



City of Yarra

Amendment C223

Direction 3(a) E-Panel Book

7 May 2020

Contents

1	How to use this document.....	1
2	Relevant Planning Provisions.....	1
3	Relevant Strategic Documents.....	2
3.1	Victorian Street Structure Plan 2010	2
3.1.1	Status	2
3.1.2	Relevant Pages	2
3.2	Victoria Street East Precinct Urban Design Framework November 2005 (UDF)	2
3.2.1	Status	2
3.2.2	Relevant Pages	3
3.3	Yarra Housing Strategy September 2018.....	3
3.3.1	Status	3
3.3.2	Relevant Pages	4
3.4	Yarra Spatial Economic and Employment Strategy November 2019 (SEES).....	5
3.4.1	Status	5
3.4.2	Relevant Pages	5
3.5	Building for Diversity – Yarra’s Social and Affordable Housing Strategy (Yarra City Council, November 2019)	7
3.5.1	Status	7
3.5.2	Relevant Pages	7
3.6	Affordable Housing Outcomes at Significant Developments.....	7
3.6.1	Status	7
3.6.2	Relevant Pages	7
4	Relevant Planning Permits and Endorsed Plans.....	8
5	Relevant VCAT/Planning Panel/Advisory Committee Reports	9
6	Update on Amendment C249, Victoria Street Structure Plan and DDO22.....	10
7	Appropriate Aerials and Plans.....	10

1 How to use this document.

Direction 3 (a) required Council to prepare a page numbered and indexed E-Panel Book which included the following.

- all relevant planning scheme provisions
- extracts from/summaries of or a status update on all relevant strategic documents
- planning permits and endorsed plans for current planning permits in the precinct and for adjacent constructed development referred to in submissions (if available)
- relevant VCAT decisions or Panel or Advisory Committee reports, including Amendment C99
- an update on the progress of the interim Design and Development Overlay relating to the Victoria Street Activity Centre (Amendment C249)
- Appropriate aerals and plans at large scale including a map showing the location of submitters by submitter number.

The document has been structured to reflect the order set out in Direction 3 (a).

Many of the items or documents are of considerable size. A series of links have been provided within this document to allow the user to access the relevant items/documents from either Council's website or document transfer system.

Simply click on each link and you will be taken to the relevant document.

2 Relevant Planning Provisions

Council's Part A submission provides an overview of the strategic basis for this Amendment, including the relevant State and local planning policies in the Yarra Planning Scheme and other strategic documents (collated 29 April 2020).

A copy of all relevant Planning Provisions can be accessed at the following link:

<https://spaces.hightail.com/space/9t1NzIH5u6>

Download ID	Relevant Planning Provisions
2.1	11.01-1S Settlement
2.2	11.03-1S Activity Centre
2.3	11.03-1R Activity Centres – Metropolitan Melbourne
2.4	15.01-1S Urban Design
2.5	15.01-1R Urban Design – Metropolitan Melbourne
2.6	15.02-1S Energy and resource efficiency
2.7	15.03-1S Heritage Conservation
2.8	16.01-1S Integrated Housing
2.9	16.01-1R Integrated Housing – Metropolitan Melbourne
2.10	16.01-2S Location of Residential Development
2.11	16.01-2RHousing Opportunity Areas – Metropolitan Melbourne
2.12	16.01-3SHousing Diversity
2.13	16.01-3RHousing Diversity – Metropolitan Melbourne
2.14	16.01-4S Housing Affordability
2.15	17.01-1S Diversified Economy
2.16	17.02-1S Business
2.17	18.02-1S Sustainable personal transport
2.18	19.02-6S Open Space
2.19	19.026R Open Space – Metropolitan Melbourne
2.20	21.03 Vision

2.21	21.04 Land Use
2.22	21.05 Built Form
2.23	21.06 Transport
2.24	22.11 Victoria Street East Precinct Policy
2.25	22.12 Public Open Space Contribution

3 Relevant Strategic Documents

Council's Part A submission provides a description of each strategic document and its relevance to the Amendment.

Below is a:

- status update of each report
- a summary of relevant pages
- link to each document that can be accessed online with page numbers from that document.

3.1 Victorian Street Structure Plan 2010

3.1.1 Status

Adopted by Council on 20 April 2010 however it is not a reference or incorporated document in the Yarra Planning Scheme.

