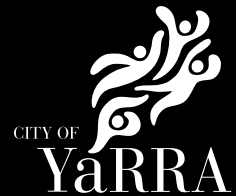


# Draft Amendment C293

## Information Sheet



### What does Draft Amendment C293yara do?

Yarra City Council is proposing to introduce permanent built form and design requirements for Collingwood South Precinct (Mixed Use zoned land east of Smith Street between Wellington Street and Little Oxford Street) through an amendment to the Yarra Planning Scheme, known as draft Amendment C293yara (Amendment C293).

Draft Amendment C293 proposes to introduce permanent built form and design requirements by making the following changes to the Yarra Planning Scheme:

- Replace the current interim Design and Development Overlay (known as interim DDO23) with a new permanent DDO23 for the Yarra Planning Scheme to guide built form in the Collingwood South (Mixed-Use) Precinct.
- Delete the existing Design and Development Overlay that applies to Main Roads and Boulevards (DDO2) from the area that would be covered by the permanent DDO23.
- Amend Clause 21.11 Reference Documents to include the *Brunswick Street and Smith Street Built Form Review: Collingwood Built Form Framework 2018*, *Collingwood Mixed Use Pocket Heritage Analysis and Recommendations 2018* and *Supplementary Heritage Report: Collingwood South (Mixed Use) Precinct, 2021* as reference documents in the planning scheme.

The exhibited draft Design and Development Overlay – Schedule 23 (DDO23) aims to provide a balanced approach by guiding different levels of potential development across the Collingwood South Mixed-Use Zone Precinct. It aims to ensure that new buildings will be sensitive towards heritage buildings, minimising impact on sensitive residential interfaces (for example backyards) and public spaces such as footpaths, parks and expanded street corners.

Please check the proposed draft DDO23 and the draft DDO23 Information Sheet for all requirements. The documents can be found on our website at [yarracity.vic.gov.au/amendmentC293yara](http://yarracity.vic.gov.au/amendmentC293yara)

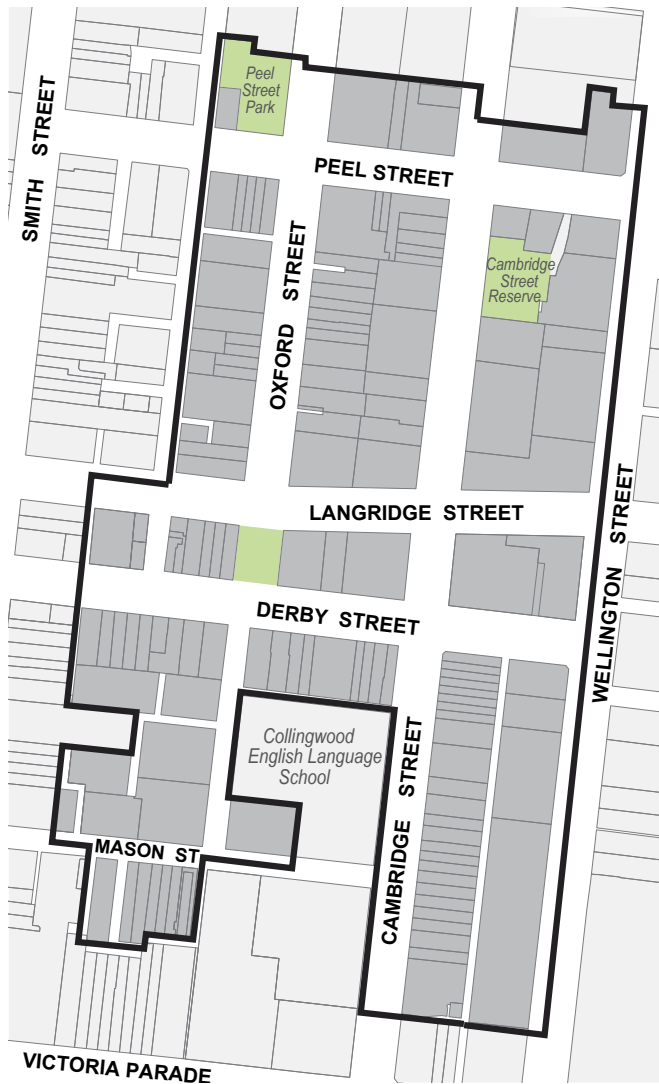
At the moment, there are temporary requirements (interim DDO23) that apply to the precinct. These will expire on 30 June 2022. The permanent requirements that are proposed in draft Amendment C293 would replace interim DDO23.

The deletion of DDO2 would avoid duplication with the new DDO23. Updating the local policy at Clause 21.11 Reference Documents would ensure that the relevant supporting documents that informed draft Amendment C293 are referenced in the planning scheme formally.

