



Agenda

Council Meeting

6.30pm, Tuesday 13 February 2024

Richmond Town Hall
Wurundjeri Country

Council Meetings

Council Meetings are public forums where Councillors come together to meet as a Council and make decisions about important, strategic and other matters. The Mayor presides over all Council Meetings, and they are conducted in accordance with the City of Yarra Governance Rules.

Council meetings are decision-making forums and only Councillors have a formal role. However, Council is committed to transparent governance and to ensuring that any person whose rights will be directly affected by a decision of Council is entitled to communicate their views and have their interests considered before the decision is made.

Question Time

Yarra City Council welcomes questions from members of the community.

Registration

To ask a question, you will need to register and provide your question by 6.30pm on the day before the meeting. Late registrations cannot be accepted, and you will be unable to address the meeting without registration.

Asking your question

During Question Time, the Mayor will invite everyone who has registered to ask their question. When your turn comes, come forward to the microphone and:

- state your name;
- direct your question to the Mayor;
- don't raise operational matters that have not been previously raised with the organisation;
- don't ask questions about matter listed on tonight's agenda
- don't engage in debate;
- if speaking on behalf of a group, explain the nature of the group and how you are able to speak on their behalf.

You will be provided a maximum of three minutes to ask your question, but do not need to use all of this time.

Comments not allowed

When you are addressing the meeting, don't ask a question or make comments which:

- relate to a matter that is being considered by Council at this meeting;
- relate to something outside the powers of the Council;
- are defamatory, indecent, abusive, offensive, irrelevant, trivial or objectionable;
- deal with a subject matter already answered;
- are aimed at embarrassing a Councillor or a member of Council staff;
- include or relate to confidential information; or
- relate to something that is subject to legal proceedings.

Addressing the Council

An opportunity exists to make your views known about a matter that is listed on the agenda for this meeting by addressing the Council directly before a decision is made.

Registration

To ask address Council, you will need to register by 6.30pm on the day before the meeting. Late registrations cannot be accepted, and you will be unable to address the meeting without registration.

Addressing the Council

Before each item is considered by the Council, the Mayor will invite everyone who has registered in relation to that item to address the Council. When your turn comes, come forward to the microphone and:

- state your name;
- direct your statement to the Mayor;
- confine your submission to the subject being considered;
- avoid repeating previous submitters;
- don't ask questions or seek comments from Councillors or others; and
- if speaking on behalf of a group, explain the nature of the group and how you are able to speak on their behalf.

You will be provided a maximum of three minutes to speak, but do not need to use all of this time.

Comments not allowed

When you are addressing the meeting, don't make any comments which:

- relate to something other than the matter being considered by the Council;
- are defamatory, indecent, abusive, offensive, irrelevant, trivial or objectionable;
- are aimed at embarrassing a Councillor or a member of Council staff;
- include or relate to confidential information; or
- relate to something that is subject to legal proceedings.

Arrangements to ensure our meetings are accessible to the public

Council meetings are held on the first floor at Richmond Town Hall. Access to the building is available either by the stairs, or via a ramp and lift. Seating is provided to watch the meeting, and the room is wheelchair accessible. Accessible toilet facilities are available. Speakers at the meeting are invited to stand at a lectern to address the Council, and all participants are amplified via an audio system. Meetings are conducted in English.

If you are unable to participate in this environment, we can make arrangements to accommodate you if sufficient notice is given. Some examples of adjustments are:

- a translator in your language
- the presence of an Auslan interpreter
- loan of a portable hearing loop
- reconfiguring the room to facilitate access
- modification of meeting rules to allow you to participate more easily

Recording and Publication of Meetings

A recording is made of all public Council Meetings and then published on Council's website. By participating in proceedings (including during Question Time or in making a submission regarding an item before Council), you agree to this publication. You should be aware that any private information volunteered by you during your participation in a meeting is subject to recording and publication

Order of business

1. **Acknowledgement of Country**
2. **Attendance, apologies and requests for leave of absence**
3. **Announcements**
4. **Declarations of conflict of interest**
5. **Confirmation of minutes**
6. **Question time**
7. **Council business reports**
8. **Notices of motion**
9. **Petitions and joint letters**
10. **Questions without notice**
11. **Delegates' reports**
12. **General business**
13. **Urgent business**
14. **Confidential business reports**

1. Acknowledgment of Country

“Yarra City Council acknowledges the Wurundjeri Woi Wurrung people as the Traditional Owners and true sovereigns of the land now known as Yarra.

We acknowledge their creator spirit Bunjil, their ancestors and their Elders.

We acknowledge the strength and resilience of the Wurundjeri Woi Wurrung, who have never ceded sovereignty and retain their strong connections to family, clan and country despite the impacts of European invasion.

We also acknowledge the significant contributions made by other Aboriginal and Torres Strait Islander people to life in Yarra.

We pay our respects to Elders from all nations here today—and to their Elders past, present and future.”

2. Attendance, apologies and requests for leave of absence

Attendance

Councillors

- Cr Edward Crossland Mayor
- Cr Anab Mohamud Deputy Mayor
- Cr Michael Glynatsis Councillor
- Cr Stephen Jolly Councillor
- Cr Herschel Landes Councillor
- Cr Claudia Nguyen Councillor
- Cr Bridgid O’Brien Councillor
- Cr Amanda Stone Councillor
- Cr Sophie Wade Councillor

Council staff

Chief Executive Officer

- Sue Wilkinson Chief Executive Officer

General Managers

- Brooke Colbert Governance, Communications and Customer Experience
- Sam Hewett Infrastructure and Environment
- Kerry McGrath Community Strengthening
- Mary Osman City Sustainability and Strategy
- Jenny Scicluna Corporate Services and Transformation

Governance

- Phil De Losa Manager Governance and Integrity
- Rhys Thomas Senior Governance Advisor
- Mel Nikou Governance Officer

3. Announcements

An opportunity is provided for the Mayor to make any necessary announcements.

4. Declarations of conflict of interest

Any Councillor who has a conflict of interest in a matter being considered at this meeting is required to disclose that interest either by explaining the nature of the conflict of interest to those present or advising that they have disclosed the nature of the interest in writing to the Chief Executive Officer before the meeting commenced.

5. Confirmation of minutes

RECOMMENDATION

That the minutes of the Council Meeting held on Tuesday 12 December 2023 be confirmed.

6. Question time

An opportunity is provided for questions from members of the public.

7. Council business reports

Item		Page	Rec. Page	Report Presenter
7.1	Cambridge Street Reserve - Consideration of additional play equipment	9	19	Kate Yuncken - Manager City Strategy
7.2	Former Richmond Power Station - 300/658 Church Street Cremorne	41	102	Kathryn Pound – Manager Statutory Planning
7.3	Quarterly Community Report - December 2023/2024	235	241	Wei Chen – Chief Financial Officer
7.4	Governance Report - February 2024	244	250	Rhys Thomas – Senior Governance Advisor

8. Notices of motion

Item		Page	Rec. Page	Report Presenter
8.1	Notice of Motion No. 1 of 2024 - Live Music Venues	266	266	Stephen Jolly - Councillor
8.2	Notice of Motion No. 2 of 2024 - Greening Melbourne General Cemetery	267	268	Sophie Wade - Councillor
8.3	Notice of Motion No. 3 of 2024 - Waste Collection at Public Housing Sites	269	270	Amanda Stone - Councillor

9. Petitions and joint letters

An opportunity exists for any Councillor to table a petition or joint letter for Council's consideration.

10. Questions without notice

An opportunity is provided for Councillors to ask questions of the Mayor or Chief Executive Officer.

11. Delegate's reports

An opportunity is provided for Councillors to table or present a Delegate's Report.

12. General business

An opportunity is provided for Councillors to raise items of General Business for Council's consideration.

13. Urgent business

An opportunity is provided for the Chief Executive Officer to introduce items of Urgent Business.

14. Confidential business reports

The following items were deemed by the Chief Executive Officer to be suitable for consideration in closed session in accordance with section 66(2)(a) of the Local Government Act 2020. In accordance with that Act, Council may resolve to consider these issues in open or closed session.

RECOMMENDATION

1. That the meeting be closed to members of the public, in accordance with section 66(2)(a) of the Local Government Act 2020, to allow consideration of confidential information:
 - (a) legal privileged information, being information to which legal professional privilege or client legal privilege applies.

Item

14.1 **Enterprise Resources Planning (ERP) Procurement Report**

This item is to be considered in closed session to allow consideration of legal privileged information, being information to which legal professional privilege or client privilege applies; and private commercial information, being information provided by a business, commercial or financial undertaking that relates to trade secrets or if released, would unreasonably expose the business commercial or financial undertaking to disadvantage.

These grounds are applicable because the report contains legal advice provided by Council's solicitors and information regarding the commercial terms of a contract between Council and a supplier.

7.1 Cambridge Street Reserve - Consideration of additional play equipment

Reference	D24/3306
Author	Kevin Ayrey - Landscape Architect
Authoriser	General Manager City Sustainability and Strategy
Disclosure	The authoriser, having made enquiries with members of staff involved in the preparation of this report, asserts that they are not aware of any general or material conflicts of interest in relation to the matters presented.

Purpose

1. The purpose of this report is to respond to Part 1(b) of the Council's the Notice of Motion 12 December 2023:
 1. *That individual reports be presented to the February 2024 Council meeting:*
 - (b) *outline options for the installation of the children's playground equipment at the newly expanded park in Cambridge Street, Collingwood.*

Critical analysis

History and background

2. The Yarra Open Space Strategy 2020 (YOSS 2020) identified the lack of open space in Collingwood and recommended investigating the opportunity to increase the size of Cambridge Street Reserve to meet the needs of the increasing population.

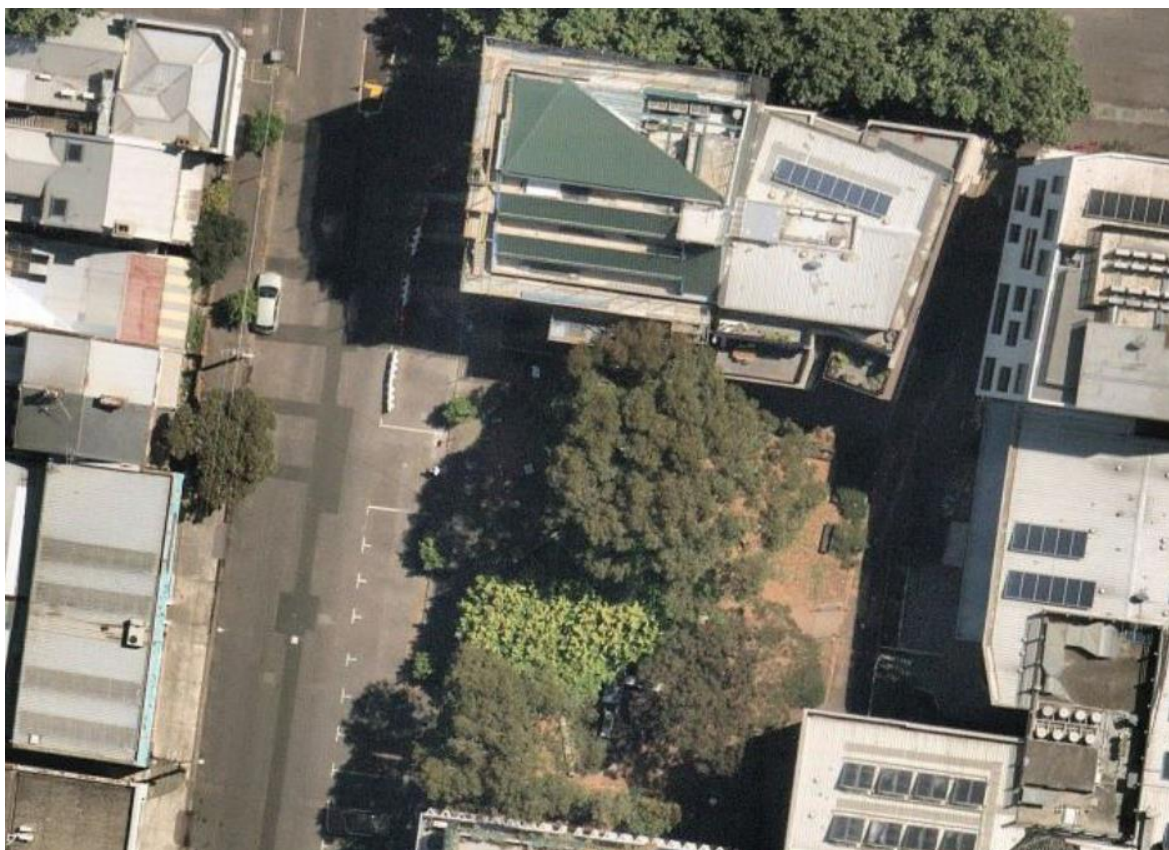


Image 1: Photo aerial of the Original Cambridge reserve

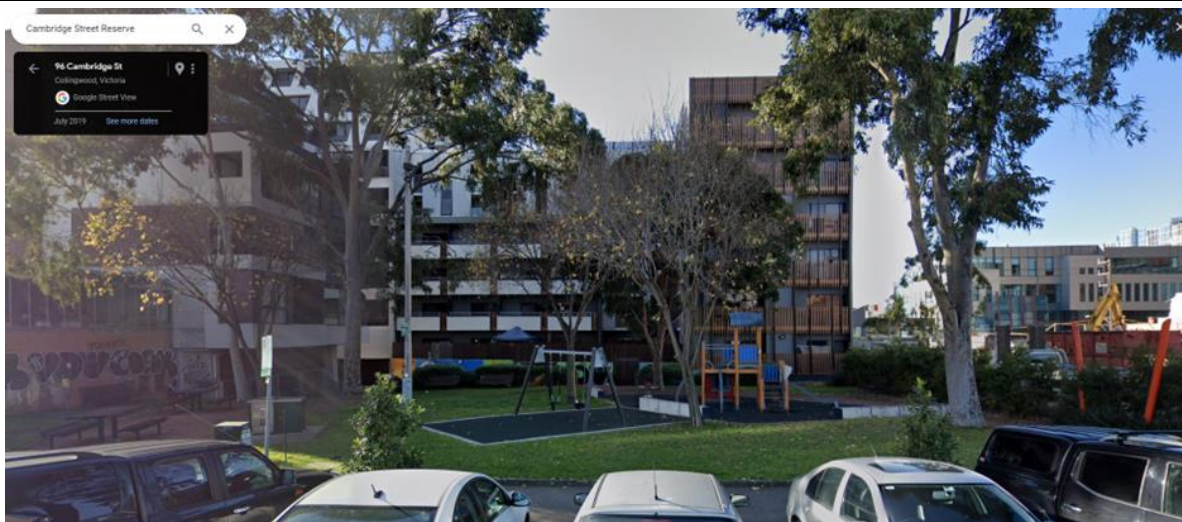


Image 2: Photo of Original Cambridge Reserve in 2019 (facing east).

3. Prior to being expanded, Council received a number of complaints from the community about antisocial behaviour due to the number of hiding places available within the playground equipment as well as dense plantings. In addition to this, the Reserve did not receive adequate sunlight and grass was difficult to establish and grow. The play equipment within the park only catered for very young children.
4. In early 2020, Council was awarded a grant of \$1.3M from the Department of Land, Water and Planning (DELWP now DEECA) to upgrade and expand Cambridge Street Reserve.
5. Council consulted with the community on a number of occasions and at various stages of the Cambridge Street Reserve Expansion Project. Consultation occurred from May 2020 until December 2022:
 - (a) May 2020 - Initial community consultation regarding a proposed road closure and the impact this would have on locals;
 - (b) August 2020 – Community consultation inviting ideas to develop a concept design for the park expansion. Approximately 2,000 people were informed about the consultation, and 65 people completed the online survey. The feedback received showed that the priorities for the community were:
 - (i) A park with a ‘natural feel’;
 - (ii) The provision of green space with trees and a grassed surface;
 - (iii) Improved solar access into the park;
 - (iv) Expansion of the park into Cambridge Street and the closure of the road; and
 - (v) Provision of a space for a variety of uses including dog exercise, exercise equipment and nature play,

This feedback informed the Draft Concept design (*Attachment 1 – Draft Concept*).

- (c) May/June 2021 – Community consultation to seek feedback on the *Draft Concept* for the park expansion. In terms of play, the *Draft Concept* design contained a sculptural element that offered opportunities for non-prescribed play, as well as the multi-use lawn area.

Council received 171 responses to the *Draft Concept* design with 5 of these requesting the inclusion of ‘traditional play equipment’ (*Attachment 2 – Consultation Summary*);

- (d) Community feedback on the draft design told us that:
 - (i) 94% of respondents ‘liked’ (22%) or ‘really liked’ (72%) the lawn area; and
 - (ii) 94% of respondents ‘liked’ (21%) or ‘really liked’ (73%) the planting and trees;

- (e) November 2021 – The *Final Concept* design was developed in response to feedback on the *Draft Concept* design and the plan was posted online.

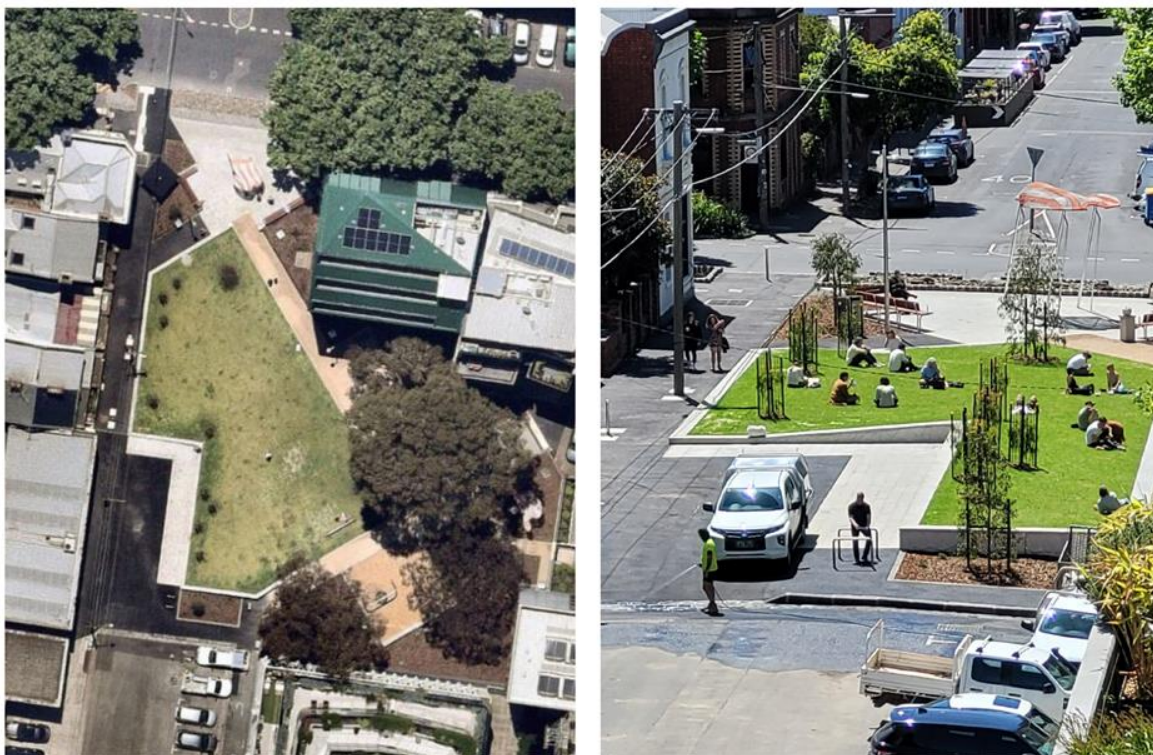
In terms of play options, the sculptural play element was replaced with a basket swing, turnover / pull up bars and a balance beam. These were described as 'traditional play items' relative to the previously proposed sculptural element. The BBQ was also removed from the design in response to community feedback (*Attachment 3 – Final Concept*); and

- (f) October – December 2022 – The process for a Road Discontinuance on Cambridge Street to allow for the park expansion was undertaken.

This provided the community with the opportunity to comment on this aspect of the project. At the Council meeting on 6 December 2022 Council resolved to discontinue the required section of Cambridge Street to allow for the park expansion.

6. Construction of the Cambridge Street Reserve expansion took place from 27 February to 17 October 2023 and the expanded Reserve is now open and is being used by the community. See Images below.





Images 3,4 and 5: Photos of the Expanded Cambridge Reserve December 2023

Discussion

7. Following the completion of the Cambridge Street Reserve expansion, feedback has been received from some members of the community who would like additional/more traditional play opportunities for young children introduced back into the park, in particular comparing the new play equipment to the previous play items that were originally at Cambridge Street Reserve.
8. The current design of the Cambridge Street Reserve evolved from the community consultation that took place between May 2020 and November 2021. Any modifications to the current design that requires the removal/reduction of the lawn area, garden beds or trees will not align with the feedback Council received from the community.
9. The demographics provided in the table below and 'Community and social implications' section of this report, provides details of the local residential population within an approximate radius of 200 metres from the park which is generally identified as the catchment area for a park of this scale. In summary, people aged 0-11 years old account for 3.35% of the population, one or two parent families with child under 15 year of age account for 4.4% of the population and 77.7% of households are lone person or couples without children.

Cambridge Street Reserve – Resident Demographic data (ABS 2021 Census)				
		200m zone	Collingwood	Yarra
Age groups	0-4yrs	2.35% (25)	4.1%	4%
	5-11yrs	1% (11)	4.2%	4.7%
	12-17yrs	0.85% (9)	2.7%	3.5%
	Over 17yrs	95.8% (1,021)	89%	87.8%
	Total Population	1,066	9,179	90,114
Households	One or Two Parent with children under 15	4.4% (26)	8.9%	11.6%

	Lone, couples, groups without children	87.4% (463)	77.7%	73%
	Other	8.2% (105)	13.4%	15.4%
	Total Households	594	4,787	50,057

Table 1: Demographics of immediate population, suburb and Yarra City Council

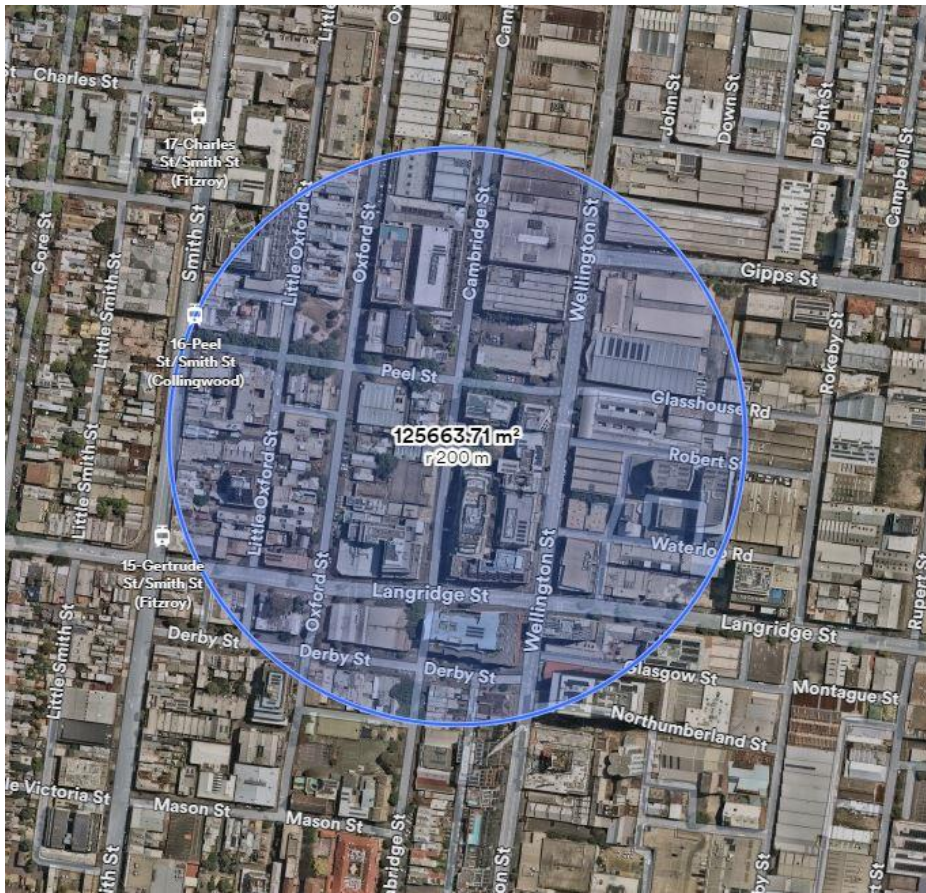


Image 6: 200 metre radius from Cambridge St Reserve

10. The current play opportunities in the Reserve include:
 - (a) A basket swing which was selected due to its suitability for people of all ages, including adults. The swing can accommodate groups of children or carers and their children together. It encourages social interaction and sharing;
 - (b) A balance beam that allows all ages opportunity to develop balance, spatial awareness, and strength whilst also providing a support handrail for infants learning to walk;
 - (c) A turnover / pull up bar providing opportunities for most ages including activities such as climbing, sliding down a pole, hanging upside down and exercise; and
 - (d) Varying surfaces and level changes for walking, running, cycling, balance, play and interaction. The grassed surface (almost 600m²) with a mound provides a flexible space for informal recreation.
11. It is important to note that any opportunities to incorporate additional play elements (extent and location) are significantly constrained by significant tree root zones, drainage and overland flow, underground services, site lines and safety considerations.
12. It is also noted that any modifications to the existing park would require areas of the park to be fenced and closed during works. This would limit public access to the park and impact on the amenity of the space during the works period. Depending on the scale of the changes the duration for works on site would be expected to be between 2-4 weeks.

13. Following the Council resolution on 12 December 2023, Officers arranged the preparation of a draft preliminary concept design to increase the play items in the Reserve. This was prepared by the consultants that designed the park expansion in consultation with Officers. (*Attachment 4 – Additional Play Concept*).
14. While introducing additional play opportunities, the concept design would reduce the lawn area by approximately 75m² (13% reduction).
15. The *Additional Play Concept* (identified as Option 2 below) includes the following new elements:
 - (a) Natural play elements (logs and timber steppers) within the garden bed close to the existing play equipment providing opportunity for engagement with natural materials and sensory play for especially for children aged 2 to 10;
 - (b) Four square/ handball surface providing the opportunity for structured games for primary school age children to adults;
 - (c) Surface treatments providing opportunities for interactive games and imaginative play developed by users of all ages; and
 - (d) New play items of 1 x mini in-ground trampoline, 2 x rockers and a climbing net with a slide and ladder providing opportunity for more structured play for children aged from 2-15.

This space is located in what is currently lawn area.

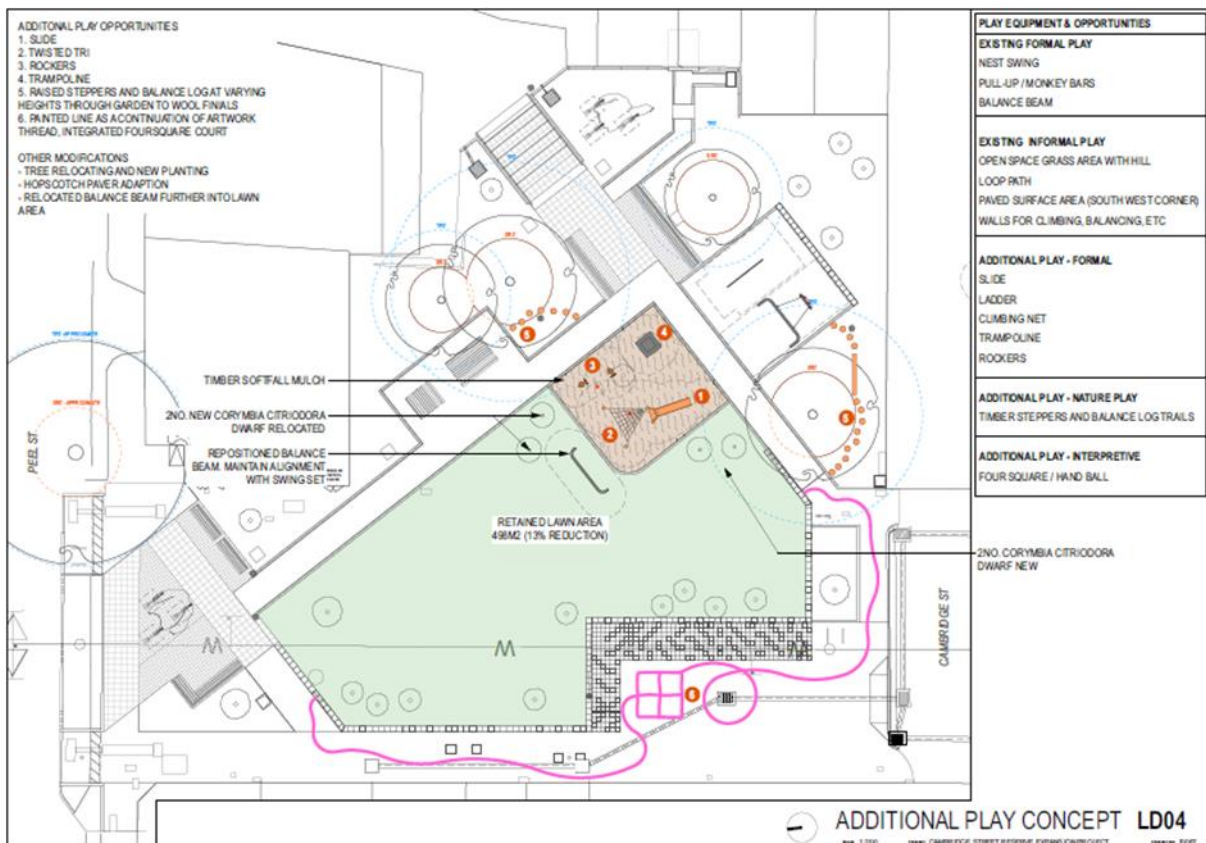


Figure 1: Additional Play Concept

16. All of the play equipment in this concept would be sourced from 'off the shelf' playground equipment suppliers, as is standard practice for the vast majority of playground upgrades in Yarra. Any new works would require a lead time for play equipment supply and installation which can vary from 3-6 months, noting this also does not take into account the time required for further community consultation and Council decisions as to the way forward.

Options

There are multiple options available including;

Option 1 - No Change

Recommended

17. The planned expansion of Cambridge Street Reserve was developed in consultation with the local community. The design of the park reflects the feedback received during consultation and caters to the needs of the majority of the residential and worker population.
18. The redeveloped space provides for a wide range of uses and users without excluding any particular community group. Whilst the opportunities for play in the expanded Reserve are different to the playground that previously existed, the Reserve now provides for more flexible use over a greater age range.
19. A key objective in planning the open space network is to provide open space within easy walking distance for the majority of the community. At approximately 1,038sqm (0.1ha) in size, the Reserve is categorised in the Open Space Strategy as Small Local Open Space (150m walking catchment).
20. Despite this, a 200m walking catchment has been used because of the high demand for open space in this area.
21. The characteristics of the population living within 200 metres of Cambridge Street Reserve according to the Australian Bureau of Statistics (2021 Census) are the following –
 - (a) People aged 0-11 years old are 3.4% of the population (2.4% aged 0-4 years old and 1% aged 5-11 years old);
 - (b) One or two parent families with children under 15 years old are 4.7% of the population; and
 - (c) 77% of households are lone person or couples without children.

Option 2: Consult with the community on the *Additional Play Concept*

22. The Additional Play Concept would deliver an expansion to the current playground space (estimated cost \$132K).
23. Existing equipment would be retained but the lawn area would be reduced by approximately 75m² (13% reduction) and there would be a minor reduction in the native gardens beds to accommodate the proposed nature play elements.
24. If Council supported this option in principle, Officers recommend the plan first be the subject of community engagement.
25. Following this consultation and analysis of the feedback, a decision will need to be determined by Councillors as to the way forward.

Option 3: Consult with the community on an amended (reduced) *Additional Play Concept: Nature Play*

26. This option is similar to Option 2 but would only seek to incorporate the nature play elements proposed in the *Additional Play Concept* and painted line marking (approx. \$15k);
 - (a) retaining the existing play equipment in situ;
 - (b) retaining the proposed natural play elements, meandering linear detail and four square play; and
 - (c) deleting the proposed expanded playground (in the concept plan) in the existing grassed area.
27. This would result in the Reserve having natural play elements (logs and timber steppers) within the garden bed close to the existing play equipment and meandering linear detail and four square play while not impacting on the grassed area which features as a key elements of the existing Reserve.

28. As with Option 2, if Council supported this option in principle, Officers recommend the plan first be the subject of community engagement.
29. Following this consultation and analysis of the feedback, a decision will need to be determined by Councillors as to the way forward.

Option 4: Consult with the community on an amended *Additional Play Concept: Nature Play and replaced play equipment*

30. This option (approx. \$74K) is a further variation on Option 2 but amended by:
 - (a) removing the existing play equipment and installing new play equipment where the existing play equipment is located. The new play equipment would be similar to that in the Additional Play Concept (i.e. rockers and/or a slide or similar) with the selected play equipment items to be determined by the safety zones required and modified to fit the existing play area, and
 - (b) retaining the proposed natural play elements, meandering linear detail and four square play.
31. As with Option 3, this change will result in the Reserve having natural play elements (logs and timber steppers) within the garden bed close to the existing play equipment and meandering linear detail and four square play while not impacting the grassed area which is a key feature of the existing Reserve, with the exception of the removal of the swing.
32. As with Option 2, if Council supported this option in principle, Officers recommend the plan first be the subject of community engagement.

Option 5: Consult with the community on an amended *Additional Play Concept: Nature Play and replaced play equipment (V2)*

33. This option (approx. \$50K) is similar to Option 4 but would include:
 - (a) removing the existing pull up / turnover bars and installing new play items in this space beside the existing swing. The new play equipment would be selected determined by the safety zones required and modified to fit the existing play area; and
 - (b) retaining the proposed natural play elements, meandering linear detail and four square play.
34. As with Option 3, this change will result in the Reserve having natural play elements (logs and timber steppers) within the garden bed close to the replaced/existing play equipment and meandering linear detail and four square play while not impacting the grassed area which is a key feature of the existing Reserve.
35. As with other Options, if Council supported this option in principle, Officers recommend the plan first be the subject of community engagement.

Option 6: Consult with the community on the plan submitted by the community referred to as the 'Residents' Concept Design'.

36. At the Council meeting on the 12 December 2023, residents submitted a new play equipment concept design for Council's consideration to fund and construct. The cost estimate provided in the submission for this concept was \$218K.

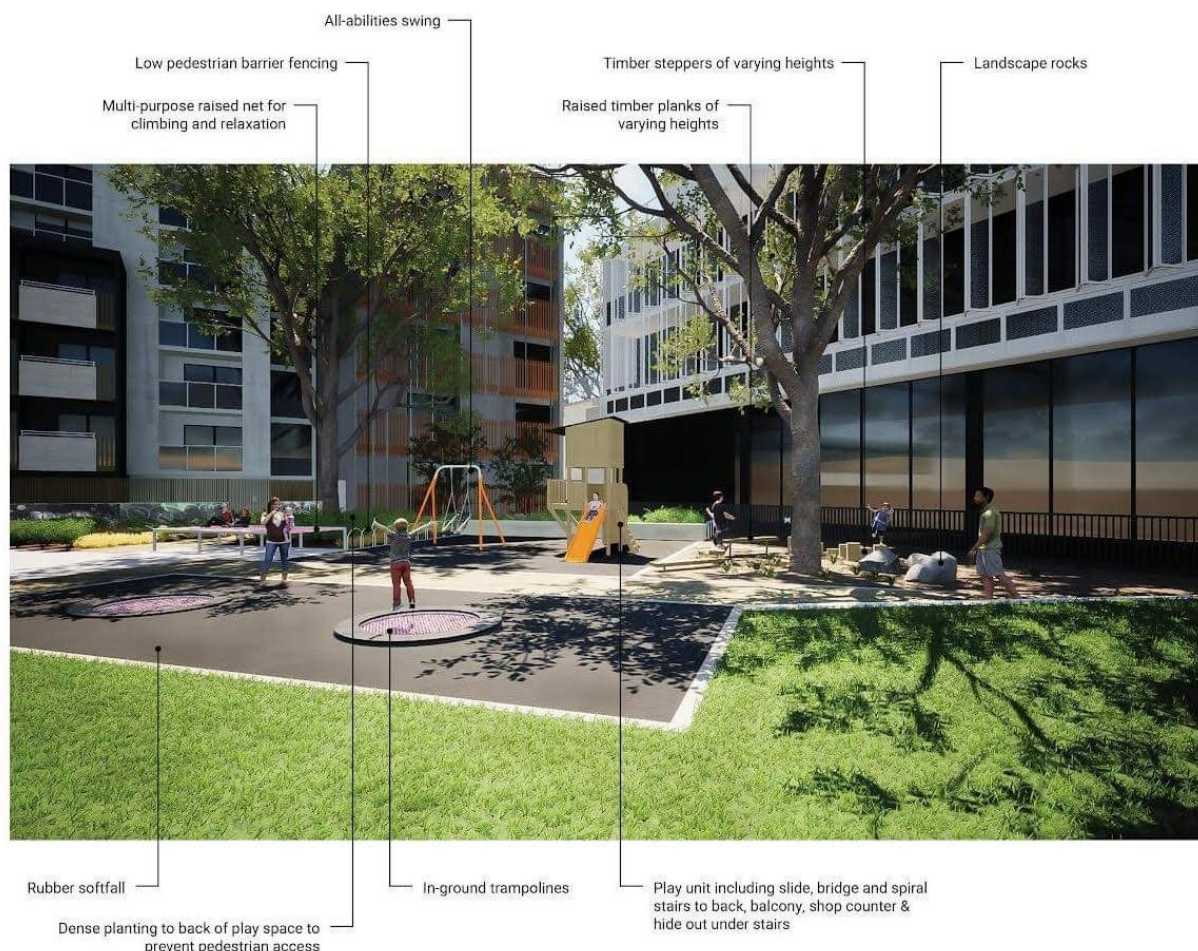


Image 7: Residents' Concept Design - December 2023

37. Despite the best of intentions, designing open space in Yarra can be very complex. Across the City open space is challenged by competing demands and constraints such as underground servicing and contaminated soil.
38. A high level review of this concept has been undertaken and Officers are not recommending pursuing this option for the following reasons:
 - (a) The design has not considered the Reserve's constraints such as underground services, drainage, overland flow and tree root zones and is unbuildable;
 - (b) The proposed play equipment is not suitable for children of a broad range of age groups; and
 - (c) The significant cost estimate associated with the concept which would likely increase at detailed design stage, has not been verified and which does not include contingencies.
39. Council officers have spoken to the resident who submitted the plan and advised that the design had not taken into consideration the Reserve's constraints and that some of the play equipment is not suitable. The resident acknowledged that they were not aware of these matters.

Community and stakeholder engagement

40. The current park design reflects the feedback received during the extensive community consultation from May 2020 to November 2021.
41. Officers recommend that any proposed modifications to Cambridge Street Reserve that would result in a loss of park features should be the subject of further community consultation.

42. As noted previously, following consultation and analysis of the feedback, Councillors would be asked to determine a way forward informed by the engagement outcomes.

Policy analysis

Alignment to Community Vision and Council Plan

43. The Council Plan 2021-2025 Strategic Objective 4: Place and Nature contains the following Strategy and Initiatives relevant to the Cambridge Street Reserve expansion project.
- (a) To create safe, accessible active spaces that provide diverse physical activity opportunities for the whole community;
 - (b) To protect and enhance the biodiversity values of Yarra's natural environment;
 - (c) To plan, design, deliver and maintain high quality open spaces, parks and reserves including the creation of seven new or expanded parks;
 - (d) To support and facilitate active recreation that is safe, inclusive and accessible for all genders; and
 - (e) To reduce the urban heat island effect through the planting of trees and vegetation and an increase in green open space.
44. This precinct in Collingwood is currently underserved for open space and efforts to identify opportunities to increase open space is ongoing. This includes exploring the potential for Joint Use Agreements with private and public land owners and schools.

Climate emergency and sustainability implications

45. There are 4 significant mature native trees (*Corymbia maculata*) within the Reserve. These provide shade in the hot weather and habitat for birds and insects. Protection of these trees and the associated 'Tree Protection Zones' (areas of feeder roots of the trees) is important for the ongoing health of the trees and amenity of the park and benefits to fauna.
46. The large garden bed to the southeast corner provides an overland flow path for stormwater in heavy rainfall events. Given the change in weather patterns which is seeing an increase in storm events this design feature is important to manage flooding into the future.

Community and social implications

47. A key objective in planning the open space network is to provide open space within easy walking distance for the majority of the community. At approximately 1,038sqm (0.1ha) in size, the Reserve is categorised in the Open Space Strategy as Small Local Open Space (150m walking catchment).
48. Despite this, a 200m walking catchment has been used because of the high demand for open space in this area.
49. Demographic information has been provided earlier in the report.
50. Modifications to the existing park would require areas of the park to be fenced and closed during works. This would limit public access to the park and impact on the amenity of the space during the works period. Depending on the scale of the changes the duration for works on site would be expected to be between 2-4 weeks.

Economic development implications

51. This area of Collingwood is expected to see an increase in the worker population of just over 2,400 people by 2031. Flexible spaces with solar access such as Cambridge Street Reserve provide a lunchtime refuge for workers, as well as flexible work opportunities for outdoor meetings.

Human rights and gender equality implications

52. The current park design caters to a broad range of members of the community without excluding any particular group or individuals. The flexibility of the grassed area, seating and play items recognises and supports the socially diverse community in Collingwood.

Operational analysis

Financial and resource impacts

53. As previously noted, should Council determine to support one of the options outlined which proposes a change to the Reserve, Officers recommend the plan first be the subject of community engagement.
54. The engagement could occur this financial year.
55. Council would need to allocate funds as part of the upcoming budget for construction works to occur in 2024/25. A combination of funds from the Open Space Reserve and Council's Capital Works budget would be appropriate.

Legal Implications

56. Changes to the Reserve are within the existing boundaries and will not impact the road discontinuance status.

Conclusion

57. The current design of Cambridge Street Reserve was developed in consultation with the local community.
58. The space provides for a wide range of uses and users without excluding any particular community group. The opportunities for play in the expanded Reserve are different to the playground that existed in the old park. The Reserve now provides for more flexible use over a greater age range and Council Officers consider that no further works are required in the reserve.
59. As highlighted in the Council's Open Space Strategy, there is a general scarcity of open space in Collingwood. Council will continue to proactively investigate new opportunities to increase open space offerings in this area. In addition to this the Play Space Strategy, which is currently under development will guide the provision of play within Yarra into the future.

RECOMMENDATION

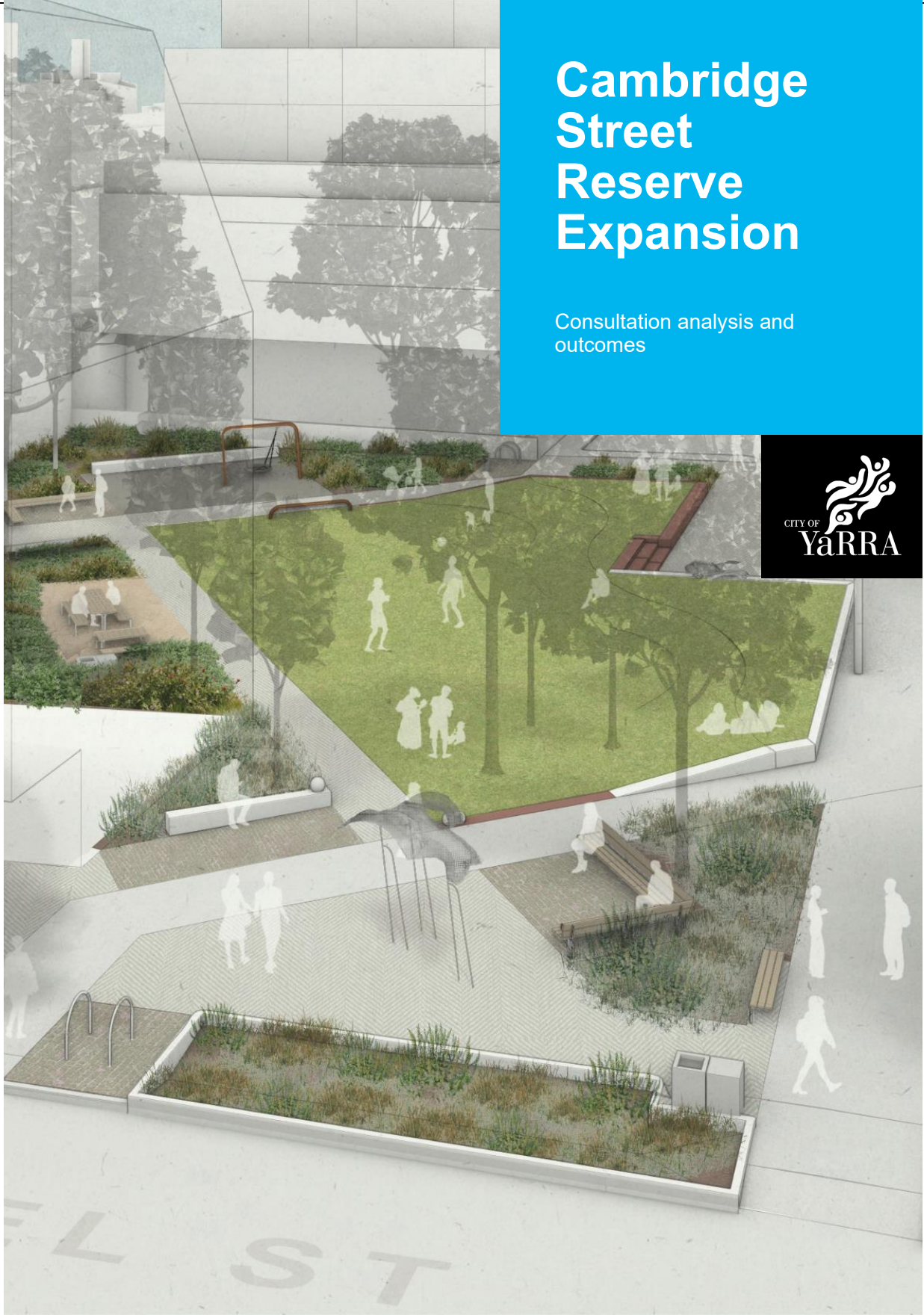
1. That Council:
 - (a) Continues to proactively investigate new opportunities to increase open space offerings in Collingwood;
 - (b) Notes the options outlined in this report for the installation of additional children's play equipment for the Reserve;
 - (c) Notes that the expansion of Cambridge Street Reserve was developed in consultation with the local community;
 - (d) Notes that the Cambridge Street Reserve provides for a wide range of uses including opportunities for play over a wide age range; and
 - (e) Resolves to support Option One - No Change.

Attachments

- 1 [↓](#) Attachment 1 - Consultation Summary November 2021 Cambridge Street Reserve
- 2 [↓](#) Attachment 2 - Final Concept Cambridge Street Reserve
- 3 [↓](#) Attachment 3 - Draft Concept Cambridge Street Reserve
- 4 [↓](#) Attachment 4 - Additional Play Concept Cambridge Street Reserve

Cambridge Street Reserve Expansion

Consultation analysis and outcomes



Yarra City Council acknowledges the Wurundjeri Woi Wurrung people as the Traditional Owners and true sovereigns of the land now known as Yarra. We also acknowledge the significant contributions made by other Aboriginal and Torres Strait Islander people to life in Yarra. We pay our respects to Elders from all nations and to their Elders past, present and future.

Introduction

Stage 3 Consultation

Following the announcement to develop two new pocket parks in Collingwood through the Victorian Government Local Parks Program, concept plans for both parks were developed based on community feedback and presented to the broader community for review. An overview of the consultation results and how they have informed the final design is detailed below.

Community engagement overview

In August 2020, we invited the community to share their ideas and shape the development of a proposed park expansion at Cambridge Street Reserve.

A Concept Plan was developed from the August 2020 community feedback and presented to the community in May 2021 for comment.

Consultation on the Concept Plan ran from 10 May to 18 June 2021 through Your Say Yarra. An on-site meeting was cancelled due to COVID-19 restrictions, but the consultation period was extended for two weeks and the community were invited to contact the project manager directly to share their feedback.

The objectives for consulting on the Concept Plan were as follows:

- To understand the level of community support for an expansion of the reserve including a full road closure to the intersection of Peel Street with the associated parking loss.
- Identify any issues/concerns in the design proposal that needed to be reviewed.
- Test if we captured the community feedback appropriately and that the design reflects their values and priorities.

Approximately 2,000 residents and stakeholders were informed about the online consultation through a delivered flyer which outlined ways to obtain more information and provide feedback. Signs were placed on-site informing park users and pedestrians about the project and how to get involved. Key stakeholders who opted to keep up to date about the project were contacted directly and made aware of the community engagement activities.

The online survey asked participants to respond to four main questions about the Concept Plan for Cambridge Street Reserve Expansion Project, dated 13 April 2021. The four key questions posed to participants were as follows:

Q1. What they thought about the following parts of the concept plan:

- **Lawn area** – a space for relaxing as well as a flexible space for games and active play
- **BBQ area** – a picnic space under the shade of gum trees from the original park and with tables, chairs and BBQ.
- **Sculptures** – non-traditional play equipment through the park.
- **Plaza** – paved entry space with informal seating and sculpture, near Peel Street side of park.
- **Laneway access** – safe entry from the lane off Peel Street and adjacent apartments, with accessible footpath and welcoming sculpture.
- **Plants and trees** – combination of tall and upright eucalyptus, existing gums and garden beds.
- **Shady and open areas** – combination of areas for warmer days and to maximise sunlight on cooler days.

Answers to the above areas were structured, requiring participants to select from of the following answers:

Really don't like / Don't like / Not sure/neutral / Like / Really like

Q2. Whether there was anything missing from the design or something we didn't consider?

Q3. Whether they had any concerns about the changes to the space?

Q4. Whether they had any other comments or additional feedback about the design?

Council received **171** individual responses to the survey, with individuals choosing to answer some questions and leaving others blank.

Engagement findings

Overall feedback

The feedback received was overwhelmingly supportive of the design proposal. Many respondents welcomed the change from asphalt to grass. The feedback indicated an understanding of the broader benefits in expanding the park, such as environmental improvements and social connection. Many respondents were also able to see past their own needs and inconvenience to support a design proposal that would provide long term benefits to the area. The feedback received inspired us to change the design theme to 'Close Knit', as the Collingwood community clearly care about each other and the place they live in.

Responses to Q1 What do you think of the draft design?

The following graphs depict the responses to parts of the design participants were asked to respond to.

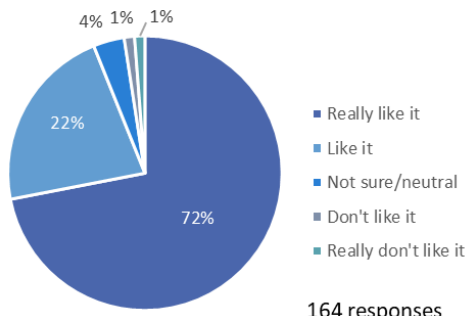


Figure 1 Lawn area

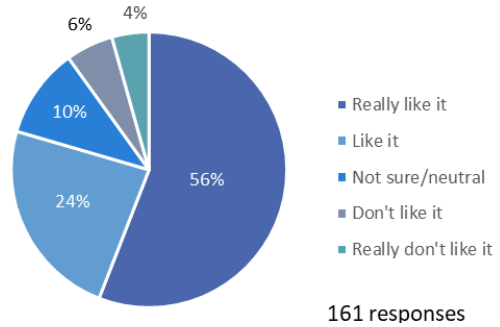


Figure 2 BBQ area

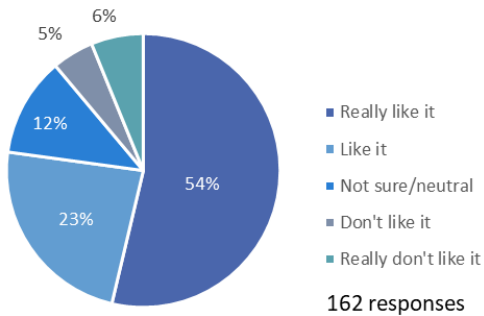


Figure 3 Sculpture / artwork

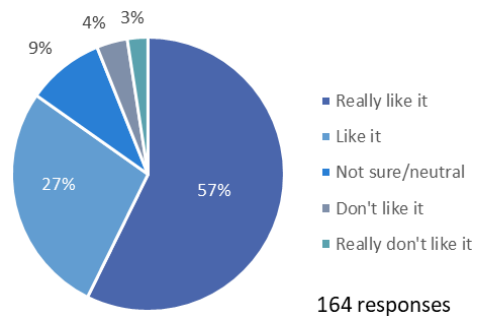


Figure 4 Plaza space on Peel St boundary

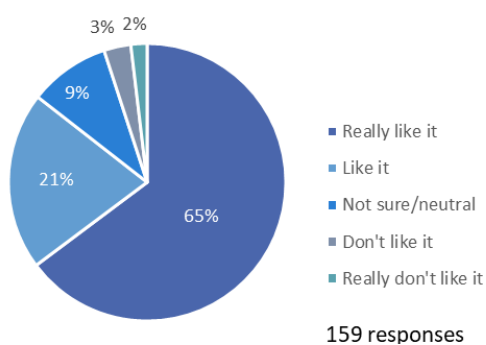


Figure 5 Laneway access with artwork

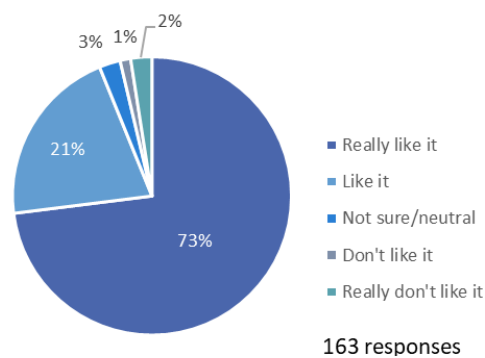


Figure 6 Planting & trees

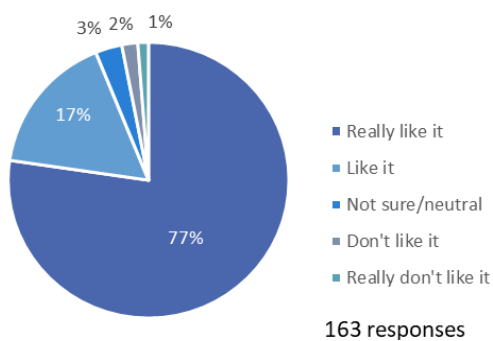


Figure 7 Shady & sunny areas

Responses to Q2 – Is there anything missing from the design or something we didn't consider?

