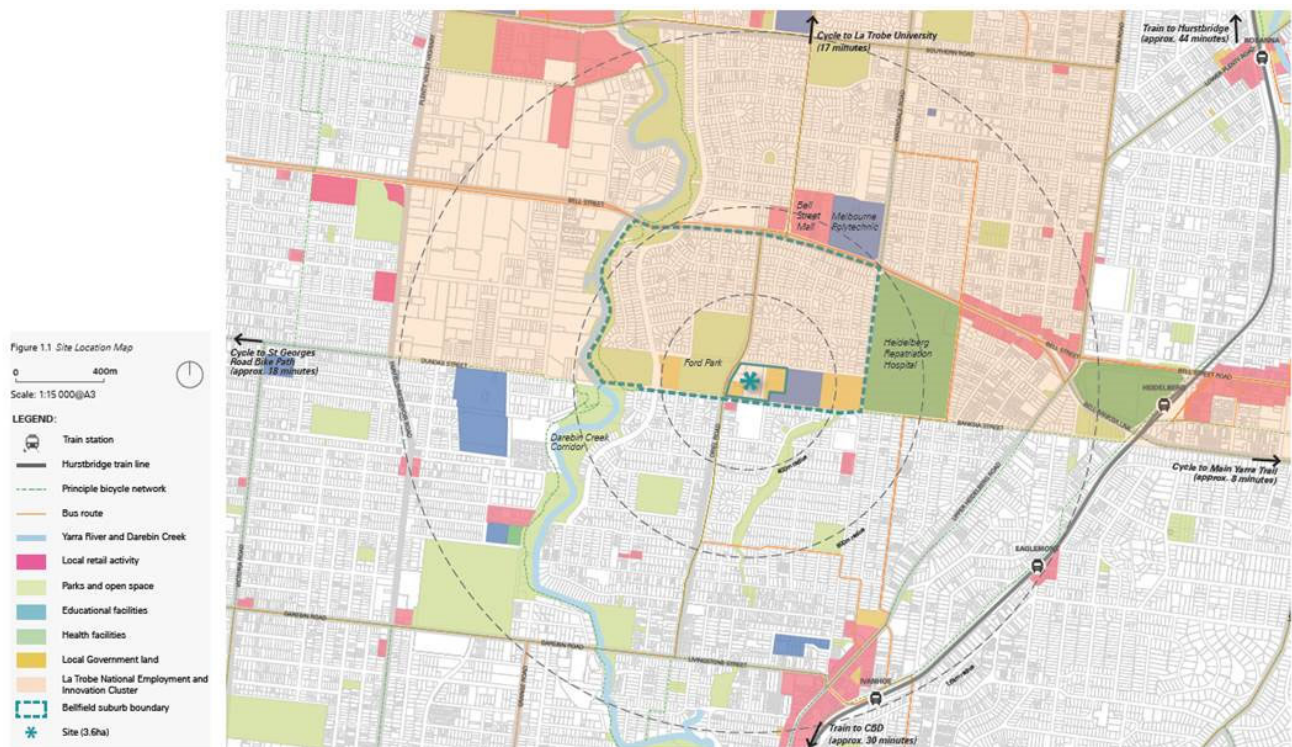


Figure 5 Site Context Map (Source: Bellfield Master Plan Design Guidelines, MGS, 2019)

2.5 Accessibility

As identified in the Traffic Impact Assessment Report prepared by OneMileGrid (see Appendix E) the subject site is accessible by a number of public transport routes (refer to Figure 5), being located approximately 1.7km from Heidelberg Train Station to the East and 1.5 kilometres to Eaglemont Station to the South East. A number of bus routes also close to the site including:

- Smartbus 903 along Bell Street
- 250, 350 and 549 along Oriel Road (adjacent to site)
- 513 along Bell Street
- 548 along Edwin Street

The bus routes along Oriel Road form part of the Principal Public Transport Network (PPTN), and offer frequent transport connections to the city and to nearby train stations (refer to Figure 6).

The PPTN reflects routes of high-quality public transport services, and supports more diverse and dense development near these routes. PPTN is a key component of Plan Melbourne, and is a statutory land-use planning

tool that provides certainty to planners and the community about locations that are, or will be, serviced by high-quality and integrated public transport networks.

In reference to the VicRoads SmartRoads Road User Hierarchy map (Appendix E, Figure 9), Oriel Road is categorised as a Bus Priority Route, Bicycle Priority Route and Traffic Route, while Banksia Street is a Bicycle Priority Route. This shows that while Oriel Road is a main arterial road for car traffic, the site is in an excellent location in terms of prioritised bus routes and bicycle routes.

As stated above, Oriel Road and Banksia Street are indicated as Bicycle Priority routes, and therefore make up part of the Principal Bicycle Network (PBN), which provide strong connections to other cycling routes and bike paths, as well as access to the CBD.

Traffic volume and speed surveys undertaken as part of the traffic assessment also show that all roads adjacent to the site (Oriol Road, Perkins Avenue and Banksia Street) are well within their maximum capacity, and additional traffic in the area as a result of additional housing and community facilities on the site will not negatively impact surrounding residents and amenity.

Please refer to the Traffic Impact Assessment Report prepared by OneMileGrid (Appendix E) for further details.

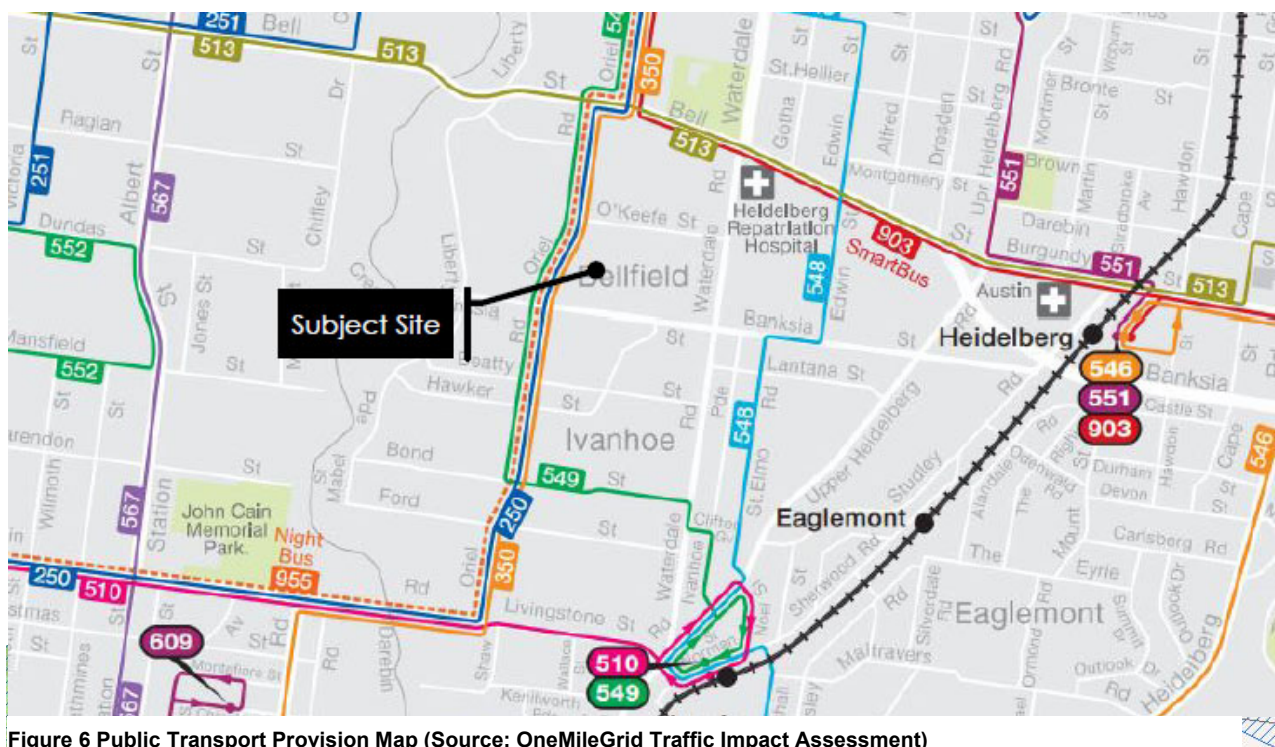


Figure 6 Public Transport Provision Map (Source: OneMileGrid Traffic Impact Assessment)

