

# Proposed Planning Changes for 35 Johnston and 50 Perry Streets, Collingwood

## Information Sheet

13 February 2017

### 35 Johnston St, Collingwood

Creative Victoria (Department of Economic Development, Jobs, Transport and Resources) has requested that the planning provisions at 35 Johnston and 50 Perry Streets, Collingwood be changed in the Yarra Planning Scheme to reflect this site is an arts precinct.

### What is proposed to change?

Creative Victoria took over the management of the site in 2010 to build a new home for Circus Oz and develop the site as a creative arts precinct.

Creative Victoria is proposing the land be rezoned from **Mixed Use Zone** to the **Special Use Zone**, with a new schedule that will specify the uses that can occur on site.

Creative Victoria is also proposing to introduce a new Parking Overlay on the site, and to identify the Arts Precinct as a venue to which the live music and entertainment clause of the Victoria Planning Provisions applies (Clause 52.43).

Creative Victoria is proposing to delete Design and Development Overlay 12, as it considers it to not be relevant to the use of the site as an arts precinct.

As part of Creative Victoria's proposal, it is seeking to retain the two existing Heritage Overlays and the Environmental Audit Overlay.

### HAVE YOUR SAY

To **make a submission**, visit our website:  
[www.delwp.vic.gov.au/fast-track-government-land](http://www.delwp.vic.gov.au/fast-track-government-land)

and lodge your submission  
by **5pm Friday 24 March 2017**.

The Advisory Committee will also host a  
**public information session** on  
**Wednesday 1 March 2017, 6:30 – 7:30 pm**,  
The Melba Spiegeltent, 35 Johnston St,  
Collingwood

### How will the proposal be assessed?

The Minister for Planning, the Hon Richard Wynne MP, has referred the proposal to the Government Land Standing Advisory Committee (Advisory Committee) to assess and make a recommendation on the proposed planning provision changes requested by Creative Victoria.

The Advisory Committee is made up of planning and development experts who will provide independent advice to the Minister.

All local residents, land owners, servicing authorities, the local council and other interested parties are invited to make a submission.

### Site: 35 Johnston and 50 Perry Streets, Collingwood



### Site Details

The site is the former Collingwood Technical Collage. It is partly occupied by Circus Oz (50 Perry Street, Collingwood) and a number of vacant buildings. The site is irregular in shape and has an overall area of approximately 8,396 square metres.

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## Making changes to a planning scheme

A planning scheme is a statutory document which sets out objectives, policies and provisions for the use, development and protection of land. A planning scheme regulates the use and development of land through planning provisions to achieve those objectives and policies.

Zones indicate the primary character of the land, whether it is residential, industrial or rural, and determine the types of uses that may occur in that zone. Some local areas have special planning controls (known as overlays), to address issues such as areas of significant vegetation or special heritage significance. These controls are in addition to the zone controls and ensure that important aspects of the land are recognised.

## Requested planning scheme changes for the site

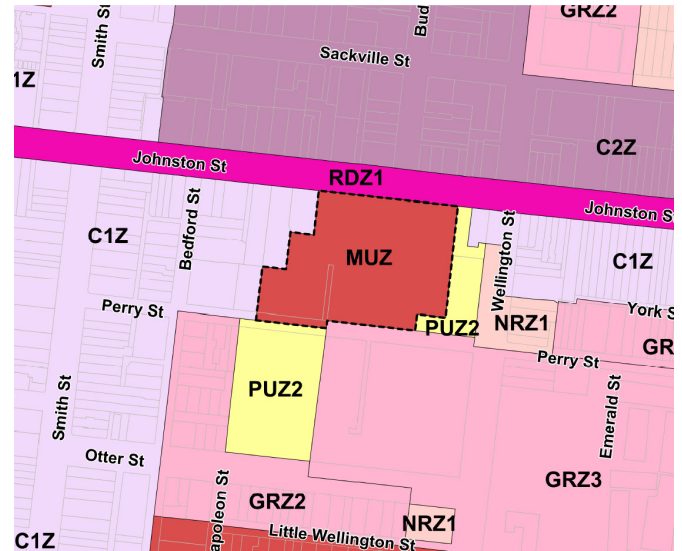
Creative Victoria has requested the following changes to the planning provisions for 35 Johnston and 50 Perry Streets, Collingwood.