There were **82 individual responses** to this question, with some providing multiple comments or requests within the available text field. For clarity and evaluation, the responses were grouped as follows:

Group	Description
A	Amenity concerns around overshadowing from adjacent built form or trees, people/dog conflict, skateboarders, BBQ impact on adjacent residences
B	Pedestrian/vehicle conflict concerns
C	Requests for specific infrastructure or soft landscaping detail that we hadn't included or was included and maybe harder to interpret in the design
D	Safety issues such as inadequate lighting, visibility through the park, antisocial behaviour
E	Comments outside the scope of the project or question rather than answer/response

Group	Description
F	Place making & positive artwork comments including a request for consideration of indigenous connection to place.
G	No support for parts of the design such as no support for road closure or sculpture art play
H	General positive comment
I	General negative comment
J	Request for bins, concern over rubbish or dog excrement

A total of **100 comments** were extracted **from the 82 responses**, with Group C comprising the highest amount of comments.

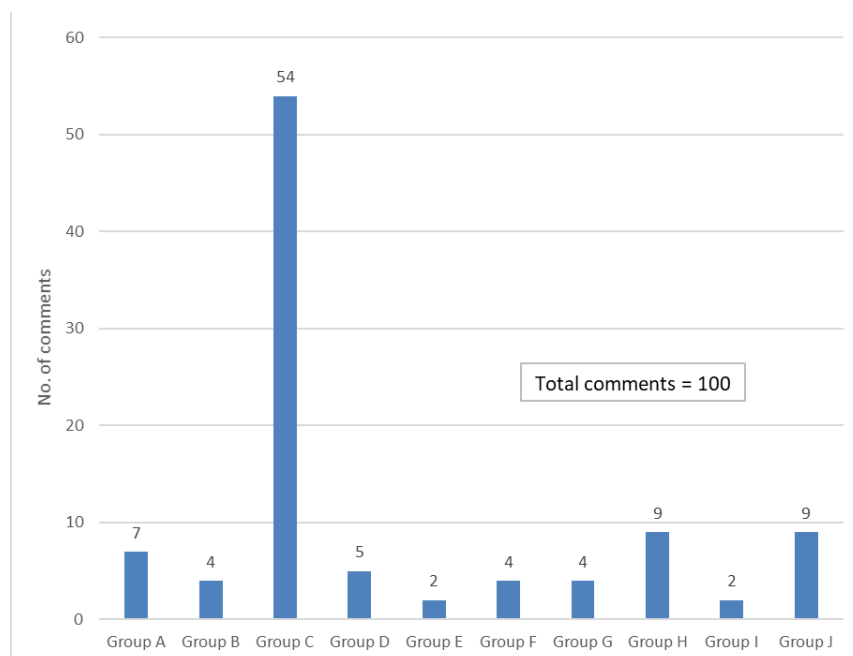


Figure 8 – Q2 Response groups

GROUP C - TOP 6	# of responses
Active transport or bike infrastructure	7
Traditional play equipment	5
Biodiversity or native	5
Dog infrastructure	6
Drinking fountain	5
Edible gardens	7

In response to the comments raised, the following will be incorporated into the final Concept Plan:

- The BBQ has been removed from the design.
- Tree heights and locations will be further reviewed to minimise shade in winter.
- Traditional play equipment, drinking fountain, bike hoops and bins will be included.
- Active transport is supported through the site to ensure bikes can move through Cambridge Street to Peel Street and vice versa. This will be resolved in a Detailed Design.
- Lighting will be included in the design and resolved through a Lighting Plan.
- Planting will consist of native and exotic species, with native plants being the most dominant type of species. Species selection will consider the microclimate and provide seasonal interest of sight, touch and smell.
- Pedestrian and vehicle conflict concerns will be addressed through the Detailed Design.

Responses to Q3 – Do you have any concerns about the changes to the space?

There were **70** responses to this question. The responses were grouped into the following types:

Group	Description	How this will be addressed in the final design
A	Infrastructure needed or design consideration	Consisted of similar comments to those raised in Q2, such as the request for bins and traditional play equipment, as well as making sure that consideration had been given to BBQ smells.
B	Negatives outcomes - noise, illegal parking	The picnic area will be located further away from the residents and without a BBQ may result in shorter, smaller social gatherings.
C	General positive comment	The general intent of the design was well supported and outweighed those who objected to the road closure. For this reason, the extents of the Final Concept Plan will not change.
D	Safety	The same safety concerns were raised as for Q2 and will be considered in the Detailed Design with a Lighting Plan and good visibility through the site.
E	Road closure objection or query on impact	The loss of carparks and negative impact to traffic flow in the area were raised. The closure of the road has been assessed through appropriate parking and traffic modelling with the impact determined to be manageable.
F	Other	Consisted of mixed responses that weren't specifically related to the park design but more of a comment e.g. "My main concern is how slow it will be to implement".
G	General negative	No change to the design.

Figure 9 – Q3 Response group categories and design impact

Q4. Do you have any other comments or additional feedback about the design?

There were **68 responses** to this question.

As with Q2 and Q3, the responses were grouped into categories for analysis. The categories are defined in the table below, with the response to each illustrated in Figure 10.

Group	Description	How this will be addressed in the final design
A	Infrastructure needed or design consideration	A playground area has been included in the final design. A lighting consultant has developed a suitable lighting proposal for the park.
B	Negatives outcomes - noise, illegal parking, BBQ smells	The BBQ area has been removed/
C	General positive comment	Overall footprint and design direction retained with minor modifications to incorporate infrastructure requested to be changed, removed or incorporated.
D	Safety	A lighting consultant has developed a suitable lighting proposal for the park.
E	Road closure objection or query on impact	As the general support still outweighs the negative sentiment around impacts to traffic, the current footprint has been retained.

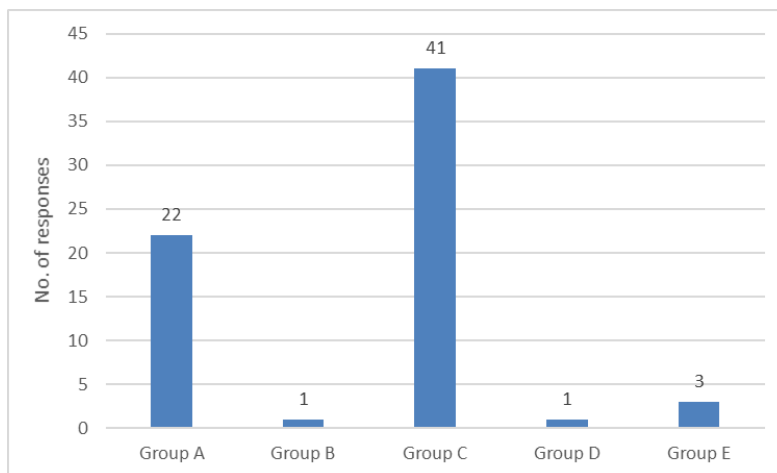


Figure 10 – Q4 Response groups and number of responses

Q5. What is your connection to the area?

Most survey participants lived in the area (129), followed by those that owned a property in the area (39) and worked nearby (20).

Q6. What suburb do you live in?

Most survey participants lived in Collingwood.

Q7. Does anyone in your household have a disability that could affect how they use parks?

Eleven (11) responses selected YES to this question, which is approximately 6% of the total survey participants. There were 7 unique responses were provided as to how their disability could affect how they used the park. Details of the disability noted and how the design responds to the disability is detailed in the table below.

Description of disability and how it affects use	How to address
The current condition of roads and pavements locally make it difficult for people with disabilities to use, and therefore access parks.	Outside scope but will raise the issue with Yarra's engineering teams.
I have very limited mobility - use crutches.	Ensure there are accessible pathways and appropriate surface materials and seats on site.
Mobility issue.	As above.
I'm in a wheelchair and would like an off-leash dog area near my house, I have to travel to Atherton gardens, I would like one locally near my flat in Collingwood.	To discuss with Yarra's Local Laws team.
Social anxiety - family member needs some outdoor peace and quiet but also to feel safe.	The new park design provides a range of seating options and spaces to support passive recreation for different people. Examples of spaces to support smaller social groups include: <ul style="list-style-type: none"> • Seating benches tucked into the edge of garden beds, providing a sense of protection from behind. • Corners of the lawn area under trees, grade separated from the path network, and distanced as much as possible from areas that will most likely be used for larger social gatherings.
Sensory deficits, so needs sensory garden for smell, sight and touch to calm anxiety.	To discuss in development of planting plan.
Visual impairment. Changes to surfaces and levels need to be clear.	Agreed.

Next steps

What are we doing with your ideas?

Thank you for taking the time to share your ideas and feedback on the concept plan. We received many considered responses which show sensitivity to the area and broad long-term thinking.

A final concept plan has been developed based on the feedback and is presented on Your Say Yarra.

The main changes from the design concept to the final proposal are:

- Removal of BBQ area but inclusion of social seating area.
- Inclusion of traditional play equipment.
- A review of the plant species selection.
- More resolution of the proposed artwork.
- Inclusion of the lighting plan.

We have retained the proposed full road closure and associated loss in parking, as this was generally supported as part of the design proposal.

What are the next steps?

1. A road discontinuance process will begin in November where there will be another round of community engagement around the permanent road closure at Cambridge Street to the intersection of Peel Street. Council will hear all submissions and decide whether to endorse the final design proposal and associated road discontinuance. This meeting will happen in early 2022, you can opt to stay in touch with the project and have your say as part of that process.
2. If the design and road discontinuance are approved, construction on the new park can begin.
3. It is anticipated construction will take around 4-6 months depending on variables on site.



CAMBRIDGE STREET RESERVE EXPANSION
'CLOSE KNIT' - FINAL CONCEPT DESIGN PROPOSAL
COUNCILLOR UPDATE OCTOBER 2021



FINAL CONCEPT PLAN - CAMBRIDGE STREET RESERVE EXPANSION

COLLINGWOOD - A 'CLOSE KNIT' COMMUNITY

The consultation results around the draft concept plan reveal the community here really care about the place they live in and can see beyond the immediate, to support the long-term environmental and social benefits the proposal will bring to their neighbourhood.

They see the park as a welcome respite from the austerity of high density development in the area, and the increasing starkness of contemporary urban form.

The design theme, 'close knit' celebrates the community and embraces the idea of the park serving as a backyard. Integrated sculptural components reference suburban history, childhood and universal warmth, by using familiar elements of domesticity such as the hills hoist and the woolen jumper flying off the clothes line to bring playfulness and celebrate the virtue of the simple.

The artwork challenges expectations of materials and 'serious' subjects. The sculptures transform the domestic and humble into the iconic, and invite the community to recognise and engage with the new park.

MAIN CHANGES FROM DRAFT TO FINAL CONCEPT PLANS

Based on the consultation results, we have:

- Removed the BBQ area and included a social seating area;
- Included traditional play and exercise equipment; including a basket swing which allows use by multiple children or children and carers at the same time, a chin up bar and a balance beam;
- Reviewed of the plant species selection;
- Provided more resolution on the proposed artwork;
- Developed a lighting plan; and
- Provided better delineation of bicycle and pedestrian infrastructure.

We have retained the proposed full road closure and associated loss of 17 parking spaces as this was generally supported by the wider community. While there were a number who were opposed to this outcome, the level of support shown was higher. There will be at least 8 new parking spaces provided to mitigate the loss in parking.

LEGEND

1. Passive irrigation for rain gardens along Peel Street
2. Shared paths connecting Cambridge and Peel a in north, south direction
3. Social seating and gathering spaces
4. Integrated artwork and sculptures
5. Entry plaza
6. Central lawn
7. Traditional play and exercise equipment
8. Improved connection into adjacent housing development
9. Improved connection into laneway leading to Peel Street
10. Bike parking and drinking fountain
11. Seating wall



ARTISTIC RENDER - VIEW SOUTH FROM PEEL TO CAMBRIDGE STREETS



ARTISTIC RENDER - VIEW NORTH FROM CAMBRIDGE TO PEEL STREETS

DESIGN INTENTION

'Close knit' makes the familiar, the domestic and the humbly comfortable an icon in a community park. It makes virtue of the domestic and the homely with its multi layered references to suburban history, childhood and universal warmth.

It is a respite from the austere urban environment.

Drawing inspiration from the familiar 'knit', the park looks to provide warmth and comfort in an increasingly austere and cold environment.

The park draws on the suburban context, championing familiarity, humbleness, domesticity and intimacy, and offering a 'backyard' to its local community.

Further inspiration has been taken from the local urban context in its use of materials and simple forms.

TREE SPECIES INTENT

Tall trees will provide verticality and not close down the space, we are seeking light and canopy to provide dappled light and shade for both winter and summer. A simple tree planting palette has been chosen to help calm the space and provide respite from the busy urban environment.

GARDEN BED PLANTING PALETTE

The garden bed plant designs will be made up of native plants with a preference for indigenous species. Plant sizes have been considered to ensure good lines of sight are maintained across the site and no hidden areas are created.

Large flowering and messy garden beds will provide a casual, homely and inviting feel as well as a mix of texture and warmth. Flowering shrubs reference the domestic gardens of Melbourne's suburbs and add to the light heartedness and fun of the park.

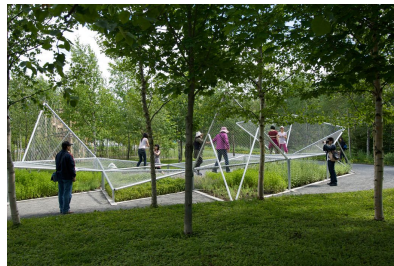
LIGHTING PLAN

Safety is paramount and a lighting plan has been developed to manage the use of the park, the impact of light spill on adjacent residences and to ensure the space is inviting and safe at all times.

- Existing play:
 - 2x Slides
 - Climbing
 - Swing Set
 - Play Structure






- Proposed sculpture play integrates:
 - innovative thinking
 - problem solving
 - adventure play
 - versatile uses
 - art/function/interaction



Flexible
Inclusive
Accepting




CONCEPTUAL IDEA: EXISTING PLAY

URBAN INITIATIVES		CITY OF YARRA	
 			
PROJECT ID: 20067			
PROJECT NAME: CAMBRIDGE ST RESERVE EXPANSION PROJECT			
PROJECT ADDRESS: CAMBRIDGE ST, COLLINGWOOD			
SCALE: N/A	@A3	NORTH	
DRAWING NO: CD12		REV: 01/18	

FINAL

-  **Eucalypt Urban Forrest**
 - Informalise
 - Vertical plane
 - Escape from urban environment
 - Shade + Sun
-  **Garden Bed Planting**
 - Informalise
 - Colour
 - Texture
 - Escape from the urban environment
 - Expression
-  **WSUD Bed / Swale Planting**
 - Informalise
 - Colour
 - Texture
 - Stormwater control
-  **Lawn**
 - Flexible space
 - Exercises
 - Passive recreation / relaxation / lounging
 - Escape from urban environment
-  **Edge Space**
 - Flexible space
 - Integration of hard and soft spaces
 - Durable and accessible
 - Permeable and continuation of green character
-  **Formal Gathering Space**
 - Picnic and BBQ-ing
 - Seating
 - Passive recreation
-  **Paving - Open Public Space**
 - Flexible space (gathering, stage, market etc)
 - Connection to lawn areas
 - Focal point
 - Expression
 - Custom furniture opportunities
-  **Paving - Entry Points**
 - Connection / circulation
 - Entry
 - Secondary seating opportunities
 - Incidental interaction
 - Opportunity for expression
 - Opportunity for custom furniture
-  **Main Entry**
-  **Secondary entry**
-  **Intimate seating / gathering**
-  **Stage area**
-  **Seating Edging**
 - Flexible seating
 - Structural form
 - Vertical plane
 - Expression
 - Gateway entrance
-  **Seating - Single (Custom)**
 - Flexible seating
 - Structural form
 - Expression
-  **Sculpture (Indicative)**
 - Informal play
 - Gateway entrance
 - Expression
 - Signifier
-  **Raised Edge**
 - Diversity of experience
 - Expression
 - Signifier



URBAN INITIATIVES	CLIENT
 urban initiatives URBAN DESIGN CONSULTANTS	 CITY OF YARRA
PROJECT NO: 20067	
PROJECT NAME: CAMBRIDGE ST RESERVE EXPANSION PROJECT	
PROJECT ADDRESS: CAMBRIDGE ST, COLLINGWOOD	
SCALE: N/A @A3	NORTH: 
CRAWLING NO: CD18	REV #

FINAL

Cambridge Street Reserve 2024

Introduction

The following preliminary concept package has been prepared in response to some community concern about the extent of junior play opportunities in the Collingwood area. The design and supporting information included within provides a possible direction for the integration additional play elements which do not compromise the integrity of the design and the broader and primary project objectives.

Cambridge Street Reserve provides a space that welcomes, includes and provides amenity for the 'whole' community. Access to open space and play assists in improving the health and well being across the whole community regardless of age or ability.

The opportunities for children's play includes:

- A basket swing that can accommodate groups of children or carers and their children at any one time and provides social interaction and sharing opportunities.
- The balance beam enables children and people of all ages to experiment with balancing and falling off in a safe environment. It can stimulate creativity with games and moves initiated by the users to make up their own rules and boundaries.
- The pull up bar provides exercise options for a range of uses and users.
- Children can ride their trikes and wheeled devices on the hard surfaces, roll down the grass hill, teeter around the raised edgings, play games on the grass with family and friends, kick a ball, watch and social with others, picnic on the grass, play with the loose mulch, hug a tree, experience the patterns from the sun shining through the leaves on the mature trees, smell and feel the plants.



Cambridge Street Reserve - Pre 2023 Redevelopment

The Yarra Open Space Strategy 2020 is the guiding document for all open spaces in Yarra. Excerpt below:

'Collingwood Demographics – Open Space needs to meet the needs of both resident and worker populations.

A 97 per cent increase in the resident population is forecast with an additional 2,990 residents by 2031 (Collingwood B – increase from 3,075 to 6,065).

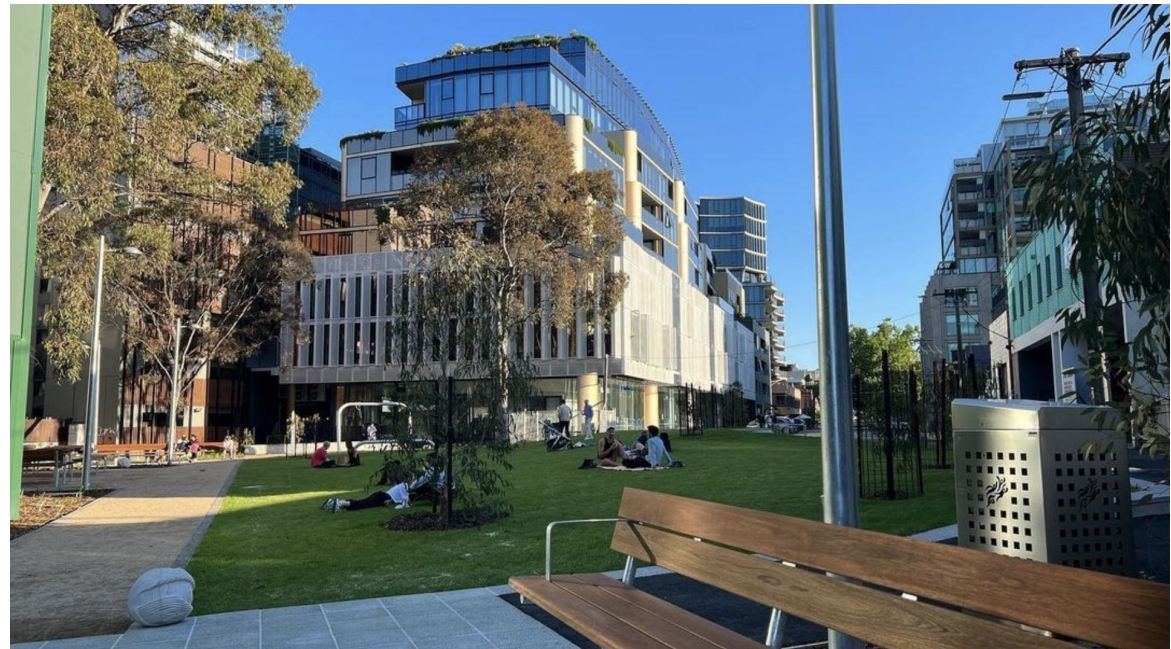
Review of the population forecasts to 2041 indicates that population growth will slow to 27 per cent. A 48 per cent increase in the worker population is estimated with an additional 2,407 workers by 2031 (Collingwood B – increase from 5,058 to 7,464).

The forecast change in demographics between 2011 and 2016 shows a proportional increase in the 18 to 34 age ranges and a decline in younger people and those in the older age range as well. This means that open space design needs to appeal to the 18 to 34 age range as well as providing for all age groups. Given there has also been an increase in lone person households and couples without children, open space will need to focus on providing facilities that encourage socialising in open space including seating areas and picnic facilities. There will also be a need to promote fitness and exercise by increasing the diversity of facilities that encourage

Design Principles

The following principles have been established to ensure the original design objectives and parks cohesion and design narrative is not lost in addressing the additional needs of this section of the community.

1. Scale and Integration (design, material and spatial)
2. Opportunities to build on the sculptural qualities and narrative in the play elements
3. Visual impact and maintaining view lines
4. Catering for a range of ages and abilities including intergenerational opportunities
5. Maintaining the balance between play and passive recreation opportunities
6. Maintaining a focus on queer spacing through the avoidance of over emphasis on family/sis/hetero oriented space.



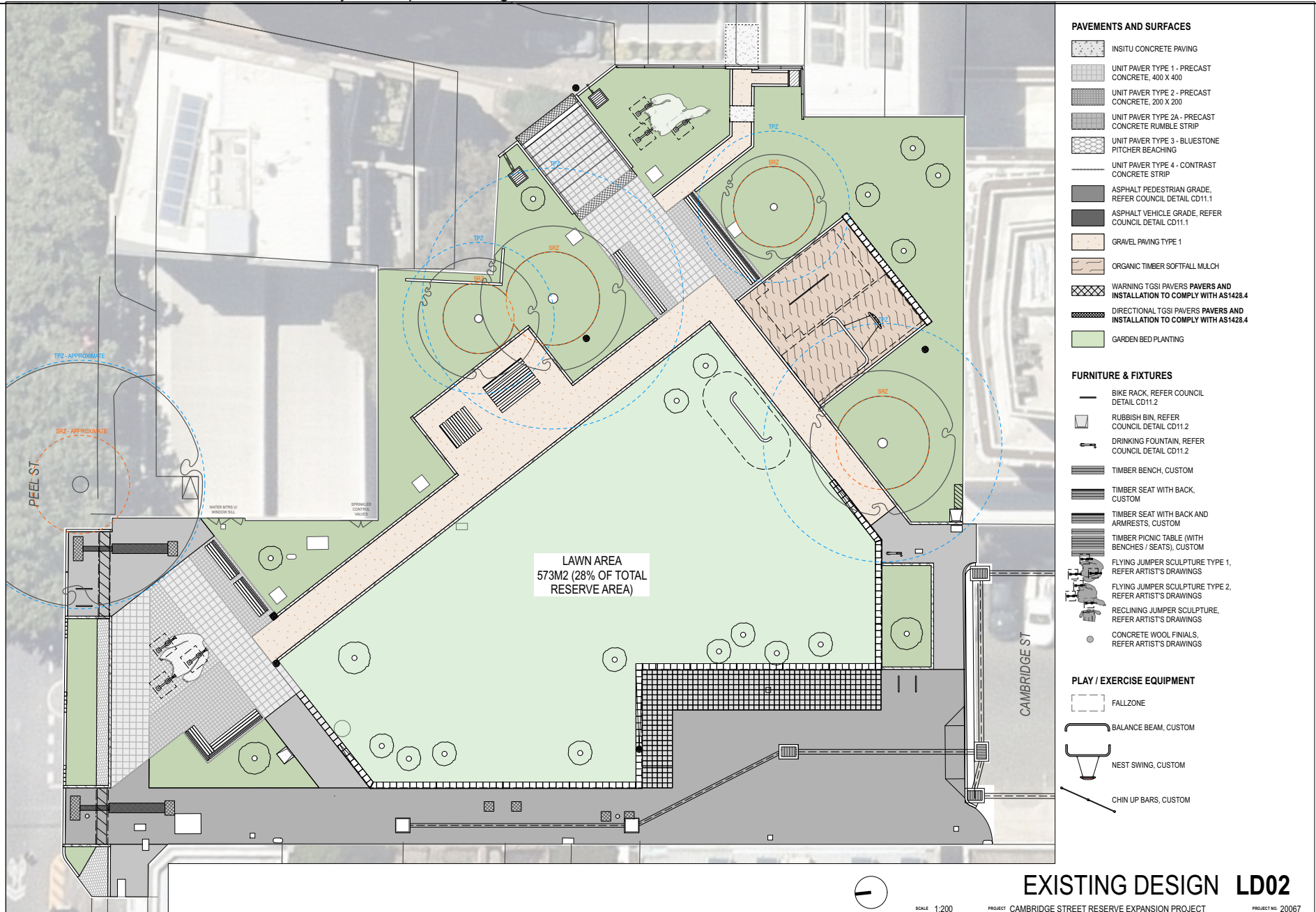
Cambridge Street Reserve Expansion - 2023

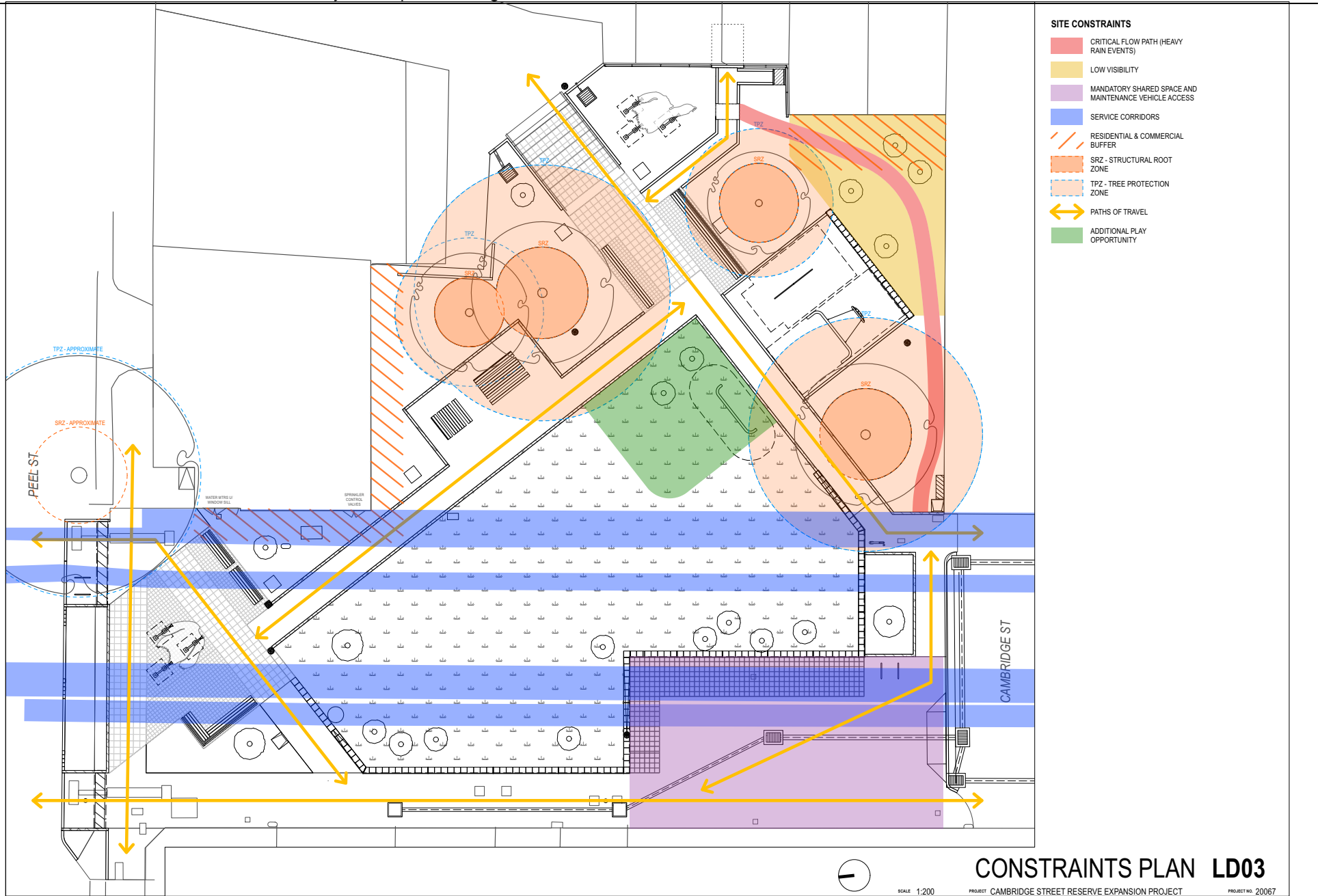
COVER PAGE & INTRO LD01

SCALE NA

PROJECT CAMBRIDGE STREET RESERVE EXPANSION PROJECT

PROJECT NO. 20067





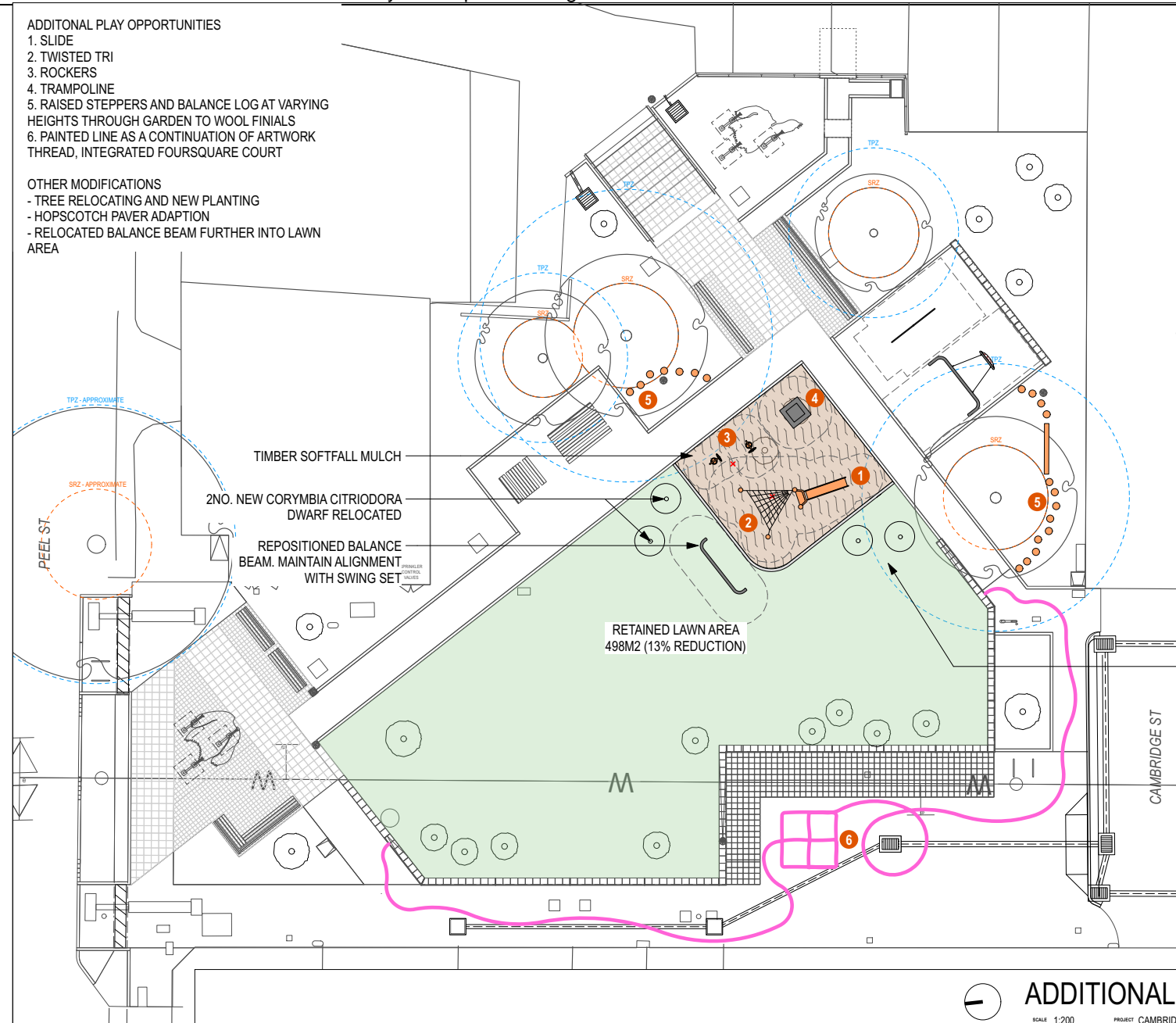
Attachment 4 Attachment 4 - Additional Play Concept Cambridge Street Reserve

ADDITIONAL PLAY OPPORTUNITIES

1. SLIDE
2. TWISTED TRI
3. ROCKERS
4. TRAMPOLINE
5. RAISED STEPPERS AND BALANCE LOG AT VARYING HEIGHTS THROUGH GARDEN TO WOOL FINALS
6. PAINTED LINE AS A CONTINUATION OF ARTWORK THREAD, INTEGRATED FOURSQUARE COURT

OTHER MODIFICATIONS

- TREE RELOCATING AND NEW PLANTING
- HOPSCOTCH PAVER ADAPTION
- RELOCATED BALANCE BEAM FURTHER INTO LAWN AREA



PLAY EQUIPMENT & OPPORTUNITIES
EXISTING FORMAL PLAY NEST SWING PULL-UP / MONKEY BARS BALANCE BEAM
EXISTING INFORMAL PLAY OPEN SPACE GRASS AREA WITH HILL LOOP PATH PAVED SURFACE AREA (SOUTH WEST CORNER) WALLS FOR CLIMBING, BALANCING, ETC
ADDITIONAL PLAY - FORMAL SLIDE LADDER CLIMBING NET TRAMPOLINE ROCKERS
ADDITIONAL PLAY - NATURE PLAY TIMBER STEPPERS AND BALANCE LOG TRAILS
ADDITIONAL PLAY - INTERPRETIVE FOUR SQUARE / HAND BALL

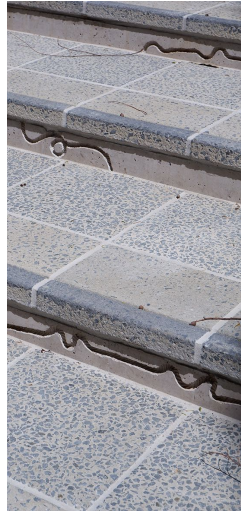
2NO. CORYMBIA CITRIODORA DWARF NEW



Timber Steppers and Balance Log



Painted Continuation of Woolen Thread and Four Square Linework



Trampoline



Slide with Twisted Tri



Rocker (City Hopper)

Note: Images are indicative only.

ADDITIONAL PLAY PRECEDENTS LD05

SCALE: NA

PROJECT: CAMBRIDGE STREET RESERVE EXPANSION PROJECT

PROJECT NO. 20067

7.2 Former Richmond Power Station - 300/658 Church Street Cremorne

Executive Summary

Purpose

1. This report provides Council with an assessment of the site at 300/658 Church Street, Cremorne for a Section 20(4) of the *Planning and Environment Act 1987* (PE Act) Planning Application (combined Planning Scheme Amendment and Incorporated Document) to redevelop the site for an 'integrated mixed-use innovation centre'.
2. The Minister for Planning (the Minister) is considering whether to prepare, adopt and approve Draft Yarra Planning Scheme Amendment C322yara which would apply a Specific Control Overlay Schedule 20 (SCO20) and Incorporated Document titled 'Richmond Power Station Renewal Project – 300/658 Church Street Cremorne: November 2023' along with associated changes to the planning scheme.
3. This report provides the Minister (through the Department of Transport and Planning) with Council's recommendations.

Key Planning Considerations

4. Key planning considerations include:
 - (a) land use;
 - (b) amenity impacts;
 - (c) built form;
 - (d) economic factors; and
 - (e) car parking and infrastructure,associated with the proposed development that would be facilitated by the planning scheme amendment.

Key Issues

5. The key issue for Council is the acceptability of the Incorporated Document proposed for the site having regard to the relevant provisions of the Yarra Planning Scheme.

Financial Implications

6. None.

Recommendation

7. That the General Manager City Sustainability & Strategy write to the Department of Transport and Planning (DTP) on behalf of Council to advise that overall, the amendment would deliver net community benefit and generally complies with the relevant planning policies (subject to conditions), and is therefore supported, subject to a number changes being made to the Incorporated Document.
8. The key changes recommended require:
 - (a) Limitation to hours of operation, patron numbers and the hours in which liquor can be sold and consumed to manage potential off-site amenity impacts;
 - (b) Improved activation to Oddys Lane;
 - (c) Additional employee and visitor bicycle spaces;

- (d) Provision of Arboricultural report, landscape plan, post-commencement acoustic assessment, workspace management plan, patron management plan, construction management plan and amended sustainable management, loading management and waste management plans;
- (e) The EPA Noise Protocol to be met;
- (f) Provision of affordable workspaces; and
- (g) Open air, 24/7 publicly accessible pedestrian through links and open space, managed and maintained by the owner (per a S173 Agreement).

CONTACT OFFICER: Nish Goonetilleke
TITLE: Principal Planner
TEL: 9205 5005

7.2 Former Richmond Power Station - 300/658 Church Street Cremorne

Reference	D24/18682
Author	Nish Goonetilleke - Senior Statutory Planner
Authoriser	Manager Statutory Planning
Disclosure	The authoriser, having made enquiries with members of staff involved in the preparation of this report, asserts that they are not aware of any general or material conflicts of interest in relation to the matters presented.

Ward:	Melba
Proposal:	Use and development of the land for mixed-use innovation centre (innominate use), sale and consumption of liquor, live music, vegetation removal, including alterations and additions to the existing buildings, creation of open space, and a reduction in the bicycle and car parking requirements of the Yarra Planning Scheme and alteration of access to a Transport Zone Category 2
Existing use:	Commercial
Applicant:	Naomi Milgrom Foundation c/o Echelon Planning
Zoning / Overlays:	Commercial 2 Zone (C2Z) Adjacent to Transport Zone - Category 2 (TRZ2) Design and Development Overlay – Schedule 1-J (DDO1-J) Design and Development Overlay – Schedule 5 (DDO5) Development Contribution Plan Overlay – Schedule 1 (DCPO1) Heritage Overlay – Schedule 279 (HO279) (Northern-portion) – Victorian Heritage Register. Land Subject to Inundation Overlay (LSIO) (Southern-portion) Significant Landscape Overlay – Schedule 1 (LSIO1) Citylink Project Overlay (CLPO) (Abutting the southern boundary)
Date of Application:	04 December 2023
Application Number:	PPE23/0571

Background

Relevant Planning history

Request for application to be considered by the Development Facilitation Program

1. On 05 July 2023 Council was informed that an application was made to the Development Facilitation Program (DFP) of the Department of Transport and Planning (DTP) on 08 May 2023. The City of Yarra was identified by DFP as a key stakeholder that has an interest or statutory responsibility relating to this proposal and preliminary comments were sought.

2. Council obtained preliminary referral advice from a Heritage Advisor and Council's Development Engineers and Arborists. Council provided preliminary comments and recommendations that supported the proposal in principle but required further clarification/information when the application was formally submitted. Specifically:
 - (a) Refurbishment of the subject site including the restoration of the heritage building is encouraging, however a Conservation Management Plan and Heritage Impact Assessment is required;
 - (b) Development Engineering did not object to the removal of existing car spaces and the reduction in car parking;
 - (c) Arborists required an Arboricultural Impact Assessment (AIA) and Non-Destructive Root Investigation (NDRI) for all retained trees and further justification was required for tree removal; and
 - (d) Further information and justification was required for the proposed 24-hour nature of the uses and high number of patrons, and an Acoustic Report was also recommended due to the nature of the land uses, hours of operation, the inclusion of alcohol and live music.

Application under the Development Facilitation Program

3. On 27 October 2023 Council was advised that the application had been recommended for accelerated assessment and determination by the Development Facilitation Program.
4. On 1 September 2023 DTP State Government proceeded with consultation including to nearby owners and occupiers and relevant referral authorities as well as a letter to Council pursuant to Section 20(5) of the Act. This report assesses this referral.

Heritage Victoria application (PHRF23/0217)

5. On 16 November 2023 the Executive Director Heritage Victoria, in a concurrent process under the *Heritage Act 2017*, provided a copy of the Heritage Victoria application for works to the registered place to Council.
6. On 19 December 2023 Council responded to Heritage Victoria indicating that Council is supportive of the overall works, subject to the proposed extent of demolition associated with the Boiler House (Building 5) and the Stores (Building 2) being reconsidered, and greater extent of original external fabric associated with these buildings being maintained.

Aboriginal Cultural Heritage Significance

7. The site is within an area of Aboriginal Cultural Heritage Significance. A Cultural Heritage Management Plan is not required for the proposed works as they constitute *alterations of buildings* and *demolition* pursuant to regulations 14 and 16 (respectively) of the *Aboriginal Heritage Regulations 2018*. Further, the entire site has previously experienced significant ground disturbance. Previous planning permits which have been acted on have resulted in ground disturbances. As shown in the aerial image (Figure 1 below) the majority of the site is developed with buildings/structures and concrete car parking areas.



Figure 1: Aerial view showing existing buildings/structures and concrete car parking on-site
Source: NearMap, November 2023

The Proposal

Draft Amendment

8. The Draft Amendment Application applies only to the land bound by Electric Street to the north, Hargreaves Street to the east, Oddys Lane to the west and the CityLink to the south, which is known as 300/658 Church Street, shown in Figure 2 below. The land is more formally known as Lot 3A on Plan of Subdivision 335275Q.

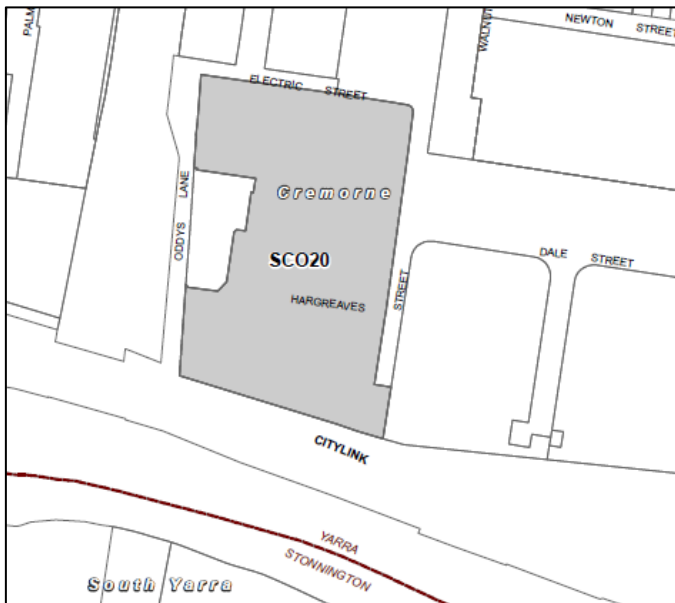


Figure 2: Exact extent of the subject land
Source: State Government draft planning scheme amendment C322yara

9. The Amendment seeks to make the following changes to the Yarra Planning Scheme to facilitate the redevelopment of the site:
 - (a) Introduce Incorporated Document *Richmond Power Station Renewal Project – 300/658 Church Street Cremorne: November 2023* to the subject site under Section 6(2)(j) of the Act; and
 - (b) Introduce the Specific Controls Overlay – Schedule 20 (SCO20) to the subject site (Clause 45.12).
10. The ID states, the Minister for Planning is the Responsible Authority for administering *Clause 45.12* of the Planning Scheme with respect to this ID except that:

- (a) Yarra City Council (the Council) is the Responsible Authority for matters expressly required by the ID to be endorsed, approved or done to the satisfaction of Yarra City Council; and
 - (b) Yarra City Council is the Responsible Authority for the enforcement of the ID.
11. The Incorporated Document (ID) seeks the adaptive reuse of the existing Former Richmond Power Station (RPS) buildings as an integrated, mixed-use innovation centre with activities across nature, design, science, technology and art (innominate uses).

General

12. The RPS Renewal Project involves partial demolition of existing heritage buildings, including internal and external alterations to sections of these buildings. The existing buildings are known as follows:
- (a) Building 1: Offices (c1901 - 1922);
 - (b) Building 2: Stores (c1907);
 - (c) Building 3: Workshops/stores (1913);
 - (d) Building 4: Engine Room (1890 - c1914);
 - (e) Building 5: Boiler House (1890 - c1914); and
 - (f) Building 6: Non-original Additions (1990s).
13. The general position and age of these buildings is shown in Figure 3 below.

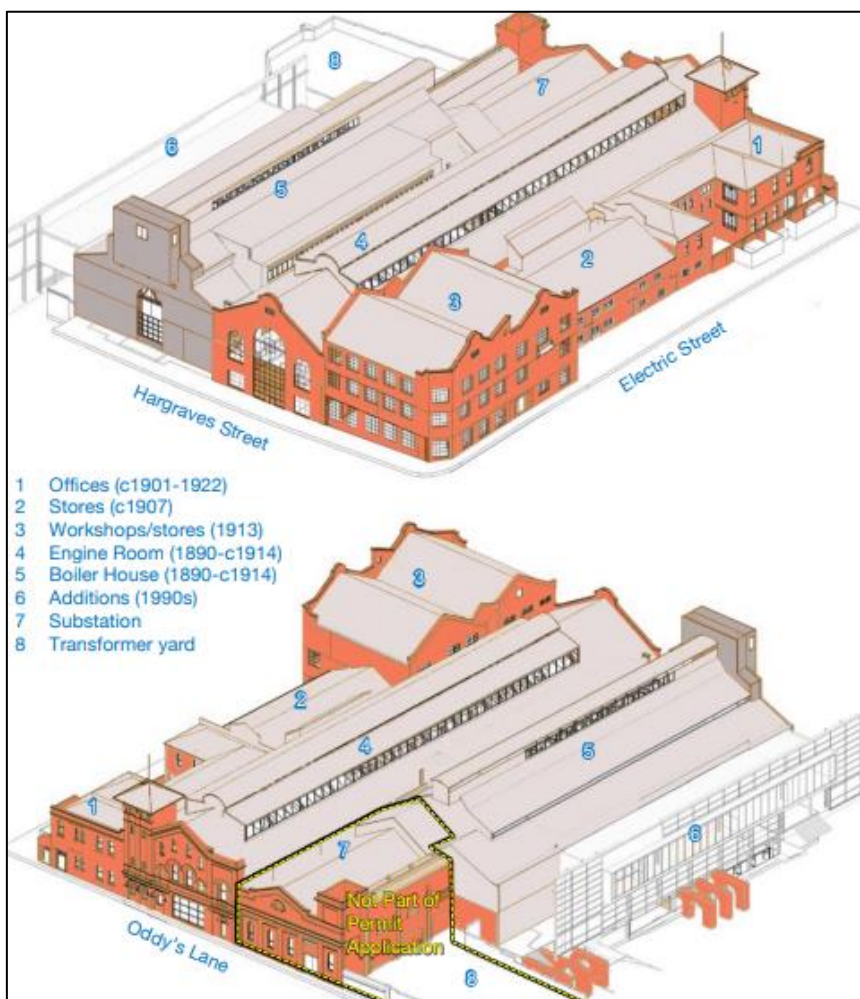


Figure 3: General position and age of heritage buildings on-site
Source: Heritage Impact Statement (Bryce Rawthorn, November 2023)

14. It is proposed to remove approximately 150 car parking spaces, located south of the heritage buildings and adjacent Electric Street to create external green space.
15. The proposal seeks to create a north-south timber connector link (the Connector building) between the Workshop/Store/Office buildings (Buildings 3, 1) and the Engine Room building (Building 4), which provides access to the internal and exterior green spaces (see Figure 4 below).



Figure 4: Proposed north-south connector
 Source: Design Book (OMA, November 2023)

Land uses

16. The proposal seeks to use the subject site for the innominate land use as an '*integrated mixed use innovation centre with activities across nature, design, science, technologies and art*'. This includes, but is not limited to, the following land uses as defined under the Victorian Planning Provisions (VPP):

Land use as defined in the VPP	Activities	Location (Building No.)
Industry	<ul style="list-style-type: none"> • Kitchen (Food Production) • Artisan manufacturing • Light manufacturing and assembly (Furniture-Making) – Boiler House • Makerspace • Made-to-order 	<ul style="list-style-type: none"> • Boiler House • Workshop/Office/Store
Retail Premises	<ul style="list-style-type: none"> • Market • Pop-ups • Sales • Food and drink • Bar 	<ul style="list-style-type: none"> • New Southern Open Space / Boiler House
Art Gallery	<ul style="list-style-type: none"> • Gallery craftsmanship 	<ul style="list-style-type: none"> • Engine Room
Place of Assembly	<ul style="list-style-type: none"> • Exhibition Centre • Live events 	<ul style="list-style-type: none"> • Engine Room / Workshop/Office/Store

	<ul style="list-style-type: none"> • Immersive experiences • Festivals – Engine Room • Community activities • Function centre • Conference centre 	
Office	<ul style="list-style-type: none"> • Co-working • Creative content and co-creation studio 	<ul style="list-style-type: none"> • Boiler House / Engine Room
Education	<ul style="list-style-type: none"> • Classes/workshops 	<ul style="list-style-type: none"> • Boiler House
Leisure and Recreation	<ul style="list-style-type: none"> • Outdoor recreation (public) 	<ul style="list-style-type: none"> • New Southern Open Space
Agriculture	<ul style="list-style-type: none"> • Nursery 	<ul style="list-style-type: none"> • New Southern Open Space

17. The hospitality and event spaces will include the sale and consumption of liquor.
18. Proposed hours of operation are as follows:
 - (a) 24-hours a day, and 7 days a week; and
 - (b) Hospitality and events between 8.00am to 1.00am, 7 days a week.
19. The planning report states that a maximum of 2,626 patrons is proposed between both indoor and outdoor areas. However other documents submitted refer to 2,500 and the draft ID specifies 2,500. Therefore for the purpose of this report, patron numbers of 2,500 have been assessed. Activities on the site are expected to be undertaken in three principal programming scenarios shown in the table below.

Scenario #	Scenario	Patron Capacity
Scenario #1	Multiple activities, including special one-off events across indoor and outdoor area	2,500
Scenario #2	General use during weekends	896
Scenario #3	Seasonal outdoor activation programs	1,940

20. Proposed staff for the overall complex would include 20 permanent management, administration, technical and visitor experience staff. This is understood to mean staff that would be permanently based on site, as opposed to staff that would come in on an as-needs basis i.e. to support events.

Sale and Consumption of Liquor

21. It is proposed to sell and consume liquor under various license types, with the red line plan to cover the entire subject site.
22. The total number of patrons for the sale and consumption of liquor are:

Licence Type	Scenario #	Patron Capacity
Café/restaurant and bar licence	Scenario #2	1,000
Special event liquor licence (through Liquor Control Victoria) (Up to 20 times a calendar year)	Scenarios #1 and #3	2,500

23. Proposed hours for liquor are:

- (a) General public events (sale and consumption): 11.00am to 1.00am, 7 days a week; and
- (b) Non-public sales events/functions (consumption-only): 8.00am to 1.00am.

Live Music

- 24. Use of the land for music events and live music performances, ancillary to the primary use of the site (mixed-use innovation centre) comprising:
 - (a) Background music, live music and acoustic music played on site; and
 - (b) Live music performed seven days per week, generally in the afternoons/ evenings.

Demolition (no permit required – subject to Heritage Victoria permit)

- 25. The northern portion of the subject site is within the Victorian Heritage Register (VHR – Reference No. H1055). Pursuant to *Clause 43.01-3* of the Heritage Overlay 'No permit is required under this overlay to develop a heritage place which is included in the Victorian Heritage Register, other than an application to subdivide a heritage place of which all or part is included in the Victorian Heritage Register.' Figure 5 shows the extent of the Heritage Overlay on site.

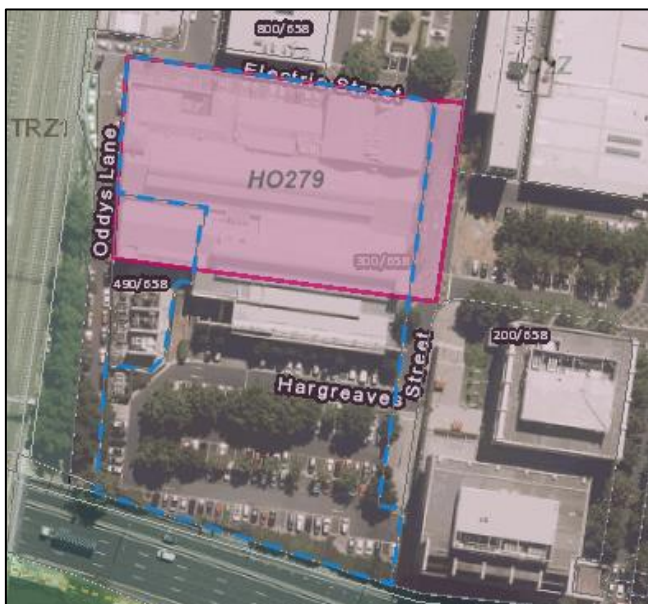


Figure 5: Extent of Heritage Overlay with Aerial View
Source: DELWP

- 26. Accordingly the assessment of the partial demolition of the existing buildings on site is via the Heritage Victoria assessment taking place concurrently to this application under the *Heritage Act 1995*. Council has already provided detailed comments on this process, included at Attachment 5.
- 27. As shown in Figure 5 above, the southernmost building (Building 6) and the southern-most portion of the site is not within the VHR or the Heritage Overlay and as such no permit is required for the demolition to these sections of the site.

