

Amendment C223



New planning controls for 81-95 Burnley Street and 26 Doonside Street, Richmond

The owners of Harry the Hirer at 81-95 Burnley Street and 26 Doonside Street, Richmond (Astrodome Hire Pty Ltd) have approached Yarra Council to amend the planning controls on their land. This would enable them to build a residential and commercial development at the site.

An amendment to the Yarra Planning Scheme, known as Amendment C223, is needed in order to change the planning controls on this land.

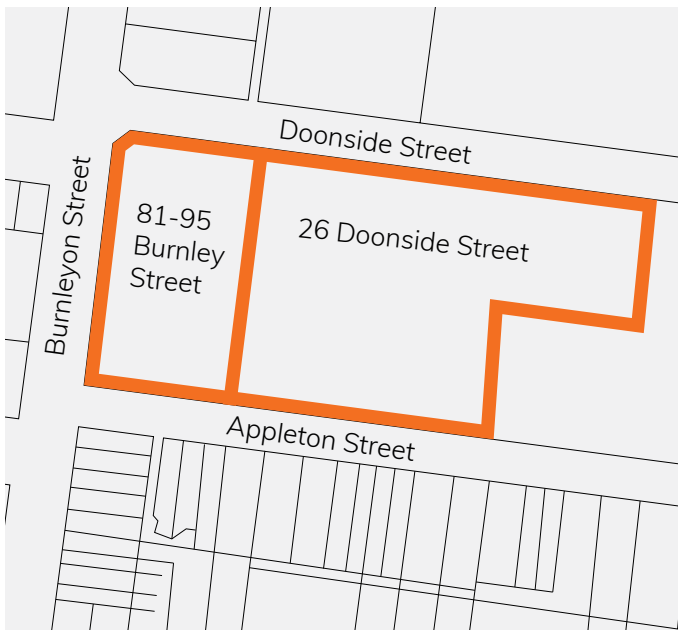
This booklet explains the Amendment in more detail and provides information on how you can provide feedback by making a submission.

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 5075** or strategicplanning@yarracity.vic.gov.au



Why is Amendment C223 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 81-85 Burnley Street and 26 Doonside Street is the Industrial 3 Zone, which is out of step with the surrounding area and vision set out in the Victoria Street Structure Plan and Yarra Planning Scheme. The Structure Plan identifies the area including this land for potential housing mixed with retail and business.

Amendment C223 allows for the land to be used and developed for a mix-use of residences and employment opportunities, both retail and commercial. The Amendment will apply planning controls to ensure there are key public benefits in any redevelopment on this land. The Amendment will also apply planning controls to manage traffic, address contamination, promote heritage and provide built form guidance for any future development.

What does Amendment C223 do?

The Amendment proposes:

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

Environmental Audit Overlay (EAO)

An EAO indicates that an environmental audit must be carried out before land is developed for 'sensitive use', such as building housing, a primary school or an early childhood centre. This ensures that any site contamination issues are managed before redevelopment.

Development Plan Overlay Schedule 15 (DPO15)

A Development Plan Overlay (DPO) requires a development plan to be prepared to coordinate land uses, development and redevelopment change. The overlay prevents the granting of permits before a plan has been approved, with some exceptions. Any development plan must be adopted by Council to come into effect.

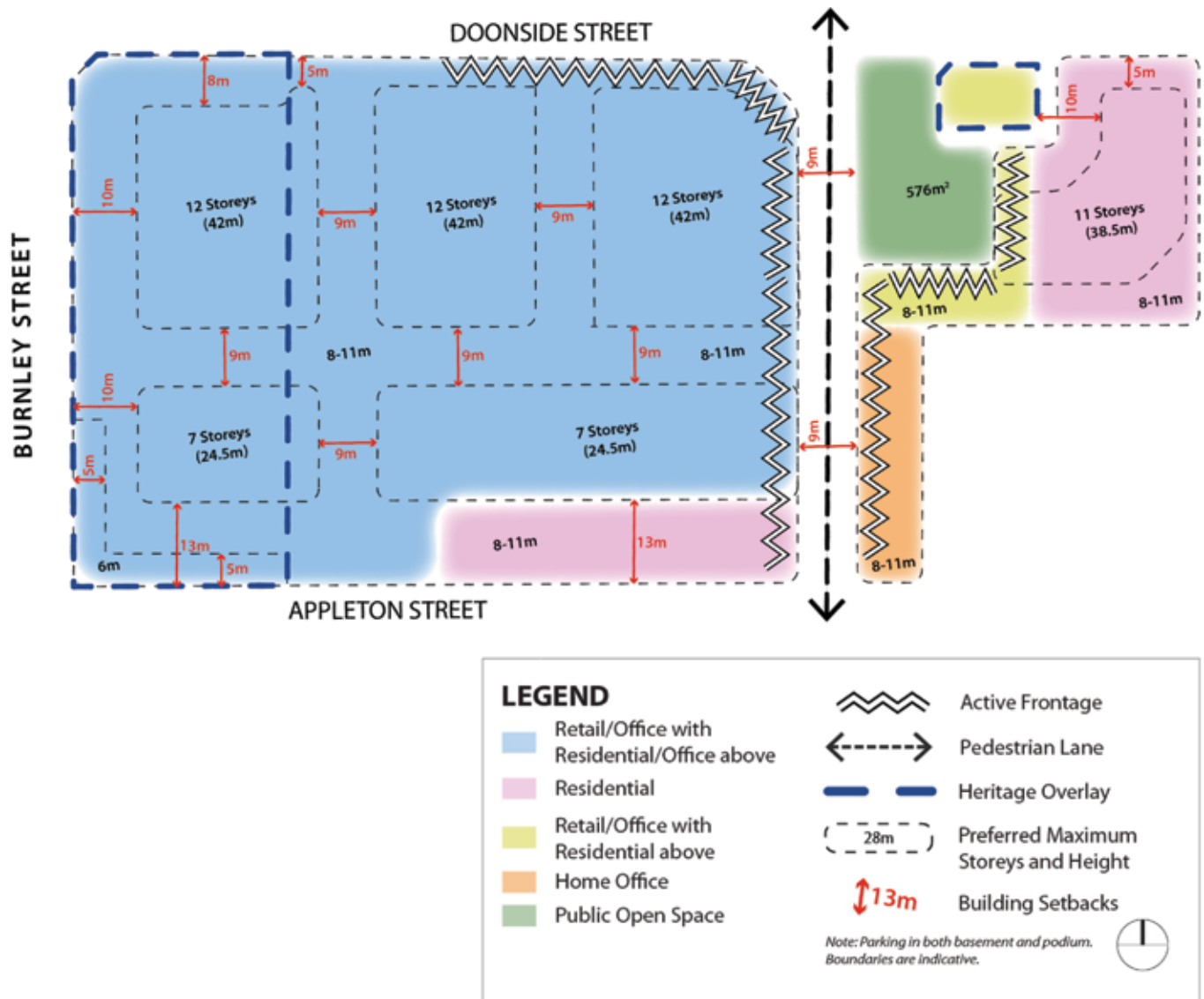
What does the proposed (DPO15) allow?