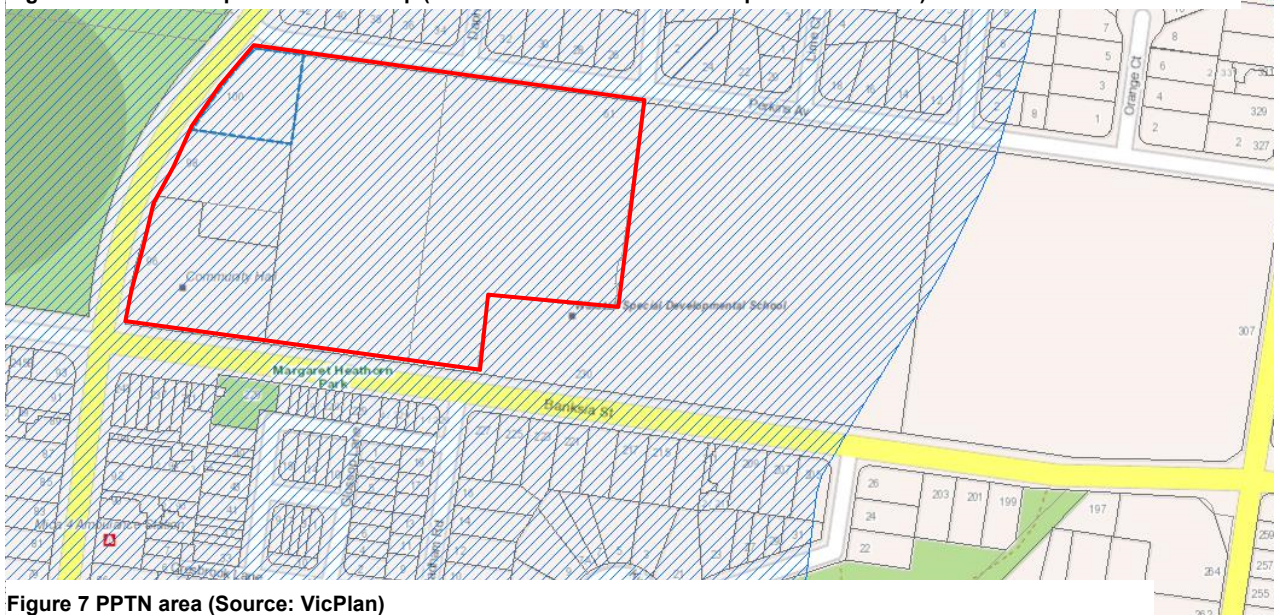
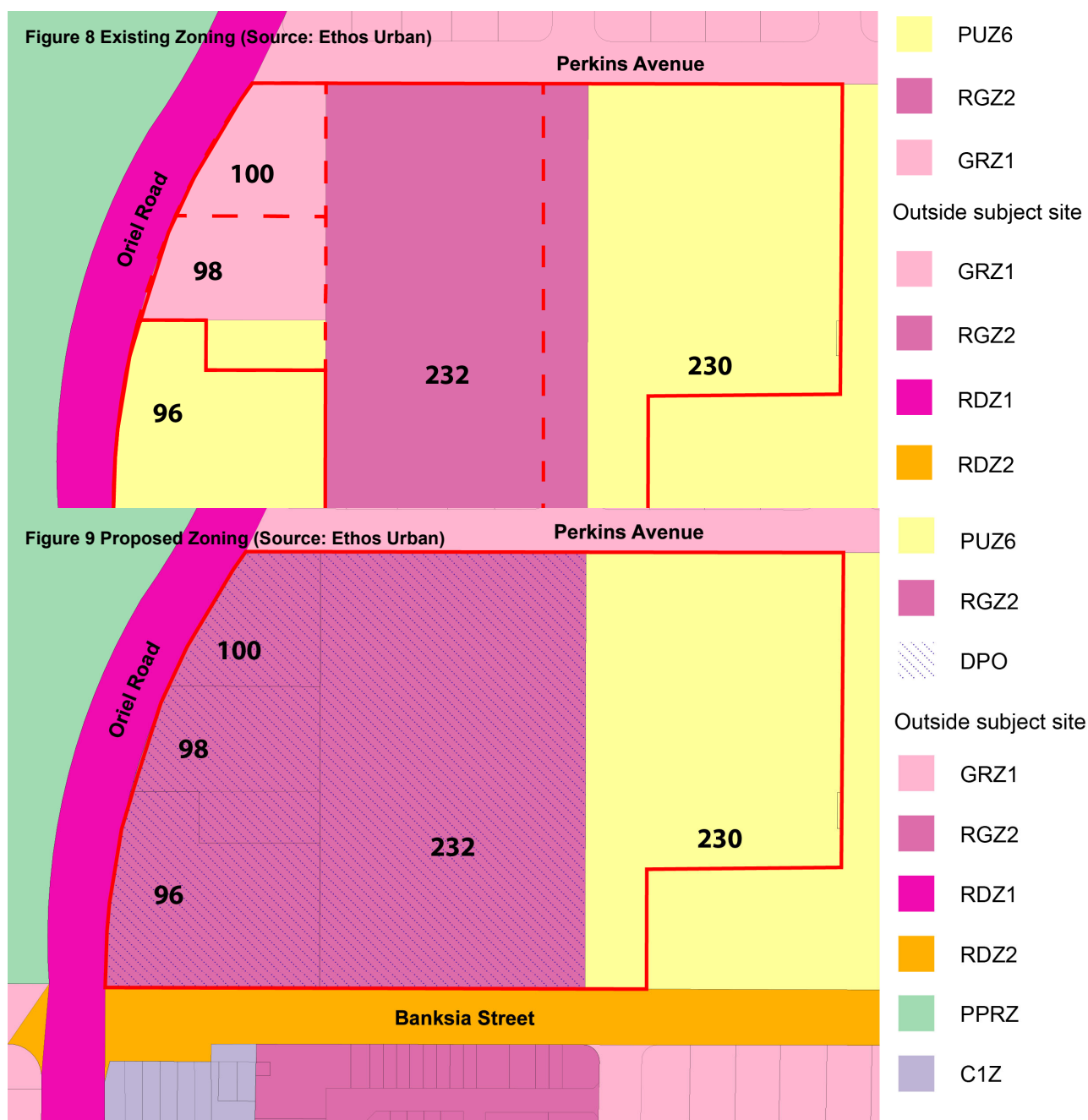


Figure 7 PPTN area (Source: VicPlan)