Overall design

- 28. The proposal consists of alterations and additions to the existing basement, Workshop, Store, Office, Boiler House, Engine Room and the 1990's addition buildings. Each building will undergo removal of internal walls and addition of partitions to create multipurpose spaces for a mix of uses at each level, including reconfiguration of access, stairs and lifts. The following works are proposed:

Basement

- (a) Entry to the basement car park via Oddy Lane;

- (b) Internal partitions to facilitate:
 - (i) Services room, including waste storage area;
 - (ii) 12 bicycle parking spaces and End-of-Trip (EOT);
 - (iii) 13 car parking spaces including 1 disabled car parking space;
 - (iv) Loading area; and
 - (v) Rainwater tank and stormwater reuse treatment plant areas;
- (c) Centrally located stairwell and goods lift;

Workshop/Stores (Building 3) / Stores (Building 2) / Office building (Building 1)

- (d) Removal of roof and internal demolition of the Stores to create green space adjacent to Electric Street, accessed via a new opening in the western wall, including a new glazed wall to the south;
- (e) Addition of an 11m high x 10.1m wide, north-facing, open-sided, wooden entry pergola to create a new entrance via Electric Street at ground floor (as part of 'the Connector');



Figure 6: Existing and proposed northern façade of Workshop/Store/Office building
Source: Design Book (OMA, November 2023)

Engine Room (Building 4)

- (f) Replace existing, west-facing, ground floor window with a glazed entrance;
- (g) Creation of indoor green spaces in areas adjacent to Oddys Lane and Hargreaves Street at ground floor;
- (h) Removal of existing first-floor rooms with exception of the proposed north-south connector walkway;
- (i) New pedestrian through link created, oriented east-west;

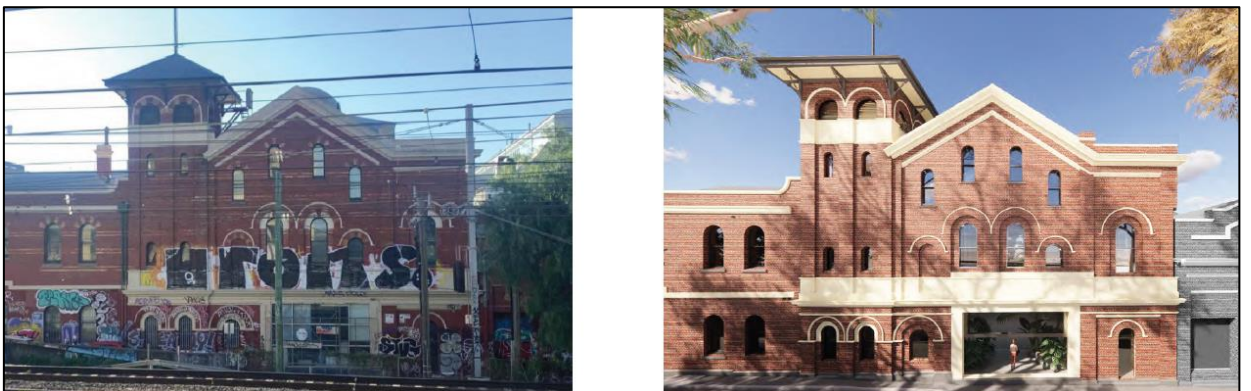


Figure 7: Existing and proposed western façade of Engine Room building
Source: Design Book (OMA, November 2023)

Boiler House (Building 5)

- (j) Removal of all roof and metal wall cladding and replaced with glazing (similar to a glass house), with a glazed buffer-zone wrapping around the eastern and southern facades of the building and corrugated cladding to the eastern façade at the upper-levels;
- (k) Creation of indoor courtyards in spaces adjacent to Hargreaves Street at ground floor;
- (l) Construction of new first-floor rooms in the south-west part of the site and internal reconfiguration of layout to facilitate the 12.8m high x 10.1m wide north-south connector;



Figure 8: Existing and proposed eastern façade of Boiler House building
Source: Design Book (OMA, November 2023)

1990s Addition (Building 6)

- (m) Removal of the majority of the 1990’s addition;
- (n) A new southern entry point associated with ‘the Connector’, providing access to the former car park (new open space area) (see Figure 4 above);

New Green Space

- (o) Replacement of existing car parking spaces north of the site (adjacent to Electric Street) with publicly accessible open space; and
- (p) Removal of the car park located south of the 1990’s addition in order to create approximately 4,700sqm of green space consisting of:
 - (i) Additional vegetation areas set amongst the existing concrete pavement;
 - (ii) New rain garden, ramp, stairs and water wall structures;
 - (iii) New planting includes indigenous canopy trees, shrubs and grasses; and
 - (iv) Removal of 15 non-native trees (London Plane and Magnolia trees) and retention of 24 non-native trees (London Plane, Fastigate English Oak and Magnolia trees) within the southern car park area.

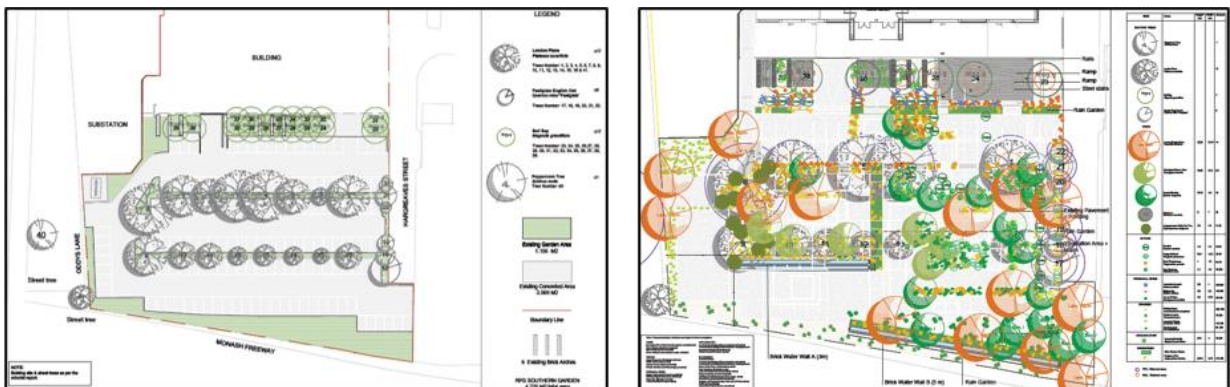


Figure 9: Existing and proposed Green Space
Source: Landscape Plan (Teresa Moller Landscape Studio, November 2023)

Existing Conditions

Subject Site

29. The subject site is located on the southwestern corner of Hargreaves Street (private road) and Electric Street and forms part of a larger business park accessed from Church Street, comprising retail, offices and light industries uses.
30. The site abuts the Monash Freeway to the south and 30m from the Yarra River. The legal description of the site is Lot 3A of PS 335275Q (300/658 Church Street).
31. Lot 3A is irregular in shape, with a frontage to Hargreaves Street measuring approximately 115m, a frontage to Electric Street of approximately 86m, and a frontage to Oddys Lane of approximately 40m and 60m, with a total site area of 10,276sqm. The site falls generally in a northeast to southwest direction. As shown on Figure 10 below (hatched area), a 994sqm electric substation on a separate lot interrupts the subject site's frontage to Oddys Lane. This abutting lot does not form part of the planning unit. A railway line runs parallel to the site, along Oddys Lane.



Figure 10: Subject site outlined in red, with abutting electric substation hatched
Source: Town Planning Report (Echelon Planning, November 2023)

32. The former Richmond Power Station is a complex of industrial buildings developed in stages and operated between 1886 to 1976. As outlined earlier in the report, and shown in Figure 3 above, the complex consists of six main components, each built during various periods. In the mid 1990's, the complex was extensively refurbished to include a modern office building, which resulted in the majority of the interior and exterior refurbished, with all industrial plant equipment being removed. The existing buildings currently accommodate a range of commercial uses including offices and retail. Figures 7, 8 and 9 above show the existing buildings on-site.
33. The remainder of the site consist of 150 car spaces, accessed via Dale Street to the east, and Green Street to the north. The existing landscaping within the southern car park includes 39 exotic trees. The land adjacent to Oddys Lane consists of 2 street trees.
34. The titles submitted with the application do not show any covenants, however, the site is affected by the following easements:
 - (a) Drainage: E-2 and E-4 (City of Richmond) to the east;
 - (b) Powerline: E-5 and E-7 (CitiPower) to the south; and
 - (c) Gas supply purposes : E-16 (Status Networks Pty Ltd) to the east.

35. Separate approval is required to build over the easements, including the Council managed ones.

Surrounding Land

36. The surrounding area contains a mix of uses, with predominantly commercial development neighbouring the site. In the wider area are showrooms, warehouses and offices generally constructed to the boundary with high site coverage. Dwellings are also located within the wider area.
37. The site is in proximity to both the Swan Street (north) and Chapel Street (south) Major Activity Centres (MAC). The site is close to the Church Street commercial strip, which forms part of the Cremorne Major Employment Precinct. Church Street is a two-way main arterial road (within Transport Zone 2) with car parking located on either side and a tramlines. Public Transport is readily available with tram services on both Church and Swan Streets as well as East Richmond Railway Station (900m to the north), South Yarra Railway station located 700m to the south-west and Richmond Railway Station located about 1km to the north-east. The Yarra trail walking and bicycle path is located 30m south of the subject site.
38. The subject site is located in the Commercial 2 Zone (CZ2) with the properties to the north, northeast and west also located within this zone. Properties within the Commercial 1 Zone (C1Z) are located on the eastern side of Church Street. Land to the south is located within the Transport Zone (TRZ2). Nearest residentially zoned land is located approximately 120m north-west (GRZ2), beyond the railway corridor and 260m east (NRZ1), across Church Street. The mix of zoning is shown in Figure 11 below.

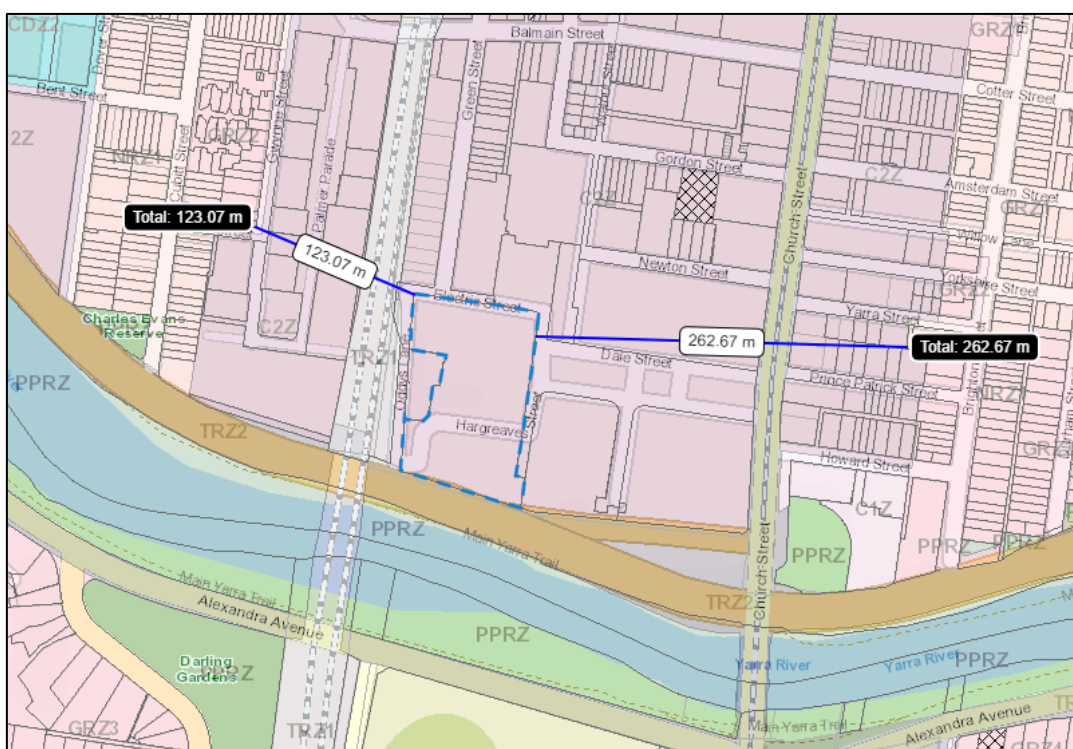


Figure 11: Zoning map, including distance to nearest residentially-zoned land
Source: DELWP

39. The subject site's immediate interfaces are described below.

North

40. To the north-west and north-east of the subject site, across Electric Street is a public car park (operated by Care Car Park) and a three-storey office building respectively.
41. Further north-east, and addressing Church Street, are two octagonal shaped two-storey office buildings. To the rear of these are office/warehouse buildings accessed from Dale Street or Newton Street.

South

42. To the south of the site is the Monash Freeway, followed by the Church Street exit ramp from the Monash Freeway further south-east. A stand of tall, mature trees separates this ramp from the freeway. South of the freeway is the Yarra River. Across the river are multi-storey residential developments and the Melbourne High School, all located within the City of Stonnington municipality.

East

43. To the east of the site, across Hargreaves Street is two, 6-storey office buildings (Lot 2). Access to this building is provided from Dale Street and service land that separates this land from the subject site. A number of restricted car parking spaces and mature trees exist along Dale Street, including the Dale Street Reserve.
44. Beyond this, is a western service lane, followed a two-storey commercial building fronting Church Street, with basement car parking (accessed via the western service lane) (Lot 1). The building is currently used for restricted retail premises (Plush Furniture) and office purposes. A single-storey building used as a food and drink premises (Top Paddock) is located at the northeast corner of the site. A two-storey building with at grade car parking, used as a self-storage facility is also located at the rear of the site, fronting Dale Street. Council issued a Notice of Decision to Grant Planning Permit PLN22/0120 on 08 December 2023 for alterations to the existing buildings, works within common property, the construction of an 11-storey (plus two plant levels), mixed-use building and associated basement levels, use as office (no permit required) and food and drink premises (permit required), tree removal, a reduction in car parking and alterations to access to a road in a Transport Zone - Category 2. Figure 12 below shows the proposed development on-site. Council's decision is currently being appealed at the Victorian Civil and Administrative Tribunal (VCAT).



Figure 12: View of proposed development on Lot 1 and the existing development on Lot 2, from across the Yarra River

Source: 3D Renders (Denton Corker Marshall, July 2022)

45. Across Church Street to the east are two, multi-storey residential apartment buildings ranging from 8 to 10-storeys and other commercial buildings.

West

46. The western boundary abutting Oddys Lane is interrupted by the site 490/658 Church Street, Cremorne which is known formally as Reserve 1 of Plan of Subdivision 335275. This lot contains an electrical substation. This site has dual access from Oddys Lane and via the subject site's car park from Hargreaves Street. Oddys Lane is not a public road.
47. To the west of the subject site, running parallel to Oddys Lane is a major railway reserve, followed by office/industrial buildings accessed via Balmain Street.

Broader area

48. The Church Street spine and surrounding area is currently going through a period of transition from lower scale buildings to higher density commercial development. There have been a number of approvals along Church Street and the immediate blocks to the east and west for larger developments. Constructed developments within proximity to the site include ten office, mixed use and residential buildings ranging in height between six and nine storeys. In addition, there are a further ten office and mixed-use buildings ranging in height between six and twelve storeys that have commenced construction or recently received permits.

Planning Scheme Provisions

Zoning

Commercial 2 Zone (C2Z)

49. The subject site is zoned C2Z. The following relevant purpose of the C2Z is:
- (a) *To implement the Municipal Planning Strategy and the Planning Policy Framework;*
 - (b) *To encourage commercial areas for offices, appropriate manufacturing industries, bulky goods retailing, other retail uses, and associated business and commercial services; and*
 - (c) *To ensure that uses do not affect the safety and amenity of adjacent, more sensitive uses.*
50. Pursuant to *Clause 34.02-1* of the Yarra Planning Scheme (the Scheme), a planning permit is required to use the land for an innominate use; i.e. as a mixed-use innovation centre. Nonetheless, the following proposed uses either require or do not require a planning permit under the C2Z:
- (a) Permit not required uses (subject to condition): Office, Informal Outdoor Recreation, Arts and Craft Centre, and Industry; and
 - (b) Permit required uses: Food and Drink premises with leasable floor area exceeding 100sqm, other forms of Retail Premise, Place of Assembly, other Leisure and Recreation, Education Centre, and Horticulture.
51. Pursuant to *Clause 34.02-4* of the Scheme, a planning permit is required to construct a building or construct or carry out works. The decision guidelines are set out at *Clause 34.02-7*.

Transport Zone (Category 2 – Principal Road Network)

52. The subject site adjacent to a TRZ2. The following relevant purpose of the TRZ2 as follows:
- (a) *To identify transport land use and land required for transport services and facilities; and*
 - (b) *To provide for the use and development of land that complements, or is consistent with, the transport system or public land reservation.*
53. Pursuant to *Clause 36.04-2* of the Scheme, a permit is required to construct a building.
54. *Clause 36.04-3* of the Scheme requires written consent from Head, Transport Victoria.
55. *Clause 36.04-5 (Decision guidelines)* of the Scheme considers:
- (a) *the effect of the proposal on the development, operation and safety of the transport system; and*
 - (b) *Whether the development is appropriately located and designed, including in accordance with any relevant use, design or siting guidelines.*

Overlays

Clause 43.01 Heritage Overlay (Northern Portion Only)

56. As previously discussed, the majority of the subject site is within the Victorian Heritage Register (VHR – Reference No. H1055). Therefore all heritage considerations are subject of a separate Heritage Victoria approval process. Heritage matters cannot be considered as part of this assessment.

Clause 43.02-Design and Development Overlay - Schedule 1-J: Yarra (Birrarung) River Corridor (DDO1-J)

57. The subject site is affected by the DDO1-J.
58. Pursuant to *Clause 43.02-2* of the Scheme, a planning permit is required to construct a building or construct or carry out works within this overlay, unless a schedule to this overlay specifically state that a permit is not required. Schedule 1 of the Overlay is silent on this matter and thus a permit is required for the buildings and works.
59. Schedule 1-J to the DDO specifically relates to the Yarra River Corridor. Specific design objectives are:
- (a) *To ensure new buildings, tennis courts, swimming pools and other structures are appropriately set back from the banks of the Yarra River and adjacent public open space;*
 - (b) *To ensure buildings are presented at a variety of heights, avoid visual bulk, are stepped back from the frontage of the Yarra River and adjacent public open space and use colours and finishes which do not contrast with the natural landscape setting;*
 - (c) *To avoid additional light spill and overshadowing from buildings on the banks and water of the Yarra River, its adjacent public open space, pedestrian and bicycle paths;*
 - (d) *To ensure sufficient space is provided between buildings to maintain views to the Yarra River and allow for the planting and growth of vegetation, including large canopy trees; and*
 - (e) *To minimise impervious surfaces to allow for the filtration of water and retention and establishment of vegetation and canopy trees.*
60. Pursuant to Section 2.0 of Schedule 1 (Buildings and works) of this overlay, the following requirements must be met and cannot be varied by a planning permit:
- (a) *Buildings and works must not cast any additional shadow across the Setback Reference Line (the closest parallel property boundary aligned to the banks of the waterway) between 11:00am and 2:00pm on 22 June;*
 - (b) *New buildings must not exceed the maximum building height specified in the applicable table to this schedule. A building may exceed the maximum building height by up to 1metre if the slope of the ground level, measured at any cross section of the site of the building wider than 8metres, is greater than 2.5 degrees;*
 - (c) *New buildings (including basements and projections) must be set back from the Setback Reference Line (the closest parallel property boundary aligned to the banks of the waterway) the minimum distance specified in the applicable table to this schedule; and*
 - (d) *The complete or partial replacement of an existing building within the minimum setback distance specified in the applicable table to this schedule (as measured from the Setback Reference Line, being the closest parallel property boundary aligned to the banks of the waterway) must not:*
 - (i) *Exceed the maximum building height specified in the applicable table to this schedule;*
 - (ii) *Reduce the existing setback of the building from the Yarra River and public open space; and*

(iii) Increase the existing gross floor area of the existing building.



Figure 13: DDO1-J Setback map reference, subject in purple
Source: Yarra Planning Scheme

Map Reference Area	Location	Minimum setback	Discretionary maximum building height
J	Darebin Creek, Alphington	30 metres	-
	Melbourne Polytechnic, Clifton Hill	50 metres	15 metres
	Heidelberg Road, Alphington	-	-
	Motorway precinct, Cremorne	-	-

Figure 14: DDO1-J Setback and heights reference table: Motorway Precinct, Cremorne
Source: Yarra Planning Scheme

61. Section 2.0 of Schedule 1 further outlines various requirements that can be varied by a planning permit as well as decision guidelines for development. These items will be discussed with the Assessment section of this report.
62. Pursuant to Section 1.0 of the Schedule to *Clause 66.04* (Referral or permit applications under local provisions), where the land is affected by Schedule 1 to *Clause 43.02* (DDO) an application within 100m of the Yarra River, as measured from the Setback Reference Line, should be referred to Melbourne Water.

Clause 43.02 Design and Development Overlay - Schedule 5 (City Link Exhaust Stack Environs) (DDO5)

63. The subject site is affected by the DDO5.

64. Pursuant to *Clause 43.02-2* of the Scheme, a planning permit is required to construct a building or construct or carry out works, unless a schedule to this overlay specifically state that a permit is not required. Section 2.0 of Schedule 5 specifically states that a permit is not required for buildings and works.
65. Section 4.0 of Schedule 5 states that where a permit is required to use land or for the construction of a building or the construction or carrying out of works under another provision in this scheme, notice must be given under section 52(1)(c) of the Planning and Environment Act 1987 to the person or body specified as a person or body to be notified in *Clause 66.06* or a schedule to that clause.
66. Pursuant to Section 1.0 of the Schedule to *Clause 66.06* (Notice of permit applications under local provisions), where the land is affected by Schedule 1 to *Clause 43.02* (DDO) notice should be given to the Environment Protection Authority (EPA), Transurban City Link Limited and the Roads Corporation (Transport for Victoria).

Significant Landscape Overlay – Schedule 1 (SLO1)

67. The subject site is affected by SLO1. The following relevant purpose of the SLO1 as follows:
 - (a) *To identify significant landscapes; and*
 - (b) *To conserve and enhance the character of significant landscapes.*
 68. Pursuant to *Clause 42.03-2*, a planning permit is required to:
 - (a) *Construct a building or construct and carry out works; and*
 - (b) *Remove, destroy or lop any vegetation specified in a schedule to this overlay. This does not apply:*
 - (i) *If the table to Clause 42.03-3 specifically states that a permit is not required; and*
 - (ii) *To the removal, destruction or lopping of native vegetation in accordance with a native vegetation precinct plan specified in the schedule to Clause 52.16.*
 69. Pursuant to Section 3.0 of Schedule 1 (Permit requirements) of this overlay, a permit is required for the proposed tree removal as the following exemptions are not met:
 - (a) *Non-native vegetation that is less than 6 metres in height, has a trunk circumference of less than 0.35metre measured at 1.4 metres above ground level and a branch spread of less than 4 metres;*
 - (b) *Pruning of dead or broken branches, or branches less than 50millimetres in diameter at the point of contact with the larger branches or trunk, provided no more than 1/3 of the foliage of each individual plant is removed. This does not apply to the trunk of a tree;*
 - (c) *Vegetation maintenance carried out by, or on behalf of, a municipal council or public authority or public land manager;*
 - (d) *Non-native vegetation in preparation for revegetation works carried out by, or on behalf of, a municipal council, public authority or public land manager;*
 - (e) *Vegetation that could adversely affect stream flow carried out by, or on behalf of, a municipal council, public authority or public land manager; and*
 - (f) *Land within Schedule 4 to the Special Use Zone if the removal, destruction or lopping of vegetation is carried out in accordance with the Abbotsford Convent Master Plan 2004.*
 70. A permit is also required for the proposed development under this overlay as the following exemptions are not met:
 - (a) Buildings with a height not exceeding 6m above ground level; and
 - (b) Carried out by, or on behalf of, a public land manager, municipal council or public authority.
-

Land Subject to Inundation Overlay (Southern Portion Only)

71. The southern-portion of the subject site is affected by LSIO. The following relevant purpose of the LSIO as follows:
- (a) *To ensure that development maintains the free passage and temporary storage of floodwaters, minimises flood damage, responds to the flood hazard and local drainage conditions and will not cause any significant rise in flood level or flow velocity;*
 - (b) *To minimise the potential flood risk to life, health and safety associated with development;*
 - (c) *To protect water quality and waterways as natural resources by managing urban stormwater, protecting water supply catchment areas, and managing saline discharges to minimise the risks to the environmental quality of water and groundwater; and*
 - (d) *To ensure that development maintains or improves river, marine, coastal and wetland health, waterway protection and floodplain health.*
72. Pursuant to *Clause 44.04-2*, a planning permit is required to *construct a building or construct and carry out works*. The exemption listed under this clause do not apply to the works proposed on-site.
73. Pursuant to *Clause 66.03* (Referral of permit applications under other state standard provisions), where the land is affected by *Clause 44.04-7* (LSIO) an application should be referred to Melbourne Water.

Development Contributions Plan Overlay - Schedule 1 (DCPO1)

74. The subject site is located within Charge Area 11 (Cremorne). Council's standard condition will be recommended to ensure that the applicable Development Infrastructure Levy is paid, as required.
75. Pursuant to *Clause 45.06-1* of the Scheme, a permit granted must:
- (a) Be consistent with the provisions of the relevant development contributions plan; and
 - (b) Include any conditions required to give effect to any contributions or levies imposed, conditions or requirements set out in the relevant schedule to this overlay.
76. The proposal results in an increase to the commercial floor area; thus, the requirements of the Overlay apply. A standard condition is required to be included in the ID, which would include requiring a Development Infrastructure Levy to be paid.

Particular Provisions

Clause 52.06- Car parking

77. Pursuant to *Clause 52.06-2*, before a new use commences the number of car spaces required under Table 1 at *Clause 52.06-5* must be provided to the satisfaction of the responsible authority.
78. Pursuant to *Clause 52.06-3* a permit is required to reduce the number of car parking spaces required under this clause. Pursuant to *Clause 52.06-5*, Column B of Table 1 applies if any part of the land is identified as being within the Principal public Transport Network Area as shown on the Principal Public transport Network Area Maps (State Government of Victoria, August 2018). The subject site is shown as being within the Principal Public Transport Network Area and therefore Column B applies.
79. The reduction in car parking for an innominate use is generally to the satisfaction of the Responsible Authority. Nonetheless, the applicant's Traffic Impact Assessment (BG&E, November 2023) has simplified the proposed uses on site into two key land uses: place of assembly and office. While this report references a total of 2,530 patrons for the proposed place of assembly use, the applicant's Town Planning Report (Echelon Planning, November 2023) references a total of 2,626 patrons on-site. The draft ID refers a total of 2,500 patrons. Therefore, the following car parking assessment will identify the total number of patrons on-site as 2,500. Under *Clause 52.06-5*, the following parking rates apply:

Land Use	Patrons/Area	Statutory Parking Rate	No. of spaces required	No. of spaces provided	Reduction sought
Place of Assembly	2,500	0.3 spaces per patron	750	-	-
Office	219.9sqm of Net Floor Area (NFA)	3 spaces to each 100sqm of net floor area	6	-	-
Total			756	13	743

80. As shown in the table above, the development requires a planning permit for a car parking reduction pursuant to Clause 52.06-3. As 13 car spaces are provided on site, a reduction of 743 spaces in total is sought.

Clause 52.27 – Licensed Premises

81. A planning permit is required under Clause 52.27 to use land to sell or consume liquor if a licence is required under the Liquor Control Reform Act 1998.

Clause 52.29 – Land adjacent to the Principal Road Network

82. Pursuant to Clause 52.29-2, a permit is required to create or alter access to a road in a Transport Zone 2. The purpose of the clause is to ensure appropriate access to identified roads.

83. Pursuant to Clause 52.29-6, the decision guidelines require the following to be considered:

- (a) *The Municipal Planning Strategy and the Planning Policy Framework;*
- (b) *The views of the relevant road authority;*
- (c) *The effect of the proposal on the operation of the road and on public safety; and*
- (d) *Any policy made by the relevant road authority pursuant to Schedule 2, Clause 3.*

84. Pursuant to Clause 52.29-4, an application to create or alter access to a road declared as a freeway or arterial road under the Road Management Act 2004, in accordance with Clause 66.03 must be referred to Head, Transport for Victoria under Section 55 of the Act.

Clause 52.34- Bicycle Facilities

85. Pursuant to Clause 52.34-1 of the Scheme, a new use must not commence, or the floor area of an existing use must not be increased, until the required bicycle facilities and associated signage are provided on the land.

86. Similar to the car parking reduction assessment, the Traffic Impact Assessment (BG&E, November 2023) has simplified the proposed uses on site into two key land uses: place of assembly and office. The following table identifies the bicycle parking requirements pursuant to Clause 52.34-3 of the Scheme and the provision of bicycle parking on site:

Land Use	Size	Statutory Parking Rate	No. of spaces required	No. of spaces on-site
Place of Assembly	3,851sqm	1 employee space to each 1,500sqm of NFA	2 employee spaces	
		2 plus, 1 to each 1,500sqm of NFA	4 visitor spaces	

Office	219.9sqm	1 employee space to each 300sqm of NFA if the NFA exceeds 1,000sqm	0 employee spaces	
		1 visitor space to each 1,000sqm of NFA if the NFA exceeds 1,000sqm	0 visitor spaces	
Required Bicycle Parking Spaces Total			2 employee spaces 4 visitor spaces	10 employee spaces 2 visitor spaces
Showers/change rooms	1 to the first 5 employee spaces and 1 to each additional 10 employee spaces		EOT facilities provided at basement level, however the total numbers are unclear	

87. The plans do not clearly show the location of the proposed bicycle parking spaces. The applicant's Traffic Impact Assessment (BG&E, November 2023) and the Sustainable Management Plan (Atelier Ten, August 2023) reference the provision of a total of 12 bicycle spaces on-site (10 employee and 2 visitor spaces), including EOT facilities.
88. The development provides a total of 10 employee bicycle spaces, which is above the requirements of the Scheme. However, the proposal falls short of 2 visitor bicycle spaces and therefore a reduction in the visitor bicycle parking spaces is required.
89. *Clause 52.34-4* of the Scheme provides design standard for bicycle spaces and signage.

Clause 53.06 - Live Music and Entertainment Noise

90. The purpose of this clause is (relevantly):
- (a) *To recognise that live music is an important part of the State's culture and economy;*
 - (b) *To encourage the retention of existing and the development of new live music entertainment venues;*
 - (c) *To ensure that noise sensitive residential uses are satisfactorily protected from unreasonable levels of live music and entertainment noise; and*
 - (d) *To ensure that the primary responsibility for noise attenuation rests with the agent of change.*
91. Pursuant to *Clause 53.06-1* this clause applies to an application required under any zone of this scheme to use land for, or to construct a building or carry out works associated with:
- (a) *A live music entertainment venue; and*
 - (b) *A noise sensitive residential use that is within 50 metres of a live music entertainment venue.*
92. Relevant to this proposal, pursuant to *Clause 53.06-3*:
- (a) *A live music entertainment venue must be designed, constructed and managed to minimise noise emissions from the premises and provide acoustic attenuation measures that would protect a noise sensitive residential use within 50 metres of the venue.*

93. It is important to note that the nearest noise sensitive residential uses are located approximately 120m north-west (GRZ2), beyond the railway corridor and 260m east (NRZ1), across Church Street. Therefore, there are no noise sensitive residential uses within 50m of the subject site. Further, the C2Z prohibits all forms of accommodation (with the exception of a caretaker's house and residential hotel), and therefore no new accommodation uses are likely to establish within 50m of the subject site.

Clause 53.18 – Stormwater Management in Urban Development

94. This clause applies to an application under a provision of a zone to construct a building or construct or carry out works. An application to construct a building or to construct or carry out works:
- (a) Must meet all of the objectives of *Clauses 53.18-5* and *53.18-6*; and
 - (b) Should meet all of the standards of *Clauses 53.18-5* and *53.18-6*.

[General Provisions](#)

Clause 65 – Decision guidelines

95. The decision guidelines outlined at clause 65 of the Scheme are relevant to all applications. Because a permit can be granted does not imply that a permit should or will be granted. Before deciding on an application, the Responsible Authority must consider a number of matters. Amongst other things, the Responsible Authority must consider the relevant Municipal Planning Strategy and the Planning Policy Framework, as well as the purpose of the zone, overlay or any other provision. An assessment of the application against the relevant sections of the Scheme is offered in further in this report.

Clause 66.03 Referral of Permit Applications Under Other State Standard Provisions

96. In accordance with *Clause 66.03-11* of the Scheme, the following referrals should be undertaken:
- (a) An application to create or alter access to a road declared as a freeway or an arterial road under the Road Management Act 2004, in accordance with *Clause 52.29* must be referred to the Roads Corporation (Transport for Victoria). The Roads Corporation (Transport for Victoria) is a determining referral authority for this application; and
 - (b) Where the land is affected by *Clause 44.04-7* (LSIO) an application should be referred to Melbourne Water.
97. Pursuant to Section 1.0 of the Schedule to *Clause 66.04*, where the land is affected by Schedule 1 to *Clause 43.02* (DDO) an application within 100m of the Yarra River, as measured from the Setback Reference Line, should be referred to Melbourne Water.

Clause 66.06 Notice of Permit Applications Under Local Provisions

98. In accordance with Section 1.0 of *Clause 66.06* of the Scheme, notice must be provided to the Environment Protection Authority (EPA), Transurban City Link Limited and the Roads Corporation (Transport for Victoria) where the application is within the DDO5 and triggered under another provision of the Scheme.

[Planning Policy Framework \(PPF\)](#)

99. The following PPF provisions of the Scheme are relevant:

Clause 11.01-1R – Settlement – Metropolitan Melbourne

100. The relevant strategy of this clause is to:
- (a) *Create mixed-use neighbourhoods at varying densities, including through the development of urban-renewal precincts, that offer more choice in housing, create jobs and opportunities for local businesses and deliver better access to services and facilities.*

Clause 11.02-1S – Supply of urban land

101. The relevant objective of this clause is:

- (a) *To ensure a sufficient supply of land is available for residential, commercial, retail, industrial, recreational, institutional and other community uses.*

102. The relevant strategy of this clause is to:

- (a) *Planning for urban growth should consider: Opportunities for the consolidation, redevelopment and intensification of existing urban areas.*

Clause 11.03-1S – Activity centres

103. The objective of this clause is to:

- (a) *To encourage the concentration of major retail, residential, commercial, administrative, entertainment and cultural developments into activity centres that are highly accessible to the community.*

104. Relevant strategies include the following:

- (a) *Undertake strategic planning for the use and development of land in and around activity centres;*
- (b) *Give clear direction on preferred locations for investment;*
- (c) *Reduce the number of private motorised trips by concentrating activities that generate high numbers of (non-freight) trips in highly accessible activity centres;*
- (d) *Improve access by walking, cycling and public transport to services and facilities;*
- (e) *Support the continued growth and diversification of activity centres to give communities access to a wide range of goods and services, provide local employment and support local economies;*
- (f) *Encourage economic activity and business synergies; and*
- (g) *Improve the social, economic and environmental performance and amenity of activity centres.*

Clause 11.03-2S – Growth areas

105. The objective of this clause is:

- (a) *To locate urban growth close to transport corridors and services and provide efficient and effective infrastructure to create sustainability benefits while protecting primary production, major sources of raw materials and valued environmental areas.*

106. Relevant strategy includes:

- (a) *Create a network of mixed-use activity centres that are high quality, well designed and create a sense of place.*

Clause 12.03-1R – Yarra river protection

107. The objective of this clause is:

- (a) *To maintain and enhance the natural landscape character of the Yarra River corridor.*

108. Relevant strategy includes:

- (a) *Strengthen the Yarra River's natural environment, heritage and overall health by:*
 - (i) *Protecting, conserving and enhancing areas of Indigenous and non-Indigenous cultural and archaeological significance; and*
 - (ii) *Ensuring development does not increase the rate or quantity of stormwater, sediment or other pollutants entering the river;*
- (b) *Promote a sense of place and landscape identity by:*

- (i) *Ensuring that the appearance of development is subordinate to the local landscape setting, with any views of development being filtered through vegetation;*
- (c) *Retain and enhance people's enjoyment of the river and its environment by:*
 - (i) *Planning for the river and its environs as a recreation and tourism resource;*
 - (ii) *Ensuring linkages and public access to the river and its parklands are maintained, enhanced and new links created where appropriate; and*
 - (iii) *Avoiding overshadowing of the river, its banks and adjacent public open space to ensure that the amenity of the public realm is maintained year-round; and*
- (d) *Ensure that development is designed and sited to maintain and enhance the river's secluded and natural environment by:*
 - (i) *Minimising the visual intrusion of development when viewed from major roads, bridge crossings, public open space, recreation trails and the river itself;*
 - (ii) *Ensuring that the siting and design of buildings avoids conflicting with the local natural landscape and environmental character; and*
 - (iii) *Ensuring building height is below the natural tree canopy and all development is set back a minimum of 30 metres from the banks of the river.*

Clause 12.03-1L – Yarra river, Darebin and Merri creek

109. The objective of this clause is:

- (a) *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.*

110. Relevant strategy includes:

- (a) *Ensure that development adjacent to the Yarra River, Darebin Creek and Merri Creek waterways:*
 - (i) *Provide a landscaped buffer with indigenous vegetation between the waterway and the development;*
 - (ii) *Provide opportunities for walking and cycling paths;*
 - (iii) *Maintain sightlines to the water corridor from the public realm; and*
 - (iv) *Minimise the visual intrusion of development when viewed from the waterway corridors and adjacent public open space, bicycle and shared paths and bridge crossings; and*
- (b) *Improve opportunities for leisure and recreation adjacent to waterways, including open space and walking and cycling paths.*

Clause 12.05-1S – Environmentally sensitive areas

111. The objective of this clause is:

- (a) *To protect and conserve environmentally sensitive areas.*

112. Relevant strategy includes:

- (a) *Protect environmentally sensitive areas with significant recreational value from development that would diminish their environmental conservation or recreational values. These areas include the, amongst other things, the Yarra.*

Clause 12.05-2S – Landscapes

113. The objective of this clause is:

- (a) *To protect and enhance significant landscapes and open spaces that contribute to character, identity and sustainable environments.*

114. Relevant strategy include the following:

- (a) *Ensure development does not detract from the natural qualities of significant landscape areas;*
- (b) *Improve the landscape qualities, open space linkages and environmental performance in significant landscapes and open spaces;*
- (c) *Recognise the natural landscape for its aesthetic value and as a fully functioning system; and*
- (d) *Ensure important natural features are protected and enhanced.*

Clause 13.04-1S – Contaminated and potentially contaminated land

115. The objective of this clause is:

- (a) *To ensure that potentially contaminated land is suitable for its intended future use and development, and that contaminated land is used safely.*

116. Relevant strategies include the following:

- (a) *Ensure contaminated or potentially contaminated land is or will be suitable for the proposed use, prior to the commencement of any use or development; and*
- (b) *Facilitate the remediation of contaminated land to make the land suitable for future intended use or development.*

Clause 13.05-1S – Noise management

117. The objective of this clause is:

- (a) *To assist the management of noise effects on sensitive land uses.*

118. Relevant strategy includes:

- (a) *Ensure that development is not prejudiced and community amenity and human health is not adversely impacted by noise emissions.*

Clause 13.06-1S – Air quality

119. The objective of this clause is:

- (a) *To assist the protection and improvement of air quality.*

120. Relevant strategy includes:

- (a) *Ensure, wherever possible, that there is suitable separation between land uses that pose a human health risk or reduce amenity due to air pollutants, and sensitive land uses (residential use, child care centre, school, education centre, residential aged care centre or hospital).*

Clause 13.07-1L-01 – Interfaces and amenity

121. The objective of this clause is:

- (a) *To support the growth and operation of surrounding non-residential development and uses.*

122. Relevant strategies include the following:

- (a) *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;*
- (b) *Locate fume and air emission generating uses (including plant and equipment) away from residential uses or, where appropriate, provide a reasonable buffer;*
- (c) *Ensure that use and development with potential air quality impacts, including odours and emissions, do not adversely affect the amenity of the surrounding area;*

- (d) *Support use and development that resolves legacy issues of odour and emissions and their impacts on residential amenity;*
- (e) *Conceal commercial or industrial storage, waste or other processing activities from residential properties and locate them away from primary street frontages;*
- (f) *Minimise odour and noise disruption to nearby residential properties from commercial or industrial waste (solid, gas and liquid) management practices and storage; and*
- (g) *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.*

Clause 13.07-1L-02 – Licensed premises

123. The objective of this clause is:

- (a) *To protect the amenity of nearby properties and areas by managing the location, size, operation and hours of licensed premises;*
- (b) *To protect residential and other commercial uses from noise, traffic and car parking issues generated by licensed premises;*
- (c) *To encourage best practice venue design and operation for licensed premises; and*
- (d) *To protect the amenity of surrounding sensitive uses from an unreasonable cumulative impact of licensed premises.*

Clause 13.07-1L-3S – Licensed premises

124. The objective of this clause is:

- (a) *To encourage, create and protect opportunities for the enjoyment of live music.*

125. Relevant strategies include the following:

- (a) *Identify areas where live music venues are encouraged or where there are high concentrations of licensed premises or clusters of live music venues; and*
- (b) *Implement measures to ensure live music venues can co-exist with nearby residential and other noise sensitive land uses.*

Clause 15.01 – Built Environment and Heritage

Clause 15.01-1S – Urban design

126. The objective is:

- (a) *To create urban environments that are safe, healthy, functional and enjoyable and that contribute to a sense of place and cultural identity.*

Clause 15.01-1R – Urban design - Metropolitan Melbourne

127. The objective is:

- (a) *To create a distinctive and liveable city with quality design and amenity.*

Clause 15.01-1L – Urban design

128. Relevant strategies include:

- (a) *Public realm: Support development that creates new public spaces to serve the needs of residents, workers, traders and visitors;*
- (b) *Weather protection: Support development that provides weather protection of the public realm (including footpaths and plazas);*
- (c) *Development adjoining land in a Heritage Overlay:*
 - (i) *Ensure development is sympathetic and respectful design response that does not dominate an adjoining heritage place; and*

- (ii) *Ensure appropriate materials and finishes complement the area which do not detract from the fabric of the heritage place; and*
- (d) *Development adjacent to a public open space:*
 - (i) *Facilitate development that:*
 - *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.*
 - (ii) *Design buildings adjacent to any public open space set aside under Clause 19.02-6L to facilitate high quality and accessible public open space; and*
 - (iii) *Discourage development that projects (including internal floor space, balconies and garage doors) into or over a public open space.*

Clause 15.01-2S – Building design

129. The objective is:

- (a) *To achieve building design and siting outcomes that contribute positively to the local context, enhance the public realm and support environmentally sustainable development.*

130. Relevant strategies include:

- (a) *Ensure a comprehensive site analysis forms the starting point of the design process and provides the basis for the consideration of height, scale and massing of new development;*
- (b) *Ensure development responds and contributes to the strategic and cultural context of its location;*
- (c) *Minimise the detrimental impact of development on neighbouring properties, the public realm and the natural environment;*
- (d) *Ensure the form, scale, and appearance of development enhances the function and amenity of the public realm;*
- (e) *Ensure buildings and their interface with the public realm support personal safety, perceptions of safety and property security; and*
- (f) *Ensure development provides safe access and egress for pedestrians, cyclists and vehicles.*

131. This clause also states that planning must consider as relevant:

- (a) *Urban Design Guidelines for Victoria (Department of Environment, Land, Water and Planning, 2017).*

Clause 15.01-4S – Healthy neighbourhoods

132. The objective of this clause is:

- (a) *To achieve neighbourhoods that foster healthy and active living and community wellbeing.*

Clause 15.01-4R – Healthy neighbourhoods - Metropolitan Melbourne

133. The strategy is:

- (a) *Create a city of 20-minute neighbourhoods, that give people the ability to meet most of their everyday needs within a 20-minute walk, cycle or local public transport trip from their home.*

Clause 15.01-5S – Neighbourhood character

134. The objective of this clause is:

- (a) *To recognise, support and protect neighbourhood character, cultural identity, and sense of place.*

Clause 15.02-1S – Energy Efficiency

135. The objective of this clause is:

- (a) *To encourage land use and development that is energy and resource efficient, supports a cooler environment and minimises greenhouse gas emissions.*

Clause 15.03-1S – Heritage Conservation

136. The objective of this clause is:

- (a) *To ensure the conservation of places of heritage significance.*

Clause 17.01 – Employment

Clause 17.01-1S – Diversified economy

137. The objective of this clause is:

- (a) *To strengthen and diversify the economy.*

138. The relevant strategies of this clause are:

- (a) *Protect and strengthen existing and planned employment areas and plan for new employment areas;*
- (b) *Facilitate growth in a range of employment sectors, including health, education;*
- (c) *Retail, tourism, knowledge industries and professional and technical services based on the emerging and existing strengths of each region; and*
- (d) *Improve access to jobs closer to where people live.*

Clause 17.02-1S – Business

139. The relevant objective of this clause is:

- (a) *To encourage development that meets the communities' needs for retail, entertainment, office and other commercial services.*

140. Relevant strategies include:

- (a) *Locate commercial facilities in existing or planned activity centres; and*
- (b) *Provide new convenience shopping facilities to provide for the needs of the local population in new residential areas and within, or immediately adjacent to, existing commercial centres.*

Clause 17.03-1S – Industrial land supply

141. The relevant objective of this clause is:

- (a) *To ensure availability of land for industry.*

142. Relevant strategies include:

- (a) *Identify land for industrial development in urban growth areas where:*
 - (i) *Good access for employees, freight and road transport is available; and*

- (ii) *Appropriate buffer areas can be provided between the proposed industrial land and nearby sensitive land uses; and*
- (b) *Protect and carefully plan existing industrial areas to, where possible, facilitate further industrial development.*

Clause 17.04-1L – Tourism, arts and culture

143. The relevant objective of this clause is:

- (a) *To promote Yarra as a leading tourism, arts and cultural destination in metropolitan Melbourne.*

144. Relevant strategies include:

- (a) *Promote a diversity of arts and cultural uses, including live music venues, performance spaces, galleries and artist studios;*
- (b) *Promote the creative industries and artistic sectors by encouraging the provision of affordable workspaces for artists and public art installations; and*
- (c) *Encourage public realm enhancements in locations that support visitor attractions.*

Clause 18 – Transport

Clause 18.01-1S – Land use and transport integration

145. The objective of this clause is:

- (a) *To facilitate access to social, cultural and economic opportunities by effectively integrating land use and transport.*

Clause 18.02-1S – Walking

146. The objective of this clause is:

- (a) *To facilitate an efficient and safe walking network and increase the proportion of trips made by walking.*

Clause 18.02-2S – Cycling

147. The objective of this clause is:

- (a) *To facilitate an efficient and safe bicycle network and increase the proportion of trips made by cycling.*

Clause 18.02-2R – Cycling – Metropolitan Melbourne

148. The strategy of this clause is to:

- (a) *Develop local cycling networks and new cycling facilities that support the development of 20-minute neighbourhoods and that link to and complement the metropolitan-wide network of bicycle routes - the Principal Bicycle Network.*

Clause 18.02-3S – Public Transport

149. The objective of this clause is:

- (a) *To facilitate an efficient and safe public transport network and increase the proportion of trips made by public transport.*

Clause 18.02-3R – Principal Public Transport Network

150. Relevant strategy include the following:

- (a) *Maximise the use of existing infrastructure and increase the diversity and density of development along the Principal Public Transport Network, particularly at interchanges, activity centres and where principal public transport routes intersect.*

Clause 19.02-3S – Cultural facilities

151. The relevant objective of this clause is:

- (a) *To develop a strong cultural environment and increase access to arts, recreation and other cultural facilities.*

152. The relevant strategies of this clause are:

- (a) *Encourage a wider range of arts, cultural and entertainment facilities including cinemas, restaurants, nightclubs and live theatres in the Central City and at Metropolitan Activity Centres;*
- (b) *Reinforce the existing major precincts for arts, sports and major events of state wide appeal; and*
- (c) *Establish new facilities at locations well served by public transport.*

Clause 19.02-4S – Social and cultural infrastructure

153. The relevant objective of this clause is:

- (a) *To provide fairer distribution of and access to, social and cultural infrastructure.*

154. The relevant strategies of this clause are:

- (a) *Encourage the location of social and cultural infrastructure in activity centres;*
- (b) *Ensure social infrastructure is designed to be accessible; and*
- (c) *Plan and design community places and buildings so they can adapt as the population changes and different patterns of work and social life emerge.*

Clause 19.02-6S – Open space

155. The relevant objective of this clause is:

- (a) *To establish, manage and improve a diverse and integrated network of public open space that meets the needs of the community; and*
- (b) The relevant strategies of this clause are:
- (i) *Ensure that open space networks:*
- *Are linked, including through the provision of walking and cycling trails.*
 - *Are integrated with open space from abutting subdivisions.*
 - *Incorporate, where possible, links between major parks and activity areas, along waterways and natural drainage corridors, connecting places of natural and cultural interest.*
 - *Maintain public accessibility on public land immediately adjoining waterways and coasts.*
- (ii) *Improve the quality and distribution of open space and ensure long-term protection;*
- (iii) *Ensure that where there is a reduction of open space due to a change in land use or occupation, additional or replacement parkland of equal or greater size and quality is provided;*
- (iv) *Ensure that urban open space provides for nature conservation, recreation and play, formal and informal sport, social interaction, opportunities to connect with nature and peace and solitude; and*
- (v) *Ensure open space provision is fair and equitable with the aim of providing access that meets the needs of all members of the community, regardless of age, gender, ability or a person's location.*

Clause 19.02-6R – Open space – Metropolitan Melbourne

156. The relevant objective of this clause is:

- (a) *To strengthen the integrated metropolitan open space network.*

157. The relevant strategy of this clause is:

- (a) *Develop a network of local open spaces that are accessible and of high-quality and include opportunities for new local open spaces through planning for urban redevelopment projects.*

Clause 19.03-1S – Development and infrastructure contributions plans

158. The relevant objective of this clause is:

- (a) *To facilitate the timely provision of planned infrastructure to communities through the preparation and implementation of development contributions plans and infrastructure contributions plans.*

Clause 19.03-3L – Water sensitive urban design

159. The relevant objectives of this clause are:

- (a) *To achieve the best practice stormwater quality.*

160. The relevant strategies of this clause are:

- (a) *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;*
- (b) *Incorporate works to maintain or improve the quality of stormwater within or exiting the site; and*
- (c) *Minimise adding to stormwater discharge or adversely affecting water quality entering the drainage system.*

Clause 19.03-3S – Integrated water management

161. The relevant objective of this clause is:

- (a) *To sustainably manage water supply and demand, water resources, wastewater, drainage and stormwater through an integrated water management approach.*

Clause 19.03-5L – Waste

162. The relevant strategies of this clause are:

- (a) *Make provision for waste and recycling in new development, including separation, storage and collection facilities and facilities for composting;*
- (b) *Ensure that the size and design of waste and recycling facilities can accommodate the waste and recycling likely to be generated by the development;*
- (c) *Ensure that waste and recycling facilities are located to enable ease of use by occupants and access for transport; and*
- (d) *Where possible, encourage waste and recycling facilities to be sensitively and discreetly located.*

[Other relevant documents](#)

163. Clause 15.01-2S states that planning must consider as relevant:

- (a) Urban Design Guidelines for Victoria (Department of Environment, Land, Water and Planning, 2017) (UDG).

Plan Melbourne

164. Plan Melbourne outlines a vision of Melbourne as a 'global city of opportunity and choice'. This vision is guided by nine principles. To support those principles seven outcomes have been set, together with the policy directions that will be taken to reach those outcomes. Outcomes relevant to the land-use and built-form changes sought by this proposal include the following:

- (a) Outcome 1: Melbourne is a productive city that attracts investment, supports innovation and creates jobs:
 - (i) Direction 1.1: Create a city structure that strengthens Melbourne's competitive for jobs and investment;
 - (b) Outcome 4: Melbourne is a distinctive and liveable city with quality design and amenity:
 - (i) Direction 4.1: Create more great public places;
 - (ii) Direction 4.2: Build on Melbourne's cultural leadership and sporting legacy; and
 - (iii) Direction 4.3: Achieve and promote design excellence; and
 - (c) Outcome 5: Melbourne is a city of inclusive, vibrant and healthy neighbourhoods:
 - (i) Direction 5.4: Deliver local parks and green neighbourhoods in collaboration with the communities.
165. Policy 1.1.2 acknowledges urban renewal precincts in and around the central city as they play a major role in delivering high-quality, distinct and diverse neighbourhoods that offer a mix of uses.
166. Policy 4.2.2 seeks to support the growth and development of Melbourne's cultural precincts and creative industries.
167. Policy 4.3.1 seeks to integrate place-making practices into road-space management to ensure the design of streets encourages the use of active transport and facilitates a greater degree of and encounter and interaction between people and places.
168. Direction 5.1 outlines the ambition of creating a city of 20-minute neighbourhoods by encouraging the development of vibrant, mixed-use neighbourhoods linked by a network of activity centres. 'Walkability', 'housing diversity', 'ability to age in place' are identified here as key characteristics of 20-minute neighbourhoods.
169. Direction 5.4 notes the importance of developing a network of accessible, high quality, local open spaces.

Yarra Open Space Strategy 2020

170. The Yarra Open Space Strategy 2020 provides an overarching vision and direction for the future provision, planning, design and management of open space in Yarra to 2031. It considers the current challenges and pressures of an expanding population and inner-city life and how these can be addressed with an expanded and improved public open space network that contributes to a more liveable and sustainable Yarra in the future.

Melbourne Industrial and Commercial Land Use Plan (MICLUP)

171. The Melbourne Industrial and Commercial Land Use Plan builds on the relevant policies and actions of Plan Melbourne 2017-2050. It provides an overview of current and future needs for industrial and commercial land across metropolitan Melbourne and puts in place a planning framework to support state and local government to effectively plan for future employment and industry needs, and better inform future strategic directions. Map 4 within the document shows the industrial land within the inner metro region, identifying the site and those within the C2Z as existing regionally significant industrial land.

Yarra Spatial Economic and Employment Strategy

172. This strategy was developed to assist Council to understand and capitalise on the municipality's economic strengths over the next 10 to 15 years. The Strategy seeks to provide guidance for the management of growth and change in employment and economic activity, recognising employment land within the municipality as a strategic resource.
173. Relevant strategies for this land include:
- (a) Strategy 1 – Support employment growth in Yarra's Activity Centres;
 - (b) Strategy 2 – Retain and grow Yarra's major employment precincts; and

- (c) Strategy 6 – Retain Yarra’s existing industrial precincts for manufacturing and urban services.

174. The Spatial Economic and Employment Strategy (SEES) was adopted by Council in September 2018 and includes 6 directions which will inform future policy for the Scheme.

175. The Cremorne Major Employment Precinct (defined roughly by the C2Z land within Cremorne) is nominated as one of five major employment precincts within Yarra, the other four being Abbotsford, Church Street South, Gipps Street (Collingwood) and Victoria Parade.

Cremorne Place Implementation Plan

176. The Victorian Planning Authority (VPA), Yarra City Council (YCC) and State Government agencies worked together to prepare a plan for the future of Cremorne. The final Place Implementation Plan provides:

- (a) a high-level vision for the future of Cremorne that reflects input from the communities that live, work and invest there; and
- (b) a prioritised set of projects that will progress delivery of that vision.

177. The goal of the plan is to mobilise State government and council support and resources around the priority projects and ensure that these reflect the priorities of the community.

178. The VPA and YCC prepared an Issues and Opportunities Paper (November 2019) that outlined some key considerations planning in this area is required to address. These include the following (amongst others):

- (a) competing demands on public space;
- (b) desired building character; and
- (c) providing diverse and affordable working spaces.

Revised Cremorne Urban Design Framework (Cremorne UDF)

179. On 25 October 2022, Council resolved to endorse the Draft Cremorne Urban Design Framework for consultation and adopt the proposed community engagement program to seek community feedback on the Draft UDF. Additionally, Council resolved to make some changes to the Draft UDF in relation to bicycle and walking connection policy, building setbacks and overshadowing.

180. Consultation on the Draft UDF was carried out between 7 November 2022 and 12 December 2022. The feedback was reviewed and the findings and final Draft UDF were presented to Council on 12 September 2023. Councillors resolved to request the Minister for Planning to approve interim built form provisions via a Ministerial amendment and requested consent to formally exhibit permanent planning provisions.

181. As shown in Figure 15 below, the subject site is located in the ‘Birrarung Precinct’ within Cremorne (No. 7) and the subject site is also identified as one of four Strategic Redevelopment Sites. While built form controls have not been developed for the subject site, a number of design objectives have been included. The design objectives outlined in the UDF for the subject site will be discussed within the assessment section of this report.

