

Attachment One
Summary of Proposed Changes to Draft Local Planning Policy Framework (LPPF)

Clause 21 – Municipal Strategic Statement

21.04-1 Housing and Accommodation

Clause	Proposed change	Reason
Strategy 3.4	Delete 3.4 Ensure the provision of universally accessible and adaptable housing for people of all abilities and ages.	Changes the MSS to reflect the deletion of Accessible Buildings Policy. Removes the requirement for accessible and adaptable housing from the MSS.
Planning Scheme Implementation	Delete the reference to Accessible Buildings Policy.	Change made to reflects deletion of Access Buildings Policy.

21.04-6 Tourism and the Arts

Clause	Proposed change	Reason
Strategy 3.4	Adds the following words in italics: 3.4 Applications for entertainment uses operating after 10pm must submit a ‘Noise and Amenity Action Plan’ which demonstrates how amenity impacts, <u>including the adverse cumulative impacts identified above</u> , will be prevented and, where necessary, addressed.	A small change to this clause is recommended to ensure that it is clear that a “Noise and Amenity Action Plan” (prepared by an applicant for a planning permit for licensed premises) should consider cumulative impacts.

21.04- 8 Social Impact Assessments

Clause	Proposed change	Reason
Key issues	Adds a “Key issues” section as follows. <ul style="list-style-type: none"> ▪ <u>Development can have significant impacts on the social fabric, capacity of services, facilities, networks and on the quality of life of people in local areas. It is therefore vital that the relationship between land use, development and social quality is given recognition.</u> ▪ <u>Council is committed to ensuring social issues are integrated with land use planning. Considering the social impacts of all significant proposals help to achieve sustainable development, deliver a positive social benefit to the community and better inform Council’s decision making.</u> 	Adds “Key issues” section. Missing from current version. Added to ensure consistent format between sections and also explain why social impact assessments are required.

¹ Department of Planning and Community Development, March 2009, Victoria in Future 2008, Estimated Resident Population, Port Phillip Local Government Area.

Clause	Proposed change	Reason
	<ul style="list-style-type: none"> <li data-bbox="483 230 965 719">▪ <u>By the year 2026, the City of Port Phillip's resident population is expected to increase by 31.1% to 118,6231. This is an additional 28,165 people or 19,455 new dwellings. Demographic trends indicate the municipality will see an increase in the older population. This will place additional pressure on services for older people and will result in a population with varying accommodation needs. There is a need to continue to support the disadvantaged, disabled and low-income to remain in the city through appropriately designed and located housing.</u> <li data-bbox="483 752 965 1115">▪ <u>Pressure for licensed premises and gaming venues is also growing. Both have an important entertainment role in the municipality, however they need to be appropriately sited and managed to ensure that their social impacts on the community are minimised. These impacts can include increased late night patronage, parking congestion and reduced amenity to nearby residential land uses due to noise and anti-social patron behaviour.</u> <li data-bbox="483 1149 965 1451">▪ <u>Open space is a highly valued community asset and its loss has potential social, cultural and health impacts on the community. The limited supply is increasingly under pressure from high rates of use by residents and visitors, projected residential growth, decline of private open space and competing demands from other community uses.</u> 	
Strategy 1.1	<p data-bbox="483 1491 895 1518">Adds the following wording in italics:</p> <p data-bbox="483 1552 965 1760">Proposals for a residential development where the form or density is not anticipated by existing planning scheme policy and provisions, or by supporting strategic plans (including Activity Centre Structure Plans or Housing Strategy) <u>and proposes 30 or more dwellings on the site.</u></p> <p data-bbox="483 1794 965 1939">Rezoning of land from an Industrial, Business or Public Use zone which enables residential use for the first time <u>and that could result in the development of 30 or more dwellings.</u></p>	<p data-bbox="997 1491 1469 1671">A trigger of 30 dwellings has been added to two of the criteria for social impact assessments. These criteria did not have triggers and would mean that an SIA was required for any size development or rezoning.</p> <p data-bbox="997 1704 1469 1917">A trigger of 30 dwellings was selected as it is considered a large scale development – especially in areas where residential development or higher density development was not intended. The trigger of 30 dwellings is based on triggers used in SIA policies in NSW.</p>

21.05-3 Urban Design and the Public Realm

Clause	Proposed change	Reason
Strategy 1.6	Delete: 1.6 Require all new development to be universally accessible.	Deletes this strategy and replaces it with new objective and strategy.
New objective and strategy	Replace with: 2. To encourage the provision of universal access in new development. 2.1 Encourage applicants to take into account the access needs of all people in the design of new buildings.	Reflects the objective and strategy included in the Yarra Planning Scheme when Amendment C84 was approved. (NB – The approval of this amendment deleted Yarra’s Accessible Buildings Policy and included the above objective and strategy.)
Objective 2 and strategies	Renumber objective and strategies.	Renumbering required as new objective and strategy added.

NB – Due to the renumbering of the Local Policies, changes have been made throughout Clause 21 to reflect this.

Clause 22 – Local Planning Policies

Clause	Proposed change	Reason
Clause 22.05 – Accessible Buildings Policy	Delete the entire policy.	Deletes the entire Accessible Buildings Policy. Given advice from DPCD officers that the Minister is likely to require the deletion of the Accessible Housing Policy before the amendment will be authorised for public exhibition.
Clause 22.06 - 22.10	Renumber all clauses.	Due to the deletion of Clause 22.05, all policies following have been renumbering.