

# Tranche 17 - Former Fitzroy Gasworks Site

Government Land Standing Advisory Committee

## Issues for Development Victoria and Yarra Council to consider in reviewing the planning controls for the former Fitzroy Gasworks Site

### Tool Selection

- DV to provide a brief written submission on why the MUZ and DPO are the preferred planning tools and other tools that were considered.
- Consider amendments required to HO221 to resolve discrepancies between the map and ordinance.
- Consider whether Schedule to 52.01 could be used to specify open space requirement for the land (8%).

### Development Plan Overlay

- Consider reference to the use of Section 173 or other mechanisms to provide certainty around delivery of infrastructure contributions, affordable housing and other special conditions.
- Review use of external documents (Urban Design Framework 2008 and Masterplan 2017) in the control. Consider how key elements could be translated into the control instead of using the external reference.
- Consider whether quantum of affordable housing should be included in the control.
- Consider inclusion of a community engagement strategy as development plan requirement.
- Consider if the Minister or Council should be the Responsible Authority (RA).
- Consider Council involvement if Minister is to be RA.
- Consider VicRoads involvement in approval of Traffic Management Plan / Integrated Transport Plan.
- Resolve approach to traffic, transport and parking issues. Consider strengthening objectives to direct preferred outcomes in the DPO. Key issues:
  - Smith Street access
  - Queen Street access
  - Bike access and opportunities to fix missing connections
  - Tram route priority and minimising delays to trams
  - Parking objectives to be met and guidance on reductions for different uses
- Resolve the approach to built form detail including strengthening objectives and guidelines for:
  - Specification of expected building typology (e.g. perimeter development rather than tower and podium)
  - Storeys and metres – or both
  - Street wall height on all roads (external and internal)
  - Articulation of internal streets to avoid canyoning
  - Solar access to Boiler House Square

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- Level of detail on concept plan or plans
- Confirm that roads and open space will be vested in Council. Should this be noted in the DPO?
- Clarify intention to have a single Development Plan for the site. Review the proposed wording of clause 1.0 of the DPO tabled in the hearing by DV

## **Detailed drafting**

- Review formatting against the Ministerial Direction on the Form and Content of Planning Schemes (dot point format etc)
- Review DELWP template for 43.04. Address drafting to align with template.
- Review approach to including reference documents in the schedule.