

Victoria Street East Precinct Information Update

December 2008

5. Burnley Street West Precinct

Council has retained planning control for this site. A proposal for this site is yet to be developed by Salta.

6. Victoria Gardens and Transport in the Precinct

In early December 2008, the Minister for Planning released a Priority Development Panel report to Council for comment.

The Panel's key recommendation was that the controls in the Yarra Planning Scheme regarding the land in Victoria Gardens be changed to allow for:

- An increase in the "as-of-right" (no planning permit required) floor space for office uses from 30,000 to 55,000 sqm and for shop space from 18,000 to 39,000 sqm
- An opportunity for additional height (from 5 storeys to 7 storeys) within a small part of the precinct to the east of the shopping centre designated for future residential development
- Additional provisions to encourage active frontages to streetscapes, improve pedestrian amenity, and provide sustainable transport and physical and visual connections to the Yarra River.

The report also recommended that Council undertake additional traffic analysis and management and encourage public transport use in the area, including the provision of a bus route between Burnley station and Victoria Gardens.

Council has until late January 2009 to respond to the Minister on the PDP recommendations.

MEETING

Council is inviting local residents to an information session on the Victoria Gardens panel report, and on development which is taking place, or is proposed to take place, in the Victoria Street East Precinct.

When: Thursday 15 January 2009

Where: Richmond Town Hall
333 Bridge Road
Richmond 3121

Time: 6.30pm

Affected residents and ratepayers wishing to make written submissions on the panel report to Council for our analysis and inclusion are encouraged to do so by **Friday 16 January 2009**. However, due to the holiday period, Council will accept submissions up until Tuesday 27 January 2009.

Council will decide on its response to the report at a Special Council meeting to be held at the Richmond Town Hall on Wednesday 28 January 2009, from 7.30pm.

For any queries about the Victoria Gardens report, please contact Council's Coordinator Strategic Planning, Sherry Hopkins on **9205 5555**. For all other matters within this update, contact Council's Coordinator Statutory Planning, Danielle Connell on **9205 5555**.

IF YOU WOULD LIKE TO KNOW MORE ABOUT THE INFORMATION IN THIS DOCUMENT AND YOUR LANGUAGE IS NOT LISTED BELOW, YOU CAN CONTACT AN INTERPRETER ON **9280 1940**

VIETNAMESE
NẾU MUỐN BIẾT THÊM CHI TIẾT VỀ NỘI DUNG VĂN KIỆN NÀY, QUÍ VỊ CÓ THỂ LIÊN LẠC VỚI MỘT THÔNG DỊCH VIÊN QUA ĐIỆN THOẠI SỐ **9280 1939**

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MANDARIN
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CANTONESE
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Victoria Street East Precinct Information Update

December 2008

The Victoria Street East Precinct is undergoing extensive private sector development.

Yarra City Council is writing to local residents to keep you informed of developments in your neighbourhood.

The Minister for Planning The Hon. Justin Madden is currently seeking comment on two development matters within this precinct.

Residents who live near a proposed office development in Yarra Gardens East (see map on page 3) should have already received notification from the Minister that he is seeking submissions on that proposal up until **Monday 12 January 2009**.

Secondly, in early December 2008, the Minister provided Yarra Council with a panel report that recommends changes to the controls in the Yarra Planning Scheme including the size of the Victoria Gardens complex.

The report also recommends Council undertake extensive analysis of traffic management in the area.

Council has until late January 2009 to respond to the Minister about the panel recommendations.

Council is inviting all local residents to an information session on the Victoria Gardens panel report, and on development which is taking place or is proposed to take place in the Victoria Street East Precinct.

The session will be held at the Richmond Town Hall, 333 Bridge Road, Richmond, on **Thursday 15 January 2009, at 6.30pm**.

Affected residents and ratepayers wishing to make written submissions about the panel report to Council are encouraged to do so by Friday 16 January 2009. However, due to the holiday period, Council will accept submissions up until Tuesday 27 January 2009.

Council will decide on its response to the report at a Special Council meeting to be held at the Richmond Town Hall on Wednesday 28 January 2009, from 7.30pm.

For any queries about the Victoria Gardens report, please contact Council's Coordinator Strategic Planning, Sherry Hopkins on **9205 5555**. For all other matters within this update, contact Council's Coordinator Statutory Planning, Danielle Connell on **9205 5555**.



Precinct Overview

Located within this precinct are a number of significant landholdings including:

- 1. Yarra Gardens and Shamrock Precinct** – bounded by Flockhart Street to the west, Victoria Street to the south, Walmer Street to the east and abuts the northern boundary of 18 Flockhart Street to the north. This precinct includes the former Metropolitan Fire Brigade (MFB) site;
- 2. 647–649 Walmer Street, Abbotsford;**
- 3. Walmer Street Plaza;**
- 4. The Going, Going, Gone Site** – at 601 Victoria Street, Abbotsford;
- 5. Burnley Street West** – bounded by Victoria Street to the north, Burnley Street to the east, Buckingham Street to the south and a right of way to the west; and
- 6. The Victoria Gardens Complex.**

Website: www.yarracity.vic.gov.au

Telephone: 9205 5555



Victoria Street East Precinct Information Update December 2008

Background

In 2004, Council prepared and adopted its vision for the Victoria Street East precinct (also known as the Victoria Street East Urban Design Framework)

At the same time, a private sector developer, Salta, requested that the Minister for Planning rezone two large parcels of land – the former Metropolitan Fire Brigade building and its surrounds (1), and Burnley Street West (5), to a Priority Development Zone.

