



The Hon Sonya Kilkenny MP

Minister for Planning
Minister for Outdoor Recreation

8 Nicholson Street
East Melbourne, Victoria 3002 Australia

Ref: BMIN-1-23-1030

Ms Kathy Mitchell AM
Panel Chair, Priority Projects Standing Advisory Committee
Planning Panels Victoria
planning.panels@delwp.vic.gov.au

Dear Ms Mitchell

I refer to draft Planning Scheme Amendment C307yara to the Yarra Planning Scheme at 610, 620 and 668-682 Victoria Street, 10, 15, 20, 25-35 and 40 River Boulevard, 10 and 29 Elaine Court, Richmond, 3-5, 6 and 15 Christine Crescent, 53-79 Burnley Street, and 1-9 Doonside Street, Richmond, and draft Planning Permit PA2201662 which applies to land at 53, 61-67, 77-79 Burnley Street, 1-9 Doonside Street and 620 Victoria Street, Richmond.

The proposal has been considered by the Development Facilitation Program, which has deemed that it meets relevant criteria and should be prioritised for accelerated assessment and determination.

Draft Amendment C307yara seeks to:

- Rezone land from Mixed Use Zone (MUZ) to Comprehensive Development Zone Schedule 1 (CDZ1).
- Replace Schedule 1 to the Comprehensive Development Zone with a new schedule.
- Apply the Parking Overlay over the Victoria Gardens Expansion Area.
- Remove Schedule 9 to the Design and Development Overlay.
- Apply the Environmental Audit Overlay to land subject to the 'sensitive use buffer' of CDZ1, located within Lot 14 on Plan of Subdivision 427328.
- Amend the Schedule to Clause 53.01 of the Yarra Planning Scheme to apply an exemption to the public open space contribution requirements on land within the CDZ1.
- Insert Incorporated Document, 'Victoria Gardens Comprehensive Development Plan, 2022' to replace the existing incorporated documents ('Victoria Gardens – Building Envelope and Precinct Plan and Precinct 3 Plan – Warehouse Area' and the Victoria Gardens Urban Design Guidelines).
- Amend 1.0 of the Schedule to Clause 72.01 to make the Minister for Planning the responsible authority.

Draft Planning Permit PA2201662 seeks approval for demolition and construction of a multi-storey mixed-use development, the use of the land for a hotel and a reduction in the standard car parking requirements at 53, 61-67, 77-79 Burnley Street, 1-9 Doonside Street and 620 Victoria Street, Richmond.

I am considering whether to prepare, adopt and approve draft Amendment C307yara to the Yarra Planning Scheme and to grant draft Planning Permit PA2201662 and exempt myself under section 20(4) of the *Planning and Environment Act 1987* from the requirements of section 17, 18 and 19 of the Act and the Regulations.

To inform my decision about whether to prepare, adopt and approve draft Amendment C307yara and grant Planning Permit PA2201662, I undertook consultation under section 20(5) of the Act. The parties consulted included Yarra City Council, Environment Protection Authority, Head, Transport for Victoria and IKEA. A total of 29 submissions have been received. The main concerns relate to the proposed intervention process, the proposed drafting of Amendment C307yara, land uses, building heights, design and massing, neighbourhood character, impacts on the public realm, amenity impacts, open space, pedestrian safety, impacts on the public transport network, traffic and car parking, and environmental impacts to the Yarra River.

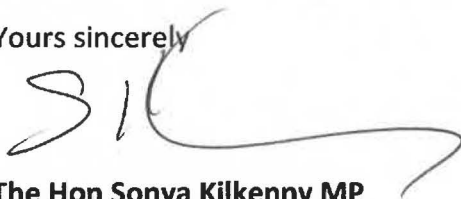
I have determined to refer the matter to the Priority Projects Standing Advisory Committee for advice and recommendations on the proposed drafting of Amendment C307yara and the appropriateness of, or any recommendations regarding conditions contained within draft Planning Permit PA2201662.

The draft amendment documentation, including the planning permit application and supporting documents, and submissions will be provided to the committee.

The cost of the committee process will be met by the proponent, Vicinity Management Pty Ltd.

If you have any questions about this matter, please contact Erin Baden-Smith, Manager, Development Approvals and Design, Department of Transport and Planning, on [REDACTED] or email [REDACTED]

Yours sincerely



The Hon Sonya Kilkenny MP
Minister for Planning

2/8/2023