

## 02 MUNICIPAL PLANNING STRATEGY

### 02.01 Context

#### Location

Yarra comprises of approximately 20 square kilometres and is bound by the Cities of Melbourne to the west, Boroondara to the east, Moreland and Darebin to the north and Stonnington to the south. Located between Melbourne's central business district and middle suburbs, it forms a transition between these areas. The Yarra River is the major environmental feature of the municipality, forming its southern and eastern boundaries.

#### Community and population growth

Yarra offers proximity to public transport, services, retail, entertainment, jobs and open space, making it an attractive place to live and work.

Around 96,000 people live in Yarra, and this will grow by almost 30,000 to 2031. It is projected that more than 13,000 new homes will be required to accommodate this growth.

The community is diverse in terms of ethnicity, language spoken, socio-economic background, age, household size, tenure and structure.

Household types in Yarra will continue to change, with a higher proportion of dwellings occupied by single occupants and families.

Council is committed to supporting a diverse community, including advancing equitable opportunities for people with disability and promoting the availability of diverse and affordable housing to support social inclusion and maintain Yarra's community into the future. However, managing population growth and change and supporting a diverse community is a challenge for Yarra. In planning for growth and change, Yarra is faced with managing the pressure on the valued heritage and the character of Yarra's buildings and streetscapes, its open space, community facilities, infrastructure, natural environment and transport.

#### Activity centres

Yarra's major and neighbourhood activity centres are predominantly along and around the main retail shopping streets. They feature highly intact heritage streetscapes and heritage places that are valued by the community.

Yarra's major, neighbourhood and local activity centres are shown on the Strategic Framework Plan in clause 02.04-1 and Activity Centre Plans in 11.03-1L.

With access to services, public transport and a walkable, fine grain street network, Yarra's activity centres will continue to be strengthened so that they remain vibrant and liveable places, capable of serving growing local economies and new and changing communities.

#### Natural environment

Yarra is an urbanised environment, with remnant native vegetation located within waterway corridors providing a home for indigenous flora and fauna. Yarra includes three significant water corridors - Yarra River and its tributaries, Darebin Creek and Merri Creek. These corridors are significant environmental assets that have a number of functions, including: providing for leisure and recreation, forming habitats to enhance biodiversity, acting as the city's 'green lungs', and managing water flow and stormwater. The low-lying land around the waterways however means that parts of Yarra are susceptible to flooding.

#### Climate change

Increased population in the inner city can bring sustainability benefits through more efficient use of existing infrastructure, more people being able to access existing services, local recreation and employment opportunities, increased use of sustainable transport modes and reduced sprawl on Melbourne's fringe.

Climate change is resulting in the urban environment getting hotter and drier, with more extreme weather events. Inner city areas, such as Yarra are susceptible to the urban heat island effect and localised flooding and as such Yarra needs to manage the impact from urban development.

Yarra will need to continue to mitigate greenhouse gas contributions and act locally. To mitigate its contribution to climate change, Council is proactively seeking to reduce its carbon emissions and is working towards zero net emissions from its operations by 2020. In doing so, Council will contribute to global climate change commitments -as well as national and state targets.

### **Built environment and heritage**

Yarra stands on the traditional lands of the Wurundjeri people. It is a municipality steeped in history and one that contributes significantly to the story of Melbourne. Yarra includes some of Melbourne's oldest suburbs and shopping strips, with heritage that links its contemporary and progressive inner-city character to its origins.

Heritage is an important feature of Yarra's identity, which comprises historic buildings, landscapes, landmarks, streetscapes, subdivision pattern (made up of its streets, lanes and boulevards), and cultural heritage, including indigenous heritage. Groups of heritage buildings form important heritage places and include the municipality's renowned retail strips and neighbourhoods in some of Melbourne's first suburbs.

Yarra's heritage includes buildings and places of local, state, national and international significance, including part of the Royal Exhibition Buildings and Carlton Gardens World Heritage Environs Area, which provides a setting and context of significant historic character for the World Heritage property. Over 70% of Yarra's properties are covered by a heritage overlay.

The existing scale of development within the municipality is mostly characterised by low to mid-rise buildings, with some taller buildings (above 14 storeys) which are anomalies to the mid-rise character. The residential neighbourhoods that constitute much of the municipality mostly comprise single and double storey dwellings. This scale is also represented by many of the small heritage shopfronts within retail strips. In parts of Yarra there is a strong composition of mid-rise and some taller buildings, notably concentrated in pockets within activity centres, along main roads and in areas transitioning from industrial to commercial / mixed uses. These mid-rise and some taller buildings comprise modern apartments and offices.

Other taller elements in Yarra include towers, spires and signs, high rise social housing and health and education facilities.

Yarra has a range of residential built form types. There are residential areas that present uninterrupted terraced frontages to the street, often with little or no front setback. Other inner areas, while still predominantly small in lot size, present a more suburban appearance with modest front setbacks, often with small front gardens and small gaps between buildings. In Fairfield and Alphington, there is a more spacious, garden character, with generous front and side setbacks and large back yards.

Apartment living is becoming more common in Yarra, to a range of households - singles, couples, families and share households. It will become the predominant form of housing over the next 15 years.

The large public housing estates provide a contrasting built form character of apartment buildings set in landscaped grounds.

### **Housing**

Managing the impact of housing growth on the city's character and urban form is a key challenge for Yarra as parts of the municipality have experienced rapid rates of development.

New housing predominantly in the form of apartments is concentrated in parts of East Richmond, Richmond, Collingwood, Abbotsford, North Clifton Hill and Fitzroy / North Fitzroy. This has occurred largely through redevelopment in activity centres and former industrial areas. Three major former industrial precincts will also transition to residential and mixed use neighbourhoods – the Alphington Paper Mill, the former Gasworks site in North Fitzroy and south-west Cremorne (south of Gough Street).

New development is bringing change to the scale and density of those areas. Yet despite this, residential areas in Yarra largely continue to consist of separate, semi-detached row and terrace housing.

There has been a rapid increase in house prices and land values in recent years, consistent with other parts of inner Melbourne. As a result, many households cannot afford to rent or purchase a home in the municipality. The past decade has also seen a dramatic increase in the number of private dwellings, while the amount of social housing has remained relatively static. Consequently, the proportion of households living in public and community housing (social housing) in Yarra has declined from 15.5% in 1991 to 12% in 2017.

Facilitating accessible, adaptable, affordable housing options to cater for Yarra's diverse community, now and into the future, is a focus for Yarra.

### **Economic development**

Yarra has a strong and mixed economy, and is well positioned to attract and retain businesses and workers. Contributing to this is Yarra's industrial heritage building stock, transport connectivity, inner-city lifestyle, access to open space and the Yarra River. The high level of transport connectivity allows businesses to access the large metropolitan workforce. Building on these elements will support Yarra's competitive advantage and will help to maintain its vibrant economy.

The municipality has undergone substantial change in recent decades, transitioning from a location for manufacturing to a more diverse economy. The legacy of industrial uses means that areas of Yarra may be potentially contaminated, which requires consideration when redeveloping for dwellings and other sensitive uses.

Yarra's **employment areas** are:

- **Activity centres:** largely on its retail strips which host a range of retail, commercial, entertainment and residential uses. Activity centres are shown on the Strategic Framework Plan in clause 02.04-1 and plans in clause 11.03-1L;
- **Major employment precincts:** Cremorne Precinct and Gipps Street Precinct, Collingwood. These precincts are shown on the Strategic Framework Plan in clause 02.04-1. These areas include a diverse mix of offices, creative industries and specialised manufacturing businesses. Their proximity to the central business district, other parts of inner Melbourne and good access to Melbourne's transport network makes them attractive for businesses seeking a location close to a large number of workers, customers, clients and other firms.
  - Cremorne is an enterprise precinct, emerging as Melbourne's premier destination for creative design, particularly in the tech and digital space. It is home to global companies which sit side by side with small to medium sized firms, start-ups and co-working spaces.
  - The Gipps Street Precinct is an emerging precinct attracting creative services such as architecture and design, software and interface design and visual arts.
- **Employment land:** Commercial and industrial land outside of activity centres and major employment precincts, such as CUB, Abbotsford and Botanicca Corporate Park, Richmond (as shown on the Strategic Framework Plan in clause 02.04-1). These areas support employment uses on individual sites or within broader precincts, where employment uses have been maintained through commercial or industrial zoning.
- **Health and education precincts:** Health services based around major hospitals and their allied medical services are now a major source of employment. The education sector is also growing. These two precincts are shown on the Strategic Framework Plan in clause 02.04-1 and plans in clause 11.03-1L, being:
  - St. Vincent's public and private hospitals and Australian Catholic University, Fitzroy (health and education).

- Epworth Hospital, Richmond (health).

### **Transport**

Yarra benefits from an extensive transport system that includes public transport (train, tram and bus services); a network of arterial roads and local streets; and a compact urban form and mix of land uses that facilitates walking and cycling. Within the city, local shops and amenities, activity centres and employment areas are accessible by sustainable travel modes. There are also good connections to Melbourne's Central Business District and other parts of the metropolitan area.

Cycling volumes on Yarra's streets and off-road paths have continued to steadily rise over the last ten years and this trend is forecast to continue.

The availability of car parking is important for residents and businesses in Yarra; however unrestricted car use and parking creates pressure in Yarra's streets.

**02.02 Vision**

The vision in the Yarra City Council Plan and Community Health and Wellbeing Plan 2017-2021 is for the municipality to be:

*“A vibrant, liveable and sustainable inner-city that the community can be proud of”.*

The Yarra Planning Scheme forms the spatial response to the council’s vision.

The spatial vision for the municipality is:

*Yarra will be one of Melbourne’s most attractive inner-city municipalities, with a strong sense of history, a diverse population and a dynamic economy. The city’s prominent retail strips will attract visitors from across Melbourne and beyond, who are drawn to a vibrant range of shops, artistic and cultural offers and a popular night-time economy. The local economy will include important health and education precincts, businesses seeking to locate in popular activity centres and employment precincts, and a growing number of creative industries and niche manufacturers. Yarra’s historic neighbourhoods and heritage assets will be conserved, with development revitalising areas with capacity for change. New housing will provide homes in a range of sizes to meet the needs of the population, and be supported by the necessary community facilities and infrastructure. High quality urban design will respect the city’s heritage and built form character, provide new public and open spaces, and improved connections for walking and cycling. Landscape and natural assets will be well managed, with enhanced connections to the Yarra River and its surrounding parks and recreation areas. Through environmentally sustainable development the municipality will reduce its carbon footprint and become resilient to climate change. Yarra will be a city proud of its history and prepared for the future.*

## 02.03 Strategic directions

### Activity centres

Yarra has a well-established network of activity centres, each with their own role and character, including:

- Major activity centres of Swan Street, Bridge Road, Victoria Street, Brunswick Street and Smith Street which are identified in Plan Melbourne 2017-2050 and provide a wide range of goods and services, some serving larger sub-regional catchments.
- Neighbourhood activity centres of Queens Parade, Gertrude Street, Heidelberg Road Alphington, Johnston Street, Nicholson Street, North Fitzroy / Clifton Hill, St Georges Road, North Fitzroy and Rathdowne Street, Carlton North, which provide access to local goods, services and employment opportunities to serve the needs of the surrounding community.
- Local activity centres such as Spensely Street, Clifton Hill, and Berry Street/Ramsden Street, Clifton Hill which provide a more limited range of goods, services and employment opportunities and largely serve the adjoining local community.

Activity centres are a focus of growth in Yarra with the addition of mid-rise commercial development and apartments. They will continue to accommodate most of the city's growth because of their proximity to transport infrastructure, shops and services making them the most suitable locations for development.

#### ***Support and strengthen the vibrancy and local identity of Yarra's network of activity centres.***

- Plan and manage employment and residential opportunities to ensure they strengthen activity centres as primary locations for economic activity, housing, leisure and recreation, tourism, the arts and culture.
- Support a strong and diverse network of activity centres across Yarra by promoting development that:
  - Is of a scale appropriate to the role and capacity of the centre.
  - Supports each centre's unique character
  - Provides a mix of uses.
- Encourage land use and development opportunities that create diverse and sustainable centres by:
  - Encouraging development that enhances a centre's sense of place, identity and street activity.
  - Encouraging new development to improve the public realm.
  - Providing for residential development within activity centres at a scale appropriate to the role and capacity of the centre.
  - Fostering activity centres as social and community focal points and vibrant night-time and weekend destinations.
- Reinforce Yarra's activity centres as compact, pedestrian-oriented, mixed-use communities, that provide walkable access to daily and weekly shopping and service needs, and are well-served by different modes of transport.

### Natural environment

Maintaining and enhancing habitat connectivity for both flora and fauna is key to improving and safeguarding biodiversity within Yarra and its environs. The majority of flora and fauna occur along the water corridors with other large reserves such as the Edinburgh Gardens and large canopy trees likely to play a key role in the movement of fauna and providing food and shelter resources.

#### ***Protect and enhance Yarra's natural environment***

- Protect the significant natural environment, landscape values and cultural heritage of the

Yarra River and the Darebin and Merri Creek corridors.

- Improve and manage public access to Yarra’s water corridors.
- Improve pedestrian and cycle links across the Yarra River and Darebin and Merri Creeks to neighbouring municipalities.
- Keep the Yarra River and creeks healthy by reducing impacts on water quality.
- Protect and enhance Yarra’s biodiversity within and beyond waterway corridors by creating, improving and connecting new and existing green spaces.

### **Climate change**

Yarra will continue to help mitigate greenhouse gas emissions and increase climate resilience of the city by planning for sustainable development. A highly sustainable urban fabric, both in the public and private realm, will help preserve Yarra’s vibrant and liveable places

#### ***Lead on sustainability and seek to manage the long-term effects of climate change.***

- Integrate climate adaptation principles, environmental and sustainability policies and strategies.
- Create a built environment that mitigates and adapts to climate change by:
  - Directing growth to activity centres, major employment precincts, employment land and around public transport;
  - Promoting land use and development that support a shift to sustainable modes of transport - walking, cycling and public transport; and
  - Supporting environmentally sustainable development.
- Create a healthy and growing urban forest that includes all trees and plants in Yarra, by greening open spaces, streetscapes and buildings.
- Reduce the urban heat island effect by increasing the street tree canopy by 25% (from 2014 levels) by 2040.
- Embed sustainable environmental practices in Yarra’s buildings, infrastructure, places and spaces, including a framework for early consideration of environmental sustainability at the building design stage in order to achieve the following efficiencies and benefits:
  - Easier compliance with building requirements through passive design;
  - Reduction of costs over the life of the building;
  - Improved affordability over the longer term through reduced running costs;
  - Improved amenity and liveability;
  - More environmentally sustainable urban form; and
  - Integrated water management.
- Reduce and mitigate the impacts of climate change and flooding events.
- Facilitate development that protects and conserves water.

### **Built environment and heritage**

A key challenge in planning for growth is the need to accommodate new development in a built form that is sensitive to the context of the area which includes heritage significance, character and scale of the surrounding area. This needs to be balanced with opportunities to allow for new built form character in major regeneration areas such as - Alphington Paper Mill, the former Gasworks site in North Fitzroy and south-west Cremorne (south of Gough Street).

Protecting heritage buildings and streetscapes while still allowing appropriate development is a key driver in Yarra.

Major employment precincts, employment land, neighbourhoods, streetscapes and activity centres in Yarra all have distinct identities formed by:

- A diverse mix of buildings reflecting different forms and eras of development;

- Open spaces which are integral to the urban structure;
- Fine grain subdivision patterns; and
- A network of laneways and small streets.

If not carefully managed, future development could erode Yarra's valued character.

***Manage development and growth in Yarra to maintain and enhance the unique character and heritage of the city.***

- Respect Yarra's distinctive features and landmarks, including:
  - The low-rise character of residential neighbourhoods;
  - Historic retail strips;
  - Identified buildings and places of heritage significance - Aboriginal and European;
  - Significant landmarks and tall structures, including church spires, clock towers, industrial structures and heritage signs;
  - Industrial and former industrial buildings;
  - The Yarra River, Darebin and Merri Creeks and adjacent open spaces;
  - Parks and gardens;
  - Municipal buildings in Collingwood, Fitzroy and Richmond; and
  - The historic grid of boulevards, streets and laneways.
- Protect, conserve and enhance the municipality's highly valued heritage places to retain and promote Yarra's distinctive character and sense of history.
- Retain and adapt Yarra's historic industrial buildings as a means of connecting with the past.
- Reinforce Yarra's low-scale neighbourhoods by directing mid-rise buildings to appropriate locations, within major and neighbourhood activity centres, employment areas (as defined in clause 02.01), major regeneration areas (as shown on the Framework Plan in clause 02.04-1), and along boulevards (Hoddle St, Alexandra Parade, Victoria Parade and the south end of Queens Parade.).
- Ensure mid-rise buildings are in accordance with any building height requirements set out in the relevant zone or overlay, or, where there are no building height requirements specified, having regard to the physical and strategic context of the site.
- Manage the scale, intensity and form of development in activity centres to protect highly intact heritage streetscapes and buildings.
- Design development and locate land uses to create people-oriented places with high standards of amenity, both on-site, for adjoining properties and in the public realm.
- Protect and enhance the built form, character and function of streets and laneways as a feature of Yarra's urban structure and character.
- Improve the built form character and streetscapes of Yarra's boulevards - Alexandra Parade, Hoddle Street, Victoria Parade and the south end of Queens Parade.

**Housing**

Yarra will continue to manage the scale, intensity and form of residential growth. This will continue to differ across the municipality depending on the capacity of sites to accommodate housing growth and the physical and strategic context of each site.

Council supports the provision of additional and improved social housing (including public and affordable housing) to ensure residents in need of this type of accommodation are supported, and can live in easy access to essential services and nearby employment opportunities.

***Plan for future housing growth and for more housing choice to support Yarra's diverse community.***

- Direct housing growth to appropriate locations: major regeneration areas (Alphington Paper Mill, the former Gasworks site in North Fitzroy and south-west Cremorne, south of Gough



Street) as shown on the Framework Plan in clause 02.04-1, and areas within activity centres that have good access to public transport, jobs, open space and other services.

- Support Yarra’s diverse community by facilitating accessible, adaptable, affordable housing options that:
  - Provide for diverse housing types including shared, sole person, couple and family households.
  - Include housing for people with disabilities, older persons, students and those in need of crisis accommodation.
  - Provide for a range of affordable housing types appropriate to the needs of very low, low and moderate-income households.
  - Include greater housing choice for key workers.
  - Encourages the supply of additional social housing and improvements to existing social housing.

### **Economic development**

Yarra has capacity for employment growth and is committed to supporting this growth in its employment areas in preference to residential development in these areas. There is an identified need to manage pressure for residential conversion of employment land to protect opportunities for economic growth.

Yarra has a vibrant arts scene and prominent cultural and entertainment venues, including the Collingwood Arts Precinct. The Abbotsford Convent and Collingwood Children’s Farm are regional tourist destinations and support cultural and creative industries. A key challenge in Yarra is the retention of affordable creative work spaces.

Yarra’s nighttime economy includes restaurants, bars and live music venues spread across a number of precincts. The abundance of these venues provide important social, cultural and economic benefits and make Yarra an attractive place in which to live, work and visit. Tension however, sometimes develops between licensed premises, residential and other commercial land uses, which need to be appropriately managed.

Yarra’s diverse economy means that different land uses often overlap or vary within short distances. This mix of residential, commercial, industrial and entertainment in close proximity creates a challenge as well as opportunities to manage environmental and amenity impacts and enhance activity centres and precincts.

#### ***Promote Yarra as an attractive location for economic activities and an important part of Melbourne’s inner city economy.***

- Strengthen the role and hierarchy of the activity centres by:
  - Promoting them as the preferred locations for retail, services and entertainment;
  - Supporting a diverse land use mix; and
  - Facilitating adaptable and functional commercial spaces.
- Preserve and grow Yarra’s employment areas (as defined in clause 02.01) by supporting the:
  - Growth of health and education related employment and services in health and education precincts (as shown on the Framework Plan in clause 02.04-1);
  - Economic primacy of Yarra’s major employment precincts at Cremorne and the Gipps Street precinct in Collingwood; and
  - Employment land - Industrial and commercial areas.
- Support a night-time economy and entertainment precincts which provide a diverse range of activities while managing their amenity impacts on residents.
- Minimise pressures for residential conversion of employment precincts.
- Maintain an adequate supply of employment land to accommodate projected economic and employment growth and meets the diversity of business needs
- Ensure sensitive land uses (such as residential uses) are designed and located to minimise the potential conflict with existing surrounding employment uses (including existing retail,

commercial, hospitality, night time economy, creative and cultural uses).

- Advance Yarra as a desirable location for creative industries and arts by supporting opportunities to increase the number of creative industries and cultural spaces in the municipality.

### **Transport**

While Yarra is well positioned to facilitate the use of sustainable modes of transport, increasing car use and parking demand continues to create pressure and congestion in Yarra's streets, not just for cars but for other transport modes using the road system. The competition for the limited physical space within streets is an ongoing issue.

Facilitating sustainable journeys on all transport modes will support the productivity, wellbeing and environmental values of the community. Yarra needs to reduce car dependence by promoting walking, cycling and public transport as the preferred forms of transport.

#### ***Facilitate connectivity and travel options that are environmentally sustainable, integrated and well-designed.***

- Integrate land use and development planning with public and active transport infrastructure and services to create compact, walkable, pedestrian-oriented, mixed-use communities centered around train stations and other key public transport nodes.
- Provide convenient access to public and active transport for all ages and abilities by:
  - Promoting compact and more diverse land use and development in major regeneration areas, major and neighbourhood activity centres (as shown on the Framework Plan in clause 02.04-1) well served by public transport; and
  - Creating a built environment with public spaces that promote social interaction and are connected to the transport network.
- Enhance Yarra as a safe place to walk and cycle, to increase the number of people walking and cycling.
- Encourage developments to prioritise sustainable transport modes.
- Encourage lower amounts of car parking and increased infrastructure for active transport in developments (such as high levels of bicycle parking and end of trip facilities) to encourage reduced use of private motor vehicles.

### **Infrastructure**

Infrastructure is required to cater for Yarra's growing population and the consequential increased demand on infrastructure.

#### ***Respond to Yarra's changing social and physical infrastructure needs.***

- Provide, renew or adapt social and physical infrastructure to meet the needs of the growing population and employment base.

