

Amendment C223yara Amendment  
Documents for Adoption

# **YARRA PLANNING SCHEME**

## **AMENDMENT C223YARA**

### **EXPLANATORY REPORT**

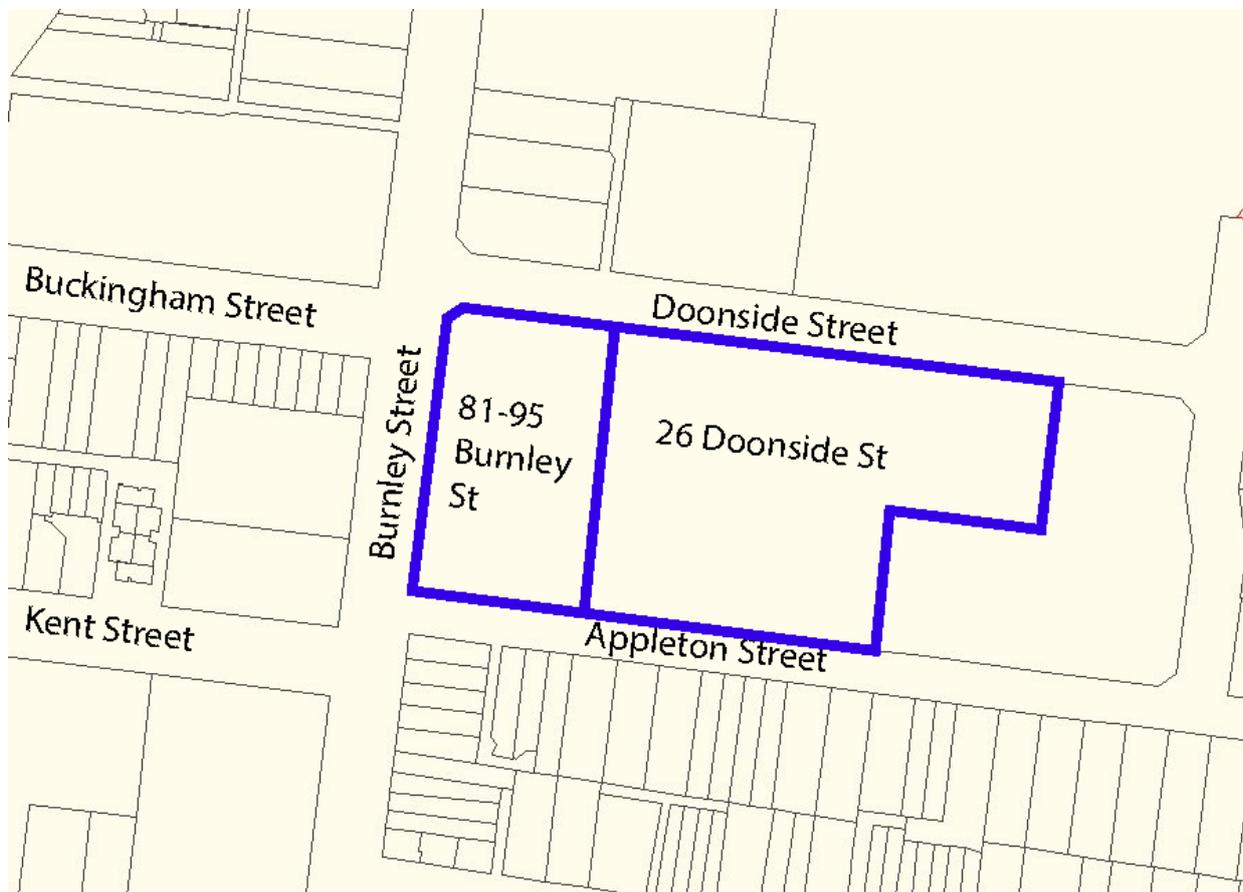
#### **Who is the planning authority?**

This amendment has been prepared by the Yarra City Council, which is the planning authority for this amendment.

The Amendment has been made at the request of Astrodome Hire Pty Ltd.

#### **Land affected by the amendment**

The amendment applies to the land know as 81-95 Burnley Street and 26 Doonside Street Richmond. A mapping reference table is attached at Attachment X to this Explanatory Report.]



#### **What the amendment does**

The Amendment proposes to make the following changes to the Yarra Planning Scheme:

- Rezones the land from Industrial 3 Zone (IN3Z) to Mixed Use Zone (MUZ).
- Applies the Development Plan Overlay Schedule 15 (DPO15) to the land.
- Applies an Environmental Audit Overlay (EAO) to the land.

#### **Strategic assessment of the amendment**

## **Why is the amendment required?**

The proposed Planning Scheme Amendment is required to rezone the land from Industrial 3 Zone (IN3Z) to Mixed Use Zone (MUZ) and apply DPO15 and the EAO.

The proposed rezoning to MUZ is required to allow for the land to be used and developed for a mix of uses - residential and employment (retail and commercial).

The proposed rezoning supports the Victoria Street Structure Plan 2010 which identified the land for 'larger scale office and residential' as well as 'potential housing mixed with retail and businesses'.

### Environmental Audit Overlay

The application of the EAO is required to manage any site contamination issues prior to a sensitive use (such as residential) commencing on the land and to meet the requirements of Ministerial Direction No. 1.

The introduction of an EAO would require an environmental audit to be undertaken on the land and for certificate or statement to be obtained from an environmental auditor in accordance with the *Environment Protection Act 1970*. The audit is carried out prior to the construction of the buildings and works in association with a dwelling or other sensitive use.