In addition, Salta lodged a planning application with Council for an office development at 647–649 Walmer Street, Abbotsford (2). Council refused this application, on the grounds that the proposed building height of 8–9 storeys was not in keeping with Council’s vision for the site.

When Salta appealed Council’s decision to VCAT, Council requested the Minister also “call in” this matter to assess it in conjunction with Salta’s rezoning request and Council’s request for interim planning controls over the Victoria Street East Precinct.

The Minister for Planning referred these matters to a Priority Development Panel (PDP), a body responsible for providing advice to the Minister on the strategic context of a project, the planning and design merits

of a proposal, the statutory planning arrangements (including zoning) and other matters.

Following his consideration of the PDP report, the Minister for Planning:

- rezoned land in the Yarra Gardens and Shamrock Street precinct (1d) to a Priority Development Zone for which the Minister is the Responsible Planning Authority
- recommended the granting of a permit for a mixed commercial development at 647–649 Walmer Street (2)
- introduced the Victoria Street East Local Policy and Design and Development Overlay – Schedule 4 on an interim basis; and
- retained Residential 1 Zone and introduced a Design and Development Overlay – Schedule 7 to the Burnley Street West site (5) to allow discretionary height controls and make provision for the land on the north-west corner of the site to be used for offices.

In August 2007, the Minister for Planning then formally requested the panel provide advice on matters including:

- the flexibility of the Victoria Gardens Comprehensive Development Zone to respond to opportunities arising out of the Victoria Street East Structure Planning process and to deliver on the objectives of the Victoria Street East Local Policy;

- the implications and opportunities identified in Council’s precinct wide traffic management and transport study, currently under way;
- the appropriateness of the additional requests for other land within the precinct to be rezoned to a Priority Development Zone (including 601 Victoria Street (4) and 42-50 Flockhart Street); and
- the opportunity for integrated approaches to be developed for the proposed redevelopment of other sites in the precinct, including 609 Victoria Street and land in the Doonside Street area (particularly in relation to vehicle access).

In early December 2008, the Minister for Planning released the PDP recommendations and has provided Council with an opportunity to make a submission. Council is currently reviewing the PDP report – see below for further comments.

Development Overview

1. Yarra Gardens and Shamrock Precinct

Yarra Gardens Precinct
The Salta landholdings within this precinct include all areas other than the Terminus Hotel and the 4 X 4 site. The precinct has been broken up into three sub precincts:

- Yarra Gardens East (1a)
- Yarra Gardens Central (1b)
- Yarra Gardens West (1c)

1a. Yarra Gardens East
A development plan has been lodged with the Minister seeking approval for a mixed use development comprising showroom/retail and offices ranging from 5–8 storeys with associated basement car parking.

The application is currently on display and can be viewed at two locations:

**Department Of Planning and Community Development
Level 9, 8 Nicholson Street
East Melbourne**



and

**City Of Yarra
333 Bridge Road
Richmond**

As Council will not be determining the application, all submissions must be in writing and be sent to:

**Manager Statutory Approvals
Department of Planning and Community Development
Level 9, 8 Nicholson Street
East Melbourne 3002.**

The closing date for submissions is **Monday 12 January 2009.**

Council will be making a submission to the Department of Planning and Community Development.

1b. Yarra Gardens Central
A proposal for this site has not yet been developed.

1c. Yarra Gardens West
Plans for a residential development

have been lodged with the Minister The Department of Planning and Community Development has requested further information from Salta. Once this information is received, the development plan will be put on display for public comment.

1d. Shamrock Precinct
There are no proposals for this site at this point in time.

2. Walmer Street Proposal
The Minister for Planning directed Council to issue a planning permit (PL03/0675) for an 8 storey mixed use development including offices, use of part of the land for retail and a restaurant, a reduction in car parking requirements and the removal of vegetation.
Plans were subsequently endorsed by Council and construction on site has commenced.

3. Walmer Street Plaza
During the development of the Urban Design Framework, Council identified the potential for Walmer Street to become a Plaza. The Priority Development Zone outlines a requirement for Salta to develop a Plaza on the site.

Salta has lodged a Landscape Concept Plan for the Plaza (as part of the Yarra Gardens East Precinct proposal) with Council, and has had preliminary discussions with Council and Bicycle Victoria regarding traffic and access matters.

4. The Going Going Gone Site
Delta Group has lodged a planning permit application for a major mixed use development at 601 Victoria Street, Abbotsford. At this stage, Council is reviewing the application and anticipates that it will be advertised in the New Year.

Yarra Gardens East development proposal