3.1.2 Relevant Pages

A copy of the Victorian Street Structure Plan can be found here:

<https://www.yarracity.vic.gov.au/the-area/planning-for-yarras-future/adopted-strategies-and-plans/structure-plans-and-local-area-plans>

The following pages have relevance to the subject site affected by the Amendment:

Page 3 – Victoria Street Boundary and location of subject site in sub-precinct

Page 5 – Vision: overarching vision of each sub-precinct.

Page 6 – Identifies areas of change within the Structure Plan Area, and shows the land is in an area identified for substantial change.

Page 7 – Sets out Objectives, Strategies and Actions relating to housing and office

Page 8 – Identifies future activity of each sub-precincts on a map and legend. It shows Identifies Doonside Precinct as potential housing mixed with retail (sub precinct 11a)

Pages 9, 10 and 12 – Sets out objectives for Buildings and future character – refer to Precinct 11 which includes the land.

Pages 13 and 14 – Sets out Objectives, Strategies and Actions for Transport and Access. It includes improved traffic management along Burnley Street.

3.2 Victoria Street East Precinct Urban Design Framework November 2005 (UDF)

3.2.1 Status

This document is a Reference document in Clause 22.11-4.

Council has included an update of Clause 22.11 as part of draft Municipal Planning Strategy, local policies and supporting documents as a basis for Amendment C269. The UDF is proposed to be included as a Background Document in clause 72.08 in Amendment C269.

3.2.2 Relevant Pages

A copy of the Victoria Street East Precinct Urban Design Framework can be found here:

<https://spaces.hightail.com/space/o3HhTPt3vZ>

The following pages have relevance to the land affected by the Amendment:

2: Study Area and Objectives - sets out the major objectives for future development of Victoria Street East Precinct, which includes *Maximise opportunities for redevelopment of industrial sites, while protecting the amenity of nearby lowrise neighbourhoods and enhancing the landscape character of the river corridor.*

4: Pedestrian Circulation – primary routes – Burnley Street is identified as a primary pedestrian route.

5: Pedestrian Circulation – secondary routes - Appleton Street is identified as a secondary pedestrian route.

7: Pedestrian Circulation – local network Map identifying Tertiary Pedestrian Route through the land past 26 Doonside Street .

8: Vehicular Access and Traffic Movement - indicates that Doonside Street should be the major vehicle entry into Victoria Gardens and the area to its south, to keep traffic away from Victoria Street and housing south of Appleton Street.

13: Mixed Use Development Opportunities– The land is in area 2, identified for change from *Industrial 3 Zone to Mixed Use Zone to enable a mix of commercial and higher density residential uses. This would help to create an appropriate transition between Victoria Gardens and nearby residential areas, and would reflect existing commercial uses along Burnley Street*

14: Retention and Re-use of Existing Buildings – identifies the protection of 26 Doonside Street.

15: Ground Level Building Setbacks – Land is in area 2 where *Business and Industrial Zones in the precinct are typified by buildings with no front or side setbacks. New development should maintain this building pattern with no setbacks from streets or adjoining buildings'*

18 – Proposed Height Controls within Precinct - Land is in area 4 where *Maximum height RL 26 along street frontages. Increases in height to RL 30.5 maximum may be acceptable with upper level setbacks to ensure no detrimental impact on views of significant landmarks and no more overshadowing of the adjoining streets, public spaces or private properties beyond that caused by building to RL 26*

3.3 Yarra Housing Strategy September 2018

3.3.1 Status

This document was adopted by Council on 4 September 2018.

The strategic directions relating to directing housing growth to appropriate locations; housing choice and housing affordability inform proposed policies in Amendment C269 which introduces a Municipal Planning Statement, updated local policies and background documents into the Yarra

Planning Scheme. The Housing Strategy is proposed to be included as a Background Document (clause 72.08) in the Yarra Planning Scheme via Amendment C269.

Amendment C269 is currently with the Minister for authorisation.