### Development Plan Overlay

The application of the DPO is required to:

- Manage the built form of new development, with special consideration to sensitive residential areas to the south of the land along Appleton Street;
- Ensure that new development respects the heritage significance of the land;
- Provide direction on the location of land uses on the land and facilitates at least 9000sqm of employment generating uses;
- Provide a mechanism to deliver 10% affordable housing;
- Facilitate a new public park along Doonside Street, and a 9m wide pedestrian link between Doonside and Appleton Streets;
- Provide a mechanism for the delivery of traffic infrastructure to Doonside, Burnley and possibly Buckingham Streets; and
- Provide a mechanism for the delivery of public realm improvements and the requirement of a Public Realm Plan.

## **How does the amendment implement the objectives of planning in Victoria?**

This Planning Scheme Amendment seeks to implement a number of objectives of planning in Victoria under Section 4 of the Planning and Environment Act, in particular:

- To provide for the fair, orderly, economic and sustainable use, and Development of land;
- To secure a pleasant, efficient and safe working, living and recreational environment for all Victorians and visitors to Victoria.
- To facilitate development in accordance with the other objectives;
- To facilitate the provision of affordable housing in Victoria; and
- To balance the present and future interests of all Victorians.

The amendment seeks to replace a contextually outdated zoning (Industrial) with a more appropriate land use zone that encourages the creation of a dynamic mixed use environment that includes commercial, residential and retail activities. It will facilitate housing growth as well as economic growth, whilst providing for affordable housing and public open space for the local area.

## **How does the amendment address any environmental, social and economic effects?**

### *Environmental Effects*

The Amendment addresses any environmental effects or risks through the application of the Environmental Audit Overlay. Further, the amendment requires future development to support sustainable transport alternatives and demonstrate how it will achieve Environmentally Sustainable Design.

#### *Social and Economic Effects*

The amendment will have a range of positive economic and social effects including:

Encouraging a mix of uses within an identified Major Activity Centre with good access to public transport, services and shops.

- Built form requirements to protect the amenity of residential properties on the south side of Appleton Street
- Requiring 10% of the total number of dwellings be provided as affordable housing.
- Mandating at least 9,000m<sup>2</sup> of Gross Floor Area provided for employment generating activities
- The provision of new public open space
- The creation of a pedestrian link through the site and public realm improvements.
- The provision of a sensitive adaptive re-use of heritage buildings on the land.

#### **Does the amendment address relevant bushfire risk?**

The land affected by the Amendment is not located within an area of identified bushfire risk.

#### **Does the amendment comply with the requirements of any Minister's Direction applicable to the amendment?**

The amendment is consistent with Ministerial Direction No 1 – Potentially contaminated Land. The application of the Environmental Audit Overlay ensures that potentially contaminated land issues are addressed before development occurs.

The amendment is consistent with the Minister's Direction No. 9 Metropolitan Strategy. Plan Melbourne 2017-2050 gives strong policy support to facilitating housing growth in locations within underutilised areas of the community and those close to public transport and jobs. The Plan acknowledges the need to encourage greater amounts of affordable housing and for this to be achieved through the rezoning process. It emphasises the importance of providing for job and housing growth near activity centres and the creation of 20 minute neighbourhoods.

The amendment is consistent with the Ministerial Direction on the Form and Content of Planning Schemes under section 7(5) of the Act and with Direction 11 - Strategic Assessment under Section 12(2) of the Act. During the Amendment process, Direction No. 15 – The Planning Scheme Amendment Process, which sets times for completing steps in the Amendment process, will also be followed.

#### **How does the amendment support or implement the Planning Policy Framework and any adopted State policy?**

The main provisions of the PPF that are relevant to this amendment are:

##### *Clause 11 - Settlement*

Clause 11 requires planning to anticipate and respond to the needs of existing and future communities.

This amendment assists in the implementation of this policy by encouraging housing and employment growth towards established activity centres and supporting the areas shift from heavy industrial uses to a mix of office, residential and retail. The amendment will support the development and growth of the Victoria Street Major Activity Centre by providing housing, employment and open space.

##### *Clause 15 - Built Environment and Heritage*

Clause 15 requires planning to recognise the role of urban design, building design, heritage and energy and resource efficiency in delivering liveable and sustainable cities, towns and neighbourhoods.

The amendment will enable a mix of uses, including residential, retail and office, and will provide for sensitive re-use of heritage buildings.

#### *Clause 16 - Housing*

Clause 16 requires planning to provide housing diversity that is integrated, accessible, sustainable and proximate to activity centres, public transport, schools and open space.

The land is located within an activity centre, offers good access to services and transport, and is identified.

#### *Clause 17 - Economic Development*

Clause 17 requires planning to provide for a strong and innovative economy and contribute to the economic wellbeing of the state.

The Development Plan Overlay encourages a net increase in employment uses on the land. The rezoning will assist in the efficient use of existing urban land in the Victoria Street Major Activity Centre.

### **How does the amendment support or implement the Local Planning Policy Framework, and specifically the Municipal Strategic Statement?**

The amendment gives effect to several objectives under Clause 21 and 22 of the Yarra Planning Scheme including:

- Clause 21.03 (Vision) specifically identifies the land as a strategic redevelopment site.
- Clause 21.08 (Neighbourhoods) specifically identifies the land as suitable for rezoning to a Mixed Use Zone (MUZ).
- Clause 22.11 (Victoria East Precinct Policy) specifically identifies the land as a future mixed-use land use.