3.0 Proposal

This Planning Scheme Amendment (C153) proposal for the site includes the following:

- Amend Clause 21.04 Land Use – Housing of the Municipal Strategic Statement to include reference to strategic redevelopment sites.
- Amend Clause 21.06 Built Environment, specifically Clause 21.06-1 Objectives and Strategies; Objective 4 – Housing Change; Clause 21.06-2 Residential Areas Framework and introduce Clause 21.06-3 Background Documents to make reference to strategic re-development sites, list the background document underpinning the introduction of Development Plan Overlay Schedule 8 (DPO8) the Bellfield Design Guidelines (2019) and make specific changes to the Residential Areas Framework Map to include 96, 98 and 100 Oriel Road, and 232 Banksia Street, Bellfield as a Diversity Area.
- Rezone 96, 98 and 100 Oriel Road to Residential Growth Zone Schedule 2 (Former School Sites in the Olympia Ward) (RGZ2).
- Apply a Development Plan Overlay Schedule 8 (DPO8) over all Residential Growth Zone land within the subject site (96, 98 and 100 Oriel Road and 232 Banksia Street).
- Removal of the Covenant number GO55725 and PS35425K on land at 98 and 98A Oriel Road.



The land at 96, 98 and 100 Oriel Road is proposed to be rezoned to Residential Growth Zone Schedule 2 (Former School Sites in the Olympia Ward) (RGZ2). This would transform 96 Oriel Road from Public Use Zone 6 (Local Government) into Residential Growth Zone Schedule 2 (Former School Sites in the Olympia Ward) (RGZ2), and 98 and 100 Oriel Road from General Residential Zone Schedule 1 (GRZ1) to Residential Growth Zone Schedule 2 (Former School Sites in the Olympia Ward) (RGZ2). This rezoning would enable implementation of the key design objectives of the Bellfield Master Plan Design Guidelines for the western precinct (the Park and Village Precinct - Apartments). The Park and Village Precinct is identified for higher density residential development with potential commercial tenancies envisaged at ground level on the corner of Banksia Street and Oriel Road which would leverage off of the existing commercial strip to the south of the subject site across Banksia Street and maximise the opportunity to create a plaza shopping strip. The Residential Growth Zone provides the opportunity to do this through a discretionary height limit of 13.5 metres and allowing a limited number of retail type uses that can be achieved with a Planning Permit.

A Development Plan Overlay Schedule 8 (DPO8) is also proposed to be implemented across 96, 98 and 100 Oriel Road and 232 Banksia Street. Implementing this DPO8 will ensure that future development to occur in the proposed and existing RGZ land will follow the objectives of the Bellfield Master Plan Design Guidelines, and are guided by the requirements within the DPO schedule. Amendments are also proposed to Clause 21.06 Built Environment, specifically Clause 21.06-1 Objectives and Strategies; Objective 4 – Housing Change; Clause 21.06-2 Residential Areas Framework and an introduction of Clause 21.06-3 Background Documents to make reference to strategic redevelopment sites, list the background document underpinning the introduction of Development Plan Overlay Schedule 8 (DPO8) the Bellfield Design Guidelines (2019) and make specific changes to the Residential Areas Framework Map to include 96, 98 and 100 Oriel Road, and 232 Banksia Street, Bellfield as a Diversity Area. Such Amendments will ensure the strategic intent for the site is fully integrated into the Banyule Planning Scheme.

There are existing covenants on the title of 98 and 98A Oriel Road (GO55725 and PS35425K) which are required to be removed to allow for the change in land use. Both covenants establishes that only a building “*designed for or in connection with a sheltered workshop or workshops for handicapped persons*” is permitted (See Covenant included in Appendix F). The covenants are of no relevance to the context of the site.

This proposal seeks to remove this anachronistic covenant to ensure a streamlined process for future planning approvals and to enable the future redevelopment of the site. There is also a redundant drainage easement that exists on the land that could be a design constraint. This will be dealt with at a future Planning Permit application stage.

3.1 Strategic Justification

The proposal provides a positive solution for residential consolidation and redevelopment. High quality housing at higher densities as well as new community facilities would be an exceptional outcome for the immediate and surrounding Banyule community. The redevelopment will offer a range of housing typologies, from apartments to townhouses, as well as a new Community Centre and Garden and Social Housing within the PUZ6 site in the Community Precinct (230 Banksia Street).

As confirmed, the Community Hub Precinct (230 Banksia Street) will be accommodated on Public Use Zone 6 (Local Government) land. The design of the new community centre is still being refined and Council is in discussions with Community Housing providers to enable the social housing component of the site. As confirmed, given there are no specific design or built form guidelines included in the *Bellfield Master Plan Design Guidelines* (2019), the Community Hub Precinct does not form part of this Planning Scheme Amendment proposal.

The provision of dwellings at higher densities is suitable for this site as the residential uses will be located between the provision of new community facilities and the extensive Ford Park (located on the West side of Oriel Road). The site would also provide for new dwellings complementary to the vision for the La Trobe NEIC (see Section 4.1 for further discussion) and the key objectives of Plan Melbourne that aim to “*improve access to jobs across Melbourne and closer the where people live (Direction 1.2)*” (see Section 4.2 for further discussion).

In addition to access to existing jobs, redevelopment of the precinct itself will enable job creation through both pre and post-construction and approximately 20-30 jobs at the new community centre.

3.2 Yield Analysis

A Yield Analysis has been undertaken based on the final Bellfield Master Plan Design Guidelines.

Key findings of this analysis indicate that the site can accommodate anticipated dwelling numbers estimated by Council, with 283 dwellings including 122 townhouses and the remainder 161 apartments calculated based on the concept Master Plan included within the Design Guidelines.

Further details of these findings can be found in Appendix D.

4.0 Victoria Planning Provisions

4.1 The LaTrobe National Employment and Innovation Cluster (NEIC) Area

The proposal is within the emerging La Trobe National Employment and Innovation Cluster (NEIC) area. National Employment and Innovation Cluster areas are identified with the purpose of improving growth and clustering business activity of national significance. These key strategic areas are to be developed as places with a concentration of businesses and institutions that will provide a major contribution to the Victorian economy, with excellent transport links, and to accommodate future growth in jobs and housing.

The La Trobe NEIC is a cluster that has a focus on education, research, health and retail, with approximately 28,700 jobs within the cluster area. Being the second largest of all the Victorian National Employment and Innovation Clusters, it is essential for other land-uses to support such a large area of employment and education opportunities, such as additional infrastructure, housing and community amenity.

In reference to the *La Trobe National Employment and Innovation Cluster Draft Framework Plan* (March 2017), Principle 5 states a key aspiration for the area includes “a mixed use cluster with better services and facilities and affordable, accessible and diverse housing close to jobs”. Strategic Outcome 3 of the Draft Framework Plan also refers to a need for affordable housing options in the area that have a focus on sustainable and high quality design, which therefore should be at higher densities rather than typical detached housing typologies. Strategic Outcome 4 requires the cluster to have improved public open space and community infrastructure to meet changing needs. This has been addressed as part of the proposal, with the replacement and improvement of the existing community centre and garden, to be relocated and improved upon to allow for additional community services. This upgrade to community infrastructure within the NEIC is significant, as it will support the needs of the community including workers, visitors, students and residents.

In accordance with Ministerial Direction 18 which requires the VPA's advice on planning scheme amendments prior to submission, a response has been given regarding the rezoning of the site (see Appendix C). The VPA confirmed they see merit in the proposed Amendment, as it generally is in accordance with the *La Trobe National Employment and Innovation Cluster Draft Framework Plan* (March 2017).