3.3.2 Relevant Pages

A copy of the Yarra Housing Strategy can be found here:

<https://www.yarracity.vic.gov.au/the-area/planning-for-yarras-future/adopted-strategies-and-plans/housing-strategy>

The following pages have relevance to the subject land affected by the Amendment:

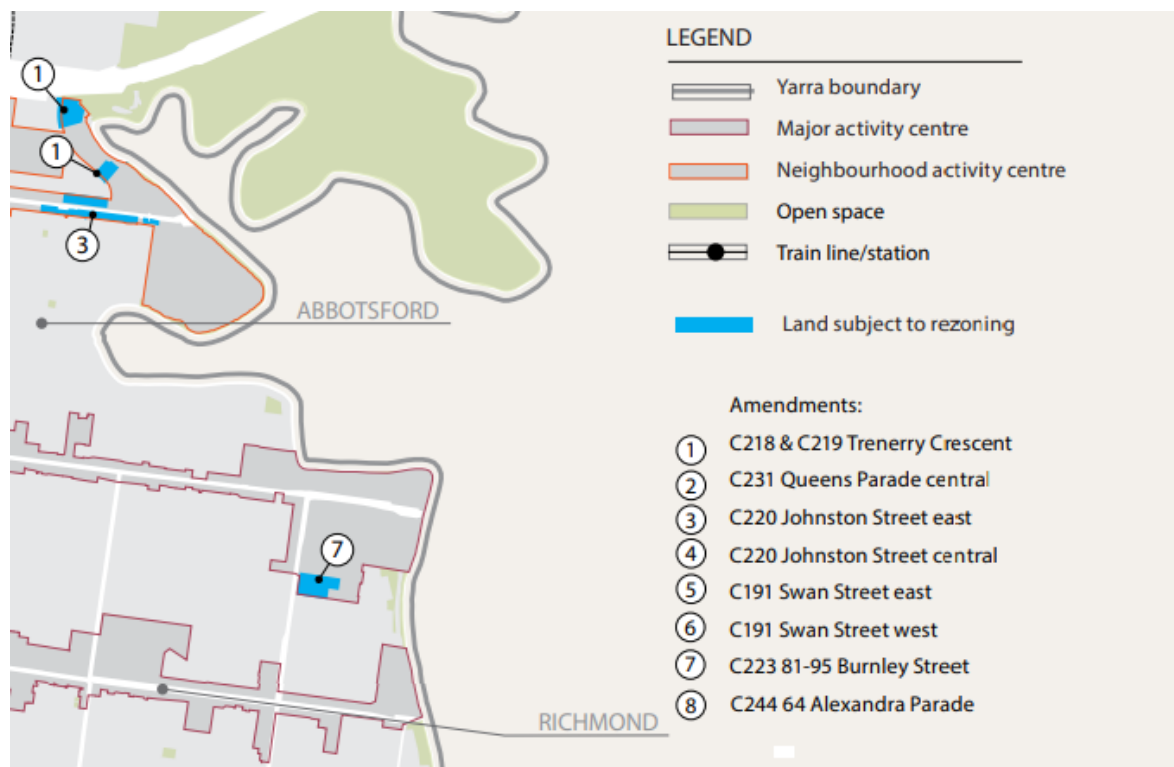
Page 18-19 –Outlines:

- The housing affordability landscape in Yarra.
- The role of the Housing Strategy to address the issue of housing affordable in Yarra
- Yarra’s policy background and recent developments/amendments that have incorporated a affordable housing clause.

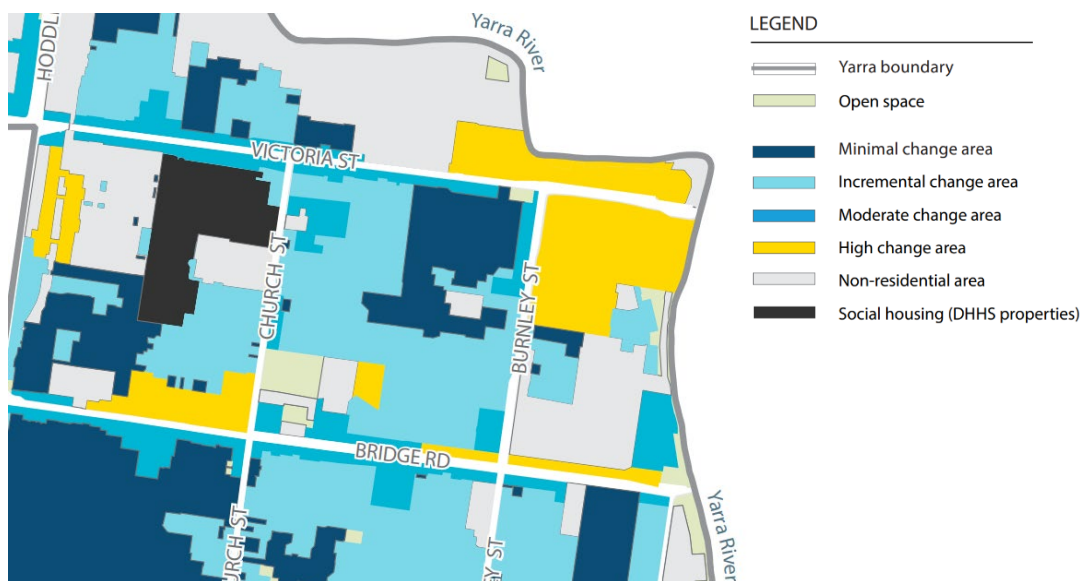
Page 49 – The Strategic Redevelopment Sites (SRS) map outlines the status of SRS that are identified in the Yarra Planning Scheme.