### **How does the amendment support or implement the Municipal Planning Strategy?**

The Yarra Planning Scheme includes a Municipal Strategic Statement at Clause 21, the provisions of Clauses 23.01 and 23.02 apply.

The proposed amendment will support the Municipal Strategic Statement by:

- Assisting Yarra in providing additional housing growth in areas that have easy access to services, jobs and transport;
- Providing affordable housing;
- Ensuring Yarra's Activity Centres remain vibrant by increasing employment generating uses on the land;
- Recognising that the land has transitioned from industry to allow for modern enterprises;
- Assist in the retention and restoration of heritage assets located on the land;
- Providing additional public open space; and
- Managing increased traffic movements through the development of the land.

### **Does the amendment make proper use of the Victoria Planning Provisions?**

The amendment makes proper use of the VPP by: utilising a zone (MUZ) that encourages uses deemed as appropriate for the land; managing development through the application of a DPO; and managing potentially contaminated land through the application of the EAO.

Rezoning the land to a Mixed Use Zone will enable both residential and retail / commercial uses. In this case, the Mixed Use Zone is considered to represent the most appropriate tool within the Victorian Planning Provisions on the basis that:

- The land has been identified as a suitable for a future mixed-use precinct within the Victoria Street Structure Plan 2010 and the Yarra Planning Scheme;
- The land benefits from access to public transport, services, shops; jobs and regional open space;

- The Mixed-Use Zone enables the existing commercial functions of the site to continue, whilst also creating opportunities for further intensification of commercial uses.
- Rezoning to a Mixed Use Zone will assist in delivering housing and economic growth in line with State and Local Planning policies in a key urban area

The use of a Development Plan Overlay is an identified method of informing outcomes on the land by requiring the form and conditions of future use and development to be shown on a development plan before a permit can be granted to use or develop the land.

The use of an Environmental Audit Overlay is an identified method within Ministerial Direction 1 Contaminated Land of ensuring that land is suitable for any future sensitive uses.

#### **How does the amendment address the views of any relevant agency?**

Known directions of relevant agencies have been incorporated into the proposal.

#### **Does the amendment address relevant requirements of the Transport Integration Act 2010?**

The proposed Amendment takes into account the proximity of the site to the arterial road network and extensive public transport and local pedestrian and bicycle connections to local amenity and facilities. It includes requirements for future development so that it will not have an adverse impact on the existing transport system.

#### **Resource and administrative costs**

- **What impact will the new planning provisions have on the resource and administrative costs of the responsible authority?**

It is considered that the amendment will not have an impact on resource and administrative costs of the responsible authority.

#### **Where you may inspect this amendment**

The amendment can be inspected free of charge at the City of Yarra's website at <https://www.yarracity.vic.gov.au/the-area/planning-for-yarras-future/yarra-planning-scheme-and-amendments/current-amendments/amendment-c223-burnley-street>

And

The amendment is available for public inspection, free of charge, during office hours at the following places:

#### **City of Yarra Customer Service Centres:**

City of Yarra  
 Richmond Town Hall  
 Town Planning Counter  
 333 Bridge Road, Richmond 3121

The amendment can also be inspected free of charge at the Department of Environment, Land, Water and Planning website at [www.planning.vic.gov.au/public-inspection](http://www.planning.vic.gov.au/public-inspection).

# Amendment C223yara - Instruction Sheet

*Planning and Environment Act 1987*

**YARRA PLANNING SCHEME**

**AMENDMENT C223YARA  
INSTRUCTION SHEET**

The planning authority for this amendment is the Yarra City Council.

The Yarra Planning Scheme is amended as follows:

**Planning Scheme Maps**

The Planning Scheme Maps are amended by a total of 3 attached maps sheets.

**Zoning Maps**

1. Amend Planning Scheme Map No. 7 in the manner shown on the 1 attached map marked "Yarra Planning Scheme, Amendment C223yara".

**Overlay Maps**

2. Amend Planning Scheme Map No. 7DPO and 7EAO in the manner shown on the 2 attached maps marked "Yarra Planning Scheme, Amendment C223yara".

**Planning Scheme Ordinance**

The Planning Scheme Ordinance is amended as follows:

3. In **Overlays** – Clause 43.04 – Development Plan Overlay, insert a new Schedule 15 in the form of the attached document.

Amendment C223yara  
Schedule 15 to the Development Plan Overlay

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## **SCHEDULE 15 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY**

Shown on the planning scheme map as **DPO15**.

### **81-95 BURNLEY STREET AND 26-34 DOONSIDE STREET, RICHMOND**

#### **1.0**

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#### **Objectives**

None specified.

#### **2.0**

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#### **Requirement before a permit is granted**

A permit may be granted for the following before a development plan has been approved:

- Buildings or works necessary for existing businesses or uses to continue.
- Consolidation or subdivision.
- Removal or creation of easements or restrictions.
- Demolition or removal of buildings.
- The construction or carrying out of minor buildings or works, including site preparation.
- Buildings and works associated with or for the purpose of obtaining a certificate or statement of environmental audit under the *Environment Protection Act 1970*; or environmental matters pursuant to any successor legislation, including the *Environment Protection Amendment Act 2018*, where these works do not prejudice the preparation and approval of the Development Plan and the vision for the land set out in this overlay.

Before granting a permit the Responsible Authority must be satisfied that the permit will not prejudice the future use and development of the land and will not compromise the objectives for the site as set out in this schedule.