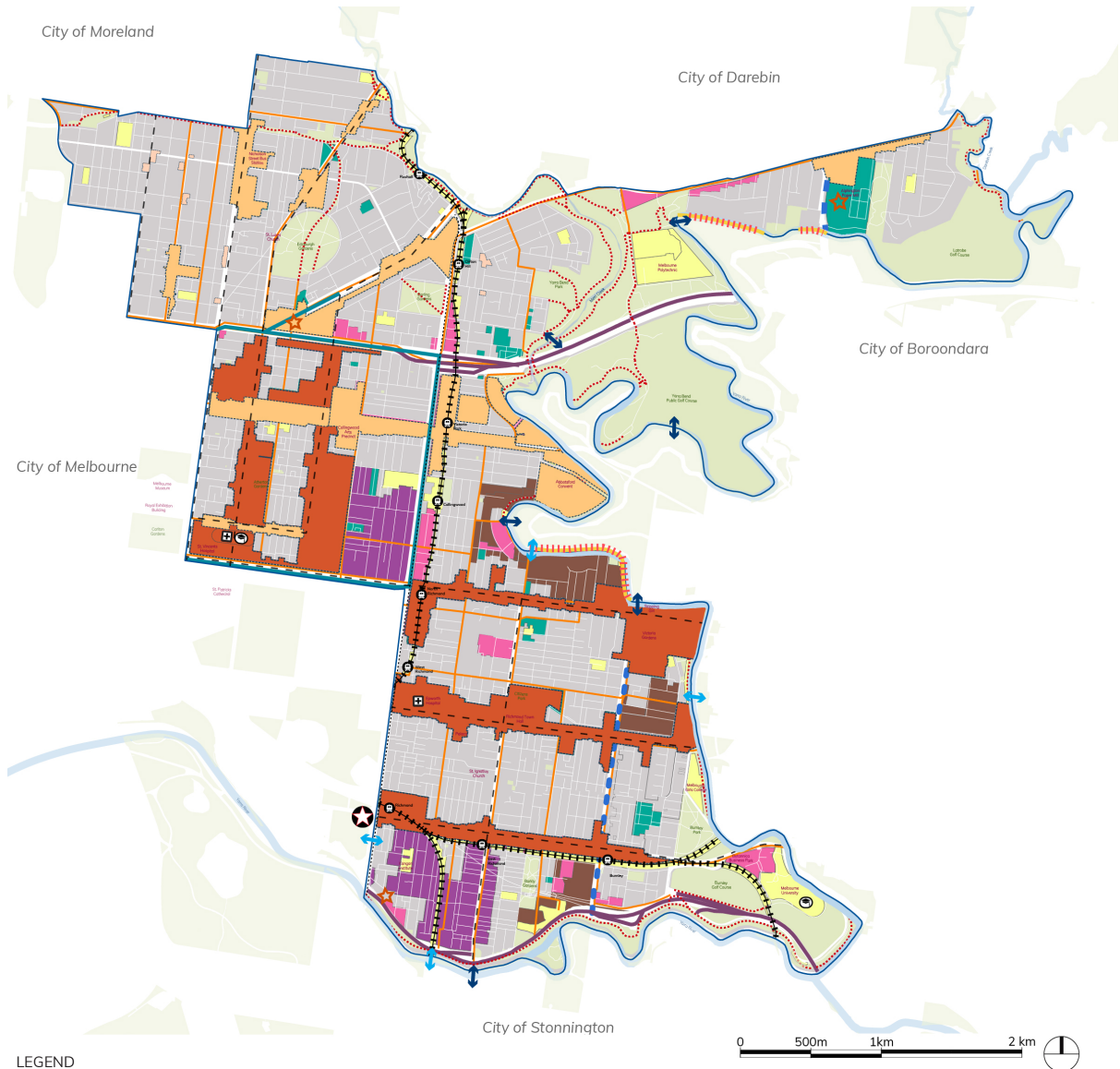
### **Open space**

Open spaces within Yarra make a significant contribution to the distinctive character and amenity of neighbourhoods. They provide passive and active recreation, contribute to the city's tree canopy, and possess cultural values in places of European and indigenous heritage.

#### ***Provide attractive and accessible open spaces for people to enjoy.***

- Aim to provide the community with access to high quality open space within walking distance of their home or work.
- Seek opportunities to improve and extend Yarra's open space network, particularly in areas currently under-provisioned and with projected population increases.

02.04 Strategic Framework Plan



LEGEND

Yarra LGA boundary	Major Activity Centre	Major Employment Precincts	Strategic Crossing
Open space	Neighbourhood Activity Centre	Commercial Land	Future Strategic Crossing
Waterway	Local Activity Centre	Industrial Land	Boulevards
Train line	Mix Use Areas	Public Use	Shared Walking & Cycling Path
Train station	Low Scale Residential	Health & Education Precinct	Principal Bicycle Network
Tram routes	Major Regeneration Area	Education Precinct	Proposed Bus Route
Key bus routes	Docklands to Richmond corridor Urban Renewal area	Health Precinct	Gaps in Waterway Links (shared walking & cycling paths)

## **11.03-1L Activity Centres**

### **Objective**

To manage a sustainable network of activity centres that facilitate appropriate economic and housing growth and provide attractive places for social and community interaction.

### **Strategies**

Encourage uses and development in activity centres that support the employment areas and health and education precincts shown on the Strategic Framework Plan in clause 02.04-1 by providing retail, service and hospitality offers to their workforces.

Support development within activity centres that is consistent with the capacity for each centre as identified in the Strategic Housing Framework Plan at clause 02.04-3.

Support high quality mid-rise buildings in major and neighbourhood activity centres as identified in the relevant Design and Development Overlay.

Support development that improves the built form character of activity centres, whilst conserving heritage buildings, streetscapes and views to identified landmarks.

Support use and development, that make a positive contribution to the night-time economies of activity centres, whilst limiting adverse amenity impacts within the centres and surrounding residential neighbourhoods.

Support development that transitions to and is sensitive to the interfaces with low-rise residential neighbourhoods.

Encourage the sensitive, adaptive re-use and restoration of heritage buildings in activity centres  
Promote use and development that support street level activation and passive surveillance of the public realm.

Support development that improves the public realm and positively contributes to the streetscape environment within activity centres.

## **MAJOR ACTIVITY CENTRES**

### ***Brunswick Street, Fitzroy***

Promote the metropolitan and local retail and commercial role of the activity centre.

Support development that responds to the character distinctions between the commercial land with frontage to Brunswick Street and the Mixed Use zone behind.

Retain the visual prominence of the consistent Victorian and Edwardian heritage streetscape, including municipal and local landmarks and street corner sites, with the exception the Atherton Garden's precinct.

Promote development that retains the consistent low scale built form and fine grain pattern of the highly intact heritage streetscape and heritage buildings in the precinct between Johnston Street and Leicester Street.

Promote development that supports a low to mid rise character south of Johnston Street to Gertrude Street.

Support taller built form above a consistent street wall north of Leicester Street.

Ensure development retains the dominance and integrity of the 'grand' residential buildings south of Gertrude Street.

Protect primary views to St Patrick's Cathedral and St Luke's Church.

### Major and Neighbourhood Activity Centres in Fitzroy Plan



#### LEGEND

- |  |   |
|--|---|
|  Yarra LGA boundary |  Major Activity Centre         |
|  Open space         |  Neighbourhood Activity Centre |
|  Water body         |   |



### ***Smith Street, Collingwood / Fitzroy***

Promote the metropolitan and local retail and business roles of the activity centre.

Encourage development that responds to the different built form conditions in Collingwood South precinct, with taller built form towards Wellington St and south of Peel Street and retain the visual dominance and integrity of the existing industrial warehouse buildings north of Peel Street.

Encourage taller built form at the northern end (generally north of Hotham and Kerr Streets) and the southern end (generally south of Mason Street) of Smith Street.

Encourage low to mid rise development in the traditional retail core that responds to the varied existing heritage conditions and reinforces the visual prominence of the heritage streetscape, generally between Hotham and Kerr Streets in the north and Mason Street in the south.

Retain the visual prominence of the Victorian and Edwardian heritage streetscape, including local landmarks, street corner sites and former department stores, particularly in the traditional retail core.

Encourage employment through mixed use and commercial development, including in the mixed use zoned land behind Smith Street.

Manage licensed premises and support the precinct's prominent night-time economy including the core entertainment precinct of bars and night-clubs between Alexandra Parade and Gertrude Street.

Retain the visual prominence of the industrial heritage buildings.

### ***Bridge Road, Richmond***

Promote the metropolitan and local retail and commercial roles of the activity centre, including larger format retail at its eastern end.

Support Epworth Hospital by supporting associated health and allied services to locate near the hospital

Promote high quality public realm around Richmond Town Hall, to support its civic function.

Support the night-time economy, including the core entertainment precinct west of Burnley Street, while managing the amenity impacts associated with licensed premises.

Protect primary views defined in the clause 15.01-2L to the spire of St Ignatius Cathedral, clock tower of Richmond town hall, and the Pelaco sign.

Retain the visual prominence of the heritage streetscape west of Church Street and the south side of Bridge Road east of Church Street.

# Bridge Road Major Activity Centre Plan



## LEGEND

-  Yarra LGA boundary
-  Open space
-  Water body
-  Major Activity Centre



### ***Swan Street, Richmond***

Promote the distinct character and varying development opportunities defined by the four precincts along Swan Street – Richmond Station, Swan Street Retail Centre, Swan Street East and Burnley Station.

Support the land uses along Swan Street, west of Church Street, as a core entertainment precinct that contains a range of licensed premises that make a significant contribution to the night-time economy.

Support development that responds to and respects the architectural form and qualities of heritage buildings and the significant heritage streetscape.

Ensure development enhances pedestrian links to the Richmond Railway Station in precinct 1 and to Burnley Station in precinct 4 shown in Swan Street Activity Centre Plan to this clause.

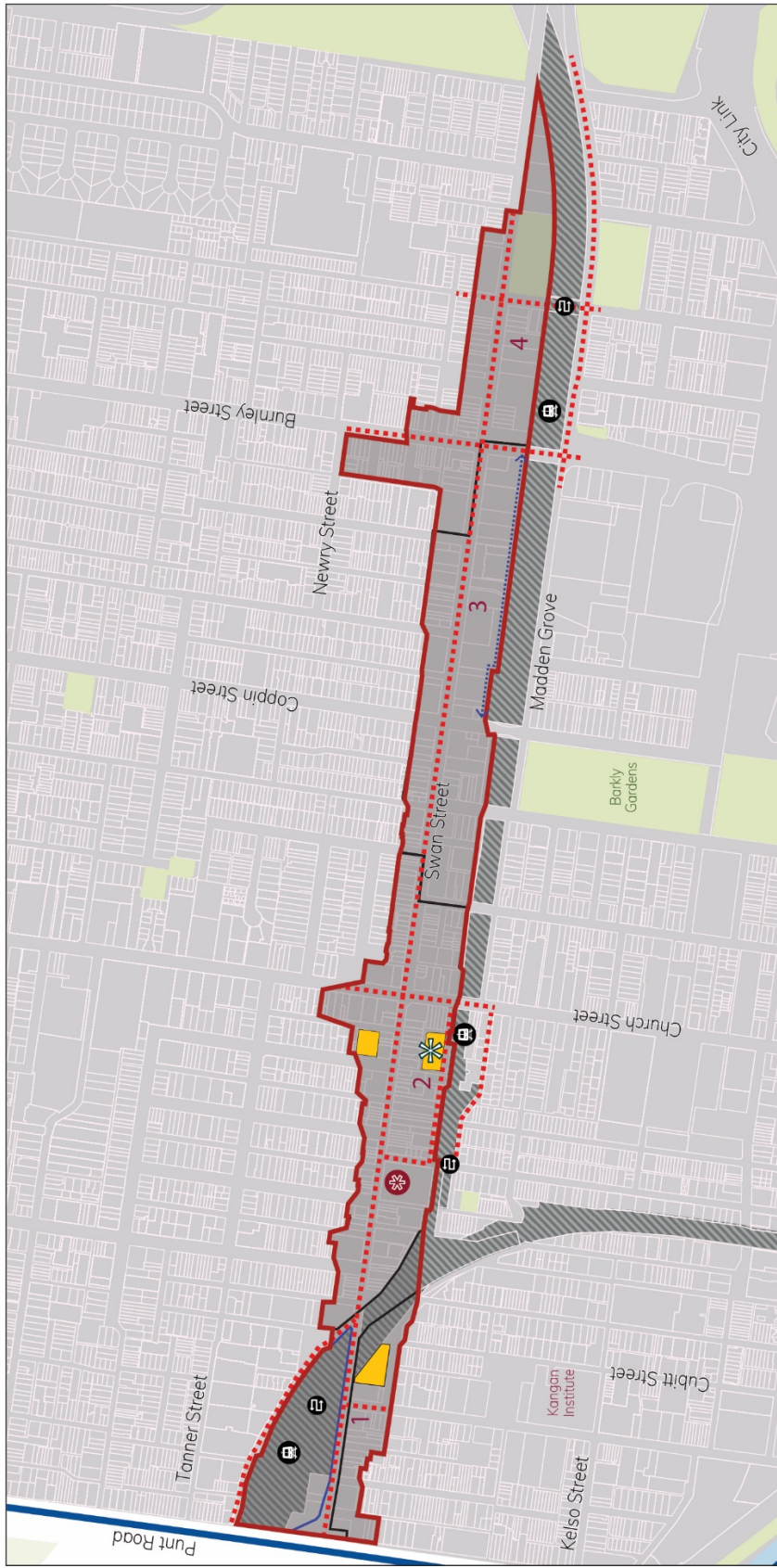
Reinforce precinct 3 (shown in Swan Street Activity Centre Plan to this clause) as mixed-use comprising retail, commercial and residential uses.

Support high quality development that fosters the transformation of precinct 4 (shown in Swan Street Activity Centre Plan to this clause) into a vibrant mixed-use precinct anchored by Burnley Station.

To ensure that vehicular access to development does not adversely impact the level of service, efficiency, and safety of the arterial and tram network.



# Swan Street Activity Centre Plan



## LEGEND

- |  |                              |  |                                     |
|--|------------------------------|--|-------------------------------------|
|  | Yarra LGA boundary           |  | Major Activity Centre               |
|  | Open space                   |  | Train Station                       |
|  | Water body                   |  | Improved Pedestrian Route           |
|  | Precinct Boundary            |  | Pedestrian Underpass to be upgraded |
|  | Railway Reserve              |  | Car Parks                           |
|  | Potential Future Public Park |  | Landmark - Dimmeys Tower            |
|  |                              |  | Proposed New Laneway                |

***Victoria Street, Abbotsford / Richmond***

Promote the metropolitan and local retail and commercial roles of the activity centre.

Capitalise on future opportunities such as provision of open space and links to the Yarra River, provided by commercial and industrial areas in Abbotsford, including the Carlton and United Brewery site.

Manage licensed premises and the precinct's prominent night-time economy including the core entertainment precinct west of Burnley Street.

Retain the visual prominence of the heritage buildings, on the north side of the street west of the railway line

Retain the visual prominence of the Victoria Street Gateway at the intersection with Hoddle Street.

Support taller built form adjacent to the North Richmond Station to promote accessibility to public transport.

Reinforce the concentration of height, density and mixed uses east of Burnley Street, to provide a visual mark to the east end of Victoria Street.

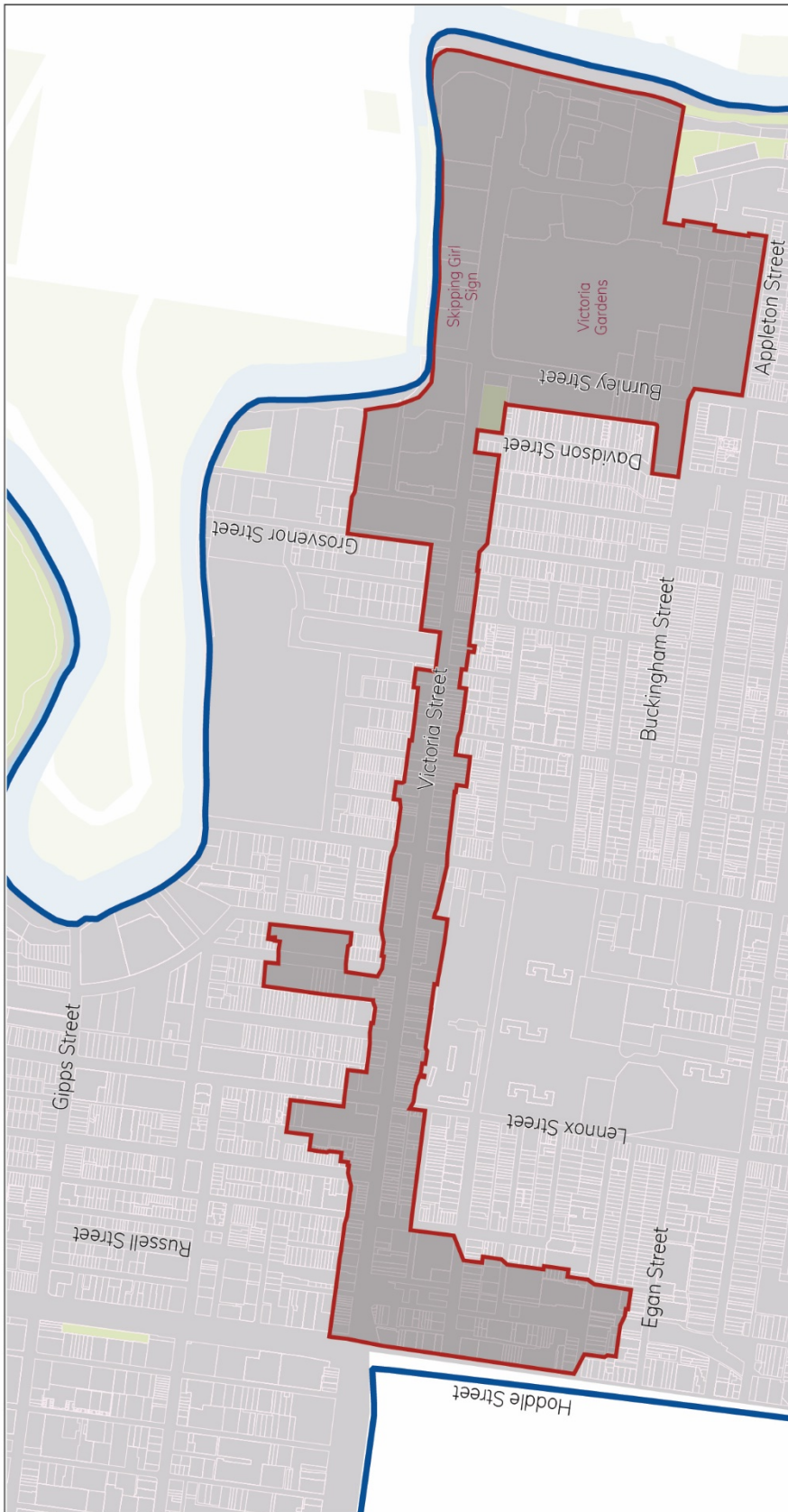
Encourage development west of Church Street to have low scale street walls.

Allow for mid-rise development elsewhere in the activity centre that responds to the mix of heritage forms.

Protect primary views, defined in the clause 15.01-2L, to the Skipping Girl sign.

Limit the installation of security shutters or other measures that reduce views into businesses on main retail strips to ensure that they are visually transparent.

# Victoria Street Activity Centre Plan



## LEGEND

- Yarra LGA boundary
- Open space
- Water body
- Major Activity Centre



## **11.03-1L NEIGHBOURHOOD ACTIVITY CENTRES**

Reinforce the role of the neighbourhood activity centres as the local community's destination for services, facilities and social interaction.

### ***Gertrude Street, Fitzroy***

Promote the retail role of the activity centre defined in the Major and Neighbourhood Activity Centres in Fitzroy Plan.

Manage licensed premises and interface and amenity impacts with adjacent residential areas.

Retain the low scale form and the fine grain pattern of the highly intact heritage streetscape and the heritage buildings in the activity centre.

Retain the visual prominence of the existing Victorian and Edwardian heritage streetscape, including local landmarks, and corner sites.

Protect views to the drum dome lantern and flagpole of the Royal Exhibition Building and Carlton Gardens.

### ***Heidelberg Road, Alphington***

Promote the retail and community roles of the activity centre.

Support the expansion of the activity centre by directing taller development to its western end within the Alphington Paper Mill major regeneration area.

Support more moderate built form on land outside of the Alphington Paper Mill major regeneration area.

Enhance the quality of the public realm at the intersection of Heidelberg Road and the Chandler Highway.





Minimise direct vehicle access onto Heidelberg Road.

Support development along Heidelberg Road, east of Parkview Avenue that achieves fine grain building frontages and contributes to a positive pedestrian street environment, through appropriate street wall height, upper level setbacks and landscaping

# Heidelberg Road Neighbourhood Activity Centre Plan



## LEGEND

-  Yarra LGA boundary
-  Neighbourhood Activity Centre
-  Open space
-  Waterway



***Johnston Street, Abbotsford / Collingwood (East of Smith Street)***

Promote the retail and community roles of the activity centre.

In Precincts 1 and 2 foster mid-rise residential and commercial development consistent with the relevant overlay.

In Precinct 3, as shown in the Johnston St Activity Centre Plan to this clause, encourage development:

- To contribute to a fine grained, mixed use precinct with mid-rise development.
- To have an active frontage to Hoddle Street.
- To include a setback of the upper levels.
- To enhance the prominent corner at the intersection of Eastern Freeway and Hoddle Street

In Precinct 4, as shown in the Johnston St Activity Centre Plan to this clause, encourage development to:

- Contribute to a fine grained, mixed use precinct with mid-rise development.
- Have an active frontage to Hoddle Street.
- Include a setback of the upper levels.
- Provide a transition in scale from Hoddle Street to the adjacent low rise residential area.

In Precinct 5, as shown in the Johnston St Activity Centre Plan to this clause, encourage development to:

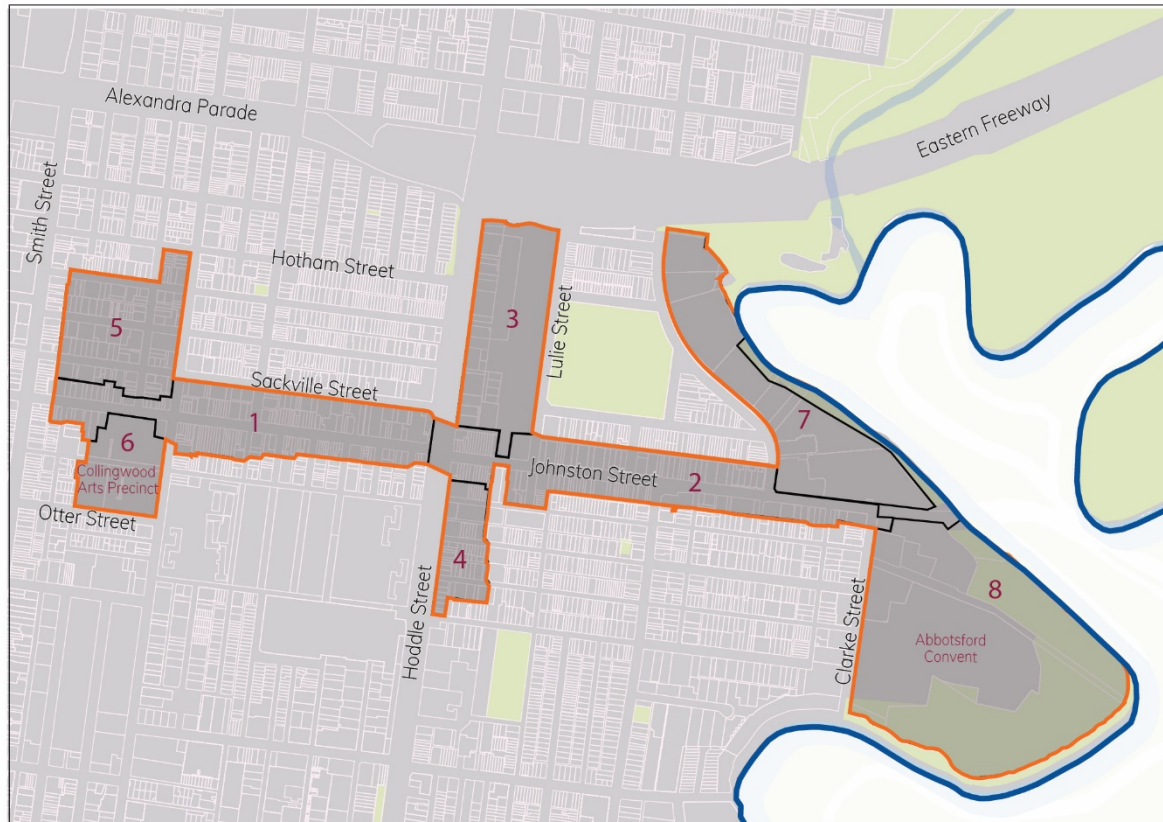
- Include a setback of the upper levels.
- Provide for a consistent streetscape, through building setbacks and street wall height.
- Provide a transition in scale to adjacent low rise residential area
- Maintain the warehouse character of this precinct.