Page 56-57 – Outlines:

- Areas to be rezoned as part of future amendments.



Page 69 – Outlines the role of the *Strategic Framework Plan* and identifies the types of change to occur across Yarra. This identifies the subject site as a High Change Area.



Page 73 – Provides further guidance on what is expected on land identified as a high change area.

Page 76 – Outlines the City of Yarra’s Strategic Direction to facilitate the provision of affordable housing in Yarra.

SD4.2 Introduce requirements into the Yarra Planning Scheme for all rezonings to residential use, and in significant developments of 50 or more dwellings, to provide at least 10% affordable housing;

3.4 Yarra Spatial Economic and Employment Strategy November 2019 (SEES)

3.4.1 Status

The SEES was adopted by Council on 4 September 2018.

This document informs proposed policies in Amendment C269 which introduces a Municipal Planning Statement, updated local policies and background documents into the Yarra Planning Scheme. The SEES is proposed to be included as a Background Document (clause 72.08) in the Yarra Planning Scheme via Amendment C269.

Amendment C269 is currently with the Minister for authorisation.

3.4.2 Relevant Pages

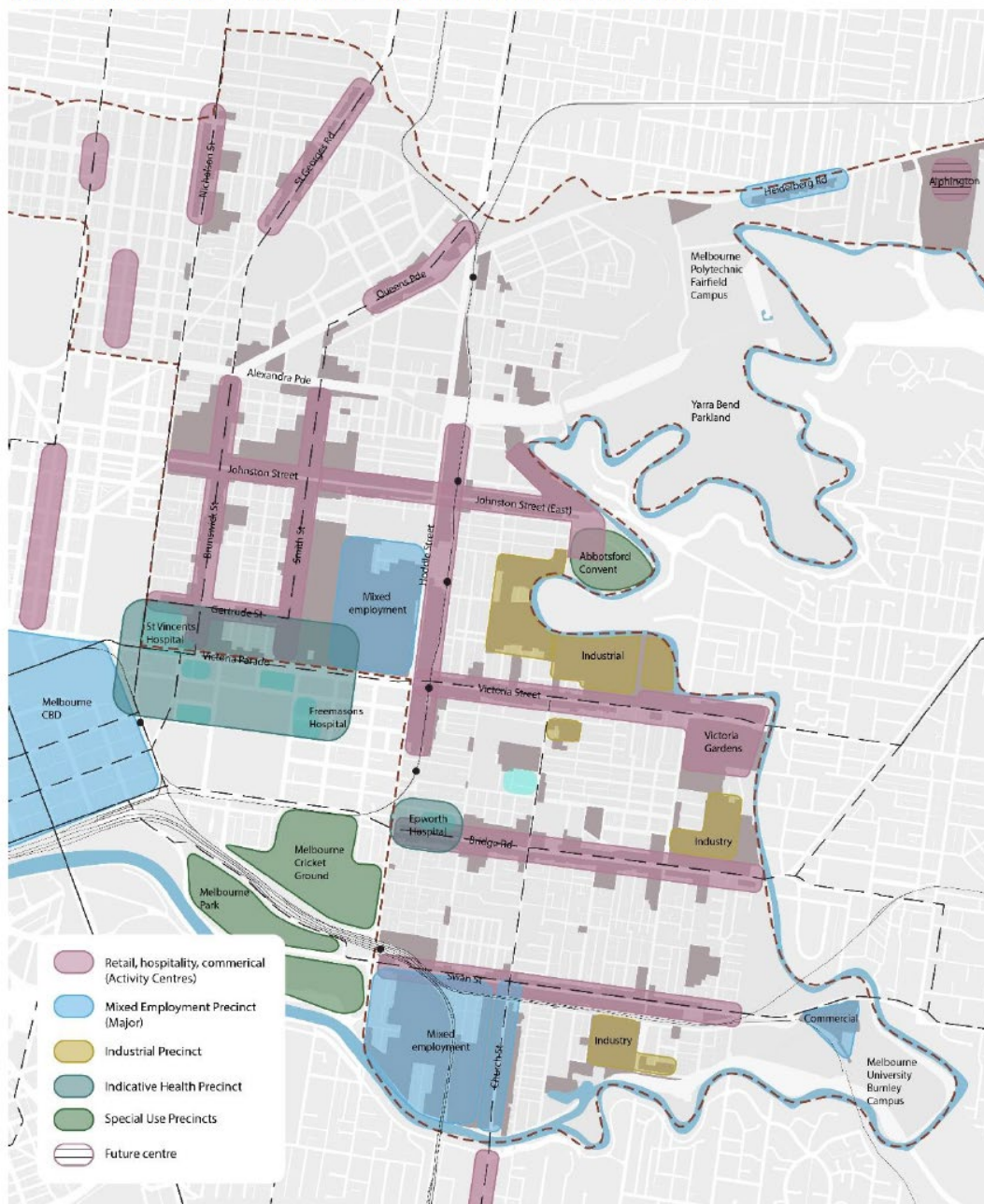
A copy of the Yarra Spatial Economic and Employment Strategy can be found here:

<https://www.yarracity.vic.gov.au/the-area/planning-for-yarras-future/adopted-strategies-and-plans/spatial-economic-and-employment-strategy>

The following pages have relevance to the land affected by the Amendment:

Page 7 – Map of major employment precincts, noting the subject site is not included in the Richmond East Industrial Precinct.

YARRA'S ECONOMIC STRUCTURE – MAJOR EMPLOYMENT PRECINCTS



Source: SGSEP Pty Ltd, 2016.

Page 48 – Victoria Street Activity Centre Precinct Alignment

A large proportion of floor space in this precinct is accounted for within the Victoria Gardens and Hive shopping centres, which accommodate 52,000 and 8,000 square metres of floor space respectively. Victoria Gardens is more like a traditional suburban shopping centre with a large car park and minimal activation at ground level. Conversely, the Hive, which was developed more recently, provides opportunities for centre retailers to engage at the street level, providing a focus for local retail activity on this part of Victoria Street. The remainder of the precinct hosts a mix of retail types with a focus on food and hospitality, and is home to one of Melbourne's most renowned Vietnamese food precincts. There is significant capacity for the precinct to further develop and provide additional employment opportunities.

Page 59 – SEES Strategies.

Page 61-63 - Strategy 1: Support employment growth in Activity Centres

Page 65 – Strategy 3: Identify preferred locations for housing growth

Page 71-72 – Strategy 6: Retain Yarra’s existing industrial precincts for manufacturing and urban services

The trigger to consider a change in the role of these areas be would be the departure of the major industrial land user (in the case of the Abbotsford and Burnley industrial areas) and evidence of a genuine lack of demand for industrial employment land (in the case of the Richmond East precinct).

3.5 Building for Diversity – Yarra’s Social and Affordable Housing Strategy (Yarra City Council, November 2019)

3.5.1 Status

The Building for Diversity – Yarra’s Social and Affordable Housing Strategy was adopted by Council in November 2019.

This document informs proposed policies in Amendment C269 which introduces a Municipal Planning Statement, updated local policies and background documents into the Yarra Planning Scheme. The Building for Diversity – Yarra’s Social and Affordable Housing Strategy is proposed to be included as a Background Document (clause 72.08) in the Yarra Planning Scheme via Amendment C269.

Amendment C269 is currently with the Minister for authorisation.

3.5.2 Relevant Pages

A copy of the Affordable Housing Strategy and Policy Guidance Note can be found here:

<https://www.yarracity.vic.gov.au/about-us/policy-and-research/social-and-affordable-housing>

The following pages have relevance to the subject site affected by the Amendment:

Page 30 – Relevant Directions 1.1.1 and 1.1.2

Page 36 – Relevant Direction 4.2.2

Page 65 – Outlines the City of Yarra’s preferred approach for achieving affordable housing in new developments.