#### **2.1**

#### **Section 173 Agreement to provide for affordable housing**

The owner (or another person in anticipation of becoming the owner) must enter into an agreement with the Responsible Authority under section 173 of the *Planning and Environment Act 1987* which requires that the owner must facilitate the provision of 10 percent of the total number of dwellings (being the total number of dwellings provided within the DPO15 area) as affordable housing by:

- Entering into an arrangement with a Registered Agency under the Housing Act 1983 for the provision of the affordable housing within the DPO15 area to a Registered Agency; and/or
- Making other arrangements for the provision of affordable housing in conjunction with a Not for Profit (registered with the Australian Charities and Not-for-profits Commission) to the satisfaction of the Responsible Authority; and/or
- Making other arrangements for the provision of for the provision of Affordable Housing as defined at Section 3AA of the *Planning and Environment Act 1987*, to the satisfaction of the Responsible Authority.

The owner, or other person in anticipation of becoming the owner, must meet all of the expenses of the preparation and registration of the agreement, including the reasonable costs borne by the Responsible Authority.

The Section 173 Agreement must be entered into once a planning permit has been issued but prior to the endorsement of plans in accordance with the approved Development Plan.

## 2.2 Section 173 Agreement to provide for public infrastructure

The owner (or another person in anticipation of becoming the owner) must enter into an agreement with the Responsible Authority under section 173 of the *Planning and Environment Act 1987* for the provision of or a proportionate contribution to the following items of public infrastructure in accordance with the Public Realm Plan prepared and approved in accordance with this schedule. The works may include but are not limited to:

- Streetscape and public realm improvements to Doonside Street;
- Streetscape and public realm improvements to Appleton Street; and
- A minimum nine (9) metre wide pedestrian lane connecting Doonside Street and Appleton Street, generally in accordance with the *Indicative Framework Plan* at Figure 1.

The owner, or other person in anticipation of becoming the owner, must meet all of the expenses of the preparation and registration of the agreement, including the reasonable costs borne by the Responsible Authority.

The Section 173 Agreement must be entered into once a planning permit has been issued but prior to the endorsement of plans in accordance with the approved Development Plan.

## 2.3 Section 173 Agreement for Traffic Impact Assessment Report works

The owner (or another person in anticipation of becoming the owner) must enter into an agreement with VicRoads and the Responsible Authority under section 173 of the Planning and Environment Act 1987 for the provision of works which are identified in the Traffic Impact Assessment Report prepared and approved in accordance with this schedule. The works may include but are not limited to:

- mitigating works required for each development stage in the Development Plan; and
- a two way or a four way signalised intersection between Burnley Street/Doonside Street/Buckingham Street if required, approved by VicRoads in consultation with the Responsible Authority.

The owner, or other person in anticipation of becoming the owner, must meet all of the expenses of the preparation and registration of the agreement, including the reasonable costs borne by the Responsible Authority.

The Section 173 Agreement must be entered into once a planning permit has been issued but prior to the endorsement of plans in accordance with the approved Development Plan.

## 3.0 Conditions and requirements for permits

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### 3.1 Permit requirements

Except for a permit granted in accordance with Clause 1.0 of this Schedule, a permit must contain conditions that give effect to the provisions and requirements of the approved development plan.

### 3.2 HERITAGE IMPACT STATEMENT

A permit application must include, where relevant:

- A heritage impact statement prepared by a suitably qualified professional that assesses the impact of the proposed development on the heritage values of the heritage place.
- A sightline analysis and 3D modelling of the proposed development from key view points in the public realm to enable an assessment of the visual impact of the development on the heritage places within the site.

### 3.3 HERITAGE CONSERVATION

A planning permit granted for the development of parts of the site within the Heritage Overlay must contain conditions requiring the permit holder to:

- Engage a suitably qualified person to:
  - prepare a schedule of conservation works for the retained facades of the heritage buildings at 81-95 Burnley Street and the exterior form of the heritage building at 26-34 Doonside Street, including time frames for each action to the Responsible Authority's satisfaction;
  - undertake archival recordings of the heritage buildings (81-95 Burnley Street and 26-34 Doonside Street) to the responsible authority's satisfaction prior to any demolition on the site; and
  - prepare a heritage maintenance plan defining the ongoing cyclical repair and maintenance for the retained facades of the heritage buildings at 81-95 Burnley Street and the exterior form of the heritage building at 26-34 Doonside Street to the Responsible Authority's satisfaction.
- Require the permit holder to implement the conservation works and heritage management plan to the satisfaction of the Responsible Authority within the timeframes provided.

### 3.4 TRAFFIC IMPACT ASSESSMENT REPORT (TIAR)

A permit application must include a Traffic Impact Assessment Report (TIAR) prepared by a suitably qualified traffic engineer in consultation with the owners of the Victoria Gardens Shopping Centre. The TIAR must include all of the matters dealt with in the Traffic Works Assessment, as set out in 4.2 of this DPO, and include:

- Details of the proposed car parking and bicycle parking provision and anticipated traffic generation of the proposal the subject of the permit application.
- An assessment of the capacity of the existing road network to accommodate anticipated traffic generation.
- Any mitigation works necessary to accommodate the anticipated traffic generation.

### 3.5 GREEN TRAVEL PLAN

A permit application must include a Green Travel Plan that demonstrates that the development supports sustainable transport alternatives to the motor car, provides on-site car share spaces and considers the opportunity for bicycle parking and storage facilities. The Green Travel Plan must be prepared to the satisfaction of the Responsible Authority by a qualified traffic engineer.

## 4.0

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### Requirements for development plan

A development plan must be generally in accordance with the *Indicative Framework Plan* as shown in Figure 1, and the vision set out in this schedule, to the satisfaction of the Responsible Authority.