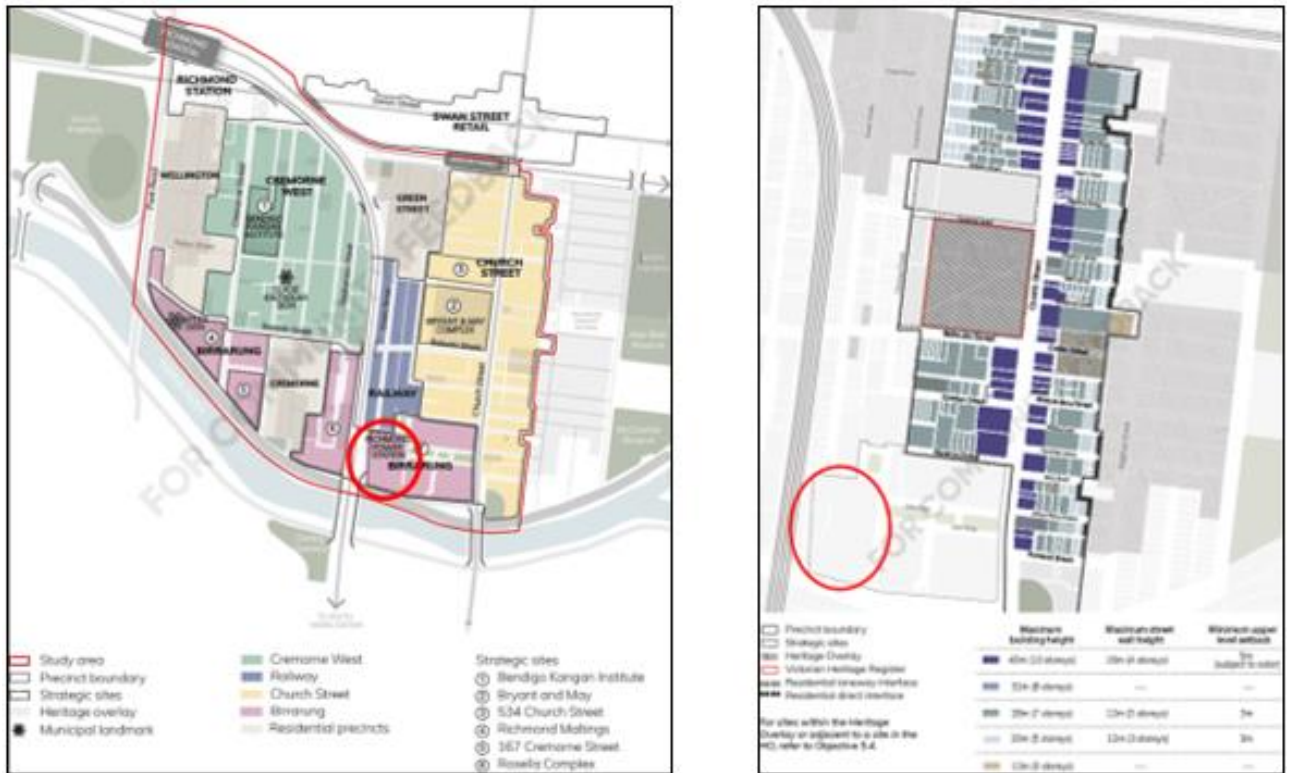


Figure 15: Cremorne Precincts and Strategic Redevelopment Sites, with subject site circled in red
Source: Revised Cremorne UDF (September 2023)

Advertising and Submissions

182. Before making a decision about whether to proceed with the draft amendment and draft permit, the Minister for Planning is undertaking consultation under section 20(5) of the Planning and Environment Act 1987 to understand the views of affected parties and to inform the drafting of both the amendment and permit.
183. The Department of Transport and Planning had advised Council that as a result of consultation, five submissions and one letter of support were received and specifically that:
- Five (5) objections were received. The objections are in support of majority of the elements within the proposal, aside from the following key issues raised:
 - Oversupply of office use within the Cremorne area;
 - Reduction in car parking and associated traffic impacts;
 - Lack of pedestrian/cyclist safety, especially along Oddys Lane; and
 - Improve existing sustainable transport options to the site; and
 - One (1) letter of support received and stated:
 - Project is a significant asset not only to Cremorne and the Council, but to the state of Victoria.
184. Following the consultation period, the Minister may decide to refer this matter to the Priority Projects Standing Advisory Committee for further advice before making a decision about whether to prepare, adopt and approve the amendment and permit.

Referrals

External Referrals

185. The required external referrals (Head, Transport for Victoria, EPA and Melbourne Water) will be undertaken by DTP.

Internal Referrals

186. The application was referred to the following units within Council:

- (a) Strategic Planning;
- (b) Heritage;
- (c) Urban Design;
- (d) City Strategy - Open Space;
- (e) City Works – Open Space (Arborist);
- (f) Environmental Sustainable Development Advisor (ESD);
- (g) Social Planning;
- (h) Development Engineering Services;
- (i) Strategic Transport Unit; and
- (j) City Works.

187. Referral comments have been included as attachments to this report.

OFFICER ASSESSMENT

188. The primary considerations for this application are as follows:

- (a) Planning Scheme Amendment:
 - (i) Strategic justification;
 - (ii) Draft Amendment C322yara;
 - (iii) Draft Amendment 318yara; and
- (b) The Incorporated Document (ID):
 - (i) Land use;
 - (ii) Sale and consumption of liquor, including live music;
 - (iii) Design and built form;
 - (iv) Open space and landscape design, including tree removal;
 - (v) On-site amenity;
 - (vi) Off-site amenity;
 - (vii) Car parking / traffic / bicycle parking and alterations of access;
 - (viii) Waste management / loading; and
 - (ix) Other matters.

Planning Scheme Amendment

Strategic justification

189. The proposal enjoys considerable support from both State and Planning Policy Framework for accommodating increased land use and development in the given location, with policy at *Clauses 11, 17 and 18* of the Scheme, together with Plan Melbourne, encouraging the accumulation of activities and the intensification of development in and around activity centres.

190. In particular, *Clause 11.03-1L (Activity centres)* calls for commercial uses to be focused within Activity Centres (AC). The site is located within an employment cluster which is of importance not only to the municipality, but also to the broader metropolitan region given its capacity for change and connections to other ACs, residential areas and public transport. While the subject site does not directly form part of an AC, Church Street is a well-established commercial and industrial precinct, making it an appropriate location for the proposed uses.
191. The area supports a growing employment base, and the proposed mixed-uses will support this by providing a venue where the local workers and residents can visit. *Clause 11.02-1S (Supply of urban land)* highlights that planning should consider opportunities for the consolidation, redevelopment and intensification of existing urban areas. The redevelopment of the Former RPS site fulfills this aim.
192. More intensive development of the site is further supported at State level, with *Clause 17.02-1S (Business)*, seeking adequate supply of commercial land in appropriate locations and to locate commercial facilities in existing or planning activity centres. The subject site provides the opportunity for these objectives to be achieved.
193. Objective 1 of the Council's Municipal Strategic Statement (MSS) seeks to *increase the number and diversity of local employment opportunities*, with Strategic Redevelopment Sites earmarked for more intense development and strategies seeking to support increased commercial and office uses in industrial areas.
194. The former RPS is identified as a 'Strategic Redevelopment Site' (Birraring Precinct) within the Cremorne UDF (September 2023). The Cremorne UDF identifies seven strategic sites which are large and complex sites that present development opportunities. They also present opportunities to realise community benefits including through site links, new walking and cycling connections and opportunities for much needed open space.
195. The vision for the Birrarung Precinct as outlined within the Cremorne UDF is to support commercial activities ranging from small innovative manufactures to corporate head offices. The Cremorne Implementation Plan (VPA, 2020) identifies Cremorne to be a *global innovation precinct with a vibrant village feel, new sustainable development, quality public spaces and active transport options*. Therefore, not only does the proposed uses align with planning policy, the RPS Renewal Project delivers on the vision for Cremorne as set out in the Cremorne UDF and other relevant strategic documents.
196. Despite comprising a limited amount of office and light industry, the majority of the proposed uses would be complementary to office and light-industrial uses which are supported within the C2Z. Importantly, the uses would enhance the economic and employment role of Cremorne and bring economic activity outside standard business hours. The 24/7 use of the site, combined with the proposed built form would contribute to a sense of safety, comfort and community presence through the activation of the street interfaces (currently graffiti stricken, under-utilised building) amenity implications will be considered later in the report.
197. The site has excellent access to shops, restaurants and community facilities, ensuring that the proposal will result in efficient use of existing infrastructure. This is consistent with the vision of Plan Melbourne which seeks to create 20-minute neighbourhoods where people can access most of their everyday needs (including employment) within a 20-minute walk, cycle or via public transport.
198. The proposal seeks to increase the commercial and retail offerings within the area. This is consistent with *Clause 17.01.1L (Employment)* which highlights that commercial and industrial sectors underpin a sustainable economy and provide employment, and further states that Yarra plans to foster a diverse and viable economic base.
199. The proposed mixed-uses will support economic opportunities in a highly accessible, service-rich area. The uses proposed will increase employment opportunities and are considered complementary to the surrounding area. Potential off-site amenity impacts will be discussed in detail later in the report.

200. Further, overarching state policy at *Clause 15.01-1S* (Urban design) seeks to *create urban environments that are safe, healthy, functional and enjoyable and that contribute to a sense of place and cultural identity*. This is reinforced at *Clause 15.01-2S* (*Building design which encourages...building design outcomes that contribute positively to the local context and enhance the public realm*). These elements will be discussed in detail throughout this report.
201. Both State and Planning Policy Framework directives seek to promote the use of sustainable personal transport and increased development close to high-quality transport routes (*Clauses 18.01-3L, 18.02-1L, 18.02-2L and 18.02-4L*). With regard to car parking, Objective 32 of *Clause 18.02-4L-01* seeks to reduce the reliance on the privately owned vehicles. The site is well connected to public transport opportunities, with tram services along Church Street (160m east) and Swan Street (720m north), as well bus routes along Punt Road (760m north-west), and the proximity of Richmond and East Richmond Railway Stations (500m north-west and 680m north, respectively). This good access to public transport encourages the use of alternative transport modes to and from the site; this outcome is encouraged by *Clause 02.03* (Strategic direction) and *Clause 18* (Transport).
202. The site is well-positioned to accommodate development, with excellent accessibility to jobs, services and good access to public transport, but this must be balanced against respecting the heritage of the site. Policy support for development must be balanced with built form and heritage guidance at *Clause 15.01-2L* (Building design) and *Causes 15.03-1L* (Heritage). These policies call for development that responds to the surrounding context with regard to urban character and cultural heritage. It is highlighted that development must also consider off-site amenity impacts (i.e., overlooking, overshadowing, wind) on surrounding private and public land. These aspects will be discussed in detail later in the report. Additionally, *Clause 15.01-2L* (Building design) sets out guidelines for the Yarra River Corridor which requires avoiding additional overshadowing of public open space adjacent to the Yarra River. This will be discussed later in the report. However the development has employed strategies such as a relatively small-scale addition and extensive landscaping that allow the building to fit within the Yarra River context without negatively impacting the River Corridor.
203. The Cremorne UDF highlights there may be lower development opportunities for sites on the Victorian Heritage Register and that any redevelopment should showcase heritage buildings on the site. Built form controls have not been developed for these sites as part of the revised Cremorne UDF. However, the vision for the site under the Cremorne UDF is to celebrate the former RPS and streetscape viewed to prominent facades be enhanced.
204. Further, the Cremorne UDF includes design objectives for each site which address important structural elements to guide the redevelopment of the site. Additional design objectives and updates to existing objectives were added following consultation with the community and government agencies. These are reflected in proposed planning policy at *Clause 11.03-6L* (Regional and local places) in Amendment C318yara. Overall the site generally complies with all the key objectives of the Cremorne UDF and responds to the strategic context as described above. Further, the development of the former RPS will specifically provide the following community benefits consistent with the strategic vision for the site:
- (a) Improve the legibility of the street network by providing a new east-west pedestrian link and other publicly accessible spaces;
 - (b) Vastly improved public realm including 4,700sqm (47% of site area) dedicated to publicly accessible green space and natural vegetation;
 - (c) The pergola structures at the entrances of Electric and Hargreaves Street (associated with the north-south timber connector link) will improve the interface of these streetscapes;
 - (d) Provide one of the largest spaces for creative industries within Yarra; and
 - (e) Additional retail and employment opportunities provided to a currently underutilised site.

205. For all of the above reasons there is strong strategic justification for the proposed redevelopment.

[Draft amendment C322yara](#)

206. A new Schedule 20 to the Specific Controls Overlay (SCO) has been prepared. This means the overall site (see Figure 2) is subject to the specific provisions outlined within the Incorporated Document (ID). The proposed SCO enables specific controls to override other requirements of the planning scheme through the proposed ID to facilitate the adaptive reuse of the existing Former Richmond Power Station (RPS) buildings for a mixed-use innovation centre (innominate use).

207. Council's Strategic Planning Unit reviewed the proposed changes to the planning scheme; mainly considering the ID against the Cremorne UDF and were generally supportive of the changes being sought under the proposed C322yara Amendment. The site is located within the Birrarung Precinct and forms part of a Strategic Redevelopment Site within the Cremorne UDF. Council's Strategic Planning Unit have confirmed that the proposed uses on-site align with the vision set out in the UDF, especially the co-working spaces and industrial uses.

208. The Cremorne UDF encourages affordable workspaces to ensure Cremorne remains a vibrant and diverse employment precinct. Council's Strategic Planning Unit have advised that affordable workspace is defined as *one where the cost of accessing workspace is not too high for the enterprise to sustain in the context of its other operating costs, revenues and need to generate a fair return on the enterprise's investment of time, skills and capital* (Supporting Enterprise and Creative Industries, Inner Metro Metropolitan Partnership, April 2021).

209. Given the provision of co-working spaces on site, Council's Strategic Planning Unit have recommended the inclusion of a definition identifying 'affordable workspaces' in the land use table and some provision to support affordable workspaces. It is recommended that a Workspace Management Plan be conditioned within the ID.

210. Council's Strategic Planning Unit found the proposal to align with the Design Objective of the Cremorne UDF. This will be discussed later in the report.

211. It was further outlined that the Cremorne UDF includes Ten Key Moves that summarise the key directions and outline some of the 'big ideas' for the precinct. Two relevant Key Moves identified that relate to the subject site are:

- (a) *Key Move #8: A network of open space that links to neighbouring spaces outside of Cremorne; and*
- (b) *Key Move #10: Reconnecting Cremorne to the river corridor.*

212. Further, Objective 3.1 seeks to *create a highly accessible and well-connected movement network that prioritises sustainable and active transport and discourages through traffic.*

213. As a result of the abovementioned directions and objective, Council's Strategic Planning Unit is supportive of the replacement of existing southern car parking spaces with usable green space for the overall complex.

[Draft amendment C318yara](#)

214. The Cremorne UDF recommends the progression of a planning scheme amendment to manage growth in Cremorne. Council has requested consent from the Minister for Planning to prepare and exhibit draft amendment C318yara. This includes a new planning policy which would apply to the subject site and a new Schedule 2 to the Parking Overlay (PO2). Council's Strategic Planning Unit have provided the proposed car parking rate below:

Use	Rate	Measure
Office	1	To each 100 sq m of net floor area
Retail	1	To each 100 sq m of leasable floor area

215. The proposal results in the removal of approximately 150 car spaces and the redevelopment of the car park as a publicly accessible, mixed-use open space. For the purpose of the car parking demand assessment, the applicant's Traffic Impact Assessment (BG&E, November 2023) identifies the predominant use as a 'Place of Assembly' and office.
216. The proposal includes:
- 219sqm of office space, which equates to a requirement for two car parking spaces under PO2;
 - Place of Assembly that has a capacity of 2,500 patrons, which equates to a requirement of 750 car spaces under PO2; and
 - Twelve car parking spaces in the basement, including one disabled space.
217. Council's Strategic Planning Unit have advised that the *objective of applying the PO2 is to assist in creating Cremorne as an urban environment focused on people. By reducing car parking rates within development it will discourage vehicle movements through Cremorne. This will be supported through incremental change to Cremorne's streets and road network.* Therefore, if the development were to provide the required spaces as outlined in *Clause 52.06* it would create an outcome that is in direct conflict with C318yara and the Cremorne UDF. Therefore, given the proposal falls short of the required number of spaces under *Clause 52.06*, the proposal aligns with the Draft C318yara Amendment.

The Incorporated Document (ID):

Land use

218. The purpose of the CZZ is primarily to accommodate office and manufacturing/ industry uses. This application proposes an eclectic range of uses within the overall complex which includes creative, design, technology and innovation industries. Some of the proposed uses on site (i.e. offices (co-working spaces), art gallery, retail premises (food and drink, markets, bars), industry (subject to condition)) generally would not require a planning permit under the CZZ. Other permit required uses involve place of assembly (exhibition centres, live events, immersive experiences, festivals, functions, conferences), leisure and recreation, education and agriculture.
219. Overall, despite not being a wholly commercial or industrial use, the mixed-use innovation centre (innominate use) would complement the surrounding uses and contribute to the overarching economic role of the precinct. Importantly, the uses would not have any unreasonable impacts on surrounding commercial uses.
220. A brief response against the relevant decision guidelines of the CZZ under *Clause 34.02-7* of the Scheme is provided below:
- The effect of existing uses on the proposed use:*
Existing uses within the business park are a mixture of commercial uses such as offices, food and drink premises, showrooms, etc. These existing commercial uses will most likely provide customer/patrons for the proposed businesses. The nearest residential uses are located in excess of 120m, beyond the railway corridor to the west and across Church Street to the west, from the subject site. Therefore, the proposed uses on-site are sufficiently separated from sensitive uses within residentially zoned land;
 - The drainage of the land:*

The land is not located in an area with any specific drainage requirement under the Scheme and would have adequate ability to connect to existing and relevant drainage networks;

(c) *The availability and connection to services:*

The site is in an existing built-up urban area with easy connection to all necessary services;

(d) *The effect of traffic to be generated:*

This is discussed in detail later within the 'Car Parking / Traffic' section of this report; and

(e) *If an industry or warehouse, the effect that the use may have on nearby existing or proposed residential areas or other uses which are sensitive to industrial off-site effects, having regard to any comments or directions of the referral authorities.*

In terms of industry, the proposal includes commercial kitchens and light manufacturing. Industries resulting in much larger scale operations are not proposed on-site. Further, the nearest sensitive interfaces are located well over 120m from the subject site. Therefore, subject to conditions relating to noise, odour, fumes, etc, the proposed industries are considered acceptable. This is discussed later in the report.

221. Objective 1.2 of the Cremorne UDF supports affordable workspaces and diverse range of creative and innovative industries. Amongst other uses, the development will include co-working spaces. Therefore the proposed uses align with the vision set out in the Draft UDF. Similarly, the SEES (2018) identifies the subject site as being located within the Cremorne Major Employment Precinct which recommends the provision of co-working spaces such as start-ups, makers, micro-manufacturers and other enterprises.

222. In respect of amenity impacts, *Clause 13.07-1L-01* (Interfaces and amenity) seeks to ensure that new non-residential uses do not unreasonably impact dwellings including through noise, light spill, emissions and rubbish. As outlined earlier, the nearest residential building (located with a C1Z) is located east, across Church Street at Nos. 631 – 633 Church Street. The nearest residentially zoned land is approximately 120m north-west, beyond the railway corridor. The hours of operation sought under this proposal are as follows:

(a) 24-hours a day, and 7 days a week; and

(b) Hospitality and events between 8.00am to 1.00am, 7 days a week.

223. The applicant's Town Planning Report (Echelon Planning, November 2023) outlines that the 24/7 use and operation of the site is mainly necessary to allow for the commercial kitchen and fabrication lab/light industrial workshop which will require 24/7 hour loading and access. They say the majority of the proposed uses will most likely cease operation by 1.00am.

224. There is limited guidance in the Scheme as to what appropriate opening hours are in the C2Z. The subject site is located in a C2Z, with the nearest residential uses located in excess of 100m, with appropriate buffers as a result of Church Street and the railway corridor.

225. Overall, given the context of the site, the proposed operating hours could be considered acceptable subject to appropriate acoustic measures being implemented and appropriate patron and on-site management. The proposed hours for the hospitality and events spaces are considered to be typical hours associated with similar uses and are unlikely to unreasonably impact nearby residential uses. The applicant's Town Planning Report (Echelon Planning, November 2023) outlines that 24/7 uses are limited to the more light-industrial activities such as the commercial kitchen and fabrication lab/light industrial workshop which will require 24/7 loading and access. They say the majority of the proposed uses will most likely cease operation by 1.00am. To ensure the 24/7 use is limited to these light-industrial activities, it is recommended to amend the draft ID to include the following standalone conditions:

- (a) Except with the prior written consent of the Responsible Authority, only the light-industrial uses authorised by this permit may operate 24-hours a day, and 7 days a week; and
- (b) Except with the prior written consent of the Responsible Authority, the hospitality and event uses authorised by this permit may only operate between the hours of 8.00am to 1.00am, 7 days a week.

226. An Acoustic Report has not been submitted. Council requested an Acoustic Report from the DTP. However, was informed that this is already required by way of condition in the draft ID. As an Acoustic Report has not been provided upfront, including any discussion on any acoustic noise attenuation measures, it is difficult to determine the potential noise impacts from the proposed uses, patron and music noise. This will be discussed in detail later in the report. The condition requesting an Acoustic Report only discusses potential noise impacts from the use and omits any reference to noise impacts from the proposed patron numbers and music. It is recommended that this condition in the draft ID be amended to include noise from patrons (including any recommendations whether patron numbers need to be reduced to meet EPA noise requirements) and music, including live music.

227. In the absence of an Acoustic Report, a further condition will require the outdoor areas, including open courtyards to cease operation by 10.00pm. The justification for the 10.00pm closure can be found within the ‘sale and consumption of liquor’ section of this report..

228. While the total number of patrons is large, the total number of patrons utilising the various indoor and outdoor spaces at any given time will vary across the day and week, depending on the type of activities being programmed at any given time. Activities on the site are expected to be undertaken in three principal programming scenarios, with maximum patron numbers under each scenario varying. The potential distribution of activities across the site under each of the scenarios is described in the applicant’s Traffic Impact Assessment Report (BG&E, November 2023). The table below is data extracted from this Traffic Impact Assessment.

	Maximum Capacity	Weekday	Weekday Evening	Weekend	Weekend Evening
Patrons	2,500	896	1,260	1,726	1,260

229. As shown above, the total number of patrons expected at any one time is significantly lower than the maximum patron capacity, given that it is very unlikely that all uses would be active at the same time. Unless there was a music festival, it is more likely that events would extend across the different spaces of the development. Further, given the total area of the subject site (10,276sqm) the maximum number of patrons (2,500) and is considered acceptable. Essentially, the maximum number of patrons only make up around 24% of the overall site area.

230. As discussed earlier, an Acoustic Report has not been provided. The draft ID has conditioned the requirement for a Venue Management Plan and an Event Management Plan which would address the management of the larger number of patrons, when the site is at maximum capacity.

231. However, to further ensure that the total number of patrons expected at any one time (outside of Scenario #1) is limited and aligns with the potential distribution numbers, and to minimise adverse amenity impacts, it is recommended that the draft ID include a Patron Management Plan condition as follows:

- (a) Before the use commences, a Patron Management Plan to the satisfaction of the Responsible Authority must be submitted to and be approved by the Responsible Authority. When approved, the Patron Management Plan will be endorsed and will form part of the incorporated plans for this document. The Patron Management Plan should address the following matters:

- (i) All proposed uses on-site;

- (ii) Patron numbers and staff, having regard to the recommendations of the Acoustic Report endorsed pursuant to Condition 34; and
- (iii) Hours of operation for each use, generally in accordance with Conditions 40, 41, 42 and 51.

232. The location of each use is not clearly identified on plan. The general position of the uses are shown in the land use table earlier in the report. A further condition (in addition to the Patron Management Plan) will require the development plans to show the general location of all proposed uses. The proposed north-south link between the Workshop/Store/Office building to the Engine Room building, as well as the east-west pedestrian link through the site ensures that all additional pedestrian activity will make the overall site livelier and an engaging environment is provided. Therefore, the proposed mixed-uses of the land is considered appropriate in the context and is supported.

233. Noise impacts will be further detailed later in this report. However, in the absence of an Acoustic Report, it is important to note the following:

- (a) The 24/7 uses are limited to the light-industrial operations on-site, and not the hospitality and events (8.00am to 1.00am, 7 days a week);
- (b) Nearest noise sensitive receivers (residential) are located in excess of 120m from the subject site;
- (c) The hospitality, retail and commercial kitchen are largely proposed within the outdoor areas and the Boiler House building which are positioned closer and oriented to the Monash Freeway and the Yarra River. This provides an appreciable distance away from sensitive noise receptors; and
- (d) Waste collection will be restricted within the basement, which minimises any noise impacts during collection times.

234. Noise generated from the proposed uses is required to be further managed by the use of a standard condition which requires the development to comply at all times with the EPA noise regulations that apply to commercial developments (the EPA Noise Protocol). These measures will also help minimise noise impacts arising from the uses. Therefore, it is recommended to amend the draft ID to include the following additional, standalone condition relating to noise:

The development must at all times comply with the noise limits specified in the Environment Protection Regulations under the Environment Protection Act 2017 and the incorporated Noise Protocol (Publication 1826.4, Environment Protection Authority, May 2021), as may be amended from time to time.

235. Rubbish from the proposed uses would be adequately concealed within the building and any emissions would have an adequate dispersal distance from surrounding uses. This will be discussed further later in the report.

236. On this basis, the establishment of the for mixed-use innovation centre (innominate use) within the development is consistent with the purpose of the C2Z. It is therefore supported, subject to requiring the uses meeting the EPA Noise Protocol and the provision of an Acoustic Report which would form condition of the draft ID, including the Venue Management Plan and the Event Management Plan.

[Sale and consumption of liquor, including live music;](#)

237. Decision guidelines of *Clause 52.27* (Licensed premises), *Clause 53.06* (Live music entertainment venues) and policy at *Clause 13.07-1L-02* (Licensed premises) provide the relevant guidance in relation to considerations of the proposed sale and consumption of liquor on-premises, and the possible off-site amenity impacts, including cumulative impacts.

238. The following assessment relating to the sale and consumption of liquor and live music will consider the objectives and strategies listed under *Clause 13.07-1L-02* and Clause:

- (a) Location and access;

- (b) Venue design and venue operation;
- (c) Hours of Operation;
- (d) Patron Numbers;
- (e) Noise & Live music;
- (f) Noise and Amenity Action Plan;
- (g) Cumulative Impact; and
- (h) Amendment to an Existing Permit.

Location and access, Venue design & Venue operation

239. The subject site is located in the C2Z. The location of the licensed premises is supported by the Licensed premises policy at *Clause 13.7-1L-02*, which encourages venues to be located outside of residential zones. The directly abutting sites in all directions are located within the same C2Z. As discussed earlier in the report, the nearest residential uses are located well over 120m from the subject site. The subject site is located at the end/corner of a larger business park and therefore, further minimises any potential impacts to surrounding residential uses.
240. *Clause 13.7-1L-02* states licensed premises with a capacity of more than 200 patrons should locate in the following Core Entertainment Precincts. The site is not located within a Core Entertainment Precinct. However Council's Social Planning Unit are supportive of the proposal exceeding 200 patrons within this site for the following reasons:
- (a) *The site is not located near any noise sensitive areas, and thus potential negative amenity impacts from (but not limited to) patron noise, ingress and egress of patrons, queuing of patrons, smoking areas for patrons, and dispersal of patrons from the site can be appropriately managed or buffered;*
 - (b) *Security would be present, as required; and*
 - (c) *The proposal appears it will not result in an unreasonable cumulative impact on the amenity of the surrounding area.*
241. The dispersal of patrons with vehicles could have an impact on the amenity of the area. However, the Traffic Impact Assessment Report suggests that impact will be minimal. This is discussed later in this report.
242. Given the commercial nature of Church Street, it is a key boulevard that offers opportunity for a high level of public safety and surveillance of patrons as they enter and leave the premises. As such, there would still be a high amount of pedestrian activity in this area of Church Street when the proposed uses on site conclude trade at 1am.
243. The patron entry and exit points to the site would be via Hargreaves Street (east), Electric Street (north), Oddys Lane (west) and the new southern entrance. The entry locations would provide a high level of public safety. This is especially as a result of the north-south timber connector with pergola structures at each end. This would provide an opportunity for both passive and active surveillance, in particular to the streets, as well as providing good access to public transport as encouraged by *Clause 13.7-1L-02*. This would also discourage anti-social behaviour.
244. While the patron ingress/egress can occur from multiple locations on the site, the immediately surrounding land is located within the C2Z; i.e. a less sensitive interfaces. The draft ID includes a condition for the provision of a Venue Management Plan and a separate Event Management Plan, which would both assist in managing patron dispersal and external queues. A Noise and Amenity Action Plan has been included as a condition in the draft ID, including a Patron Dispersal Plan within this condition. This would further ensure the management of patron dispersal in a safe and orderly manner.
245. Bathrooms are located internal to the development and therefore patrons would remain within the red line area when using these facilities.

246. The majority of the venues (except for special events) would operate under an on-premises license and as such, food service is not mandatory. However, patrons would be able to purchase food during operating hours from other venues located within the overall development. Given that the overall premises allows for on-site food consumption, the proposed use is not considered to be aligned with mainly “vertical drinking” venues.
247. Bins would be stored on-site, within the bin room at basement level. This will be discussed in detail later in the report, however the location within the basement mitigates any noise impacts if bottle crushers are to be used.

Hours of Operation

248. As discussed earlier in the report, the following hours are proposed for liquor:
- (a) General public events (sale and consumption): 11.00am to 1.00am, 7 days a week; and
 - (b) Non-public sales events/functions (consumption-only): 8.00am to 1.00am.
249. The policy guideline at *Clause 13.7-1L-02*, limits the sale and consumption of liquor from licensed premises as follows:
- (a) No later than 1.00am in a commercial zone;
 - (b) 10pm for outdoor areas including smoking areas, rooftops and open courtyards; and
 - (c) to occur no earlier than 9.00am.
250. Given the C2Z zoning of the land, the proposed licensed hours between 11.00am to 1.00am (for general public events) comply with this policy. While the non-public sales events/functions would comply with ceasing the consumption of liquor by 1.00am, it has been proposed to serve liquor prior to 9.00am (for champagne breakfast). Given the site context with no immediate sensitive interfaces, this variation of one hour is acceptable.
251. Council’s Social Planning Unit did not raise concerns with the outdoor areas, including open courtyards operating till 1.00am as there are no noise sensitive areas in close proximity to the venue. However, there is no Acoustic Report to quantify potential noise impacts from an open courtyards trading until 1.00am, 7 days a week. Therefore, the sale and consumption of liquor within the open courtyards is not supported until 1.00am. *Clause 13.07-1L-02* recommends limiting the sale and consumption of liquor within outdoor areas, including open courtyards to no later than 10.00pm. In the absence of an Acoustic Report, to protect the amenity of nearby properties and limit any unreasonable noise impacts, it is recommended to amend the draft ID to include the following standalone condition:
- (a) Except with the prior written consent of the Responsible Authority, the sale and consumption of liquor in all outdoor areas, including open courtyards to cease by 10.00pm.
252. The proposed hours would provide an economic benefit in the employment of staff and contribute to the night-time economy of Cremorne. Further, the venue would provide opportunities for social interactions, within an area where similar venues operate. The proposed hours for the sale and consumption of liquor is therefore supported.

Patron Numbers

253. *Clause 13.7-1L-02* considers the following:
- (a) *Whether the number of patrons 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);*
 - (b) *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; and*
 - (c) *Whether the number of patrons has a cumulative impact on the local area.*
-

254. The total number of patrons for the sale and consumption of liquor are:
- (a) Café/restaurant and bar licences: 1,000 patrons; and
 - (b) Special event liquor licence (applied through LCV): 2,500 patrons – this is not subject to planning permit approval.
255. Council’s Social Planning Unit provided the following table, based on the applicant’s Red Line Plan (OMA, June 2023) which outlines the number of patrons as per the Liquor Licensing Ratio (0.75sqm per person):

Type of Operation / Scenario	Floor area (SQM)	No. of patrons using Liquor Licensing Ratio (SQM/0.75)	No. of Patrons proposed
Ordinary Operation (Scenario #2)	11,500 (approx.)	15,333	1000
Major Events (Scenario #1 and Scenario #3) – liquor license for these events is not subject to planning permit approval	11,500 (approx.)	15,333	1,001 – 2,500

256. The total patron numbers for the sale and consumption of liquor (maximum 1,000) would not have an unreasonable impact on surrounding amenity considering:
- (a) The number of patrons is appropriate for the context of the site, being located in a commercial zone, and the immediately abutting uses also being within the C2Z;
 - (b) The nearest noise sensitive receivers (residentially-zoned land) are located in excess of 120m, with a railway corridor providing an appropriate buffer to minimise noise impacts; and
 - (c) The number of patrons proposed is less than the numbers recommended by the VCGLR patron capacity ratio (as shown in the table above).
257. The red line plan covers the entire site due to the flexible nature of uses, activities and programs which will change temporally and spatially across the precinct. Taking this into account, Councils Social Planning Unit were generally supportive of the proposed patron numbers, but provided the following recommendation:

The proposed Venue Event Management Plans to take into consideration the Liquor Licensing Ratio for different events, accounting for the spaces being used for different events and operations, and their consequent variation of area. This is to contain the service and consumption of alcohol to ‘zones’ throughout the building, allowing for easier of observation of patron behaviour and to ensure the maximum patron capacity is adhered to.

258. It is therefore recommended that the above be required by way of condition within the draft ID.

Noise & Live music

259. Noise impacts are a key consideration for this application. Background music, live music and acoustic music is proposed to be played on site.
260. *Clause 13.7-1L-02* recommends licensed premises to be designed, managed or modified to minimise any unreasonable noise impacts on the local area. Regarding live music, the objective of *Clause 13.7-1L-3S* (Live music) is *to encourage, create and protect opportunities for the enjoyment of live music*. The following strategies are listed in order to meet this objective:
- (a) *Identify areas where live music venues are encouraged or where there are high concentrations of licensed premises or clusters of live music venues; and*

- (b) *Implement measures to ensure live music venues can co-exist with nearby residential and other noise sensitive land uses.*

261. Additionally, the requirements listed under *Clause 53.06-3* (Live music entertainment venues) are:

- (a) *A live music entertainment venue must be designed, constructed and managed to minimise noise emissions from the premises and provide acoustic attenuation measures that would protect a noise sensitive residential use within 50 metres of the venue; and*
- (b) *A permit may be granted to reduce or waive these requirements if the responsible authority is satisfied that an alternative measure meets the purpose of this clause.*

262. The nearest noise sensitive residential uses are located in excess of 50m (120m) from the subject site, being within a larger business park used for industrial, commercial and creative uses. The site's interfaces with high background noise generating uses, such as the railway corridor to the west and Monash Freeway to the south, would provide an appropriate buffer from these sensitive interfaces. The frequency and times during which live music would be performed is expected to be up to 7 days per week, and generally in the afternoons / evenings. As the site is not surrounded by noise sensitive receivers, Council's Social Planning Unit were supportive of the provision of live music on site.

263. Given the non-sensitive noise context of the site, the applicant has not proposed any specific noise attenuation measures. Council's Social Planning Unit have recommended that in the event noise issues impacting residential amenity arise in the future (from existing dwellings), that the applicant acts to mitigate these. As outlined earlier in the report, given that an Acoustic Report has not been provided, Council is unable to make a detailed assessment of potential noise impacts from the proposed mixed-uses, patrons, music, and mechanical plant equipment.

264. A condition in the draft ID has required an acoustic report prior to the uses commencing on site. However, Council recommends the following condition be also included in the draft ID:

Within 3 months of the commencement of the use (including the sale and consumption of liquor), an Acoustic Report must be prepared by a suitably qualified acoustic engineer and must be submitted to and approved by the Responsible Authority. When approved, the Acoustic Report will be endorsed and will form part of the incorporated plans for this document. The Acoustic Report must assess the compliance of the uses, patron and music noise, including live music, and confirm the findings of the Acoustic Report endorsed pursuant to Condition 34 and, where necessary, make recommendations to limit the noise impacts in accordance with Environment Protection Regulations under the Environment Protection Act 2017 and the incorporated Noise Protocol (Publication 1826.4, Environment Protection Authority, May 2021) or any other requirement to the satisfaction of the Responsible Authority, as may be amended from time to time.

If the Report makes recommendations to limit the noise impacts, these recommendations must be implemented within 3 months of the date of the report (unless otherwise agreed in writing by the Responsible Authority), to the satisfaction of the Responsible Authority.

Noise and Amenity Action Plan

265. Pursuant to *Clause 13.7-1L-02*, a licensed premises should be managed in accordance with a Noise and Amenity Action Plan (NAAP). A NAAP has not been submitted. However, the draft ID requires the provision of a NAAP via its Event Management Plan (Major events with more than 1000 patrons). Council's Social Planning Unit have recommended that a NAAP is also submitted with the Venue Management Plan, which would ensure all requirements of *Clause 13.7-1L-02* are complied with, including the EPA noise and live music regulations. Therefore, a NAAP will be requested as a standalone condition (as opposed to being contained within the Event Management Plan). This would ensure all proposed uses which involve the sale and consumption of liquor would operate consistently, to minimise any offsite amenity impacts.

Cumulative Impact

266. Council's Social Planning Unit have confirmed that excluding the venue, there are 0 licensed premises within 100m of the venue, and 13 licensed premises within 500m of the venue. Therefore, the site is not considered a cluster, and a cumulative impact assessment is not required.
267. *Clause 52.27* (Licensed premises), *Clause 53.06* (Live music entertainment venues) and policy at *Clause 13.07-1L-02* (Licensed premises) are supportive of licensed premises, subject to protecting the amenity of nearby properties and areas, by managing the location, size, operation hours of licensed premises. In the absence of an Acoustic Report, it is difficult to establish the full scale of noise impacts from the proposal. Therefore, Council is only supportive of the proposed sale and consumption of liquor, and live music subject to the abovementioned conditions being implemented.

Design and built form

268. This section of the report considers the built form of the proposed development and is guided by the DDO1 at *Clause 43.02-6*, including the design objectives under Schedule 1-J. This assessment is also further based upon the decision guidelines of the C2Z at *Clause 34.02-7*, planning policy at *Clauses 15.01-1S, 15.01-1L* (Urban design) and *15.01-2S* (Building design), as well as the provisions of Schedule 2 to *Clause 43.02* (Main Roads and Boulevards) and decision guidelines at *Clause 44.04-8* (LSIO). This assessment will also include the recommendations set out in the Cremorne UDF.
269. These provisions and guidelines seek a development that responds to the existing or preferred neighbourhood character and provides a contextual urban design response reflective of the aspirations of the area. Particular regard must be given to the height and massing, street setbacks and the proposal's relationship to adjoining buildings and the river. These will be considered in the following paragraphs. However, as the proposed additions to the existing heritage building are considered modest in scale a brief assessment is provided of that.
270. The proposal results in extensive demolition of the existing heritage buildings on-site and full demolition of non-original additions. As outlined earlier in the report, the northern portion of the subject site is within the Victorian Heritage Register (VHR – Reference No. H1055). As such the assessment of the partial demolition of the existing buildings on site is via the Heritage Victoria assessment. No further comment will be provided in relation to demolition within this report.
271. The plans provided with this application do not have a number of dimensions which would be relevant to the assessment, such as, existing and proposed front setbacks from all title boundaries, overall maximum heights of existing buildings, setbacks from the reference line, etc. However the key new works to the existing heritage building are:
- (a) Construction of 'the Connector' building (Figure 4), which creates a north-south timber connector link between the Workshop/Store/Office buildings (Buildings 3, 1) and the Engine Room building (Building 4), including associated timber pergola structures at the northern and southern ends of these buildings. The maximum height of 'the Connector' building is 12.8m above natural ground level (NGL); and
 - (b) Removal of all roof and wall cladding and associated framing elements dating from the 1990s and reimaging the building as a glass house structure with a glazed buffer zone wrapping around the east and south side of the building. The upper-levels along the eastern façade to consist of corrugated metal, to matching material found within the existing development.

Site context

272. As outlined within the 'site and surrounds' section of this report, the subject site is located within an area where higher built form and contemporary designs are emerging characteristics of the precinct, subject to heritage constraints. A significant number of multi-storey buildings have been approved or constructed within the Cremorne neighbourhood, with heights well above the recommended 5 – 6 storeys.
273. Given the minimal changes proposed (which are subject to heritage consideration), the proposed works responds to the dominant industrial streetscape character of the immediate area, in accordance with policy objective at *Clause 15.01-1S* (Urban design) which requires *development to respond to its context in terms of character, cultural identity, natural features, surrounding landscape and climate*.
274. The Cremorne UDF recognises the overall site at No. 658 Church Street as one of four strategic sites. The vision for this strategic site is a collection of contemporary office buildings within a landscape setting. The street network is legible, pedestrian friendly and well-connected to the surrounding streets. Carparking is consolidated to allow the extensive public space network to be expanded. Public spaces are sunny and comfortable places for people to meet and relax. On this basis, the proposed refurbishments, including the conversion of the existing southern car park into open space is considered complementary to the emerging character and context of the Cremorne area.

Height and massing

275. The proposed works will not result in any increase to the overall height of the existing buildings, with 'the Connector' building consisting of a maximum height of 12.8m above NGL.
276. Currently there are no preferred or mandatory height requirements identified for the subject site within the Scheme, aside from the mandatory design requirements outlined in Clause 2.0 of the DDO1-J - Yarra (Birrarung) River Corridor. In the absence of definite height controls, the maximum height will ideally be measured against the overshadowing test to the River environs and ensuring the proposal is an appropriate fit within the natural landscape setting of the River. While this DDO does not specify building height requirements, it includes design objectives that seek:
- (a) *To ensure buildings are presented at a variety of heights, avoid visual bulk, are stepped back from the frontage of the Yarra River and adjacent public open space and use colours and finishes which do not contrast with the natural landscape setting; and*
 - (b) *To avoid additional light spill and overshadowing from buildings on the banks and water of the Yarra River, its adjacent public open space, pedestrian and bicycle paths.*
277. The decision guidelines under Clause 5.0 of the SLO – Schedule 1 consider the following in relation to new developments:
- (a) *The impact of any overshadowing by development:*
 - (i) *on the banks and waterway of the Yarra River between 11:00am and 2:00pm on 22 June; and*
 - (ii) *on any public open space between 11:00am and 2:00pm on 22 September.*
278. Similarly, the Cremorne UDF does not have designated height controls for the Birrarung Precinct. Nonetheless, in-relation to building height, the following relevant design objectives for 658 Church Street apply to the subject site:
- (a) *Buildings range in height with the highest scale buildings to the north of the site transitioning down to a lower scale to the south of the site;*
 - (b) *Additional overshadowing of the banks, water of the Yarra River and adjacent public open space, pedestrian and bicycle paths is avoided (in line with Design and Development Overlay – Schedule 1 Yarra (Birrarung) River Corridor); and*

- (c) *Heritage buildings will be reused or sensitively redeveloped to retain the integrity of the building and a sense of history (NOTE - Council and landowners would need to engage with Heritage Victoria on the power station which is on the Victorian Heritage Register.)*

279. As shown above, the design objectives within the Cremorne UDF echo the mandatory design requirements of Clause 2.0 of the DDO1-J, as well as the decision guidelines of Clause 5.0 of the SLO-Schedule 1. This is also reflected in policy guidelines at *Clause 15.01-2L* which states avoid additional overshadowing of public open space adjacent to the Yarra River. Given the southern interface of 'the Connector' building having a maximum height of 12.8m above NGL, combined with the southern setback of the development, which is in excess of 80m, the proposed height and profile fronting the Yarra River is supported.

Setbacks

280. The key change to the site is the addition of the north-south oriented Connector building. The plans do not show the setbacks of the proposed Connector building from any of the title boundaries. Council recommends requesting this information by way of condition as these setbacks are relevant.

281. As outlined earlier in the report, there are no built form controls for this site in terms of mandatory street wall heights and setbacks. The Cremorne UDF outlines that *a well-designed street wall creates a human-scale and active interface to Church Street*. The subject site does not have a direct interface to Church Street; however, this design objective could be used as a guide to assess the proposed Connector building on-site. Further, the proposal does not drastically alter the existing buildings on-site from an urban design perspective.

282. As shown in Figures 7 and 9 the proposed open-sided (north) and enclosed (south) timber pergola structures associated with the Connector building, with the negative space at ground floor helps to create a lightweight projection. The inclusion of green space adjacent to these projections further assists in mitigating the scale of the Connector building. Therefore, the proposed 'street wall' to Electric Street and Hargreaves Street would satisfactorily provide a human-scale. A relatively generous ground floor setback further activates this setback and contributes to the human scale.

283. Design Objective 4 of the Cremorne UDF further recommends *the public realm is upgraded to enhance the setting of The Richmond Power Station. Building massing is carefully located to ensure that the building remains prominent when viewed from Green Street, Electric Street, Hargreaves Street, Oddys Lane and Dale Street*. Council's Urban Design Unit confirmed that *as the development does not propose any substantial additions to built form and the heights generally sit within the Cremorne Urban Design Framework (UDF), which requires a heritage led response for the site. Therefore, we do not object to the built form and massing from an urban design perspective (subject to any heritage advice)*.

284. In general, the proposed massing of the additions is supported from an urban design perspective (subject to heritage considerations) and is considered to be a more suitable and balanced design response aligned with the existing and emerging context.

The Public Realm & Pedestrian Spaces

285. *Clause 15.01-1S* (Urban design) recommends ensuring *development supports public realm amenity and safe access to walking and cycling environments and public transport*. This can be achieved by designing developments to provide a high level of pedestrian amenity and visual interest, by incorporating well-defined entries at ground level and installing glazed areas which allow permeability into the interior space.

286. In this respect, the proposal represents an improvement in streetscape, public space quality and perceived safety in comparison to the current conditions. In general, from an urban design perspective the proposed refurbishments will create high quality public spaces around the buildings and further activate the precinct. The creation of new open space and additional tree planters would create more visual interest and an improved public realm experience.

287. Design Objective 2 of the Cremorne UDF for this Strategic Redevelopment Site recommends car parking to be consolidated within the site to reduce negative impacts on the public realm and facilitate opportunities for an expanded public space network. The car parking is consolidated into the basement level and access provided via Oddys Lane.
288. The remaining frontages will be modified to incorporate additional glazing which would ensure a good degree of activation is provided. However, the acceptability of the extensive change to the Boiler House building (Figure 8), from metal wall cladding to glazing (similar to a glass house), is considered excessive and generally out of character for a heritage building. This will be discussed later in the report.
289. This application was referred to Council's Urban Design Unit for further comment. Their comments are summarised below:
- (a) In general, the architectural plans are difficult to read, given the minimal information provided and the lack of clarity in relation to the location of the primary entrance to the building;
 - (b) *Hargreaves Street:*
The renders do not show the location of any service cabinets. The booster cabinet is recommended to be better integrated with the façade and the materials/colours be recessive. *Clause 15.01-2L* recommends, *service infrastructure is appropriately sited and incorporated into the design of new buildings which has limited visibility from the public realm*. Therefore, it is recommended to require this by way of condition on the draft ID;
 - (c) *Southern frontage:*
The southern frontage provides a central connector entrance and the 'Boiler House Buffer Zone'. However, it is unclear what this buffer zone is and how it will be used. To ensure that the building activates the proposed southern open space to the south, it has been recommended that further clarity be provided regarding this buffer zone. It is recommended to require this by way of condition on the draft ID;
 - (d) *Oddys Lane:*
Unclear if this laneway will be a well-used entrance. Given that Oddys Lane is currently a 'dead space', it is pertinent that this development provides an active frontage to Oddys Lane. This would assist in activating pedestrian/cycle link to the river and across the river towards South Yarra Station. Oddy Lane frontage can be activated to create an improved pedestrian through-link, for instance through the use of lighting and landscaping. It is recommended to require this by way of condition on the draft ID; and
 - (e) *Electric Street:*
This street accommodates the northern entrance to the site (the Connector building), which sits within an existing front setback. This front setback is currently occupied by car parking but has the opportunity to be landscaped. While some trees are shown on the architectural plans, this is not reflected in the Landscape Plan. This will be discussed later in the report.
290. Council's Strategic Planning Unit have raised similar concerns relating to Oddys Lane and have requested greater clarification on the design of this façade.

Wind

291. Objective 5.1.4 of the UDGV requires new buildings within activity centres to minimise adverse wind effects. *Clause 15.01-1L* states, *support development that provides weather protection of the public realm (including footpaths and plazas)*. The application was not accompanied with a Wind Assessment. Given the relatively small-scale development/additions to the existing buildings, there are no concerns in relation to wind impacts. It is expected that the walking criterion will continue to be met in the surrounding streets, with standing criterion achieved at building entrances.

Shadows

292. Design Objective 7 of the Cremorne UDF is, *overshadowing to Church Street (eastern footpath), and public space within the site is avoided*. Given the north-south orientation, the location of the subject site, and the limited additions proposed, there is no overshadowing to major thoroughfares such as Church Street, nor the immediately abutting street network. There are also no additional shadows caused to the bicycle lane across the Monash Freeway, nor the Yarra River. This is demonstrated by the shadow analysis provided.

Architectural Quality

293. Policy at *Clause 15.01-2S* encourages high standards in architecture and urban design. Policy also encourages the design of new development to respect the pattern, spatial characteristics, fenestration, roof form and materials of the surrounding area. The proposed form is appropriate and responds well to this section of Cremorne, with the design offering proportionately sized additions.
294. The proposed development is considered to achieve a good level of architectural quality and provide an appealing aesthetic and visually interesting design response in comparison to the existing conditions of all buildings on-site. The material palette is composed of glazing and corrugated metal.



Figure 16: Existing and proposed eastern façade of Boiler House building
Source: Design Book (OMA, November 2023)

295. The metal cladding proposed on the upper levels of the eastern and southern facades of the Boiler House is consistent with the existing materials on site. However the extensive use of glazing is a concern. *Clause 15.01-2L* states *encourage a simple palette of durable materials that respond to the streetscape character through type, colour, finish and contrast*. Further to this, *Clause 2.01* of the DDO-1J recommends building materials to utilise non-reflective colours and finishes that blend with the natural landscape. As a result, the extensive use of glazing on the eastern and southern facades of the Boiler House at the lower levels is considered out of character along this streetscape. It is recommended that a condition on the draft ID require a greater extent of original external fabric associated with the Boiler House (Building 5) is maintained.
296. The use of timber for the Connector building is considered acceptable as it will help erode the massing and soften the overall bulk of the additions. The open-sided pergola on the northern façade will further soften the overall addition when viewed from Electric Street.
297. A Façade Strategy Materials and Finishes Plan has been conditioned within the draft ID which will ensure that all details are constructed as per the images provided, and the façade will be maintained. Further, a condition will also require this plan to be amended to align with any requirements of the Condition 1 plans.

Glare impacts

298. Planning Practice Note 96 (issued in December 2022) provides guidance regarding planning considerations for reflected sunlight glare in the built environment. PPN96 states that glass is a key source of reflected glare which can be particularly intense and visible from varying locations and directions throughout the day and year.
299. Given the Yarra River environs and the use of glass and metal within the proposed development, the risk of glare to surrounding sites, including vehicle is greater. A condition in the draft ID has recommended that *external building materials and finishes must not result in hazardous or uncomfortable glare to pedestrians, public transport operators and commuters, motorists, aircraft, or occupants of surrounding buildings and public spaces, to the satisfaction of the Responsible Authority*. This will help to minimise detrimental impacts of development on neighbouring properties, the public realm and the natural environment.

Landmarks, Views and Vistas

300. It is policy at *Clause 15.01-2S* of the Scheme that important landmarks, views and vistas be protected or enhanced. The impact on long range views and vistas are only relevant where they form part of an identified character of an area (within planning policy) and typically apply to landscapes or natural features.
301. *Clause 14.01-2L-02* identifies the Ball Tower of Dimmey's (Swan Street), the spire of St Ignatius Cathedral (Church Street, Richmond) and the Nylex Sign as landmarks. However, given the proposal does not include substantial built form on-site these sites will not be affected.

Open space and landscape design, including tree removal

302. Landscaping is generally not a characteristic within the Cremorne area, with limited landscaping provided along the interfaces of commercial buildings. However, within the larger business park, and especially along Hargreaves Street and Dale Street there are a number of street trees, including the Dale Street Reserve.
303. *Clause 15.01-2L* encourages the provision of landscaping which would help to (relevantly):
- (a) *Promote the on-going health of trees and vegetation that has been retained on site;*
 - (b) *Respect the landscape character of the area where there is a prevailing character;*
 - (c) *Integrate with the building design;*
 - (d) *Retain existing mature trees where possible or incorporate suitable replacement planting where mature trees are removed; and*
 - (e) *Maximise internal sight lines to provide for pedestrian safety.*
304. The development proposes to remove the existing car parking to the south (150 spaces) and create a new, publicly accessible, open space to the south of the site. As shown on Figure 17 below, Design Objective 3 of the Cremorne UDF recommends *new publicly accessible open spaces are delivered that expand on the existing quality of spaces. Buildings are set within the landscape and mature trees are retained and integrated where possible.*

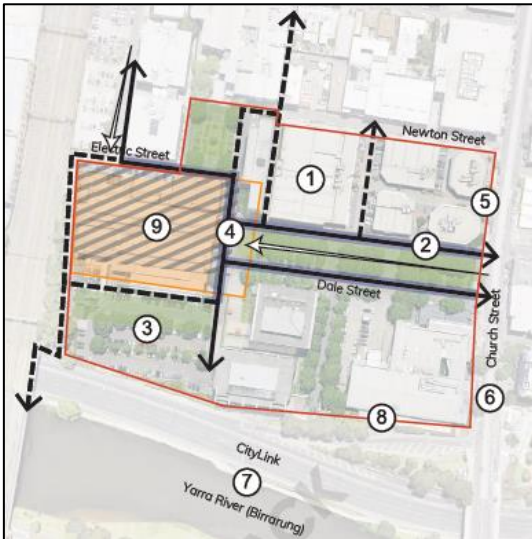


Figure 17: Birrarung Precinct
Source: Revised Cremorne UDF (September 2023)

305. Council’s Urban Design Unit and Open Space Unit are supportive of the provision of publicly accessible open space with an east-west through link. However, they recommended lighting within the new open space, including for the east-west link. This is addressed by a condition in the draft ID which requires the provision of a Public Lighting Plan which would *address lighting along the curtilage of the building and the entrances and the internal pedestrian laneway within the site.*
306. Council’s Open Space Unit reviewed the extent of landscaping proposed within the Landscape Plan (Teresa Moller Landscape Studio, November 2023). Council’s Open Space Unit raised numerous concerns regarding the Landscape Plan:
- (a) Lacks detail:
 - (i) Plans do not show any information on the internal courtyard spaces on the north side of the building;
 - (ii) Construction or functionality of the rain-gardens. Provision of sections of the rain-gardens and through the site required. While the existing drainage is shown on L04, there is no understanding of how the drainage is to work, especially as the lower south-east corner of the car park is to be filled;
 - (iii) No elevation or 3D model provided of the proposed brick water walls. This would help explain their structure and functionality. The water wall in the south-east corner Drawing L04 shows the existing services and utilities in the car park. These need to be checked for easements and clearance requirements for proposed new trees;
 - (iv) Trees and ground cover plants proposed for the steps leading into the building. The cut outs for the trees do not align with the step treads and there is no information on how the ground cover plants are to be installed;
 - (v) More detail (3D model) is required on the ramp/steel stair structure; i.e. is it providing disabled access to the building? Steel stairs potentially hazardous during hot summer months. Potential impacts to tree #24 as a result of this structure; and
 - (vi) No information provided on new surface materials, furniture throughout the landscaped area, irrigation or maintenance; and
 - (b) Illegible – The colour scheme for the surface materials lacks differentiation. It has been assumed that the existing asphalt car park is to have sections cut out to accommodate new planting.