3.6 Affordable Housing Outcomes at Significant Developments

3.6.1 Status

This document has now been superseded by the Policy Guidance Note adopted in November 2019.

3.6.2 Relevant Pages

A copy of the Affordable Housing Strategy and Policy Guidance Note can be found here:

<https://www.yarracity.vic.gov.au/about-us/policy-and-research/social-and-affordable-housing>

The following points within the document have relevance to the subject site affected by the Amendment:

- Point 1.4
- Points 3.1-3.2 & 3.7 - 3.8 – Provide guidance regarding Council’s position on rezoning requests.

- Points 4.1-4.7 outline the policy basis for Council's Policy Guidance Note.

4 Relevant Planning Permits and Endorsed Plans

A copy of the Relevant Planning Permits and Endorsed Plans can be found at the link below:

<https://spaces.hightail.com/space/xzR0RWgIVD>

Table 1 – Surrounding Developments Permit Numbers and Addresses

Map ID	Download ID	Address	Permit Information
1	3.1	18 Clark Street, Richmond	PLN17/0542 Permit Issued: 1/6/2018
2	3.2	53 Appleton Street, Richmond	PLN17/0344 Permit Issued: 6/3/2019 VCAT No. P1354/2018 Amended: 12/9/2019
3	3.3	36-44 Doonside Street and 27-41 Appleton Street, Richmond	PLN10/0790 Permit Issued: 17/4/2012 VCAT No. P1682/2015 Amended: 11/9/2012, 8/1/2016, 3/3/2016
4	3.4	9-11 David Street, Richmond	PLN14/0538 Permit Issued: 6/3/2015 Amended: 4/9/2015, 21/4/2016, 19/9/2018
5	3.5	171 Buckingham Street, Richmond	PLN16/1016 Permit Issued: 03/11/2017 VCAT No. P1274/2017
6	3.6	36 Burnley Street, Richmond	PLN14/0573 Permit Issued
7	3.7	2A, 2-30 Burnley Street & 520 Victoria Street, Richmond	PLN11/0930 Permit Issued: 09/10/2012 VCAT P1734/2012 Amended: 22/5/2014, 1/4/2015, 11/3/2016
8	3.8	25-35 River Boulevard, Richmond	PL10/0151 29/7/2011 PL10/0156 development plan Permit Issued
9	3.9	647-649 Victoria Street, Abbotsford	PLN15/0643 Permit Issued: 29/6/2016 VCAT no. P2698/2015 Amended: 10/5/2019
10	3.10	677-679 Victoria Street, Abbotsford	PL09/0877 16/4/2010 PL09/0877.01: 23/8/2017 Constructed