A development plan must be approved for the whole site, however the land may be developed in stages.

The development plan must include the following sections, all prepared to the satisfaction of the Responsible Authority:

## 4.1

### Development Plan Vision

- To become a sustainable, mixed-use residential community, supported by convenience retailing services, community facilities, and employment opportunities augmenting the role of the Victoria Street Activity Centre.
- To recognise the opportunity of the site's activity centre context, whilst respecting the low rise residential development to the south.

- To protect the reasonable amenity of residential properties on the south side of Appleton Street and to the east of the subject site.
- To provide improvements to the public domain, including pedestrian friendly environments along all street frontages, the provision of public open space and a pedestrian laneway.
- To provide a high standard of internal amenity, building separation and best practice environmentally sustainable design.
- To respect the scale and form of heritage places within and adjacent to the site.
- To provide for the conservation of heritage places within the site.
- To ensure that new development mitigates any adverse impact it may generate upon local traffic conditions.
- To ensure that the primary responsibility for noise attenuation rests with the agent of change.
- To ensure new development, does not unreasonably prejudice by way of reason of reverse amenity the ongoing operation of nearby existing commercial, industrial and warehouse businesses, including Victoria Gardens Shopping Centre.
- To provide for the sensitive adaptive re-use of heritage buildings in accordance with the Comprehensive Heritage Analysis referred to in Clause 4.2
  - describes the relationship between the heritage place and any neighbouring or adjacent heritage place/s; and
  - establishes principles for managing the significance of the heritage place and its relationship with its surroundings.

Figure 1: Indicative Framework Plan



4.2

Components of the Development Plan

SITE AND CONTEXT INFORMATION

A site analysis that identifies:

- the key attributes of the land and its context;
- existing or proposed uses on adjoining land;

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- other neighbourhood features such as public transport, activity centres, walking and cycling connections; and
- important views to be considered and protected, including views of existing heritage buildings.

### CONCEPT PLANS

Concept plans must include:

- The total number of dwellings across the entire site;
- The proposed use of each building and estimated floor area for each use;
- At least 9,000m<sup>2</sup> of Gross Floor Area provided for employment generating activities;
- An indication of the location and approximate commercial and retail yield for the site;
- A north south pedestrian lane :
  - with a minimum width of 9 metres;
  - that provides safe and pleasant pedestrian and cycling access between Doonside Street and Appleton Street;
  - that receives sunlight between 10am and 2pm at the equinox;
  - that remains publicly accessible to pedestrians at all times; and that will not be accessible by private vehicles at any time (with the exception of emergency services and public/authority services).
  - that will not be accessible by private vehicles at any time (with the exception of emergency services and public/authority services).
- The provision of at least 4.5% of the total site (576 square metres) for public open space which fronts Doonside Street and adjoins the pedestrian lane (or a higher percentage if contained in Clause 53.01 of the Yarra Planning Scheme at the time of subdivision). The plan must show the area of public open space in square metres and its percentage of overall site area;
- Indicative vehicular, pedestrian, cyclist and loading access points and connections; and
- Details of any works or treatments proposed to Doonside Street or Appleton Street or the nearby road network.

### BUILT FORM GUIDELINES

Built form guidelines to assist the implementations of the Vision which provide the following:

- Maximum building heights and envelopes responding to the site context;
- Building setbacks from street boundaries that ensure that new future development does not overwhelm the scale of the heritage buildings on the site and presents acceptably to lower scale buildings in the vicinity of the site, including dwellings on the south side of Appleton Street;
- Building setbacks from the facades of 81-95 Burnley Street that ensure the heritage building can be understood as having a three dimensional form;
- Preferred minimum upper level (above podium) setbacks of:
  - 13 metres from the Appleton Street site boundary.
  - 10 metres from the Burnley Street site boundary.
  - 8 and 5 metres from the Doonside Street site boundary.
  - 9m from habitable room windows or balconies of the Embassy building directly to the east and south.

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- Ensure new buildings are well spaced (preferred minimum 9 metres between buildings above podium);
- Buildings set back a minimum of 10 metres (above podium) from the heritage building at 26-34 Doonside Street;
- Inter-floor heights within the heritage buildings on the site to ensure they relate to the existing floor levels and/or fenestration patterns;
- Ensure the retention of key heritage fabric of:
  - the Appleton Street, Burnley Street and Doonside Street elevations of 81-95 Burnley Street (former Repco Factory) for the extent of the building within in heritage overlay; and
  - external form of 21 Doonside Street (former Repco Offices and Laboratories), while allowing for adaptive reuse.
- Active frontages to Burnley Street, Doonside Street, open space and the pedestrian lane, as appropriate;
- The design and use of materials must be respectful of the industrial heritage of the site and its surrounds to the north and east, as well as to the residential heritage to the south.
- Provide for high quality architecture and spaces throughout the site and respond to heritage places through, as appropriate:
  - Create an interesting and varied street wall and podium which is reinforced through a range of parapet heights and rebates of sufficient depth and texture to provide modulation in the street facade.
  - Use contemporary architectural detail which complements and responds to the significant elements of the heritage buildings
  - Avoid highly articulated facades above retained heritage buildings,
  - Ensure there is solid built form behind retained facades and avoid balconies behind existing openings. Provide high quality
  - Providing high quality treatments to the building facades facing the pedestrian lane and streets.
- Ensure car parking is screened by buildings and not clearly visible from the street, or otherwise located in basement areas;
- Ensure buildings are designed to ameliorate adverse wind conditions at street level, public spaces and lower level dwellings;
- Ensure buildings are designed along Appleton Street to break up the form of the street wall.
- Minimise vehicle access and traffic movements in Appleton Street.
- Ensure buildings are designed and spaced to create a visually interesting skyline, streetscape and coherent precinct.
- Ensure that site services and loading areas are carefully designed to minimise impacts on streetscapes, shared spaces and pedestrian footpaths and laneways.
- Buildings designed to ensure the effectiveness of new residential development and other noise sensitive uses in protecting their own amenity where potentially affected by existing commercial, industrial and warehouse businesses.
- To encourage sustainable transport initiatives.

