



Victoria Street East Precinct – Minister for Planning’s Decision

September 2007



BACKGROUND

The Victoria Street East precinct is undergoing extensive private sector redevelopment.

To ensure redevelopment in this precinct is guided and sustainable, Yarra City Council developed an Urban Design Framework (UDF).

At the same time a private sector developer, Salta Pty Ltd (Salta), requested the Minister for Planning to rezone two large parcels of land – the MFB site and the area to the north – to Priority Development Zones.

In addition, they also lodged a planning application with the Minister for a development in Walmer Street which Council had previously refused.

There are three main areas under consideration in the Victoria Street East precinct:

1. The Burnley Street West precinct

The Burnley Street West precinct is bounded by Victoria Street to the north, Burnley Street to the east, Buckingham Street to the south and a right of way located at the rear of properties orientated to Burnley Street to the west.

2. Yarra Gardens and Shamrock Street precinct

This is 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 Metropolitan Fire Brigade (MFB) site.

3. Walmer Street Development

The proposed development is situated on Walmer Street, north of Victoria Street and abuts the Yarra River.

Following extensive consultation with Council and the developer, the Minister for Planning recently handed down his decision on two items in the Victoria Street East Precinct:

- Yarra Gardens and Shamrock Street Precinct; and
- the proposed Walmer Street development.

A decision is yet to be received about the Burnley Street precinct.

The Minister’s decision, compared to that sought by Council and the developer, is outlined in the table below:

Yarra Gardens and Shamrock Street Precinct

Minister’s Decision	What Council Wanted	Salta’s Proposal
OVERALL HEIGHT		
Height of RL 45 lowering to RL 40 (as approaches Shamrock Street) or approx. 7–8 storeys	RL 41 or approx. 6–7 storeys	RL 49 or approx. 8–9 storeys
SETBACK v HEIGHT		
13.5 metre setback from crest line with a building height of 8 storeys	<ul style="list-style-type: none"> • 10 metre absolute minimum setback up to 3 storeys in height • Preferred minimum setback of 20 metres • Minimum setback of 35 metres for buildings above 5 storeys (all from the crest line). 	10 metre minimum setback from crest line up to 8–9 storeys with deeper setback in other areas.
Priority Development Zone		Priority Development Zone

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Walmer Street Development

Minister's Decision	What Council Wanted	Salta's Proposal
OVERALL HEIGHT		
RL 45.25 or approx. 8 storeys	RL 41 or approx. 6–7 storeys	RL 49 or approx. 8–9 storeys
PLANNING PERMIT		
Permit granted with conditions: deletion of basement level 4 (44 cars)	No permit issued beyond 6–7 storeys	Permit granted

Council's Urban Design Framework for the area adopted the principle of the existing MFB building being the highest building element on the site and all other buildings stepping down in height from that existing location towards the river and adjoining street. The Minister's decision has not followed this principle – buildings are eight storeys high abutting the river and not tiered.

Walmer Street Development

Council is disappointed that the Minister has permitted a building height of 8–9 storeys and a three level basement car park, and has safety concerns arising from the mixture of car park entry points with pedestrian walkways.

However, the development of the plaza will offer benefits for the community as well as opening up public access to the Yarra River, and Council is pleased that a green travel plan has been included on the development conditions for this site.

Yarra Gardens and Shamrock Street precinct

The construction of a dual pathway along the river, with a view to extend through to Gipps Street in the future, will enhance access and activation of the Yarra River in this precinct.

However, while the community will have greater access to the Yarra River, Council feels that the approved development of three eight storey buildings on stilts (with a one storey undercroft), positioned only 13.5m from the river crest line, will compromise this section of the river, creating overshadowing and uninviting public space areas.

The Minister has also rezoned the Yarra Gardens and Shamrock Street Precincts to a Priority Development Zone, meaning that the developer will bypass Council and take plans straight to the Minister for approval, with no need for further community consultation.

NEXT STEPS

Council is extremely disappointed that the Minister has permitted a development that contradicts the planning controls in Council's Urban Design Framework, and made a commitment at its August meeting to express these views in writing to the Premier and local members of State Parliament.

We are continuing to work with other inner-metropolitan councils through the Inner Melbourne Action Plan, and will be participating in the State Government's audit of the Melbourne 2030 planning policy, to try and reduce State Government intervention into local planning matters.

Council now awaits a final decision about the Burnley Street West precinct which will be communicated to the community as soon as it is received.

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 KIẾN NÀY, QUÝ VỊ CÓ THỂ LIÊN LẠC VỚI THÔNG DỊCH QUA ĐIỆN THOẠI SỐ 9280 1939.

GREEK

ΑΝ ΘΕΛΕΤΕ ΠΕΡΙΣΣΟΤΕΡΕΣ ΠΛΗΡΟΦΟΡΙΕΣ ΣΕ ΣΧΕΣΗ ΜΕ ΤΑ ΣΤΟΙΧΕΙΑ ΠΟΥ ΠΕΡΙΕΧΟΝΤΑΙ ΣΤΟ ΕΝΤΥΠΟ ΑΥΤΟ, ΜΠΟΡΕΙΤΕ ΝΑ ΕΠΙΚΟΙΝΩΝΗΣΕΤΕ ΜΕ ΕΝΑ ΔΙΕΡΜΗΝΕΑ ΣΤΟΝ ΑΡΙΘΜΟ 9280 1934.

MANDARIN

如果想要進一步瞭解這份文件中的內容，您可以致電9280 1937，和翻譯員取得聯繫。

CANTONESE

如果你要更多地瞭解關於這篇文件的內容，您可以與傳譯員聯絡，電話號碼9280 1932。

ITALIAN

SE DESIDERATE SAPERNE DI PIÙ CIRCA LE INFORMAZIONI CONTENUTE IN QUESTO DOCUMENTO, POTETE CONTATTARE UN INTERPRETE AL 9280 1940.

TURKISH

BU BELGEDE YERELAN BİLGİLERE İLİŞKİN DAHA FAZLA BİLGİ EDİNMEK İSTİYORSANIZ, 9280 1938 NUMARALI TELEFONDA BİR TERCÜMANLA GÖRÜŞEBİLİRSİNİZ.

ARABIC

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SPANISH

SI QUIERE MÁS DETALLES SOBRE LA INFORMACIÓN CONTENIDA EN ESTE DOCUMENTO, PÓNGASE EN CONTACTO CON UN INTÉRPRETE LLAMANDO AL TELÉFONO Nº 9280 1940.



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