



The Hon Sonya Kilkenny MP

Minister for Planning

GPO Box 4356
Melbourne, Victoria 3001 Australia

Ref: BMIN-1-25-5099

Mr Con Tsotsoros
Chair of the Yarra Activity Centres Standing Advisory Committee
Planning Panels Victoria
Level 5, 1 Spring Street
MELBOURNE VIC 3000

Dear Mr Tsotsoros

REFERRAL OF DRAFT AMENDMENT C271YARA (FITZROY AND COLLINGWOOD BUILT FORM CONTROLS) TO THE YARRA ACTIVITY CENTRES STANDING ADVISORY COMMITTEE

I refer to draft Yarra Planning Scheme Amendment C271yara which proposes to implement permanent built form controls to land along and surrounding major corridors in Fitzroy and Collingwood. I am referring draft amendment to the Yarra Activity Centres Standing Advisory Committee for consideration in response to a request from Yarra City Council.

Between 18 November 2024 and 24 February 2025, the council undertook public consultation on the draft amendment. The council received 94 submissions from residents and community members, development interest groups, community groups, and government and referral authorities. The council considered the submissions and endorsed changes to the draft amendment in response to submissions on 14 October 2025.

As you may be aware, the City of Yarra forms part of the Inner Melbourne Train and Tram Zone which was announced by the Victorian Government earlier this year as part of the expansion of the Train and Tram Zone Activity Centres Program. The program aims to enable the delivery of more homes close to services, jobs, and transport and support councils to implement their housing targets.

Referral of specific matters

To support the timely resolution of new planning controls for Fitzroy and Collingwood, I have decided to refer specific matters to the Yarra Activity Centres Standing Advisory Committee for consideration. The specific matters are consistent with the key issues identified by the council in its review of submissions. The committee only needs to consider submissions and

the council's response to the extent that they address referred matters. A copy of the referral is enclosed.

I am satisfied that advice from the advisory committee is not required on the following:

- Requests to rezone properties other than proposed by the draft amendment.
- Matters relating to car parking, public transport, and bicycle infrastructure.
- Amenity issues relating to views from within private property, noise and construction activity.
- Building construction standards including structural defects.
- Community consultation and the amendment process.
- Whether the Built Form Overlay is an appropriate Victoria Planning Provisions tool to guide built form outcomes.

Updated terms of reference

I have enclosed updated Terms of Reference to guide the Committee in its consideration of the draft amendment and future matters referred to the Committee. The updated Terms of Reference reflect the release of Plan for Victoria earlier this year which sets a housing target for the City of Yarra and designates it within the Inner Melbourne Train and Tram Zone.

Other administrative changes have been made including to ensure consistency with new and amended requirements for planning panels implemented by the *Consumer and Planning Legislation Amendment (Housing Statement Reform) Act 2025*.

Built Form Overlay

New planning tools were introduced into the Victoria Planning Provisions in 2025 to support growth and change in and around activity centres and other well-serviced locations.

I have directed the Department of Transport and Planning (DTP) to prepare draft Built Form Overlay (BFO) schedules for the advisory committee's consideration, having regard to the exhibited Design and Development Overlay schedules. The draft schedules will be circulated by DTP to submitters by no later than 30 January 2026.

Hearing dates

I note the following revised hearing dates have been set:

- Directions hearing: 16 February 2026
- Public hearing: Week commencing 30 March 2026

I note the terms of reference sets a standard timeframes for the committee to submit its report to me. I request the committee submit its report on this matter within 30 business days of the completion of its hearing or by no later than 29 May 2026.

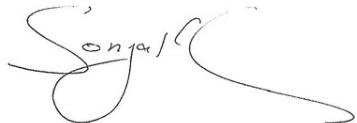
DTP will liaise with Planning Panels Victoria to advise submitters of the above direction and committee hearing dates.

Please find enclosed the amendment documents, a copy of the submissions and council's response to the submissions for your consideration.

I can confirm that DTP will meet the cost of the advisory committee.

If you would like more information about this matter, please email Stuart Menzies, Executive Director, State Planning Policy, DTP, at stuart.menzies@transport.vic.gov.au.

Yours sincerely

A handwritten signature in black ink, appearing to read "Sonya Kilkenny".

The Hon Sonya Kilkenny MP
Minister for Planning

Date: 22/12/2025

Encl.

- Yarra Activity Centres Standing Advisory Committee Terms of Reference
- Specific matters for referral
- Draft amendment documents
- Submissions
- Yarra City Council's response to submissions