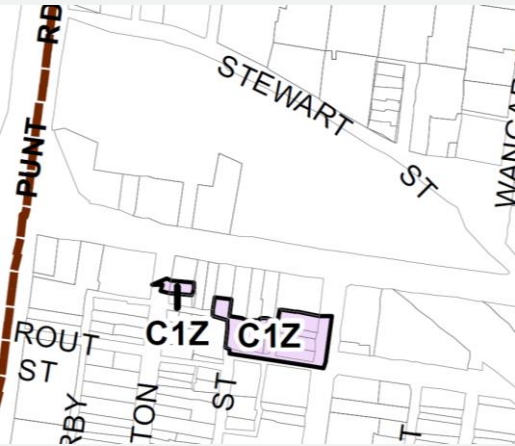
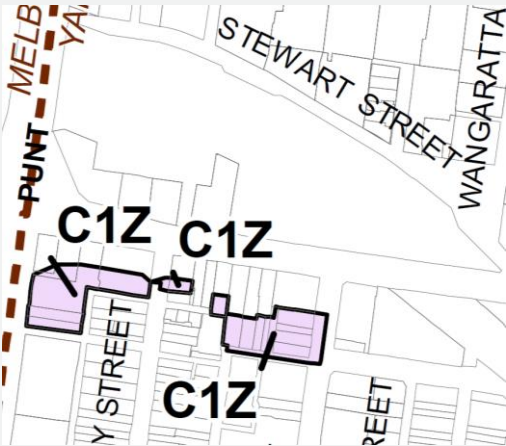


Yarra Planning Scheme Amendment C191yara

Comparison of the exhibited Yarra Planning Scheme maps and the maps for adoption and reasons for the changes.

The information in this table is based on the exhibited version of Yarra Planning Scheme maps and the maps supported by officers for adoption. This table should be read in conjunction with Attachments 4, 5, 6, 7 and 8. This table only highlights aspects where changes are proposed to the exhibition maps. Elements of the amendment where no changes are proposed are not included in this table.

ZNMAPS08 EXHIBITED	ZNMAPS08 FOR ADOPTION	REASON FOR CHANGE
		<p>Following exhibition, one submission requested that their property at 375-377 Punt Road be rezoned from the General Residential Zone to the Commercial 1 Zone to better reflect its current conditions, use and strategic intent.</p> <p>This rezoning, along with the rezoning of 371 Punt Road and 2-14 Swan Street to the Commercial 1 Zone is reflected in Yarra C191yara Zone Maps 08_09 for adoption because it is the most appropriate zone for the land, given:</p> <ul style="list-style-type: none"> • as exhibited, Amendment C191yara proposed to apply preferred maximum building heights of 27m, which exceeds the maximum height allowed under the current General Residential Zone. The Panel supported the application of 28m to the sites in DDO25; • The land is included within the boundary of a major activity centre (Swan Street); • Its corner location on a major boulevard (Punt Road) that offers good access to the Monash Freeway, services, open space and public transport, including buses, trains and trams; • The streets running along the rear of the land's southern and eastern boundaries, which provide a buffer to the sensitive residential interfaces to the south; • The land is unencumbered by heritage controls and provides redevelopment opportunities at 2-16 and 14 Swan Street (VicRoads information centre and car park); and • The Yarra Housing Strategy identifies the area as moderate change, suitable for increased residential densities and housing diversity through mixed-use, infill and shop-top apartment development.

ZNMAPS08 EXHIBITED

ZNMAPS08 FOR ADOPTION

REASON FOR CHANGE

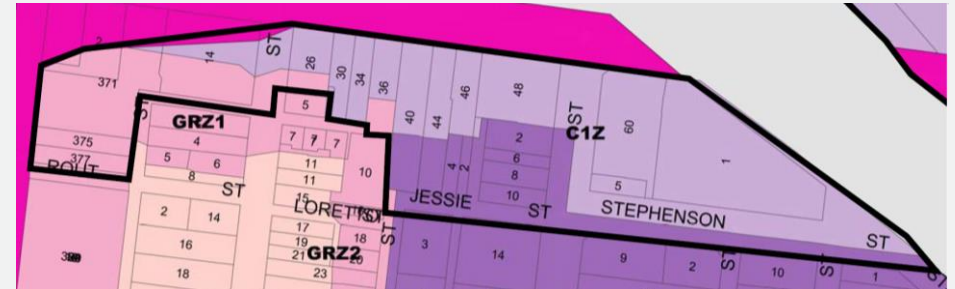


Image: Current zoning showing the Precinct 1: Richmond Station (DDO25) boundary

Furthermore rezoning all of Precinct 1 to the Commercial 1 Zone will remove several prominent mapping anomalies (dual zoned sites). A breakdown of the current zoning of each property within Precinct 1 is set out as follows:

- Schedule 4 to the General Residential Zone applies to land at 377-375 and partially applies to land at 371 Punt Road and 2-16 Swan Street;
- Schedule 2 to the General Residential Zone partially applies to land at 14, 26 and 36 Swan Street;
- Commercial 1 Zone applies to land at 30-34 and 46-48 Swan Street, 1 Stephenson Street, 5 Cremorne Street and partially applies to land at 371 Punt Road, 14, 36 and 40-44 Swan Street; and
- Commercial 2 Zones applies to land at 2-4 Jessie Street, 2-10 Cremorne Street and partially applies to 40-44 Swan Street.

The Panel concluded that rezoning 371 and 375-377 Punt Road, 2-16 and 14 Swan Street the Commercial 1 Zone is clearly logical as the General Residential Zone provisions may have once been appropriate for the site, however, its current mandatory maximum building height does not reflect the existing and relatively new building built form. They noted that from a procedural perspective, submitters had an opportunity to express their views on the proposed rezoning.

The Panel supported this change.

DDOMAPS08_09 EXHIBITED



Image: DDO MAP NO. 08

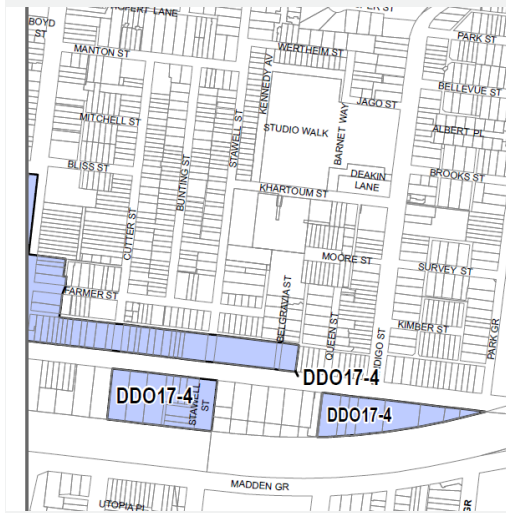


Image: DDO MAP NO. 09

DDOMAPS08_09 FOR ADOPTION



Image: DDO MAP NO. 08

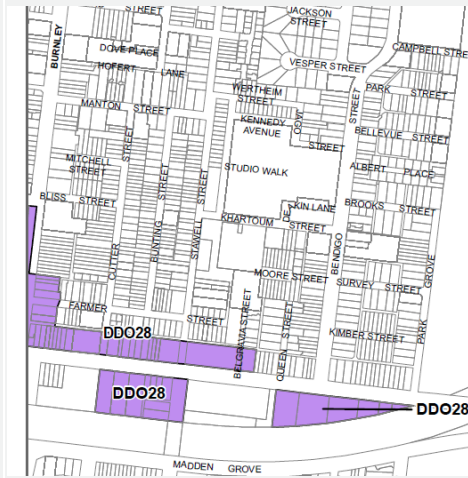


Image: DDO MAP NO. 09

REASON FOR CHANGE

Several submissions received during the exhibition of Amendment C191 were highly critical of the form and drafting of DDO17 on the basis that it was poorly structured, vague, complex, and repetitive. One submitter also noted that the four precincts needed better guidance to realise their vision.

