

## **Public Question Time**

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### **Question from Heath Martin**

In relation to the recent planning meeting regarding the development at 21 - 23 William Street, Balaclava I understand there is some consideration being given to the prioritisation of a design and development overlay for the area. Is there an update from Council on this matter?

### **Response**

A Design and Development Overlay -Schedule 21 (DDO21) is currently applied to most of the precincts within the Carlisle Street Activity Centre; however, it does not apply to the William Street Industrial Precinct. This is because the Carlisle Street Activity Centre Structure Plan (2009) (SP) identifies the need to review the land zoning for this precinct, before applying built form controls (Refer page 71). The SP and the Carlisle Street Urban Design Framework (2009) (UDF) are the two documents that guide planning in the centre and are reference documents to the Port Phillip Planning Scheme.

Council's Planning Scheme already provides considerable policy guidance around the scale of future development proposals in Activity Centres. Specifically, Clause 22.11 Carlisle Street Major Activity Centre Policy, contains precinct policies for Precinct 4 – William Street Precinct.

A further strategic review would likely be required to support any proposed changes to the planning controls.

Despite the SP's direction that a future DDO be prepared following a land use review, it would be unlikely that new planning provisions specific to the William Street precinct, would be supported without a wider consideration of the whole Activity Centre. Moreover, State Planning Policy, including Plan Melbourne, give direct policy support to employment generation in Activity Centres, meaning that height/scale limits are not applied in these locations without detailed justification.

Any change to the planning scheme which Council resolved to support, would require the authorisation from the Minister for Planning. The usual time frame to complete an amendment is well in excess of 12 months allowing for usual consultation and review processes.

Council has a fully committed work plan for strategic planning work which it needs to deliver. Diverting resources from the current work program to the Carlisle Street Activity Centre would impact the ability to achieve other high priority projects. However, subject to future budget allocation, it is intended to undertake a strategic review of St Kilda's Activity Centres (Fitzroy Street, Acland Street and Carlisle Street). This would be an initial high-level review to provide a framework for future Activity Centre strategic planning work.

*\*Please note: answers to any questions in Public Question Time which were answered at the meeting are included in the minutes of that meeting.*