### More information

If you would like to know more about this project, contact us on **9205 5555** or [strategicplanning@yarracity.vic.gov.au](mailto:strategicplanning@yarracity.vic.gov.au)

The map below shows the land affected by the draft amendment



**Legend**

- Land affected by Schedule 23 to the Design and Development Overlay (DDO23)
- Land not subject to DDO23
- Open Space

**What is a Planning Scheme Amendment?**

Planning schemes are statutory documents used to guide land use and development. To add or change a planning scheme, councils must seek permission from the State Government to begin the process. Councils are required to go through a statutory process referred to as an “amendment” which is ultimately approved by the Minister for Planning.

The draft Amendment C293yara will be subject to an independent Standing Advisory Committee (SAC) hearing and be considered by Minister for Planning thereafter. You can find more information regarding the Standing Advisory Committee process on the [Advisory Committee Process and Amendments](#) webpage.

**Why is Draft Amendment C293yara being prepared?**

The State Government requires local councils to address population and employment changes to meet their city’s needs. Activity centres have been identified as appropriate areas to accommodate growth as they have good access to employment, public transport and other amenities.

The Collingwood South precinct has been identified to accommodate a mix of ‘high change’ and ‘incremental change’ where pockets of heritage buildings would accommodate lesser change. It is expected that the area will play a significant role in accommodating change in the long-term.

The draft amendment is required to ensure new development responds sensitively towards heritage buildings and public spaces and to provide greater certainty of potential built form outcomes.

## What background work informed the draft Amendment C293yara?

The below graphic describes how draft Amendment C293 was prepared. Based on the background work that informed the interim DDO23, a review was conducted and supporting documents were updated where necessary. The review informed Amendment C293, including the proposed draft DDO23.

The supporting documents below have helped to inform the draft amendment documents. They provide the strategic justification for the

draft amendment.

- Brunswick Street and Smith Street Built Form Review: Collingwood Built Form Framework 2018 by Hansen Partnership
- Collingwood Mixed Use Pocket Heritage Analysis and Recommendations 2018 and Supplementary Heritage Report: Collingwood South (Mixed Use) Precinct 2021 by GJM Heritage
- Traffic Engineering Assessment: Brunswick Street and Smith Street Activity Centres 2019 by Traffix

### Strategic work by independent experts and development of interim DDO23

**URBAN DESIGN**

Collingwood South Built Form Framework 2018  
prepared by Hansen Partnership Consultants

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**HERITAGE**

Collingwood Mixed Use Pocket: Heritage Analysis and Recommendations June 2018  
prepared by GJM Heritage Consultants



Based on the strategic work the interim DDO23 was prepared.

These interims were approved by the Minister for Planning in November 2018 through Amendment C250 and extended through Amendment C284 and C292.

The interim DDO23 is a temporary requirement which expires on 30 June 2022.

### Testing of interim DDO23

Test the suitability of the requirements and refine them to provide more clarity and ensure to achieve development outcomes sought for the precinct.

### Development of permanent

**HERITAGE**

Supplementary Heritage Report: Collingwood South (Mixed Use) Precinct May 2021  
prepared by GJM Heritage Consultants

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**TRAFFIC**

Traffic Engineering Assessment Brunswick Street and Smith Street Activity Centres Nov 2019  
prepared by Traffix Group Consultants

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**OTHER AMENDMENTS**

Other amendments and panel reports (C231, C220, C191, C270 and C288) have informed the refinement of interim DDO23.



The above recommendations and analysis have informed the proposed permanent DDO23.

## What are the next steps?

Following the exhibition of the draft Amendment, a report will be prepared for Council to consider any submissions, and form a position at a future independent Advisory Committee hearing.

Following the Council Meeting, the draft amendment documents and received submissions will be requested to be referred to an Advisory Committee hearing to consider the Amendment and submissions.

In accordance with the Terms of Reference the Advisory Committee hearing dates have been set to consider this Amendment:

- Directions Hearing: Tuesday 15 February 2021
- Advisory Committee Hearing: week commencing Tuesday 22 March 2021

## Where can I find more information about draft Amendment C293yara

Information on draft amendment and all formal draft amendment documents can be found on our website at [yarracity.vic.gov.au/amendmentC293yara](http://yarracity.vic.gov.au/amendmentC293yara)

## How to make a submission?

You are welcome to make a submission to the proposed draft Amendment C293.

Submissions must be made in writing and are due by **5pm on 27 October 2021**.

### Post

Attention Strategic Planning PO Box 168, Richmond VIC 3121 (Subject line: Collingwood South draft Amendment C293yara - Submission)

### Email

[strategicplanning@yarracity.vic.gov.au](mailto:strategicplanning@yarracity.vic.gov.au)

(Subject line: Collingwood South draft Amendment C293yara - Submission). If you do not receive a confirmation email on your submission, please get in touch with us on 9205 5555.

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

Your submission must indicate if you support or oppose the amendment, or parts of the amendment, and you can also outline any recommended changes.

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