## SUPPLEMENTARY DOCUMENTATION

- Massing diagrams that model the proposed built form envelopes based on the indicative heights and setbacks;

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- Shadow diagrams that demonstrate:
  - no overshadowing of private properties on the southern side of Appleton Street beyond that caused by a building of 11m when measured between the hours of 10:00am and 2:00pm at the September Equinox.
  - no overshadowing of the footpath on the western side of Burnley Street from 11 am at the September Equinox
  - appropriate access to sunlight within the proposed park between the hours of 10am and 2pm at the September Equinox to provide a reasonable standard of amenity and useability as a principally passive open space.
- Indicative palette of building materials and architectural treatments throughout the site.

### OPEN SPACE AND LANDSCAPE

A Landscape Concept Plan must be prepared that provides:

- Indicative dimensions of open space in all parts of the site at ground level to the satisfaction of the Responsible Authority;
- An overall landscape masterplan for the site that includes landscape concepts for proposed open space and improvements along Appleton Street and Doonside Street;
- Deep planting opportunities for canopy trees within the proposed public open space, free from basement incursion;
- A written description of the management of the open space, pedestrian lane and other landscaped areas, including sustainable irrigation principles such as water sensitive urban design opportunities; and
- Details of how the Landscape Concept Plan responds to any requirements of the site remediation strategy for the land.

### PUBLIC REALM PLAN

A Public Realm Plan must be prepared to the satisfaction of the Responsible Authority. The Public Realm Plan must detail how the development will contribute towards improving the public realm adjacent to the site and provide the following information:

- Principles for how future development will contribute to improving the public realm and promoting inviting, pedestrian-friendly public spaces.
- The locations of public realm infrastructure works such as footpaths, bike paths, street lighting and furniture, and street trees, including:
  - Streetscape and public realm improvements to Doonside Street;
  - Streetscape and public realm improvements to Appleton Street; and
  - A minimum nine (9) metre wide pedestrian lane connecting Doonside Street and Appleton Street generally in accordance with the *Indicative Framework Plan* at Figure 1.

### HOUSING DIVERSITY REPORT

A Housing Diversity and Adaptability Report must be prepared to the satisfaction of the Responsible Authority which provides the following information:

- A demographic analysis of the types of people and households anticipated to live within the development based on the proposed dwelling design and bedroom mix.
- The model to provide 10% of the total number of dwellings as affordable housing.
- Demonstrate how the development plan responds to the particular housing needs of future residents across their lifetime.

## TRANSPORT ASSESSMENT

A Traffic Works Assessment (TWA) prepared by a suitably qualified traffic engineer to the satisfaction of the Responsible Authority and Vic Roads. The Traffic Impact Assessment must include:

- An existing conditions assessment, including existing and approved vehicle and loading access arrangements associated with the Victoria Gardens Shopping Centre with capacity to interact with traffic from the development.
- Details of any development staging.
- Consultation with the owner of the Victoria Gardens Shopping Centre
- A site layout plan showing convenient and safe primary vehicle access, including:
  - Primary vehicle access to and from Doonside Street;
  - Any vehicle access to Appleton Street to be a secondary access point;
  - No direct vehicle access to or from the site via Burnley Street.
- Details regarding the layout, cross section and function of any internal street or laneway network.
- On site car parking and bicycle parking provisions and allocations.
- Expected traffic volumes and impact on the existing road network, including but not necessarily limited to Doonside Street, Appleton Street and Burnley Street. This assessment is to include details of any assumptions relied upon.
- The TWA is to include consideration of any development stages and approved/current development applications within the immediate area surrounding the site. The assessment is to:
  - identify mitigating works required for each development stage in the Development Plan
  - assess whether a two way or a four way signalised intersection between Burnley Street/Doonside Street/Buckingham Street is required and the trigger for providing the signalised intersection to the satisfaction of VicRoads
  - identify a new intersection layout and operation, if required, approved by VicRoads in consultation with the Responsible Authority.
- Details of any works or treatments proposed to Doonside Street or Appleton Street or the nearby road network.
- Determine the likely increases to pedestrian and bicycle movements generated by the site and the likely distribution of those movements. Demonstrate how the subject site will prioritise those movements and provide convenient connections to existing infrastructure.
- Measures to reduce conflict and improve pedestrian and bicycle amenity (if applicable).
- Indicative loading arrangements, with loading to be undertaken on site and conflict between the loading bay(s) and car parking areas and non-motorised transport to be minimised.
- Estimate the type and number of loading/unloading activities associated with the development and provide information on appropriate loading/unloading facilities to service the various uses proposed.
- Access to the site by trucks is to be via Doonside Street.
- Details regarding on-site waste collection, with waste vehicles accessing the site from Doonside Street.

