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What aspects, if any, of the Metropolitan Strategy are relevant?

The aspects of the Metropolitan Strategy that are relevant to the amendment are Direction 5 ('a great place to be') and Direction 7 ('a greener city').

How does the Metropolitan Strategy affect the amendment?

The Metropolitan Strategy does not have any direct affects on this amendment.

Is the amendment consistent with any directions and policies in the Metropolitan Strategy?

The amendment is consistent with the following Metropolitan Strategy Direction 5 objectives:

- *"Promote good urban design to make the environment more liveable and attractive;*
- *Recognise and protect cultural identity, neighbourhood character and sense of place;*
- *Improve community safety and encourage neighbourhood design that makes people feel safe."*

The amendment directly implements one of the Direction 5 initiatives which is to "develop and apply performance criteria and standards for safety, surveillance, noise, amenity and privacy for subdivision and new development not covered by ResCode."

The amendment is consistent with the following Metropolitan Strategy Direction 7 objectives:

- *"Ensure that water resources are managed in a sustainable way;*
- *Contribute to national and international efforts to reduce energy usage and greenhouse gas emissions;*
- *Reduce the impact of stormwater on bays and catchments."*

The amendment directly implements one of the Direction 7 initiatives which is to "adopt guidelines to encourage use of alternative water sources such as rainwater tanks, stormwater and recycled water by local government, developers and households."

Does the amendment support, give effect to or assist the implementation of the Metropolitan Strategy or can it be reasonably modified to do so?

The amendment supports the achievement of the objectives and initiatives outlined above.

Will the amendment compromise the implementation of the Metropolitan Strategy?

The amendment will not compromise the implementation of the Metropolitan Strategy.

**Strategic and Policy Justification of the Amendment:**

State Planning Policy Framework (SPPF)

The existing State Planning Policies which were taken into account in formulating the "Design Guidelines for Developments Above Three Storeys" are identified below:

- Heritage (Clause 15.11);
- Energy Efficiency (Clause 15.12);
- Medium Density Housing (Clause 16.02);
- Car Parking and Public Transport Access to Development (Clause 18.02);
- Bicycle Transport (Clause 18.03); and
- Design and Built Form (Clause 19.03).

The Guidelines build on the general principles outlined in the Design and Built Form Clause 19.03 of the SPPF which requires that responsible authorities must have regard to the following matters in relation to development not assessed against ResCode:

- Context;
- The public realm;
- Landmarks, views and vistas;
- Pedestrian spaces;
- Heritage;
- Consolidation of empty sites;
- Light and shade;
- Energy and resource efficiency;
- Architectural quality; and
- Landscape architecture.

Given the diverse conditions of sites and development types that will be covered by the Guidelines, the policy has been designed to emphasise the need for site responsive design that is founded on a thorough assessment and appropriate response to the urban context of the subject site and surrounding land.

This approach is consistent with the requirements of Clause 19.03 which states that:

*“responsible authorities should require that all permit applications for non-residential development and applications for residential development not covered by Clause 54, Clause 55 or Clause 56 include a site analysis and descriptive statement explaining how the proposed development responds to the site and its context.”*

### Local Policies

The development of the “Design Guidelines for Development Above Three Storeys” was informed by existing and draft local planning policies, and by the roadtesting of three recent planning permit applications.

The existing local provisions of the Yarra Planning Scheme that were taken into account in the preparation of the Guidelines include the:

- Municipal Strategic Statement;
- Clause 22.02 local planning policy, “Development Guidelines for Heritage Places”;
- Clause 22.03 local planning policy, “The Yarra River Corridor Urban Design Guidelines”;
- Urban Character Strategy, a referred document in the Planning Scheme; and
- Design and Development Overlay provisions.

The “Design Guidelines for Development Above Three Storeys” seek to implement the vision and goals outlined in the Municipal Strategic Statement (MSS). The most relevant components of the MSS are the Urban Design Framework, Residential Land Use and Development and the Yarra River Corridor Elements. Some of the key objectives from these Elements that the Guidelines will implement are:

- *“A City with a human scale achieved through the careful consideration of built form, design treatments, infrastructure and landscaping;*
- *Streetscapes that maintain a consistent scale and rhythm where site consolidation or redevelopment occurs;*
- *Innovative contemporary architecture that is environmentally responsive, relates to the streetscape and is energy efficient;*
- *Boulevards and entries that enhance the civic and strategic importance of the City;*
- *People spaces and foci that provide a safe, attractive and vibrant public domain and a sense of community;*
- *Manage the level and nature of new residential development in different parts of Yarra, based on the capacity of individual neighbourhoods to accommodate change with regard to infrastructure capacity, heritage and urban character and amenity considerations;*
- *Direct broad scale residential development to Major Redevelopment Sites and Renewal Areas (selected arterial road frontages) to cater for demand in relation to innovative designs and higher densities, without compromising areas of established residential character;*

- *Require infill residential development to reinforce the prevailing built form of the neighbourhood, particularly in relation to development density and height as identified in the Urban Character Strategy (1997); and*
- *New development which maintains and enhances the natural aesthetic and scenic qualities of the River corridor.*

The Guidelines also seek to reinforce the objectives for development situated along the City's main roads as expressed in the Schedules to the Design and Development Overlay Nos. 2 and 3.

Environmentally sustainable development principles are embedded in the "Design Guidelines for Development Above Three Storeys" in the requirements specified at Guideline No. 4 (Environmental Sustainability), and in components of Guideline No. 5 (Landscaping and Fencing) and Guideline No. 8 (Parking, Traffic and Access). These aspects of the policy seek to implement the components of the MSS that encourage sustainable development and also the Council's adopted "Environment Strategy, Our Sustainable Future" that contains a suite of relevant goals in relation to energy management, sustainable transport, enhanced biodiversity and sustainable urban form.

In relation to encouraging sustainable urban form, the Environment Strategy seeks to:

*"promote sustainable building design and urban environments" through encouraging and facilitating "the development of sustainable 'green' buildings in the City in ways that add to the City's urban character."*

The "Design Guidelines for Development Above Three Storeys" also build on the requirements of the "Development Guidelines for Heritage Places" by ensuring that new development located adjacent or near to land covered by the Heritage Overlay does not have a negative impact on buildings/ streetscapes of heritage significance.

#### **Supporting Documentation:**

The following documents were displayed as part of this amendment:

- The officer report to the Planning and Community Development Committee meeting of 24 September 2002;
- The planning report prepared by Hansen Partnership; and
- An indicative plan showing the parts of the municipality covered by the Heritage Overlay (noting that the "Design Guidelines for Development Above Three Storeys" policy will apply to the non-shaded areas).

*Planning and Environment Act 1987*

**YARRA PLANNING SCHEME  
AMENDMENT C50**

**The Planning Authority for this amendment is the Yarra City Council.**

**The Yarra Planning Scheme is amended as follows:**

1. In Table of Contents - Substitute a new Table of Contents in the form of the attached document.
2. In Local Planning Policy Framework – Introduce a new policy “Design Guidelines for Development Above Three Storeys” at Clause 22.09 in the form of the attached document.
3. For the List of Amendments, substitute a new List of Amendments in the form of the attached document.

End of Document