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Planning And Environment Act 1987

KINGSTON PLANNING SCHEME

Notice of the Preparation of an Amendment to a Planning Scheme
and Notice of an Application for Planning Permit Given Under S96c of
the **Planning And Environment Act 1987**

Amendment C75

Authorisation No. A0556 & A0701

Planning Permit Applications KP266/06 & KP826/06

As the Amendment seeks to apply changes to the City of Kingston's Municipal Strategic Statement and Local Planning Policy Framework, it applies to land throughout the municipality. The component of the Amendment that seeks to introduce the Public Acquisition Overlay to the rear portion of properties fronting Nepean Hwy applies to the following land:

Part 432 Nepean Highway, Chelsea; Part 433 Nepean Highway, Chelsea; Part 434 Nepean Highway, Chelsea; Part 440 Nepean Highway, Chelsea; Part 441 Nepean Highway, Chelsea; Part 442 Nepean Highway, Chelsea; Part 443 Nepean Highway, Chelsea.

The component of the Amendment that seeks to rezone land from the Public Use Zone 6 to the Business 1 Zone applies to the following land:

13 Bath Street, Chelsea; 15–21 Bath Street, Chelsea; 23 Bath Street, Chelsea; 3–9 Swansea Road, Chelsea.

The component of the Amendment that seeks to rezone land from the Residential 1 Zone to the Business 1 Zone applies to the following land:

116–118 Gladesville Boulevard, Patterson Lakes; 25 Bath Street, Chelsea; 27 Bath Street, Chelsea; 29–31 Bath Street, Chelsea; Part 426–431 Nepean Highway, Chelsea.

The component of the Amendment that seeks to apply the Design and Development Overlay applies to the following land:

116–118 Gladesville Boulevard, Patterson Lakes.

The land affected by the applications includes:

Planning Permit Application No. KP266/06

15–21 Bath Street, Chelsea; 23 Bath Street, Chelsea; 3–9 Swansea Road, Chelsea; 25 Bath Street, Chelsea; 27 Bath Street, Chelsea; 29–31 Bath Street, Chelsea; Part 426–431 Nepean Highway, Chelsea.

Planning Permit Application No. KP826/06

116–118 Gladesville Boulevard, Patterson Lakes.

The Amendment has arisen as a result of work completed by the City of Kingston exploring retail and commercial development within the municipality. The Amendment is required to further strengthen the local focus given to decision-making involving retail and commercial development throughout the municipality within Kingston's Municipal Strategic Statement and Local Planning Policy Framework.

The Amendment provides clear direction to assist in the implementation of the key recommendations of the Retail and Commercial Development Strategy, July 2006. Some of the key initiatives stemming from the strategy, relating to opportunities for further supermarket floor space in the southern portion of the municipality, are being pursued as concurrent components of this Amendment and result in changes to the controls as currently applied to the land in question.

SPECIAL

The Amendment as it relates to the land affected by the planning permit applications and immediate surrounds, seeks to include land which is currently zoned either Public Use Zone 6 or Residential 1 into a Business 1 Zone and seeks to amend the Schedule to the Business 1 Zone to insert an upper floor space limit for a shop use for both the proposed planning permit applications respectively. The Amendment also as it relates to the land affected by the planning permit application in Patterson Lakes seeks to apply the Design and Development Overlay to land at 116-118 Gladesville Boulevard Patterson Lakes.

A key initiative of the Amendment as it relates to the planning permit application in Chelsea is the urban design objective of a pedestrian zone to provide for safe and appropriate access from the car parking area south of the proposed supermarket to the rear of the shops and supermarket on its north side. Accordingly this Amendment results in additional controls which seek to acquire land to fulfil this objective.

The planning permit applications seek to:

Planning permit application KP266/06

The permit application is for buildings and works associated with a supermarket and advertising signage, including associated car parking and access lanes, including the provision of a dedicated pedestrian walkway from Swansea Road to the rear of the existing Safeway supermarket. A total of 253 car parking spaces are proposed to be created proximate to the supermarket.

Planning permit application KP826/06

The permit application is for buildings and works associated with a supermarket and advertising signage, including associated car parking, removal of vegetation and main road access. A total of 188 car parking spaces are proposed on the site.

The Amendment has been made at the request of the City of Kingston. The component of the Amendment that seeks to make changes to the Local Planning Policy Framework of the Kingston Planning Scheme and that seeks to introduce the Public Acquisition Overlay to the rear portion of properties fronting Nepean Hwy has been made at the request of the City of Kingston. The component of the Amendment which relates to 13 – 31 Bath Street, the rear of 426 Nepean Highway and 3-9 Swansea Road, Chelsea has been made at the request of Environmental Resources Management (Aust) Pty Ltd on behalf of Lascorp Development Group (Aust) Pty Ltd. The component of the Amendment which relates to 116 – 118 Gladesville Boulevard, Patterson Lakes has been made at the request of urbisJHD on behalf of J&G Knowles Pty Ltd.

You may inspect the Amendment and the planning permit applications, any documents that support the Amendment and applications, and the explanatory report about the Amendment, at: Department of Sustainability and Environment, Planning Information Centre, Ground Floor, 8 Nicholson Street, East Melbourne 3002; City of Kingston Offices, Planning Information Counter, Level 1, 1230 Nepean Highway, Cheltenham 3192 (Office Hours are 8:30 a.m. – 5:30 p.m.) and by visiting Kingston's website at www.kingston.vic.gov.au; Patterson Lakes Community Centre, 54-70 Thompson Road, Patterson Lakes 3197 (Office Hours are 9.00 a.m. – 4.00 p.m.); and City of Kingston, 1 Chelsea Road, Chelsea (Office Hours are 10.00 a.m. – 4:30 p.m.).

This can be done during office hours and is free of charge.

Any person who may be affected by the Amendment or by the granting of the permits may make a submission to the planning authority.

The closing date for submissions is Thursday 16 August 2007. A submission must be in writing and sent to: City of Kingston, Attention: Ms. Rosa Zouzoulas, Team Leader Strategic Planning, PO Box 1000, Mentone 3194.

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