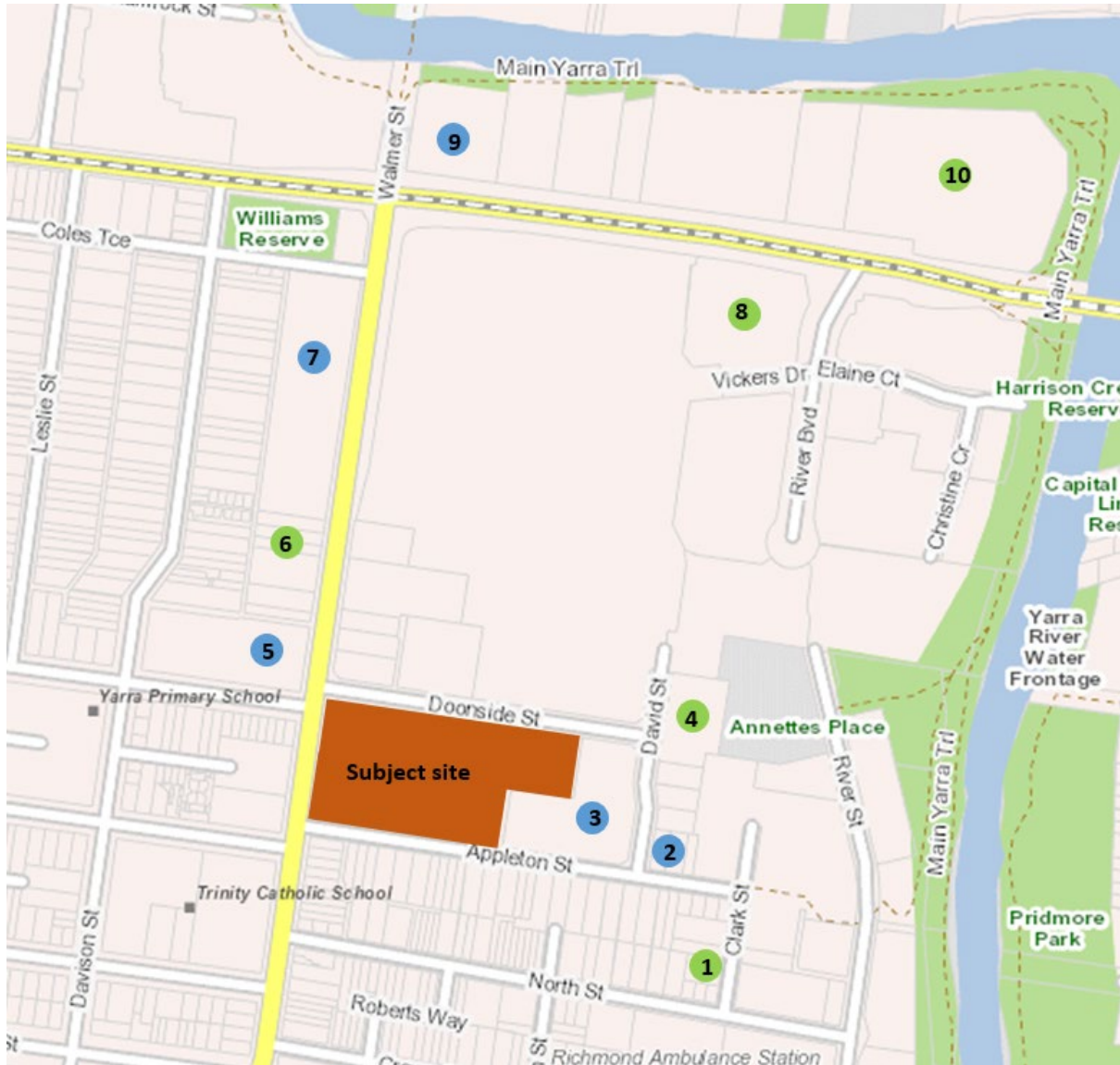


Figure 1 Map of surrounding development - Numbers relate to Table 1 above

5 Relevant VCAT/Planning Panel/Advisory Committee Reports

A copy of the relevant VCAT/Planning Panel/Advisory Committee Reports can be found here:

<https://spaces.hightail.com/space/HsLmzXADsl>

Download ID	Document Name
5.1	Panel Report: Amendment C99
5.2	Priority Development Panel Report: PD15
5.3	VCAT Report: PLN09 0877 - 677-679 Victoria Street, Abbotsford
5.4	VCAT Report: PLN10 0790 - 36-44 Doonside Street and 27-41 Appleton Street, Richmond
5.5	VCAT Report: PLN11 0930 - 2A, 2-30 Burnley Street & 520 Victoria Street, Richmond
5.6	VCAT Report: PLN15 0643 - 647-649 Victoria Street, Abbotsford

6 Update on Amendment C249, Victoria Street Structure Plan and DDO22

Preliminary work on the Victoria Street structure plan is underway and is programmed to be completed in 2021. The development of the structure plan will involve consultation with key stakeholders including government agencies, residents and traders. The development of the structure plan will include a review of the interim built form controls. This will include a review of the current applications and the interim controls.

The structure plan will inform a planning scheme amendment (which will include updated built form controls). A formal exhibition process will be undertaken to implement any changes to the planning scheme. A request will be made to extend the interim built form controls (applied via Amendment C249) due to expire in October 2020, it is intended these will remain in place while permanent controls are being finalised.

The land subject to C223 is outside of DDO 22.

7 Appropriate Aerials and Plans

A copy of the relevant aerials and plans can be found here:

<https://spaces.hightail.com/space/N7WO49n2oi>

Download ID	Map
7.1	Notification area and location of submission map (attachment to Council Agenda 3 March 2020)
7.2	Aerial Map – subject land and immediate surrounds.
7.3	Aerial Map – Broader Victoria Street East area.
7.4	Existing Zoning Map
7.5	Existing Overlays Map