307. Similar concerns were raised by Council's Urban Design Unit, Strategic Planning Unit as well as the Arborists. The draft ID already requires a revised Landscape Plan to be provided and therefore, it is recommended that this condition be amended to capture these matters. Further, a condition will also require this plan to be amended to align with any requirements of the Condition 1 plans.
308. The applicant has indicated that the open areas, including the southern park and walkways within the site that will be open to the public. Therefore further recommended conditions will require the provision of a plan to clearly delineate private and public areas within the site, and a Section 173 Agreement to ensure all the public areas are open to the public 24-hours and are managed and maintained by the owner.
309. Subject to condition, the proposed extent of landscaping is an improvement from the current conditions on-site.

Tree removal

310. Pursuant to *Clause 42.03-2* of the Scheme a planning permit is required for the removal of trees under the Significant Landscape Overlay (Schedule 1). The purpose of the Significant Landscape Overlay is to identify significant landscapes and to conserve and enhance the character of significant landscapes. This application proposes to remove 15 trees within the southern car park, made up of 5 x London Plane and 10 x Bull Bay.
311. Schedule 1 to the Significant Landscape Overlay contains several exemptions that apply to non-native, exotic vegetation and pruning. However, in this instance, none of the exemptions apply. There is no native vegetation proposed to be removed. The following assessment is a brief response to the decision guidelines within *Clause 42.03-2*.

The reasons for removing vegetation and whether there are alternative options

312. Council's Arborists and Open Space Unit did not raise concerns with the removal of the trees as they are relatively smaller trees in comparison to the trees to be retained, or due to their low contribution to the heritage character of the site.

Whether sufficient vegetation and canopy trees of appropriate species are to be planted to replace the removal of the existing vegetation and mature canopy trees

313. The removal of the trees is considered acceptable subject to offsetting these with the planting of new trees. The proposal offsets those removed by proposing additional vegetation on-site, including retention of 24 existing trees.

The ability for proposed vegetation species to be matched to the local plant communities

314. Council's Urban Design Unit, Open Space Unit and Arborists did not raise concerns with the proposed tree species to be planted on site.
315. Council's Arborists have recommended the provision of an Arboricultural Impact Assessment to address the trees being retained (except for trees #24, 26, 38 and 29) because:
- (a) *Lack of information regarding the proposed works and as such, it is unclear whether the trees proposed to be retained will remain viable. For example, one of the proposed rain gardens which may involve excavation is within the SRZ of tree #5;*
 - (b) *It is unclear how the stairs and ramps would be constructed to avoid major encroachments to 7 Bull Bay proposed to be retained; and*
 - (c) *The hard surface adjacent to tree #1 to the north has been heavily raised and destroyed. It may not be practical to preserve the surface, as proposed in the landscape plan, while having it safe and levelled for pedestrians. Further investigation by the arborist may be required regarding the depth of the roots to guide the laying of new pavement.*

316. Council's Arborists identified that no neighbouring trees will be impacted by the proposal.
317. In relation to street trees, two road reserve trees (#40 and #41) were assessed by Council's Arborists who advised:

- (a) *Pruning of tree #40 may be required for clearance. All pruning must be approved by Council and carried out by Council's contractor;*
- (b) *Tree #41 was not sighted on site. As shown on NearMap, this tree was removed in 2023; and*
- (c) *Street trees along Hargreaves Street frontage may be impacted by the construction activities. These trees should be included in the Tree Protection and Management Plan, which will be required should the application be approved. One of these trees was dead, and one was in poor health at the time of inspection. These trees would need replacement by Council (see images below).*

318. As a result of the above comments, the following conditions are recommended to form part of the draft ID:

- (a) Provision of an Arboricultural Impact Assessment (AIA), including a clear photo of each tree, any design encroachments into the TPZ and SRZ of retained trees, and the impact on their health and longevity. Consideration of impact should include topography modification (cut and fill), proposed hard surfaces and any other landscape works; and
- (b) Additional investigation(s), such as the provision of a Non-destructive Root Investigation (NDRI) and photographs of findings (if required).

On-site amenity

Daylight and Ventilation

319. The proposed development is considered to provide a good level of amenity and indoor environmental quality. The development provides glazing at all levels. Specifically, the development achieves good access to daylight for the proposed commercial uses, with four frontages and a site depth of approximately 86m. Council's ESD Advisor has confirmed that good access to daylight is provided to 34% of regularly occupied spaces.
320. In terms of ventilation, Council's ESD Advisor has confirmed that the ventilation systems provide at least a 50% increase on minimum fresh air delivery rates required by AS1668.2:2012.

Circulation Spaces

321. The proposed works on-site improve an under-utilised building by demolition majority of the internals to the building and creating pedestrian through links. Access to the complex is provided from all four interfaces of the building, which is an improvement from the existing conditions.

Facilities

322. Communal facilities such as bathrooms are provided at all levels. Bicycle parking and EOT facilities are also incorporated into the design at basement level. External courtyards are provided at ground floor. These features will enhance the amenity of the development.

Environmentally Sustainable Design (ESD)

323. Policy at *Clauses 02.3, 15.01-2S, 15.01-2L-01 and 19.03-3L* of the Scheme encourage environmentally sustainable development, with regard to water and energy efficiency, building construction and ongoing management. The redevelopment of the site located in an existing built-up area makes efficient use of existing infrastructure and services. The proximity of the subject site to numerous public transport modes reduces reliance on private vehicles.
324. Council's ESD Advisor has stated that the development largely meets Council's Environmentally Sustainable Design (ESD) standards. They identified the following ESD commitments:
- (a) *Energy efficiency standards exceeding minimum NCC2019 by at least 10%;*
 - (b) *Roof top solar PV array (minimum 20 kW) to contribute to energy demands onsite;*

- (c) *No gas connection, all electric building services;*
- (d) *A 101% STORM score relying on at least 2,520 m² of roof draining into 75,600 litres of storage for toilet flushing and irrigation;*
- (e) *Water efficient taps and fittings;*
- (f) *Recycling, general waste and organic FOGO waste management systems proposed;*
- (g) *A large proportion of the existing structure will be retained, reducing the potential for embodied carbon from new building materials;*
- (h) *A minimum of 30% of the site vegetated landscaping and at least 65m² of food production areas; and*
- (i) *Large areas of shared common area and communal outdoor public space.*

325. Council's ESD Officer also identified some deficiencies, outstanding information and improvement opportunities which will be addressed through the recommended conditions.

326. Subject to conditions, the proposal provides an innovative and high quality ESD response as required by policy. Further, a condition will also require the SMP to be amended to align with any requirements of the Condition 1 plans.

Off-site amenity

327. The policy framework for external amenity considerations is contained within Clauses 15.01-1L (Urban design), 15.01-2L (Building design) and 13.07-1L-01 (Interface and amenity) of the Scheme.

328. The subject site is located within the C2Z and within the Cremorne economic/employment precinct. The nearest residentially zoned land is located over 120m west, beyond the railway corridor and the nearest residential use is located approximately 260m east, across Church Street. Therefore, there are no direct sensitive interfaces, aside from the apartment building, situated across Church Street, but within a C1Z.

329. The acceptability of amenity impacts (i.e. noise, visual bulk, overlooking and overshadowing) need to be considered within their strategic context. With the above in mind, the following assessment is provided.

Noise

330. As outlined earlier in the report, it is unlikely that the proposal would result in unacceptable noise emissions. The existing commercial uses immediately adjacent to the subject site, including Church Street, the railway corridor and the Monash Freeway, provide an appropriate buffer between the site and the nearest sensitive use (the apartment building across Church Street).

331. The subject site is located within an existing business park consisting of offices and other commercial uses. It is necessary to consider potential amenity impacts from the proposed uses on site, to these surrounding commercial uses. There are potential noise impacts to surrounding commercial uses, especially when there are live music events. However, the applicant's Town Planning Report confirms that such events will only be carried out during the afternoons or evenings, i.e. outside standard business hours. The Event Management Plan also ensures that such events comply with the EPA noise and live music regulations. As discussed earlier in the report, a separate condition requiring compliance with the EPA noise protocols will also assist in ensuring surrounding commercial uses are not impacted.

332. Given the proposed uses, a large number of deliveries would be expected. Therefore, in addition to the existing condition relating to loading and unloading, a condition requiring deliveries and waste collections to be undertaken in accordance with the times prescribed by Council's Local Law is recommended to be included. This would assist in minimising noise disruption to the surrounds from these noise sources.

333. As outlined earlier in the report, an Acoustic Report has not been provided. An Acoustic Report (pre and post commencement of use) is required to ensure all potential noise sources, including patron and music noise is contained and managed to minimise unacceptable noise emissions. Further, any noise generated from the hospitality, retail and place of assembly uses can be managed by the Venue Management Plan and the Event Management Plan, including the use of a standard condition that the use and development must comply at all times with the EPA noise regulations that apply to commercial developments (the EPA Noise Protocol).

Overlooking and daylight to windows

334. Policy at *Clause 13.07-1L-01*, off-site amenity and the overlooking objective and standard at *Clause 54.04-6/Clause 55.04-6* of the Scheme provides useful guidance in assessing overlooking. The design guideline and standard essentially relates to direct views into SPOS (including terraces) and a HRW of an existing dwelling within a nine metre horizontal distance.

335. This is a highly-built up, commercial context, with the closest residential interface located beyond the railway corridor and across Church Street. The proposed development will not result in any unreasonable amenity impacts in terms of overlooking and daylight to existing habitable room windows of these apartments.

Visual bulk impacts

336. In this C2Z context and given the modest scope of works proposed, there is minimal potential for visual bulk impacts on any adjoining residential or commercial uses.

Fumes and air emissions, light spillage

337. The proposed uses such as the commercial kitchen and other food and drink premises, collectively is likely to result in air emissions. An Odour Report would sometimes be required by way of condition to ensure no unreasonable odours arise. However given the location in a larger business park, with similar commercial uses, this is not necessary in this context.

338. Given the 24/7 nature of the use, there is potential for light spill. However, given the location of the site within a business park, and the size of the development on-site, this is not a concern.

Equitable Development

339. To ensure the ‘fair, orderly, economic and sustainable development of land’ in accordance with the objective of the Act, matters of equitable development should be considered.

340. All abutting properties are located in the C2Z, built to all title boundaries, with none having heritage controls (aside from the subject site). All adjacent properties have robust development potential.

341. Given the low-scale refurbishments to the existing heritage building on-site, and the site being separated from surrounding lots by streets and/or laneways, there will be no impact on future development potential of neighbouring sites.

Car parking / traffic / bicycle parking and alterations of access

342. Under the provisions of *Clause 52.06-5* of the Yarra Planning Scheme, the proposal’s parking requirements are:

Land Use	Patrons/Area	Statutory Parking Rate	No. of spaces required	No. of spaces provided	Reduction sought
Place of Assembly	2,500	0.3 spaces per patron	750	-	-

Office	219.9sqm of Net Floor Area (NFA)	3 spaces to each 100sqm of net floor area	6	-	-
Total			756	13	743

343. Before a requirement for car parking is reduced, the applicant must satisfy the Responsible Authority that the provision of car parking is justified having regard to the assessment requirements of *Clause 52.06-6*.

Parking demand

344. The applicant has not specified the on-site parking allocations for the proposed uses. The Traffic Impact Assessment (BG&E, November 2023) suggests that the development’s parking demands would vary each weekday, weekday evening, and at weekends and weekend evenings, especially given the various uses on site. The parking demands at various times of the week have been based on expected patron numbers, together with the statutory parking rates as shown on the table below, extracted from the applicant’s Traffic Impact Assessment.

Proposed Use	Parking Scheme Parking Requirement Rate	Max Capacity	Weekday	Weekday Evening	Weekend	Weekend Evening
Inventory	-	2,530 patrons	896 patrons	1260 patrons	1,726 patrons	1,260 patrons
Place of Assembly	0.3 spaces / patron	759 spaces	268	378	517	378
Office	3 spaces / 100 sqm LFA	6 spaces	6	0	6	0
Total	-	765 spaces	274 spaces	384 spaces	523 spaces	384 spaces

Parking demand assessment

Source: Traffic Impact Assessment Report (BG&E, November 2023)

345. Council’s Development Engineering Unit reviewed the information below and considered the parking demands to be reasonable within the site context.

346. The on-street parking in the surrounding area is very high during business hours. All streets in the area contain time-based parking restrictions, and ticketed parking within the larger business park e.g. along Dale Street (private road). The high parking demand in Cremorne would be a disincentive to visitors, customers or employees to drive.

347. The proposed development is considered to be in line with the objectives contained in Council’s Strategic Transport Statement. The site is ideally located with regard to sustainable transport alternatives and the reduced provision of on-site car parking would potentially discourage private motor vehicle ownership and use.

348. The proposed car parking provision (and associated car parking reduction) are supported for the following reasons:

- (a) The site has excellent access to public transport, including tram services on Church Street (160m east) and Swan Street (720m north), East Richmond Railway Station (900m north) and Richmond Railway Station (1km north-east). This will be a strong deterrent for employees / visitors to arrive via private vehicle;

- (b) The provision of bicycle infrastructure in the surrounding area, includes the Main Yarra Trail further south, which is a highly utilised commuter route for cyclists. The area also has shared lane markings for bicycles including along Church and Swan Streets. These measures (as well as the proposed EOT facilities on site) will encourage employees to arrive via bicycle. The adequacy of bicycle provisions on site will be discussed later in the report;
- (c) *Clauses 02.2, 02.03 and 18.02-2L* encourage reduced rates of car parking provision for development sites within proximity to public transport routes and activity centres;
- (d) Traffic is a key issue affecting the road network, particularly in Cremorne. Providing fewer car spaces will ensure that the development does not generate any unreasonable increase in traffic levels for the surrounding road network. Council's Development Engineering Unit found the traffic generated by the development to be low and would not adversely impact the traffic operation of the surrounding road network; and
- (e) Council's Development Engineering Services reviewed the proposed car parking reduction and raised no issue to the proposed reduction, stating that staff, clients and visitors would commute to the site using sustainable transport, including catching public transport or riding a bicycle.

Parking availability

- 349. BG&E have undertaken on-street parking occupancy surveys of the surrounding area on Friday 05 May 2023 and Saturday 06 May between 12:00pm and 2:00pm and between 6:00pm and 9:00pm (both days). The extent of the survey areas are unknown. An inventory of 586 to 588 publicly available parking spaces was identified. The results of the survey indicate that the peak parking occupancy occurred at 12:30pm on the Friday, with no fewer than 52 spaces vacant.
- 350. In addition to the on-street occupancy surveys, BG&E also conducted surveys of public off-street car parks in the vicinity of the site. These surveys were conducted concurrently with the on-street parking surveys. The available number of spaces in these car parks ranged from 79 spaces to 431 spaces.
- 351. Council's Development Engineering Unit confirmed that these results suggest that parking is available for persons who drive to the site.

Traffic

- 352. BG&E have estimated that during the AM and PM peak hours, a maximum of 13 trips would be generated in each peak hour (associated with staff parking). Council's Development Engineering Unit found that the traffic generated by the development would not have a detrimental impact on the traffic operation of the surrounding road network.

Vehicle Access and layout

- 353. Access to the basement car park, is via Oddy lane. *Clause 52.06-9* (Design standards for car parking) of the Scheme relates to the design of car parking areas and contains 7 standards and requirements relating to access way, car parking spaces, gradients, mechanical parking, urban design, safety and landscaping.
- 354. Council's Development Engineering Unit reviewed the above against the plans and were generally satisfied with the layout of the car parking area and access via the existing vehicle entrance via Oddys Lane. However they recommended that some minor matters be addressed by way of condition. These have been included in the recommendation.
- 355. Several engineering conditions relating to civil works, road asset protection, and construction management and impacts of assets on the proposed development, have been recommended. These conditions are considered standard and should also be included on the draft ID as conditions or notes.

356. Overall, subject to conditions, the proposed design and configuration of access and car parking areas would achieve a satisfactory outcome.

Bicycle parking

357. Ten employee spaces and two visitor bicycle parking spaces would be provided on site. Two employee spaces and four visitor spaces are required by the Scheme. Therefore, the proposed development falls short for spaces by two visitor bicycle spaces.

358. Category 6 of the Built Environment Sustainability Scorecard (BESS) offers the following for best-practice guidance for employee office rates: 'Non-residential buildings should provide spaces for at least 10% of building occupants (a rate of 1 space per 100sqm of floor area).

359. Based on the plans, Council's Strategic Transport Unit recommended a number of items to be addressed in relation to visitor bicycle spaces. The key ones require the provision of at least 30 visitor spaces, as well as conditions to ensure they are accessible. All recommendations have been included in the conditions.

Electric Vehicles

360. Council's BESS guidelines encourage the use of fuel efficient and electric vehicles (EVs). No electric car charging points are shown on the plans. Council's Strategic Transport Unit recommended that at least four EV charging points should be provided. In addition to allow for easy future expanded provision for electric vehicle charging, all car parking areas be electrically wired to be 'EV ready', with a minimum 40A single phase electrical sub circuit.

361. It is also recommended that at least two employee electric bicycle charging points be provided in the bicycle parking spaces adjacent to spaces suitable for electric bicycles to use (i.e. horizontal on-ground spaces with sufficient widths to accommodate a larger electric bicycle, as per AS2890.3 Appendix A – 'cargo bicycle' and Section 2.2.8).

362. It is recommended that the above also be required by way of condition.

Green Travel Plan

363. The applicant has supplied a Green Travel Plan (GTP) prepared by BG&E, November 2023. Council's Strategic Transport Unit have reviewed this document stating that the *GTP provides all the required information and can be endorsed*. A condition will require the amended GTP to reflect the amended detailed development plans.

Alterations of access

364. A planning permit is required, as the proposal intensifies the use and alters access to a road in a Transport Zone 2 (without changing the physical access). This application must be formally referred to Head, Transport for Victoria, pursuant to the requirements of *Clause 52.29* and *Clause 66.02-11* (Land use and transport integration).

[Waste management / loading](#)

Waste Management

365. A Waste Management Plan (WMP) prepared by Urban Waste Environmental Consultants, dated June 2023 has been submitted by the applicant. Collection is proposed from the on-site loading area, accessed via Oddys Lane. The WMP specifies that a private contractor will manage the collection and disposal of all waste within the development, with a dedicated bin storage room at Basement Level.

366. The WMP and plans were reviewed by Council's City Works Branch, who raised the following:

All diagrams pertaining to the management of waste should be included in the WMP including the swept path diagram. Please note it appears diagrams provided in the WMP do not match the plans.

367. It appears that the swept-path diagram was provided within the Traffic Impact Assessment (BG&E, November 2023), however these are also required to be shown in the WMP. It is recommended that the above be included in the draft ID. Subject to condition, the WMP is satisfactory. Further, a condition will also require the WMP to be amended to align with any requirements of the Condition 1 plans.

Loading and unloading

368. *Clause 65.01* identifies that the responsible authority must consider the adequacy of loading and unloading facilities as well as any proposed amenity, traffic flow and road safety impacts.

369. The site includes several on-site and off-site loading areas, including the following:

- (a) Existing off-site loading zone on Hargreaves Street: For larger vehicles;
- (b) Proposed off-site loading zone on Oddys Lane: Smaller vehicles;
- (c) On-site basement loading zone: Waste collection, miscellaneous deliveries; and
- (d) On-site ground level loading zone: Exclusive use by the kitchen and food deliveries.

370. The measurements of the loading bays have not been provided on plans. It is recommended that a condition on the draft ID require the internal dimensions of the loading bays to be annotated on plans.

371. Council's Development Engineering Unit were satisfied with the location of the loading bay at basement level, including access, stating that *the area set aside for loading activities in the basement car park is considered satisfactory*. This is a good outcome as it ensures that loading activities (such as the delivery or of unloading of goods) can occur within the development.

372. Council's Development Engineering Unit have stated that Oddys Lane is a Public Highway and therefore Council's Parking Management Unit is required to be consulted prior to making any amendments to on-street parking. Additionally, they advised that a 12.5m vehicle using Oddys Lane is not advisable as on-street parking takes place on the west side of the street, which restricts a 12.5m vehicle's turning movements. This is discussed next in the report.

373. The applicant has provided a Loading Management Plan (BG&E, November 2023) which has not been referenced within the draft ID. It is recommended that the Loading Management Plan be endorsed on any ID issued. A condition will state a 12.5m vehicle cannot use the proposed loading bay on Oddys Lane. Further, a standalone condition is recommended to require the provisions, recommendations and requirements of the endorsed Loading Management Plan be implemented and complied with to the satisfaction of the Yarra City Council. Further, a condition will also require this plan to be amended to align with any requirements of the Condition 1 plans.

374. Finally, it is recommended that a new condition require deliveries and waste collections to be undertaken in accordance with the times prescribed by Council's Local Law.

Other matters

375. The objective of *Clause 13.04* of the Scheme is to ensure that contaminated and potentially contaminated land is used and development safely. Strategies under *Clause 13.04-1S* recommends ensuring the potentially contaminated land is or will be suitable for the proposed use, prior to the commencement of any use or development.

376. The proposed uses have been deemed to be defined as 'open space, agriculture, retail or office, and industry or warehouse uses' by the Planning Practice Note 30 (PPN30). The subject site is not in an EAO, and the proposal does not seek to introduce any 'sensitive uses'.

377. A Preliminary Site Investigation (PSI) (Blue Sphere Environmental, October 2023) has been provided to make recommendations on the need for an environmental audit. The PSI advises that a *Preliminary Risk Screen Assessment (PRSA) or new environmental audit is not considered warranted for the proposed redevelopment as described herein, as the proposed redevelopment does not include a sensitive land use, is permissible under the current zoning (Commercial 2) and the Site has previously been subject to an environmental audit in 1997.* Based on the finding, it recommends that a more risk-based management strategy be undertaken. A Construction Environment Management Plan is required, which is addressed in the ID.

Conclusion

378. On balance, subject to conditions, the proposal will deliver net community benefit by:

- (a) Enhancing an existing heritage-listed, underutilised building for a mix of community, industry, commercial and creative uses;
- (b) Creating new open spaces and activating street interfaces;
- (c) Providing new employment opportunities in the local area; and
- (d) Preserving and enhancing existing views from the Yarra River and public places.

379. It is therefore recommended that Council advise the Department of Transport that the proposal generally complies with the relevant planning policies subject to changes being made to the Incorporated Document (including to the conditions contained therein), should they be of the mind to issue the Incorporated Document.

RECOMMENDATION

That the Council:

- (a) note the officer report and the application material; and
- (b) Delegate the General Manager City Sustainability & Strategy to write to the Department of Transport and Planning outlining the following:

Draft Amendment C322yara

1. Overall, the proposed planning scheme amendment C322yara, which facilitates the 'Richmond Power Station Renewal Project – 300/658 Church Street Cremorne: November 2023', would deliver net community benefit and generally complies with the relevant planning policies (subject to conditions), and is supported subject to the following changes being made to the Incorporated Document (including to the conditions contained therein).
2. The key changes recommended require:
 - (h) Improved activation to Oddys Lane;
 - (i) Additional employee and visitor bicycle spaces;
 - (j) Provision of Arboricultural report, landscape plan, post-commencement acoustic assessment, workspace management plan and amended sustainable management, loading management and waste management plans;
 - (k) The EPA Noise Protocol to be met;
 - (l) Provision of affordable workspaces; and
 - (m) Open air, 24/7 publicly accessible pedestrian through links and open space, managed and maintained by the owner (per a S173 Agreement).

Change required to Incorporated Document (general)

3. Amend the Incorporated Document to include a definition of 'affordable workspaces' in the land use table.

Changes required to Incorporated Document (conditions)

4. Amend the conditions contained in the Incorporated Document as follows. All new wording is shown **bold** and underlined. All deleted wording is shown ~~strikethrough~~.

Amended Detailed Development Plans

1. Before the development starts, excluding demolition, excavation, piling, site preparation works, vegetation removal, amended development plans to the satisfaction of the Responsible Authority must be submitted to and approved by the Minister for Planning (**Minister**). The plans must be generally in accordance with the architectural plans prepared by OMA Architects, dated 20 November 2023, but modified to include or show/address:
 - (a) **Setbacks from all title boundaries, and maximum heights above natural ground level of all proposed works;**
 - (b) **All service and fire boosters integrated with the building;**
 - (c) **Clarification of the use of the 'Buffer Zone' associated with the Boiler House building;**
 - (d) **Greater extent of original external fabric associated with the Boiler House (Building 5) is maintained;**
 - (e) **Oddy Lane frontage further activated to create an improved pedestrian through-link, for instance through the use of lighting and landscaping;**
 - (f) **A plan that shows which areas of the site will be permanently publicly accessible, including open-air east-west and north-south pedestrian through links and the southern open space;**
 - (g) **A plan showing the location of proposed uses;**
 - (h) **The on-site accessible parking space and associated shared area depicted, with a bollard installed in the shared area as required by the Australian/New Zealand Standard AS/NZS 2890.6:2009;**
 - (i) **Test vehicle circulation in basement car park's aisles using the B99 design vehicle with 300 mm clearances on either side of the vehicle;**
 - (j) **Provision of a minimum of 30 visitor bicycle spaces and:**
 - (i) **All visitor bicycle parking spaces being horizontal at-grade hoops;**
 - (ii) **The inclusion of the model and all measurements/dimensions for the bicycle parking and all access ways for the bicycle parking areas;**
 - (iii) **Most visitor bicycle parking spaces being provided at street level;**
 - (k) **Provision of at least 50% of employee bicycle parking as horizontal, on-ground parking within a secure facility;**
 - (l) **Provision of at least 4 EV charging points;**
 - (m) **Suitable notation to identify that all car parking areas will be electrically wired to be 'EV ready' with a minimum 40A single phase electrical sub circuit;**
 - (n) **Provision of at least 2 employee electric bicycle charging points in the bicycle parking spaces adjacent to spaces suitable for electric bicycles to use (i.e. horizontal on-ground spaces with sufficient widths to accommodate a larger electric bicycle, as per AS2890.3 Appendix A – 'cargo bicycle' and Section 2.2.8);**
 - (o) Any changes technical information and plan notations (or otherwise) required as a consequence of any provision in this Incorporated Document;

- (p) Any changes technical information and plan notations (or otherwise) required as a consequence of any relevant Heritage Permit;

Reports (where relevant to show on plans)

- (q) **Any requirement of the endorsed Façade Strategy and Materials and Finishes Plan (Condition 3);**
- (r) **Any requirement of the endorsed Landscape Plan (Condition 9);**
- (s) **Any requirement of the endorsed Sustainable Management Plan (Condition 23);**
- (t) **Any requirement of the endorsed Waste Management Plan (Condition 26);**
- (u) **Any requirement of the endorsed Loading Management Plan (Condition 30); and**
- (v) **Any requirement of the endorsed Acoustic Report (Condition 34).**

Layout Not Altered and Satisfactory Completion

2. The use and development as shown on the endorsed plans (including other material that forms part of this Incorporated Document) must not be altered (unless the Yarra Planning Scheme specifies that a permit is not required) without the prior written consent of the Minister for Planning.

Façade Strategy Materials and Finishes Plan

3. Before the development starts, excluding demolition, excavation, piling, site preparation works, vegetation removal and in conjunction with the submission of development plans under Condition 1 a Façade Strategy and Materials and Finishes Plan to the satisfaction of the Minister for Planning must be submitted to and approved by the Minister for Planning. When approved, the plan will be endorsed and will form part of this document. This must detail:
- (a) **All design changes required under Condition 1 of this permit;**
- (b) Elevations at a scale of 1:20 or 1:50 illustrating typical entries and doors;
- (c) Section drawings to demonstrate façade systems, including fixing details and joints between materials or changes in form;
- (d) Information about how the façade will be maintained; and
- (e) A materials schedule and coloured drawings and renders outlining colours, materials and finishes and measures to limit (to the extent possible) graffiti adhesion on walls to the street, including doors, perforations and upper levels (where necessary).

Amended Conservation Management Plan

4. Before the development starts, excluding demolition, excavation, piling, site preparation works, vegetation removal, an amended Conservation Management Plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the Conservation Management Plan will be endorsed and will then form part of this permit. The Conservation Management Plan must be generally in accordance with the Conservation Management Plan, prepared by Bryce Raworth, dated May 2023, **or the Conservation Management Plan approved by Heritage Victoria.**
5. **All development must be consistent with the development approved by Heritage Victoria.**

Demolition Management Plan

6. Before the commencement of any demolition or construction works associated with the use and development approved under this Incorporated Document (excluding internal demolition), and before the approval of the Construction Environment Management Plan a fully detailed 'demolition method statement' must be submitted to and approved by the Responsible Authority. When approved, the statement will be endorsed and will then form part of the incorporated plans for this document. The 'demolition method statement' must fully describe and clearly demonstrate that the construction methods to be used on site will ensure that the building fabric required to be retained on the plan approved under Condition 1 will be safeguarded during and after the demolition process has occurred or finished in accordance with the plans approved under Condition 1. The statement must detail the necessary protection works required to retain the integrity of retained building fabric.

Glare and Reflectivity

7. External building materials and finishes must not result in hazardous or uncomfortable glare to pedestrians, public transport operators and commuters, motorists, aircraft, or occupants of surrounding buildings and public spaces, to the satisfaction of the Responsible Authority.

Ongoing Architect Involvement

8. As part of the ongoing progress and development of the site, OMA or another architectural firm to the satisfaction of the Minister for Planning must be engaged to complete the design and to provide architectural oversight of the delivery of the detailed design, as shown in the endorsed plans and during construction.

Landscape Plan

9. Before the development starts, excluding demolition, excavation, piling, site preparation works, vegetation removal, detailed landscaping plans must be submitted to and be approved in writing by the Responsible Authority. This detailed plan must be generally in accordance with the landscape plans prepared by Teresa Moller Landscape Studio, dated 20 November 2023, but modified to include or show/address:
- (a) **All design changes required under Condition 1 of this permit;**
 - (b) **Detailed plans showing the indoor courtyard (i.e. not limited to the new open space to the south);**
 - (c) **Provision of sections of the rain-gardens and through the site;**
 - (d) **Elevation or 3D model of the proposed brick water walls;**
 - (e) **Trees and ground cover plants proposed for the steps leading into the building;**
 - (f) **Removal of any discrepancy associated with the alignment between the tree cut outs and the step treads;**
 - (g) **Information on how the ground cover plants are to be installed;**
 - (h) **3D model for the ramp/steel stair structure;**
 - (i) **Further differentiation for the surface materials;**
 - (j) Detailed plans and additional landscaping detail including consideration of designated zones for pedestrian movement, planting and seating;
 - (k) An Irrigation and Maintenance section to include reference to the management and maintenance of both the temporary and the final ground level works within title;

- (l) A detailed breakdown of soil volumes and planter depths for any on-structure planting;
- (m) A planting schedule of all proposed trees and other vegetation including botanical names, common names, pot sizes, soil volumes, sizes at maturity, and quantity of each plant and their protection and maintenance;
- (n) How the landscaping responds to water sensitive urban design principles, including how rainwater will be captured, cleaned and stored and the location and type of irrigation systems to be used including the location of water tanks and water sensitive urban design principles, as appropriate;
- (o) Details of all hard-landscaping materials, finishes and treatments (including around building entrances) and urban design elements including paving, lighting, seating and balustrading;
- (p) Details of surface materials and finishes and construction of retaining walls, pathways, kerbs, access ways, **including furniture throughout the landscaped area**; and
- (q) Inclusion of innovative approaches to flood mitigation and stormwater run-off, and best practice Water Sensitive Urban Design (WSUD).

Tree Protection Fencing

- 10.** Prior to the commencement of any buildings and/or works approved by this Incorporated Document, temporary fencing must be erected around any tree in the vicinity of the construction to define a Tree Protection Zone (TPZ) that is to the satisfaction of the Yarra City Council. The temporary fencing must:
- (a) Exclude access and construction activity within the TPZs, as assessed in the endorsed Tree Protection and Management Plan (TPMP) under Condition 10;
 - (b) Have a minimum height of 1.8 metres and comply with Australian Standard AS 4687 Temporary fencing and hoardings;
 - (c) Fencing within roadside reserves and/or nature strip areas must not prevent the use of a road or footpath;
 - (d) Remain in place until all buildings and/or works are completed, unless with the prior written consent of Yarra City Council; and
 - (e) Fencing must be modified in line with the footprint of the approved works only.

Tree Protection Management Plan

- 11.** Prior to the commencement of any building and/or works, a Tree Protection and Management Plan (TPMP) must be submitted to and approved by the Minister for Planning in consultation with Yarra City Council. The TPMP must be prepared to the satisfaction of the Minister for Planning by an arborist with a minimum AQF level 5 qualification and must detail tree protection and management actions prior to, during, and post works (including demolition). The TPMP is required:
- (a) To maintain and protect the condition of all retained trees;
 - (b) To comply with AS 4970–2009 Protection of trees on a development sites (Australian Standard AS 4970–2009); and
 - (c) **To include street trees along Hargreaves Street.**

12. The TPMP must include all tree related requirements conditioned in this Incorporated Document. All works in the TPMP affecting trees must be implemented and/or monitored by an arborist with a minimum AQF level 5 qualification to the satisfaction of the Minister for Planning. The TPMP must be certified as complete by the Project Arborist and this certification must be submitted to Minister for Planning at the completion of works.
13. **Before the development starts, excluding demolition, excavation, piling, site preparation works, an Arboricultural Impact Assessment, prepared by an arborist with a minimum AQF level 5 qualification and must be submitted to and approved by the Responsible Authority. When approved, the AIA will be endorsed and will form part of the incorporated plans for this document. The AIA must include or show/address:**
- (a) **A clear photo of each tree;**
 - (b) **Address trees on the site and street trees along Hargreaves Street;**
 - (c) **Any design encroachments into the TPZ and SRZ of retained trees;**
 - (d) **The impact on their health and longevity. Consideration of impact should include topography modification (cut and fill), proposed hard surfaces and any other landscape works; and**
 - (e) **If required, additional investigation(s), provide a Non-destructive Root Investigation (NDRI) and photographs of findings.**

Public Lighting Plan

14. Before the development starts, excluding demolition, excavation, piling, site preparation works, vegetation removal, a Public Lighting Plan to the satisfaction of the Minister for Planning must be submitted to and approved by the Minister for Planning in consultation with Yarra City Council. The Public Lighting Plan must address lighting along the curtilage of the building and the entrances and the internal pedestrian laneway within the site. When approved, the Public Lighting Plan will be endorsed and will form part of this Incorporated Document. The Public Lighting Plan must provide for:
- (a) All pedestrian access **and the open spaces** to the proposed development must be lit by public lighting installations as specified in the Australian Standard AS 1158.3.1:2020 Lighting for roads and public spaces;
 - (b) New poles and luminaires must be sourced from the relevant power authority's standard energy efficient luminaires list and comply with relevant CitiPower technical requirements;
 - (c) Consultation with affected property owners to be undertaken by the developer with respect to the location of any new pole/s and light/s (if required);
 - (d) Light spillage into the windows of existing and proposed residences must be avoided or minimised and should comply with the requirements of Australian Standard AS 4282 – 2019 Control of the obtrusive effects of outdoor lighting;
 - (e) The locations of any new light poles must not obstruct vehicular access into private properties;
 - (f) A maintenance regime for the lighting scheme within the curtilage of the property; and
 - (g) The use of energy efficient luminaries and/or solar lighting technologies to reduce carbon emission if possible.

15. The provisions, recommendations and requirements of the endorsed Public Lighting Plan must be implemented and complied with at no cost to Yarra City Council and to the satisfaction of the Yarra City Council.

Section 173 Agreement

16. **Prior to the commencement of the use/development authorised by this Incorporated Document, the owner (or another person in anticipation of becoming the owner) must enter into an agreement with the Yarra City Council under section 173 of the *Planning and Environment Act 1987*, which provides for the following:**
- (a) **The Owner must provide unfettered 24-hour public access over all publicly assessable open-air links and open outdoor areas, including courtyards (i.e. those areas shown on the plan required by Condition 1e) and onto adjoining public streets (Electric Street and Oddys Lane);**
 - (b) **The owner must maintain unfettered 24-hour public access onto adjoining private streets (Dale Street, Chestnut Street, and Hargreaves Street);**
 - (c) **The owner is responsible for maintaining at all times the areas that are private land open to the public at the cost of the owners of the site and to the satisfaction of the Yarra City Council;**
 - (d) **All paving must be compliant with Australian Standards for slip resistance and DDA; and**
 - (e) **The owner(s) must obtain and maintain insurance, approved by Yarra City Council, for the public liability and to indemnify Yarra City Council against all claims resulting from any damage, loss, death or injury in connection with the public accessing the land.**
17. **The owner, or other person in anticipation of becoming the owner, must meet all of the expenses of the preparation and registration of the agreement, including the reasonable costs borne by the Responsible Authority.**
18. **The owner, or other person in anticipation of becoming the owner, must meet all of the expenses of the preparation and registration of the agreement, including the Responsible Authority's costs and expenses (including legal expenses) incidental to the preparation, registration and enforcement of the agreement.**

Development Infrastructure Levy

19. **Prior to the commencement of the development the Development Infrastructure Levy must be paid to Yarra City Council in accordance with the approved Development Contributions Plan.**

Public Works and Road Infrastructure

20. X

Civil work and Drainage Design Plans

21. Before the development starts, excluding demolition, excavation, piling, site preparation works, vegetation removal,....

Car Parking and Access Management

22. Prior to the occupation of the development allowed under this Incorporated Document, or by such later date as approved in writing by the Minister for Planning in consultation with Yarra City Council, the area set aside on the endorsed plans for the car parking spaces, access lanes, driveways and associated works must be:
- (a) Constructed and available for use in accordance with the endorsed plans;

- (b) Formed to such levels and drained so that they can be used in accordance with the endorsed plans;
- (c) Treated with an all-weather seal or some other durable surface;
- (d) Line-marked or provided with some adequate means of showing the car parking spaces; all to the satisfaction of the Minister for Planning;
- (e) Prior to the occupation of the development allowed under this Incorporated Document, an Access Management Plan to the satisfaction of the Minister for Planning must be submitted to and approved by the Minister for Planning in consultation with Yarra City Council. When approved, the Access Management Plan will be endorsed and will form part of this Incorporated Document. The Access Management Plan must address, but not be limited to, the following:
 - (i) The number and location of car parking spaces, including DDA spaces;
 - (ii) The management of car parking spaces and security arrangements for employees of the development;
 - (iii) Details of way-finding, cleaning and security of end of trip bicycle facilities;
 - (iv) A schedule of all proposed signage including directional arrows and signage, informative signs indicating location of disabled bays and bicycle parking, exits, restrictions, pay parking system etc;
 - (v) Details regarding the management of loading and unloading of goods and materials;
 - (vi) Instructions to employees and patrons that they must only use the car parking facilities provided on site or which are otherwise available to the public; and
 - (vii) The provisions, recommendations and requirements of the endorsed Access Management Plan must be implemented and complied with to the satisfaction of the Minister for Planning.

Amended Sustainable Management Plan

23. Before the development starts, excluding demolition, excavation, piling, site preparation works, vegetation removal, an amended Sustainable Management Plan to the satisfaction of the Responsible Authority must be submitted to and be approved by the Responsible Authority. When approved, the plan will be endorsed and will form part of the incorporated plans for this document. The plan must be generally in accordance with the Sustainable Management Plan prepared by Atelier Ten, dated June 2023, but modified to include or show/address:
- (a) **All design changes required under Condition 1 of this permit;**
 - (b) **Additional internal shading louvers or similar to manage glare and heat gains;**
 - (c) **Consideration of entering a 100% Green Power or renewable energy electricity retail contract for a minimum of 10 years;**
 - (d) **Consideration of increasing the capacity of the solar PV array above 20kWp, potentially utilising all available suitable rooftop space for solar power generation; and**
 - (e) **Consideration of utilising building integrated solar PV into the roofing and glazing systems.**
24. The provisions, recommendations and requirements of the endorsed Sustainable Management Plan must be implemented and complied with to the satisfaction of the Responsible Authority.

25. Before the occupation of the development, or by such later date as approved in writing by the Responsible Authority, a report from the author of the Sustainable Management Plan, approved under this document, or similarly qualified person or company, must be submitted to the Responsible Authority. The report must be to the satisfaction of the Responsible Authority and must confirm all measures specified in the endorsed Sustainable Management Plan have been implemented.

Amended Waste Management Plan

26. Before the development starts, excluding demolition, excavation, piling, site preparation works, vegetation removal, an amended Waste Management Plan to the satisfaction of the Responsible Authority, in consultation with Yarra City Council, must be submitted to and approved by the Responsible Authority. When approved, the plan will be endorsed and will form part of the incorporated plans for this document. The plan must be generally in accordance with the Waste Management Plan prepared by Urban Waste, dated 28 June 2023, but modified to include or show/address:
- (a) **All design changes required under Condition 1 of this permit; and**
 - (b) **All diagrams pertaining to the management of waste, including the swept path diagram.**
27. The provisions, recommendations and requirements of the endorsed Waste Management Plan must be implemented and complied with to the satisfaction of the Responsible Authority.
28. The collection of waste from the site must be by private collection, unless with the written consent of the Yarra City Council.
29. **Delivery and collection of goods to and from the land may only occur between 7am and 10pm Monday to Saturday, or after 9am on a Sunday or public holiday except for those allowed under any relevant local law.**

Amended Loading Management Plan

30. **Before the development starts, excluding demolition, excavation, piling, site preparation works, vegetation removal, an amended Loading Management Plan to the satisfaction of the Responsible Authority, in consultation with Yarra City Council, must be submitted to and approved by the Responsible Authority. When approved, the plan will be endorsed and will form part of the incorporated plans for this document. The plan must be generally in accordance with the Loading Management Plan prepared by BG&E, dated 21 November 2023, but modified to include or show/address:**
- (a) **All design changes required under Condition 1 of this permit;**
 - (b) **Measures to prohibit the use of the proposed loading bay on Oddys Lane by a 12.5meter long vehicle.**
31. **The provisions, recommendations and requirements of the endorsed Loading Management Plan must be implemented and complied with to the satisfaction of the Responsible Authority.**

Stormwater Management Plan

32. Before the development starts, excluding demolition, excavation, piling, site preparation works, vegetation removal....

Workspace Management Plan

33. **Before the use commences, a Workspace Management Plan must be prepared and submitted to and approved by the responsible authority. When approved, the workspace management plan will be endorsed and will form part of the incorporated plans for this document. The workspace management plan must show provision for affordable workspaces, including the general location of those, to the satisfaction of the responsible authority.**

Acoustic Report – required before use commences

34. Before the use commences (including a stage of the development), an Acoustic Report must be prepared by a suitably qualified acoustic engineer and must be submitted to and approved by the responsible authority. When approved, the Acoustic Report will be endorsed and will form part of the incorporated plans for this document. The Acoustic Report must assess the noise impact resulting from the proposed use, **including from music (live and pre-recorded) and from patrons both on and entering the premises,** and must make recommendations to limit the noise impacts in accordance with Part 5.3, Division 4 of the Environment Protection Regulations 2021 or any other requirement to the satisfaction of the responsible authority, **including recommendations about whether patron numbers need to be limited to meet the relevant noise requirements.**
35. The provisions, recommendations and requirements of the endorsed acoustic report must be implemented and complied with to the satisfaction of the responsible authority.
36. **The development must at all times comply with the noise limits specified in the Environment Protection Regulations under the Environment Protection Act 2017 and the incorporated Noise Protocol (Publication 1826.4, Environment Protection Authority, May 2021), as may be amended from time to time.**

Amended Acoustic Report – required post commencement of the uses

37. **Within 3 months of the commencement of the use (including the sale and consumption of liquor), an Acoustic Report must be prepared by a suitably qualified acoustic engineer and must be submitted to and approved by the Responsible Authority. When approved, the Acoustic Report will be endorsed and will form part of the incorporated plans for this document. The Acoustic Report must assess the compliance of the uses, patron and music noise, including live music, and confirm the findings of the Acoustic Report endorsed pursuant to Condition 34 and, where necessary, make recommendations to limit the noise impacts in accordance with Environment Protection Regulations under the Environment Protection Act 2017 and the incorporated Noise Protocol (Publication 1826.4, Environment Protection Authority, May 2021) or any other requirement to the satisfaction of the Responsible Authority, as may be amended from time to time.**

If the Report makes recommendations to limit the noise impacts, these recommendations must be implemented within 3 months of the date of the report (unless otherwise agreed in writing by the Responsible Authority), to the satisfaction of the Responsible Authority.

Management details sign

38. Prior to the commencement of the sale and consumption of liquor, a clearly legible sign must be placed directly outside the entrance to the premises, providing a telephone number for contacting the designated manager at all hours during which the premises is operating. The design, lighting and maintenance of the sign must be to the satisfaction of the responsible authority.

Noise and Amenity Action Plan

39. A Noise and Amenity Action Plan to the satisfaction of the Responsible Authority, in consultation with the City of Yarra, must be submitted to and be approved by the Responsible Authority. The Noise and Amenity Action Plan must include/address:
- (a) 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;
 - (b) Patron Dispersal Plan that provides for the safe and orderly dispersal of patrons, including patrons loitering around the venue after the venue has closed;
 - (c) The management of large group bookings;
 - (d) The management of smokers and on and off-site smoking areas (particularly where liquor may not be allowed to be sold and consumed within the smoking area after a particular time);
 - (e) The management of external queues;
 - (f) How the movement and exit of patrons is to be managed, particularly where there is a requirement to close different sections of the venue at different times; and
 - (g) Details of the provision of music including the frequency and hours of entertainment provided by live bands and DJs.

Hours of Operation

40. Except with the prior written consent of the Responsible Authority, only the light industrial uses authorised by this permit may operate 24-hours a day, and 7 days a week.
41. Except with the prior written consent of the Responsible Authority, the hospitality and event uses authorised by this permit may only operate between the hours of 8.00am to 1.00am, 7 days a week.
42. Except with the prior written consent of the Responsible Authority, uses in all outdoor areas, including open courtyards to cease by 10.00pm.

Patron Management Plan

43. Before the use commences, a Patron Management Plan to the satisfaction of the Responsible Authority must be submitted to and be approved by the Responsible Authority. When approved, the Patron Management Plan will be endorsed and will form part of the incorporated plans for this document. The Patron Management Plan should address the following matters:
- (a) All proposed uses on-site;
 - (b) Patron numbers and staff, having regard to the recommendations of the Acoustic Report endorsed pursuant to Condition 34; and
 - (c) Hours of operation for each use, generally in accordance with Conditions 40, 41, 42 and 51.

Venue Management Plan – up to 1000 patrons on site

44. Before the use commences (including a stage of the development), a Venue Management Plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the Venue Management Plan will be endorsed and will form part of the incorporated plans for this document. The Venue Management Plan should address the following matters:

- (a) Minimisation of noise impacts such as amplified music or noise caused by patrons arriving and leaving the venue, generally in accordance with Condition 26 **34**;
- (b) Complaints procedures;
- (c) Responsible service of alcohol;
- (d) The management and dispersal of patrons and external queues;
- (e) The management of large group bookings; and
- (f) The management of smokers and on and off-site smoking areas.

Event Management Plan – Major events with more than 1000 patrons

45. Before an event with more than 1000 patrons commences, an Event Management Plan to the satisfaction of the Responsible Authority must be submitted to and be approved by the Responsible Authority. The Event Management Plan must include/address:

- (a) Site Layout Plan, addressing (but not limited to) the following matters:
 - (i) Location of temporary event structures, promotional or directional signage, access and car parking, loading arrangements, and management of waste;
 - (ii) Event programming under each of the following scenarios and expected patron number:
 - a. Scenario #1: Multiple Activations including special once-off programming for events and activations across indoor and outdoor areas (maximum 2500 patrons including 1000 patrons in outdoor areas);
 - b. Scenario #3: Outdoor Focus with a seasonal outdoor activation program (maximum 2000 patrons including 1000 patrons in outdoor areas);
- (b) Emergency Management Plan;
- (c) Traffic Management Plan;
- (d) Waste Management Plan;
- (e) **Liquor Licensing Ratio for different events; i.e. implementing ‘zones’ throughout the building;**
- ~~(f) Noise and Amenity Action Plan to the satisfaction of the Responsible Authority, in consultation with the City of Yarra, must be submitted to and be approved by the Responsible Authority. The Noise and Amenity Action Plan must include/address:
 - ~~(i) 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.~~
 - ~~(ii) Patron Dispersal Plan that provides for the safe and orderly dispersal of patrons, including patrons loitering around the venue after the venue has closed;~~
 - ~~(iii) The management of large group bookings;~~
 - ~~(iv) The management of smokers and on and off-site smoking areas (particularly where liquor may not be allowed to be sold and consumed within the smoking area after a particular time);~~
 - ~~(v) The management of external queues;~~~~

~~(vi) How the movement and exit of patrons is to be managed, particularly where there is a requirement to close different sections of the venue at different times; and~~

~~(vii) Details of the provision of music including the frequency and hours of entertainment provided by live bands and DJs.~~

46. An event with more than 1000 patrons must be carried out generally in accordance with an endorsed Event Management Plan at all times, to the satisfaction of the Responsible Authority.
47. Events with more than 1000 patrons must not be carried out more than twenty (20) times in a calendar year (unless otherwise agreed in writing).
48. Notice of an event with more than 1000 patrons must be given to Yarra City Council no less than six (6) weeks prior to the event commencing, to the satisfaction of Yarra City Council. **The event cannot proceed without an approved Event Management Plan as required by Condition 45.**
49. All temporary structures erected on the site, including all promotional or directional signage and all waste, must be removed at the completion of each event, no later than two (2) weeks after the event, to the satisfaction of Yarra City Council.

Major Events – Maximum Patron Capacity

50. Except with the prior written consent of the Responsible Authority, no more than 2,500 patrons (excluding event staff) are permitted on the land in association with any event at any time.

Sale and Consumption of Liquor

51. The sale and consumption of liquor must only operate between the following times:
- (a) Between 11am and 1am, 7 days a week (public events); and
 - (b) Between 8am to 1am (non-public events).

The responsible authority may consent in writing to vary these requirements.

52. **Except with the prior written consent of the Responsible Authority, the sale and consumption of liquor in all outdoor areas, including open courtyards to cease by 10.00pm.**

Liquor Licence – Maximum Patron Capacity

53. At any time no more than 1,000 patrons may be sold or consume liquor on the land. The responsible authority may consent in writing to vary this requirement in accordance with Condition **44 - 49**. Patron numbers must be counted and logged, and records must be made available on request to an authorised police officer, an authorised officer of the responsible authority, or an authorised officer under the Liquor Control Reform Act 1998 at any time.

Management of Licensed Premise

54. At all times when the premises is open for business, a designated manager must be in charge of the premises to the satisfaction of the responsible authority. The manager must be authorised by the operator under this incorporated document to make statements at any time on his/her behalf to any authorised police officer, any authorised officer of the responsible authority, or any authorised officer under the Liquor Control Reform Act 1998, and to take action on behalf of the operator in accordance with a direction by such officer.

Amended Green Travel Plan

55. Before the development starts, excluding demolition, excavation, piling, site preparation works, vegetation removal, an amended Green Travel Plan to the satisfaction of the Responsible Authority must be submitted to and be approved by the Responsible Authority. When approved, the plan will be endorsed and will form part of the incorporated plans for this document. The plan must be generally in accordance with the Green Travel Plan prepared by BG&E, dated 29 June 2023, but modified to include or show/address:

(a) **All design changes required under Condition 1 of this permit.**

Ongoing Green Travel Plan Requirement

56. The provisions, recommendations and requirements of the endorsed Green Travel Plan must be implemented and complied with to the satisfaction of the Yarra City Council.

Melbourne Water

57. X

Head, Transport for Victoria

58. X

Environmental Protection Authority

59. X

CitiPower

60. X

General

61. The amenity of the area must not be detrimentally affected by the use or development, including through:

- (a) The transport of materials, goods or commodities to or from land;
- (b) The appearance of any buildings, works or materials;
- (c) The emission of noise, artificial light, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil;
- (d) The presence of vermin,

to the satisfaction of the Yarra City Council.

(e) The loading and unloading of vehicles and the delivery of goods to and from the land must be conducted entirely within the land or in designated loading zones to the satisfaction of the Yarra City Council; and

(f) All buildings and works must be maintained in good order and appearance to the satisfaction of the Yarra City Council.

62. **Within 2 months of the completion or by such later date as approved in writing by the Responsible Authority, any damage to Council infrastructure resulting from the development must be reinstated:**

- (a) In accordance with Yarra Standard Drawings | Yarra City Council;
- (b) at the permit holder's cost; and
- (c) To the satisfaction of the Responsible Authority.

Construction Environmental Management Plan

63. Before the development commences, excluding site preparation works, vegetation removal, and internal demolition, a Construction Environmental Management Plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the plan will be endorsed and will form part of the incorporated plans for this document. The plan must provide for:

- (a) A pre-conditions survey (dilapidation report) of the land and all adjacent Council road frontages and nearby road infrastructure;
- (b) Works necessary to protect road and other infrastructure;
- (c) Remediation of any damage to road and other infrastructure;
- (d) Containment of dust, dirt and mud within the land and method and frequency of clean up procedures to prevent the accumulation of dust, dirt and mud outside the land;
- (e) Facilities for vehicle washing, which must be located on the land;
- (f) The location of loading zones, site sheds, materials, cranes and crane/hoisting zones, gantries and any other construction related items or equipment to be located in any street;
- (g) Site security;
- (h) Management of any environmental hazards including, but not limited to:
 - (i) Contaminated soil;
 - (ii) Materials and waste;
 - (iii) Dust;
 - (iv) Stormwater contamination from run-off and wash-waters;
 - (v) Sediment from the land on roads;
 - (vi) Washing of concrete trucks and other vehicles and machinery;
 - (vii) Spillage from refuelling cranes and other vehicles and machinery;
- (i) The construction program;
- (j) Preferred arrangements for trucks delivering to the land, including delivery and unloading points and expected duration and frequency;
- (k) Parking facilities for construction workers;
- (l) Measures to ensure that all work on the land will be carried out in accordance with the Construction Environment Management Plan;
- (m) An outline of requests to occupy public footpaths or roads, or anticipated disruptions to local services; and
- (n) An emergency contact that is available for 24 hours per day for residents and the responsible authority in the event of relevant queries or problems experienced.