### **ENVIRONMENTALLY SUSTAINABLE DESIGN (ESD)**

An environmentally sustainable design assessment must be prepared to the satisfaction of the Responsible Authority which sets out how future development may achieve:

- WSUD objectives and requirements pursuant to the planning scheme; and
- ESD objectives and requirements pursuant to the planning scheme

### **DRAINAGE**

A drainage assessment must be prepared to the satisfaction of the Responsible Authority which includes:

- A catchment analysis of the existing storm water drainage system in Burnley Street and Doonside Street;
- A capacity assessment for the existing drainage system into which future development will be discharged; and
- A flood analysis which determines the overland flow depth within the road reserve during a 1 in 100 year flood.

### **COMPREHENSIVE HERITAGE ANALYSIS**

A Comprehensive Heritage Analysis must be prepared by a suitably qualified professional to the satisfaction of the Responsible Authority that includes the following, having regard to the heritage expert assessments prepared for Amendment C223:

- written description of the heritage places;
- history of the heritage places;
- assessment of significance of individual elements; and
- copies of the existing Statements of Significance of HO252 and HO375.

### **ACOUSTIC REPORT**

- Development that includes residential or other sensitive uses must be designed and constructed to include noise design and noise attenuation measures that achieve the noise levels that are calculated by applying the method in Schedule B of State Environment Protection Policy No. N-1 'Control of Noise from Commerce, Industry and Trade (SEPP N-1). (or the equivalent environment reference standard to be introduced under the Environment Protection Amendment Act 2018). For the purpose of assessing whether the above noise standards are met, the noise measurement point shall be located inside a habitable room of a noise sensitive residential use with windows and doors closed.
- An application for a planning permit that includes residential or other sensitive uses must be accompanied by an acoustic assessment, prepared by a qualified acoustic consultant that demonstrates how the noise attenuation measures will achieve noise levels (within any noise sensitive area) in accordance with the Built Form Guidelines.

### **DEVELOPMENT STAGING**

A staging plan to provide an indication of the likely staging of the development of land, specifically:

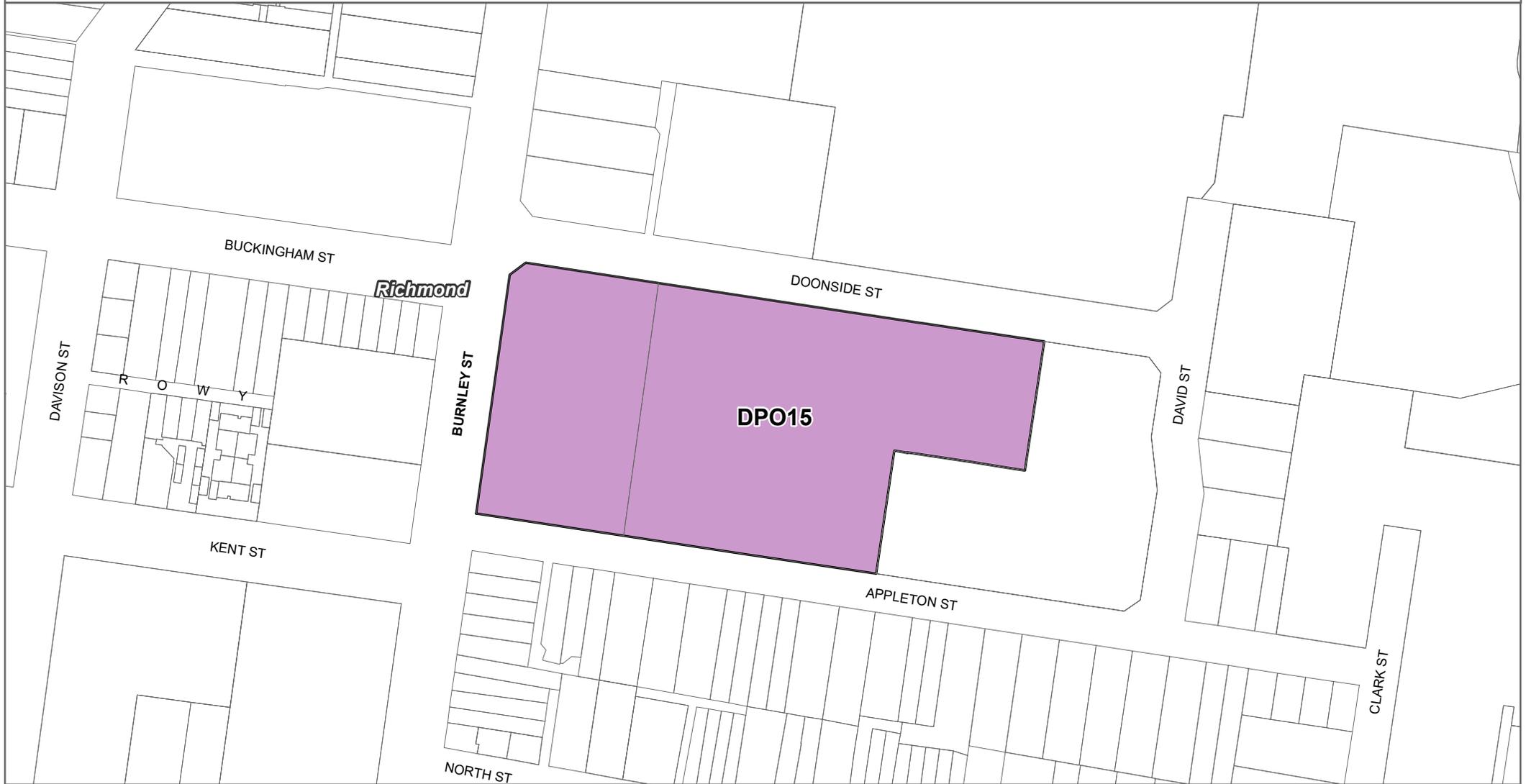
- The expected sequencing of development;
- The expected sequencing of works identified in the Public Realm Plan approved in accordance with this schedule;
- Likely vehicle access points, road infrastructure works and traffic management; and
- Interface/access treatments.

