

In reply please quote: Amendment C280yara
Our reference: Trim record no. F19/747
Contact: Mir Faruque 9205 5112



14 April 2021

Name
Street
SUBURB VIC 3000

Yarra City Council
ABN 98 394 086 520

PO Box 168
Richmond VIC 3121

03 9205 5555
info@yarracity.vic.gov.au
yarracity.vic.gov.au

Dear owner / occupier,

Notice of Preparation of Amendment C280yara – 32-68 Mollison Street, Abbotsford

You are receiving this letter because Yarra Council has been approached to amend the planning controls for the land at 32-68 Mollison Street, Abbotsford.

Council has considered the request and is proposing to amend planning controls through an amendment to the Yarra Planning Scheme, known as Planning Scheme Amendment C280yara.

The Amendment proposes to:

- Replace the existing Incorporated Plan Overlay - Schedule 1 (IPO1) to provide an updated Schedule 1 (IPO1) with the new form and content;
- Delete the IPO1 from the property at 61-69 William Street, Abbotsford;
- Amend Clause 72.04 to replace the incorporated document "32-68 Mollison Street and 61-69 William Street, Abbotsford July 2013" with "32 – 68 Mollison Street Incorporated Plan (March 2021)".

More information on the proposed Amendment is provided in the enclosed brochure.

Exhibition

You are being notified in accordance with Section 19(1) of the *Planning and Environment Act 1987*.

Council will exhibit this Amendment from 15 April 2021 to 17 May 2021. Any person who may be affected by the Amendment can make a submission to Council during this time. Submissions must be made in writing and include your name and address. Contact details are required for Council to consider your submission and to notify you of the opportunity to attend council meetings and any public hearing held to consider submissions. Submissions must clearly state the grounds on which you support or oppose the Amendment, and indicate what changes (if any) you wish to suggest.

A submission must be sent by 5 pm Monday 17 May 2021 to:

- Strategic Planning Unit, City of Yarra, PO Box 168, Richmond, 3121, or

- strategicplanning@yarracity.vic.gov.au (please use '**Amendment C280yara – Submission**' in the subject header)

Please note that Council is required to make a copy of every submission available at its office for any person to inspect free of charge for two months after the Amendment comes into operation or lapses.

Public Viewing

A full copy of the proposed Amendment C280yara documentation can be viewed at:

- Planning Counter, Richmond Town Hall, 333 Bridge Road Richmond VIC 3121
- Yarra Council's website: <https://www.yarracity.vic.gov.au/the-area/planning-for-yarras-future/yarra-planning-scheme-and-amendments/current-amendments>
- The Department of Environment, Land, Water and Planning's website: www.delwp.vic.gov.au/public-inspection

If you would like to find out more about the Amendment, you can make an appointment for a one-on-one meeting with a Yarra City Council planning officer. You may like a one-on-one discussion, or as a group to discuss the proposed Amendment. Due to Covid-19, the meeting might be held online.

If you are interested in arranging a meeting please call Mir Faruque, Strategic Planner on 9205 5112 to book a time.

Next Steps

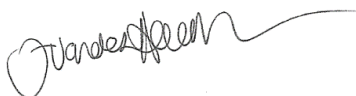
Following the exhibition period of the Amendment, a report will be prepared for Council to consider any submissions and to request an independent panel, as required, to consider the Amendment and submissions.

In accordance with clause 4(2) of Ministerial Direction No.15 the following pre-set panel hearing dates have been set for this Amendment:

- Directions Hearing: week commencing Monday 6 September 2021
- Panel Hearing: week commencing Monday 4 October 2021

If you need further information, please feel free to contact Mir Faruque, Strategic Planner by phone on 9205 5112 or by email at strategicplanning@yarracity.vic.gov.au.