Construction Management Plan

64. Before the use and development commences, a Construction Management Plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the plan will be endorsed and will form part of this permit. The plan must provide for:

- (a) a pre-conditions survey (dilapidation report) of the land and all adjacent Council roads frontages and nearby road infrastructure;
- (b) works necessary to protect road and other infrastructure;
- (c) remediation of any damage to road and other infrastructure;

- (d) containment of dust, dirt and mud within the land and method and frequency of clean up procedures to prevent the accumulation of dust, dirt and mud outside the land;
- (e) facilities for vehicle washing, which must be located on the land;
- (f) the location of loading zones, site sheds, materials, cranes and crane/hoisting zones, gantries and any other construction related items or equipment to be located in any street;
- (g) site security;
- (h) management of any environmental hazards including, but not limited to.:
 - (i) contaminated soil;
 - (ii) materials and waste;
 - (iii) dust;
 - (iv) stormwater contamination from run-off and wash-waters;
 - (v) sediment from the land on roads;
 - (vi) washing of concrete trucks and other vehicles and machinery; and
 - (vii) spillage from refuelling cranes and other vehicles and machinery;
- (i) the construction program;
- (j) preferred arrangements for trucks delivering to the land, including delivery and unloading points and expected duration and frequency;
- (k) parking facilities for construction workers;
- (l) measures to ensure that all work on the land will be carried out in accordance with the Construction Management Plan;
- (m) an outline of requests to occupy public footpaths or roads, or anticipated disruptions to local services;
- (n) an emergency contact that is available for 24 hours per day for residents and the Responsible Authority in the event of relevant queries or problems experienced; and
- (o) the provision of a traffic management plan to comply with provisions of AS 1742.3-2002 Manual of uniform traffic control devices - Part 3: Traffic control devices for works on roads.

If required, the Construction Management Plan may be approved in stages. Construction of each stage must not commence until a Construction Management Plan has been endorsed for that stage, to the satisfaction of the Responsible Authority.

65. The provisions, recommendations and requirements of the endorsed Construction Management Plan must be implemented and complied with to the satisfaction of the Responsible Authority.

NOTES:

This application was not assessed against Clause 43.01 of the Yarra Planning Scheme (Heritage Overlay) as heritage matters are considered by Heritage Victoria.

A building permit may be required before development is commenced. Please contact Council's Building Services on 9205 5555 to confirm.

All future businesses (whether as owners, lessees/tenants, occupiers) within the development approved under this permit, will not be permitted to obtain business parking permits.

These premises will be required to comply with the Food Act 1984. The use must not commence until registration, or other approval, has been granted by Council's Health Protection Unit.

A local law permit (e.g. Asset Protection Permit, Road Occupation Permit) may be required before development is commenced. Please contact Council's Construction Management Branch on Ph. 9205 5555 to confirm.

A local law permit may be required for tree removal. Please contact Council's Compliance Branch on 9205 5555.

Pruning of tree #40 may be required for clearance. All pruning of street trees must be approved by Council and carried out by Council's contractor.

This permit holder must obtain approvals from the relevant authorities to remove and/ or build over easements. This includes from the City Of Yarra Council.

The site stormwater must be directed to the nominated legal point of discharge (LPD) and shall be limited to equivalent pre-development levels or 70% impervious coverage, whichever is lowest, for a 20% AEP rainfall event.

The development must detain onsite, at a minimum, the 10% AEP storm event. For cases where a safe overland flow path cannot be provided or where flows exceeding pipe capacity may impact the development or adjacent, upstream, or downstream properties, the requirement will be to detain the 1% AEP storm event.

All redundant property drain outlets are to be demolished and reinstated to Council's satisfaction and at the Permit Holder's cost.

No parking restriction signs, or line-marked on-street parking bays are to be removed, adjusted, changed or relocated without approval or authorisation from Council's Parking Management unit and Construction Management branch.

Areas must be provided inside the property line and adjacent to the footpath to accommodate pits and meters. No private pits, boundary traps, valves or meters on Council property will be accepted.

Any services poles, structures or pits that interfere with the proposal must be adjusted, removed or relocated at the owner's expense after seeking approval from the relevant authority.

Any on-street parking reinstated as a result of development works must be approved by Council's Parking Management unit.

The removal of any kerbside parking sensors and any reinstatement of parking sensors will require the Permit Holder to pay Council the cost of each parking sensor taken out from the kerb/footpath/roadway. Any costs associated with the reinstatement of road infrastructure due to the removal of the parking sensors must also be borne by the Permit Holder.



Attachments

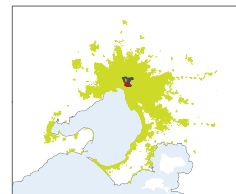
- 1** [↓](#) Attachment 1 - PPE23/0571 - 300/658 Church Street Cremorne - C322yara SCO Map 08 - Exhibition
- 2** [↓](#) Attachment 2 - PPE23/0571 - 300/658 Church Street Cremorne - C322yara Draft Incorporated Document
- 3** [↓](#) Attachment 3 - PPE23/0571 - 300/658 Church Street Cremorne - C322yara Design Book Part (Combined)
- 4** [↓](#) Attachment 4 - PPE23/0571 - 300/658 Church Street Cremorne - C322yara Proposed Plans (Combined)
- 5** [↓](#) Attachment 5 - PHRF23/0217 - 300/658 Church Street Cremorne - Heritage Referral Comments
- 6** [↓](#) Attachment 6 - IREF23/02129 - Internal Referral Response - Strategic Planning
- 7** [↓](#) Attachment 7 - IREF23/02137 - Internal Referral Response - Social Planning
- 8** [↓](#) Attachment 8 - IREF23/02136 - Internal Referral Response - Urban Design
- 9** [↓](#) Attachment 9 - IREF23/02135 - Internal Referral Response - City Strategy - Open Space Design
- 10** [↓](#) Attachment 10 - IREF23/02134 - Internal Referral Response - City Works - Open Space
- 11** [↓](#) Attachment 11 - IREF23/02132 - Internal Referral Response - ESD
- 12** [↓](#) Attachment 12 - IREF23/02130 - Internal Referral Response - Development Engineering
- 13** [↓](#) Attachment 13 - IREF23/02133 - Internal Referral Response - Strategic Transport
- 14** [↓](#) Attachment 14 - IREF23/02131 - Internal Referral Response - City Works - Waste Management

**YARRA PLANNING SCHEME - LOCAL PROVISION
AMENDMENT C322yara**



LEGEND

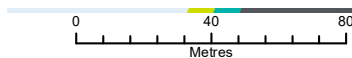
-  SCO20 - Specific Controls Overlay - Schedule 20
-  Local Government Area



Part of Planning Scheme Map 8SCO

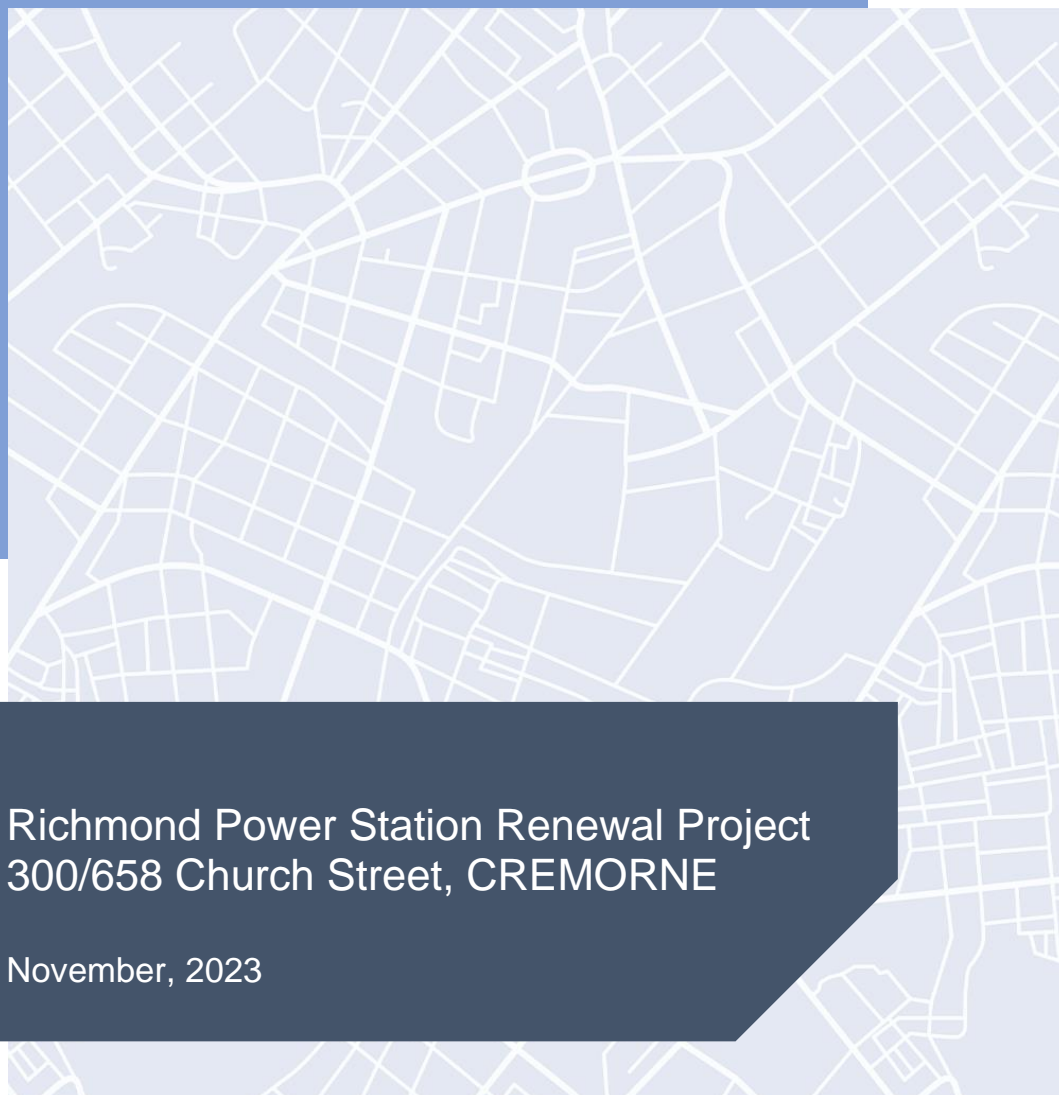
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Planning Group
Print Date: 22/11/2023
Amendment Version: 1



Department
of Transport
and Planning

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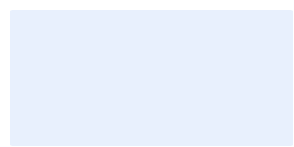
**Richmond Power Station Renewal Project
300/658 Church Street, CREMORNE**

November, 2023

YARRA PLANNING SCHEME

Incorporated Document

**This document is an incorporated document in the
Yarra Planning Scheme pursuant to section 6(2)(j)
of the Planning and Environment Act 1987**



OFFICIAL

1.0 INTRODUCTION

This document is an Incorporated Document in the schedules to Clause 45.12 - Specific Controls Overlay (SCO) and Clause 72.04 - Incorporated Documents of the Yarra Planning Scheme (scheme).

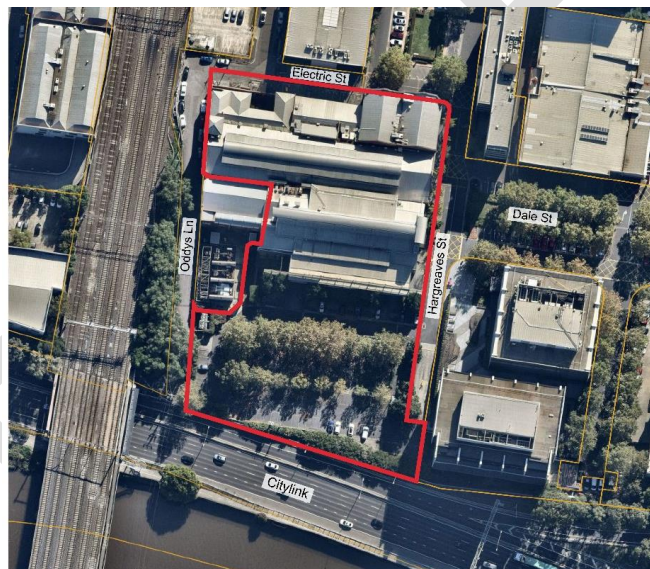
The land identified in Clause 2.0 of this document may be used and developed in accordance with the specific controls contained in Clauses 6.0 and 7.0 of this document.

The Minister for Planning is the Responsible Authority for administering Clause 45.12 of the Planning Scheme with respect to this Incorporated Document except that:

- a) Yarra City Council (the Council) is the Responsible Authority for matters expressly required by the Incorporated Document to be endorsed, approved or done to the satisfaction of Yarra City Council; and
- b) Yarra City Council is the Responsible Authority for the enforcement of the Incorporated Document.

2.0 LAND DESCRIPTION

This document applies to 300/658 Church Street, Cremorne (Lot 3A on Plan of Subdivision 335275Q Certificate of Title Volume 10578 Folio 474) known as 'the land' being all of the land within SCO20.



SITE PLAN
300/658 Church Street, Cremorne

LEGEND
[Red outline] Site boundary

Figure 1 – Map of land subject to this Incorporated Document, outlined in red

3.0 APPLICATION OF PLANNING SCHEME PROVISIONS

Despite any provision to the contrary or any inconsistent provision in the Planning Scheme, pursuant to Clause 45.12 of the Planning Scheme the land identified in the Incorporated Document may be used and developed in accordance with the specific

controls contained in this document.

A permit is required to subdivide the land, except where no additional lot is created and any such application is:

- Exempt from the requirements in Clause 53.01 (Public Open Space Contributions) of the Planning Scheme, if applicable.

Notwithstanding, any permit allowing subdivision of the Land must include a condition requiring payment to Yarra City Council, before a statement of compliance is issued, of a public open space contribution equal to 5% of the site value of the Land.

In the event of any inconsistency between the specific controls contained in this document and general provisions of the scheme, the specific controls contained in this document will prevail, other than the requirement for subdivision.

4.0 EXPIRY OF THIS SPECIFIC CONTROL

The development of the land permitted under this Incorporated Document must:

- Commence within two years of the gazettal date of Amendment C322yara to this scheme.
- Be completed within four years of the gazettal date of Amendment C322yara to this scheme.

The use permitted under this Incorporated Document must commence within four years of the gazettal date of Amendment C322yara to this scheme.

The Minister for Planning may extend the period for commencement if a request is made in writing before the time for commencement expires or within six months afterwards.

The Minister for Planning may extend the date for the completion of the development if a request is made in writing before the time for completion expires or within 12 months after the time for completion expires and the development is started lawfully before the approval expired.

This Incorporated Document will expire twelve months after the date of the issuing of the Certificate of Occupancy for the last stage of the development or as otherwise agreed in writing by the Minister for Planning.

Upon expiry of the specific control, the land may be used and developed only in accordance with the provisions of the planning scheme in operation at that time.

5.0 PURPOSE

The purpose of this incorporated document is to permit the use and development of the land for an integrated 'mixed-use innovation centre' with activities across nature, design, science, technology and art including hosting events, live music entertainment, the sale and consumption of alcohol, alteration of access, removal of vegetation, reduction of car parking requirements, and associated development of the adjoining public realm generally in accordance with the plans approved in Clause 6.0 of this document and subject to the Clause 7.0 conditions of this document.

The 'mixed use innovation centre' includes, but is not limited to, the following land uses defined under the Victorian Planning Provisions (VPP):

Activities	Land use as defined in the VPP
Kitchen (Food Production)	Industry <i>Land used for any of the following operations:</i> <i>a) any process of manufacture;</i>

<p>Artisan Manufacturing</p> <p>Light Manufacturing and Assembly (Furniture-Making)</p>	<p>b) dismantling or breaking up of any article; c) treating waste materials; d) winning clay, gravel, rock, sand, soil, stone, or other materials; e) laundering, repairing, servicing or washing any article, machinery, or vehicle, other than on-site work on a building, works, or land; or f) any process of testing or analysis.</p> <p>If on the same land as any of these operations, it also includes: a) storing goods used in the operation or resulting from it; b) providing amenities for people engaged in the operation; c) selling by wholesale, goods resulting from the operation; and d) accounting or administration in connection with the operation.</p> <p>If Materials recycling, goods resulting from the operation may be sold by retail.</p>
<p>Makerspace</p> <p>Workshop</p> <p>Made-to-order</p>	<p>Research and Development Centre (nested under Industry) Land used to develop or test electronic technology, biotechnology, or any other scientific discipline. It may include administration, promotion, conference, display, laboratory, assembly, and manufacturing areas.</p> <p>Manufacturing Sales (nested under Retail Premise) Land used, as an incidental part of an industry, to retail goods made materially different on the land by that industry.</p>
<p>Markets Pop Ups</p> <p>Sales</p>	<p>Market (nested under Retail Premise) Land used to sell goods, including foodstuff, from stalls</p> <p>Retail Premise Land used to: a) sell goods by retail, or by retail and wholesale; b) sell services; or c) hire goods.</p>
<p>Food and Drink Premises</p>	<p>Food and Drink Premises Land used to prepare and sell food and drink for immediate consumption on, or off the premises.</p>
<p>Bar</p>	<p>Bar (nested under Food and Drink Premise) Land used to sell liquor for consumption on the premises. It may include accommodation, food for consumption on the premises, entertainment, dancing, amusement machines, and gambling.</p>
<p>Restaurant</p>	<p>Restaurant (nested under Food and Drink Premise) Land used to prepare and sell food and drink, for consumption on the premises. It may include: a) entertainment and dancing; and b) the supply of liquor other than in association with the serving of meals, provided that tables and chairs are set out for at least 75% of patrons present on the premises at any one time. It does not include the sale of packaged liquor.</p>
<p>Gallery Craftsmanship</p>	<p>Art Gallery (nested under Exhibition Centre) Land used to display works of art, Exhibition centre including ceramics, furniture, glass, paintings, screen based art, sculptures, and textiles</p>

Exhibition Centre	Exhibition Centre (nested under Place of Assembly) <i>Land used to display works of art, artefacts, or historical, cultural, or other like works or artefacts</i>
Activations Live Events Immersive Experience Festivals Community activities	Place of Assembly <i>Land where people congregate for religious, spiritual or cultural activities, entertainment, or meetings.</i>
Functions	Function Centre (nested under Place of Assembly) <i>Land used, by arrangement, to cater for conferences, private functions, and in which food and drink may be served. It may include entertainment and dancing.</i>
Conferences	Conference Centre (nested under Function Centre)
Co-working Creative content and co-creation studio	Office <i>Land used for administration, or clerical, technical, professional or other like business activity. No goods or materials intended for manufacture, sale, or hire may be stored on the land. Other than electoral office and medical centre, it does not include any other defined use.</i>
Education (classes/workshops)	Education Centre (not a Primary School, Secondary School or Child Care Centre) <i>Land used for education.</i>
Nursery	Horticulture (nested under Agriculture) <i>Land used to propagate, cultivate, or harvest flowers, fruit, vegetables, vines, or the like.</i>
Outdoor recreation (public)	Informal Outdoor Recreation (nested under Leisure and Recreation) <i>Land open to the public and used by non-paying persons for leisure or recreation, such as a cycle track, park, picnic or barbecue area, playground, plaza, and walking or jogging track.</i>

Note: The 'mixed use innovation centre' includes the proposed partial demolition, internal and external alterations of an existing heritage place on the Victorian Heritage Register. The buildings and works within the Heritage Victoria registration area are subject to the requirements of the *Heritage Act 2017* and any Heritage Victoria (HV) permit which may issue. In the event of any inconsistency between the documents endorsed pursuant to any Heritage Victoria permit conditions and the specific controls contained in this document, the Heritage Victoria permit will prevail as it relates to buildings and works within the Heritage Victoria registration area.

6.0 DETAILED DEVELOPMENT PLANS:

This document allows the use and development of the land for the purposes of the project set out in the detailed development plans endorsed under the conditions of this incorporated document. Detailed development plans must be generally in accordance

with the landscape plans titled Landscape Proposal – Richmond Power Station dated 20 November 2023 prepared by Teresa Moller Landscape Studio, and the Architectural Plans prepared by OMA Architects, titled Proposed Plans – Richmond Power Station Renewal Project and dated 9/11/2023, as follows:

- Architectural Plans: A-08-100, A-08-101, A-09-009, A-09-010, A-09-011, A-09-012, A-09-013, A-10-089, A-10-100, A-10-101, A-10-102, A-10-103, A-16-001, A-16-002, A-16-003, A-16-004, A-19-001, A-19-002, A-90-000, A-90-001, A-90-002.
- Landscape Plans: L01, L02, L03, L04, L05.

Including any amendment of the plans that may be approved from time to time under the clauses of this document.

7.0 CONDITIONS

The following conditions apply to the use and development allowed by this incorporated document:

Amended Detailed Development Plans

1. Before the development starts, excluding demolition, excavation, piling, site preparation works, vegetation removal, amended development plans to the satisfaction of the Responsible Authority must be submitted to and approved by the Minister for Planning (**Minister**). The plans must be generally in accordance with the architectural plans prepared by OMA Architects, dated 20 November 2023, but modified to include or show/address:
 - a) Any changes technical information and plan notations (or otherwise) required as a consequence of any provision in this Incorporated Document.
 - b) Any changes technical information and plan notations (or otherwise) required as a consequence of any relevant Heritage Permit.

Layout Not Altered and Satisfactory Completion

2. The use and development as shown on the endorsed plans (including other material that forms part of this Incorporated Document) must not be altered (unless the Yarra Planning Scheme specifies that a permit is not required) without the prior written consent of the Minister for Planning.

Façade Strategy Materials and Finishes Plan

3. Before the development starts, excluding demolition, excavation, piling, site preparation works, vegetation removal and in conjunction with the submission of development plans under Condition 1 a Façade Strategy and Materials and Finishes Plan to the satisfaction of the Minister for Planning must be submitted to and approved by the Minister for Planning. When approved, the plan will be endorsed and will form part of this document. This must detail:
 - a) Elevations at a scale of 1:20 or 1:50 illustrating typical entries and doors;
 - b) Section drawings to demonstrate façade systems, including fixing

details and joints between materials or changes in form;

c) Information about how the façade will be maintained;

d) A materials schedule and coloured drawings and renders outlining colours, materials and finishes and measures to limit (to the extent possible) graffiti adhesion on walls to the street, including doors, perforations and upper levels (where necessary).

Amended Conservation Management Plan

4. Before the development starts, excluding demolition, excavation, piling, site preparation works, vegetation removal,, an amended Conservation Management Plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the Conservation Management Plan will be endorsed and will then form part of this permit. The Conservation management Plan must be generally in accordance with the Conservation management Plan prepared by Bryce Raworth, dated May 2023, but modified to include or show/address:

a)

Demolition Management Plan

5. Before the commencement of any demolition or construction works associated with the use and development approved under this Incorporated Document (excluding internal demolition), and before the approval of the Construction Environment Management Plan a fully detailed 'demolition method statement' must be submitted to and approved by the Responsible Authority. When approved, the statement will be endorsed and will then form part of the incorporated plans for this document. The 'demolition method statement' must fully describe and clearly demonstrate that the construction methods to be used on site will ensure that the building fabric required to be retained on the plan approved under Condition 1 will be safeguarded during and after the demolition process has occurred or finished in accordance with the plans approved under Condition 1. The statement must detail the necessary protection works required to retain the integrity of retained building fabric.

Glare and Reflectivity

6. External building materials and finishes must not result in hazardous or uncomfortable glare to pedestrians, public transport operators and commuters, motorists, aircraft, or occupants of surrounding buildings and public spaces, to the satisfaction of the Responsible Authority.

Ongoing Architect Involvement

7. As part of the ongoing progress and development of the site, OMA or another architectural firm to the satisfaction of the Minister for Planning must be engaged to complete the design and to provide architectural oversight of the delivery of the detailed design, as shown in the endorsed plans and during construction.

Landscape Plan

8. Before the development starts, excluding demolition, excavation, piling, site preparation works, vegetation removal, detailed landscaping plans must be submitted to and be approved in writing by the Responsible

Authority. This detailed plan must be generally in accordance with the landscape plans prepared by Teresa Moller Landscape Studio, dated 20 November 2023, but modified to include or show/address:

- a) Detailed plans and additional landscaping detail including consideration of designated zones for pedestrian movement, planting and seating.
- b) An Irrigation and Maintenance section to include reference to the management and maintenance of both the temporary and the final ground level works within title.
- c) A detailed breakdown of soil volumes and planter depths for any on-structure planting.
- e) A planting schedule of all proposed trees and other vegetation including botanical names, common names, pot sizes, soil volumes, sizes at maturity, and quantity of each plant and their protection and maintenance.
- f) How the landscaping responds to water sensitive urban design principles, including how rainwater will be captured, cleaned and stored and the location and type of irrigation systems to be used including the location of water tanks and water sensitive urban design principles, as appropriate.
- g) Details of all hard-landscaping materials, finishes and treatments (including around building entrances) and urban design elements including paving, lighting, seating and balustrading.
- h) Details of surface materials and finishes and construction of retaining walls, pathways, kerbs and access ways.
- i) Inclusion of innovative approaches to flood mitigation and stormwater run-off, and best practice Water Sensitive Urban Design (WSUD).

Tree Protection Fencing

9. Prior to the commencement of any buildings and/or works approved by this Incorporated Document, temporary fencing must be erected around any tree in the vicinity of the construction to define a Tree Protection Zone (TPZ) that is to the satisfaction of the Yarra City Council. The temporary fencing must:
 - a) Exclude access and construction activity within the TPZs, as assessed in the endorsed Tree Protection and Management Plan (TPMP) under Condition 10;
 - b) Have a minimum height of 1.8 metres and comply with Australian Standard AS 4687 Temporary fencing and hoardings;
 - c) Fencing within roadside reserves and/or nature strip areas must not prevent the use of a road or footpath;
 - d) Remain in place until all buildings and/or works are completed, unless with the prior written consent of Yarra City Council;
 - e) Fencing must be modified in line with the footprint of the approved works only.

Tree Protection Management Plan

10. Prior to the commencement of any building and/or works, a Tree Protection and Management Plan (TPMP) must be submitted to and approved by the Minister for Planning in consultation with Yarra City

Council. The TPMP must be prepared to the satisfaction of the Minister for Planning by an arborist with a minimum AQF level 5 qualification and must detail tree protection and management actions prior to, during, and post works (including demolition). The TPMP is required:

- a) To maintain and protect the condition of all retained trees;
- b) To comply with AS 4970–2009 Protection of trees on a development sites (Australian Standard AS 4970–2009).

11. The TPMP must include all tree related requirements conditioned in this Incorporated Document. All works in the TPMP affecting trees must be implemented and/or monitored by an arborist with a minimum AQF level 5 qualification to the satisfaction of the Minister for Planning. The TPMP must be certified as complete by the Project Arborist and this certification must be submitted to Minister for Planning at the completion of works.

Public Lighting Plan

12. Before the development starts, excluding demolition, excavation, piling, site preparation works, vegetation removal, a Public Lighting Plan to the satisfaction of the Minister for Planning must be submitted to and approved by the Minister for Planning in consultation with Yarra City Council. The Public Lighting Plan must address lighting along the curtilage of the building and the entrances and the internal pedestrian laneway within the site. When approved, the Public Lighting Plan will be endorsed and will form part of this Incorporated Document. The Public Lighting Plan must provide for:

- a) All pedestrian access to the proposed development must be lit by public lighting installations as specified in the Australian Standard AS 1158.3.1:2020 Lighting for roads and public spaces.
- b) New poles and luminaires must be sourced from the relevant power authority's standard energy efficient luminaires list and comply with relevant CitiPower technical requirements;
- c) Consultation with affected property owners to be undertaken by the developer with respect to the location of any new pole/s and light/s (if required);
- d) Light spillage into the windows of existing and proposed residences must be avoided or minimised and should comply with the requirements of Australian Standard AS 4282 – 2019 Control of the obtrusive effects of outdoor lighting;
- e) The locations of any new light poles must not obstruct vehicular access into private properties;
- f) A maintenance regime for the lighting scheme within the curtilage of the property;
- g) The use of energy efficient luminaries and/or solar lighting technologies to reduce carbon emission if possible.

13. The provisions, recommendations and requirements of the endorsed Public Lighting Plan must be implemented and complied with at no cost to Yarra City Council and to the satisfaction of the Yarra City Council.

Public Works and Road Infrastructure

14. X

Civil work and Drainage Design Plans

15. Before the development starts, excluding demolition, excavation, piling, site preparation works, vegetation removal,....

Car Parking and Access Management

16. Prior to the occupation of the development allowed under this Incorporated Document, or by such later date as approved in writing by the Minister for Planning in consultation with Yarra City Council, the area set aside on the endorsed plans for the car parking spaces, access lanes, driveways and associated works must be:

- a) Constructed and available for use in accordance with the endorsed plans;
- b) Formed to such levels and drained so that they can be used in accordance with the endorsed plans;
- c) Treated with an all-weather seal or some other durable surface;
- d) Line-marked or provided with some adequate means of showing the car parking spaces; all to the satisfaction of the Minister for Planning.

17. Prior to the occupation of the development allowed under this Incorporated Document, an Access Management Plan to the satisfaction of the Minister for Planning must be submitted to and approved by the Minister for Planning in consultation with Yarra City Council. When approved, the Access Management Plan will be endorsed and will form part of this Incorporated Document. The Access Management Plan must address, but not be limited to, the following:

- a) The number and location of car parking spaces, including DDA spaces;
- b) The management of car parking spaces and security arrangements for employees of the development;
- c) Details of way-finding, cleaning and security of end of trip bicycle facilities;
- d) A schedule of all proposed signage including directional arrows and signage, informative signs indicating location of disabled bays and bicycle parking, exits, restrictions, pay parking system etc;
- e) Details regarding the management of loading and unloading of goods and materials;
- f) Instructions to employees and patrons that they must only use the car parking facilities provided on site or which are otherwise available to the public.

18. The provisions, recommendations and requirements of the endorsed Access Management Plan must be implemented and complied with to the satisfaction of the Minister for Planning.

Amended Sustainable Management Plan

19. Before the development starts, excluding demolition, excavation, piling, site preparation works, vegetation removal, an amended Sustainable

Management Plan to the satisfaction of the Responsible Authority must be submitted to and be approved by the Responsible Authority. When approved, the plan will be endorsed and will form part of the incorporated plans for this document. The plan must be generally in accordance with the Sustainable Management Plan prepared by Atelier Ten, dated June 2023, but modified to include or show/address:

a)

20. The provisions, recommendations and requirements of the endorsed Sustainable Management Plan must be implemented and complied with to the satisfaction of the Responsible Authority.
21. Before the occupation of the development, or by such later date as approved in writing by the Responsible Authority, a report from the author of the Sustainable Management Plan, approved under this document, or similarly qualified person or company, must be submitted to the Responsible Authority. The report must be to the satisfaction of the Responsible Authority and must confirm all measures specified in the endorsed Sustainable Management Plan have been implemented.

Amended Waste Management Plan

22. Before the development starts, excluding demolition, excavation, piling, site preparation works, vegetation removal, an amended Waste Management Plan to the satisfaction of the Responsible Authority, in consultation with Yarra City Council, must be submitted to and approved by the Responsible Authority. When approved, the plan will be endorsed and will form part of the incorporated plans for this document. The plan must be generally in accordance with the Waste Management Plan prepared by Urban Waste, dated 28 June 2023, but modified to include or show/address:

a)

23. The provisions, recommendations and requirements of the endorsed Waste Management Plan must be implemented and complied with to the satisfaction of the Responsible Authority.
24. The collection of waste from the site must be by private collection, unless with the written consent of the Yarra City Council.

Stormwater Management Plan

25. Before the development starts, excluding demolition, excavation, piling, site preparation works, vegetation removal....

Acoustic Report – required before use commences

26. Before the use commences (including a stage of the development), an acoustic report must be prepared by a suitably qualified acoustic engineer and must be submitted to and approved by the responsible authority. When approved, the acoustic report will be endorsed and will form part of the incorporated plans for this document. The acoustic report must assess the noise impact resulting from the proposed use and must make recommendations to limit the noise impacts in accordance with Part 5.3,

Division 4 of the Environment Protection Regulations 2021 or any other requirement to the satisfaction of the responsible authority.

27. The provisions, recommendations and requirements of the endorsed acoustic report must be implemented and complied with to the satisfaction of the responsible authority.

Management details sign

28. Prior to the commencement of the sale and consumption of liquor, a clearly legible sign must be placed directly outside the entrance to the premises, providing a telephone number for contacting the designated manager at all hours during which the premises is operating. The design, lighting and maintenance of the sign must be to the satisfaction of the responsible authority.

Venue Management Plan – up to 1000 patrons on site

29. Before the use commences (including a stage of the development), a Venue Management Plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the Venue Management Plan will be endorsed and will form part of the incorporated plans for this document. The Venue Management Plan should address the following matters:
- a) Minimisation of noise impacts such as amplified music or noise caused by patrons arriving and leaving the venue, generally in accordance with Condition 26.
 - b) Complaints procedures.
 - c) Responsible service of alcohol.
 - d) The management and dispersal of patrons and external queues.
 - e) The management of large group bookings.
 - f) The management of smokers and on and off-site smoking areas.

Event Management Plan – Major events with more than 1000 patrons

30. Before an event with more than 1000 patrons commences, an Event Management Plan to the satisfaction of the Responsible Authority must be submitted to and be approved by the Responsible Authority. The Event Management Plan must include/address:
- a) Site Layout Plan, addressing (but not limited to) the following matters:
 - a. Location of temporary event structures, promotional or directional signage, access and car parking, loading arrangements, and management of waste.
 - b. Event programming under each of the following scenarios and expected patron number:
 - i. Scenario #1: Multiple Activations including special once-off programming for events and activations across indoor and outdoor areas (maximum 2500 patrons including 1000 patrons in outdoor areas).
 - ii. Scenario #3: Outdoor Focus with a seasonal outdoor activation program (maximum 2000 patrons including

1000 patrons in outdoor areas).

- b) Emergency Management Plan
 - c) Traffic Management Plan
 - d) Waste Management Plan
 - e) Noise and Amenity Action Plan to the satisfaction of the Responsible Authority, in consultation with the City of Yarra, must be submitted to and be approved by the Responsible Authority. The Noise and Amenity Action Plan must include/address:
 - i. 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.
 - ii. Patron Dispersal Plan that provides for the safe and orderly dispersal of patrons, including patrons loitering around the venue after the venue has closed.
 - iii. The management of large group bookings.
 - iv. The management of smokers and on and off-site smoking areas (particularly where liquor may not be allowed to be sold and consumed within the smoking area after a particular time).
 - v. The management of external queues.
 - vi. How the movement and exit of patrons is to be managed, particularly where there is a requirement to close different sections of the venue at different times.
 - vii. Details of the provision of music including the frequency and hours of entertainment provided by live bands and DJs.
31. An event with more than 1000 patrons must be carried out generally in accordance with an endorsed Event Management Plan at all times, to the satisfaction of the Responsible Authority.
32. Events with more than 1000 patrons must not be carried out more than twenty (20) times in a calendar year (unless otherwise agreed in writing).
33. Notice of an event with more than 1000 patrons must be given to Yarra City Council no less than six (6) weeks prior to the event commencing, to the satisfaction of Yarra City Council.
34. All temporary structures erected on the site, including all promotional or directional signage and all waste, must be removed at the completion of each event, no later than two (2) weeks after the event, to the satisfaction of Yarra City Council.

Major Events – Maximum Patron Capacity

35. Except with the prior written consent of the Responsible Authority, no more than 2,500 patrons (excluding event staff) are permitted on the land in association with any event at any time.

Sale and Consumption of Liquor

36. The sale and consumption of liquor must only operate between the following times:

- a) Between 11am and 1am, 7 days a week (public events).
- b) Between 8am to 1am (non-public events).

The responsible authority may consent in writing to vary these requirements.

Liquor Licence – Maximum Patron Capacity

37. At any time no more than 1000 patrons may be sold or consume liquor on the land. The responsible authority may consent in writing to vary this requirement in accordance with Condition 30-35. Patron numbers must be counted and logged, and records must be made available on request to an authorised police officer, an authorised officer of the responsible authority, or an authorised officer under the Liquor Control Reform Act 1998 at any time.

Management of Licensed Premise

38. At all times when the premises is open for business, a designated manager must be in charge of the premises to the satisfaction of the responsible authority. The manager must be authorised by the operator under this incorporated document to make statements at any time on his/her behalf to any authorised police officer, any authorised officer of the responsible authority, or any authorised officer under the Liquor Control Reform Act 1998, and to take action on behalf of the operator in accordance with a direction by such officer.

Amended Green Travel Plan

39. Before the development starts, excluding demolition, excavation, piling, site preparation works, vegetation removal, an amended Green Travel Plan to the satisfaction of the Responsible Authority must be submitted to and be approved by the Responsible Authority. When approved, the plan will be endorsed and will form part of the incorporated plans for this document. The plan must be generally in accordance with the Green Travel Plan prepared by BG&E, dated 29 June 2023, but modified to include or show/address:

- a)

Ongoing Green Travel Plan Requirement

40. The provisions, recommendations and requirements of the endorsed Green Travel Plan must be implemented and complied with to the satisfaction of the Yarra City Council.

Melbourne Water

41. X

Head, Transport for Victoria

42. X

Environmental Protection Authority

43. X

Citipower

44. X

General

45. The amenity of the area must not be detrimentally affected by the use or development, including through:

- a) The transport of materials, goods or commodities to or from land;
- b) The appearance of any buildings, works or materials;
- c) The emission of noise, artificial light, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil;
- d) The presence of vermin;

to the satisfaction of the Yarra City Council.

46. The loading and unloading of vehicles and the delivery of goods to and from the land must be conducted entirely within the land or in designated loading zones to the satisfaction of the Yarra City Council.

47. All buildings and works must be maintained in good order and appearance to the satisfaction of the Yarra City Council.

Construction Environmental Management Plan

48. Before the development commences, excluding site preparation works, vegetation removal, and internal demolition, a Construction Environmental Management Plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the plan will be endorsed and will form part of the incorporated plans for this document. The plan must provide for:

- a) A pre-conditions survey (dilapidation report) of the land and all adjacent Council road frontages and nearby road infrastructure;
- b) Works necessary to protect road and other infrastructure;
- c) Remediation of any damage to road and other infrastructure;
- d) Containment of dust, dirt and mud within the land and method and frequency of clean up procedures to prevent the accumulation of dust, dirt and mud outside the land;
- e) Facilities for vehicle washing, which must be located on the land;
- f) The location of loading zones, site sheds, materials, cranes and crane/hoisting zones, gantries and any other construction related items or equipment to be located in any street;
- g) Site security;
- h) Management of any environmental hazards including, but not limited to:
 - i. Contaminated soil;
 - ii. Materials and waste;
 - iii. Dust;
 - iv. Stormwater contamination from run-off and wash-waters;

- v. Sediment from the land on roads;
- vi. Washing of concrete trucks and other vehicles and machinery;
- vii. Spillage from refuelling cranes and other vehicles and machinery;
- i) The construction program;
- j) Preferred arrangements for trucks delivering to the land, including delivery and unloading points and expected duration and frequency;
- k) Parking facilities for construction workers;
- l) Measures to ensure that all work on the land will be carried out in accordance with the Construction Environment Management Plan;
- m) An outline of requests to occupy public footpaths or roads, or anticipated disruptions to local services;
- n) An emergency contact that is available for 24 hours per day for residents and the responsible authority in the event of relevant queries or problems experienced;

END OF DOCUMENT

OFFICIAL

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RICHMOND POWER STATION

Design Book

17 11 2023

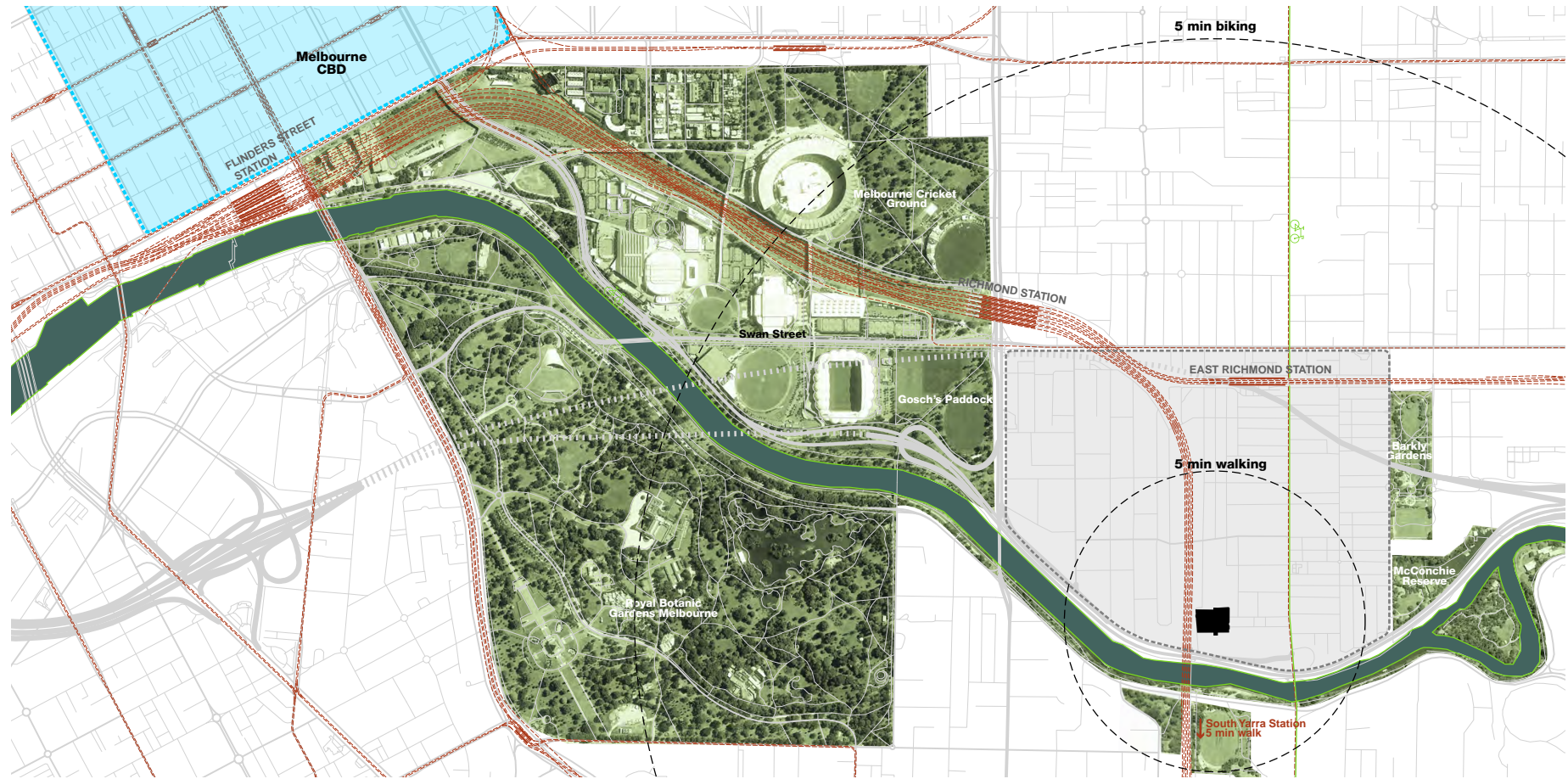
OMA

Masterplan

Richmond Power Station Renewal Project

Connecting Cremorne

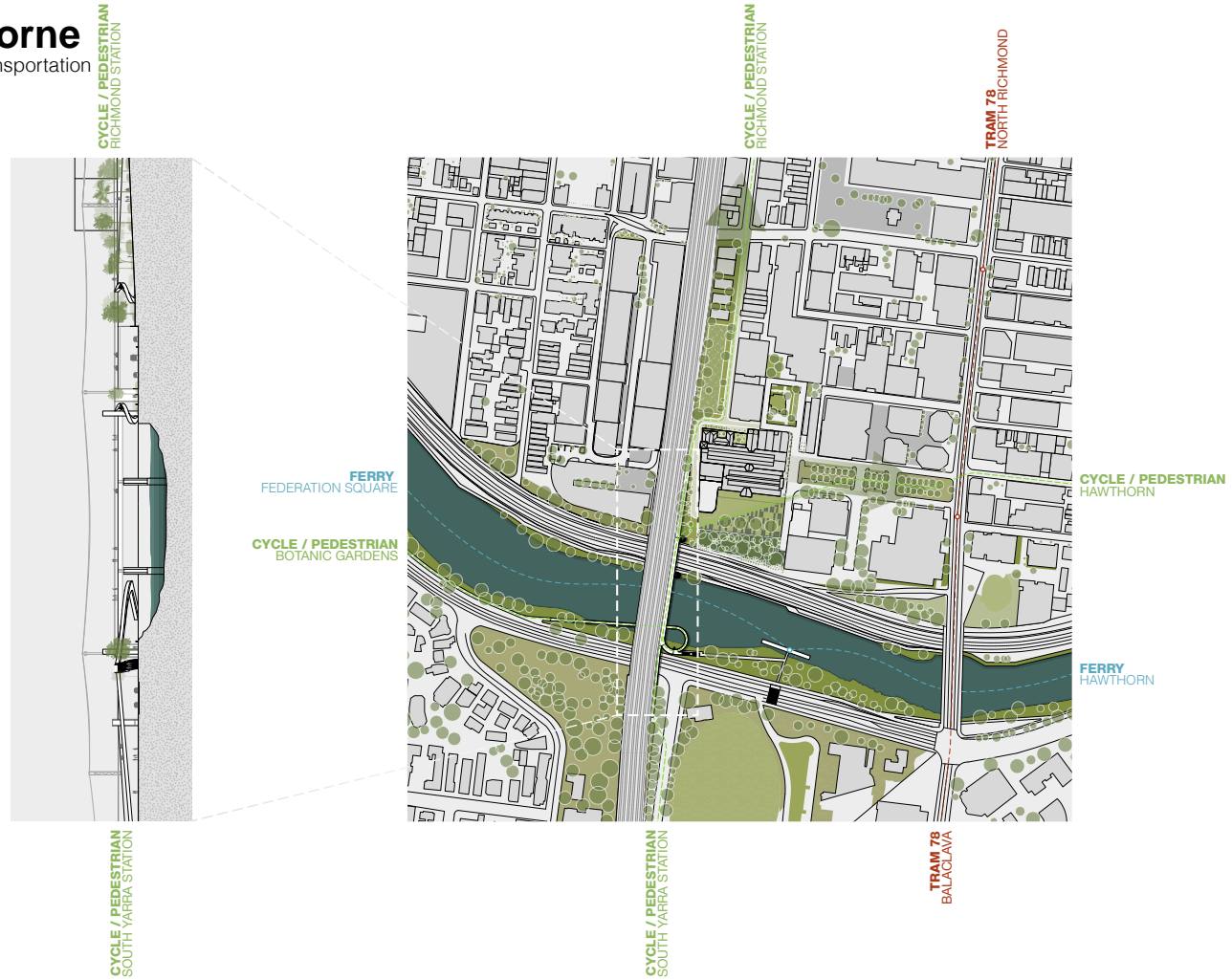
RPS in key location for sustainable modes of transportation



Richmond Power Station | OMA

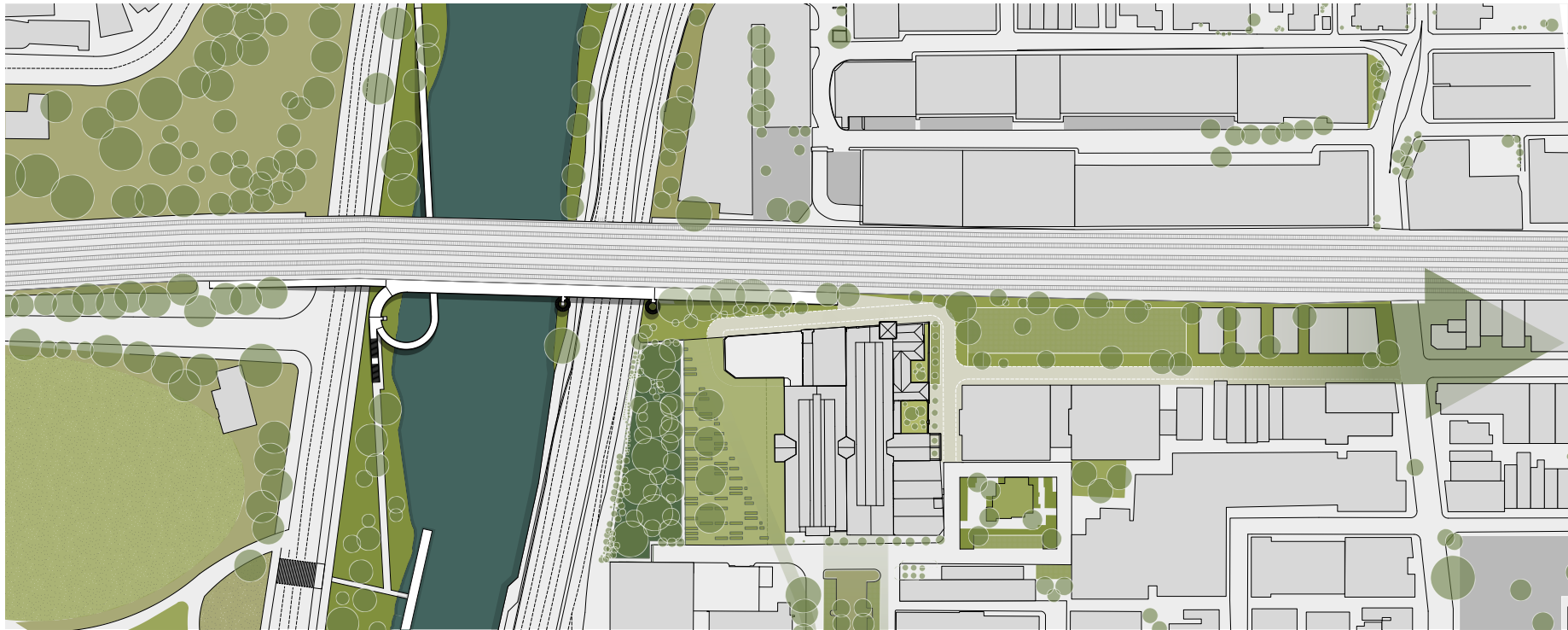
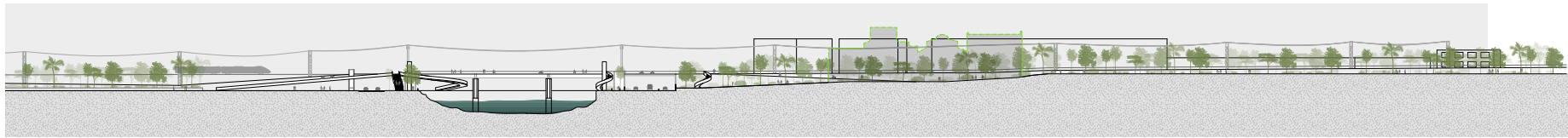
Connecting Cremorne

Stimulating Sustainable Modes of Transportation



Pedestrian & Cycle bridge

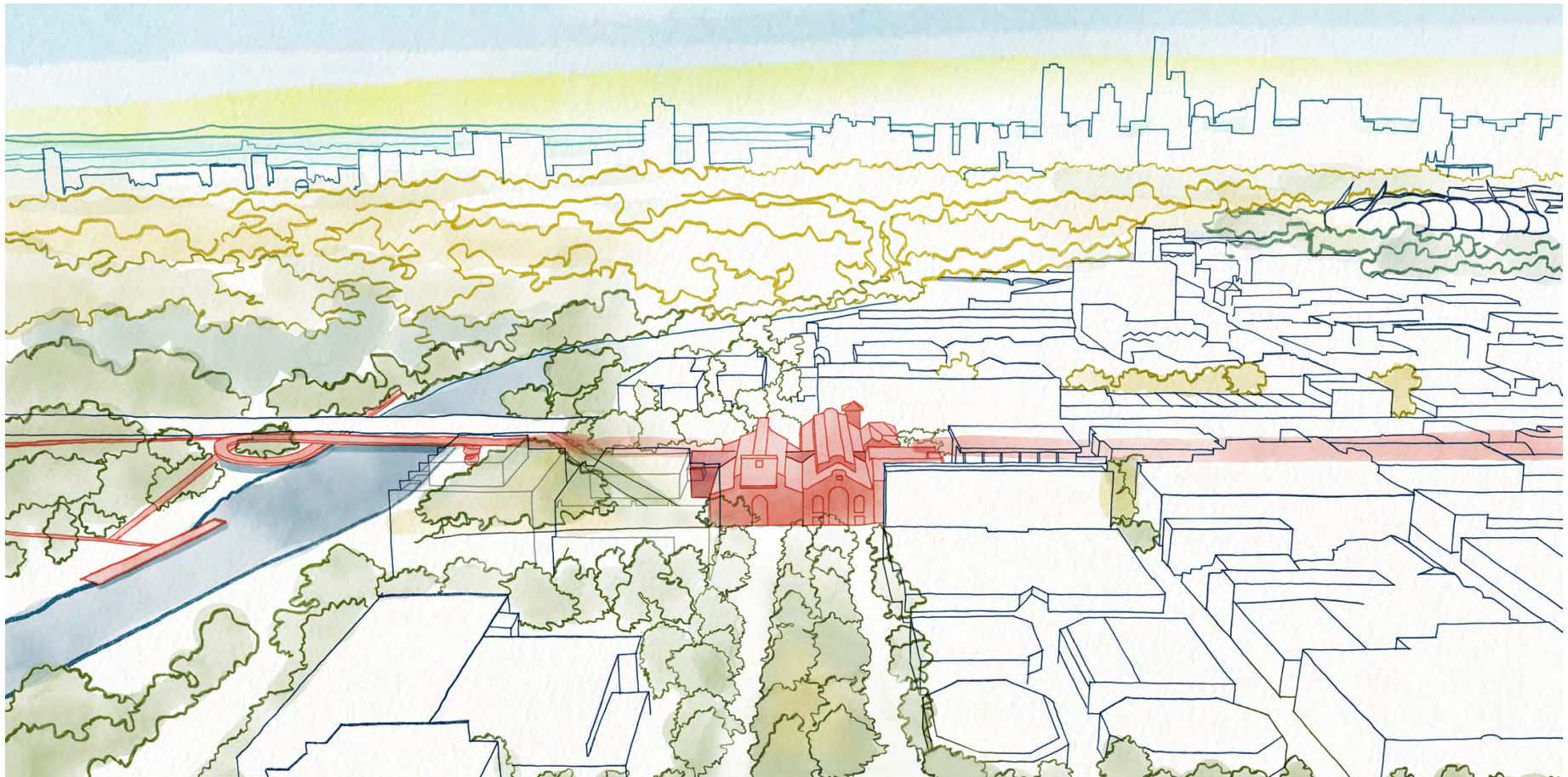
Stimulating Sustainable Modes of Transportation