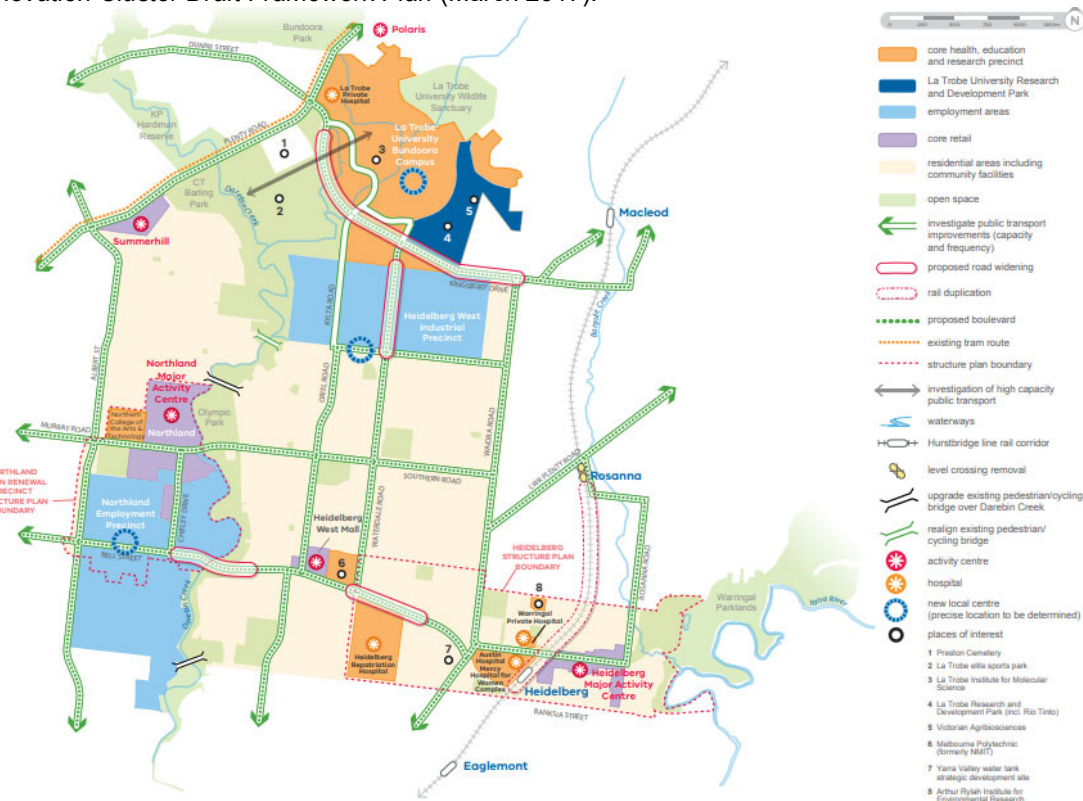


Figure 1 La Trobe NEIC (Source: VPA)

4.2 Plan Melbourne 2017-2050

Plan Melbourne is the long-term plan to accommodate Melbourne's future growth in population and employment and includes 9 principles that underpin a long-term vision for Melbourne; 7 outcomes to drive Melbourne as a competitive, liveable and sustainable city; 32 directions setting out how each outcome will be achieved and; 90 policies outlining the approach to deliver and achieve each outcome.

Of relevance to this proposal include: -

Outcome 1

Melbourne is a productive city that attracts investment, supports innovation and creates jobs

Two key **directions** to achieve this outcome include to: -

- *"Create development opportunities at urban renewal precincts across Melbourne."*

The following **policies** will assist in the delivery to achieve Outcome 1: -

- **Policy 1.3.1** – *Plan for and facilitate the development of urban renewal precincts.*

Outcome 2

Melbourne provides housing choice in locations close to jobs and services

Four key **directions** to achieve this outcome include to: -

- *"Manage the supply of new housing in the right locations to meet population growth and create a sustainable city."*
- *"Deliver more housing closer to jobs and public transport"*
- *"Facilitate decision-making processes for housing in the right locations."*
- *"Provide greater choice and diversity of housing."*

The following **policies** will assist in the delivery to achieve Outcome 2: -

- **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.*
- **Policy 2.1.4** – *Provide certainty about the scale of growth in the suburbs.*
- **Policy 2.2.3** – *Support new housing in activity centres and other places that offer good access to jobs, services and public transport.*
- **Policy 2.4.1** – *Support streamlined approval processes in defined locations.*
- **Policy 2.5.1** – *Facilitate housing that offers choice and meets changing household needs.*

4.3 Planning Policy Framework (PPF)

Key clauses of the PPF applicable to this proposal include: -

Clause 11

Settlement

Planning is to anticipate and respond to the needs of existing and future communities through provision of zoned and serviced land for housing, employment, recreation and open space, commercial and community facilities and infrastructure.

Clause 11-01-1S

Settlement

Key strategies of relevant to this proposal includes:

- Promote and capitalise on opportunities for urban renewal and infill redevelopment.
- Develop compact urban areas that are based around existing or planned activity centres to maximise accessibility to facilities and services.

Clause 15

Built Environment and Heritage

Planning is to recognise the role of urban design, building design, heritage and energy and resource efficiency in delivering liveable and sustainable cities, towns and neighbourhoods.

Planning should ensure all land use and development appropriately responds to its surrounding landscape and character, valued built form and cultural context.

Clause 15.01-1S
Urban Design

Seeks to ensure that urban environments are **safe, healthy, functional and enjoyable and that contribute to a sense of place and cultural identity.**

Key strategies of relevant to this proposal includes:

- Require development to respond to its context in terms of character, cultural identity, natural features, surrounding landscape and climate.
- Ensure development contributes to community and cultural life by improving the quality of living and working environments, facilitating accessibility and providing for inclusiveness.
- Ensure the interface between the private and public realm protects and enhances personal safety.
- Ensure that development provides landscaping that supports the amenity, attractiveness and safety of the public realm.

Clause 16
Housing

Planning should provide for housing diversity, and ensure the efficient provision of supporting infrastructure.

Planning should ensure the long term sustainability of new housing, including access to services, walkability to activity centres, public transport, schools and open space.

Planning for housing should include the provision of land for affordable housing.

Clause 16.01-1S
Integrated housing

Seeks to **promote a housing market that meets community needs.**

Key strategies of relevant to this proposal includes:

- Increase the supply of housing in existing urban areas by facilitating increased housing yield in appropriate locations, including under-utilised urban land.
- Ensure housing developments are integrated with infrastructure and services, whether they are located in existing suburbs, growth areas or regional towns.
- Facilitate the delivery of high quality social housing.

Clause 16.01-2S
Location of residential development

Seeks to **locate new housing in designated locations that offer good access to jobs, services and transport.**

Key strategies of relevant to this proposal includes:

- Increase the proportion of new housing in designated locations within established urban areas and reduce the share of new dwellings in greenfield and dispersed development areas.
- Encourage higher density housing development on sites that are well located in relation to jobs, services and public transport.
- Ensure an adequate supply of redevelopment opportunities within established urban areas to reduce the pressure for fringe development.
- Facilitate residential development that is cost effective in infrastructure provision and use, energy efficient, water efficient and encourages public transport use.
- Identify opportunities for increased residential densities to help consolidate urban areas.