In Precinct 5 shown in the Johnston Street Activity Centre Plan to this clause encourage office, residential and commercial uses that foster the knowledge and creative sectors, including creative spaces and artist studios.

In Precinct 6 shown in the Johnston Street Activity Centre Plan to this clause support education, arts and community based activities to foster a community hub and arts Precinct.

In Precinct 7 shown in the Johnston Street Activity Centres Plan to this clause encourage spacing between buildings to allow for views from Trenerry Crescent to the river. In Precinct 8 shown in the Johnston Street Activity Centres Plan to this clause encourage new development to sensitively located and subservient to the existing built form.

## Johnston Street Activity Centre Plan



### LEGEND

- Yarra LGA boundary
- Open space
- Water body
- Neighbourhood Activity Centre



### ***Johnston Street (west of Smith St)***

Promote the retail and service role of the activity centre defined in the Major and Neighbourhood Activity Centres in Fitzroy Plan.

Manage licensed premises and support the precinct's night-time economy including the many bars, cafes and restaurants.

West of Brunswick Street, retain the visual prominence of the Victorian and Edwardian heritage streetscape and street corner sites, through appropriate upper level setbacks and mid-rise scale.

Between Smith and Brunswick Street, support mid-rise development on the north side of Johnston Street, where there is less heritage constraints.

Between Smith and Brunswick Street, encourage lower rise development on the south side of Johnston Street that responds to the heritage forms and sensitive residential interface.

### ***Nicholson Street, North Fitzroy***

Protect the heritage shopfronts and verandahs.

Retain the visual prominence of the heritage streetscape and buildings

Encourage the redevelopment of land at 9 - 49 Scotchmer Street in a manner that contributes to an attractive public realm and responds to surrounding heritage area.

### ***Rathdowne Street, Carlton North***

Support a mix of uses along Rathdowne Street, in particular uses which provide the day to day needs of the local community.

Support low-rise development where it respects the heritage character of the activity centre.

Protect the historic significance of the precinct, which includes heritage shopfronts and verandahs.

### ***St Georges Road, North Fitzroy***

Support a mix of uses along St Georges Road, in particular uses which provide the day to day needs of the local community.

Support development that contributes to attractive pedestrian links to community facilities and Edinburgh Gardens.

### **Nicholson Street, Rathdowne Street and St. Georges Road Neighbourhood Activity Centre Plans**



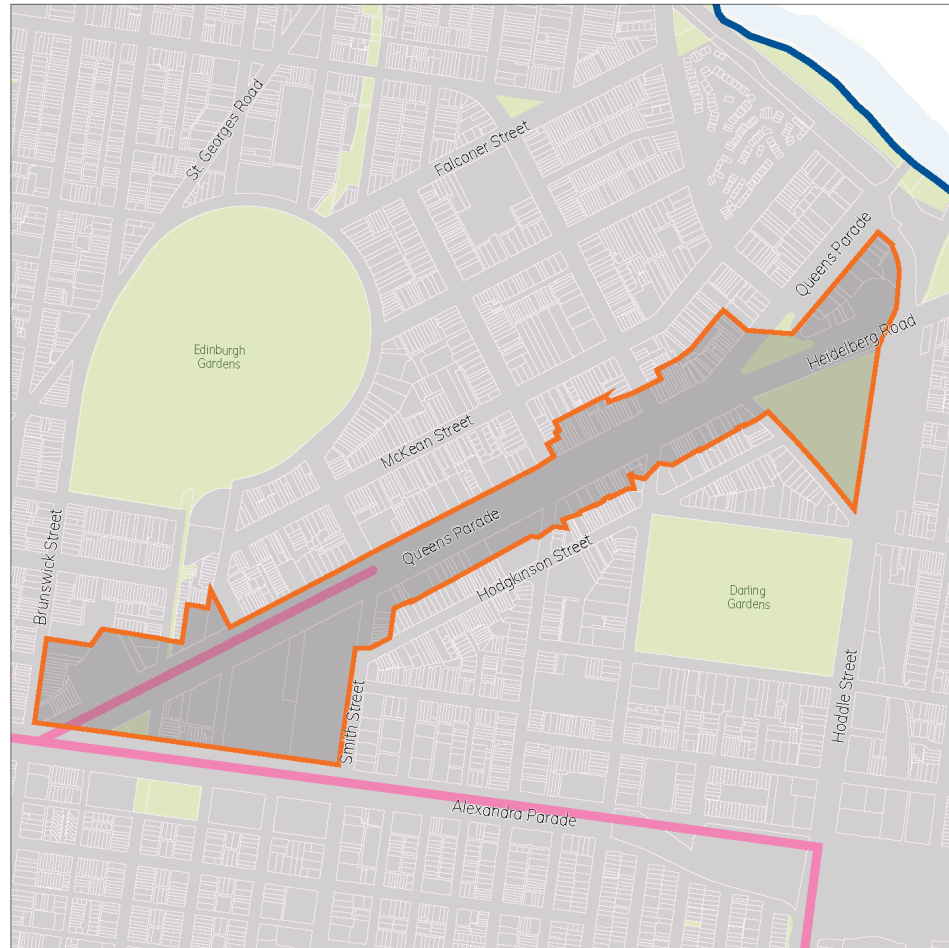
### ***Queens Parade, Clifton Hill and Fitzroy North***



Support development that recognises the importance of Queens Parade as a focus for the local community, offering a diverse mix of shopping, business and community services, leisure and residential opportunities.

Support development that recognises Queens Parade as a wide, tree-lined and heritage-rich boulevard with five distinct precincts as shown on the Queens Parade Framework Plan in the relevant Design and Development Overlay.

### Queens Parade Activity Centre Plan



#### LEGEND

- |  |   |
|--|---|
|  Yarra LGA boundary |  Neighbourhood Activity Centre |
|  Open space         |   |
|  Boulevards         |   |



### 11.03-1L LOCAL ACTIVITY CENTRES (LACS)

Maintain the local convenience retail role of the municipality's local activity centres as shown on the Local Activity Centre Plans:

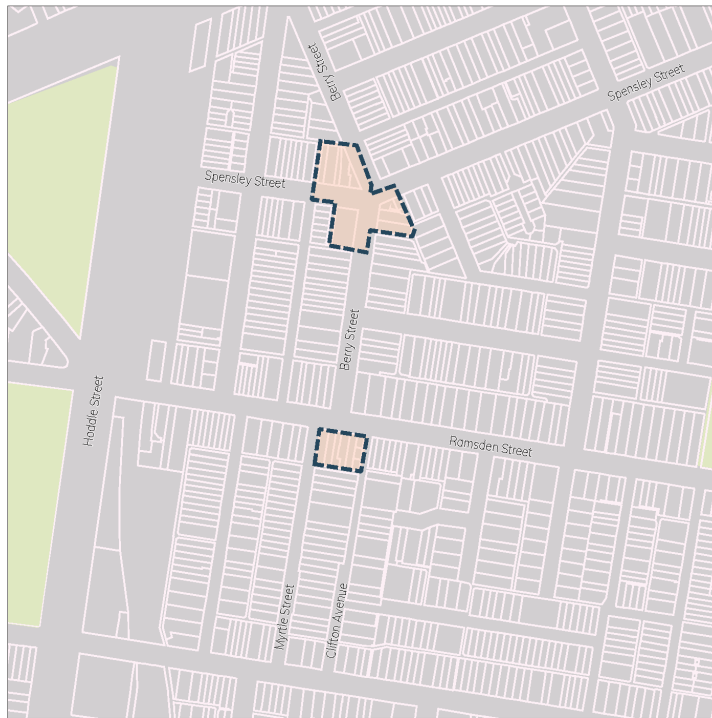
- Berry Street/Ramsden Street, Clifton Hill.
- Lygon Street, Carlton North / Princes Hill.
- Nicholson Street south, Carlton North.
- Rathdowne Street north, Carlton North (near Richardson St).
- Spensely Street, Clifton Hill.

Ensure any development respects the character of the centre.



## Local Activity Centres

### Berry Street/Ramsden Street and Spensley Street Activity Centre Plans

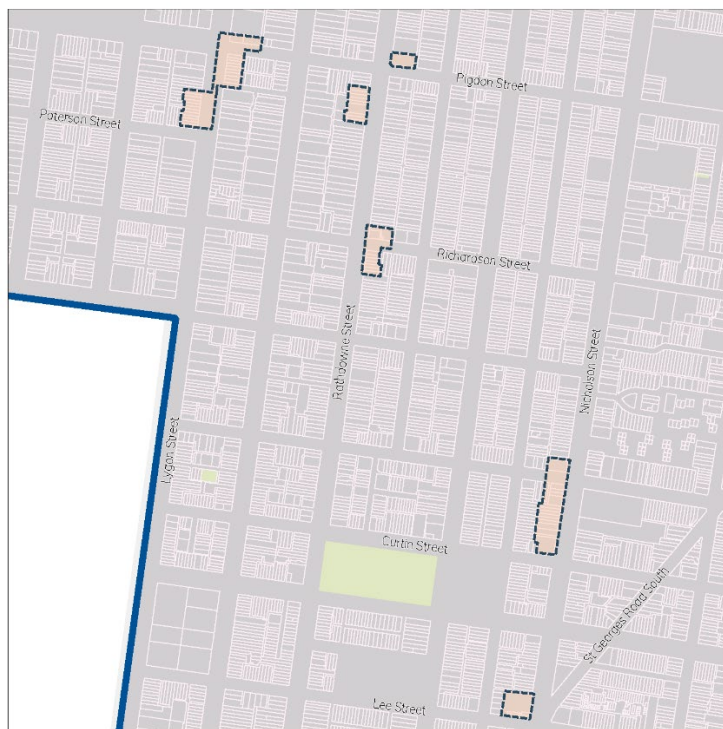


#### LEGEND

- Yarra LGA boundary
- Open space
- Local Activity Centre



### Lygon Street, Nicholson Street and Rathdowne Street north Activity Centre Plans



#### LEGEND

- Yarra LGA boundary
- Open space
- Local Activity Centre



## **11.03-6L Victoria Street East Precinct**

This policy applies to all land in the Victoria Street East Precinct as shown on the Victoria Street East Precinct Framework Plan to this clause.

### **Yarra River and open spaces**

#### **Objectives**

To protect and enhance the character of the river corridor.

To capitalise on the northerly aspect of the Precinct's river environs, while protecting and maintaining the environmental qualities and recreational use of the river corridor.

#### **Strategies**

Design development to integrate with the Yarra River environs natural vegetation character by:

- Planting with predominantly indigenous species.
- Screening views of buildings from the Yarra River Main Trail and areas of public open space.
- Providing fencing, retaining walls and terracing that complement the natural landscape setting through design, materials and colours.

Orientate habitable rooms to take advantage of the northerly aspect provided in this area of the river corridor.

Improve natural surveillance, general safety and public accessibility of public spaces within the river environs.

#### **Policy guidelines**

Consider as relevant:

- Using permeable fences and screen plantings.
- Using muted tones and natural colours and materials such as timber, bluestone or other basaltic rocks while avoiding reflective materials.

Installing external lighting in new development:

- To illuminate pedestrian activity areas only, avoiding light spill into tree canopies and other vegetated areas.
- Of white based lighting.
- Avoiding yellow lighting and the illumination of building facades oriented towards the river.

Finishing building bases with graffiti proof paint.

Locating boat landings parallel to the water's edge, constructed of durable heavy timber or concrete in natural weathered colours.

### **Vehicular access and car parking**

#### **Objectives**

To provide for adequate access to, from and within redevelopment sites that contributes to an integrated pedestrian and cycling network within the Precinct.

To ensure priority is given to tram services in Victoria Street..

#### **Strategies**

Improve Doonside Street as a major vehicular entry to Victoria Gardens and the area to the south.

Provide a vehicular link between Southhampton and Flockhart Streets to improve local access as an alternative to Victoria Street.

Use existing signalised intersections where possible for vehicle access to new development, with priority given to minimising impacts on the Route 109 tram.

Provide principal vehicular access to the Yarra Gardens precinct and Walmer Street sites via the Walmer Street intersection and Flockhart Street to minimise impacts on Victoria Street

Use existing rear lanes, where they exist, to provide service and vehicular access to sites.

Visually conceal garage access to underground car parks from the river frontage and the Main Yarra Trail.

Avoid driveway crossovers and service entries along Victoria Street if access can be provided through other properties. Where crossovers cannot be avoided, minimise their width.

Discourage open air ground level car parks or car parking in structures exposed to street frontages, by incorporating car parking within development, preferably basement.

Limit run-off from car parking areas to protect water quality in the Yarra River.

## **Land use, activity and development opportunities**

### **Objectives**

To facilitate the development of the Victoria Street East Precinct with a high density mix of land uses.

To maximise opportunities for new development on former industrial sites and other disused sites, while protecting the amenity of the surrounding area and enhancing the landscape character of the River corridor.

To create new local employment opportunities and protect existing ones, especially in the nearby CUB precinct.

### **Strategies**

Maximise opportunities for new development on former industrial sites and other disused sites.

Protect the amenity of the surrounding residential area.

Protect existing industrial activities in the Industrial 1 Zone adjacent to the Precinct, while supporting opportunities for a shift from industrial zone to business and residential zone within the Precinct

Encourage a mix of land uses in accordance with the Victoria Street East Precinct Framework Plan, having regard to site constraints.

Discourage uses west of Walmer Street that prejudice the operation of nearby industry and the CUB complex.

Encourage acoustic treatments in new residential development that would suitably protect it from existing uses.

Encourage uses that activate the Victoria Street, Burnley Street and River Corridor frontages at ground level.

## **Urban design and built form**

### **Objectives**

To encourage high quality urban design and architecture throughout the precinct that contributes to the public realm, including the Yarra River environs and streetscapes.

### **Strategies**

Ensure the siting, scale, bulk and massing of development responds to the distinctive landscape and ex-industrial character of the precinct.

Support development that protects the character and amenity of neighbouring residential areas.

Maintain access to sunlight and amenity in public spaces and sensitive community facilities and ensure they are protected from overshadowing and other detrimental impacts.

Design buildings on the Victoria Street frontage to:

- Respect the prevailing building height of the streetscape.
- Include articulation so as to present as a number of separate buildings.
- Avoid a continuous podium or building mass.
- Provide separation between buildings to allow views of the River and landscaping, inclusive of canopy trees.

Design buildings with active frontages, articulated building facades, upper level building setbacks and windows to allow for passive surveillance of public realm.

Design development on Burnley Street to provide a transition in scale and massing, including upper level setbacks to minimise impacts on the amenity of adjacent lower-rise housing areas.

Protect the amenity of Williams Reserve, Annettes Place and the Yarraberg Child Care and Community Centre in the design of adjacent development.

Maintain the built form pattern in commercial and industrial interface areas including zero front or side setbacks, except for interfaces with adjoining public spaces or the River corridor.

## **Pedestrian and cycle routes**

### **Objective**

To facilitate an integrated network of pedestrian and cycling access within the Precinct.

### **Strategies**

Support the widening of the northern Victoria Street footpath, west of Walmer Street, by setting any new building back from the existing property boundary to a new (recessed) property frontage, creating a colonnade within the existing building envelope or by other design features.

Provide mid-block links through major redevelopment sites, including through the Yarra Gardens precinct to connect the riverside paths west to Flockhart and Grosvenor Streets and south to Davison Street.

# Victoria Street East Precinct Framework Plan



**LEGEND**

- |                    |   |   |
|--------------------|---|---|
| Yarra LGA boundary | Improved pedestrian amenity and access along main roads | Precinct boundary   |
| Open space         | Pathway in 'natural' setting                            | Existing parkland   |
| Water body         | Pathway in 'urban' setting                              | Walmer Street Gateway<br>Pedestrian priority and improved access to river |
|                    | Links to river corridor                                 |   |
|                    | Pedestrian connection to River Street                   |   |



## **12.01-1L Biodiversity**

### **Objective**

To protect and enhance natural environments and seek to increase the quality and quantity of the city's biodiversity.

### **Strategies**

Encourage the retention of significant trees and landscape features that contribute to biodiversity.

Support development that creates habitats for biodiversity with a balance of native and non-native species, through landscaping, tree planting and the incorporation of green roofs and walls.

Promote the planting of trees and vegetation in open spaces and along roads and railways to provide connections between habitats within Yarra and neighbouring municipalities.

Restore and re-vegetate existing habitats.



## **12.03-1L Yarra River, Darebin and Merri Creek corridors**

### **Objective**

To recognise the strategic importance of the Yarra River and Darebin and Merri Creek corridors as multi-functional open spaces and protecting and enhancing their environments.

### **Strategies**

Ensure development adjacent to the Yarra River, Darebin Creek and Merri Creek waterways:

- Prevent additional overshadowing of the waterway between 11am and 2pm on 22 June.
- Prevent additional overshadowing of adjacent public open space.
- Provide a landscaped buffer between the waterway and the development.
- Provide opportunities for walking and cycling paths.
- Maintain sightlines to the water corridor from the public realm.
- Minimise the visual intrusion of development when viewed from the river corridors and adjacent public open space, bicycle and shared paths and bridge crossings.

Improve opportunities for leisure and recreation adjacent to waterways, including open space and walking and cycling paths.

Facilitate and improve walking and cycling paths in water corridors so that they are continuous and connect to other paths, both within Yarra and in neighbouring municipalities, including through public acquisition.

Support development that creates or enhances public access to the Yarra River.

## **13.01-1L Climate change**

### **Objective**

To ensure development and the municipality's built environment mitigates and adapts to climate change.

### **Strategies**

- Require developments to achieve best practice in environmentally sustainable development.
- Direct growth to the most accessible locations to minimise transport emissions, including through structure planning and development plans.
- Support zero carbon development and the offsetting of emissions from the existing built environment.
- Limit storm water run-off and improve waterway quality by requiring water sensitive urban design and encouraging measures to reduce water use and increase water reuse.
- Support the take-up of opportunities to improve the resource efficiency of existing buildings through refurbishment and retrofitting, including renewable and low carbon energy technologies.
- Encourage the planting of trees and vegetation to increase their canopies and coverage to contribute to an urban forest.
- Support the inclusion of green roofs and walls in developments.

### **13.03-1L Flood management**

#### **Objective**

To reduce flood risk through the appropriate siting of development and use of flood resistance measures.

#### **Strategies**

- Require development to be sited appropriately and include floor levels consistent with an assessment of 1 in 100 year flood depths and overland water flow paths.
- Require new developments to incorporate any necessary flood resistance measures.
- Require that flood resistance measures are maintained for the lifetime of the building.
- Protect and enhance overland flow paths.

## **13.07-1L Caretaker's house**

### **Strategies**

Protect business and industry by preventing dwellings unassociated with a business and industry from establishing in industrial and commercial zones where a dwelling is prohibited.

### **Policy guidelines**

Consider as relevant:

Whether a caretaker's house is legitimately associated with any commercial or industrial use on the same land by:

- It being ancillary to the commercial or industrial land use.
- It being above ground level and self-contained.
- It comprising less than 10 per cent of the total floor area of the associated commercial or industrial use (excluding car parking and loading bay areas) or 100 square metres, whichever is less.
- There being a need for a caretaker to oversee the commercial or industrial property when it is unoccupied or to supervise its operation.

## 13.07-1L Interfaces and amenity

### Policy application

This policy applies to applications for:

- Non-residential use and development.
- Accommodation (excluding an extension to an existing dwelling) within:
  - A residential zone within 30 metres of an existing commercial or industrial zone.
  - 50 metres of a live music venue or hotel.
  - 50 metres of a major road identified on the Main Roads and Train Lines Map to this clause.
  - 80 metres of a passenger rail line identified on the Main Roads and Train Lines Map to this clause.
  - 135 metres of a freight train line identified on the Main Roads and Train Lines Map to this clause.
  - A non-residential zone.

### Objectives

To protect the normal operation of business and industrial activities from new residential use and development.

To provide a reasonable level of amenity to new residential development within or adjacent to land in commercial and industrial zones, while not impeding the growth and operation of surrounding non-residential development and land use in those zones.

To promote land use outcomes that advance the primary purpose of a zone by ensuring amenity considerations facilitate intended land uses permissible in the zone.

### Strategies

#### Non-residential use and development

##### *Noise*

Locate noise generating uses, including plant and equipment, away from noise-sensitive habitable rooms (in particular, bedrooms) and private open space and where appropriate incorporate acoustic attenuation measures.

Ensure that noise emissions in residential zones (except the mixed use zone) are compatible with a residential environment.

##### *Fumes and air emissions*

Locate fume and air emission generating uses (including plant and equipment) away from residential uses or, where appropriate, provide a reasonable buffer.

Ensure that use and development with potential air quality impacts, including odours and emissions, does not adversely affect the amenity of the surrounding area.

Support use and development that resolves legacy issues of odour and emissions and their impacts on residential amenity.

##### *Storage and waste*

Conceal commercial or industrial storage, waste or other processing activities from residential properties and locate them away from primary street frontages.

Minimise odour and noise disruption to nearby residential properties from commercial or industrial waste (solid, gas and liquid) management practices and storage.

### ***Light spill***

Minimise light spill (from both fixed and vehicular lights) beyond the perimeter of the site and onto habitable room windows of nearby residential properties through appropriate design, location and management practices.

### ***Overlooking and unsightly views***

Minimise unsightly views of business or industrial activity from adjoining residential properties.

Minimise the potential for unreasonable overlooking of private open space areas and into habitable room windows of adjoining residential properties, through the use of appropriate siting, setbacks, and possibly screens.

### ***Hours of operation***

Limit the hours of operation for a use proposed in a residential zone (except the Mixed Use Zone) to 8am to 8pm unless it can be demonstrated that the use will not cause unreasonable detriment to the amenity of adjoining residential uses.

## **Residential development**

### ***Noise***

Require new residential use and development to include design measures to minimise the impact of the normal operation of existing commercial and industrial operations on the amenity of the dwelling, such as:

- Locating noise-sensitive rooms (in particular, bedrooms) and private open space away from existing and potential noise sources, and where appropriate incorporate other measures such as acoustic fencing, landscaping, acoustic glazing to balconies and windows and building setbacks.
- Providing for air ventilation that avoids compromising acoustic amenity when windows are closed.

### ***Fumes/air emissions/light spill and vibration***

Incorporate measures to protect future residents from unreasonable fumes or air emissions, light spillage, vibration and other likely disturbances from nearby business or industrial operations, including through appropriate orientation of windows, habitable rooms, balconies and ventilation systems.

### ***Overlooking***

Minimise the potential for overlooking from existing business or industrial premises into habitable room windows and private open space areas, through the use of appropriate siting, setbacks, articulation, screens and landscaping.

