



IMAGINE  
THE YARRA

# DRAFT YARRA STRATEGIC PLAN

## PUBLIC CONSULTATION

### SUBMISSION COVER SHEET

<b>Submission Number:</b>	YSP37
<b>Name (Individual/Organisation):</b>	Development Victoria
<b>Attachments:</b>	Attachment 1 – Written submission

3 April 2020

Sent via email: [YarraStrategicPlan@melbournewater.com.au](mailto:YarraStrategicPlan@melbournewater.com.au)

### **Reference: Development Victoria submission to DRAFT Yarra Strategic Plan**

Development Victoria appreciates the opportunity to provide feedback on the DRAFT Yarra Strategic Plan (the Plan). Development Victoria understands the purpose of the Plan is to help guide the planning and development of land within the river corridor over the next 10 years. This is to be primarily achieved through a Land Use Framework to manage development along the river.

For background, Development Victoria plays an active role in facilitating development and place-based outcomes in the central city of Melbourne, specifically through partnering with the private sector in Docklands. Based upon approved Development Plans, Docklands will be home to 25,000 residents and up to 100,000 jobs upon completion, which includes over 7km of waterfront land.

In addition to Development Plans, Development Victoria in collaboration with the Department of Jobs, Precincts and Regions is coordinating a master planning exercise to explore the opportunities that exist within Docklands to contribute to Government's emerging policy intent for the area.

Development Victoria would welcome the opportunity, to further explore the Docklands riverfront precincts within the context of both the Plan, Development Plans and the emerging master planning for the precinct, and how the Land Use Framework can and should apply in Docklands. An example of how this could be achieved is to provide a greater level of detail (i.e. show local and state parks) in the Land Use Framework for the currently brown shaded area of Docklands

In the meantime, for your consideration of the Plan, Development Victoria wishes to highlight the following points:

- **Governance arrangements:** within the Docklands Area as defined by the Docklands Act 1991, the governance arrangements include crown land for Melbourne Water. Within 20 metres from the high-water mark of the river, Development Victoria's provisions under the Docklands Act 1991 apply, whereby this area can be licensed for occupation by Development Victoria. It is acknowledged that existing governance arrangements are complex and Development Victoria supports a review of these arrangements to rationalize and simplify government's approach to the river and its environs.
- **Connectivity:** Docklands forms an important corridor to connect into the central city and surrounding precincts such as Fishermans Bend. Further to this, opportunities for improved north-south connections across the river will become increasingly important as our central city continues to grow i.e. Arden through to Fishermans Bend. The Plan could benefit from exploring this issue in further detail.
- **Access and Promenades:** Docklands has been developed on the premise of a strong focus to celebrate the waterfront (river and harbour). A key premise of this includes continual public access including 20-30 metre wide promenades for north facing waterfronts (Yarras Edge and Victoria Harbour) and 6-20 metre wide promenades for south facing waterfronts (NewQuay). A continued approach to public access of the riverfront and the water is supported by Development Victoria.

- Land uses and Development Plans: as highlighted above, Docklands has a number of Development Plans in place to guide development outcomes for the various precincts including Yarra's Edge, Bolte and Victoria Harbour, all of which front the river. The outcome envisaged within these Development Plans should be acknowledged in the Plan to ensure that future conflicts do not arise.
- Programming and Activation: while riverfront locations within Docklands are predominantly residential in nature, these locations represent an opportunity for future programming and activation. Being relatively new spaces, they tend to be under-utilised but well catered for in terms of amenity and infrastructure. Through better programming and activation (short and long term) as the promenades are completed and transferred to Council as committee for management, an improved riverfront character can be achieved.

Thank you for the opportunity to provide comment on the Plan. Please do not hesitate to contact Phillip Roth, Senior Development Manager on 0412 001 361 should you wish to discuss the above.

Yours sincerely