Richmond Power Station | OMA

Pedestrian & Cycle bridge

Stimulating Sustainable Modes of Transportation



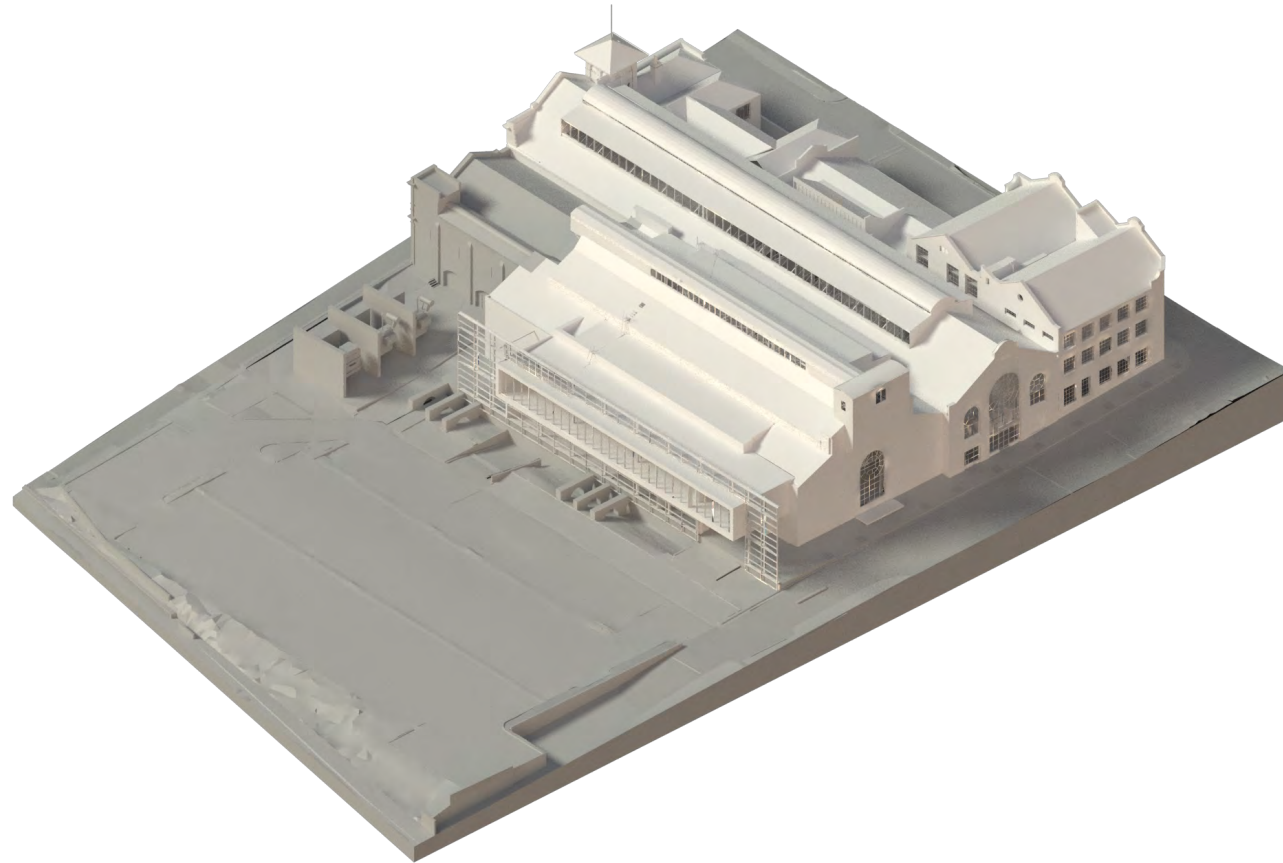
Richmond Power Station | OMA

Heritage Strategy

Richmond Power Station Renewal Project

Existing situation

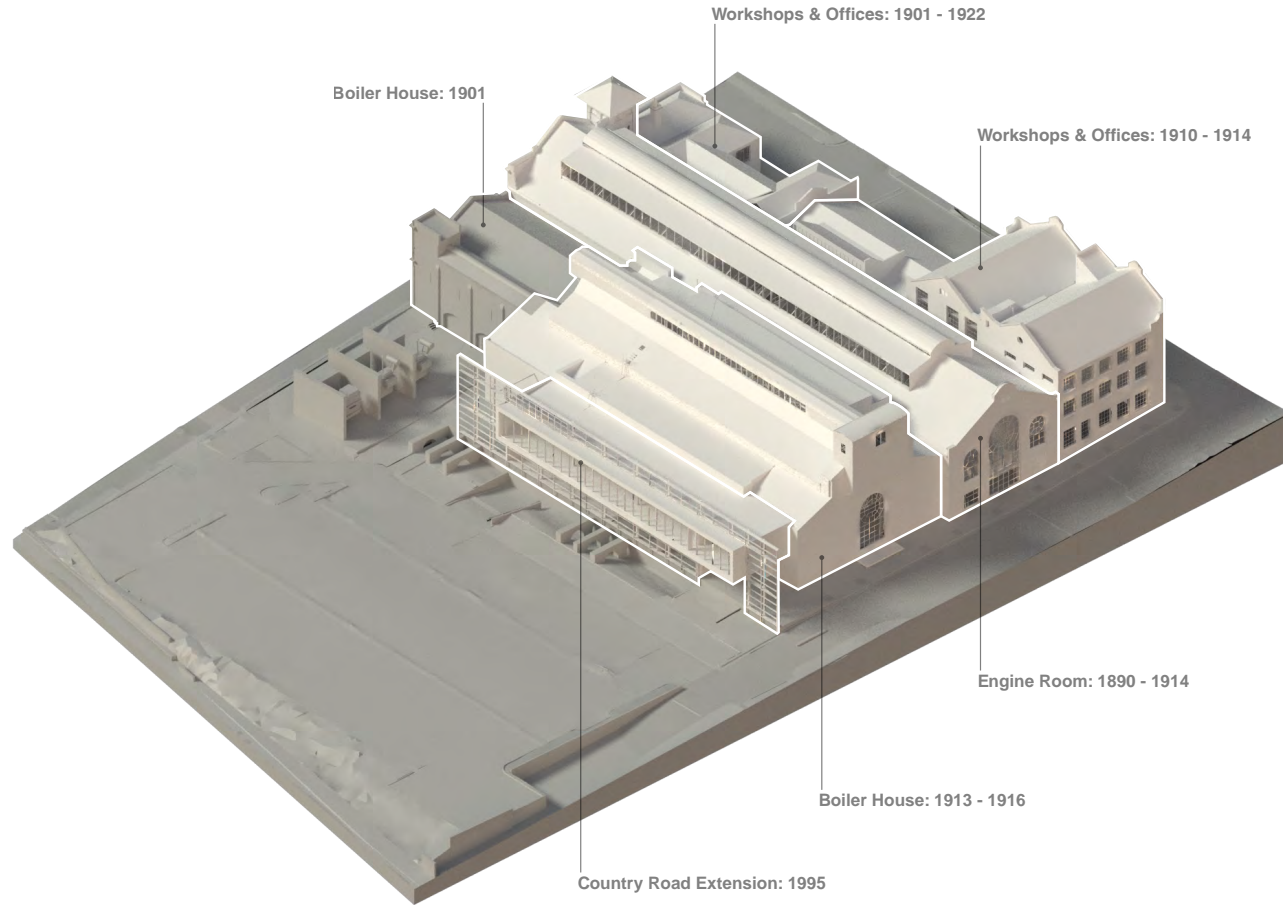
Richmond Power Station



Richmond Power Station | OMA

Stages of expansion

Richmond Power Station



Richmond Power Station | OMA

Non Valuable Heritage

Richmond Power Station



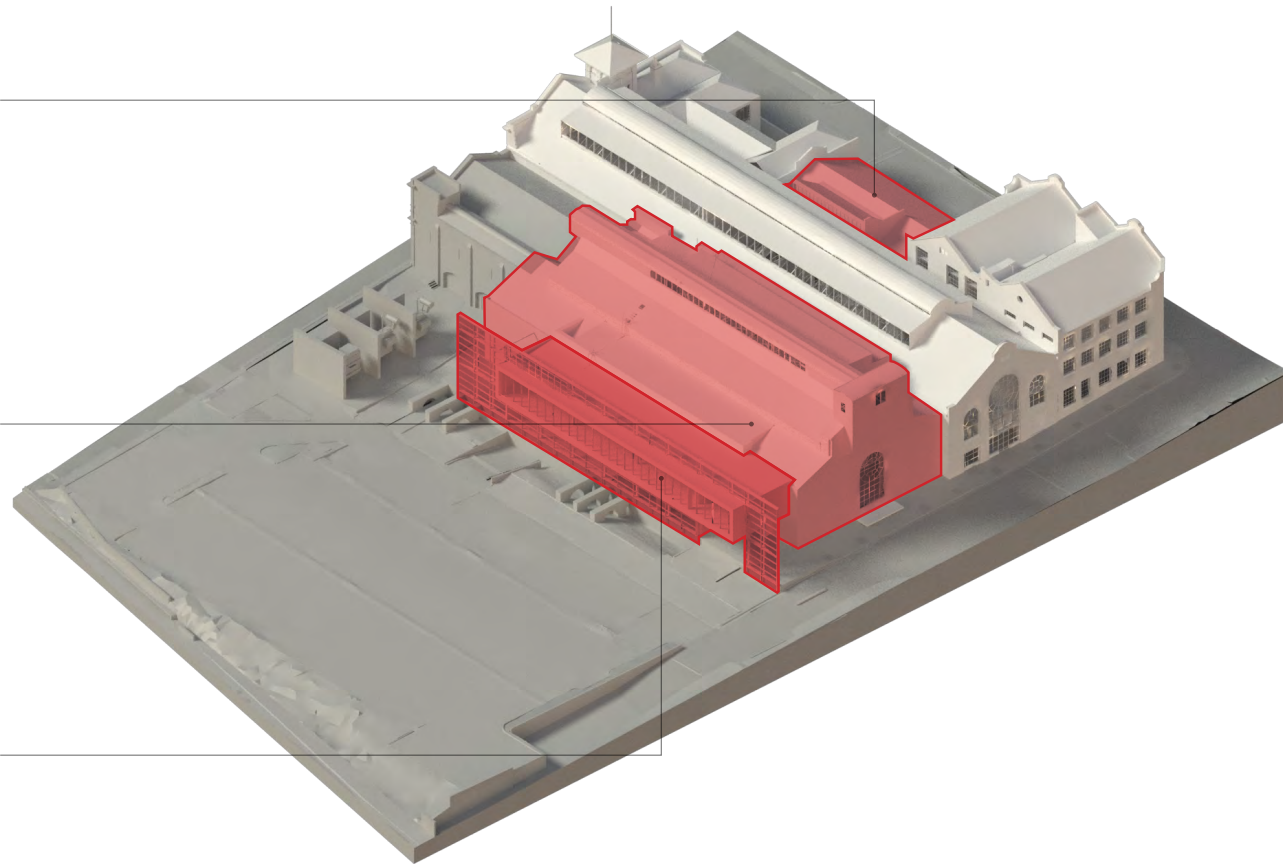
Workshops: middle section



Boiler Room: 90s Facade



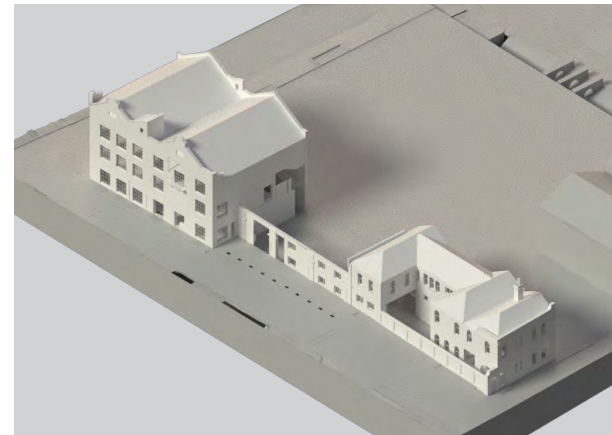
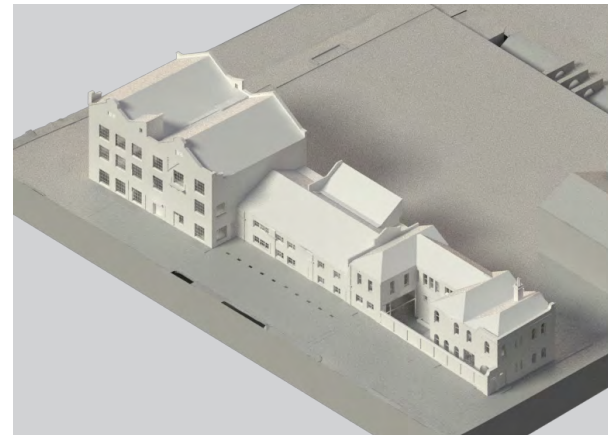
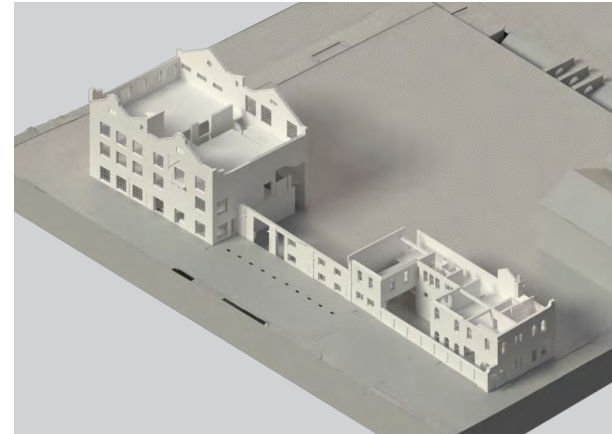
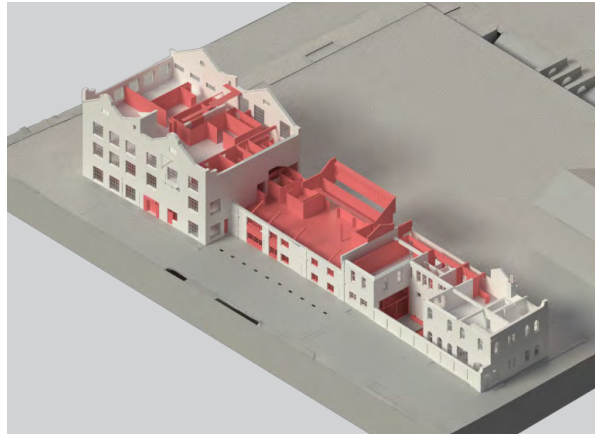
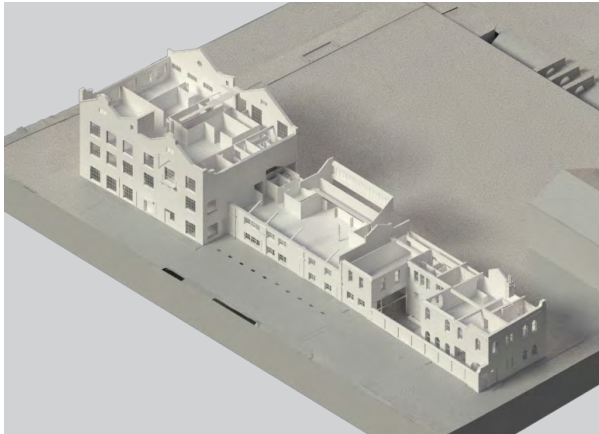
90's addition: entirely



Richmond Power Station | OMA

Workshops

Demolition Assessment



Current condition

Demolition

Preservation

Richmond Power Station | OMA



RICHMOND POWER STATION

OMA

Existing situation

Richmond Power Station



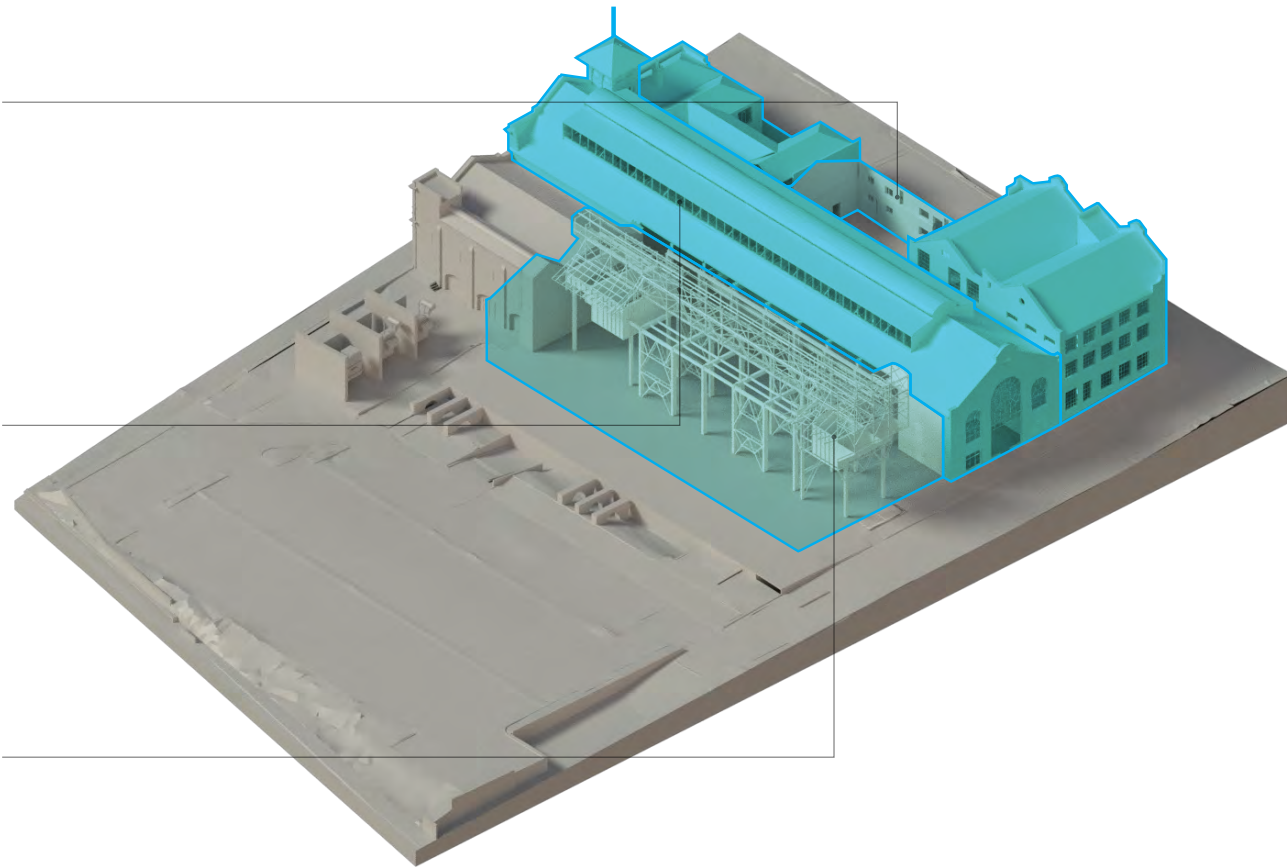
Workshops: Facade



Engine Room: Facade & structure



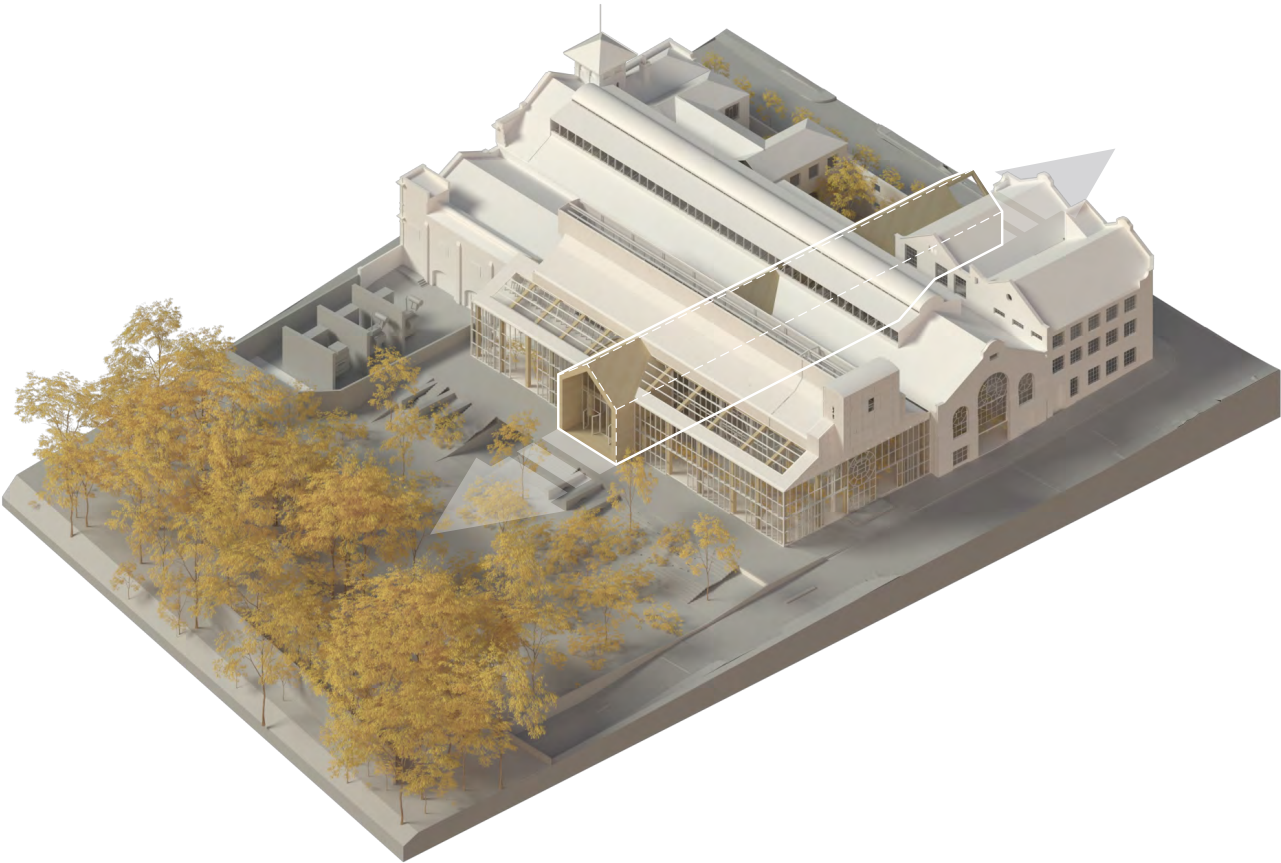
Boiler Room: Historical envelope & structure



Richmond Power Station | OMA

New connecting Volume

Richmond Power Station



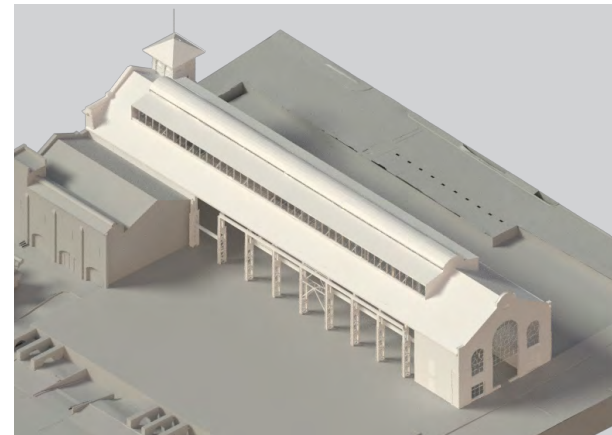
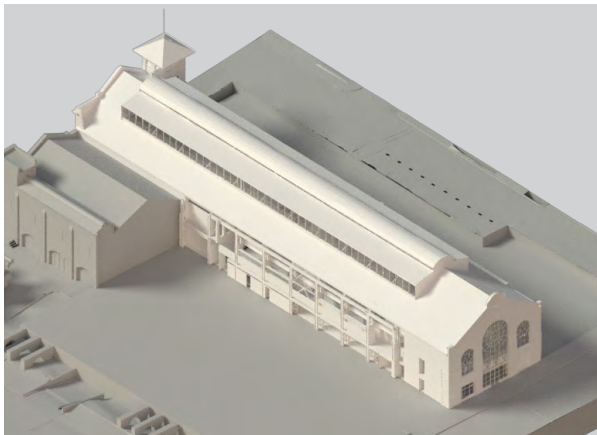
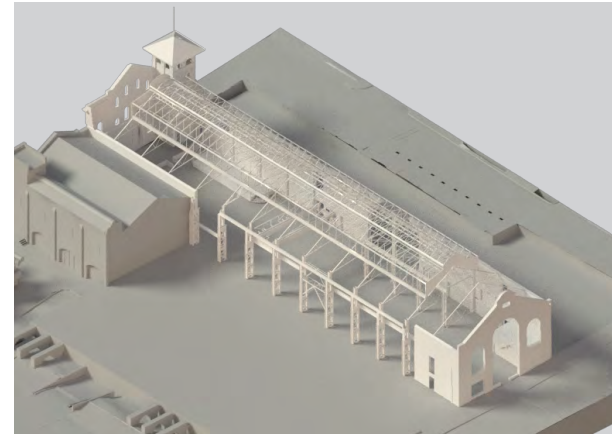
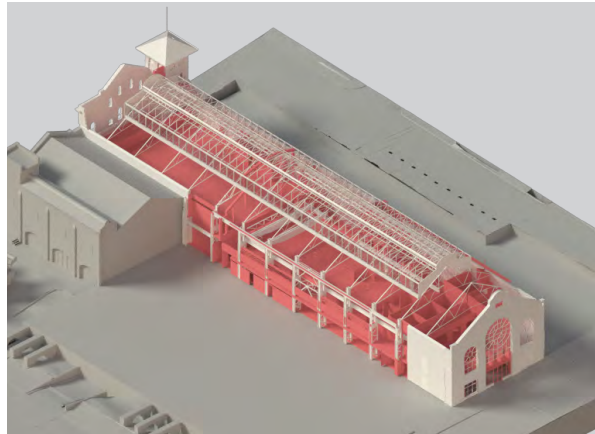
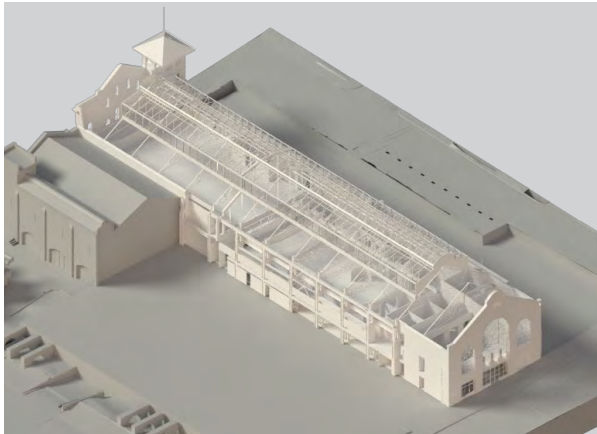
Richmond Power Station | OMA

Demolition Assessment

Richmond Power Station Renewal Project

Engine Room

Demolition Assessment



Current condition

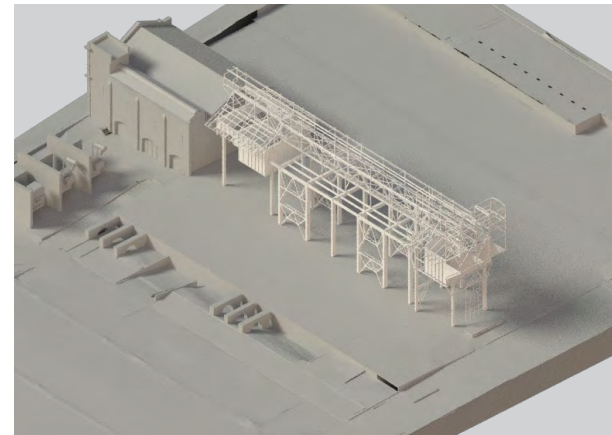
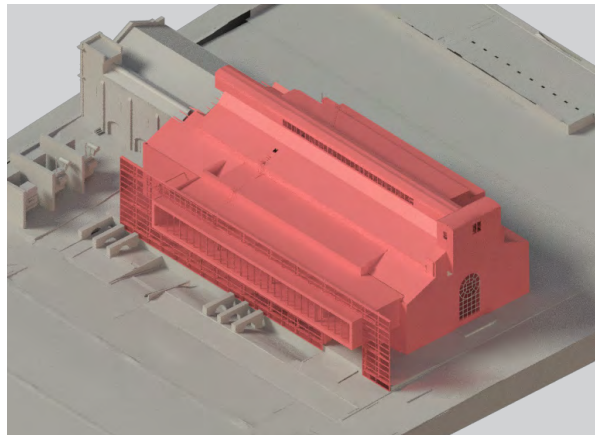
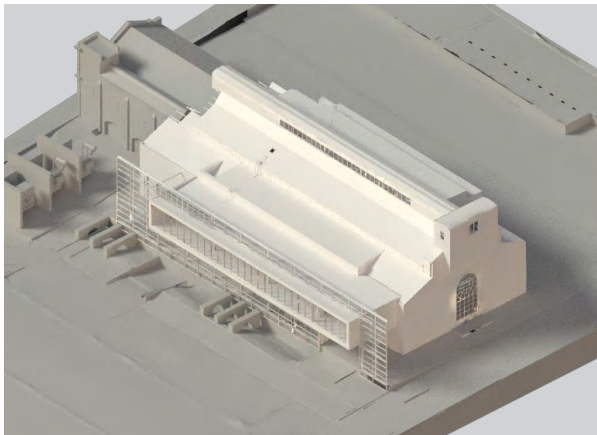
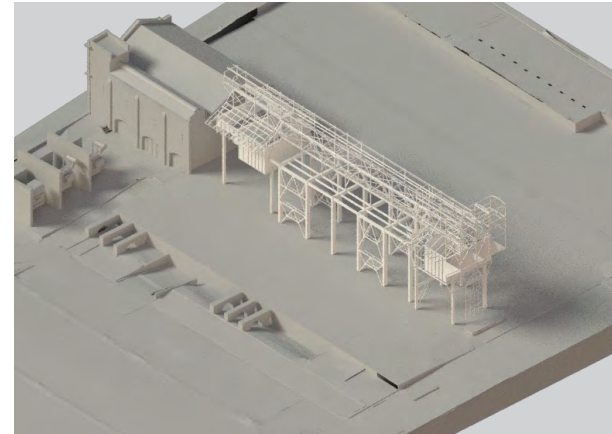
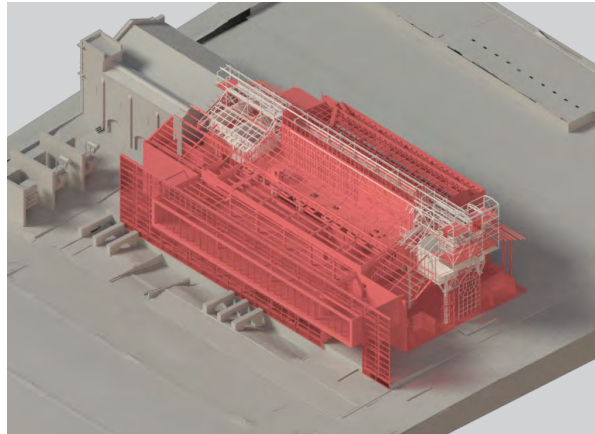
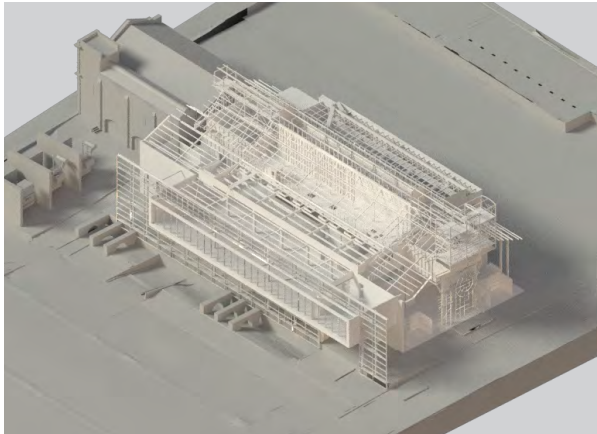
Demolition

Preservation

Richmond Power Station | OMA

Boiler House

Demolition Assessment



Current condition

Demolition

Preservation

Richmond Power Station | OMA

Impressions

Richmond Power Station Renewal Project

East Facade

Impression



Existing



Proposed

North Facade

Impression



Existing



Proposed

West Facade

Impression



Existing



Proposed

T


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IND POWER STATION



Category	Phase	Scale
GENERAL	PROPOSED	N/A
GENERAL	PROPOSED	N/A
GENERAL	PROPOSED	1:1
SITUATION	PROPOSED	1:1000
SITUATION	PROPOSED	1:200
GENERAL FLOOR PLANS	PROPOSED	1:100
GENERAL FLOOR PLANS	PROPOSED	1:100
GENERAL FLOOR PLANS	PROPOSED	1:100
GENERAL FLOOR PLANS	PROPOSED	1:100
GENERAL FLOOR PLANS	PROPOSED	1:100
GENERAL SECTIONS	PROPOSED	1:100
GENERAL SECTIONS	PROPOSED	1:100
GENERAL SECTIONS	PROPOSED	1:100
GENERAL SECTIONS	PROPOSED	1:100
GENERAL ELEVATIONS	PROPOSED	1:100
GENERAL ELEVATIONS	PROPOSED	1:100
AREA SCHEDULES	PROPOSED	N/A
AREA SCHEDULES	PROPOSED	N/A
AREA SCHEDULES	PROPOSED	N/A

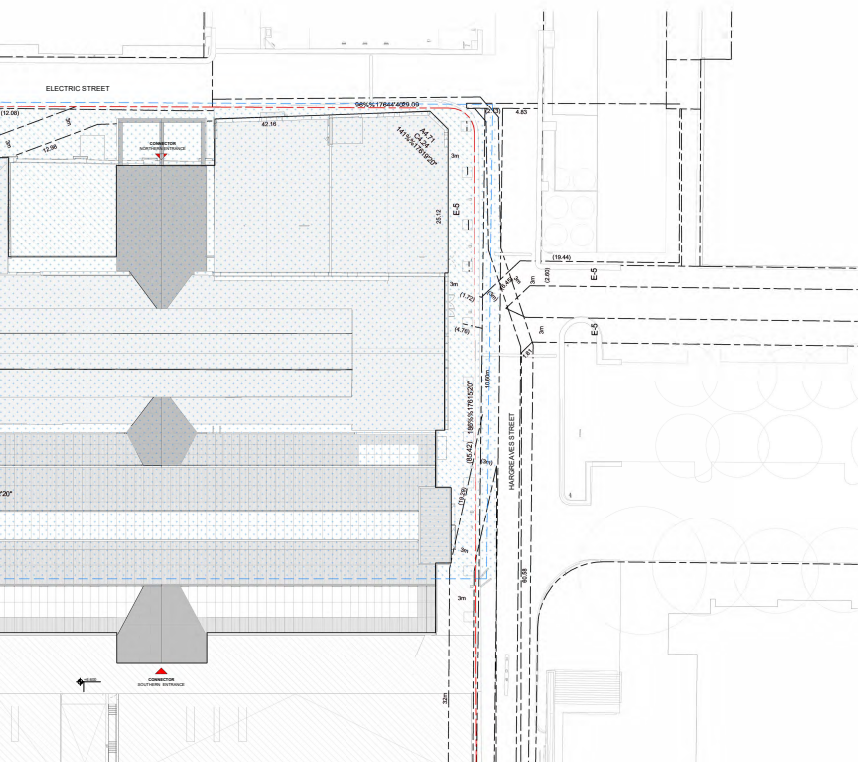



**RICHMOND POWER STATION
RENEWAL PROJECT**

NACAM MULGROOM FOUNDATION 11 Farnham Road Cremorne VIC 3121, Australia Tel: +61 3 9592 8514	CLIENT
OMA Meerburg 2204, 6526 2017 MC, Schiedamschen Tel: +31 20 745 0000	ARCHITECT
BGA&E 14/14/15, 30 Collins Street Melbourne VIC 3000, Australia Tel: +61 3 9602 8800	STRUCTURE, CIVIL, FACADE, TRAFFIC & WASTE
FLOTH 5/5/16, Level 12, 473 Collins Street Melbourne VIC 3000, Australia Tel: +61 3 9602 8800	BUILDING SERVICES
TERESA MOLLER PO BOX 10400 Melbourne VIC 3000, Australia Tel: +61 3 9592 8514	LANDSCAPE ARCHITECT
ATELIER TEN 12/11, 12/11, 12/11, 12/11, 12/11 Cremorne VIC 3121, Australia Tel: +61 3 9592 8514	ESD
WARRINGTON FIRE Level 1, 174 Elizabeth Street Melbourne VIC 3000, Australia Tel: +61 3 9592 8514	FIRE SAFETY
BYRCE RAWORTH 2/24, 14/14/15, 14/14/15, 14/14/15 Cremorne VIC 3121, Australia Tel: +61 3 9592 8514	HERITAGE
PHILIP CHUN 5/5/16, Level 12, 473 Collins Street Melbourne VIC 3000, Australia Tel: +61 3 9602 8800	BUILDING SURVEYOR
RIDER LEVETT BUCKNALL QUANTITY SURVEYOR Rider Levett Bucknall Level 12, 473 Collins Street Melbourne VIC 3000, Australia Tel: +61 3 9602 8800	QUANTITY SURVEYOR
SCHERON PLANNING 1/1/1/1, 1/1/1/1, 1/1/1/1, 1/1/1/1 Cremorne VIC 3121, Australia Tel: +61 3 9592 8514	PLANNING
MARSHALL DAY 10/10, 10/10, 10/10, 10/10 Cremorne VIC 3121, Australia Tel: +61 3 9592 8514	ACOUSTICS

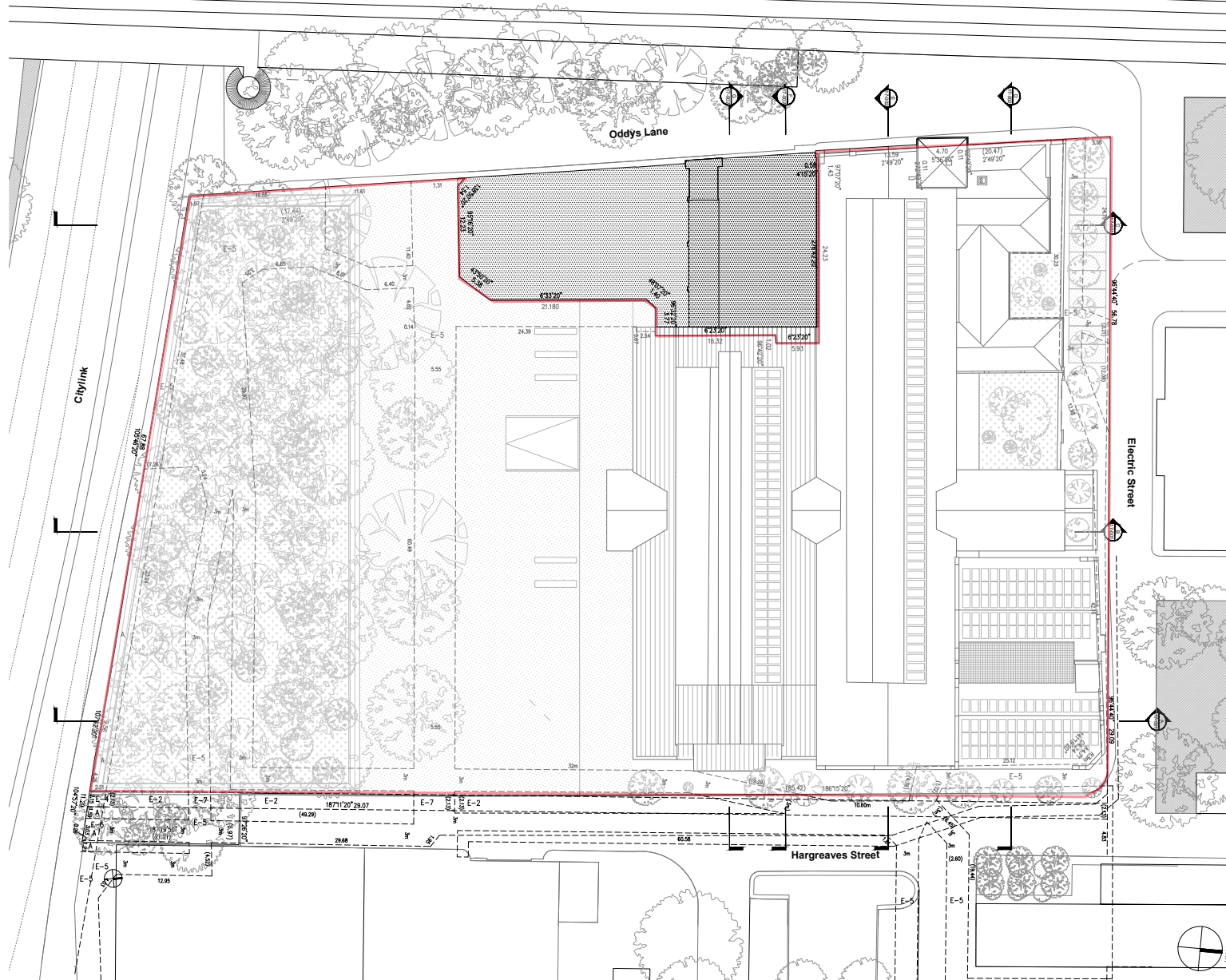


 <p>RICHMOND POWER STATION RENEWAL PROJECT</p>	
<p>NACAM MILGROM FOUNDATION 17 Farnham Road Cremorne VIC 3121, Australia Tel: +61 3 9593 9734</p>	CLIENT
<p>OMA Meibergdijk 15a 3717 NX, Bussum, Netherlands Tel: +31 20 485 8000</p>	ARCHITECT
<p>BGA&E 14/15/16 St Collins Street Melbourne VIC 3005, Australia Tel: +61 3 8652 8800</p>	STRUCTURE, CIVIL, FACADE, TRAFFIC & WASTE
<p>FLOTH Suite 22/4, Level 12 - 473 Collins Street Melbourne VIC 3005, Australia Tel: +61 3 8652 8800</p>	BUILDING SERVICES
<p>TERESA MÜLLER 10/111 Farnham Road Cremorne VIC 3121, Australia Tel: +61 3 9593 9734</p>	LANDSCAPE ARCHITECT
<p>ATELIER TEN 25/26 St Collins Street Melbourne VIC 3005, Australia Tel: +61 3 9593 9734</p>	ESD
<p>WARRINGTON FIRE Level 1/10, 220 Collins Street Melbourne VIC 3005, Australia Tel: +61 3 9593 9734</p>	FIRE SAFETY
<p>BYRCE RAWORTH 220 St Collins Street Melbourne VIC 3005, Australia Tel: +61 3 9593 9734</p>	HERITAGE
<p>PHILIP CHUN Level 1/10, 220 Collins Street Melbourne VIC 3005, Australia Tel: +61 3 9593 9734</p>	BUILDING SURVEYOR
<p>RIDER LEVETT BUCKNALL Rider Levett Bucknall Level 1/10, 220 Collins Street Melbourne VIC 3005, Australia Tel: +61 3 9593 9734</p>	QUANTITY SURVEYOR
<p>SCHERON PLANNING 2/220 Collins Street Melbourne VIC 3005, Australia Tel: +61 3 9593 9734</p>	PLANNING
<p>MARSHALL DAY 10/111 Farnham Road Cremorne VIC 3121, Australia Tel: +61 3 9593 9734</p>	ACOUSTICS
<p>  </p>	




 <p>RICHMOND POWER STATION</p>	
<p>RICHMOND POWER STATION RENEWAL PROJECT</p>	
<p>NACAM MULGROM FOUNDATION 11 Farnham Road Cremorne VIC 3121, Australia Tel: +61 3 9592 8100</p>	CLIENT
<p>OMA Blaauwstraat 100 3012 NX, Schiedamschen Tel: +31 78 620 6000</p>	ARCHITECT
<p>BGA&E 14/15/16 St Collins Street Melbourne VIC 3005, Australia Tel: +61 3 9602 4000</p>	STRUCTURE, CIVIL, FACADE, TRAFFIC & WASTE
<p>FLOTH Suite 22/4, Level 12 - 470 Collins Street Melbourne VIC 3005, Australia Tel: +61 3 9602 4000</p>	BUILDING SERVICES
<p>TERESA MOLLER 10/100 Farnham Road Cremorne VIC 3121, Australia Tel: +61 3 9592 8100</p>	LANDSCAPE ARCHITECT
<p>ATELIER TEN 10/100 Farnham Road Cremorne VIC 3121, Australia Tel: +61 3 9592 8100</p>	ESD
<p>WARRINGTON FIRE Level 10, 170 Elizabeth Street Melbourne VIC 3005, Australia Tel: +61 3 9592 8100</p>	FIRE SAFETY
<p>BRUCE RAWORTH OMA Head Office - 14/15/16 St Collins Street Melbourne VIC 3005, Australia Tel: +61 3 9602 4000</p>	HERITAGE
<p>PHILIP CHUN 10/100 Farnham Road Cremorne VIC 3121, Australia Tel: +61 3 9592 8100</p>	BUILDING SURVEYOR
<p>RIDER LEVETT BUCKNALL Rider Levett Bucknall Pty Ltd Level 12, 470 Collins Street Melbourne VIC 3005, Australia Tel: +61 3 9602 4000</p>	QUANTITY SURVEYOR
<p>SCHERON PLANNING 2/200 Collins Street Melbourne VIC 3005, Australia Tel: +61 3 9602 4000</p>	PLANNING
<p>MARSHALL DAY 10/100 Farnham Road Cremorne VIC 3121, Australia Tel: +61 3 9592 8100</p>	ACOUSTICS
<p>BOUNDARY/EASEMENTS</p>	
<p>--- PROPERTY BOUNDARY</p>	
<p>--- EASEMENTS</p>	
<p>--- HERITAGE/VICTORIAN EXTENT OF REGISTRATION</p>	

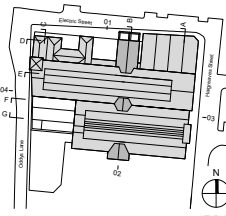
Attachment 4 Attachment 4 - PPE23/0571 - 300/658 Church Street Cremorne - C322yara Proposed Plans (Combined)

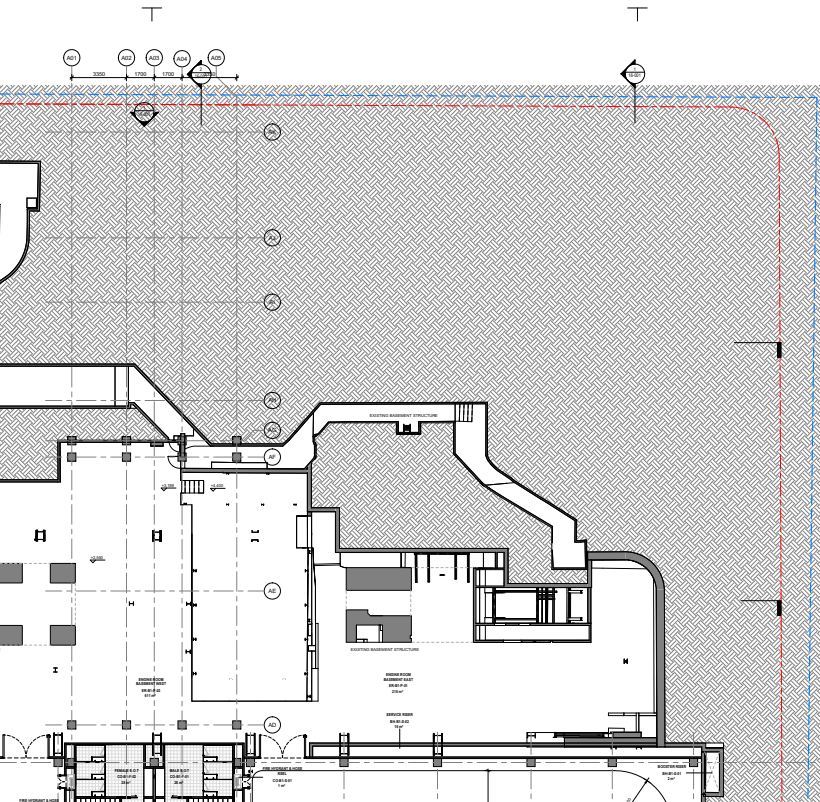



1 RED LINE PLAN
SCALE: 1:250






**RICHMOND POWER STATION
RENEWAL PROJECT**

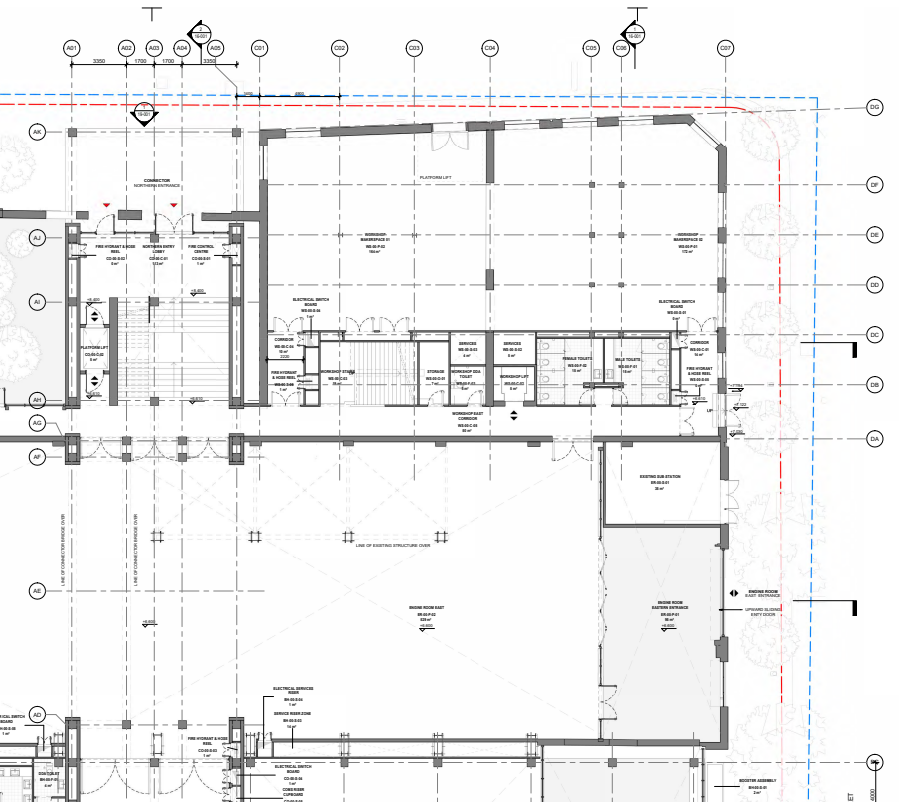
NAOMI MILGROM FOUNDATION	CLIENT	
11 Palmer Parade Cremorne VIC 3121, Australia Tel +61 4 1681 6716		
OMA	ARCHITECT	
Weena-Zuid 158 3012 NC Rotterdam, Netherlands Tel +31 10 243 8200		
BG&E	STRUCTURE, CIVIL & FACADE	
Level 9, 90 Collins Street Melbourne VIC 3000, Australia Tel +61 3 9652 3900		
FLOTH	BUILDING SERVICES	
Suite 13.04, Level 13 - 470 Collins Street Melbourne VIC 3000, Australia Tel +61 3 9452 2650		
ATELIER TEN	ESD	
2801 Rathdowne Street Carlton VIC 3053, Australia +61 4 9800 0210		
WARRINGTON FIRE	FIRE SAFETY	
Level 4, 152 Elizabeth Street Melbourne VIC 3000, Australia Tel +61 3 9767 1000		
BRYCE RAWORTH	HERITAGE	
246 Abbott Road South Melbourne VIC 3205, Australia Tel +61 3 9525 4299		
PHILIP CHUN	BUILDING SURVEYOR	
Suit 3, Level 1, 5 Queens Road Melbourne VIC 3000, Australia Tel +61 3 9662 2200		
ECHELON PLANNING	PLANNING	
3 Prentice Street Brunswick, VIC 3056, Australia Tel +61 3 9662 3470		
LEGEND Red Line Area		
 <p>KEYPLAN</p>		
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DRN	CHK	APP
TITLE		03
SD	REVISION	
11011054-01	1:250	A1
PROJ. NO.	SCALE	DATE
A-01-001		
DRAWING NUMBER		





**RICHMOND POWER STATION
RENEWAL PROJECT**

NACAM MILGROM FOUNDATION	CLIENT
11 Farnham Road Cremorne VIC 3123, Australia Tel: +61 3 9593 8734	
OMA	ARCHITECT
Herengracht 108 2017 NX, 3589GZD, Netherlands Tel: +31 20 692 8000	
BGA&E	STRUCTURE, CIVIL, FACADE, TRAFFIC & WASTE
14/15/16 St Collins Street Melbourne VIC 3000, Australia Tel: +61 3 9602 4800	
FLOTH	BUILDING SERVICES
8/100 Collins Street Level 12, 470 Collins Street Melbourne VIC 3000, Australia Tel: +61 3 9602 4800	
TERESA MÖLLER	LANDSCAPE ARCHITECT
10/100 Collins Street Melbourne VIC 3000, Australia Tel: +61 3 9602 4800	
ATELIER TEN	ESD
10/100 Collins Street Melbourne VIC 3000, Australia Tel: +61 3 9602 4800	
WARRINGTON FIRE	FIRE SAFETY
Level 1, 170 Elizabeth Street Melbourne VIC 3000, Australia Tel: +61 3 9372 1000	
BRUCE RAWORTH	HERITAGE
10/100 Collins Street Melbourne VIC 3000, Australia Tel: +61 3 9602 4800	
PHILIP CHUN	BUILDING SURVEYOR
8/100 Collins Street Level 12, 470 Collins Street Melbourne VIC 3000, Australia Tel: +61 3 9602 4800	
RIDER LEVETT BUCKNALL	QUANTITY SURVEYOR
8/100 Collins Street Level 12, 470 Collins Street Melbourne VIC 3000, Australia Tel: +61 3 9602 4800	
SCHERON PLANNING	PLANNING
2/100 Collins Street Melbourne VIC 3000, Australia Tel: +61 3 9602 4800	
MARSHALL DAY	ACOUSTICS
10/100 Collins Street Melbourne VIC 3000, Australia Tel: +61 3 9602 4800	
BOUNDARY/EASEMENTS	
 PROPERTY BOUNDARY	
 EASEMENTS	
 HERITAGE VICTORIAS EXTENT OF REGISTRATION	