## **Policy guidelines**

Consider as relevant:

- *Guidelines – managing noise impacts in urban development (October 2019) Yarra City Council*

### ***Non-residential use and development***

Consider as relevant:

- The nature of the proposed use, including the following:
  - How the land is to be used and the type of activities which will be carried out.
  - Hours of operation.
  - Patron and/or staff numbers.
  - Potential off-site impacts, including how such impacts will be managed and mitigated.
- The current use of the land and adjoining properties.
- The location and layout of the existing building(s) on the site, including the location of all external windows, doors and car parking areas.
- Any residential use within 30 metres, including details of, habitable room windows, balconies, secluded private open space and car parking areas.
- The location and type of activities to be carried out on the land.
- How potential noise, fumes and air emissions, storage, waste and deliveries, light spillage and other operational matters that may cause negative impacts on nearby residential properties in a residential zone are to be addressed.
- An Acoustic Assessment Report in circumstances where there is potential for noise disturbance to residents.
- A Waste Management Plan that includes details of proposed waste management practices, unless Council is satisfied that the storage and management will not cause detriment to surrounding properties.
- Whether noise from plant and equipment is designed in a way that ensures it will meet the requirements of SEPP N-1.
- Whether music noise meets the requirements of SEPP N-2 where Clause 53.06 does not apply.
- Whether patron noise does not exceed either SEPP N-1 noise limits or the following noise targets (measured at a noise sensitive area):
  - Background plus 10 dB for the day and evening.
  - Background plus 5 dB for the night.
  - L<sub>Amax</sub> levels not more than 65 dBA outside any operable window.

### ***Residential development***

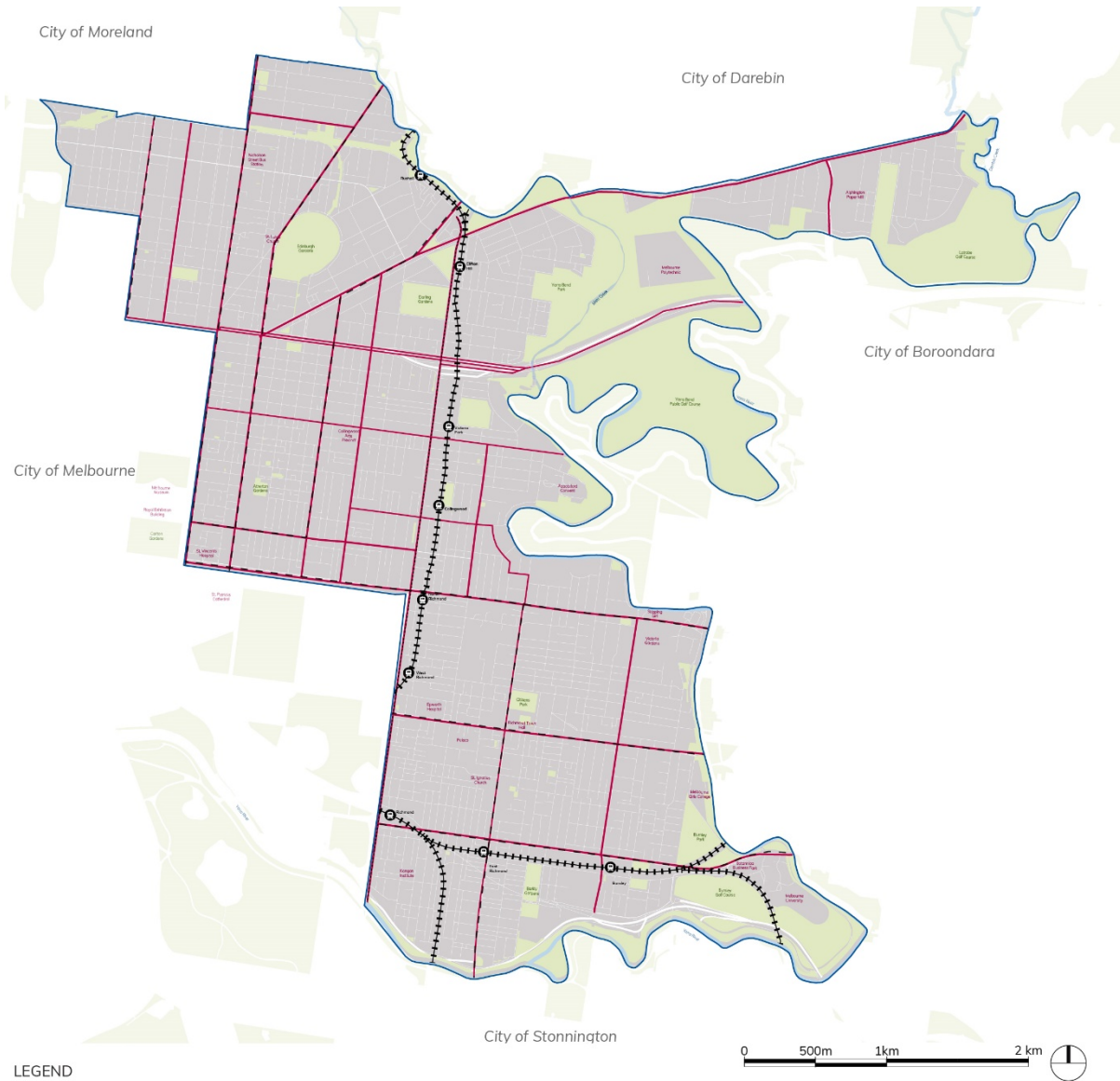
Consider as relevant:

- The location of any noise source within the distances specified in the policy application.
- The days and hours of operation of any applicable noise generating use.
- Acoustic attenuation and other design features proposed to mitigate potential noise, fumes, air emissions, light spill, overlooking, waste management and other operational matters from nearby commercial or industrial uses.
- An Acoustic Report explaining whether residents will have a reasonable level of acoustic amenity in accordance with the distances specified in the policy application. If the Responsible Authority is satisfied there is minimal potential for noise disturbance to future residents, a formal acoustic assessment report may not be required.
- Whether the development is adequately protected from road traffic and rail noise by meeting the following noise levels:
  - Not greater than 35dBA for bedrooms, assessed Leq, 8h from 10pm to 6am.

- Not greater than 40dBA for habitable rooms, Leq, 16h from 6am to 10pm.
- The loudest hour of traffic noise should not exceed:
  - 45dBA Leq 1h in habitable rooms from 7am to 10pm
  - 40dBA Leq, 1h in bedrooms from 10pm to 7am.
- Train and tram Lmax levels should not exceed 60dBA Lmax in living rooms or 55dBA Lmax in bedrooms.
- Whether development impacted by existing plant and equipment complies with SEPPN-1 measured external to the façade.
- For plant and equipment noise sources, the following noise criteria should be met:
  - Internally-(with windows closed):
    - The outdoor limits less 15dB.
    - Not more than 30dBA Leq in bedrooms and 35dBA Leq in living rooms.
    - Not more than 45dBA Lmax in bedrooms and 50dBA Lmax in living rooms.
    - Noise levels to be adjusted for character in accordance with SEPP N-1.
- Whether the development is protected from noise from patrons in non-residential uses within 50 metres of the development by achieving the following noise levels:
  - 35 Leq,15minutes in habitable rooms.
  - 30 Leq,15 minutes in bedrooms during the night.
  - 45 Lmax within bedrooms at night.
  - 65 Leq, 15 minutes to balconies.



# Main Roads and Train Lines Map



## LEGEND

- Yarra LGA boundary
- Open space
- Waterway
- Train line
- Train station
- Tram routes
- Key bus routes
- Main Roads

## **13.07-1L Licenced premises**

### **Policy application**

This policy applies to an application under Clause 52.27 - Licensed premises.

### **Objectives**

To protect the amenity of nearby properties and areas by managing the location, size, operation and hours of licensed premises.

To protect residential and other commercial uses from excess noise, traffic and car parking issues created by licensed premises.

To encourage best practice venue design and venue operation for licensed premises.

To protect the amenity of surrounding sensitive uses from an unreasonable cumulative impact of licensed premises.

### **Location and access**

#### **Strategies**

Locate licensed premises where:

- There is opportunity for a high level of public safety and surveillance of patrons as they enter and leave the premises.
- There is convenient access to car parking, public transport, taxi ranks or ride sharing.
- Transport can be accessed through non-residential areas at late hours.

Locate licensed premises with a capacity of more than 200 patrons in the following Core Entertainment Precincts (defined by the Commercial 1 Zone and limited to properties fronting and with pedestrian access from the listed main streets):

- Swan Street west of Church Street.
- Bridge Road west of Burnley Street.
- Victoria Street west of Burnley Street.
- Smith Street between Gertrude Street and Alexandra Parade.
- Brunswick Street between Gertrude Street and Alexandra Parade.

Discourage licensed premises from locating in areas zoned Residential (excluding the Mixed Use Zone).

#### **Policy guidelines**

Consider as relevant:

- Whether access from the licensed premises to car parking, public transport, taxi ranks or ride sharing from a premises operating after 10pm is through a residential area.
- The nature and location of uses surrounding the proposed licensed premises including the type of licensed premises in the area, the hours of operation and patron numbers.

### **Venue design**

#### **Strategies**

Incorporate safe design principles in the layout and design of licensed premises.

Locate entry and exits points of a licensed premise and the areas for queuing of patrons away from sensitive land uses.

Provide waste management and storage on-site and provide noise enclosures where bottle crushers are to be used.

Design licensed premises to respond to residential properties and other sensitive land uses in close proximity to the premises, including by taking into account the location of their existing doors, windows and open space areas.

### **Policy guidelines**

Consider as relevant:

- The *Design Guidelines for Licensed Venues* (Victorian Commission for Gambling and Liquor Regulation, 2017)

### **Hours of operation**

#### **Strategy**

Provide operating hours that:

- Are consistent with the intent of the zoning purpose of the land.
- Respond to the nature of surrounding land uses.
- Will not adversely affect the amenity of the surrounding area

#### **Policy guidelines**

Consider as relevant unless the responsible authority is satisfied that the use will not adversely affect the amenity of the area:

- Limiting the sale and consumption of liquor from licensed premises to no later than:
  - 8pm in a residential zone (other than the Mixed Use Zone).
  - 10pm in the Mixed Use Zone,
  - 11pm for licensed premises within 30 metres of a residential zone.
  - 1am in a commercial or industrial zone.
  - 10pm for outdoor areas including smoking areas, rooftops and open courtyards.
- Limiting the sale and consumption of liquor from licensed premises to occur no earlier than 9am.
- Limiting the sale of liquor from packaged liquor outlets to between:
  - 9am and 11pm.
- Limiting deliveries and waste collection (except where allowed under a local law) to between:
  - 7am to 10pm Monday to Saturday.
  - 9am to 10pm Sunday and public holidays.
- Limiting emptying bottles into bins in outdoor areas to between:
  - 7am to 10pm Monday to Saturday.
  - 9am to 10pm Sunday and public holidays.

### **Venue operation**

#### **Strategy**

Manage the operation of a licensed premise to minimise adverse amenity impacts on surrounding residential and other sensitive uses.

#### **Policy guidelines**

Consider as relevant:

- Operating measures to minimise adverse amenity impacts from licensed premises including adapting:
  - Where alcohol will be sold and consumed.
  - The management of music and entertainment, including frequency and hours.
  - Amplification or speaker systems.
  - The design and location of dance floor areas.
  - The management of on and off-site smoking areas.
  - Provision and hours of food service.

- Seating ratios.
- Security lighting and CCTV surveillance.
- Complaint procedures.
- The management of patrons (including security arrangements) outside the premises, including patron ingress and egress, queues and dispersal after the venue has closed.
- Any other measures to ensure unreasonable amenity impacts are avoided.

## **Patron numbers**

### **Strategies**

Encourage venue size and patron numbers that:

- Provide for a safe and amenable operating venue capacity.
- Reflect the strategic and physical context of the site.

### **Policy guidelines**

Consider as relevant:

- Whether the number of patrons proposed to be accommodated are within the safe and amenable operating capacity of the premises, based on the *Liquor Licensing Fact Sheet - Maximum Patron Capacity* (Victorian Commission for Gambling and Liquor Regulation, 2018).
- An assessment by a building surveyor detailing the patron capacity of the licensed premises where an application proposes an increase in patron numbers or a new licence.
- The number of patrons shall not adversely affect the amenity of nearby properties, including by any unreasonable cumulative impact.

## **Noise**

### **Strategy**

Design, manage or modify licence premises to minimise any unreasonable noise impacts on the amenity of the area.

### **Policy guidelines**

Consider as relevant:

- Whether noise emissions from licensed premises comply with the standards specified in the satisfy *State Environment Protection Policy (SEPP) No.1 - Control of Noise from Commerce Industry and Trade* and *SEPP No.2 - Control of Music Noise from Public Premises* or any other requirement, such as accepted sleep disturbance criteria or relevant Australian Standards (except for an application for a restaurant, including a café, where the preferred hours of operation specified in this policy are met; or any application for a packaged liquor outlet).
- The preparation of an acoustic report (except for cafes but includes restaurants with an open courtyard and restaurants with a residential interface).
- Employing on-site noise attenuation measures to licensed premises where unreasonable amenity impacts may result from proposed activities on the surrounding area.
- The preparation of a Noise and Amenity Action Plan (except for a restaurant, café or packaged liquor outlet) that includes the following information:
  - Procedures to be undertaken by staff in the event of complaints by a member of the public, the Victoria Police, an ‘authorised officer’ of Council or the Victorian Commission for Gambling and Liquor Regulation.
  - The management and dispersal of patrons, including patrons loitering around the venue after the venue has closed.
  - The management of large group bookings.

- The management of smokers and on an off-site smoking areas (particularly where liquor may not be allowed to be sold and consumed with the smoking area after a particular time).
- The management of external queues.
- How the movement and exit of patrons is to be managed, particularly where there is a requirement to close a different section of the venue at different times.
- Details of the provision of music including the frequency and hours of entertainment provided by livebands and DJs.
- Any other measures to be undertaken to ensure no unreasonable amenity impacts from the licensed premises.

### **Application to amend an existing permit**

#### **Policy guidelines**

Consider as relevant:

- Information about the operation of the premises, including any issues or complaints received by relevant authorities.
- Any contravention of a permit condition or liquor licence.
- Whether the conditions on the existing permit regulating the venue design, hours of operation, patron numbers, noise and amenity impacts are adequate.

## **15.01-1L Signs in a Heritage Overlay**

This policy applies to all permit applications for signs in a Heritage Overlay (in addition to policies in Clause 15.01-1L Signs).

### **Objective**

To promote signs that protect the significance of a heritage place.

### **Strategies**

Locate signs in traditional locations on a heritage building.

Discourage signs that disrupt a historic facade, parapet or roofline.

Ensure signs avoid damaging the heritage fabric.

Conserve original signs and advertising features.

### **Policy guidelines**

Consider as relevant:

Discouraging the following signs in heritage areas:

- High wall signs outside commercial areas.
- Major promotion signs.
- Promotion signs.
- Panel signs.
- Pole signs.
- Internally illuminated and electronic signs at upper levels.
- Animated signs.
- Sky signs.
- Above-verandah signs, unless they are part of the existing character.
- Signs that project from the verandah or building outside commercial areas.

## 15.01-1L Signs

This policy applies to all applications for signs under Clause 52.05.

### Objectives

To encourage signs that make a positive contribution to their host building and the surrounding area.

### Strategies

Encourage signs that:

- Are consistent with the character of the area.
- Respect the amenity of the area.
- Are proportioned and designed to complement the host building and site.
- Preserve active frontages.

Discourage signs that are:

- Perpendicular to a structure or building above the first floor.
- Reflective.
- Erected on the roof of a building.
- Erected on vacant or derelict buildings.

### Policy guidelines

#### *Types of signs*

Consider as relevant:

- Supporting **above-verandah signs** in commercial areas where there are limited opportunities at ground level for signage and where the signs:
  - Are wall mounted and do not sit on a verandah roof, canopy or awning.
  - Avoid projecting more than 1 metre from the building.
  - Comprise one sign per premises or where there is more than one premises in a building, comprise a maximum of two signs per building façade.
  - Are not illuminated or electronic.
- Limiting **under-verandah signs** to one sign per building except on a corner site where an additional sign on the secondary street may be allowed:
- Limiting **verandah fascia signs** to one sign except on a corner where an additional sign on the secondary street may be allowed:
- Supporting **major promotion signs** where all of the following apply:
  - The sign is no higher than the height of a building or structure it is located on.
  - The sign is no higher than the height of a building or structure on adjoining land, when the sign is located on a blank façade of a building.
  - The sign provides a minimum clearance of 2.7 metres between the footpath and the underside of the sign.
  - The design and illumination of the sign responds sensitively to any residential use the sign faces.
  - The sign is located on land adjoining a road in a Road Zone Category 1.
- Limiting **pole signs** to:
  - A height no higher than the height of buildings on the subject land or substantial adjacent structures on abutting or adjacent sites.
  - A sign that is on an open site and is incorporated into the landscaping.

- The following locations:
  - Commercial and industrial areas.
  - Locations other than opposite or adjacent to a residential use.
  - Land adjoining a road in a Road Zone Category 1.
- Supporting **high-wall signs** that:
  - Are located across less than two levels of the building on which the sign is located.
  - Have supporting structures that do not project more than 300 millimetres from the building on which it is located.
  - Are for business identification.
  - Are located land adjoining on a road in a Road Zone Category 1.
- Avoiding **window signs** covering more than 30% of a ground floor commercial window (including decal signs, signs painted on a window or signs mounted behind a window).
- Limiting **sky signs** and **signs mounted on bridge structures** to land adjoining a road in a Road Zone Category 1 in commercial areas.

### ***Residential areas***

Consider as relevant:

- Limiting signs for non-residential uses to one business identification sign per premises, except on a corner site, where an additional sign may be allowed.
- Limiting business identification signs to only a name, address and a logo.
- Limiting illumination to external illumination that switches off between 8pm and 8am.
- Encouraging signs to be fixed to a fence or building facade rather than freestanding or roof mounted.
- Discouraging the following signs in residential areas:
  - Promotion signs.
  - Above-verandah signs.
  - Sky signs.
  - High-wall signs.
  - Reflective signs.
  - Pole signs.
  - Internally illuminated, flashing or electronic signs.
  - Signs mounted on bridge structures.



## **15.01-1L Urban Design**

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### **Strategies**

#### **Public realm**

Support development that creates new public spaces to serve the needs of residents, workers and visitors.

Support development that improves the quality of the public realm.

Require public realm improvements when rezoning land.

Encourage developments to incorporate public art.

#### **Overshadowing**

Unless specified elsewhere in this scheme, ensure development allows direct sunlight between 10am and 2pm on 22 September to any part of the:

- Footpath on the southern side of streets oriented east-west in activity centres defined in clause 11.03-1L.
- Opposite footpath on streets oriented north-south in activity centres defined in clause 11.03-1.

#### **Wind**

Minimise the potential for development, particularly taller buildings, to create adverse wind conditions in the public realm at street level through building siting and design.

#### **Weather protection**

Support development that provides weather protection of the public realm (including footpaths and plazas).

#### **Projections over a public realm**

Avoid development that projects (including internal floor space, balconies and garage doors) into or over a public realm (including a laneway). This does not apply to verandahs/awnings for weather protection, particularly in commercial areas and architectural features.

#### **Development adjacent to land in a Heritage Overlay**

Provide a transition from any adjacent building with an individually significant or contributory heritage grading, having regard to height, street wall height, setbacks, building form and siting.

Provide a sympathetic and respectful design response that does not dominate an adjacent heritage place.

Use materials and finishes that do not detract from the fabric of the heritage place.

Adopt a street wall height to the street frontage that is no higher than an adjoining heritage building with an individually significant or contributory grading.

#### **Laneways**

Promote development abutting a laneway that:

- Provides a safe and well-lit environment for users of the laneway.
- Reflects the character of the laneway.
- Respects the scale of surrounding built form.
- Retains bluestone laneways.
- Locates primary pedestrian access to the street rather than a laneway, where street access is available.

- Provides clearly identifiable, accessible, well-lit and safe pedestrian entries with a sense of address to a laneway.
- Separates pedestrian entries from vehicle entries.
- Provides a ground floor setback from the laneway, where the laneway is too narrow to provide safe access for vehicles and pedestrians.
- Avoids light spill into adjacent private open spaces and habitable rooms.
- Enables all essential services to be provided to the development.
- Retains the public access function of the laneway.
- Provides windows and balconies to facing laneways to enhance surveillance but do not unreasonably overlook neighbouring private open spaces or habitable rooms on the opposite side of the laneway.

Support development that re-establishes laneways through the development site where such links were part of the historic street pattern.

Support development that creates new laneways and pedestrian links that are well integrated with the existing street pattern and improve permeability of sites.

Avoid development that:

- Obstructs existing access to other properties in a laneway.
- Overwhelms the character of a laneway.
- Would result in the use of a laneway for refuse storage.
- Results in garage doors protruding into the laneway.
- Requires multiple vehicle maneuvers to enter or exit the site.

## **Boulevards**

Support development along Alexandra Parade, Queens Parade, Victoria Parade and Hoddle Street that:

- Maintains the landscaped character comprising avenue trees along Alexandra Parade, Victoria Parade and the south end of Queens Parade.
- Improves the landscape character of Hoddle Street.
- Provides a scale that reflects the context of the boulevard.
- Improves the pedestrian environments and the public realm along boulevards.
- Creates quality building design and reinforces the importance of the boulevard.

Provide a transition in built form between the boulevards and their low-scale, small-lot hinterlands and any low-scale existing residential areas along the boulevards.

## **Development adjacent to a public open space**

Facilitate development that:

- Avoids overshadowing of public open space between 11am and 2pm on 22 September.
- Maintains, improves, or provides pedestrian access to the space.
- Orients windows and balconies to public open space to enhance public safety and the pedestrian experience.
- Relates the scale and siting of a building to the character of the park.
- Provides landscaping that complements the vegetation of the park.
- Provides weather protection of footpaths where practical and appropriate.

Design buildings adjacent to any public open space set aside under clause 19.02-6L to facilitate high quality and accessible public open space

Avoid development that projects (including internal floor space, balconies and garage doors) into or over a public open space.

## 15.01-2L Building design

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### Policy application

This policy applies to all development.

### Strategies

#### Building form

Design development to:

- Reflect and respond to streetscape elements, including:
  - Pattern of development.
- Building spacing.
- Provide separation between buildings to facilitate access to daylight, sunlight and an outlook, while preventing direct overlooking into adjacent secluded private open spaces and habitable room windows from, to and within the development.
- Make a positive contribution to the streetscape through high quality architecture and urban design.
- Avoid blank or unarticulated walls.
- Use articulation or massing or change of surface treatment or a combination of these to relate the taller buildings to the scale of their surrounds and to diminish visual bulk.

#### Building heights

Ensure the height of new buildings respond to the height of adjoining development, unless indicated otherwise in the planning scheme.

Ensure that development reflects the predominant low-rise character of the area, except in the areas below:

- Activity centres (as shown on the Strategic Framework Plan in clause 02.04-1 and clause 11.03-1L).
- Employment areas (as defined in clause 02.01).
- Major regeneration areas (as shown on the Strategic Framework Plan in clause 02.04-1)
- Boulevards (as defined in clause 02.03).

Avoid high-rise development unless specified by a schedule to the Design and Development Overlay.

#### Mid-rise development

Direct mid-rise development to the following locations:

- Appropriate locations within major and neighbourhood activity centres; major employment precincts, commercial and industrial land (as defined in clauses 02.01 and 11.03-1L).
- Major regeneration areas (as shown on the framework plan in clause 02.04-1)
  - Alphington Paper Mills site.
  - Gas Works site in North Fitzroy.
  - South-west Cremorne (land south of Gough Street).
- Appropriate locations along the following Boulevards that are outside activity centres:
  - Alexandra Parade.
  - Hoddle Street.
  - Victoria Parade.

Support mid-rise development that:

- Contributes to a high-quality built form.
- Demonstrates architectural design excellence.
- Provides a transitional scale to the buildings in adjoining low-rise neighbourhoods to protect amenity and avoid visual bulk.
- Improves movement through the site.
- Provides active frontages at street level.
- Contributes to an improved public realm.