Clause 16.01-3S
Housing Diversity

Seeks to **provide for a range of housing types to meet diverse needs.**

Key strategies of relevant to this proposal includes:

- Ensure housing stock matches changing demand by widening housing choice.
- Facilitate diverse housing that offers choice and meets changing household needs through:
 - A mix of housing types.
 - Adaptable internal dwelling design.
 - Universal design.
- Encourage the development of well-designed medium-density housing that:
 - Respects the neighbourhood character.

- Improves housing choice.
- Makes better use of existing infrastructure.
- Improves energy efficiency of housing.
- Support opportunities for a range of income groups to choose housing in well-served locations.
- Ensure planning for growth areas provides for a mix of housing types through a variety of lot sizes, including higher housing densities in and around activity centres.

Response to the PPF

The PPF provides a high-level strategic framework for land use and development. The policies outlined above enable planning at a municipal level and guide the formulation of local policies to implement good planning outcomes.

The planning scheme amendment proposed would rezone land that is currently under-utilised, and zoned as GRZ1 and PUZ6 to become RGZ2 to allow for residential redevelopment (under a DPO). The eastern portion of the land zoned PUZ6 will provide new community facilities and services to the residents of the development as well as existing residents in the surrounding area. This complies with the policies and objectives of the PPF, as new housing development opportunities should be sought in established urban areas to reduce pressure on fringe development, and are to be located within established urban areas with access to jobs, services and public transport.

This proposal would enable the provision of a diverse range of housing at a location close to multiple employment nodes, existing services and public transport.

4.4 Local Planning Policy Framework

Clause 21.01

Municipal Profile

Identifies that Banyule has access to a significant number and range of jobs, particularly in the industrial, retail and public sectors. The area has access to a range of transport options including the Hurstbridge trainline, cross-city SmartBus routes and other bus routes, as well as links to major arterial roads.

Banyule's 2014 estimated residential population of 125,250 is expected to increase to 142,332 by 2031 (Victoria in the Future 2014). The largest population gains in the recent past have occurred in the north-west, north and west of the municipality, with the greatest losses in the east and south.

Households comprising couples with children are expected to remain the predominate household type to 2031, with a rise in the percentage of households comprising couple only and one person households.

Only 19.7% of the dwellings are medium or high density compared to 28% in Greater Melbourne. In recent years, growth has occurred most significantly in the numbers of medium density dwellings. This indicates a demand for smaller sized homes and a decrease in demand for separate houses. The distribution of the higher density housing has been highly dispersed with no particular concentrations occurring.

Clause 21.04

Land Use

Issues related to housing in Banyule include:

- Achieving a balance between objectives of protecting residential amenity and providing for desired future neighbourhood character outcomes, and providing urban consolidation and satisfying housing demand.
- Providing a suit of housing opportunities to ensure that household seeking to reside in Banyule have a choice as to housing type.
- Providing affordable housing, particularly in the private rental market, and encouraging the provision of crisis accommodation, well locates student accommodation and public housing.
- Providing housing for older persons or those with impaired mobility particularly in locations close to public transport and local services, to reduce the risk of social isolation for occupants from the broader community.

Relevant objectives and strategies to resolve this include:

- New housing, close to Activity centres, public transport routes and services and promoting the use and development of large residential sites.

- Diversity in housing types in appropriate locations, including, layout, size, affordability and tenure, and encouraging a mix of public and private housing within well-designed developments.
- Improving housing affordability by supporting affordable housing in locations with good access to public transport and services and the provision of affordable housing in the private rental market.

Clause 21.06

Key issues identified for residential developments in the city of Banyule that relate to this proposal include:

Built Environment

- The provision of a safe, attractive and high quality built environment
- Various parts of the City will need to accommodate change, due to population growth and the community's changing housing needs, requiring a desired future neighbourhood character which supports more change in some parts of the City and limited change in other parts.
- Good quality design outcomes are needed to show the benefit of shop top, townhouse and apartment living lifestyles and mix-use living environments.
- Some new development fails to consider the broader role of significant trees, substantial trees and other vegetation as a contributor to; biodiversity, greenhouse gases absorption, water sensitive design and the shading of buildings and spaces.

Clause 21.08

Identifies all areas of strategic significance within the municipality.

Local Place

National Employment Cluster – emerging

- La Trobe

Response to the LPPF

The MSS and LPPF provide guidance for local decision-makers regarding the interpretation and contextual application of the PPF.

As outlined above in the PPF, the planning scheme amendment proposed would rezone land that is currently under-utilised, and zoned as GRZ1 and PUZ6 to become RGZ2 to allow for residential redevelopment (under a DPO). The eastern portion of the land zoned PUZ6 will provide new community facilities and services to the residents of the development as well as existing residents in the surrounding area.

The Amendment also proposes to amend Clause 21.04 Land Use – Housing of the Municipal Strategic Statement to include reference to strategic redevelopment sites. Clause 21.06 Built Environment is additionally proposed to be amended, specifically Clause 21.06-1 Objectives and Strategies; Objective 4 – Housing Change; Clause 21.06-2 Residential Areas Framework and introduce Clause 21.06-3 Background Documents to make reference to strategic re-development sites, list the background document underpinning the introduction of Development Plan Overlay Schedule 8 (DPO8) the Bellfield Design Guidelines (2019) and make specific changes to the Residential Areas Framework Map to include 96, 98 and 100 Oriel Road, and 232 Banksia Street, Bellfield as a Diversity Area.

The rezoning will provide for the required additional housing the municipality needs to accommodate the anticipated growth while creating an integrated community where there is access to jobs, transport and services. Application of a DPO allows for a desired built form outcome to be achieved that will not only cater for a variety of needs but also ensures that the built form created is of a high quality, is energy efficient, and is built to last.

The site is also within the La Trobe NEIC, an area of strategic significance within the municipality. The site is an emerging cluster area, with a focus on employment and education in health and research, as well as significant retail opportunities. The proposal will provide additional housing close to employment opportunities within the cluster area, as well as provide additional community facilities for those who will be living and working in the precinct.

4.5 Zones, Overlay and Particular Provisions

4.5.1 Existing Zones

Public Use Zone 6 (Local Government) (PUZ6)

As identified in Figure 5 of this report, the subject land at 96 Oriel Road is currently within the Public Use Zone (PUZ6).

The purpose of the PUZ is:

- *To implement the Municipal Planning Strategy and the Planning Policy Framework.*
- *To recognise public land use for public utility and community services and facilities.*
- *To provide for associated uses that are consistent with the intent of the public land reservation or purpose.*

The current uses at this site include the Bellfield Community Hall and Bellfield Community Garden, where a range of community services are located. This Amendment seeks to undertake a site-specific zoning change that will greater align with the intended use of the site and adjacent sites part of this application.

General Residential Zone Schedule 1 (GRZ1)

The subject land at 98 and 100 Oriel Road is currently within the General Residential Zone Schedule 1 (GRZ1) of the Banyule Planning Scheme.

The purpose of the GRZ is:

- *To implement the Municipal Planning Strategy and the Planning Policy Framework.*
- *To encourage development that respects the neighbourhood character of the area.*
- *To encourage a diversity of housing types and housing growth particularly in locations offering good access to services and transport.*
- *To allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations.*

The current uses at this part of the site includes vacant land which was formerly the RDNS depot and Hi-City workshop and office which is on temporary leasing agreement.

