

# The Hon Richard Wynne MP, Minister for Planning

## Response to the Government Land Standing Advisory Committee

I referred the proposed planning provision changes to the following site to the Government Land Standing Advisory Committee (Advisory Committee) for review and consideration:

- 111 Queens Parade and 433 Smith Street, Fitzroy North (Tranche 17)

To inform the Advisory Committee's deliberations, consultation with key stakeholders, residents, landowners and other Victorian Government bodies was undertaken. The Advisory Committee has now submitted its recommendations and I have considered the issues raised.

Advisory Committee recommendation	Minister for Planning response
<b>Tranche 17 Report 18 June 2018</b> A planning scheme amendment be prepared and approved for 111 Queens Parade and 433 Smith Street, Fitzroy North to:	
1. Apply the Public Use Zone 2 to the north west and the Mixed Use Zone across the balance of site.	<b>Accept</b>
2. Apply the Development Plan Overlay – Schedule 16 (Committee's preferred version)	<b>Accept with changes</b> The proposed maximum height of 14 storeys is not accepted. I have determined that a mandatory maximum building height of 10 storeys (33 metres) is appropriate as it will provide certainty for the future built form at the site and ensure that future development will respect the existing and future character of the area. I have amended the recommended schedule to increase the requirement of the provision for affordable housing at the site. I have decided that up to 20% of dwellings should be made available for affordable housing in response to the Yarra community's need for greater affordable housing opportunities. I have also included the mandatory provision of 8% of the site to be provided as public open space in the Development Plan Overlay to ensure the adequate provision of quality public space.

Other minor changes have been made to the schedule to ensure it complies with the *Ministerial Direction on the Form and Content of Planning Schemes*.  
*Further information can be found in Amendment C243 to the Yarra Planning Scheme*

3. Make the Minister for Planning the responsible authority for the site.

**Accept**

4. Amend the schedule to Clause 52.01 to include an 8% public open space contribution to the site.

**Do not accept**

The provision of an 8% public open space contribution has been included in Schedule 16 to the Development Plan Overlay.

*Further information can be found in Amendment C243 to the Yarra Planning Scheme*



HON RICHARD WYNNE MP  
Minister for Planning

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