**COMMUNITY CONSULTATION**

The Development Plan must be available for public inspection and submission for 28 days prior to its consideration by the Responsible Authority. Any submissions must be considered by the Responsible Authority in its decision.

Amendment C223yara  
Amendment Maps

# YARRA PLANNING SCHEME - LOCAL PROVISION AMENDMENT C223



## LEGEND

-  DPO15 - Development Plan Overlay - Schedule 15
-  Local Government Area

## Disclaimer

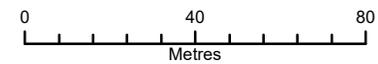
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Planning Group

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Environment,  
Land, Water  
and Planning

Part of Planning Scheme Map 7DPO





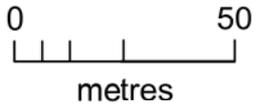
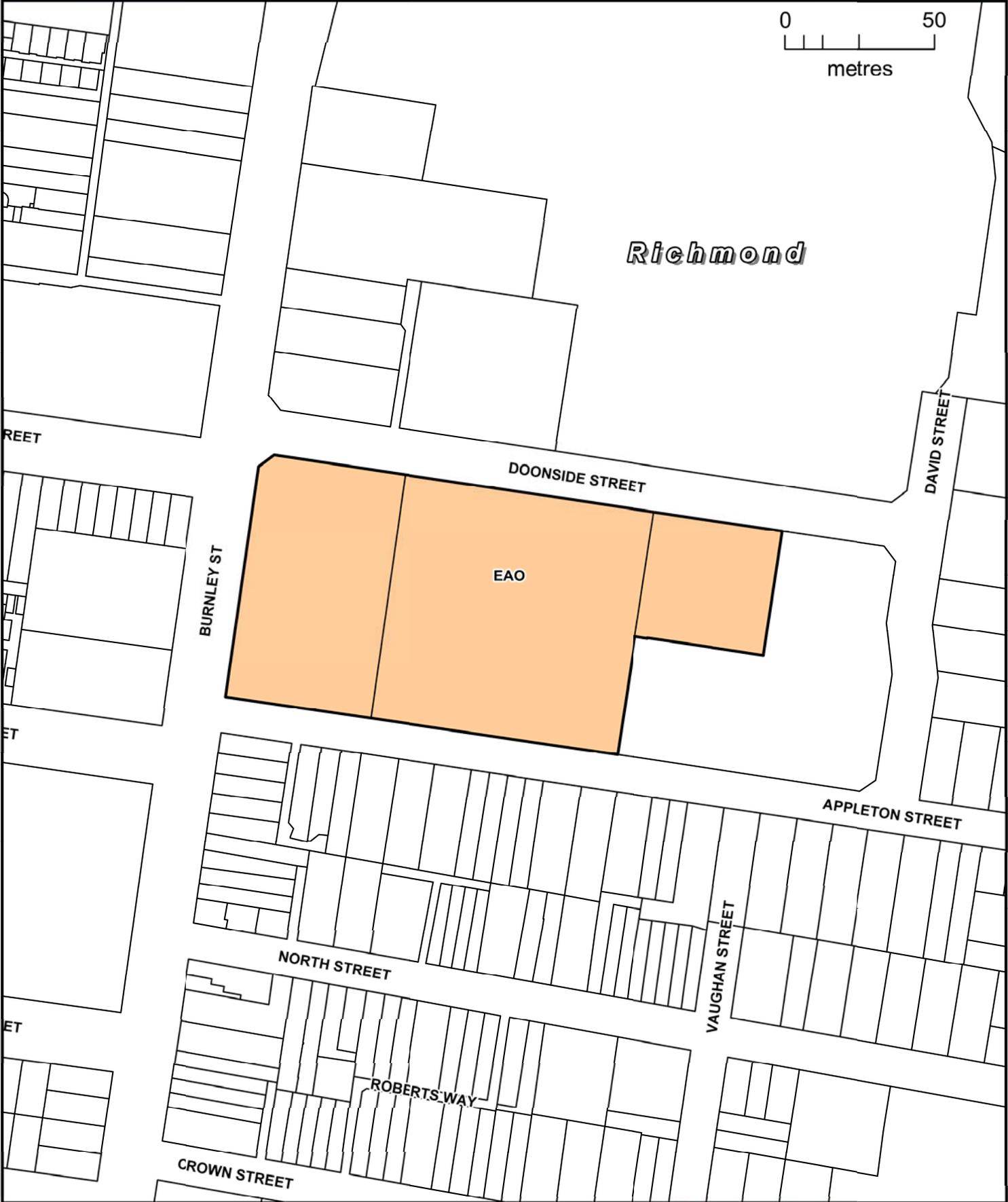
## LEGEND

**MUZ** MIXED USE ZONE

Part of Planning Scheme Map 7

# AMENDMENT C223





*Richmond*

BURNLEY ST

DOONSIDE STREET

DAVID STREET

EAO

APPLETON STREET

NORTH STREET

VAUGHAN STREET

ROBERTS WAY

CROWN STREET

## LEGEND

 ENVIRONMENTAL AUDIT OVERLAY

Part of Planning Scheme Map 7EAO

# AMENDMENT C223