### **Building setbacks**

Buildings should be aligned to the street at ground level unless they provide for public open space or landscaped edge.

Incorporate setbacks that:

- Reflect the general pattern of front, side and rear setbacks in the streetscape, particularly on the same side of the street.
- Limit excessive tiered building profiles on street and laneway frontages resulting from excessive numbers of upper level setbacks.
- Provide for soft landscaping including the planting of canopy trees, where appropriate.

Avoid front setbacks that:

- Consist of hard-paving (other than footpaths and driveways) rather than landscaping in the front setbacks in residential areas.
- Include recessed undercroft parking at ground level.
- Consist of car parking, basement car parking access and ventilation shafts.

Avoid the intrusion of balconies and building services into the setback.

Use materials at upper levels that are recessive in finish and colour.

### **Walls on boundaries**

Ensure walls on boundaries avoid adverse impact on the amenity of any adjoining residential properties through unreasonable overshadowing of private open space, visual bulk or loss of daylight to habitable room windows.

### **Site coverage**

Encourage site coverage of new development that does not exceed a maximum site coverage of 80% of the site area, unless:

- The pattern of site coverage in the immediate area is higher than 80%; or
- There is a need to cap the site to deal with contamination.

### **Internal amenity**

Provide a high-quality environment for building occupants, including internal spaces, access to private open space, daylight and ventilation.

Encourage developments to provide:

- Lighting of common spaces.
- Passive surveillance of common spaces.
- Landscaping that maximises sightlines.

### **Impact of development on adjoining properties**

Avoid impacts on existing adjoining development through:

- Unreasonable overshadowing of secluded open space and loss of daylight to habitable room windows.
- Visual bulk.
- Overlooking and excessive screening.
- Noise from building plant and equipment.
- Loss of on-street car parking from excessive crossovers.

### **Equitable development**

Avoid development that:

- Unreasonably compromises the development potential of adjacent sites by adversely affecting access to daylight, ventilation or locating windows and balconies close to boundaries which compromise amenity.
- Depends on or borrows from neighbouring sites for its amenity.

Facilitate an equitable share of amenity by recognising a site's context and size relative to adjoining sites.

### **Roof form**

Design development to reflect or complement the dominant roof form of the surrounding area.

### **Materials**

Use a simple palette of durable materials that respond to the streetscape character through type, colour, finish and contrast.

Include anti-graffiti materials and treatments at ground level.

Avoid detriment to nearby properties when using reflective materials. [22.10-3.8]

### **Landscaping**

Facilitate landscaping (including planting in deep soil, planter boxes, green walls and green roofs) that:

- Promotes the on-going health of trees and vegetation that has been retained on site.
- Respects the landscape character of the area where there is a prevailing character.
- Integrates with the building design.
- Uses materials, treatments and plants that are permeable, durable and resistant to adverse environmental conditions.
- Retains existing mature trees where possible or incorporates suitable replacement planting where mature trees are removed.
- Includes indigenous plants.
- Maximises internal sight-lines to provide for pedestrian safety.

Avoid landscaping in new development that uses existing or potentially invasive weed species.

### **Pedestrian access**

Provide separate vehicular and pedestrian access.

Provide clearly identifiable, accessible, well-lit and safe pedestrian entries with a sense of address to a street.

Match entries at ground floor level with the street level to assist with universal access.

Provide weather protection for entries.

### **Frontages**

Provide active frontages in commercial areas.

Design ground level street frontage of new development to provide a high level of pedestrian amenity and visual interest.

Orient development to the street, and to both streets if a corner site.

Avoid dominant car parking, garage doors and driveways.

### **Front fences and gates**

Reflect the predominant character of fencing and boundary treatments in the street in terms of height, material and permeability, and clearly defines the boundaries of a site.

Provide privacy and security that allows natural surveillance between the building and the street.

### **Carparking, loading facilities and outbuildings**

Require carports, car spaces, external car stackers, garages, loading facilities and outbuildings to be:

- Set back behind the front building line (excluding verandahs, porches, bay windows or similar projecting features) to appear visually recessive when viewed from the street.
- Located at the rear of a building, in an area of lower pedestrian activity.

Require car parking, including basement car parking and external car stackers, to incorporate high standards of design and amenity.

Maintain the prominence of pedestrian entries.

Minimise the number of garage doors facing a street.

Avoid open, ground level multi-space car parks.

Avoid blank walls of car parks visible from the street.

Provide legible and safe vehicular entries.

Conceal the view of cars at ground level and on upper levels of multi-deck car parking.

Conceal the view of car stackers from the public realm.

Minimise noise from deliveries through appropriate design, location and management of loading bays. [New] [moved from Interfaces and Amenity]

### **Service equipment**

Ensure that service infrastructure is appropriately sited and incorporated into the design of new buildings and has limited visibility from the public realm. [22.10-3.11]

Allow plant rooms, lift over-runs and the like to exceed the height of a building where:

- Less than half the roof area is occupied by the equipment (except solar panels).
- It causes no additional overshadowing.

### **Policy guidelines**

Consider as relevant:

A site analysis plan for non-residential development that addresses:

- In relation to the subject site:
  - Site shape, size, orientation, slope (contours) and location and type of any easements.
  - Levels of the site and the difference in levels between the site and surrounding properties.
  - The location and heights of existing buildings on the site.
  - Solar access to the site.
  - Shadows cast by any existing buildings between 9am and 3pm on 22 September.
  - Location and botanical name of significant trees.

- Fence heights, styles and location.
- Views to and from the site.
- Street frontage features such as poles, street trees, kerb crossovers and pedestrian access points.
- Any other notable features or characteristics of the site.
- In relation to adjacent properties and the broader neighbourhood:
  - The location and heights of buildings on adjacent properties.
  - The use of buildings on adjacent properties.
  - The location of secluded private open space and habitable room windows of adjacent residential properties which have an outlook to the site within 9 metres.
  - Solar access to adjacent properties.
  - The pattern of development of the neighbourhood, including details regarding widths of adjacent footpaths and roadways, and street planting.
  - The built form, scale and character of surrounding development including front fencing.
  - Architectural styles of surrounding buildings.
  - Location of any nearby places of cultural heritage significance.
  - Land (such as streets/ laneways and public parks) where natural surveillance is desirable.
  - The location of local shops, public transport services, public open spaces (including any pedestrian and cycle links to these facilities) situated within walking distance of the site.
  - Any other notable features or characteristics of the neighbourhood.

How the development responds to the site analysis.

- Whether new buildings and works are consistent with the scale, bulk and character of the area.

## 15.01-2L Landmarks

### Objective

Maintain the visual prominence of and protect primary views to Yarra's valued landmarks.

### Strategies

Preserve primary views to landmarks as identified in Table 1.

Site, scale and set back new development to avoid encroachment upon views to the identified architectural elements of landmarks.

Provide adequate setback and building separation to maintain clear sky between the identified architectural elements of the landmark and new development.

Minimise light spill from new development that would reduce the visual prominence of identified illuminated landmark signs at night time.

### Policy Guidelines

Consider as relevant:

*The City of Yarra Landmark and Views Assessment* (Urban Ethos, October 2019).

**Table 1: Landmark primary viewpoints and architectural significant elements**

Landmark	Primary views	Architectural significant elements
<b>Church spires</b>		
<b>St Ignatius 326-348 Church Street, Richmond</b>	<ul style="list-style-type: none"><li>▪ Tram terminus at intersection of Church and Victoria Streets</li><li>▪ North-east corner of intersection of Bridge Road and Church Street</li><li>▪ South-east corner of Church Street and Swan Street</li><li>▪ Citizens Park – path around oval at Highett Street/Gleadell Street entry</li></ul>	<ul style="list-style-type: none"><li>▪ Spire</li><li>▪ Belfry</li></ul>
<b>St Mark's 268 George Street, Fitzroy</b>	<ul style="list-style-type: none"><li>▪ South-east corner of intersection of Moor Street and Gore Street</li><li>▪ South-west corner of intersection of Moor Street and George Street</li><li>▪ North-west corner of intersection of Condell Street and Napier Street</li></ul>	<ul style="list-style-type: none"><li>▪ Spire</li><li>▪ Belfry</li></ul>
<b>St John the Baptist 61 Queens Parade, Clifton Hill</b>	<ul style="list-style-type: none"><li>▪ Pedestrian refuge on the south-west corner of intersection of Queens Parade and Smith Street</li><li>▪ Pedestrian crossing near Raines Reserve</li><li>▪ Alfred Crescent Pavilion in Edinburgh Gardens</li></ul>	<ul style="list-style-type: none"><li>▪ Spire</li><li>▪ Belfry</li></ul>
<b>St Luke's 121-123 St Georges Road, North Fitzroy</b>	<ul style="list-style-type: none"><li>▪ South-east corner of intersection of Brunswick Street and Johnston Street</li></ul>	<ul style="list-style-type: none"><li>▪ Spire</li><li>▪ Belfry</li></ul>



	<ul style="list-style-type: none"> <li>▪ North-east corner of intersection of Scotchmer Street and St Georges Road</li> <li>▪ Walkway, north of grandstand in Edinburgh Gardens</li> </ul>	
<b>St Patrick's 1 Cathedral Place, East Melbourne</b>	<ul style="list-style-type: none"> <li>▪ Footpath outside main entry to St Luke's, 121 – 123 St Georges Road, Fitzroy North</li> </ul>	<ul style="list-style-type: none"> <li>▪ Spire</li> <li>▪ Belfry</li> </ul>
<b>Clock towers</b>		
<b>Former Dimmeys store 140-160 Swan Street, Richmond</b>  (previously known as Ball Tower)	<ul style="list-style-type: none"> <li>▪ North-west corner of intersection of Swan Street and Yan Lane</li> <li>▪ North-east corner of intersection of Stewart and Swan Streets</li> <li>▪ North-east corner of intersection of Waverley Street and Swan Street</li> </ul>	<ul style="list-style-type: none"> <li>▪ Ball</li> <li>▪ Clock stage</li> <li>▪ Arcade stage</li> </ul>
<b>Richmond Town Hall 333 Bridge Road, Richmond</b>	<ul style="list-style-type: none"> <li>▪ South-west corner of intersection of Lennox Street and Bridge Road</li> <li>▪ South-east corner of intersection of Burnley Street and Bridge Road</li> <li>▪ Citizens Park at <ul style="list-style-type: none"> <li>i. Path around oval at Highett Street / Church Street entry</li> <li>ii. Path around oval where it meets the central entry from Highett Street</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>▪ Flag pole</li> <li>▪ Pyramidal roof</li> <li>▪ Clock stage</li> <li>▪ Cornice and iron balustrade</li> </ul>
<b>Collingwood Town Hall 140 Hoddle Street, Abbotsford</b>	<ul style="list-style-type: none"> <li>▪ South-west corner of intersection of Victoria Parade and Hoddle Street</li> <li>▪ North-west corner of intersection of Johnston and Hoddle Street</li> <li>▪ Gahan Reserve – entry to reserve at intersection of Park Street and Stanton Street</li> </ul>	<ul style="list-style-type: none"> <li>▪ Flag pole</li> <li>▪ Cupola</li> <li>▪ Clock stage</li> <li>▪ Balustrade and entablature</li> </ul>
<b>Fitzroy Town Hall 201 Napier Street, Fitzroy</b>	<ul style="list-style-type: none"> <li>▪ South-west corner of intersection of Condell Street and George Street</li> <li>▪ Condell Street Reserve – centre of the park</li> <li>▪ North-east corner of intersection of Kent Street and Moor Street</li> </ul>	<ul style="list-style-type: none"> <li>▪ Flag pole</li> <li>▪ Cupola</li> <li>▪ Clock stage</li> <li>▪ Balustrade and entablature</li> </ul>
<b>Industrial structures</b>		
<b>Shot tower 94 Alexandra Parade, Clifton Hill</b>	<ul style="list-style-type: none"> <li>▪ Intersection of Brunswick Street and Alexandra Parade - north-east corner of centre median</li> <li>▪ Eastern Freeway (west of the Hoddle Street overpass)</li> <li>▪ Darling Gardens (Rotunda)</li> </ul>	Top one third of the tower

<b>Advertising sky signs</b>		
<b>Pelaco sign</b> <b>21 Goodwood Street,</b> <b>Richmond</b>	<ul style="list-style-type: none"> <li>▪ Tram Stop 13 on Wellington Parade</li> <li>▪ North-west corner of intersection of Punt Road and Wellington Parade</li> <li>▪ South-west corner of intersection of Church Street and Hodgson Terrace</li> </ul>	Sign
<b>Skipping Girl sign</b> <b>651 Victoria Street,</b> <b>Abbotsford</b>	<ul style="list-style-type: none"> <li>▪ South-west corner of intersection of Burnley Street and Victoria Street</li> <li>▪ Entry to the City of Yarra from the east (Victoria Street footpath, east side)</li> <li>▪ Intersection of Leslie Street and Victoria Street</li> </ul>	Sign
<b>Nylax sign</b> <b>2 Gough Street,</b> <b>Cremorne</b>	<ul style="list-style-type: none"> <li>▪ Morell Bridge – centre of bridge on its eastern footpath</li> </ul>	Sign
<b>Slade Knitware sign</b> <b>105-115 Dover Street,</b> <b>Cremorne</b>	<ul style="list-style-type: none"> <li>▪ North-west corner of intersection of Kelso Street and Dover Street</li> </ul>	Sign
<b>World Heritage</b>		
<b>Royal Exhibition Building</b> <b>9 Nicholson Street,</b> <b>Carlton</b>	<ul style="list-style-type: none"> <li>▪ Length of the footpath on south side of Gertrude Street between Nicholson Street and Fitzroy Street</li> <li>▪ Along Marion Lane west of Fitzroy Street</li> </ul>	<ul style="list-style-type: none"> <li>▪ Drum</li> <li>▪ Dome</li> <li>▪ Lantern</li> <li>▪ Flagpole</li> </ul>

## **15.02-1L Environmentally sustainable development**

### **Policy application**

This policy applies to residential and non-residential development, excluding subdivision, in accordance with the thresholds detailed in this policy. [

### **Objective**

To achieve best practice in environmentally sustainable development from the design stage through to construction and operation.

In the context of this policy, best practice is defined as a combination of commercially proven techniques, methodologies and systems, appropriate to the scale of development and site specific opportunities and constraints, which are demonstrated and locally available and have already led to optimum ESD outcomes. Best practice in the built environment encompasses the full life of the build.

### **Strategies**

Facilitate development that minimises environmental impacts.

Encourage environmentally sustainable development that:

- Is consistent and reasonable with the type and scale of the development.
- Positively responds to site opportunities and constraints.
- Uses a combination of commercially proven methods, processes and locally available technology that demonstrably minimise environmental impacts.

### **Energy performance**

Reduce both energy use and energy peak demand through design measures such as:

- Building orientation to achieve adequate solar access.
- Shading to glazed surfaces.
- Optimising glazing to exposed surfaces.
- Space allocation for renewable technologies and external heating and cooling systems.

### **Integrated water management**

Reduce total operating potable water use through appropriate design measures such as water efficient fixtures, appliances, equipment, irrigation and landscaping.

Encourage the appropriate use of alternative water sources (including greywater, rainwater and stormwater).

Incorporate best practice water sensitive urban design to improve the quality of stormwater runoff and reduce impacts on water systems and water bodies.

### **Indoor Environment Quality**

Achieve a healthy indoor environment quality, including thermal comfort and access to fresh air and daylight, prioritising passive design over mechanical heating, ventilation, cooling and lighting.

Reduce indoor air pollutants by encouraging use of non-toxic materials. [15.02-1L]

Minimise noise levels and noise transfer within and between buildings and associated external areas.

### **Transport**

Design development to promote the use of walking, cycling and public transport, in that order; and minimise car dependency.

Promote the use of low emissions vehicle technologies and supporting infrastructure.

### **Waste management**

Promote waste avoidance, reuse and recycling during the design, construction and operation stages of development.

Encourage use of durable and reuseable building materials.

Ensure sufficient space is allocated for future change in waste management needs, including (where possible) composting and green waste facilities.

### **Urban Ecology**

Protect and enhance biodiversity by incorporating natural habitats and planting indigenous vegetation.

Reduce urban heat island effects through building design, landscape design, water sensitive urban design and the retention and provision of canopy and significant trees.

Encourage the provision of space for productive gardens, particularly in larger residential developments.

### **Policy guidelines**

A Sustainable Design Assessment or a Sustainability Management Plan must accompany an application given the proposed development typology.

#### **Residential**

A Sustainable Design Assessment (including a BESS and STORM assessment) for:

- 2 – 9 dwellings.
- A building used for accommodation other than dwellings with a gross floor area between 100m<sup>2</sup> and 1,000 m<sup>2</sup>.

A Sustainability Management Plan (including a BESS, STORM, Green star and MUSIC assessment) and a Green Travel Plan for:

- 10 or more dwellings.
- A building used for accommodation other than dwellings with a gross floor area of more than 1,000m<sup>2</sup>.

#### **Non-residential**

A Sustainable Design Assessment (including a BESS, STORM, and MUSIC assessment) for:

- A non-residential building with a gross floor area of between 100m<sup>2</sup> and 1,000 m<sup>2</sup>.
- An extension to an existing non-residential building creating between 300m<sup>2</sup> to 1,000m<sup>2</sup> of additional gross floor area (excluding outbuildings).

A Sustainability Management Plan (including a BESS, STORM, Green star and MUSIC assessment) and a Green Travel Plan for:

- A non-residential building with a gross floor area of more than 1,000m<sup>2</sup>.
- An extension to an existing non-residential building creating more than 1,000m<sup>2</sup> of additional gross floor area (excluding outbuildings).

#### **Mixed use**

Applicable assessments for the residential and non-residential components of the development.

Consider as relevant tools to support a Sustainable Design Assessment or Sustainability Management Plan:

- *Sustainable Design Assessment in the Planning Process* (IMAP, 2015).
- *Built Environment Sustainability Scorecard 'BESS'* (Council Alliance for a Sustainable Built Environment 'CASBE', 2015)
- *Green Star* (Green Building Council of Australia)

- *Model for Urban Stormwater Improvement Conceptualisation 'MUSIC'* (Melbourne Water)
- *Nationwide House Energy Rating Scheme 'NatHERS'*, (Department of Climate Change and Energy Efficiency)
- *Stormwater Treatment Objective - Relative Measure 'STORM'* (Melbourne Water)
- *Urban Stormwater Best Practice Environmental Management Guidelines*, (Victorian Stormwater Committee, 1999)
- *Waste Management and Recycling in Multi-Unit Developments - Better Practice Guide* (Sustainability Victoria, 2018).

Note: These tools may be amended from time to time with revised versions and adaptations. Additional tools may be accepted subject to industry (private and public) approval, standards and expectations.

### **Commencement**

This policy does not apply to applications received by the responsible authority before 19 November 2015.

### **Expiry**

This policy will expire when it is superseded by an equivalent provision in the Victoria Planning Provisions.

## 15.03-1L Heritage

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### Policy application

This policy applies to all land within a Heritage Overlay.

### Strategies

#### *New development, alterations or additions*

Retain and protect individually significant and contributory buildings as identified in the incorporated document in schedule to clause 72.04 'City of Yarra Database of Heritage Significant Areas.'

Promote development that is high quality and respectful in its design response by:

- Maintaining the heritage character of the existing building or streetscape.
- Respecting the scale and massing of the existing heritage building or streetscape.
- Retaining the pattern of streetscapes in heritage places.
- Not visually dominating the existing heritage building or streetscape.
- Not detracting from or competing with the significant elements of the existing heritage building or streetscape.
- Maintaining the prominence of significant and contributory elements of the heritage place.
- Respecting the following elements of the heritage place:
  - Pattern, proportion and spacing of elements on an elevation.
  - Orientation to the street.
  - Setbacks.
  - Street wall.
  - Relationship between solid and void.
  - Roof form.
  - Chimney.
  - Materials.
- Being visually recessive against the heritage fabric through:
  - Siting.
  - Mass.
  - Scale.
  - Materials.
  - Architectural detailing.
  - Texture.
  - Linking additions to historic form.
- Protecting and conserving the view of heritage places from the public realm (except from laneways).

Use materials and finishes that minimise the visual impact of development by:

- Avoiding highly contrasting, vibrant colours and reflective materials.
- Reflecting the historic character of the place.

Maintain views to the front of an individually significant or contributory building or views to a secondary façade where the building has two street frontages by not:

- Building over the front of it.
- Extending into the air space above the front of it.
- Obscuring views of its principal façade/s.

Set back additions:

- To avoid facadism, where only the visible façade is retained and the remaining fabric is demolished.
- To maintain the visibility of the three-dimensional form and depth of a building.

Retain or reinstate original street furniture and bluestone road or laneway materials and details.

In circumstances where primary pedestrian access is provided from a laneway, allow for any reinstatement to provide universal access.

Ensure that adaptation of heritage places is consistent with the principles of good conservation.

### **Demolition**

Prioritise preservation, restoration and adaptation of a heritage place over demolition.

Avoid the demolition of individually significant or contributory buildings unless all of the following can be demonstrated:

- The building is structurally unsound rather than just in poor condition.
- Alternative stabilisation works have been investigated.
- The replacement building and/or works clearly and positively supports the ongoing heritage significance of the area.

Avoid the demolition of any part of an individually significant or contributory building unless all of the following can be demonstrated:

- The fabric does not contribute to the significance of the place.
- The demolition will not adversely affect the significance of the heritage place.
- The partial demolition will contribute to the long-term conservation of the heritage place.
- The area of demolition is not visible from:
  - The street frontage (other than a laneway).
  - A park or public open space immediately adjoining the site.
- The removal of part of the building allows its three-dimensional form to be retained and does not result in the retention of only the visible facade of the building and demolishing the remainder.
- The replacement building is a high quality design.

Require all applications for demolition to be accompanied by an application for new development.

Avoid the demolition of an individually significant or contributory building unless new evidence has become available to demonstrate that the building does not possess the level of heritage significance attributed to it in the incorporated document *City of Yarra Database of Heritage Significant Areas* (Revised February 2018).

### **Residential alterations or additions**

Set back buildings and works to the depth of two front rooms to retain the original or early elements of the fabric of the individually significant or contributory building, its principal façade and primary roof form.

Require that buildings and works to heritage places on corner sites or sites with dual frontages to roads are:

- Set back to match the setback of the individually significant or contributory building or the adjoining building, whichever is the lesser.
- Read as a secondary element when viewed from the adjoining street.

Avoid additions that are taller than the individually significant or contributory building except in circumstances where the development is:

- Appropriately set back from the front and side facades.
- Proportional to the scale of the individually significant or contributory building.
- Substantially concealed.

### ***Residential infill***

Set back residential infill development a similar distance from the principal street frontage to those of adjoining heritage buildings.

Ensure that buildings and works associated with residential infill are consistent with:

- Prevailing side setbacks and building spacing.
- Height, relative to the surrounding context.

Encourage new residential infill to reflect the prevailing roof pitch and form.

Avoid using atypical buildings to determine the appropriate siting, form and appearance of new development in the context of its surrounds.

### ***Commercial and former industrial heritage places***

Articulate new façades by incorporating simple architectural detailing that does not compete with the more elaborate detailing of the individually significant or contributory building.

Avoid the following in the facades of individually significant and contributory buildings:

- New openings.
- Enlarging existing openings.
- New floor plates, walls, columns or structural supports cutting through openings.
- Highly reflective glazing in historic openings.
- Large expanses of glazing with a horizontal emphasis, except for ground floor shop fronts.
- Unarticulated curtain glazing.
- Balconies in historic openings.

