

BOROONDARA PLANNING SCHEME

AMENDMENT C69

EXPLANATORY REPORT

Who is the planning authority?

This amendment has been prepared by the City of Boroondara. The City of Boroondara is the planning authority for this amendment.

Land affected by the amendment.

The land affected is located either side of Burwood Road, West Hawthorn between St James Park and Glenferrie Road. The area is generally bounded to the north by the rear boundary of Lennox St properties and the railway reserve abutting Lynch Street, and to the south by the edge of the Residential 1 Zone of Manningtree, Evansdale and Morang Roads and Yarra Street. Refer to **Figure 1** for a map of the land affected.

What the amendment does.

The amendment seeks to implement the principles, strategies and objectives of the West Hawthorn Urban Design Framework (2006) by:

- Introducing the West Hawthorn Area Local Policy into the Local Planning Policy Framework.
- Introducing and applying the Design and Development Overlay Schedule 13 to the land described above and shown in Figure 1.
- Making related changes to the Municipal Strategic Statement sections “Urban Design” (Clause 21.05) and “Commercial Sector” (Clause 21.08); to the Office Use & Development Local Policy (Clause 22.08) and to the Retail Centres Local Policy (Clause 22.05).
- Including the West Hawthorn Urban Design Framework (2006) as a reference document to the Scheme.

Strategic assessment of the amendment.

Why is the amendment required?

The amendment is required to implement the West Hawthorn Urban Design Framework (2006). The Burwood Road corridor is of strategic importance to the City of Boroondara. The implementation of the West Hawthorn Urban Design Framework (2006) will assist in encouraging an appropriate mix of land uses and built form in this strategically important area.

The West Hawthorn Urban Design Framework (2006) (UDF) has been developed by a Council-based working group in order to ensure the orderly and proper development of the West Hawthorn area. The UDF seeks a high quality design response for the area, taking into

account building height, urban design, movement & access arrangements, heritage protection, environmentally sustainable design, and infrastructure.

A West Hawthorn Area Local Policy is required to provide land use and urban design guidelines which will give a clear direction for the Council and to other decision makers, land owners, tenants and prospective investors. The West Hawthorn Area Policy provides detailed guidelines for all precincts along the Burwood Road corridor, based on the current and anticipated future role, function and urban design issues.

The Design and Development Overlay – Schedule 13 creates the requirement to consider specific urban design and built form issues on sites within the Burwood Road corridor. It gives particular attention to ensuring that public spaces and residential interfaces are protected from adverse impacts of higher built form.

The amendment will make the West Hawthorn Urban Design Framework (2006) a Reference Document to the Planning Scheme.

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

The amendment helps to provide for a balanced approach to future development of the Burwood Road corridor and the protection of its sensitive interfaces. By promoting a greater intensity of development in commercial areas, the amendment will assist in relieving development pressure on surrounding residential areas, thereby assisting to balance the interests of all Boroondara residents, businesses and visitors.

The amendment is consistent with the objectives of planning in Victoria. It will promote sustainable development in accordance with the objectives set out in paragraphs (a), (b), (c), (d) and (e) of Section 4(1) of the Planning and Environment Act 1987 by providing clear and thorough guidelines for appropriate development in the area.

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

The amendment is not expected to have any detrimental environmental effects. The amendment is expected to provide for positive environmental, social and economic benefits for the City of Boroondara by providing a clear direction for the future growth and development of the area around Burwood Road, West Hawthorn. This is evidenced as follows:

Environmental Effects

The amendment will minimise the environmental effects of increased development and contribute to sustainability by:

- Ensuring adequate stormwater and sewerage infrastructure is provided for all new development;
- Promoting efficient water and energy use through environmentally sustainable design; and
- Promoting walking, cycling and public transport use.

Social Effects

The amendment will have positive social effects by:

- Protecting and improving the amenity of sensitive residential interfaces, heritage, and public spaces; and
- Ensuring bulky goods, retail and office uses are appropriately located so as to promote the West Hawthorn Neighbourhood Centre and Glenferrie Activity Centre as the preferred locations for social interaction and activity.

Economic Effects

The amendment will have a positive economic impact by:

- Providing flexible opportunities for mixed use development to respond to current and future market conditions;
- Further promoting Burwood Road, West Hawthorn as a destination for bulky goods premises; and
- Offering opportunities to increase local employment and sustain existing business.

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 Act.

The amendment complies with *Ministerial Direction 9*, under section 12 of the Planning and Environment Act 1987 which requires planning scheme amendments to have regard to the State Government's Metropolitan Strategy *Melbourne 2030 – Planning for Sustainable Growth*. Melbourne 2030 plans for the sustainable growth of metropolitan Melbourne, including the accommodation of an additional 620,000 households in the metropolitan area over the next 30 years. The strategy encourages a concentration of development around Principal and Major Activity Centres and at strategic development sites.

The Burwood Road, West Hawthorn corridor is not defined as an Activity Centre nor a strategic development site under Melbourne 2030. The corridor is located between the West Hawthorn Neighbourhood Centre and the Glenferrie Major Activity Centre. The Burwood Road corridor is however an advantageous location for mixed use development due to the presence of large lots and good access to the Principal Public Transport Network.

It is considered that by providing clear direction for good design of all buildings and by identifying the areas where more intensive development would be appropriate, the amendment will assist in implementing *Melbourne 2030*.