DPO15 includes an indicative framework plan that sets out the structure for future development and land use. A future development plan cannot be approved if it is not prepared in line with this plan.

The indicative framework plan allows:

- Around 500 dwellings in six buildings, ranging in height between 7 storeys fronting Appleton Street and up to 12 storeys along Doonside Street.
- 576 square metres of public open space facing Doonside Street.
- A 9-metre wide pedestrian link which runs through the site from Doonside Street to Appleton Street.
- 10% of dwellings to be for affordable housing.
- Retention of heritage buildings including the entire building at 26 Doonside Street.
- At least 9,000 square metres of commercial/retail floor space (part of which will see the Harry the Hirer administrative headquarters remain on-site).

Proposed indicative framework plan



Find out more about the Amendment

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

Online

yarracity.vic.gov.au/amendmentc223

In person

Richmond Town Hall, 333 Bridge Road, Richmond

Information sessions

You can make an appointment for a session with Yarra Council staff who can explain the proposed Amendment in more detail. You may like to come for a one-on-one discussion, or as a group to discuss the proposed Amendment with officers – please advise us when you make an appointment.

Sessions will take place at the Williams Reserve Community Room, 520 Victoria Street, Richmond (this meeting room is on the ground floor opposite the park) on the following dates:

- Monday 14 October 5.30pm to 8pm
- Tuesday 15 October 5.30pm to 8pm
- Wednesday 16 October 12.30pm to 3.30pm

To make an appointment, contact Kyle Everett, Strategic Planner.

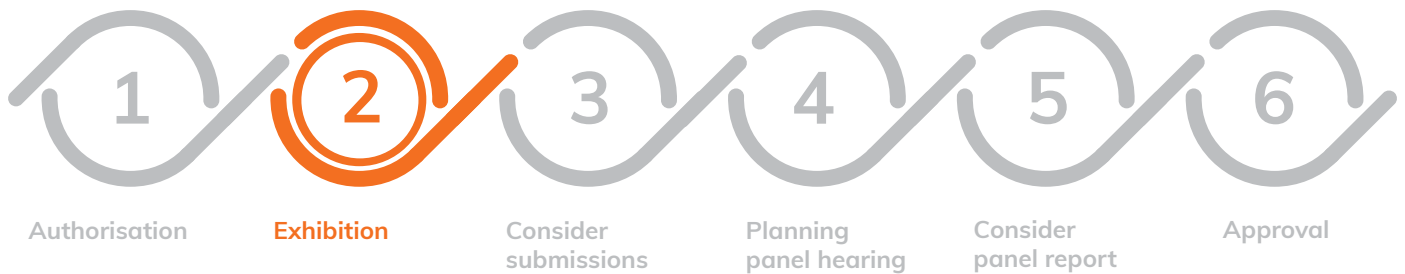
Phone

9205 5075

Email

strategicplanning@yarracity.vic.gov.au
(Subject line: Amendment C223 – Information Session).

Stages of a Planning Scheme Amendment



How to make a submission

You are welcome to make a submission to Amendment C223.

Submissions must be made in writing and are due by **5pm on Thursday 24 October 2019**.

Email

strategicplanning@yarracity.vic.gov.au
(Subject line: Amendment C223 - Submission)

Post

Attention Strategic Planning PO Box 168,
Richmond VIC 3121 (Subject line: Amendment C223- 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.

What stage is the Amendment at?

There are six stages in a Planning Scheme Amendment.

Amendment C223 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 are able to make submissions objecting to or in support of the proposed Amendment.

Site tour arranged by the land owner

The land owner is offering a site tour and discussion on **Saturday 12 October 2019**.

For more information visit www.doonsiderezoning.com.au

Information on this website is not associated with Yarra Council.