



Hon Richard Wynne MP

Minister for Planning
Minister for Housing

8 Nicholson Street
East Melbourne, Victoria 3002

Cr Misha Coleman
Mayor
Yarra City Council
PO Box 168
RICHMOND VIC 3121
mayor@yarracity.vic.gov.au

Ref: MBR042726



Dear Mayor

CALL IN OF PLANNING PERMIT APPLICATION PLN20/0006 AT 462-482 SWAN STREET, RICHMOND

I write to inform you that I have decided to call in planning permit application PLN20/0006 at 462-482 Swan Street, Richmond, under section 97B of the *Planning and Environment Act 1987*.

In accordance with section 97B(1)(a) of the Act, I consider that the application raises a major issue of policy and that the determination of the application may have a substantial effect on the achievement of planning objectives, as outlined below.

- The objective of Clause 11.03-1S 'Activity centres' is to encourage the concentration of major retail, residential, commercial, administrative, entertainment and cultural developments into activity centres that are highly accessible to the community. The project is in the Swan Street Major Activity Centre and determination of the application would support the creation of a network of activity centres that are linked by transport.
- The objective of Clause 15.01-1S 'Urban design' is to create urban environments that are safe, healthy, functional and enjoyable and that contribute to a sense of place and cultural identity, and the objective of Clause 15.01-2S 'Building design' is to achieve building design outcomes that contribute positively to the local context and enhance the public realm. The project involves significant improvements to the pedestrian environment and public realm, and determination of the application would deliver a net community benefit.
- The objective of Clause 17.01-1S 'Diversified economy' is to strengthen and diversify the economy and the objective of Clause 17.02-1S 'Business' is to encourage development that meets the community's needs for retail, entertainment, office and other commercial services. The project would provide economic stimulus to respond to the coronavirus (COVID-19) pandemic, and determination of the application would result in capital expenditure of \$323 million and employment creation of 530 construction jobs and 3,000 ongoing jobs.
- Section 4(1) of the Act sets out the objectives of planning in Victoria. The determination of the application may have a substantial effect on the achievement of the following of these objectives:
 - (a) *To provide for the fair, orderly, economic and sustainable use, and development of land.*
 - (c) *To secure a pleasant, efficient and safe working, living and recreational environment for all Victorians and visitors to Victoria.*
 - (d) *To conserve and enhance those buildings, areas or other places which are of scientific, aesthetic, architectural or historical interest, or otherwise of special cultural value.*
 - (f) *To facilitate development in accordance with the objectives set out at (a), (c) and (d).*

In accordance with sections 97B(2) and 97D(2) of the *Planning and Environment Act 1987*, the council must not proceed further with the application and must provide any documentation relating to the application to me without delay. Please contact Sarah Hathalmy, Business Support Officer, via email to stateplanning.services@delwp.vic.gov.au to arrange transfer of the application documentation.

If you have any questions, please contact Jane Homewood, Executive Director, Statutory Planning Services, Department of Environment, Land, Water and Planning, on (03) 8683 0975 or email jane.homewood@delwp.vic.gov.au.

Yours sincerely

A handwritten signature in blue ink, reading "Richard Wynne".

HON RICHARD WYNNE MP
Minister for Planning

28 / 06 / 2020