

YARRA PLANNING SCHEME

AMENDMENT C229

EXPLANATORY REPORT

Who is the planning authority?

This amendment has been prepared by the Minister for Planning, who is the planning authority for this amendment.

This amendment has been made at the request of Yarra City Council.

Land affected by the Amendment

The Amendment applies to land from 8 to 56 Queens Parade and from 460 to 494 Brunswick Street, North Fitzroy as shown in the Figure 1 below.

The land affected by this amendment is within the Mixed Use Zone.



Figure 1: Land affected by the amendment (identified by red border)

What the amendment does

The Amendment introduces built form controls to the land on an interim basis of 2 years by making the following changes to the Yarra Planning Scheme:

- Insert a new Design and Development Overlay Schedule 16 (DDO16) to apply mandatory and discretionary street wall height, setback requirements and height controls to the land.
- Insert map DDO16 to show Design and Development Overlay Schedule 16

Strategic assessment of the Amendment

Why is the Amendment required?

The scale and density of development approved and currently being proposed along Queens Parade has increased significantly in recent years, particularly in the amendment area where a 16 storey application has been submitted.

Part of Queens Parade lies within the Clifton Hill Neighbourhood Activity Centre and some sites are identified as strategic redevelopment sites. Recent and proposed development, particularly in the amendment area, far exceeds the scale of development envisaged by the current planning scheme provisions for this area.

The current provisions do not provide sufficient guidance to ensure such large scale development appropriately considers the impacts on the heritage qualities of individually significant buildings, the Queens Parade streetscape and surrounding residential streets. Nor do the provisions provide sufficient guidance to safeguard appropriate amenity for current and future residents in the area.

This amendment is the first stage to realising appropriate planning provisions for new development along Queens Parade. It will apply a DDO with mandatory and discretionary built form controls and guidance to the amendment area for a period of 2 years while permanent provisions are developed and an amendment to introduce them into the Yarra Planning Scheme undergoes the normal planning scheme amendment process, including public exhibition.

These interim provisions and the ultimate provisions will facilitate increased development appropriate to a neighbourhood activity centre and main road context whilst protecting the visual prominence and heritage qualities of the heritage buildings, the Queens Parade streetscape and the surrounding streets, as well as appropriately managing the impact of new development on the amenity of residents.

How does the Amendment implement the objectives of planning in Victoria?

The amendment implements the objectives in section 4 of the *Planning and Environment Act 1987* (the Act), in particular

- to provide for the fair, orderly, economic and sustainable use, and development of land;
- 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;
- to secure a pleasant, efficient and safe working, living and recreational environment; and
- to balance the present and future interests of all Victorians.

How does the Amendment address any environmental, social and economic effects?

The amendment will not have any significant environmental, social or economic effects as the changes made are temporary.

Does the Amendment address relevant bushfire risk?

There is no identified bushfire risk in this urban area.

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

The amendment is consistent with the Ministerial Direction on the Form and Content of Planning Schemes under section 7(5) of the Act, Direction No.9 – Metropolitan Strategy and Direction 11- Strategic Assessment under Section 12(2) of the Act.

How does the Amendment support or implement the State Planning Policy Framework and any adopted State policy?

The amendment is consistent with the relevant objectives of the State Planning Policy Framework and *Plan Melbourne: Metropolitan Planning Strategy* (Department of Transport, Planning and Local Infrastructure, 2014). Specifically, it supports the implementation of initiatives under *Direction 4.2 Protect Melbourne and its Suburbs from Inappropriate Development* that are aimed at facilitating the development of an expanded central city area whilst protecting it from development that inappropriately compromises the qualities of the area.

The amendment supports *Clause 15.01 Urban Environment*, by ensuring that, while new permanent built form controls for the Queens Parade area are developed, development appropriately considers and respects the amenity, local urban character and heritage qualities of the area.

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

The interim provisions provided by this amendment support the Local Planning Policy Framework and Municipal Strategic Statement of the Yarra Planning Scheme.

Specifically, the amendment supports *Clause 21.05-2 Urban Design*, notably Strategy 20.1, and *Clause 21.05-3 Built Form Character*, notably Strategy 26.2.

The amendment also generally supports *Clause 21.05-1 Heritage*, notably Strategy 14.5.

Does the Amendment make proper use of the Victoria Planning Provisions?

The amendment makes proper use of the Victoria Planning Provisions.

How does the Amendment address the views of any relevant agency?

The amendment implements interim controls. The views of relevant agencies will be sought as part of a separate amendment to implement permanent planning controls.

Does the Amendment address relevant requirements of the Transport Integration Act 2010?

This amendment does not directly affect the requirements of the *Transport Integration Act, 2010*.

Resource and administrative costs

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

The amendment is unlikely to have an adverse impact on resource and administrative costs to the responsible authority.

Where you may inspect this Amendment

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

Yarra City Council
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.delwp.vic.gov.au/public-inspection.