	Current	Proposed
<b>Zoning:</b>	Mixed Use Zone	Special Use Zone – New Schedule (new)
<b>Overlays and other provisions:</b>	Design and Development Overlay 12 Environmental Audit Overlay Heritage Overlay 324 Heritage Overlay 354 Note – Victorian Heritage Register – VHR Number H2055	Environmental Audit Overlay (retained) Heritage Overlay 324(retained) Heritage Overlay 354(retained) Parking Overlay – New Schedule (new) Victorian Heritage Register – VHR Number H2055 (retained)
<b>Particular Provisions</b>		Live music and entertainment – identify the site as a venue to which 52.43 applies (new)

**More Information** including copies of the current and proposed planning scheme provisions can be found at:

[www.delwp.vic.gov.au/fast-track-government-land](http://www.delwp.vic.gov.au/fast-track-government-land)

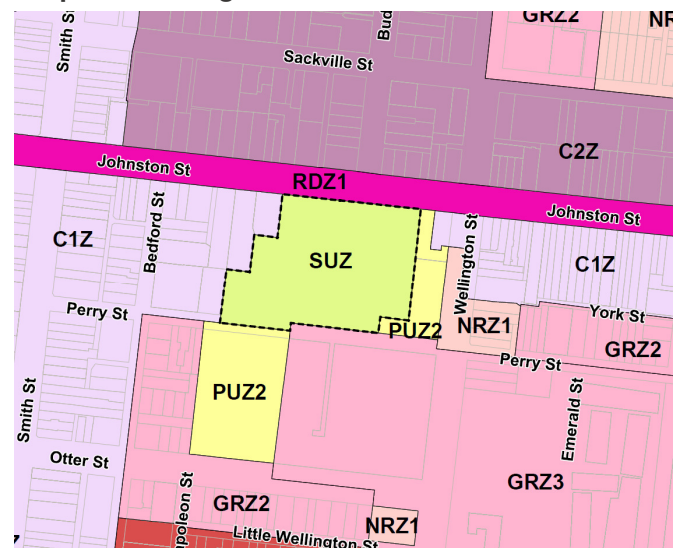
## Current Zoning



## Mixed Use Zone

The Mixed Use Zone (MUZ) enables a range of residential, commercial, industrial and other uses which complement the mixed use function of the locality. It also provides housing at higher densities which responds to the existing or preferred character of an area.

## Proposed Zoning



## Special Use Zone

The Special Use Zone (SUZ) and Schedule recognises or provides for the use and development of land for specific purposes as identified in a schedule in this zone. In this case, it is intended to reflect its use as the Collingwood Arts Precinct.

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## Government Land Standing Advisory Committee

The Minister for Planning has established the Government Land Standing Advisory Committee (Advisory Committee) to provide expert advice and recommendations on changes to planning provisions for government land. The Advisory Committee comprises independent experts in statutory and strategic planning, land development, economics and social and environmental issues.

The aim of the Advisory Committee is to provide a consistent, transparent and timely process for the consideration of changes to planning scheme provisions of government land. The matters that must be addressed by the Advisory Committee in its report to the Minister for Planning are set out in the Terms of Reference, which can be found on the website.

### Referral of a site to the Advisory Committee

The Minister for Planning has referred the proposed planning provision changes to the Advisory Committee for its consideration. The Advisory Committee will visit the site as part of its deliberations.

**The Advisory Committee will also host a public information session on Wednesday 1 March 2017, 6:30 – 7:30 pm, The Melba Spiegeltent, 35 Johnston St, Collingwood.**

The public information session will provide an opportunity to ask questions about the Advisory Committee process and timing.