### ***Commercial heritage places***

Require all buildings and works to respect and respond to the existing proportions, patterning and massing of nineteenth and early twentieth century facades and streetscapes.

Maintain the prominence of the street wall through appropriate upper level setbacks.

Require new development in activity centres to respect the prevailing street wall height in the immediate area.

Protect and conserve heritage shopfronts and verandahs.

Require that new shopfronts complement the general form and proportion of glazing and openings of adjoining original or early shopfronts, if any.

Maintain the existing canopy / verandah height of adjoining heritage buildings and the heritage streetscape.

Require a simple contemporary verandah design, consistent with the form and scale of adjoining verandahs.

Require inset balconies above the street wall rather than projecting balconies.

Retain the visual prominence of both facades of buildings on corner sites (not including laneways).

Incorporate an angled splay to buildings on street corners where these are present on adjacent or opposite corners.



### ***Former industrial heritage places***

Protect and conserve roof forms that contribute to the significance of the building, particularly those parts that are visible from the public realm or incorporate features such as lanterns, skylights, vents or chimneys.

Protect and conserve features such as steel trusses, lanterns, chimneys, silos, towers and their visual prominence within industrial sites.

Encourage new buildings and works on small scale one or two storey industrial buildings not to exceed the visible volume of the historic form when viewed from the public realm.

Retain redundant equipment on significant industrial sites where it aids the understanding of the heritage place.

### ***Relocation***

Retain a heritage place or a contributory element to a heritage place in its original location unless:

- The location is not an important component of the cultural significance of the heritage place.
- It can be demonstrated that the relocation is the only reasonable means of ensuring the retention of the heritage place.
- A suitable location is secured.

### ***Restoration and reconstruction***

Retain the significance of the heritage place and the original fabric through:

- Restoration (returning a place to a known earlier state by removing accretions or by reassembling existing elements without the introduction of new material).
- Adaptive re-use.
- Reconstruction, where evidence exists (returning a place to a known earlier state, including the introduction of new material).

Support the reconstruction of a building or works that previously existed in a heritage place if:

- The reconstruction will support the significance of the heritage place.
- Evidence exists to support the accuracy of the reconstruction.

Encourage the reconstruction of a missing building in an otherwise identical row or pair of buildings if it supports the cultural significance of the heritage place.

### ***Painting and surface treatments***

Support the removal of paint and other surface treatments from originally unpainted/untreated masonry surfaces by non-abrasive methods.

Retain historic painted signs.

Avoid sand and high pressure water blasting of render, masonry and timber surfaces.

Avoid the painting, rendering or other surface treatments of unpainted surfaces.

Ensure paint colours and types are consistent with the period of construction and architectural style of the heritage place.

### ***Trees, landscapes, parks and gardens***

Support the retention of culturally significant (including those of aesthetic, historic, scientific, social or spiritual value for past, present or future generations) trees in a heritage place unless it is demonstrated that the trees:

- Have deteriorated due to old age or disease to a point that retention is unsafe.

- Are causing structural damage to an existing structure and remedial measures (such as root barriers and pruning) are not possible.

Require that works do not impact on the health or viability of culturally significant trees.

Require that works are respectful of culturally significant trees and significant garden layouts by siting development in a manner that will not impact on the cultural significance (including the aesthetic, historic, scientific, social or spiritual value for past, present or future generations) of the landscape.

Maintain the cultural significance of historic parks and gardens.

### ***Subdivision***

Retain the significant or contributory elements of a heritage place within a single lot, including buildings, outbuildings, trees or gardens.

Require subdivision to respect and respond to the significance of the heritage place including the original road and lot layout, the rhythm and pattern of building frontages and/or buildings in the streetscape.

Ensure that the subdivision of former industrial complexes reflects or interprets the historical arrangement of the heritage buildings or processes.

### ***Services and equipment***

Require that the location and installation of services and equipment does not detract from the significance of the heritage place or damage the heritage fabric.

Conceal solar panels, water tanks, hot water systems, air conditioners and other mechanical equipment from street view or where this is not possible, sensitively locate and install these services.

Support fixed mobility services and equipment (including wheel chair ramps and grab-rails) where they have been designed having regard to the heritage place.

### ***Roof terraces and roof decks***

Set back roof terraces/roof decks so that they are concealed when viewed from the street.

Require that roof terraces/roof decks are set back a minimum of one metre from chimneys and parapets.

Avoid uncovered or open upper level decks and balconies and glass balustrades where they are visible from the front street and when on a corner, the side street.

Require that stairwells, lift wells and lift overruns are not visible when viewed from the public realm.

### ***Fences and gates***

Retain original fences and gates that contribute to the significance of the heritage place.

Require front fences and gates to allow views to heritage places or contributory elements from surrounding streets.

Avoid high fencing, gates and boundary treatments (such as roller doors) that are unrelated to the historic character of the area.

Ensure that fences and gates are sympathetic to the period of construction and architectural style of the heritage place.

### ***Archaeological sites***

Encourage applicants to consult with Heritage Victoria to facilitate compliance with Part 6 of the Heritage Act 2017.

Require an archaeological assessment where there is a known site of archaeological significance.

## 15.03-1L World Heritage Environs Area

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### Policy application

This policy applies to all land within HO361 World Heritage Environs Area Precinct.

### Objectives

To protect significant views and vistas to the Royal Exhibition Building and Carlton Gardens.

To maintain and conserve the significant historic character (built form and landscapes) of the area.

To ensure new development in the area has regard to the prominence and visibility of the Royal Exhibition Building and Carlton Gardens.

### Strategies

Retain and conserve individually significant and contributory places, including contributory fabric, form, architectural features and settings.

Retain and conserve the valued heritage character of streetscapes.

Retain the predominantly lower scale form of development which provides a contrast to the dominant scale and form of the Royal Exhibition Building.

Avoid consolidation of allotments in residential areas that would result in the loss of evidence of typical nineteenth century subdivision and allotment patterns.

Protect direct views and vistas to the Royal Exhibition Building and Carlton Gardens from abutting streets and other views and vistas to the dome available from streets within the precinct including Gertrude Street, Marion Lane and in Victoria Parade immediately east of the junction with Nicholson Street.

Discourage the introduction and proliferation of permanent structures and items such as shelters, signage (other than for historic interpretation purposes), kiosks and the like around the perimeter of the Royal Exhibition Building and Carlton Gardens in order to:

- Avoid impacts on the presentation of the Royal Exhibition Building and Carlton Gardens, including impacts on axial views along treed alleys and avenues.
- Minimise inappropriate visual clutter around the perimeter of the Royal Exhibition Building and Carlton Gardens.

## **16.01-2L Location of residential development**

### **Objective**

To direct the majority of new housing development to locations within an activity centre or major regeneration area (as shown on the Strategic Framework Plan in clause 02.04-1).

### **Strategies**

Manage housing growth in high and moderate change areas in accordance with the Strategic Housing Framework Plans in this clause and the strategies for each change area.

Support residential growth that is appropriate to both its physical location and strategic context.

In high change areas (as shown on the Strategic Housing Framework Plans in this clause):

- Encourage higher density residential and mixed use development in the form of apartment buildings that establish a new character for the site or precinct.
- Encourage lot consolidation where appropriate to facilitate increased densities and efficient use of land.

In moderate change areas (as shown on the Strategic Housing Framework Plans in this clause):

- Support medium density residential and mixed use development in the form of apartment buildings that respond to heritage significance and streetscape character.
- Encourage lot consolidation where appropriate to facilitate increased densities and efficient use of land.

### **Objective**

To maintain the character and scale of established residential areas that have limited potential for housing growth.

### **Strategies**

Manage housing growth in minimal and incremental change areas in accordance with the Strategic Housing Framework Plans in this clause and the strategies for each change area.

Provide for minimal change in minimal change areas by encouraging development:

- Of one or two dwellings on typically small individual lots.
- That respects the prevailing type, scale and character of development in the street.

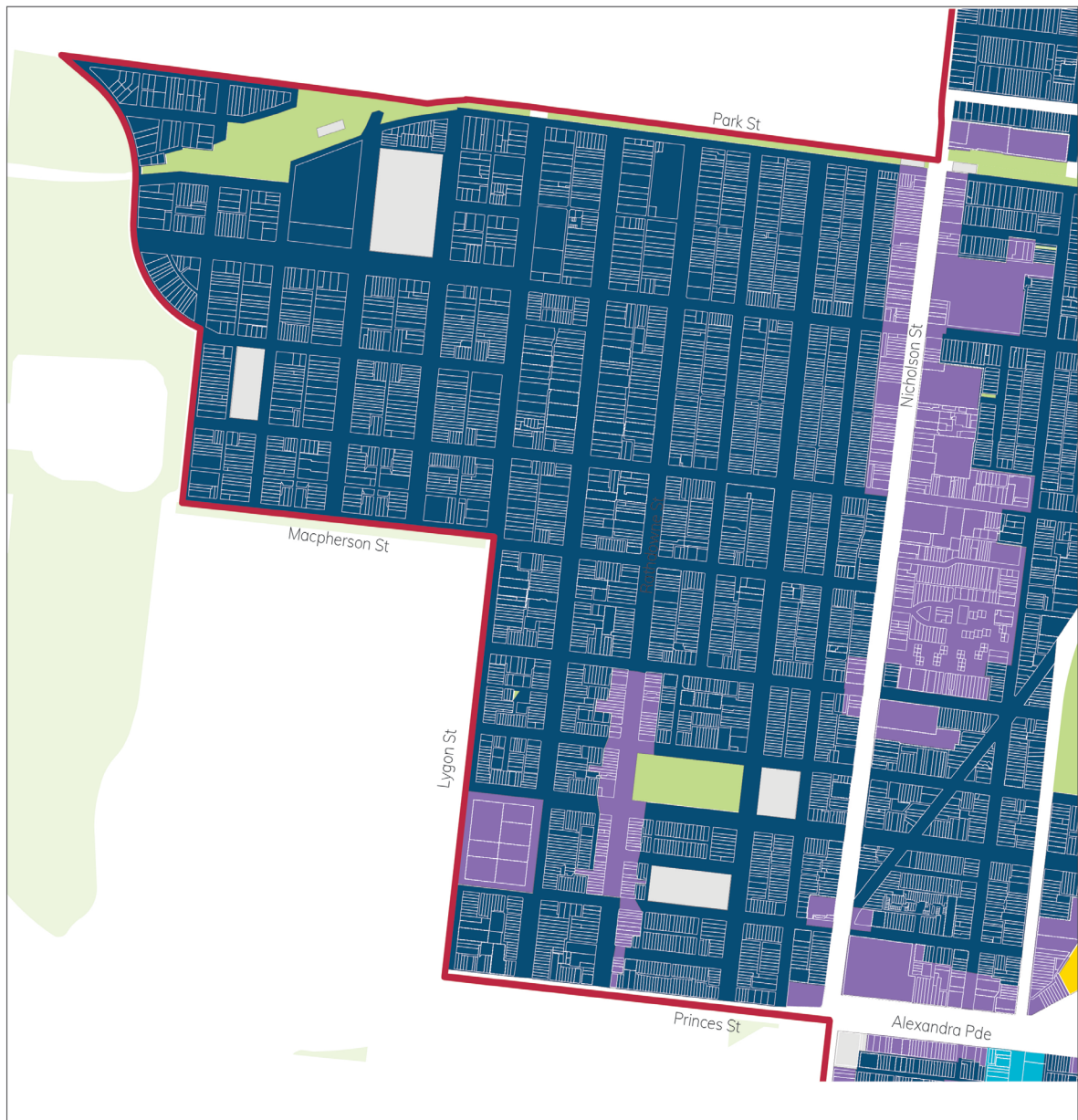
Provide for incremental change in incremental change areas by encouraging development:

- Of single or town house type dwellings on individual lots or smaller scale apartment development.
- That respects character of the street.

Limit housing growth in minimal change areas and incremental change areas outside activity centres to ensure development responds to the small lot sizes, neighbourhood character and identified heritage significance.

Support mixed use development in incremental change areas within activity centres to maintain the role and function of the centres as locations for economic activity.

# Strategic housing framework plan – Princes Hill and Carlton North



**LEGEND**

- Yarra LGA boundary
- Open space
- Minimal Change Areas
- Incremental Change Areas
- Moderate Change Areas
- High Change Areas
- Non-Residential Areas
- Social Housing DHHS (Properties)



# Strategic housing framework plan – Fitzroy North and Clifton Hill



**LEGEND**









- Yarra LGA boundary
- Open space
- Minimal Change Areas
- Incremental Change Areas
- Moderate Change Areas
- High Change Areas
- Non-Residential Areas
- Social Housing DHHS (Properties)



## Strategic housing framework plan – Fairfield and Alphington

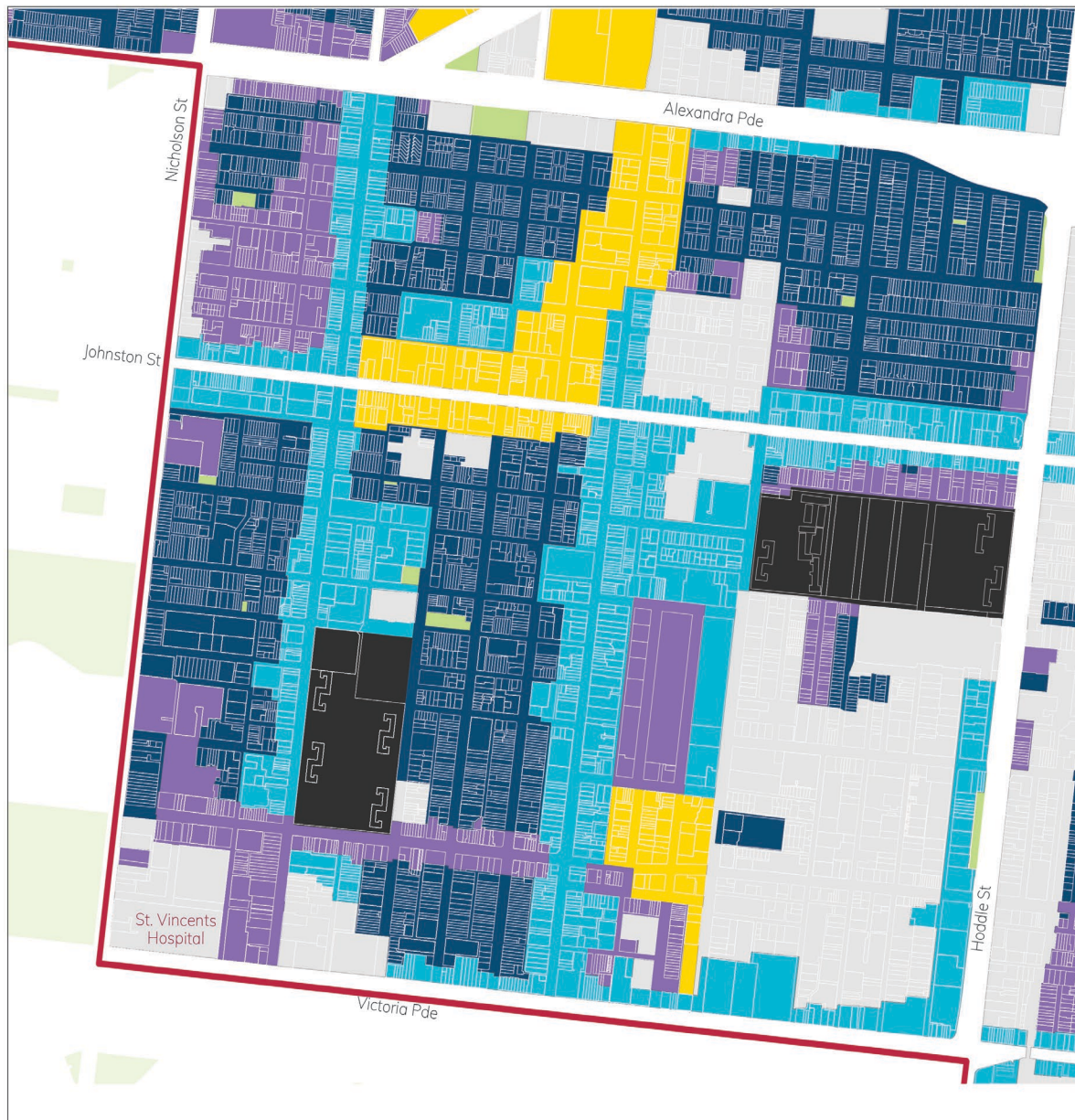


### LEGEND

 Yarra LGA boundary	 Minimal Change Areas
 Open space	 Incremental Change Areas
	 Moderate Change Areas
	 High Change Areas
	 Non-Residential Areas
	 Social Housing DHHS (Properties)



# Strategic housing framework plan – Fitzroy and Collingwood



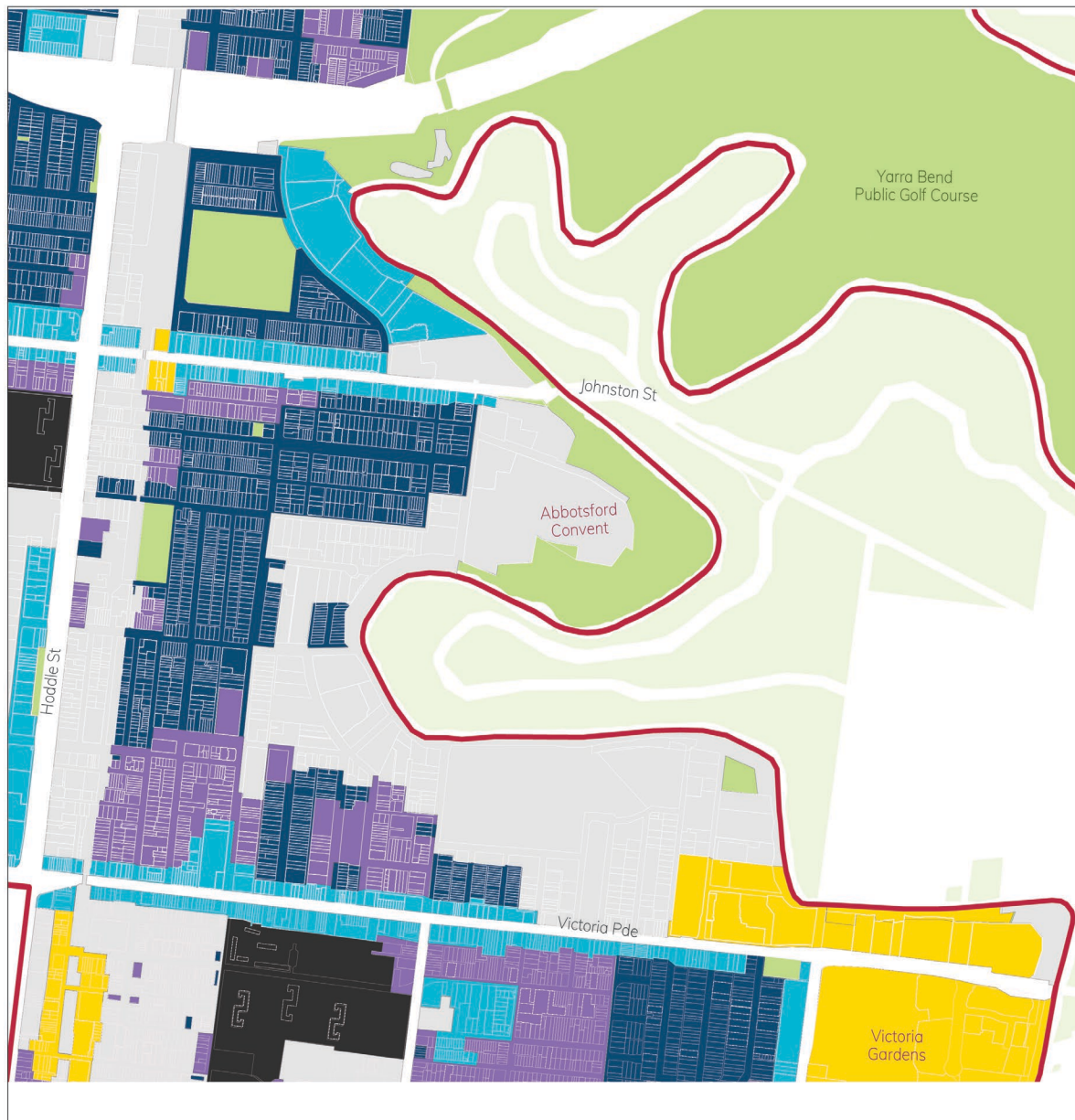
**LEGEND**

- Yarra LGA boundary
- Open space
- Minimal Change Areas
- Incremental Change Areas
- Moderate Change Areas
- High Change Areas
- Non-Residential Areas
- Social Housing DHHS (Properties)





# Strategic housing framework plan – Abbotsford

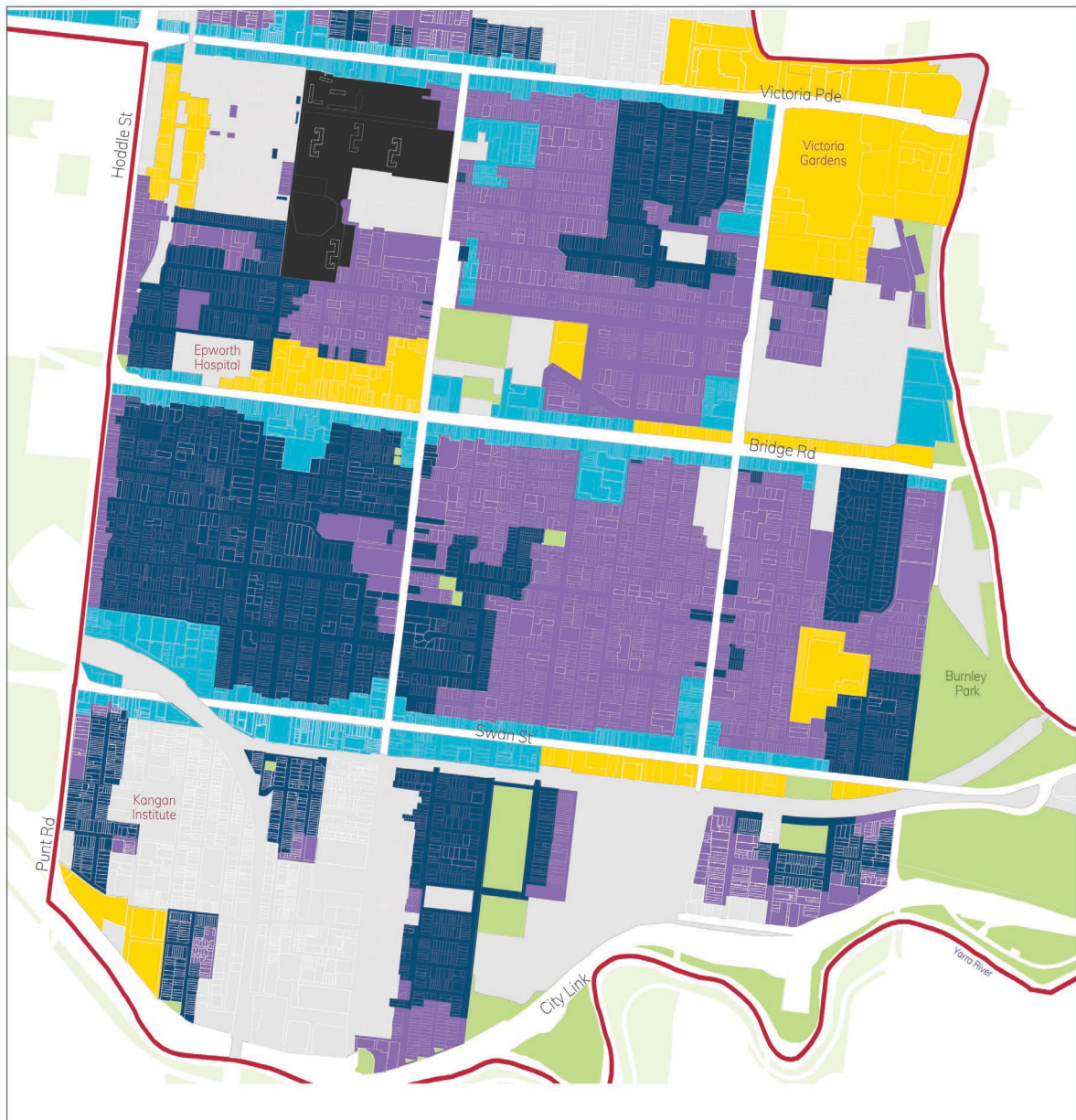


**LEGEND**

- Yarra LGA boundary
- Open space
- Minimal Change Areas
- Incremental Change Areas
- Moderate Change Areas
- High Change Areas
- Non-Residential Areas
- Social Housing DHHS (Properties)



# Strategic housing framework plan – Richmond, Cremorne and Burnley



**LEGEND**

- Yarra LGA boundary
- Open space
- Minimal Change Areas
- Incremental Change Areas
- Moderate Change Areas
- High Change Areas
- Non-Residential Areas
- Social Housing DHHS (Properties)



## **16.01-3L Housing diversity**

### **Strategies**

Provide housing diversity to be demonstrated when rezoning land for residential use and in major residential developments of 50 or more dwellings.