The Amendment seeks to undertake a site-specific zoning change to Residential Growth Zone (RGZ) that will greater align with the intended use of the site as reflected in the Design Guidelines and fully integrate with the wider Precinct vision.

4.5.2 Proposed Residential Growth Zone Schedule 2 (RGZ2)

This Amendment seeks to rezone the land at 96, 98 and 100 Oriel Road to Residential Growth Zone Schedule 2 (RGZ2). The purpose of the RGZ2 is:

- *To implement the Municipal Planning Strategy and the Planning Policy Framework.*
- *To provide housing at increased densities in buildings up to and including four storey buildings.*
- *To encourage a diversity of housing types in locations offering good access to services and transport including activity centres and town centres.*
- *To encourage a scale of development that provides a transition between areas of more intensive use and development and other residential areas.*
- *To ensure residential development achieves design objectives specified in a schedule to this zone.*
- *To allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations.*

Response to the Zone Provisions

The proposed Amendment would enable more efficient use of the land in the long-term, as intended by Council upon its initial acquisition of the land. This section of the Precinct was not rezoned in Amendment C96 as part of the former La Trobe Secondary College site and therefore requires rezoning to align with the remainder of the Precinct and to enable implementation of the Design Guideline aspirations.

As confirmed, the existing community uses are proposed to be relocated to the decommissioned La Trobe Secondary College site at 230 Banksia Street, which is currently zoned Public Use Zone (PUZ6). This relocation opens up the opportunity for 96 Oriel Road to maximise its ideal development potential for a higher density dwelling typology, given its Ford Park interface on Oriel Road, and the small commercial area to the south on Banksia Street.

4.6 Overlays**Proposed Development Plan Overlay Schedule 8 (DPO8)**

A Development Plan Overlay is proposed over the land at 96-100 Oriel Road and 232 Banksia Street.

The purpose of the DPO is:

- *To implement the Municipal Planning Strategy and the Planning Policy Framework.*
- *To identify areas which require the form and conditions of future use and development to be shown on a development plan before a permit can be granted to use or develop the land.*
- *To exempt an application from notice and review if a development plan has been prepared to the satisfaction of the responsible authority.*

No overlays currently affect the site. It is proposed to apply a DPO across all parcels that are currently or proposed to be within the Residential Growth Zone (Schedule 2) (RGZ2).

Response to the Overlay Provisions

The proposed Amendment would apply the Development Plan Overlay over the land at 96, 98 and 100 Oriel Road (proposed to be rezoned as Residential Growth Zone Schedule 2) and at 232 Banksia Street (currently zoned as Residential Growth Zone Schedule 2).

A Development Plan Overlay will guide the future built form of the Precinct in an integrated manner in accordance with the *Bellfield Master Plan Design Guidelines (2019)*. The Development Plan Overlay will require the preparation of a Development Plan for approval by the Responsible Authority that is in accordance with the design objectives included in the DPO.

The requirements for the Development Plan must demonstrate accordance with a range of design parameters including, being generally in accordance with the Concept Plan (see Concept Plan in Appendix A), maximum building heights, access requirements, and supporting required reports to be provided alongside the Development Plan application. Approval of a Development Plan will then exempt future Planning Permit Application notice requirements of section 52(1)(a), (b) and (d), the decision requirements of section 64(1), (2) and (3) and the review rights of section 82(1) of the Act if an application is in accordance with an approved Development Plan.

The DPO will ensure that any future development of the site is in accordance with the vision identified and consulted on through the *Bellfield Master Plan Design Guidelines (2019)*. An approved Development Plan will enable a more streamlined and efficient Planning Permit application process at a future stage.

The DPO enables the provision of a north-south access road to allow for circulation of vehicles through the site as well as through the proposed residential precincts. This circulation has been reviewed by OneMileGrid Traffic Engineers with their advice included in the attached Traffic Impact Assessment (Appendix E). The DPO also stipulates that pedestrian access paths should be indicated on the Development Plan, and that these should provide key pedestrian links between the community services hub, Ford Park, and through the precinct. It is also noted that bicycle parking should be made available close to pedestrian accessways located along primary frontages (as seen in the Concept Plan in Appendix A).

4.7 Particular Provisions

Clause 52.06 Car Parking

The purpose of Clause 52.06 is:

- *To ensure that car parking is provided in accordance with the Municipal Planning Strategy and the Planning Policy Framework.*
- *To ensure the provision of an appropriate number of car parking spaces having regard to the demand likely to be generated, the activities on the land and the nature of the locality.*
- *To support sustainable transport alternatives to the motor car.*
- *To promote the efficient use of car parking spaces through the consolidation of car parking facilities.*
- *To ensure that car parking does not adversely affect the amenity of the locality.*
- *To ensure that the design and location of car parking is of a high standard, creates a safe environment for users and enables easy and efficient use.*

Clause 52.34 Bicycle Facilities

The purpose of Clause 52.34 is:

- *To encourage cycling as a mode of transport.*
- *To provide secure, accessible and convenient bicycle parking spaces and associated shower and change facilities.*

Clause 52.02 Easements, Restrictions and Reserves

The purpose of this clause is:

- *To enable the removal and variation of an easement or restrictions to enable a use or development that complies with the planning scheme after the interests of affected people are considered.*

Response to Clause 52.06 Car Parking, Clause 52.34 Bicycle Facilities and Clause 52.02 Easements, Restrictions and Reserves

The supporting Traffic Impact Assessment included in Appendix E confirms that car parking for residences could be reasonably accommodated either in individual garages (townhouses) or within car parking beneath the apartment buildings. Additional at-grade car parking for community uses and public housing (See Appendix E) can be accommodated within the site. On-street car parking is also anticipated to be provided internal to the site along some internal roads where appropriate. It is anticipated that any future application for development will be able to comfortably accommodate car parking requirements in accordance with Clause 52.06.

The proposal will also encourage cycling as a mode of transport as it is along two streets (Oriel Road and Banksia Street) that are part of the Principal Bicycle Network (PBN). The site layout will provide a network of shared and wide shared paths throughout the site that will encourage cycling within the site for residents and visitors, as well as the standard provision of bicycle spaces in accordance with Clause 52.34-5 for dwellings and community uses.

It is anticipated that a large number of future residents will utilise public transport options given the site's location within the PPTN area.

In relation to the proposed Covenants to be removed at the site, as discussed in this report, the anachronistic covenants are of no relevance to the context of the site and are proposed for removal as part of this Amendment to enable a streamlined Planning Application process for the site.

5.0 Strategic Planning Considerations

Why is an amendment required?

The Amendment C153 seeks to undertake site specific changes to both zones and overlays that will align with the future intended use and development aspirations of the land as identified through the Bellfield Master Plan Design Guidelines (2019).

The Amendment intends to rezone 96, 98 and 100 Oriel Road from Public Use Zone (Local Government) and General Residential Zone – Schedule 1 (GRZ1), to Residential Growth Zone - Schedule 2 (RGZ2). The Amendment will also include the application of a Development Plan Overlay - Schedule 8 (DPO8) over these parcels, and on 232 Banksia Street.

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 of the Planning and Environment Act 1987 through:

- Providing for the fair, orderly, economic and sustainable use, and development of land
- Securing a pleasant, efficient and safe working, living and recreational environment for all Victorians and visitors to Victoria
- Protecting public utilities and other assets and enable the orderly provision and co-ordination of public utilities and other facilities for the benefit of the community
- Balancing the present and future interests of all Victorians.
- Ensuring sound, strategic planning and co-ordinated action at State, regional and municipal levels.
- Enabling land use and development planning and policy to be easily integrated with environmental, social, economic, conservation and resource management policies at State, regional and municipal levels.
- Ensure that the effects on the environment are considered and provide for explicit consideration of social and economic effects when decisions are made about the use and development of land.
- Facilitating development that achieves the objectives of planning in Victoria and planning objectives set up in planning schemes.