### Have your say

The proposed changes for the site are now open for public comment. All land owners, occupiers and other interested stakeholders are invited to make a written submission on the proposed changes to the planning provisions for the site. **Written submissions are due by 5pm, Friday 24 March 2017.**

Submissions must be made online at:

[www.delwp.vic.gov.au/fast-track-government-land](http://www.delwp.vic.gov.au/fast-track-government-land)

Submissions must be directed to the Advisory Committee through Planning Panels Victoria. All submissions are treated as public documents.

Submissions can address any matter the submitter considers relevant including whether the proposal is supported or objected to or if an alternative zone or overlay may be appropriate.

The Advisory Committee cannot consider the use of public land zones, unless specifically requested by the Fast Track Government Land Service.

### Public Hearings

You can also make a verbal presentation at the Public Hearing that will be held by the Advisory Committee. The Public Hearings will be held in April 2017.

**If you would like to make a presentation at the Public Hearing, you must make a written submission and complete the relevant section of the online form by 24 March 2017.**

Further details regarding the public hearing will be made available after the exhibition period has finished and once scheduling has been finalised.

### What will the Advisory Committee do?

The Advisory Committee will take into account all submissions (written and verbal) before making a recommendation to the Minister for Planning.

The Advisory Committee has 20 business days from the last day of the Public Hearing to submit its report and recommendations to the Minister.

### After the Advisory Committee reports

The Minister for Planning will consider the recommendations of the Advisory Committee and will make the final decision on the proposed changes to the planning provisions for the site.

### Timeframe and next steps

**Step 1: Site is referred to the Advisory Committee**

**Step 2: Exhibition starts – 13 February 2017**

**Step 3: Information Session – Wednesday 1 March 2017 6:30 – 7:30 pm, The Melba Spiegeltent, 35 Johnston St, Collingwood**

**Step 4: Exhibition Closes – 5pm, 24 March 2017**

**Step 5: Public Hearing – April 2017**

**Step 6: Advisory Committee Report submitted to Minister for Planning – May 2017**



# Proposed Planning Changes for 35 Johnston and 50 Perry Streets, Collingwood

## Information Pack

An information pack has been prepared that provides more detailed information about the proposed changes to the planning provisions on the site. The information pack includes:

- A planning report which provides details on the site and why the proposed planning provisions were selected.
- Background reports that helped inform the preparation of the planning report.
- Planning provisions - which provide information on the current and proposed planning provisions (zones and overlays).

The information pack is available on our website.

Hard copies of the information pack are also available for viewing at Yarra City Council offices:

- Richmond Town Hall, 333 Bridge Road, Richmond
- Collingwood Town Hall, 140 Hoddle St, Abbotsford
- Fitzroy Library, 128 Moor Street, Fitzroy



Inside vacant building along Johnston St

*Photos provided by Creative Victoria*

## Contact Information

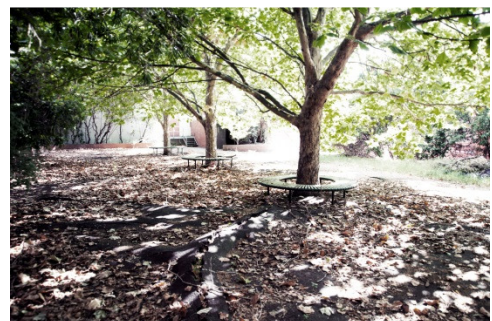
If you have questions about the site and the selection of the **proposed planning provisions**, please contact **Creative Victoria** on (03) 8683 3180 or email [anna.huggins@ecodev.vic.gov.au](mailto:anna.huggins@ecodev.vic.gov.au).

If you have questions about the **Advisory Committee process or timing**, please contact **Planning Panels Victoria** on (03) 8392 5120 or email [planning.panels@delwp.vic.gov.au](mailto:planning.panels@delwp.vic.gov.au).

**All other questions** should be directed to the **Fast Track Government Land Service** on (03) 8683 0901 or email [ftgl.service@delwp.vic.gov.au](mailto:ftgl.service@delwp.vic.gov.au).



Fascade of 35 Johnston St



Internal courtyard