Support well designed apartment development in high and moderate change areas (as shown in the figures in clause 16.01-2L) that include:

- The provision of larger dwellings suitable for families and shared households particularly on the lower levels of the building and the ground floor, with good access to well-designed communal open space.
- External spaces and large common rooms that promote social interaction as well as shared break out spaces and quiet areas.

Support alterations and additions to single houses to provide accommodation for larger household types.

Support emerging housing models such as cohousing that provide private and shared spaces.

Support purpose-built student housing in locations that have good access (by walking, cycling or public transport) to the tertiary institutions in the municipality.

## **16.01-4L Housing affordability**

### **Objective**

To facilitate the provision of affordable housing for key workers and social housing (public and affordable community housing), including new social housing and upgrades to existing social housing.

### **Strategies**

Support development that includes a provision of affordable housing within its mix of dwellings.

Provide well-designed affordable housing within new development that is integrated with the remainder of the development.

Support development that caters for key workers (employed in the provision of essential services such as in the police, health, emergency or education sectors) within or close to activity centres, health and education precincts.

### **Objective**

Support the provision of new public housing and upgrades to existing social housing (includes public housing).

### **Strategy**

Support the development of new and additional social housing, in line with identified needs.

### **Policy guidelines**

Consider as relevant:

- A requirement for a rezoning to residential use to provide a minimum of ten per cent of affordable housing.
- A requirement for major residential development of 50 or more dwellings to deliver a minimum of ten per cent of affordable housing, unless affordable housing has been provided as part of an earlier rezoning of the site.

## **17.01-1L Employment**

### **Strategies**

Support development that provides high quality amenity for workers.

Support development that provides affordable workspaces and co-working spaces to facilitate a diverse range of enterprises, including small businesses, artists and creative industries.

Recognise that commercial and industrial land can support employment uses during the day time whilst also supporting activities that contribute to the night-time economy.

Support uses that provide services for workers in employment areas and are ancillary to their employment function.

## **17.01-1L Cremorne and Gipps Street major employment precincts**

### **Objective**

To maintain and grow employment in the Cremorne and Gipps Street major employment precincts, as identified on the Strategic Framework Plan in clause 02.04.

### **Strategies**

Manage the redevelopment of sites within Yarra's major employment precincts to provide uses that support their intended economic function.

Maintain zoning that supports the economic function of the major employment precincts.

Encourage the consolidation and intensification of employment land in Yarra's major employment precincts.

Support development that provides high-quality built form outcomes within Yarra's major employment precincts.

Support development that improves the public realm of major employment precincts, including the provision of or access to public open space.

Support improvements to pedestrian environments in major employment precincts, including:

- Wider and continuous footpaths.
- Links through sites.
- Links to public transport.
- Improved lighting and legibility to improve safety and security.

Manage transport within, to and from the major employment precincts by:

- Prioritising walking, cycling and public transport over car-based transport.
- Avoiding additional vehicle crossovers on major roads.
- Locating loading and waste collection facilities away from pedestrian environments.

## **17.02-1L Retail**

### **Strategies**

Support retail proposals that add to the sustainability and vitality of activity centres, including niche retailers that attract shoppers from the broader metropolitan area.

Encourage improvements to shop fronts and retail premises to improve the quality of the built environment in activity centres.

Ensure shopping centres or internalised mall developments provide active street frontages, a pedestrian interface and integrate with their surrounds in terms of design, layout and movement.

## **17.04-1L Tourism, arts and culture**

### **Objective**

To promote Yarra as a pre-eminent tourism, arts and cultural destination in metropolitan Melbourne.

### **Strategies**

Promote a diversity of arts and cultural uses, including live music venues, performance spaces, galleries and artist studios.

Promote the creative industries and artistic sectors by encouraging the provision of affordable workspaces for artists and public art installations.

Encourage public realm enhancements in locations that support visitor attractions.

Support proposals for visitor accommodation (including hotels and serviced apartments) where they contribute to the area's economic role or tourism offer, have good access to public transport, and are designed to avoid amenity impacts on residents within the same building or surrounding area.

## **18.01-1L Integrated transport**

### **Strategies**

Ensure that structure plans and development plans identify and deliver opportunities to:

- Improve safety, connectivity and comfort in the built environment for pedestrians and cyclists of all abilities.
- Improve access to public transport.
- Maximise the efficiency of the road network by avoiding providing main road vehicle access and reinstating unused crossovers.
- Ensure negative impacts of development and car parking provision on local transport are minimised.



## **18.02-1L Sustainable transport**

### **Objective**

To secure a sustainable transport system that reduces the impact of private motor vehicle traffic and on-street parking.

### **Strategies**

Encourage development to prioritise transport modes in order of the following transport hierarchy:

- Walking
- Cycling
- Public transport
- Commercial vehicles serving businesses and institutions
- Subscription based vehicles (eg. car shares)
- Private motor vehicles

Support development that reduces reliance on private cars.

Encourage lower amounts of car parking within developments.

Encourage increased infrastructure for active transport in developments (such as high levels of bicycle parking and end of trip facilities).

### **Policy guideline**

Consider as relevant:

Green travel plans for:

- Non-residential buildings with a gross floor area greater than 1000 square metres.
- Apartment developments containing more than 10 dwellings.

## **18.02-1L Walking**

### **Objective**

To improve the walking network and create high-quality pedestrian environments.

### **Strategies**

Ensure that footpaths and pedestrian environments associated with development is designed to:

- Give priority to pedestrians in street environments.
- Provide a continuous path of travel that is safe, uncluttered and well-lit, and allows ease of use for people of all ages and abilities.
- Make crossing streets and roads safe, comfortable and convenient, with minimal delays to pedestrians.
- Include clear signage to enable way finding.
- Provide direct access to public transport stops and stations.

Support the upgrade and establishment of paths along the Yarra River Merri Creek and Darebin Creek and to neighbouring municipalities as identified on the Strategic Framework Plan in clause 02.04.

Encourage publicly accessible pedestrian links through large sites.

## **18.02-1L Cycling**

### **Objective**

To improve cycling infrastructure and facilitate cycling for people of all ages and abilities.

### **Strategies**

Encourage the provision of secure bicycle parking (including cargo bicycles) and high-quality end-of-trip facilities.

Provide separate entrances for bicycles and motorised vehicles in developments.

Provide easily accessible visitor bicycle parking as part of development.

Support the upgrade and establishment of paths and waterway crossings along the Yarra River Merri Creek and Darebin Creek and to neighbouring municipalities as identified on the Strategic Framework Plan in clause 02.04.

Encourage publicly accessible and safe cycling links through large sites, where links will connect with the existing cycling network.

Encourage the provision of electric bicycle infrastructure.

### **Policy guidelines**

Consider as relevant:

Providing secure bicycle parking (including cargo bicycles) and end-of-trip facilities consistent the Built Environment Sustainability Scorecard 'BESS' (Council Alliance for a Sustainable Built Environment, 2015).

## **18.02-2L Public transport**

### **Objective**

To facilitate the use of public transport as a sustainable travel mode by improving access to services.

### **Strategies**

- Support development that integrates with public transport by improving access to stops and stations, and providing signage and real time travel information, to the benefit of both end users and the community.
- Support improvements to stations, stops and interchanges, including accessibility for people of all abilities.

### **Objective**

To support the provision of new public transport infrastructure and services and upgrades to existing services.

### **Strategy**

- Support enhancements to the public transport network, including:
  - . The construction of new rail services that improves connectivity to other parts of Melbourne.
  - . Improved bus connections, including through dedicated bus corridors.
  - . Upgrades to the existing public transport infrastructure that increases the frequency and reliability of services and accessibility for people of all abilities.

## **18.02-3L Road system**

### **Strategies**

Support the reconfiguration of roads and junctions to improve the reliability and safety of all road users including pedestrians and cyclists.

Support the reorganisation or enhancement of streets to improve the public realm, and where appropriate, provide space for other non-transport uses or activity.

Use side streets and where necessary, laneways to provide access to car parking.

Locate and design vehicle crossings to:

- Ensure the safety of footpath and road users.
- Prevent disruption to footpath and road users.
- Avoid the removal of street trees and landscaping.
- Avoid multiple vehicular movements for access or egress.
- Avoid the loss of on-street parking from an excessive number and width of vehicle crossings.
- Avoid new vehicle crossovers in streets with few or no crossovers.

Ensure unused vehicles crossings are removed, with nature strips, street trees, landscaping and footpaths reinstated.

Avoid vehicle access arrangements of development from delaying or interfering with public transport travel times and reliability.

Support measures that direct freight movements to the Principal Freight Network and arterial roads and reduce the impact of freight on residential areas.

### **Policy guidelines**

Consider as relevant:

Limiting vehicle crossings to one per site frontage where rear laneway access cannot be provided.

## 18.02-4L Car parking

### Objective

To ensure car parking is supplied and managed consistent with promoting travel by sustainable modes.

### Strategies

Support a reduction in the required number of car parking spaces where:

- The site has high public transport accessibility and is located within walking or cycling distance to shops, jobs and amenities;
- The development or use is unlikely to result in unreasonable impacts on existing on-street parking;
- Increased motor vehicle traffic from the development is likely to unreasonably impact on the amenity of nearby residents;
- The development more efficiently uses the upper floors of existing commercial buildings in activity centres and employment areas (where relevant); and
- The development provides adequate bicycle parking.

Support a reduction in the required number of car parking spaces where there are alternative modes of transport available.

Consider a reduction in the required number of car parking spaces where car share bays are provided to reduce reliance on privately owned vehicles.

Provide efficient shared car parking provision in activity centres and employment areas.

Encourage the provision of parking for ride-sharing vehicles, visitors, motorcycles and scooters in larger scale developments.

Encourage the provision of publicly accessible car share bays in major developments.

Provide illumination of car parking that offers safety without compromising the amenity of adjoining residential development.

Respond to car parking needs in precincts, through the preparation of structure plans and development plans.

Maintain high levels of pedestrian safety and sight lines.

### Policy guideline

Consider as relevant:

- Electric vehicle infrastructure consistent with the *Built Environment Sustainability Scorecard 'BESS'* (Council Alliance for a Sustainable Built Environment, 2015).

## **19.02-1L Yarra's health precincts**

### **Objective**

To support the municipality's health precincts, recognising their specialised role in both Yarra and metropolitan Melbourne.

### **Strategies**

Encourage health care uses and allied services to locate within the municipality's health precincts defined by:

- St Vincent's public and private hospitals and ACU Health and Education Precinct: land bounded by Brunswick, Gertrude and Nicholson Streets, Victoria Parade and ACU campus.
- Epworth Hospital Health Precinct: land fronting Bridge Road within in the Bridge Road Major Activity Centre, Erin Street, Normanby Place and Lennox and Judd Streets (generally south of Erin Street).

Support uses that complement and are ancillary to the role of the health precincts.

Manage interface impacts such as building bulk, overshadowing, noise and lightspill from the health and employment precincts on adjacent residential and commercial areas.

## **19.02-2L Yarra's education precincts**

### **Objective**

To support the municipality's education precinct identified in Plan Melbourne, to recognise its specialised role and function in both Yarra and metropolitan Melbourne.

### **Strategies**

Promote education in Yarra's health and education precincts as identified in the Yarra Health and Education Precinct Framework Plan to Clause 19.02-1L, by supporting:

- The growth of the Australian Catholic University Education Precinct as an education and research employment hub.
- Development that promotes the teaching role in the St Vincent's Hospital Health Precinct and the Epworth Hospital Health Precinct.

Support uses that are ancillary to and complement the role of the municipality's health and education precincts.

Ensure interface impacts between the health and employment precincts and adjacent residential and commercial areas are managed.

## **19.02-6L1 Public Open space**

### **Objective**

To protect existing open space and increase the quantity and quality of open space and provide a linked network that meets existing and future community needs.

### **Strategies**

- Promote improvements to the quantity, quality and accessibility of open spaces, particularly in those parts of the city where there are deficits in open space.
- Support a range of functions in open spaces, including leisure and recreation, and where appropriate, community gardens and urban agriculture.
- Facilitate improved links between open spaces within the city and other municipalities to form a network.



## **19.02-6L Public open space contribution**

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### **Policy application**

This policy applies to all applications for development or subdivision of land that includes residential use.

### **Objectives**

To identify when and where land contributions for public open space are preferred over cash contributions.

To set aside land suitable for public open space as part of the design of a development so that it can be transferred to or vested in Council, in satisfaction of the public open space contribution requirement specified in the schedule to Clause 53.01.

### **Strategies**

Land contributions for public open space will be preferred over cash contributions in the following areas shown in the Open Space Contributions Plan to this clause.

- Abbotsford
- Collingwood
- Fitzroy
- North Fitzroy
- North Richmond
- Central Richmond
- Cremorne/ Richmond South

In all other areas of the municipality, a cash contribution equal to the amount specified in Clause 53.01 is required.

In locations where a preference for a land contribution has been identified, set aside land for public open space early in the planning of a development or subdivision.

Design buildings adjacent to any public open space set aside under this clause to facilitate high quality and accessible public open space.

### **Policy guidelines**

Consider as relevant:

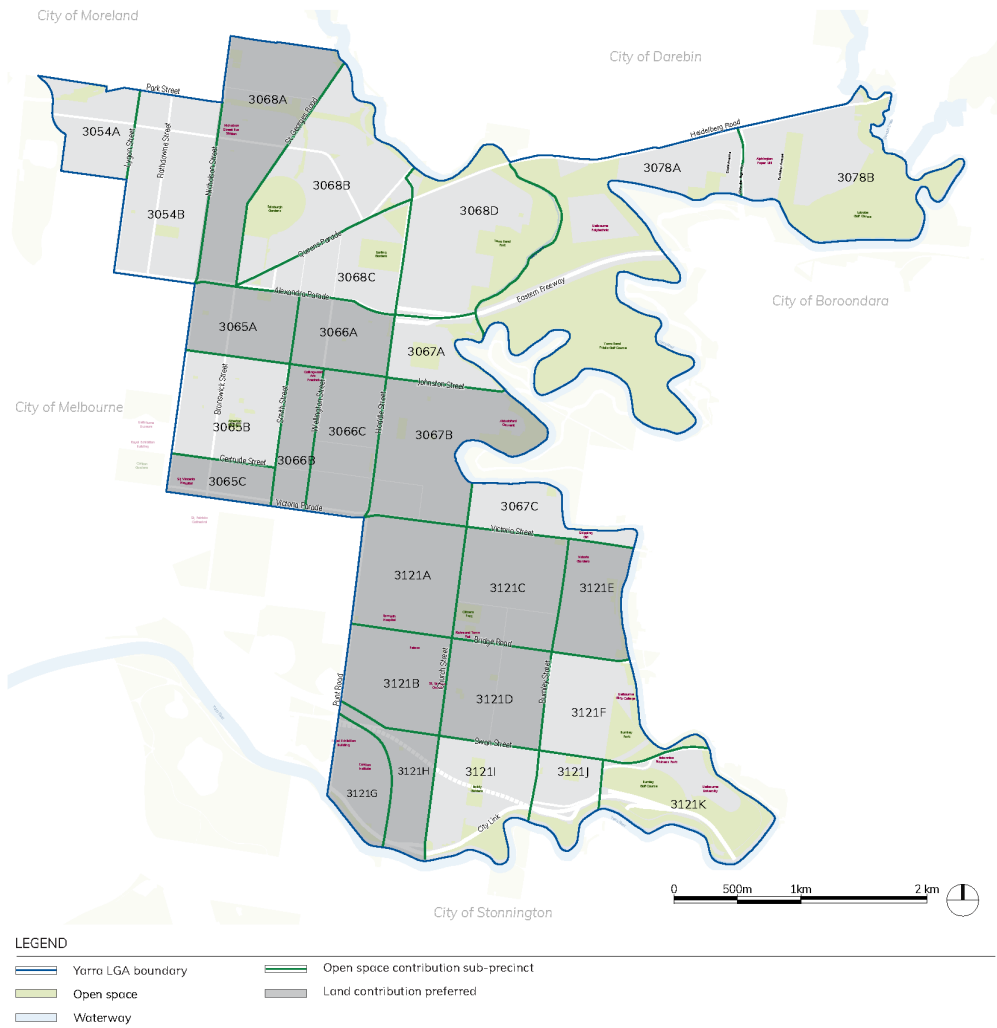
- The suitability of land to be contributed as public open space at the time of the subdivision of the land or building, will meet the following selection criteria:

Land to be contributed:

- Should have an area of about 300 square metres and a minimum width of 10 metres or be able to meaningfully contribute to the assembly of a parcel of land of these dimensions or larger.
- Should be of a shape and size that will be adequate for the proposed use, having regard to the nature of public open space in an inner-city environment or be able to meaningfully contribute to the assembly of a parcel of land with these attributes.
- Should be free of structures and protrusions, such as balconies or other building projections that may encroach into the public open space reserve, except for historic buildings or structures relating to the designated public open space use.
- Should be located or be capable of being designed to provide a high degree of casual surveillance.

- Must be accessible.
  - Should be visible from adjacent thoroughfares.
  - Should receive reasonable sunlight between 9am and 2pm on September 22.
  - Should be located away from major or secondary arterial roads.
  - Should have an entry from a local street or be capable of being provided with such entry.
- Whether any building on land adjacent to public open space set aside under this clause has been designed to accommodate public open space in a manner that meets the majority of the above selection criteria.

## Open Space Contribution Plan



## **19.03-2L Development contributions**

### **Strategies**

Provide new or upgraded social and physical infrastructure in line with identified needs.

Support development that provides contributions towards the upgrading or provision of infrastructure through voluntary contributions.

## 19.03-3L Water sensitive urban design

### Policy application

This policy applies to applications for:

- The construction of a building.
- An extension to an existing building that is 50 square metres in floor area or greater.
- Subdivision of land in a commercial zone.

This policy does not apply to an application for the subdivision of an existing building.

### Objective

To achieve the best practice water quality performance objectives set out in the *Urban Stormwater Best Practice Environmental Management Guidelines*, CSIRO 1999 amended). Currently, these water quality performance objectives require:

- Suspended Solids – 80% retention of typical urban annual load.
- Total Nitrogen - 45% retention of typical urban annual load.
- Total Phosphorus – 45% retention of typical urban annual load.
- Litter – 70% reduction of typical urban annual load.

To mitigate the detrimental effect of development on downstream waterways, by the application of best practice stormwater management through water sensitive urban design for new development.

To minimise peak stormwater flows and stormwater pollutants to improve the health of water bodies, including creeks, rivers and bays.

To reintegrate urban water into the landscape to facilitate a range of benefits including microclimate cooling, local habitat and provision of attractive spaces for community use and well-being.

### Strategies

Improve the quality of stormwater and reduce the flow of water discharged to waterways including through:

- Collection and reuse of rainwater and stormwater on site.
- Vegetated swales and buffer strips.
- Rain gardens.
- Water recycling systems.
- Infiltration, including porous paving and permeable trenches/sumps.
- Directing flow from impervious ground surfaces to landscaped areas.
- Use of silt traps and other measures during construction.

Use measures to prevent litter being carried off-site in stormwater flows, including:

- Waste enclosures and storage bins.
- Litter traps for developments with the potential to generate significant amounts of litter.

Encourage green roofs, walls and facades on buildings where practicable (to be irrigated with rainwater/stormwater) to enhance the role of vegetation on buildings in managing the quality and quantity of stormwater.

Incorporate works to maintain or improve the quality of stormwater within or exiting the site.

Avoid adding to the storm water discharge or adversely affecting water quality entering the drainage system.

### Policy guidelines

Consider as relevant:

- Best practice stormwater management as set out in the *Urban Stormwater Best Practice Environmental Management Guidelines* (CSIRO, 1999).
- The following tools (or equivalent):
  - Melbourne Water's STORM Calculator.
  - Model for Urban Stormwater Improvement Conceptualisation (MUSIC).
- The level of ongoing management required to achieve and maintain the desired stormwater quality measures that will be used during the construction phase to prevent a loss of stormwater quality as a result of building activities, such as silt traps.

### **Expiry**

This policy will expire when superseded (as determined by the Minister for Planning) by Water Sensitive Urban Design provisions in the Victoria Planning Provisions or the Building Code of Australia Regulations, whichever happens first.

## **19.03-5L Waste**

### **Strategies**

Make provision for waste and recycling in new development, including separation, storage and collection facilities and facilities for composting.

Ensure that the size and design of waste and recycling facilities can accommodate the waste and recycling likely to be generated by the development.

Ensure that waste and recycling facilities are located to enable ease of use by occupants and access for transport.

## SCHEDULE TO CLAUSE 52.28 GAMING

### 1.0 Objectives

To manage the social and economic impacts of gaming (electronic gambling).

To locate gaming (electronic gambling) machines away from disadvantaged or vulnerable communities.

To ensure that the location of gaming machines and the design of gaming machine venues minimise the risks associated with electronic and avoids exacerbating problem gambling.

To discourage convenience gaming.

To provide for gaming that limits adverse impacts on surrounding uses and facilitates a net community benefit in Yarra.

### 2.0 Prohibition of a gaming machine in a shopping complex

Installation or use of a gaming machine as specified in Clause 52.28-4 is prohibited on land described in Table 1 below.

**Table 1**

Name of shopping complex and locality	Land description
Richmond Plaza, Richmond	Land on the northwest corner of Church Street and Bridge Road, Richmond.
Victoria Gardens Shopping Centre	Land located at the corner of Burnley Street and Victoria Street, Richmond.

### 3.0 Prohibition of a gaming machine in a strip shopping centre

A gaming machine as specified in Clause 52.28-5 is prohibited in all strip shopping centres on land covered by this planning scheme.

### 4.0 Locations for gaming machines

Gaming machines should not be located:

- In areas where gaming is discouraged as shown on Gaming Policy Map to this schedule.
- In or immediately opposite neighbourhoods with a relatively high concentration of gaming machines (above the Victorian average).
- Where there is convenient access to places of high pedestrian activity, including shops and railway stations.
- In areas offering a limited choice of alternative non-gambling activities for the local community, including within the venue or in close proximity to the venue.