The Amendment will provide social, economic and environmental benefits for the land and general area in its surroundings. The Amendment will allow for the site to be utilised to its full potential, providing new dwellings and community uses to the community, as well as supporting the aspirations of the La Trobe NEIC, and provide for net community benefit by enabling redevelopment that will encourage housing diversity in a strategic location where there will be an increase in employment and economic activity.

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

Environmental effects: Environmental effects have been fully considered as part of this Amendment process. The approval of the proposed Amendment will have no adverse environmental impact.

Social effects: The Amendment will have positive social effects, as the proposed community uses at 230 Banksia Street will provide services and amenities to new and existing residents in the area.

Economic effects: The Amendment is expected to have positive economic benefits for the centre and municipality generally. The amendment is providing community and residential amenity to an area which is identified as within the La Trobe National Employment and Innovation Cluster.

How does the amendment address any relevant bushfire risk?

The site has not been identified as being subject to bushfire risk. No additional bushfire risk measures are required as a result of the proposed amendment.

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

Ministerial Direction – The Form and Content of the Planning Scheme

The Amendment is consistent with Ministerial Direction for Form and Content of the Planning Scheme.

Ministerial Direction No. 9 – Metropolitan Strategy

The Amendment is consistent with Ministerial Direction 9 Metropolitan Strategy. The Metropolitan Strategy (Plan Melbourne: Metropolitan Planning Strategy 2017-2050) includes a number of Outcomes, Objectives and Directions which have implications for the proposed Amendment.

Ministerial Direction No. 11 – Strategic Assessment of Amendments

The Amendment meets the requirements of Ministerial Direction No 11 Strategic Assessment of Amendments.

Ministerial Direction No. 15 – The Planning Scheme Amendment Process

Specifically, AN48: Ministerial Direction No.15 – The Planning Scheme Amendment Process. All process requirements to be met under this direction have been considered and met in the preparation of the amendment.

Ministerial Direction No. 18 – Victorian Planning Authority Advice on Planning Scheme amendment

The Amendment also meets the requirements of Ministerial Direction No. 18, which requires the advice of the Victorian Planning Authority on all planning scheme amendments. The VPA has provided a letter in response to the proposed planning scheme amendment stating they have no issues with the proposed Development Plan Overlay. There will be a further submission of information including the proposed Zone (RGZ2), DELWP zone maps and all other relevant documentation to the VPA. This is being sent to the VPA at the same time as lodgement of this Amendment to the Minister. We will forward any response from the VPA as soon as it's received.

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

The State Planning Policy Framework (SPPF) identifies principles of land use and Development Planning relevant to the current Amendment. The Amendment and subsequent rezoning would enable the efficient ongoing operation of the subject site which is consistent with the following State Planning Policies:

Plan Melbourne 2017-2050

The proposed amendment accords with the following key outcomes, directions and policies of the State Strategic Plan - *Plan Melbourne 2017-2050*.

Outcome 1

Melbourne is a productive city that attracts investment, supports innovation and creates jobs

Two key **directions** to achieve this outcome include to: -

- *“Create development opportunities at urban renewal precincts across Melbourne.”*

The following **policies** will assist in the delivery to achieve Outcome 1: -

- **Policy 1.3.1 – Plan for and facilitate the development of urban renewal precincts.**

Outcome 2

Melbourne provides housing choice in locations close to jobs and services

Four key **directions** to achieve this outcome include to: -

- *“Manage the supply of new housing in the right locations to meet population growth and create a sustainable city.”*
- *“Deliver more housing closer to jobs and public transport”*
- *“Facilitate decision-making processes for housing in the right locations.”*
- *“Provide greater choice and diversity of housing.”*

The following **policies** will assist in the delivery to achieve Outcome 2: -

- **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.*
- **Policy 2.1.4** – *Provide certainty about the scale of growth in the suburbs.*
- **Policy 2.2.3** – *Support new housing in activity centres and other places that offer good access to jobs, services and public transport.*
- **Policy 2.4.1** – *Support streamlined approval processes in defined locations.*
- **Policy 2.5.1** – *Facilitate housing that offers choice and meets changing household needs.*

Planning Policy Framework

Clause 11 Settlement	<i>Planning is to anticipate and respond to the needs of existing and future communities through provision of zoned and serviced land for housing, employment, recreation and open space, commercial and community facilities and infrastructure.</i>
Clause 11-01-1S Settlement	<p>Key strategies of relevant to this proposal includes:</p> <ul style="list-style-type: none"> • Promote and capitalise on opportunities for urban renewal and infill redevelopment. • Develop compact urban areas that are based around existing or planned activity centres to maximise accessibility to facilities and services.
Clause 15 Built Environment and Heritage	<p><i>Planning is to recognise the role of urban design, building design, heritage and energy and resource efficiency in delivering liveable and sustainable cities, towns and neighbourhoods.</i></p> <p><i>Planning should ensure all land use and development appropriately responds to its surrounding landscape and character, valued built form and cultural context.</i></p>
Clause 15.01-1S Urban Design	<p>Seeks to ensure that urban environments are safe, healthy, functional and enjoyable and that contribute to a sense of place and cultural identity.</p> <p>Key strategies of relevant to this proposal includes:</p> <ul style="list-style-type: none"> • Require development to respond to its context in terms of character, cultural identity, natural features, surrounding landscape and climate. • Ensure development contributes to community and cultural life by improving the quality of living and working environments, facilitating accessibility and providing for inclusiveness. • Ensure the interface between the private and public realm protects and enhances personal safety. • Ensure that development provides landscaping that supports the amenity, attractiveness and safety of the public realm.
Clause 16 Housing	<p><i>Planning should provide for housing diversity, and ensure the efficient provision of supporting infrastructure.</i></p> <p><i>Planning should ensure the long term sustainability of new housing, including access to services, walkability to activity centres, public transport, schools and open space.</i></p> <p><i>Planning for housing should include the provision of land for affordable housing.</i></p>
Clause 16.01-1S Integrated housing	<p>Seeks to promote a housing market that meets community needs.</p> <p>Key strategies of relevant to this proposal includes:</p> <ul style="list-style-type: none"> • Increase the supply of housing in existing urban areas by facilitating increased housing yield in appropriate locations, including under-utilised urban land. • Ensure housing developments are integrated with infrastructure and services, whether they are located in existing suburbs, growth areas or regional towns. • Facilitate the delivery of high quality social housing.
Clause 16.01-2S Location of residential development	<p>Seeks to locate new housing in designated locations that offer good access to jobs, services and transport.</p> <p>Key strategies of relevant to this proposal includes:</p> <ul style="list-style-type: none"> • Increase the proportion of new housing in designated locations within established urban areas and reduce the share of new dwellings in greenfield and dispersed development areas.

- Encourage higher density housing development on sites that are well located in relation to jobs, services and public transport.
- Ensure an adequate supply of redevelopment opportunities within established urban areas to reduce the pressure for fringe development.
- Facilitate residential development that is cost effective in infrastructure provision and use, energy efficient, water efficient and encourages public transport use.
- Identify opportunities for increased residential densities to help consolidate urban areas.

