MOONEE VALLEY PLANNING SCHEME

AMENDMENT C118

EXPLANATORY REPORT

Who is the planning authority?
This amendment has been prepared by Moonee Valley City Council, who is the planning authority for this amendment.
The amendment has been made at the request of Moonee Valley City Council.

Land affected by the amendment
The amendment applies to all land within the Racecourse Road Activities Area (with the exception of Debney Park, land within the City of Melbourne, land within a Road Zone and land within a Public Use Zone – Transport), the boundary of which is defined in the Racecourse Road Major Activities Area Structure Plan.

What the amendment does
The amendment implements the land use and built form directions from the Racecourse Road Major Activities Area Structure Plan and Urban Design Guidelines by:

1. Amending the following clauses of the Moonee Valley Planning Scheme within the Municipal Strategic Statement:
   - Clause 21.05 (Built Form) – providing additional direction on the built form character of the Racecourse Road Activities Area.
   - Clause 21.06 (Activity Centres) – providing specific objectives and strategies in relation to the Racecourse Road Activities Area and inserting the Racecourse Road Activities Area Framework Plan into the Clause. In addition, including the Racecourse Road Major Activities Area Structure Plan and Urban Design Guidelines as reference documents.
   - Clause 21.07 (Economic Development) – updating strategy in relation to key strategic sites.
   - Clause 21.09 (Transport and Access) – updating strategy in relation to the transport network within the Racecourse Road Activities Area.

2. Introducing Schedule 3 to the Activity Centre Zone for the Racecourse Road Major Activities Area into the Moonee Valley Planning Scheme.

3. Rezoning all land within the Racecourse Road Activities Area (with the exception of Debney Park, land within the City of Melbourne, land within a Road Zone and land within a Public Use Zone – Transport) to the Activity Centre Zone – Schedule 3.

4. Introducing the Environmental Audit Overlay over land at 27 Ascot Vale Road, 31 Ascot Vale Road and 159 Epsom Road.

Strategic assessment of the amendment

- Why is the amendment required?
   This amendment is required to give effect to the objectives and strategies contained within the Racecourse Road Major Activities Area Structure Plan and Urban Design Guidelines.
Encouraging development in activities areas will help to more sustainably meet the needs of Victoria’s growing population, taking the pressure off more established neighbourhoods and reducing the pressures for urban sprawl as articulated in the policies of Melbourne 2030 and its update Melbourne @ 5 Million.

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

  The amendment implements the objectives of planning in Victoria pursuant to Section 4 of the Planning and Environment Act 1987 by providing for the fair, orderly and sustainable development of land where environmental, social and economic effects are recognised.

  The amendment will give clear direction for the growth and development of the Racecourse Road Activities Area into the future.

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

  The amendment will generate positive social and economic benefits through significant job creation in the construction industry and better meet community needs and demands for housing and associated uses.

  The focus on development of land in activities areas also helps to make the best use of State and Local infrastructure and to improve access and equity to services.

- **Does the amendment address relevant bushfire risk?**

  This amendment affects land within an established inner-urban area and therefore bushfire risks do not apply.

- **Does the amendment comply with the requirements of any Minister’s Direction applicable to the amendment?**

  The amendment is consistent with the Ministerial Direction on the Form and Content of Planning Schemes under Section 7(5) of the Planning and Environment Act 1987.

  The amendment is also consistent with:

  - Ministerial Direction 1 – Potentially Contaminated Land by applying the Environmental Audit Overlay over existing industrial land to be converted to mixed use;
  - Ministerial Direction 9 – Metropolitan Strategy; and
  - Ministerial Direction 11 – Strategic Assessment of Amendments.

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

  The Amendment directly supports the following Clauses of the SPPF:

  - Clause 11 (Settlement) by providing a framework to focus and control development in the Racecourse Road Activities Area.
  - Clause 12 (Environmental and Landscape Values) by capitalising on opportunities for a larger population to live within a relatively small ecological footprint. This is made possible by the area’s abundance of public transport, good walking access, established services and social infrastructure.
  - Clause 15 (Built Environment and Heritage) by encouraging improvements to the area and high quality urban design, and by ensuring that new land uses and development responds to the built form and cultural context of the area.
• Clause 16 (Housing) by providing for housing diversity through identifying strategic locations for new residential development with excellent access to services and promoting walkability within the area.

• Clause 17 (Economic Development) by ensuring that the area has opportunities for commercial and residential growth, and providing a framework for the location and management of that growth within the activities area.

• Clause 18 (Transport) by encouraging and facilitating development and growth within the activities area which is integrated with easy access to the existing sustainable transport system.

• Clause 19 (Infrastructure) by ensuring that development has regard to infrastructure and service requirements.

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

The amendment supports and implements the Local Planning Policy Framework by addressing local characteristics and features of the activities area. Specifically, the amendment seeks to make changes to the Municipal Strategic Statement by introducing provisions in relation to the Racecourse Road Activities Area as a result of the adopted Structure Plan and Urban Design Guidelines.

Clause 21.06 of the MSS (Activity Centres) is intended to have a new specific sub-clause in relation to the Racecourse Road Major Activities Area with the following objectives taken from the Racecourse Road Major Activities Area Structure Plan:

• Develop the Racecourse Road Activities Area into one of the region’s most vibrant, pedestrian-centric, culturally diverse and historic areas.

• Enhance the role of the Racecourse Road Activities Area as a great place to shop, eat, relax, work, visit and live.

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

The Amendment makes proper use of the VPPs. It includes amendments to the Moonee Valley Planning Scheme which seek to complement the Racecourse Road Major Activities Area Structure Plan and Urban Design Guidelines. All zoning and overlay changes are appropriate and use the relevant tools available.

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

The views of relevant agencies were sought and considered during the preparation of the Racecourse Road Major Activities Area Structure Plan. During the exhibition of the Planning Scheme Amendment feedback from the relevant agencies will again be sought.

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

The amendment complies with the relevant requirements of the Transport Integration Act, specifically Part 2, Division 2, 11 – Integration of transport and land use.

The application of the ACZ would allow for an increase in services and housing in areas which are well-serviced by public transport. The expected impact this will have on the public transport system will be offset through a number of enhancements to both the access to and operation of the system, as outlined in the Racecourse Road Major Activities Area Structure Plan.
Resource and administrative costs

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

  The Amendment introduces a more flexible zone that, when applied to the Racecourse Road Major Activities Area and other activities areas, will reduce the resource and administrative cost burden on responsible authorities by reducing the number of different zones and overlays applying in an activities area. This enables a more consistent assessment process for future amendments and planning permit applications.

Panel hearing dates

In accordance with Clause 4(2) of Ministerial Direction No. 15, the following panel dates have been set for this amendment:

- **Directions Hearing:** To commence in the week beginning 6 May, 2013
- **Panel Hearing:** To commence in the week beginning 27 May, 2013

Where you may inspect this Amendment

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

- City of Moonee Valley, Civic Centre, 9 Kellaway Avenue, Moonee Ponds
- Moonee Valley City Council’s website [www.mvcc.vic.gov.au](http://www.mvcc.vic.gov.au)

The amendment can also be inspected free of charge at the Department of Planning and Community Development website at [www.dpcd.vic.gov.au/planning/publicinspection](http://www.dpcd.vic.gov.au/planning/publicinspection).