Yours sincerely

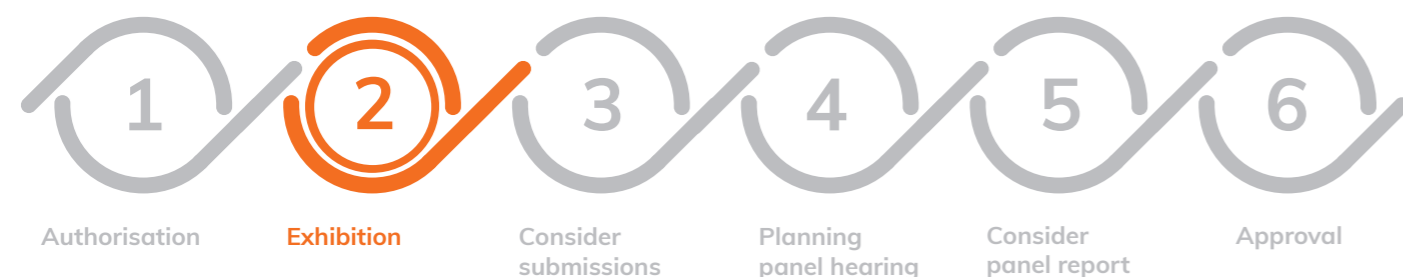


Fiona van der Hoeven
Practice Leader, Strategic Planning

Encl.

Amendment C280yara – Information Brochure

Stages of a Planning Scheme Amendment



What stage is the Amendment at?

There are six stages in a Planning Scheme Amendment. Amendment C280yara is currently in the second stage. This means that Yarra Council has sought approval for the Amendment, and it has been approved for exhibition by the Minister for Planning. During this stage, community members and stakeholders can make submissions in support of or objecting to the proposed Amendment.

How to make a submission

You are welcome to make a submission to Amendment C280yara.

Submissions must be made in writing and are due by **5pm on 17 May 2021**.

Email

strategicplanning@yarracity.vic.gov.au
(Subject line: Amendment C280yara - Submission)

Post

Attention Strategic Planning PO Box 168, Richmond VIC 3121 (Subject line: Amendment C280yara- Submission) Your submission must indicate if you support or oppose the Amendment and outline any recommended changes.

Please provide us with **your name and contact details** so that we can contact you about the next stages of the process.

Please note: in accordance with the Planning and Environment Act 1987, Council must make a copy of any submission available for public inspection.

Amendment C280



New planning controls for 32-68 Mollison Street, Abbotsford

The owners of 32-68 Mollison Street, Abbotsford (AH Meydan Pty Ltd) have approached Yarra Council to amend the planning controls on their land. This would enable them to build on a section of this property within an allowable building height from 5 storeys (23m) to 7 storeys (32m). This section of the property will be in keeping with other allowable heights in this employment area.

An amendment to the Yarra Planning Scheme, known as Amendment C280, is needed in order to change the planning controls on this land.

This booklet explains the amendment in more detail and provides information on how you can provide feedback by making a submission.

What is a Planning Scheme Amendment?

Planning Schemes are documents used to control land use and development. All councils in Victoria have their own planning scheme, which are overseen by the State Government. To add or change planning controls, an amendment to the planning scheme is required. Which must then be approved by the Minister for Planning.

More information

If you would like to know more about this project, contact us on **9205 5112** or strategicplanning@yarracity.vic.gov.au

National Relay Service

TTY 133 677 then (03) 9205 5055

Languages

العربية 9280 1930

中文 9280 1937

Ελληνικά 9280 1934

Italiano 9280 1931

Español 9280 1935

Tiếng Việt 9280 1939

Other 9280 1940

REF 18929



Why is Amendment C280 being prepared?

The planning scheme zones all land to reflect different land uses. These zones categorize how land is used and there are specific rules related to each zone.

The current zoning for the land at 32-68 Mollison Street is the Incorporated Plan Overlay (IPO) – Schedule 1 (IPO1) which allows a building height of up to 5 storeys for the site as a whole. The site currently carries a live planning permit to develop a 5-storey building covering the site as a whole. This IPO has very minimal urban design requirements to guide good built form outcomes.

Amendment C280 allows for an increase to the height limit from 5 storeys (23m) to 7 storeys (32m) on a section of the land. This proposed height is consistent with surrounding similar types of development.

The current IPO doesn't provide:

- appropriate upper level separation along 150m of Mollison Street;
- sufficient active frontage for a safe interface between the street and the building;
- two-way traffic on Little Nicholson Street
- a control that restricts vehicle access points to and from Victoria Crescent and Mollison Street.