Clause 16.01-3S

Seeks to ***provide for a range of housing types to meet diverse needs.***

Housing Diversity

Key strategies of relevant to this proposal includes:

- Ensure housing stock matches changing demand by widening housing choice.
- Facilitate diverse housing that offers choice and meets changing household needs through:
 - A mix of housing types.
 - Adaptable internal dwelling design.
 - Universal design.
- Encourage the development of well-designed medium-density housing that:
 - Respects the neighbourhood character.
 - Improves housing choice.
 - Makes better use of existing infrastructure.
 - Improves energy efficiency of housing.
- Support opportunities for a range of income groups to choose housing in well-served locations.
- Ensure planning for growth areas provides for a mix of housing types through a variety of lot sizes, including higher housing densities in and around activity centres.

The PPF provides a high-level strategic framework for land use and development. The policies outlined above enable planning at a municipal level and guide the formulation of local policies to implement good planning outcomes.

The planning scheme amendment proposed would rezone land that is currently under-utilised, and zoned as GRZ1 and PUZ6 to become RGZ2 to allow for residential redevelopment (under a DPO), while the PUZ6 land in the east of the site will provide new community facilities and services to the residents of the development as well as existing residents in the surrounding area. This complies with the PPF, as new housing development opportunities should be sought in established urban areas to reduce pressure on fringe development, and are located within established urban areas with access to jobs, services and public transport. This proposal would also include the provision of a diverse range of housing, including private, affordable and social housing.

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

The Amendment would be consistent with the LPPF by providing the community with housing diversity, as well as providing the community with new community facilities. Specifically, the proposed Amendment conforms to the following local planning policies.

Local Planning Policy Framework

Clause 21.01

Municipal Profile

Identifies that Banyule has access to a significant number and range of jobs, particularly in the industrial, retail and public sectors. The area has access to a range of transport options including the Hurstbridge trainline, cross-city SmartBus routes and other bus routes, as well as links to major arterial roads.

Banyule's 2014 estimated residential population of 125,250 is expected to increase to 142,332 by 2031 (Victoria in the Future 2014). The largest population gains in the recent past have occurred in the north-west, north and west of the municipality, with the greatest losses in the east and south.

Households comprising couples with children are expected to remain the predominate household type to 2031, with a rise in the percentage of households comprising couple only and one person households.

Only 19.7% of the dwellings are medium or high density compared to 28% in Greater Melbourne. In recent years, growth has occurred most significantly in the numbers of medium density dwellings. This indicates a demand for smaller sized homes and a decrease in demand for separate houses. The distribution of the higher density housing has been highly dispersed with no particular concentrations occurring.

Clause 21.04

Land Use

Issues related to housing in Banyule include:

- Achieving a balance between objectives of protecting residential amenity and providing for desired future neighbourhood character outcomes, and providing urban consolidation and satisfying housing demand.
- Providing a suit of housing opportunities to ensure that household seeking to reside in Banyule have a choice as to housing type.
- Providing affordable housing, particularly in the private rental market, and encouraging the provision of crisis accommodation, well locates student accommodation and public housing.
- Providing housing for older persons or those with impaired mobility particularly in locations close to public transport and local services, to reduce the risk of social isolation for occupants from the broader community.

Relevant objectives and strategies include:

- New housing, close to Activity centres, public transport routes and services and promoting the use and development of large residential sites.
- Diversity in housing types in appropriate locations, including, layout, size, affordability and tenure, and encouraging a mix of public and private housing within well-designed developments.
- Improving housing affordability by supporting affordable housing in locations with good access to public transport and services and the provision of affordable housing in the private rental market.

Clause 21.06

Built Environment

Key issues identified for residential developments in the city of Banyule that relate to this proposal:

- The provision of a safe, attractive and high quality built environment
- Various parts of the City will need to accommodate change, due to population growth and the community's changing housing needs, requiring a desired future neighbourhood character which supports more change in some parts of the City and limited change in other parts.
- Good quality design outcomes are needed to show the benefit of shop top, townhouse and apartment living lifestyles and mix-use living environments.
- Some new development fails to consider the broader role of significant trees, substantial trees and other vegetation as a contributor to; biodiversity, greenhouse gases absorption, water sensitive design and the shading of buildings and spaces.

Clause 21.08

Local Place

Identifies all areas of strategic significance within the municipality.

National Employment Cluster – emerging

La Trobe

The MSS and LPPF provide guidance for local decision-makers regarding the interpretation and contextual application of the SPPF. It is proposed to amend Clause 21.04 Land Use – Housing to include reference to strategic redevelopment sites and the Bellfield Master Plan Design Guidelines (2019).

As outlined above in the PPF, the planning scheme amendment proposed would rezone land that is currently under-utilised, and zoned as GRZ1 and PUZ6 to become RGZ2 to allow for residential redevelopment (under a DPO), while the PUZ6 land in the east of the site will provide new community facilities and services to the residents of the development as well as existing residents in the surrounding area.

The site is also within the La Trobe NEIC, an area of strategic significance within the municipality. The site is an emerging cluster area, with a focus on employment and education in health and research, as well as significant retail opportunities. The proposal would provide additional housing close to these sites within the cluster area, as well as provide additional community facilities for those who will be living and working in the precinct. The

rezoning will provide additional housing and development opportunities, where there is access to jobs, transport and services.

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

The amendment makes proper use of the Victorian Planning Provisions, in this case the improved articulation of land use planning strategic directions and the rezoning of land.

This approach uses the most appropriate tools available in the Victoria Planning Provisions to revise planning directions and controls for the overall site.

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

Banyule City Council is the Responsible Authority for the area, and the amendment is being undertaken with its support. The views of relevant agencies will be sought and considered during the amendment process. Additionally, all interested parties will have the opportunity to comment and make submissions through the statutory exhibition process.

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

The proposal will not impact on any components of the transport system as defined in Section 3 of the Transport Integration Act 2010. Accordingly a full assessment of the proposal against the requirements of Section 25 of the Transport Integration Act 2010 is not required.

Resource and administrative costs

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

There will be no substantive impact on the resources 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:

Banyule Council Offices

Level 3, 1 Flintoff Street,

Greensborough

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 [and/or planning permit] may make a submission to the planning authority. Submissions about the Amendment [and/or planning permit] must be received by [insert submissions due date].

A submission must be sent to: PO Box 94, Greensborough VIC 3088

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: [insert directions hearing date]
- panel hearing: [insert panel hearing date]

Mapping Reference Table

Location	Land /Area Affected	Mapping Reference
Banyule	Land bounded by Oriel Road, Perkins Avenue and Banksia Street	Banyule C153bany Map 14 Zones Banyule C153bany Map 14 DPO

6.0 Conclusion

6.1 Final Assessment

As discussed throughout this report, it is submitted that the Planning Scheme Amendment:

- Addresses all relevant PPF, LPPF and MSS policies,
- Responds to both state and local strategies that aim for consolidation and residential redevelopment opportunities in appropriate locations that are connected to transport, employment and services,
- Proposed the rezoning of land within the subject site that are not appropriately zoned for the intended use of the land,
- Enables the efficient and sustainable development of the subject site consistent with the Banyule Planning Scheme; and
- The proposal will have an overall net community benefit, and no significant impacts on the surrounding area.

As a result of the above, it is submitted that the proposed request is consistent with the relevant provisions of the Banyule Planning Scheme and relevant strategies.