

BOROONDARA PLANNING SCHEME

AMENDMENT C53

EXPLANATORY REPORT

Who is the Planning Authority?

This amendment has been prepared by the Minister for Planning. The Minister for Planning is the planning authority for this amendment.

Land affected by the Amendment.

The amendment applies to the Kew Residential Services (KRS) land, Princess Street, Kew. The land is in two lots and is described as Crown Allotments 59Q and 59R, Parish of Boroondara, County of Bourke. The Department of Human Services manages the land.

The KRS land is generally bounded by Princess Street to the east, Hutchinson Drive to the north, the rear of properties fronting Wills Street to the south and the Willsmere Apartments and Kew Gardens developments to the west.

What the Amendment does.

The amendment:

- Makes the Minister for Planning the responsible authority for the administration and enforcement of the Boroondara Planning Scheme for the land by inserting the land in the Schedule to Clauses 61.01 to 61.04.
- Changes the zoning of the land from Public Use Zone 3 Health & Community to the Residential 1 Zone.
- Applies the Development Plan Overlay Schedule 3 - Kew Residential Services (DPO3) to the land.
- Applies the Heritage Overlay HO253 and HO254 to a portion of the land.
- Applies the Vegetation Protection Overlay Schedule 2 - Kew Residential Services (VPO2) to a portion of the land.
- Incorporates the Kew Residential Services Urban Design Framework, October 2003 in the Boroondara Planning Scheme by inserting this document into the list of incorporated documents in the Schedule to Clause 81.

Why the Amendment is required.

The amendment is required to implement the Government's decision to close and redevelop KRS. The proceeds from the sale of the land will fund new housing for KRS residents at Kew and other locations depending on residents' preferences. The amendment will also implement the Government's preferred Urban Design Framework for the redevelopment of KRS.

The amendment will facilitate the redevelopment of KRS for residential purposes.

The amendment makes the Minister for Planning the responsible authority for planning approvals required for the redevelopment of KRS. The Minister for Planning will therefore approve the development plan required under the Development Plan Overlay and process and decide planning permit applications for subdivision, use and development of the KRS land under the zone and overlay provisions proposed in the amendment. This is necessary to ensure that the new housing for KRS residents is provided in a timely manner and coordinated effectively on behalf of the State Government.

The amendment will facilitate the redevelopment of the Kew Residential Services (KRS) for residential purposes.

The amendment incorporates the Kew Residential Services Urban Design Framework, October 2003 (KRS UDF October 2003) into the planning scheme to give it statutory weight. This will ensure that the site is developed in an integrated manner and in a way that responds to the site's features and context. The KRS UDF October 2003 was developed following an extensive public consultation process. It contains principles and objectives and a Framework Plan that identifies maximum building heights and minimum set backs from the south and west boundaries of KRS for buildings more than a single storey. The redevelopment of KRS is required to be generally in accordance with the KRS UDF October 2003.

The amendment also requires a detailed development plan to be approved by the responsible authority before development may take place, in most instances. The development plan is required to be generally in accordance with the KRS UDF October 2003. Detailed information about the staging of development, the number of lots and types of dwellings, tree protection, traffic impact, design guidelines and sustainable development initiatives must be addressed in the development plan. There is some flexibility to enable new housing to be provided for KRS residents in advance of the development plan approval.

Planning permits will be required for the subdivision, use and development of the land in accordance with the provisions of the planning scheme. Planning permit applications will be subject to a proper planning assessment. Applications that are generally in accordance with the approved development plan will be exempt from notice and third party review to the Victorian Civil and Administrative Tribunal.

The amendment provides for the protection and retention of the significant vegetation comprising avenue plantings and individual specimens of mature trees.

The amendment also provides for the protection and retention of the Parents Retreat/ Chapel and the STAD Building because of their cultural and heritage significance.

Ultimately the redevelopment of KRS will create a new residential community that has the potential to make a major contribution to the achievement of the directions and policies in *Melbourne 2030* and provide new housing in a community setting for KRS residents.

Impact of the Amendment.

Minister's Directions

The amendment is consistent with the *Ministerial Direction on the Form and Content of Planning Schemes* under section 7(5) of the Act.

The amendment is consistent with the *Minister's Direction No 9 – Metropolitan Strategy*. In particular, by facilitating the redevelopment of KRS, the amendment implements:

- Direction 1 A more compact city
- Direction 5 A great place to be
- Direction 7 A greener city
- Policy 1.3 New housing and good access to services and transport
- Policy 5.1 Urban design
- Policy 5.2 Protecting cultural identity
- Policy 5.4 Protecting heritage places
- Policy 5.6 Improving open space
- Policy 7.4 Reducing the impact of stormwater on bays and catchments
- Policy 7.8 Promoting sustainable development

Environmental Effects

The amendment will not have any significant detrimental effects on the environment and the environment will not have any significant effects on the use or development envisaged in the amendment.

The amendment encourages the implementation of environmental initiatives and sustainable development as key objectives for the redevelopment of KRS. The initiatives include:

- The retention of significant trees, supported by tree protection zones and a tree protection strategy.
- Additional public open space that provides a link to Yarra Bend Park.
- Strategies to promote bicycle use and walking.
- Strategies to reduce potable water consumption.
- Strategies to reduce energy demand and peak loads.
- Strategies to reduce stormwater run-off and improve its quality before it leaves the site.
- Implementation of Water Sensitive Urban Design.
- Improved access to public transport, if feasible.

The redevelopment will also involve the retention and possible re-use of two buildings with heritage significance.

Social and Economic Effects

The amendment is expected to bring positive social and economic benefits to the State of Victoria. It will facilitate the timely redevelopment of KRS on surplus government land and provide the funds for the provision of new housing for KRS residents on the site and in other preferred locations. The provision of new housing for KRS residents in a community setting is a major social benefit derived from the sale and redevelopment of KRS.

In addition to the social and economic benefits for Victoria that are associated with the redevelopment, it will also deliver social benefits to the community. The project will provide new housing opportunities and a range of lot sizes on a significant scale in the City of Boroondara. It will also provide new public open space and a link to Yarra Bend Park.

Strategic and Policy Justification of the Amendment

The amendment supports and implements *Melbourne 2030*. In particular, it will implement Direction 1 - *A more compact city* and Policy 1.3 – *locate a substantial proportion of new housing in or close to activity centres and other strategic redevelopment sites that offer good access to services and transport*.

The amendment supports and implements the State Planning Policy Framework. In particular, it will provide new housing opportunities in an established urban environment, create new public parkland, protect heritage buildings and significant vegetation and deliver a sustainable development outcome.

The amendment supports and implements the Local Planning Policy Framework. In particular, it will provide new housing choices and diversity (including medium density development) on a significant scale in the City of Boroondara, protect and retain significant vegetation that contributes to the leafy character of the area and provide new local open space that links with regional facilities. It also includes environmental initiatives with respect to energy efficiency and water sensitive urban design.

Where you may inspect this Amendment.

The amendment is available for public inspection, free of charge, during office hours at the following places.

Department of Sustainability and
Environment
Planning Information Centre
Upper Plaza
Nauru House
80 Collins Street
Melbourne

Boroondara City Council
Council Offices
8 Inglesby Road
Camberwell