### 5.0 Venues for gaming machines

Gaming machines should only be located in venues that:

- Offer social, entertainment and recreational opportunities and activities other than gaming as the primary purpose of the venue.
- Have a gaming floor area of less than 25% of the total floor area of the venue.
- Promote responsible gaming practices.
- Do not allow for 24 hour-a-day operation.

## 6.0 Application requirements

The following application requirements apply to an application for a permit under Clause 52.28, in addition to those specified elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

The proposed design and layout of the premises including all signage.

A venue management plan identifying strategies to manage patron behaviour and minimise problem gambling in relation to the design and management of the venue, including the applicant's responsible gaming practices.

Evidence of compliance with the relevant gaming regulations for premises layout and design.

An assessment of the social and economic benefits and disadvantages of the proposed gaming machines comprising:

### *Socio-economic impact*

- An analysis of the venue's projected patron catchment and its socio-economic profile. The analysis should include justification and details of the projected catchment area.
- If it is proposed to move Electronic Gambling Machines (EGMs) from one part of the municipality to another:
  - Details of the relative social and economic differences between the two areas
  - An explanation as to why the EGMs are being transferred.

### *Location assessment*

- Characteristics of the local area, including the location of and distance to shopping complexes and strip shopping centres, community facilities, social housing, counselling services and public transport.
- Details of existing and proposed gambling and non-gambling related entertainment and recreation facilities and activities at the venue and within 1km of the venue.
- If required, pedestrian counts outside the venue.

### *Gaming machine impacts*

- Details about the existing and proposed distribution and density of EGMs in the municipality and its neighbourhoods.
- Details of existing gaming expenditure at the venue over a 3 year period prior to the application (if relevant) and a one year forecast of the anticipated expenditure at the venue if the proposal was to be approved.
- If EGMs are to be relocated from other venues, and as a result gaming expenditure is likely to be transferred from other venues:
  - Particulars as to how the level of transfer has been calculated (including, but not limited to, comparison per machine expenditure at the venue prior to and then after the additional machines, current usage levels of machines at the venue, projected usage level of machines at the venue after the additional machines).
  - The amount of transfer expenditure anticipated.
  - The resulting impact on revenue of the venue from where the expenditure is transferred.
  - The resulting impact on the venue from where the expenditure is transferred (such as loss of employment, loss of complementary expenditures, loss of customers, impact on ability to provide services etc).

### *Benefits*

- Details of the nature and extent of community benefits expected from the proposal and how the benefits are to be secured and distributed to the local community.

### *Analysis*

- Assessment of key social and economic issues and overall net community impact.
- Measures to mitigate any negative impacts.



## 7.0

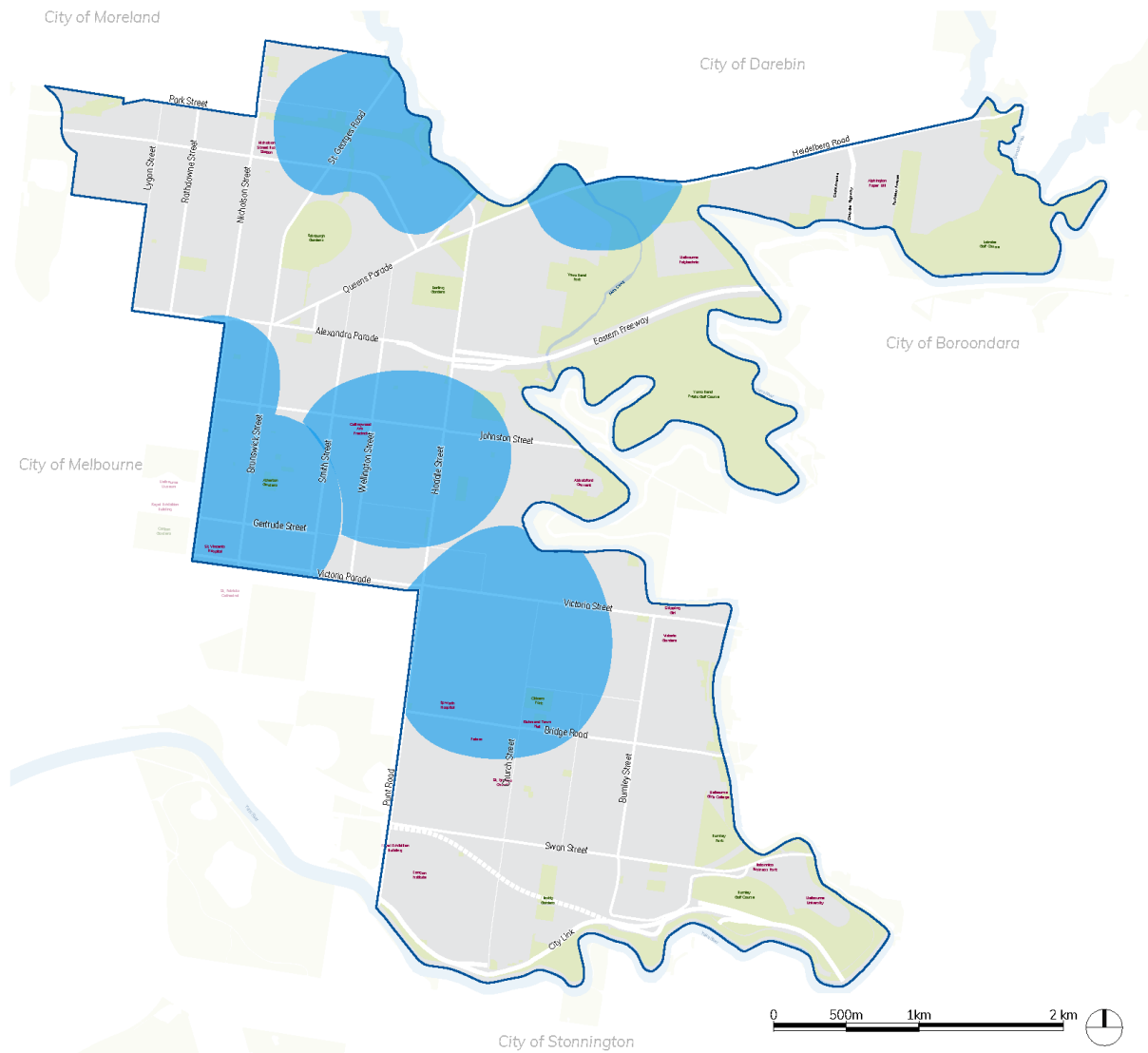
### Decision guidelines

The following decision guidelines apply to an application for a permit under Clause 52.28, in addition to those specified in Clause 52.28 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

Whether the proposal increases EGM densities in the neighbourhood; and how that increase affects the local community and compares with the metropolitan Melbourne average.

- Whether approval is likely to increase the socio-economic disadvantage of the local community.
- The net community benefit to be derived from the application, taking into account the following:
  - The socio-economic profile and patron catchment of the area within 1km of the venue.
  - Location of the venue in relation to nearby land uses and transport facilities.
  - The availability of other entertainment and recreation facilities within 1km of the venue and at the venue.
  - The social and economic impacts of the proposal.
  - The distribution and density of gaming machines in the neighbourhood and municipality.
  - If the gaming machines are to be relocated from within the municipality, the comparative advantages and disadvantages of the two locations.
- Whether the location of the gaming machines or gaming premises is close to places of community congregation and will encourage convenience gaming.
- Whether patrons will have a choice of non-gambling entertainment and recreation activities at the venue or within 1km of the venue.
- The impact of the proposal on the amenity of the area and surrounding land uses, including through their:
  - Operating hours.
  - Management of patrons.
  - Generation of noise and disturbance.

# Gaming Policy Map



## LEGEND

- Yarra LGA boundary
- Open space
- Waterway
- Inappropriate locations for EGMs (areas within 500m of disadvantaged locations)

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**SCHEDULE TO CLAUSE 72.04 DOCUMENTS INCORPORATED IN THIS PLANNING SCHEME**

**1.0**

**Incorporated documents**

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<b>Name of document</b>	<b>Introduced by</b>
5-15 Mayfield Street, Abbotsford, Incorporated Document, October, 2018	C188
10 Bromham Place, Richmond Incorporated Document, February 2013	C171
18-62 Trenerry Crescent, Abbotsford (Incorporated Plan, May 2018)	C218
32-68 Mollison Street and 61-69 William Street, Abbotsford July 2013	C170
351-353 Church Street, Richmond – Incorporated Document, Feb 2019	C225
520 Victoria Street, 2A Burnley Street, and 2 – 30 Burnley Street, Richmond, Burnley C150 Street West Precinct - Incorporated Plan, 2012	C150
Amcors Alphington Paper Mill Site Preparation – Incorporated Document, September C161 2012	C161
Atherton Gardens – Fitzroy, September 2010	C136
Caulfield Dandenong Rail Upgrade Project, Incorporated Document, April 2016	GC37
Chandler Highway Upgrade Incorporated Document, March 2016 (Amended GC80 December 2017)	C267yara
City of Yarra Database of Heritage Significant Areas, revised September 2019	C269yara
Cremorne Balmain Dover Street Project	NPS-1
Crown Land Car Park Works, Burnley, August 2005	C92
Fitzroy Former Gasworks Site, Incorporated Document, February 2018	C242
Flying Fox Campsite, Yarra Bend Park, December 2004	C90
Guidelines – Managing noise impacts in urban development, October 2019	C269yara
Hurstbridge Rail Line Upgrade 2017 Incorporated Document, January 2017	GC60
Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	C178
Local Policy “Protection of Biodiversity” Sites of Remnant Vegetation (Biosis 2001)	C49
M1 Redevelopment Project, October 2006	C86
Melbourne City Link Project – Advertising Sign Locations, November 2003	VC20
Melbourne Metro Rail Project: Upgrades to the Rail Network Incorporated Document, May 2018	GC96
Planning and Design Principles for the Richmond Maltings Site, Cremorne, November 2007	C101
Richmond Walk Up Estate Redevelopment, September 2010	C136
Social housing redevelopment; Atherton Gardens Estate, Fitzroy, and Richmond C135 Public Housing Estate, Richmond, for which the Minister for Planning is the Responsible Authority, May 2010	C135

Name of document	Introduced by
Specific Site and Exclusion – Lot 2 on PS433628L (452 Johnston Street, Abbotsford)	C56
Swan Street Works, Burnley, June 2005	C91
Tramway Infrastructure Upgrades Incorporated Document, May 2017	GC68
Victoria Gardens Building Envelope and Precinct Plan and Precinct 3 Plan – C7 Warehouse Area	C7
Victoria Gardens Urban Design Guidelines	NPS-1
Victorian Institute of Forensic Psychiatry Concept Plan (January 1997)	NPS-1
Yarra Gardens Precinct Plan, December 2009	C126

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## SCHEDULE TO CLAUSE 72.08 BACKGROUND DOCUMENTS

### 1.0

#### Background documents

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Name of background document	Amendment number Clause reference
<i>Activity Centres Roles and Boundaries</i> (City of Yarra, Oct 2019)	Clause 11.03-1L
<i>Built Environment Sustainability Scorecard 'BESS'</i> (Council Alliance for a Sustainable Built Environment 'CASBE', 2015)	Clause 15.02-1L
<i>Building for Diversity – Yarra's Social and Affordable Housing Strategy</i> (Yarra City Council, November 2019)	Clause 16.01-4L
<i>Burra Charter The Australia ICOMOS Charter for Places of Cultural Significance</i> (Australia ICOMOS, 2013)	Clause 15.03-1L
<i>City of Yarra Community Infrastructure Plan</i> (City of Yarra, April 2018)	Clause 19.03-1L
<i>Collingwood South Built Form Review</i> (Hansen Partnership, June 2018)	Clause 15.03-1L
<i>Collingwood South Built Form Review, Heritage Analysis and Recommendations</i> (GJM Heritage, June 2018)	Clause 15.03-1L
<i>Council Plan 2017-2021</i> (City of Yarra, 2017)	Clause 02.02 Clause 02.03
<i>Environmentally Sustainable Design Buildings Policy</i> (City of Yarra, August 2014)	Clause 15.02-1L
<i>Fitzroy Urban Conservation Study Review</i> (Allom Lovell and Associates, November 1992)	Clause 15.03-1L
<i>Green Star</i> (Green Building Council of Australia)	Clause 15.02-1L
<i>Guidelines - Managing Noise and Vibration in Urban Development</i> (Yarra City Council, October 2019)	Clause 13.07-3L
<i>Heritage Citation 112-124 Trenerry Crescent, Abbotsford</i> (GJM Heritage, July 2016)	Clause 15.03-1L
<i>Heritage Citation 20-60 Trenerry Crescent, Abbotsford</i> (GJM Heritage, July 2016)	Clause 15.03-1L
<i>Heritage Conservation Study, Carlton, North Carlton and Princes Hill</i> (Nigel Lewis and Associates, July 1984)	Clause 15.03-1L
<i>Heritage Conservation Study, Collingwood</i> (Andrew Ward and Associates, April 1989)	Clause 15.03-1L
<i>Heritage Conservation Study Review, Collingwood</i> (Andrew Ward and Associates, May 1995)	Clause 15.03-1L
<i>Heritage Conservation Study, Northcote</i> (Graeme Butler Architect, February 1982)	Clause 15.03-1L
<i>Heritage Conservation Study, North Fitzroy</i> (Jacob Lewis Vines Architects, July 1978)	Clause 15.03-1L
<i>Heritage Conservation Study, Richmond</i> (J and T O'Connor and Coleman and Wright Architects, January 1985)	Clause 15.03-1L

Name of background document	Amendment number Clause reference
<i>Heritage Conservation Study, South Fitzroy</i> (Jacob Lewis Vines Architects, March 1979)	Clause 15.03-1L
<i>Heritage Gaps An Overview</i> (Graeme Butler & Associates, 2004, updated March 2013)	Clause 15.03-1L
<i>Heritage Gaps Review One</i> (City of Yarra/Graeme Butler, 2013)	Clause 15.03-1L
<i>Heritage Gap Review One; Incorporated Plan, Methodology Report</i> (Lovell Chen, 2014)	Clause 15.03-1L
<i>Heritage Gap Review Two Methodology Report</i> (Lovell Chen, 2012)	Clause 15.03-1L
<i>Heritage Gap Study Review of 17 Precincts Stage 2 Report</i> (Context Pty Ltd, August 2014, Revised 16 October 2016)	Clause 15.03-1L
<i>Heritage Gap Study Review of Central Richmond, Stage 2 Final Report</i> (Context Pty Ltd, November 2014)	Clause 15.03-1L
<i>Heritage Gap Study Review of Johnston Street East</i> (Context Pty Ltd, April 2016)	Clause 15.03-1L
<i>Heritage Gap Study Stage 1</i> (Graeme Butler and Associates, 2008)	Clause 15.03-1L
<i>Heritage Gap Study Stage 2</i> (Graeme Butler and Associates, 2009)	Clause 15.03-1L
Heritage Gaps Study – Smith Street South (Anthemion Consultancies, July 2014)	Clause 15.03-1L
<i>Heritage Gaps Study 233-251 Victoria Street, Abbotsford</i> (Anthemion Consultancies, October 2012)	Clause 15.03-1L
<i>Heritage Overlay Areas, Review of, Appendix 7</i> (Graeme Butler and Associates, 2007) Updated 2013	Clause 15.03-1L
<i>Heritage Policy – Residential</i> (Context, October 2019)	Clause 15.03-1L
<i>Heritage Policy - Industrial</i> (GJM Heritage, 1 October 2019)	Clause 15.03-1L
<i>Heritage Review</i> (Allom Lovell and Associates, June 1998)	Clause 15.03-1L
<i>Heritage Review of Predefined Areas In Abbotsford &amp; Collingwood Stage 2 Report</i> (Context Pty Ltd, July 2015)	Clause 15.03-1L
<i>Inner Melbourne Action Plan 2016-2026</i> (Inner Melbourne Action Plan, August 2016)	Clause 15.03-1L
<i>Johnston Street Local Area Plan</i> (City of Yarra, 2015)	Clause 11.03-2L Schedule 15 to 43.02
<i>Landmarks and Views Assessment</i> (Ethos Urban, October 2019)	Clause 15.01-2L
<i>Model for Urban Stormwater Improvement Conceptualisation 'MUSIC'</i> (Melbourne Water)	Clause 15.02-1L
<i>Nationwide House Energy Rating Scheme 'NatHERS'</i> , (Department of Climate Change and Energy Efficiency)	Clause 15.02-1L
<i>Parking Management Strategy Action Plan 2013-2015</i> (City of Yarra, 2013)	Clause 18.02-4L

Name of background document	Amendment number Clause reference
<i>Public Art Policy 2015-2020</i> (City of Yarra, 2015)	Clause 15.01-1L
<i>Licensed Premises Policy – Background Document</i> (Public Place / 10 Consulting Group Dec 2015)	Clause 13.07-1L
<i>Queens Parade Built Form Heritage Review</i> (GJM Heritage, December 2017)	Clause 11.03-2L, Schedules 16 & 20 to 43.02
<i>Queens Parade Built Form Review</i> (Hansen Partnership, December 2017)	Clause 11.03-2L Clause 15.03-1L Schedules 16 & 20 to 43.02
<i>State Environment Protection Policy (Waters)</i> (EPA 2018)	Clause 15.02.1L
<i>Stormwater Treatment Objective - Relative Measure 'STORM'</i> (Melbourne Water)	Clause 15.02.1L
<i>Sustainable Design Assessment in the Planning Process</i> (IMAP, 2015).	Clause 15.02.1L
<i>Swan Street Built Form Heritage Review</i> (GJM Heritage, September 2017)	Clause 11.03-2 Clause 15.03-1 Schedule 17 to 43.02
<i>Swan Street Built Form Review, Heritage Assessment and Analysis</i> (GJM Heritage, October 2017)	Clause 11.03-2 Schedule 17 to 43.02
<i>Swan Street Built Form Review</i> (Tract Consultants, September 2017)	Clause 11.03-2 Clause 15.03-1 Schedule 17 to 43.02
<i>Swan Street Traffic Engineering Assessment</i> (Traffix Group, July 2017)	Clause 11.03-2
<i>Urban Design Strategy</i> (City of Yarra, June 2011)	Clause 15.01-1L
<i>Urban Forest Strategy</i> (City of Yarra & Urban Forest Consulting, 2017)	Clause 12.01-1L
<i>Urban Stormwater Best Practice Environmental Management Guidelines</i> , (CSIRO, 1999)	Clause 15.02-1L Clause 19.03-3L
<i>Victoria Street and Bridge Road Built Form Review</i> (David Lock Associates, June 2018)	Clause 11.03-2L Schedule 22 to 43.02
<i>Victoria Street and Bridge Road Built Form Review, Heritage Assessment and Analysis</i> (GJM Heritage, June 2018)	Clause 11.03-2L Clause 15.03-1L Schedule 22 to 43.02
<i>Victoria Street and Bridge Road Activity Centres, Richmond – Traffic Engineering Assessment</i> (Traffix Group, June 2018)	Clause 11.03-2L
<i>Victoria Street East Precinct, Richmond Urban Design Framework</i> (MGS Architects & Jones and Whitehead, November 2005)	Clause 11.03-6L
<i>Waste Minimisation and Resource Recovery Strategy 2018-2022</i> (City of Yarra, 2018)	Clause 19.03-5L
<i>Water Sensitive Urban Design Guidelines for City of Yarra Works</i> (City of Yarra, October 2012, revised February 2016)	Clause 19.03-3L

Name of background document	Amendment number Clause reference
<i>WSUD Engineering Procedures: Stormwater</i> (Melbourne Water, June 2005)	Clause 19.03-3L
<i>World Heritage Environs Area Strategy Plan Royal Exhibition Building and Carlton Gardens</i> (Lovell Chen, October 2009)	Clause 15.03-1L
<i>Yarra City Council Gaming Policy Framework</i> (Coomes Consulting Group, November 2008)	Schedule to Clause 52.28
<i>Yarra Environment Strategy 2013-2017</i> (City of Yarra, 2013)	Schedule to Clause 53.01 Clause 19.02-6L
<i>Yarra Housing Strategy</i> (City of Yarra, September 2018)	Clause 16.01-2L Clause 16.01-3L Clause 16.01-4L
<i>Yarra Open Space Strategy</i> (Thompson Berrill Landscape Design, December 2006)	Clause 19.02-6L
<i>Yarra Spatial Economic and Employment Strategy</i> (SGS Economics and Planning, August 2018)	Clause 17.01-1L Clause 17.02-1L Clause 17.03-1L Clause 17.04-1L



## SCHEDULE TO CLAUSE 74.01

### 1.0 Application of zones, overlays and provisions

This planning scheme applies the following zones, overlays and provisions to implement the Municipal Planning Strategy and the objectives and strategies in Clauses 11 to 19:

#### Zones

- *Mixed Use Zone* to areas previously used for a mix of industrial and commercial purposes which provide opportunities for residential and commercial re-development and renewal
- *General Residential Zone* to established residential areas where incremental change is anticipated
- *Neighbourhood Residential Zone* to established residential areas with heritage significance where minimal change is anticipated
- *Industrial 1 Zone* to industrial areas with a mix of manufacturing and commercial uses
- *Industrial 3 Zone* to industrial and mixed use areas as a buffer between Industrial 1 Zone and residential or commercial areas
- *Commercial 1 Zone* to retail and commercial areas where more intensive retail, commercial and residential development is anticipated, including strip shopping centres
- *Commercial 2 Zone* to commercial and mixed use areas where significant employment is anticipated and residential activity is not appropriate
- *Public Use Zone* to specific public land uses and institutions including public schools
- *Public Park and Recreation Zone* to public parkland for a range of passive and active recreational and environmental purposes
- *Public Conservation and Resource Zone* to parkland with high conservation values including land adjoining the Yarra River
- *Road Zone* to selected major roads controlled by the State roads authority VicRoads and Yarra City Council as the local road authority
- *Special Use Zone* to a variety of recreational, private school, cultural, private hospital and arts related institutions
- *Comprehensive Development Zone* to former industrial sites which require an overall development plan to guide redevelopment for specific land uses and building form
- *Urban Floodway Zone* to flood prone land along waterways including the Merri Creek and Darebin Creek
- *Priority Development Zone* to sites in Abbotsford identified by a Priority Development Panel process 2007 to 2008

#### Overlays

- *Environmental Significance Overlay* to the Merri Creek and Darebin Creek corridors
- *Significant Landscape Overlay* to the Yarra River corridor and adjoining landscapes
- *Heritage Overlay* to places and precincts identified in heritage studies
- *Design and Development Overlay* to places, precincts and corridors where building form and design should be controlled including activity centres and the Yarra River
- *Incorporated Plan Overlay* to sites, including former industrial land, where redevelopment and land use should be controlled by an incorporated plan
- *Development Plan Overlay* to sites or precincts, including former industrial areas where redevelopment and land use should be generally in accordance with an approved development plan
- *Land Subject to Inundation Overlay* to flood-prone land along the Yarra River, Merri Creek and Darebin Creek
- *Special Building Overlay* to areas prone to overland flow flooding, including former watercourses in parts of Princes Hill, Carlton North, Fitzroy North, Fitzroy, Collingwood and Richmond
- *Public Acquisition Overlay* to sites, road widening and other locations such as adjoining waterways where an acquiring authority has requested the overlay

- *Environmental Audit Overlay* to sites and areas where potential contamination from former industrial land use or other sources, indicates an environmental audit must be undertaken before any sensitive use (such as housing) commences
- *City Link Project Overlay* to land along the City Link motorway corridor including land above the motorway tunnels