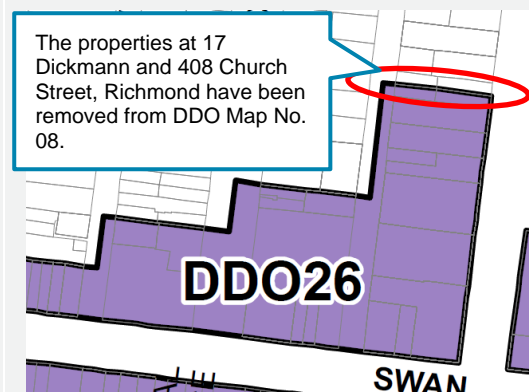
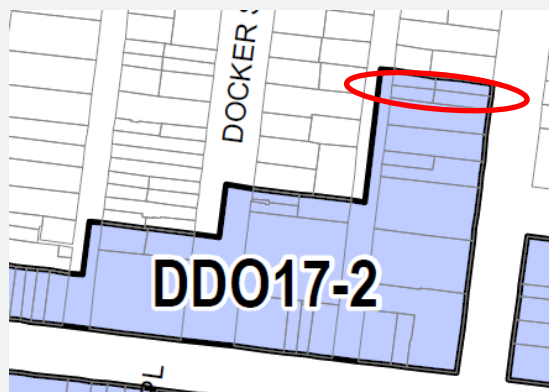
In response, DDO17 has been 'divided' into four separate DDOs.

Council officers divided the exhibited Schedule 17 to the Design and Development Overlay - Swan Street Major Activity Centre (DDO17) which applied to the length of Swan Street into 4 separate preferred DDOs, one for each precinct:

- Schedule 25 to the Design and Development Overlay (DDO25): Swan Street Activity Centre - Precinct 1 Richmond Station;
- Schedule 26 to the Design and Development Overlay (DDO26): Swan Street Activity Centre - Precinct 2 Swan Street Retail Precinct;
- Schedule 27 to the Design and Development Overlay (DDO27): Swan Street Activity Centre - Precinct 3 Swan Street East; and
- Schedule 28 to the Design and Development Overlay (DDO28): Swan Street Activity Centre - Precinct 4 Burnley Station.

Yarra Planning Scheme Map 08 and 09 for adoption reflects this change to Amendment C191yara.

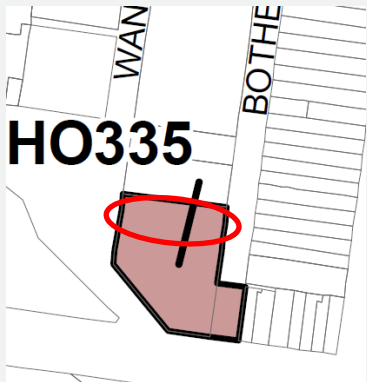
This change was supported by the Panel.



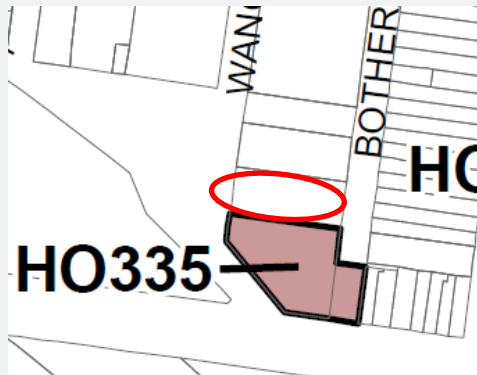
On 8 July 2020, Council received correspondence from the Department of Environment, Land, Water and Planning alerting Council to a potential mapping error.

The exhibited Yarra Planning Scheme DDO Map No. 08 incorrectly included 17 Dickmann and 408 Church Street, Richmond in the DDO17-2 boundary. These properties are in the Neighbourhood Residential Zone Schedule 1. Amendment C191yara primarily relates to commercially zoned land in the DDO. This error was not included in the DDO Map No. 08 exhibited map. It was not included in the exhibited DDO17 (i.e. the ordinance). This mapping error is proposed to be corrected, which will remove 17 Dickmann and 408 Church Street, Richmond from the DDO boundary.

HOMAP08 EXHIBITED



HOMAP08 FOR ADOPTION



REASON FOR CHANGE

The Panel concluded that it is appropriate and justified to apply the Heritage Overlay (HO335) to 57-61 Swan Street, excluding the land currently being used as a car park.

The Panel considered that the future built form on the car park is unlikely to negatively affect the heritage fabric in the Richmond Hill and Swan Street heritage precincts. The car park abuts a robust and transforming industrial area. It is 30 metres from the finer grain heritage form along Swan Street.



Image: Aerial map showing 57-61 Swan Street (Corner Hotel) and rear carpark

The car parking area abutting the Corner Hotel's northern boundary has been removed from the extent of the HO335 because it is on a separate property title and does not contain any heritage fabric. It is considered that applying the Heritage Overlay to the car park is not needed to manage its future development or to assess its potential impact on surrounding heritage fabric. As noted above, the Panel supported this change.