Amendment C280 will address these issues and ensure the appropriate planning required to facilitate and guide the scale, mass and bulk of the new development for better built form outcomes.

The land is currently zoned Commercial 2 Zone and the property is currently used as office space. The zoning will remain unchanged.

What does Amendment C280 Yarra do?

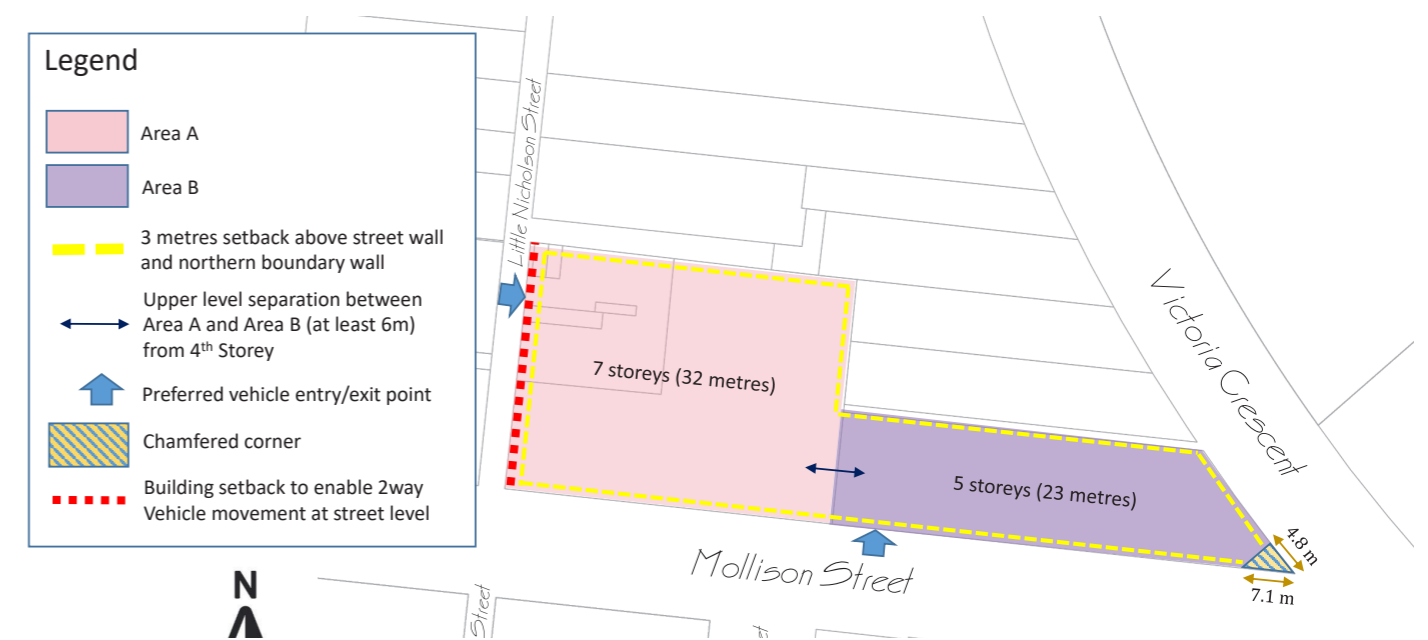
The amendment proposes:

- Replacement of the existing Incorporated Plan Overlay - Schedule 1 (IPO1); to provide an updated Schedule 1 (IPO1) with the new form and content;
- Deletion of the IPO1 from the property at 61-69 William Street, Abbotsford (already developed); and
- Amendment of Clause 72.04 to replace the incorporated document “32-68 Mollison Street and 61-69 William Street, Abbotsford July 2013” with “32 – 68 Mollison Street Incorporated Plan (March 2021)”

The proposed IPO1 will provide certainty for the outcome of the built form by:

- Providing active frontages towards Mollison Street and Victoria Crescent and removing vehicle access from Victoria Crescent;
- Avoiding overshadowing of the southern footpath of Mollison Street between 10 am and 2 pm on 22 September;
- Introducing a defined range of street wall heights from three to four storeys: three storeys to Little Mollison Street and four storeys to the corner of Mollison Street and Victoria Crescent;
- Introducing a setback above the street wall of 3 metres from northern boundary, Mollison Street, Victoria Crescent and Little Nicholson Street to create a more distinctive break between the podium (lower level) and upper levels and assist in managing the appearance of visual bulk at upper levels;
- Continuing the chamfered (or splayed) corner of Mollison St and Victoria Crescent to mark this corner and provide a generous pedestrian standing area;
- Providing upper-level building separation (minimum 6m building separation from the 4th Storey and above) and design treatments so that the upper level forms appear as separate buildings rather than a solid mass;

Proposed indicative framework plan



- Varying the height across the site that responds to the emerging heights of adjacent approvals. This coupled with upper level building separation has the following benefits;
 - reduces the appearance of visual bulk from adjacent buildings, Mollison St and streets to the south of the subject site which is low scale residential development; and
 - creates a perception of multiple buildings of varying heights rather than one large monolithic building.

The amendment also provides the following community benefit outcomes:

- A ground level setback along Little Nicholson Street to enable two-way traffic movements;
- A contribution to install a formal, raised pedestrian crossing at the Mollison Street and Victoria Crescent intersection for safer pedestrian movement.

These community benefits are negotiated with the proponent to facilitate the orderly development of the area.

Two Section 173 agreements will be signed between Council and the proponent to ensure their delivery.

Find out more about the Amendment

View a copy of the full Amendment including the explanatory report, amendment documents and supporting reports.

Online

<https://www.yarracity.vic.gov.au/the-area/planning-for-yarras-future/yarra-planning-scheme-and-amendments/current-amendments>

In person

Planning Counter, Richmond Town Hall, 333 Bridge Road Richmond VIC 3121

If you would like to find out more about the Amendment, you can make an appointment for a one-on-one meeting with a Yarra City Council planning officer by phoning 9205 5112. You may like a one-on-one discussion, or as a group to discuss the proposed Amendment. Due to Covid-19, the meeting might be held online.

Planning and Environment Act 1987

YARRA PLANNING SCHEME

Notice of the preparation of an amendment

Amendment C280YARA.

The Yarra City Council has prepared Amendment C280yara to the Yarra Planning Scheme.

The land affected by the amendment is 32-68 Mollison Street, Abbotsford.

The amendment proposes replace the existing Incorporated Plan Overlay - Schedule 1 (IPO1) and Incorporated Document that applies to 32-68 Mollison Street, Abbotsford.

You may inspect the amendment, any documents that support the amendment and the explanatory report about the amendment, free of charge, at:

- the Yarra City Council website at <https://www.yarracity.vic.gov.au/the-area/planning-for-yarras-future/yarra-planning-scheme-and-amendments>; or
- during office hours, at the office of the planning authority, City of Yarra Richmond Town Hall, Town Planning Counter, 333 Bridge Road, Richmond 3121 VIC; or
- at the Department of Environment, Land, Water and Planning website www.delwp.vic.gov.au/public-inspection.

Any person who may be affected by the amendment may make a submission to the planning authority about the amendment. Submissions must be made in writing giving the submitter's name and contact address, clearly stating the grounds on which the amendment is supported or opposed and indicating what changes (if any) the submitter wishes to make.

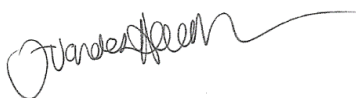
Name and contact details of submitters are required for council to consider submissions and to notify such persons of the opportunity to attend council meetings and any public hearing held to consider submissions. The closing date for submissions is 17 May 2021. A submission must be sent to the strategicplanning@yarracity.vic.gov.au with the subject line 'C280yara – Submission'.

or:

City of Yarra
C/o Strategic Planning
PO Box 168 Richmond
Re: C280yara Submission.

The planning authority must make a copy of every submission available at its office and/or on its website for any person to inspect free of charge for two months after the amendment comes into operation or lapses.

Yours sincerely



Fiona van der Hoeven
Practice Leader, Strategic Planning