The amendment is consistent with *Ministerial Direction No. 11* relating to the Strategic Assessment of Amendments under section 12 of the Planning and Environment Act 1987. The required Strategic Assessment is detailed in this report.

How does the amendment support or implement the State Planning Policy Framework?

The amendment supports State Planning Policies, by directly addressing the following objectives and strategies:

Clause 12.05 Metropolitan Development - A Great Place To Be

- *To create urban environments that are of better quality, safer and more functional, provide more open space and an easily recognisable sense of place and cultural identity.*

Clause 14.02 - Settlement

- *To ensure a sufficient supply of land is available for residential, commercial, industrial, recreational, institutional and other public uses.*
- *To facilitate the orderly development of urban areas.*

Clause 15.02 - Environment

- *To assist the protection and, where possible, restoration of catchments, waterways, water bodies, groundwater, and the marine environment.*

Clause 18.01 - Infrastructure

- *To integrate land use and transport planning around existing and planned declared highways, railways, principal bus routes and tram lines.*
- *Higher land use densities and mixed use developments should be encouraged near railway stations, major bus terminals, transport interchanges, tramways and principal bus routes.*
- *Pedestrian access to public transport should be facilitated and safeguarded.*
- *Consideration should be given to all modes of travel, including walking, cycling, public transport, taxis and private vehicles (passenger and freight) in providing for access to new developments.*

Clause 19.03 - Particular Uses and Development

- *To achieve high quality urban design and architecture that:*
 - *enhances liveability, diversity, amenity and safety of the public realm; and*
 - *promotes attractiveness of towns and cities within broader strategic contexts.*
- *Development should achieve architectural and urban design outcomes that contribute positively to local urban character and enhance the public realm while minimising detrimental impact on neighbouring properties.*
- *A comprehensive site analysis should be the starting point of the design process and form the basis for consideration of height, scale and massing of new development.*
- *Planning authorities should emphasise urban design policies and frameworks for key locations or precincts.*

Amendment C69 supports the State policies identified above by encouraging medium density mixed use development including retail, commercial and residential land use within close proximity to principal tram and train routes. The amendment seeks to ensure improved urban design of development in the Burwood Road corridor while protecting sensitive interfaces,

and improvements to the public realm. Further, it encourages on-site stormwater management, and use of permeable surfaces.

How does the amendment support or implement the Local Planning Policy Framework?

The LPPF of the Boroondara Planning Scheme recognises the need for comprehensive site analysis and inclusive, professional design approaches in the redevelopment of key sites and areas throughout the municipality. In reference to West Hawthorn, the following objectives, strategies and policies of the LPPF are considered to be most significant:

21.07 - Residential Land Use

- *To provide a mix and range of housing types and forms.*
- *To maintain and enhance the City's present degree of residential amenity and high standard of residential development.*
- *Maintain and increase housing choice and diversity within existing residential areas.*
- *Increase residential development opportunities (including higher density development) in and around commercial centres and other strategic locations.*

21.08 - Commercial Sector

- *To encourage office and other commercial development within the City.*
- *Integrate residential uses with commercial activities in select centres.*
- *Comprehensively develop key sites within the City.*

21.11 - Infrastructure

- *Plan the size, place and pace of future growth areas within the City to ensure it is consistent with the capacity of the infrastructure.*
- *Optimise the use of existing infrastructure.*

21.12 - Movement

- *To encourage land use patterns which reduce the need for travel and therefore, also the need for parking.*
- *Reduce car use during traditional peak traffic periods.*
- *Concentrate workplaces close to public transport.*
- *Locate new higher density residential development in and around existing commercial centres and close to public transport.*

22.08 Office Use & Development Policy

- *To ensure that the form of new office development contributes in a positive manner to the overall character and amenity of commercial and surrounding residential areas.*
- *To ensure that office development assists in the maintenance of the competitiveness and viability of existing commercial centres.*
- *To facilitate the development of offices in accordance with the Commercial Framework Plan.*

The amendment uses the Commercial Framework Plan in 21.08 to identify the West Hawthorn area as a key location for mixed use development including retail, office and

residential uses. The amendment will provide a locally unique location for bulky goods retail, will increase the diversity of housing stock in a key strategic location in Boroondara, and will facilitate office development. Interface areas will be appropriately protected through built form controls.

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

The amendment improves the planning scheme's use of the VPPs by utilising a local policy to provide strategic direction for development in appropriate locations, and the Design and Development Overlay to guide the height and setbacks of development.

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

The views of relevant agencies including Vic Roads, Melbourne Water and Yarra Valley Water were sought prior to the preparation of this amendment. The views of relevant agencies were also sought during the exhibition process and they did not object.

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

The amendment will have minimal impacts on Council's resource and administrative costs. The new provisions may reduce the burden on Council resources by establishing good design principles in West Hawthorn.

Where you may inspect this Amendment

You may inspect the amendment, any documents that support the amendment and the explanatory report about the amendment, free of charge:

- At the Department of Planning and Community Development web site www.dpcd.vic.gov.au/planning/publicinspection.
- During office hours at the City of Boroondara Planning Counter, first floor, 8 Inglesby Road, Camberwell.

FIGURE 1: LAND TO WHICH THE AMENDMENT APPLIES