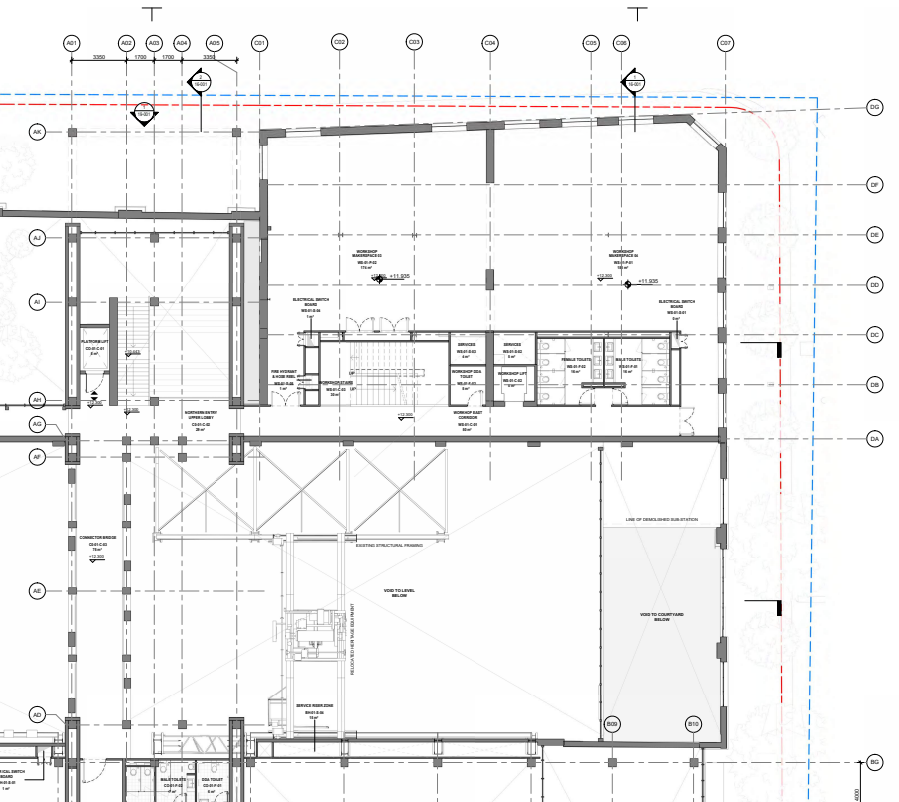
RICHMOND POWER STATION

**RICHMOND POWER STATION
RENEWAL PROJECT**

NACAM MILGROM FOUNDATION 17 Farnham Road Cremorne VIC 3121, Australia Tel: +61 3 9593 8538	CLIENT
OMA Melbourne 3000 2017 Mt. Sturges Street Tel: +61 3 9593 8538	ARCHITECT
BGA&E 14/15 St. Colman Street Melbourne VIC 3000, Australia Tel: +61 3 9593 8538	STRUCTURE, CIVIL, FACADE, TRAFFIC & WASTE
FLOTH Suite 1/104, Level 11 - 473 Colburn Street Melbourne VIC 3000, Australia Tel: +61 3 9593 8538	BUILDING SERVICES
TERESA MOLLER 10/11 Farnham Road Tel: +61 3 9593 8538	LANDSCAPE ARCHITECT
ATELIER TEN 10/11 Farnham Road Tel: +61 3 9593 8538	ESD
WARRINGTON FIRE Level 1/10 Colburn Street Melbourne VIC 3000, Australia Tel: +61 3 9593 8538	FIRE SAFETY
BRUCE RAWORTH 10/11 Farnham Road Tel: +61 3 9593 8538	HERITAGE
PHILIP CHUN Suite 1/104, Level 11 - 473 Colburn Street Melbourne VIC 3000, Australia Tel: +61 3 9593 8538	BUILDING SURVEYOR
RIDER LEVETT BUCKNALL Rider Levett Bucknall Pty Ltd Level 1/10 Colburn Street Melbourne VIC 3000, Australia Tel: +61 3 9593 8538	QUANTITY SURVEYOR
SCHEDULE PLANNING 1/10 Colburn Street Melbourne VIC 3000, Australia Tel: +61 3 9593 8538	PLANNING
MARSHALL DAY 10/11 Farnham Road Melbourne VIC 3000, Australia Tel: +61 3 9593 8538	ACOUSTICS

BOUNDARY/EASEMENTS

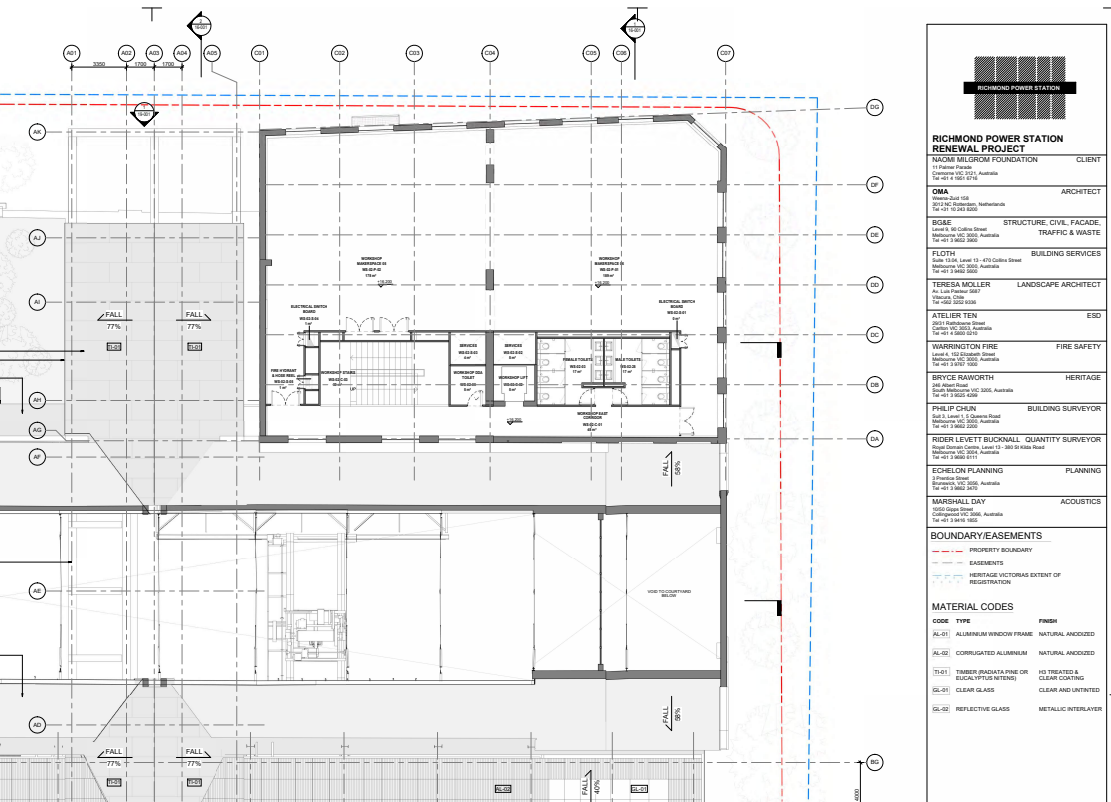
- - - - - PROPERTY BOUNDARY
- - - - - EASEMENTS
- - - - - HERITAGE VICTORIANS EXTENT OF REGISTRATION



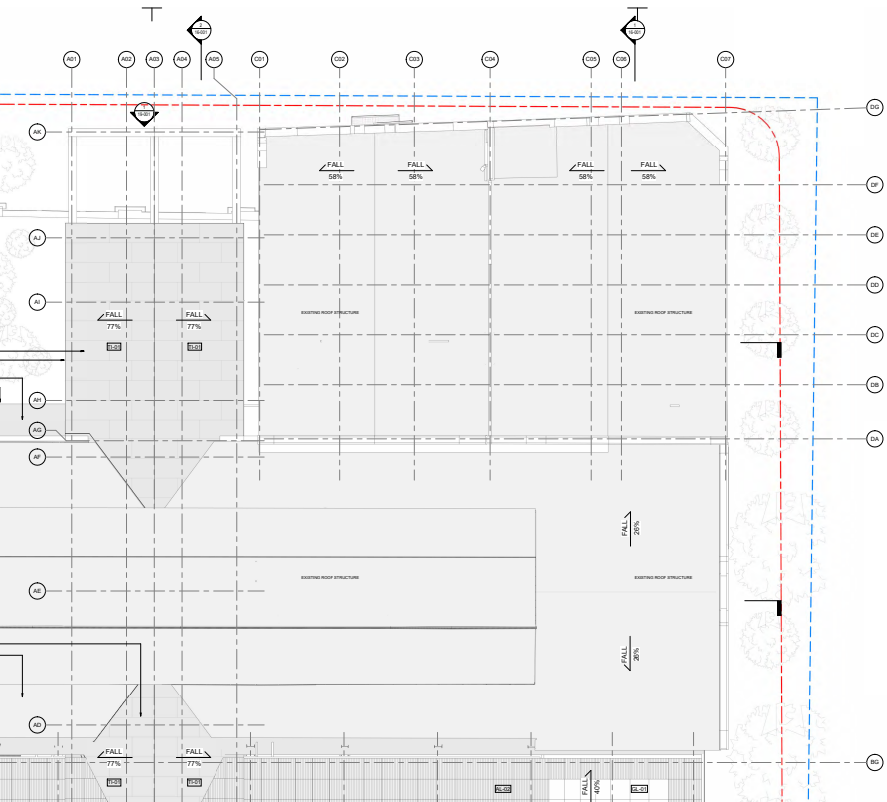
RICHMOND POWER STATION

**RICHMOND POWER STATION
RENEWAL PROJECT**

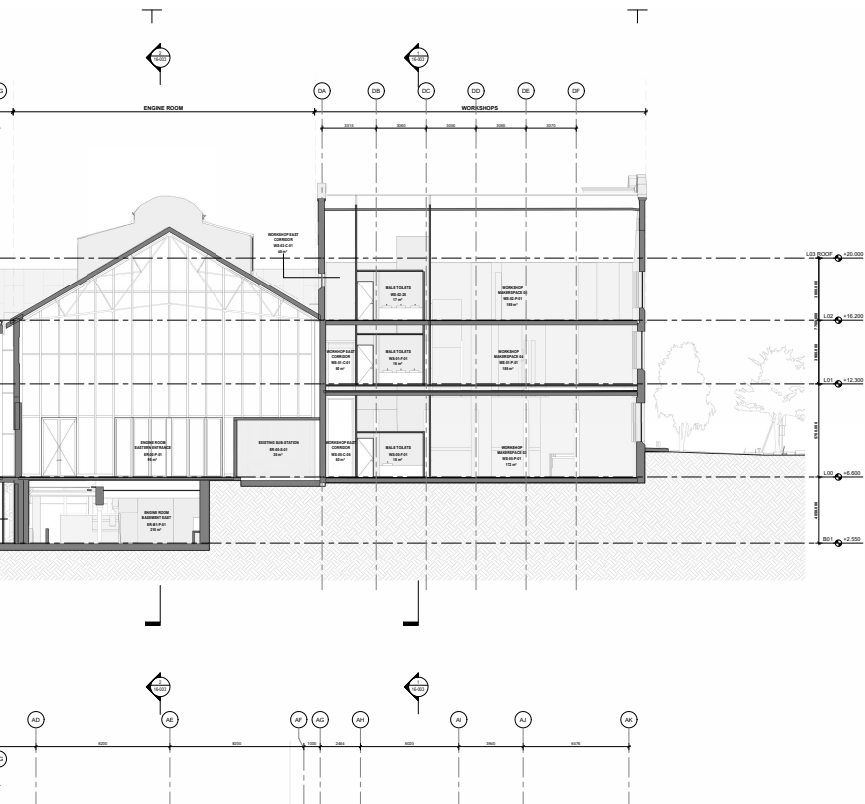
NACM MILGROM FOUNDATION 17 Federal Street Cremorne NSW 1511, Australia Tel: +61 2 9539 4600	CLIENT
OMA Marsveldstraat 100 2017 NL, 1078 XG Amsterdam Tel: +31 20 485 4000	ARCHITECT
BGA&E 14/15/16 St Collins Street Melbourne VIC 3005, Australia Tel: +61 3 9602 4000	STRUCTURE, CIVIL, FACADE, TRAFFIC & WASTE
FLOTH Suite 10/1A, Level 10, 470 Collins Street Melbourne VIC 3005, Australia Tel: +61 3 9602 4000	BUILDING SERVICES
TERESA MOLLER 14/15 St Collins Street Melbourne VIC 3005, Australia Tel: +61 3 9602 4000	LANDSCAPE ARCHITECT
ATELIER TEN 10/11 St Collins Street Melbourne VIC 3005, Australia Tel: +61 3 9602 4000	ESD
WARRINGTON FIRE Level 10/11 St Collins Street Melbourne VIC 3005, Australia Tel: +61 3 9602 4000	FIRE SAFETY
BYRCE RAWORTH 10/11 St Collins Street Melbourne VIC 3005, Australia Tel: +61 3 9602 4000	HERITAGE
PHILIP CHUN 10/11 St Collins Street Melbourne VIC 3005, Australia Tel: +61 3 9602 4000	BUILDING SURVEYOR
RIDER LEVETT BUCKNALL 10/11 St Collins Street Melbourne VIC 3005, Australia Tel: +61 3 9602 4000	QUANTITY SURVEYOR
SCHERON PLANNING 10/11 St Collins Street Melbourne VIC 3005, Australia Tel: +61 3 9602 4000	PLANNING
MARSHALL DAY 10/11 St Collins Street Melbourne VIC 3005, Australia Tel: +61 3 9602 4000	ACOUSTICS
BOUNDARY/EASEMENTS	
<ul style="list-style-type: none"> --- PROPERTY BOUNDARY --- EASEMENTS --- HERITAGE VICTORIAS EXTENT OF REGISTRATION 	




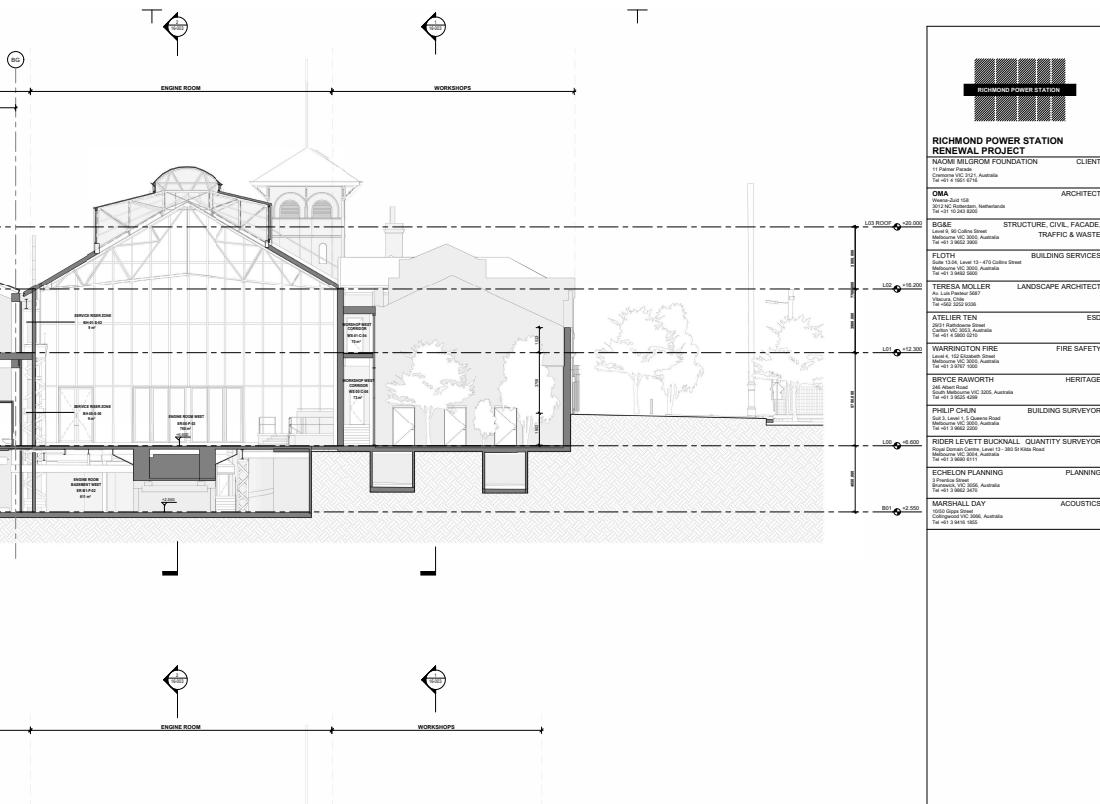
RICHMOND POWER STATION		
RICHMOND POWER STATION RENEWAL PROJECT		
NACAM MILGROM FOUNDATION 17 Farnham Road Cremorne VIC 3121, Australia Tel: +61 3 9528 8734	CLIENT	
OMA Herengracht 158 3017 NX Schiedamschen Tel: +31 20 486 8000	ARCHITECT	
BGAE 14/15 St Collins Street Melbourne VIC 3005, Australia Tel: +61 3 9652 4000	STRUCTURE, CIVIL, FACADE, TRAFFIC & WASTE	
FLOTH Suite 10/1A, Level 10, 470 Collins Street Melbourne VIC 3005, Australia Tel: +61 3 9652 4000	BUILDING SERVICES	
TERESA MOLLER 111 York Street, 308 Melbourne VIC 3001, Australia Tel: +61 3 9652 4000	LANDSCAPE ARCHITECT	
ATELIER TEN 1201 Nicholson Street Cremorne VIC 3121, Australia Tel: +61 3 9528 8734	ESD	
WARRINGTON FIRE Level 1, 170 Elizabeth Street Melbourne VIC 3005, Australia Tel: +61 3 9528 8734	FIRE SAFETY	
BRUCE RAWORTH 204 Macaulay Street Melbourne VIC 3005, Australia Tel: +61 3 9622 4000	HERITAGE	
PHILIP CHUN 504/1 Lyell Street, Cremorne Road Cremorne VIC 3121, Australia Tel: +61 3 9622 2222	BUILDING SURVEYOR	
RIDER LEVETT BUCKNALL Rider Levett Bucknall 1201 Nicholson Street Cremorne VIC 3121, Australia Tel: +61 3 9622 1111	QUANTITY SURVEYOR	
SCHERON PLANNING 1201 Nicholson Street Cremorne VIC 3121, Australia Tel: +61 3 9622 2475	PLANNING	
MARSHALL DAY 1055 Green Street Cremorne VIC 3121, Australia Tel: +61 3 9418 1655	ACOUSTICS	
BOUNDARY/EASEMENTS		
--- PROPERTY BOUNDARY	--- PROPERTY BOUNDARY	
--- EASEMENTS	--- EASEMENTS	
--- HERITAGE VICTORIAS EXTENT OF REGISTRATION	--- HERITAGE VICTORIAS EXTENT OF REGISTRATION	
MATERIAL CODES		
CODE	TYPE	FINISH
AL-01	ALUMINIUM WINDOW FRAME	NATURAL ANODIZED
AL-02	CORRUGATED ALUMINIUM	NATURAL ANODIZED
TR-01	TIMBER (BAMATA PAINE OR EUCALYPTUS NTENS)	H3 TREATED & CLEAR COATING
GL-01	CLEAR GLASS	CLEAR AND UNFINISHED
GL-02	REFLECTIVE GLASS	METALLIC INTERAYER



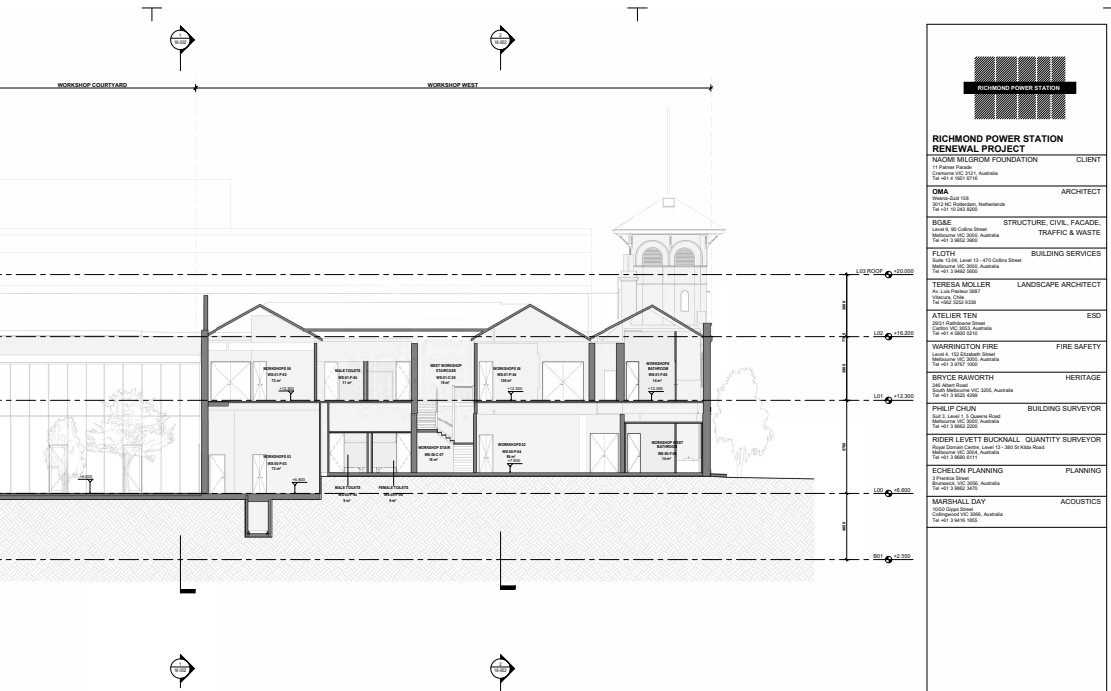
RICHMOND POWER STATION		
RENEWAL PROJECT		
RICHMOND POWER STATION		
NACAM MILGROM FOUNDATION	CLIENT	
17 Farnham Road Cremorne VIC 3123, Australia Tel: +61 3 9528 8734		
OMA	ARCHITECT	
Meerburg 3243 636 2017 MC, 2018/2020 Tel: +31 20 692 8000		
BGA&E	STRUCTURE, CIVIL, FACADE, TRAFFIC & WASTE	
14/15/16 St Collins Street Melbourne VIC 3005, Australia Tel: +61 3 9602 2800		
FLOTH	BUILDING SERVICES	
5/6th Floor, Level 12 - 470 Collins Street Melbourne VIC 3005, Australia Tel: +61 3 9602 2800		
TERESA MOLLER	LANDSCAPE ARCHITECT	
1/111 Park Road Melbourne VIC 3005 Tel: +61 3 9528 4338		
ATELIER TEN	ESD	
25/26 St Collins Street Melbourne VIC 3005, Australia Tel: +61 3 9602 2870		
WARRINGTON FIRE	FIRE SAFETY	
Level 12, 170 Elizabeth Street Melbourne VIC 3005, Australia Tel: +61 3 9528 3000		
BRUCE RAWORTH	HERITAGE	
204 Macaulay Street Melbourne VIC 3005, Australia Tel: +61 3 9528 4338		
PHILIP CHUN	BUILDING SURVEYOR	
5/6th Floor, Level 12, Collins Street Melbourne VIC 3005, Australia Tel: +61 3 9602 2800		
RIDER LEVETT BUCKNALL	QUANTITY SURVEYOR	
1000 Collins Street, Level 12 - 380 St Pauls Road Melbourne VIC 3005, Australia Tel: +61 3 9602 8111		
SCHERON PLANNING	PLANNING	
2/200 Collins Street Melbourne VIC 3005, Australia Tel: +61 3 9602 2475		
MARSHALL DAY	ACOUSTICS	
1055 Glen Street Cremorne VIC 3123, Australia Tel: +61 3 9418 1655		
BOUNDARY/EASEMENTS		
	PROPERTY BOUNDARY	
	EASEMENTS	
	HERITAGE VICTORIAS EXTENT OF REGISTRATION	
MATERIAL CODES		
CODE	TYPE	FINISH
AL-01	ALUMINIUM WINDOW FRAME	NATURAL ANODIZED
AL-02	CORRUGATED ALUMINIUM	NATURAL ANODIZED
TR-01	TIMBER (BAMATA PAINE OR EUCALYPTUS NTENS)	H3 TREATED & CLEAR COATING
GL-01	CLEAR GLASS	CLEAR AND UNFINISHED
GL-02	REFLECTIVE GLASS	METALLIC INTERLAYER



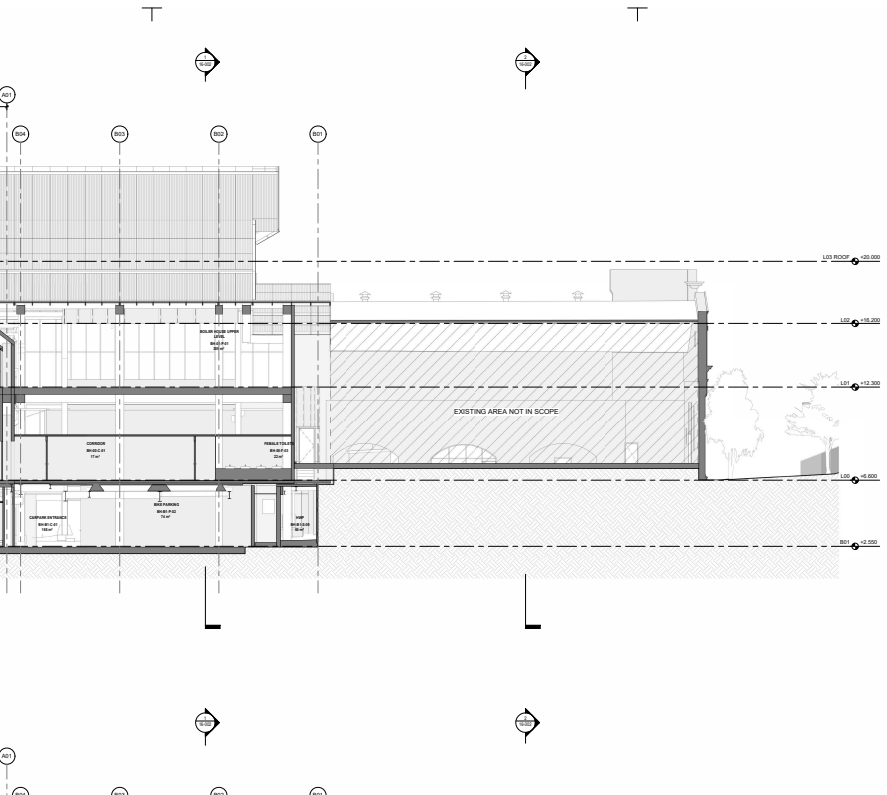
 RICHMOND POWER STATION RENEWAL PROJECT	
17 Farnhill Road Cremorne VIC 3121, Australia Tel +61 3 9593 8700	CLIENT
NACAM MILGROM FOUNDATION	
OMA Meibergdijk 10a 3712 XZ, Bussum, Netherlands Tel +31 20 486 8000	ARCHITECT
BG&E 14/15/16 St Collins Street Melbourne VIC 3005, Australia Tel +61 3 9602 4000	STRUCTURE, CIVIL, FACADE, TRAFFIC & WASTE
FLOTH Suite 1/10A, Level 11, 470 Collins Street Melbourne VIC 3005, Australia Tel +61 3 9602 4000	BUILDING SERVICES
TERESA MOLLER 10/111 Farnhill Road Melbourne VIC 3005, Australia Tel +61 3 9593 8700	LANDSCAPE ARCHITECT
ATELIER TEN 10/111 Farnhill Road Melbourne VIC 3005, Australia Tel +61 3 9593 8700	ESD
WARRINGTON FIRE Level 1/10, 200 Collins Street Melbourne VIC 3005, Australia Tel +61 3 9593 8700	FIRE SAFETY
BRUCE RAWORTH 10/111 Farnhill Road Melbourne VIC 3005, Australia Tel +61 3 9593 8700	HERITAGE
PHILIP CHUN Suite 1/Level 1, 100 Collins Street Melbourne VIC 3005, Australia Tel +61 3 9602 2000	BUILDING SURVEYOR
RIDGER LEVETT BUCKNALL 10/111 Farnhill Road Melbourne VIC 3005, Australia Tel +61 3 9593 8700	QUANTITY SURVEYOR
SCHEDULE PLANNING 1/100 Collins Street Melbourne VIC 3005, Australia Tel +61 3 9602 2000	PLANNING
MARSHALL DAY 10/111 Farnhill Road Melbourne VIC 3005, Australia Tel +61 3 9593 8700	ACOUSTICS




RICHMOND POWER STATION RENEWAL PROJECT	
NACAM MILGROM FOUNDATION 11 Farnham Road Cremorne VIC 3121, Australia Tel: +61 3 9521 8734	CLIENT
OMA Meerweg 100a 3012 NX, Schiedamschen Tel: +31 20 486 8000	ARCHITECT
BGA&E 14/14/15 St Collins Street Melbourne VIC 3005, Australia Tel: +61 3 9652 4000	STRUCTURE, CIVIL, FACADE, TRAFFIC & WASTE
FLOTH Suite 2/14, Level 12, 470 Collins Street Melbourne VIC 3005, Australia Tel: +61 3 9652 4000	BUILDING SERVICES
TERESA MOLLER 101/101 Farnham Road Tel: +61 3 9521 8734	LANDSCAPE ARCHITECT
ATELIER TEN 10/101 Farnham Road Cremorne VIC 3121, Australia Tel: +61 3 9521 8734	ESD
WARRINGTON FIRE Level 10, 100 Collins Street Melbourne VIC 3005, Australia Tel: +61 3 9521 3000	FIRE SAFETY
BYRCE RAWORTH OMA Melbourne VIC 3005, Australia Tel: +61 3 9652 4000	HERITAGE
PHILIP CHUN 6/6/1, Level 1, Collins Street East Melbourne VIC 3005, Australia Tel: +61 3 9652 2222	BUILDING SURVEYOR
RIDER LEVETT BUCKNALL Ridgeway House, Level 12, 365 St Marks Road Tel: +61 3 9662 8111	QUANTITY SURVEYOR
SCHIELER PLANNING 2 Dundas Street East Melbourne VIC 3005, Australia Tel: +61 3 9662 2475	PLANNING
MARSHALL DAY 10/101 Farnham Road Cremorne VIC 3121, Australia Tel: +61 3 9521 8734	ACOUSTICS



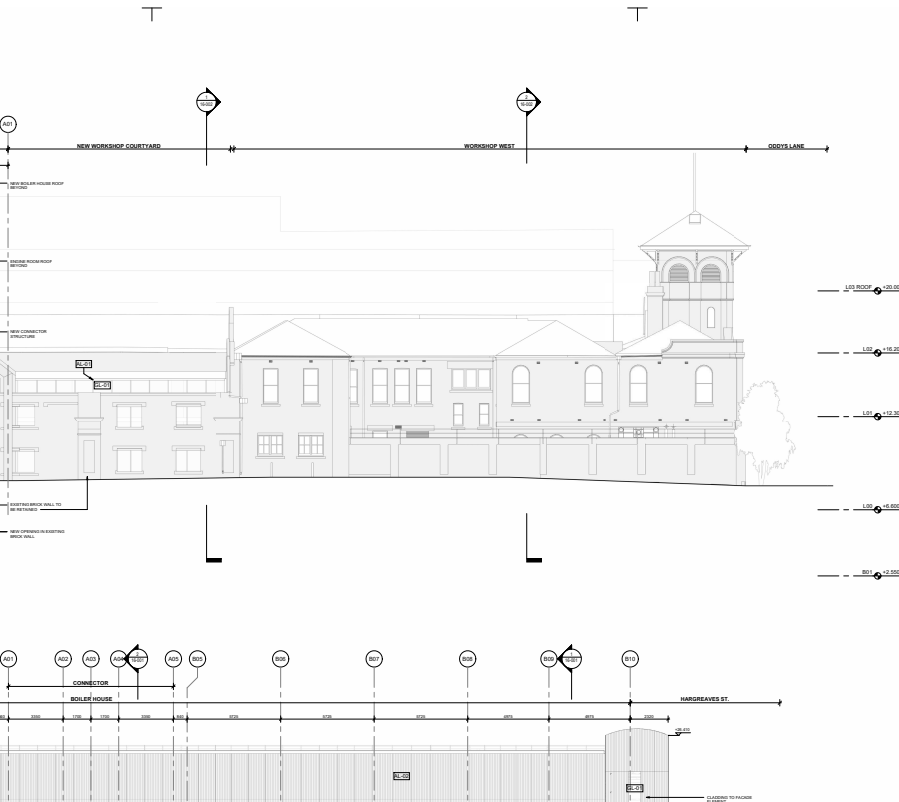
RICHMOND POWER STATION	
RICHMOND POWER STATION RENEWAL PROJECT	
NACAM MULGROM FOUNDATION	CLIENT
17 Farnham Road Cremorne VIC 3121, Australia Tel: +61 3 9593 8700	
OMA	ARCHITECT
Meerburg 3504, 6526 3012 NX, Schiedamschen Tel: +31 20 724 8000	
BGA&E	STRUCTURE, CIVIL, FACADE, TRAFFIC & WASTE
1/40-1/50 Collins Street Melbourne VIC 3000, Australia Tel: +61 3 9593 8000	
FLOTH	BUILDING SERVICES
5/100 Collins Street Level 12 Melbourne VIC 3000, Australia Tel: +61 3 9593 8000	
TERESA MOLLER	LANDSCAPE ARCHITECT
1/100 Farnham Road Tel: +61 3 9593 8000	
ATELIER TEN	ESD
2/100 Farnham Road Tel: +61 3 9593 8000	
WARRINGTON FIRE	FIRE SAFETY
Level 10, 100 Collins Street Tel: +61 3 9593 8000	
BYRCE RAWORTH	HERITAGE
2/100 Farnham Road Tel: +61 3 9593 8000	
PHILIP CHUN	BUILDING SURVEYOR
5/100 Collins Street Level 12 Tel: +61 3 9593 8000	
RIDER LEVETT BUCKNALL	QUANTITY SURVEYOR
1/100 Farnham Road Level 12 Tel: +61 3 9593 8000	
SCHERON PLANNING	PLANNING
1/100 Farnham Road Tel: +61 3 9593 8000	
MARSHALL DAY	ACOUSTICS
1/100 Farnham Road Tel: +61 3 9593 8000	





**RICHMOND POWER STATION
RENEWAL PROJECT**

NACAM MILGROM FOUNDATION	CLIENT
11 Farnham Road Cremorne VIC 3121, Australia Tel +61 3 9593 8700	
OMA	ARCHITECT
Meibergdijk 15a 3717 NX, Schiedamschen Tel +31 78 324 8000	
BGA&E	STRUCTURE, CIVIL, FACADE, TRAFFIC & WASTE
15/16/17, 80 Collins Street Melbourne VIC 3005, Australia Tel +61 3 9602 8800	
FLOTH	BUILDING SERVICES
5/200, 5/204, Level 12, 470 Collins Street Melbourne VIC 3005, Australia Tel +61 3 9602 8800	
TERESA MOLLER	LANDSCAPE ARCHITECT
10/101 Farnham Road Cremorne VIC 3121, Australia Tel +61 3 9593 8700	
ATELIER TEN	ESD
12/111 Farnham Road Cremorne VIC 3121, Australia Tel +61 3 9593 8700	
WARRINGTON FIRE	FIRE SAFETY
Level 10, 170 Elizabeth Street Melbourne VIC 3005, Australia Tel +61 3 9372 1000	
BYRCE RAWORTH	HERITAGE
2/201 Macaulay St, 2205, Australia Cremorne VIC 3121, Australia Tel +61 3 9593 8700	
PHILIP CHUN	BUILDING SURVEYOR
5/204, Level 12, 470 Collins Street Melbourne VIC 3005, Australia Tel +61 3 9602 8800	
RIDER LEVETT BUCKNALL	QUANTITY SURVEYOR
1/200, 5/204, Level 12, 470 Collins Street Melbourne VIC 3005, Australia Tel +61 3 9602 8800	
SCHERER PLANNING	PLANNING
1/200, 5/204, Level 12, 470 Collins Street Melbourne VIC 3005, Australia Tel +61 3 9602 8800	
MARSHALL DAY	ACOUSTICS
10/200, 5/204, Level 12, 470 Collins Street Melbourne VIC 3005, Australia Tel +61 3 9418 1855	

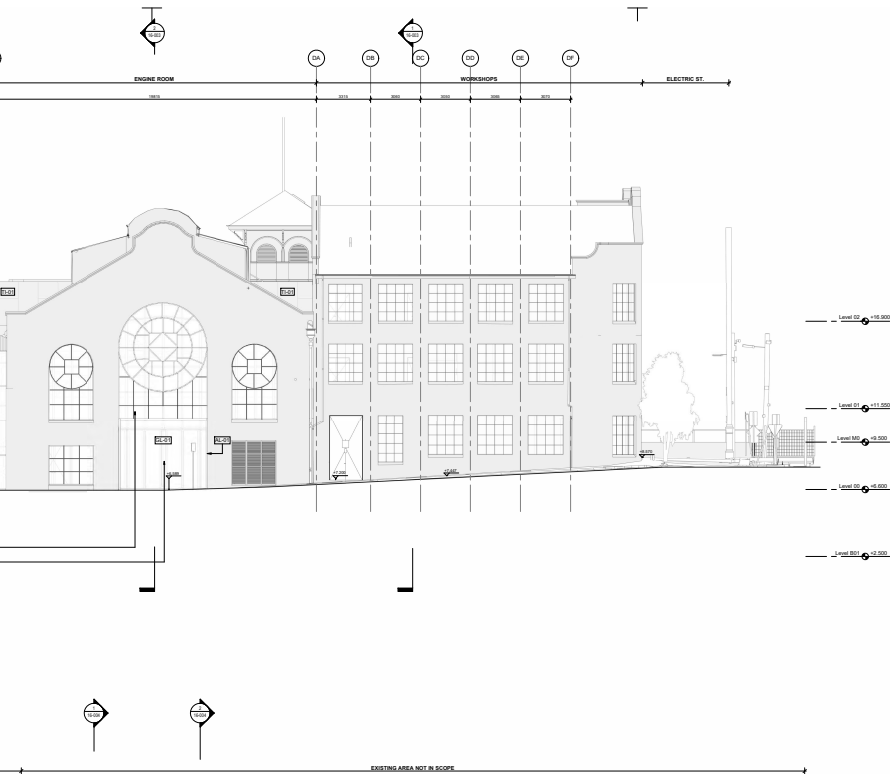


RICHMOND POWER STATION

**RICHMOND POWER STATION
RENEWAL PROJECT**

NACAM MULGROOM FOUNDATION	CLIENT
11 Farnham Road Cremorne VIC 3121, Australia Tel: +61 3 9558 8734	
OMA	ARCHITECT
Meerweg 100a 2017 MC, Schiedamschen Tel: +31 20 724 8000	
BGA&E	STRUCTURE, CIVIL, FACADE, TRAFFIC & WASTE
15/15/15, 30 Collins Street Melbourne VIC 3005, Australia Tel: +61 3 9558 8800	
FLOTH	BUILDING SERVICES
6/100 Collins Street Level 12 +173 Collins Street Melbourne VIC 3005, Australia Tel: +61 3 9558 8800	
TERESA MOLLER	LANDSCAPE ARCHITECT
1/111 Farnham Road Cremorne VIC 3121, Australia Tel: +61 3 9558 8734	
ATELIER TEN	ESD
25/251 Farnham Road Cremorne VIC 3121, Australia Tel: +61 3 9558 8734	
WARRINGTON FIRE	FIRE SAFETY
10/100 Collins Street Melbourne VIC 3005, Australia Tel: +61 3 9558 8734	
BRUCE RAWORTH	HERITAGE
2/201 Farnham Road Cremorne VIC 3121, Australia Tel: +61 3 9558 8734	
PHILIP CHUN	BUILDING SURVEYOR
5/5/5 Collins Street Melbourne VIC 3005, Australia Tel: +61 3 9558 8734	
RIDER LEVETT BUCKNALL	QUANTITY SURVEYOR
1/1/1 Collins Street Level 12 Melbourne VIC 3005, Australia Tel: +61 3 9558 8734	
SCHERLON PLANNING	PLANNING
1/1/1 Collins Street Melbourne VIC 3005, Australia Tel: +61 3 9558 8734	
MARSHALL DAY	ACOUSTICS
1/1/1 Collins Street Melbourne VIC 3005, Australia Tel: +61 3 9558 8734	

MATERIAL CODES		
CODE	TYPE	FINISH
AL-01	ALUMINUM WINDOW FRAME	NATURAL ANODIZED
AL-02	CORRUGATED ALUMINUM	NATURAL ANODIZED
TL-01	TREMER (KADATA PINE OR EUCALYPTUS (FOR INTERIORS))	13 TREATED & CLEAR GLAZING
GL-01	CLEAR GLASS	CLEAR AND UNFINISHED
GL-02	REFLECTIVE GLASS	METALLIC INTERLAYER



RICHMOND POWER STATION

RICHMOND POWER STATION RENEWAL PROJECT

NACAM MILGROM FOUNDATION 17 Farnham Road Cremorne VIC 3123, Australia Tel: +61 3 9528 8734	CLIENT
OMA Herengracht 158 3017 NX, Schiedamschen Tel: +31 20 761 8000	ARCHITECT
BGA&E 14/15/16 St Collins Street Melbourne VIC 3005, Australia Tel: +61 3 9652 4800	STRUCTURE, CIVIL, FACADE, TRAFFIC & WASTE
FLOTH Suite 22/4, Level 12, 473 Collins Street Melbourne VIC 3005, Australia Tel: +61 3 9652 4800	BUILDING SERVICES
TERESA MOLLER 14/15/16 St Collins Street Melbourne VIC 3005, Australia Tel: +61 3 9652 4800	LANDSCAPE ARCHITECT
ATELIER TEN 22/23 St Collins Street Melbourne VIC 3005, Australia Tel: +61 3 9652 4800	ESD
WARRINGTON FIRE Level 10, 170 Elizabeth Street Melbourne VIC 3005, Australia Tel: +61 3 9522 1000	FIRE SAFETY
BRUCE RAWORTH 22/23 St Collins Street Melbourne VIC 3005, Australia Tel: +61 3 9652 4800	HERITAGE
PHILIP CHUN 22/23 St Collins Street Melbourne VIC 3005, Australia Tel: +61 3 9652 4800	BUILDING SURVEYOR
RIDER LEVETT BUCKNALL Rider Levett Bucknall Level 10, 170 Elizabeth Street Melbourne VIC 3005, Australia Tel: +61 3 9652 4800	QUANTITY SURVEYOR
SCHERON PLANNING 2/23 St Collins Street Melbourne VIC 3005, Australia Tel: +61 3 9652 4800	PLANNING
MARSHALL DAY 10/22 Green Street Collingwood VIC 3068, Australia Tel: +61 3 9418 1655	ACOUSTICS

MATERIAL CODES

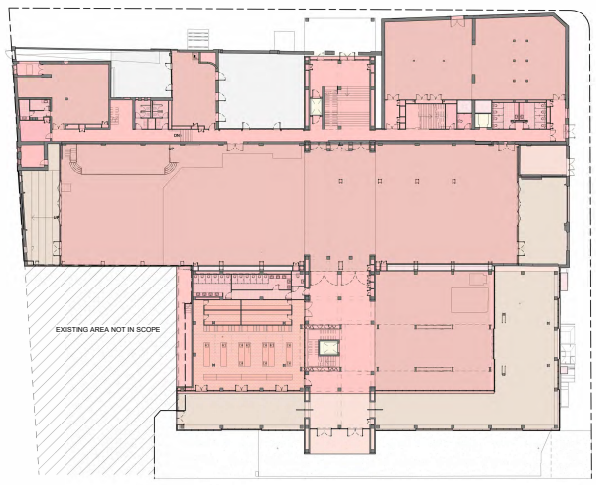
CODE	TYPE	FINISH
AL-01	ALUMINUM WINDOW FRAME	NATURAL ANODIZED
AL-02	CORRUGATED ALUMINUM	NATURAL ANODIZED
TL-01	TREMER (KADATA PINE OR BUCKALPINE FOR FINISH)	13 TREATED & CLEAR COATING
GL-01	CLEAR GLASS	CLEAR AND UNFINISHED
GL-02	REFLECTIVE GLASS	METALLIC INTERLAYER

Schedule			
Number	Level	Area	
BH-00-S-03	L00	14 m ²	
BH-00-S-04	L00	1 m ²	
BH-00-S-05	L00	1 m ²	
BH-00-S-06	L00	9 m ²	
BH-00-S-07	L00	1 m ²	
CO-00-S-01	L00	1 m ²	
CO-00-S-02	L00	0 m ²	
CO-00-S-03	L00	1 m ²	
CO-00-S-04	L00	1 m ²	
CO-00-S-05	L00	1 m ²	
CO-00-S-06	L00	1 m ²	
CO-00-S-07	L00	0 m ²	
ER-00-S-01	L00	35 m ²	
ER-00-S-02	L00	12 m ²	
WS-00-S-01	L00	0 m ²	
WS-00-S-02	L00	5 m ²	
WS-00-S-03	L00	4 m ²	
WS-00-S-04	L00	1 m ²	
WS-00-S-05	L00	0 m ²	
WS-00-S-06	L00	1 m ²	
WS-00-S-07	L00	0 m ²	
WS-00-S-08	L00	0 m ²	
WS-00-S-09	L00	1 m ²	
WS-00-S-10	L00	1 m ²	
WS-00-S-11	L00	0 m ²	
		3775 m ²	
CO-01-C-02	L01	29 m ²	
CO-01-C-03	L01	75 m ²	
CO-01-C-04	L01	178 m ²	
CO-01-C-01	L01	5 m ²	
CO-01-C-05	L01	6 m ²	
WS-01-C-01	L01	50 m ²	
WS-01-C-02	L01	5 m ²	
WS-01-C-03	L01	30 m ²	
WS-01-C-04	L01	70 m ²	
WS-01-C-05	L01	16 m ²	
CO-01-F-01	L01	6 m ²	
CO-01-F-02	L01	7 m ²	
CO-01-F-03	L01	9 m ²	
WS-01-F-01	L01	16 m ²	
WS-01-F-02	L01	16 m ²	
WS-01-F-03	L01	5 m ²	
WS-01-F-04	L01	11 m ²	
WS-01-F-05	L01	11 m ²	
WS-01-F-06	L01	14 m ²	
WS-01-F-07	L01	14 m ²	
BH-01-P-01	L01	309 m ²	
WS-01-P-01	L01	168 m ²	



RICHMOND POWER STATION
RENEWAL PROJECT

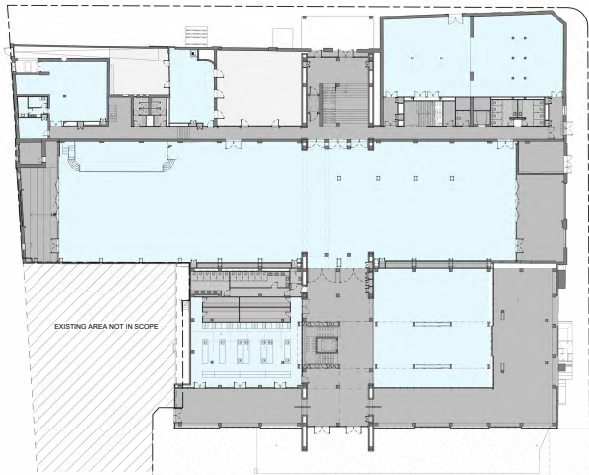
NACAM MULGROM FOUNDATION 11 Farnham Road Cremorne VIC 3121, Australia Tel: +61 3 9522 8714	CLIENT
OMA Meentemakers 100 2017 MC, Schiedamschen Tel: +31 20 528 5000	ARCHITECT
BGA&E 14/15/16 St Collins Street Melbourne VIC 3005, Australia Tel: +61 3 9602 8800	STRUCTURE, CIVIL, FACADE, TRAFFIC & WASTE
FLOTH Suite 2/14, Level 12, 473 Collins Street Melbourne VIC 3005, Australia Tel: +61 3 9602 8800	BUILDING SERVICES
TERESA MOLLER 14/15/16 St Collins Street Melbourne VIC 3005, Australia Tel: +61 3 9602 8800	LANDSCAPE ARCHITECT
ATELIER TEN 25/26 St Collins Street Melbourne VIC 3005, Australia Tel: +61 3 9602 8800	ESD
WARRINGTON FIRE Level 12, 473 Collins Street Melbourne VIC 3005, Australia Tel: +61 3 9602 8800	FIRE SAFETY
BRUCE RAWORTH 25/26 St Collins Street Melbourne VIC 3005, Australia Tel: +61 3 9602 8800	HERITAGE
PHILIP CHUN Level 12, 473 Collins Street Melbourne VIC 3005, Australia Tel: +61 3 9602 8800	BUILDING SURVEYOR
RIDER LEVETT BUONNALLI Rider Levett Buonnalli Level 12, 473 Collins Street Melbourne VIC 3005, Australia Tel: +61 3 9602 8800	QUANTITY SURVEYOR
SCHERLON PLANNING 2/14/15/16 St Collins Street Melbourne VIC 3005, Australia Tel: +61 3 9602 8800	PLANNING
MARSHALL DAY Level 12, 473 Collins Street Melbourne VIC 3005, Australia Tel: +61 3 9602 8800	ACOUSTICS



INTERNAL GFA AREA	
B01:	2862 m ²
L00:	3329 m ²
L01:	1670 m ²
L02:	545 m ²
Total:	8406 m²
EXTERNAL COVERED GFA AREA	
L00:	802 m ²
Grand Total:	9208 m²

RICHMOND POWER STATION RENEWAL PROJECT	
	
RICHMOND POWER STATION RENEWAL PROJECT	
NACAM MILGROM FOUNDATION	CLIENT
11 Farnham Road Cremorne VIC 3121, Australia Tel: +61 3 9592 8128	
OMA	ARCHITECT
Meerburg 1016 2012 MC, Schiedamschen Tel: +31 20 741 8000	
BGA&E	STRUCTURE, CIVIL, FACADE, TRAFFIC & WASTE
14/14/15 St Collins Street Melbourne VIC 3005, Australia Tel: +61 3 9602 8800	
FLOTH	BUILDING SERVICES
6/601, Level 12, 470 Collins Street Melbourne VIC 3005, Australia Tel: +61 3 9602 8800	
TERESA MOLLER	LANDSCAPE ARCHITECT
10/101 Farnham Road Cremorne VIC 3121, Australia Tel: +61 3 9592 8128	
ATELIER TEN	ESD
10/101 Farnham Road Cremorne VIC 3121, Australia Tel: +61 3 9592 8128	
WARRINGTON FIRE	FIRE SAFETY
Level 1, 174 Elizabeth Street Melbourne VIC 3005, Australia Tel: +61 3 9372 3000	
BYRCE RAWORTH	HERITAGE
OMA Meerburg, VIC 3005, Australia Tel: +61 3 9602 8800	
PHILIP CHUN	BUILDING SURVEYOR
6/601, Level 12, 470 Collins Street Melbourne VIC 3005, Australia Tel: +61 3 9602 8800	
RIDER LEVETT BUCKNALL	QUANTITY SURVEYOR
10/101 Farnham Road, Level 12, 365 St Marks Road Melbourne VIC 3005, Australia Tel: +61 3 9602 8111	
SCHERON PLANNING	PLANNING
2/200 La Trobe Street Melbourne VIC 3000, Australia Tel: +61 3 9602 8475	
MARSHALL DAY	ACOUSTICS
10/101 Farnham Road Cremorne VIC 3121, Australia Tel: +61 3 9592 8128	

2 LEVEL 00 - FLOOR PLAN
SCALE: 1:200



NLA Schedule	
Zone	Area
B01	210 m ²
Basement	611 m ²
L00	821 m ²
Boiler House	727 m ²
Engine Room	322 m ²
Workshops	760 m ²
L01	520 m ²
L02	2330 m ²
Boiler House	309 m ²
Workshops	535 m ²
L02	844 m ²
Workshops	367 m ²
Workshops	367 m ²
Grand total	4362 m ²

RICHMOND POWER STATION

**RICHMOND POWER STATION
RENEWAL PROJECT**

NACAM MULGROM FOUNDATION	CLIENT
17 Farnley Road Cremorne VIC 3121, Australia Tel: +61 3 9592 8738	
OMA	ARCHITECT
Heerweg 104-106 3012 VIC, South Australia Tel: +61 8 8332 8000	
BGA&E	STRUCTURE, CIVIL, FACADE, TRAFFIC & WASTE
14/15/16 St Collins Street Melbourne VIC 3005, Australia Tel: +61 3 9602 4000	
FLOTH	BUILDING SERVICES
6/601-6/604, Level 12 - 470 Collins Street Melbourne VIC 3005, Australia Tel: +61 3 9602 4000	
TERESA MOLLER	LANDSCAPE ARCHITECT
10/100 Parkville Road Melbourne VIC 3010, Australia Tel: +61 3 9322 4000	
ATELIER TEN	ESD
2/201 St Albans Street Cremorne VIC 3121, Australia Tel: +61 3 9592 8738	
WARRINGTON FIRE	FIRE SAFETY
Level 10, 170 Elizabeth Street Melbourne VIC 3005, Australia Tel: +61 3 9322 1000	
BYRCE RAWORTH	HERITAGE
204 Wood Street Melbourne VIC 3005, Australia Tel: +61 3 9622 4000	
PHILIP CHUN	BUILDING SURVEYOR
6/601-6/604, Level 12, 470 Collins Street Melbourne VIC 3005, Australia Tel: +61 3 9602 4000	
RIDER LEVETT BUCKNALL	QUANTITY SURVEYOR
1000-1002, Level 12, 470 Collins Street Melbourne VIC 3005, Australia Tel: +61 3 9602 4000	
SCHERON PLANNING	PLANNING
2/201 St Albans Street Cremorne VIC 3121, Australia Tel: +61 3 9592 8738	
MARSHALL DAY	ACOUSTICS
10/100 Parkville Road Melbourne VIC 3010, Australia Tel: +61 3 9322 4000	

2 LEVEL 00 - FLOOR PLAN
SCALE: 1:250



RICHMOND POWER STATION

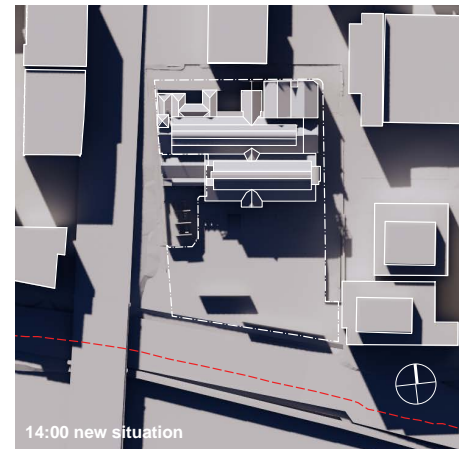
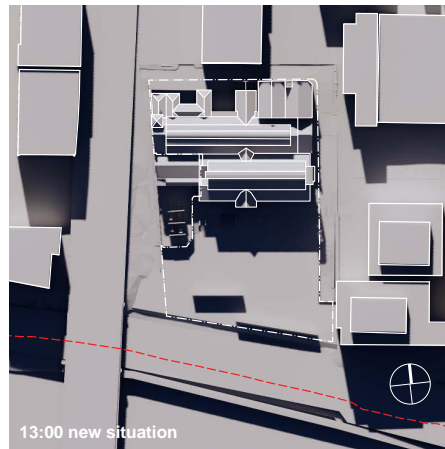
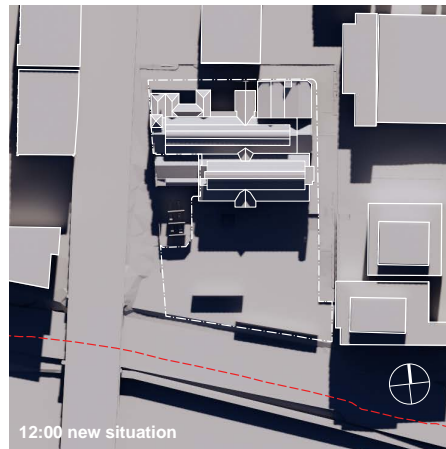
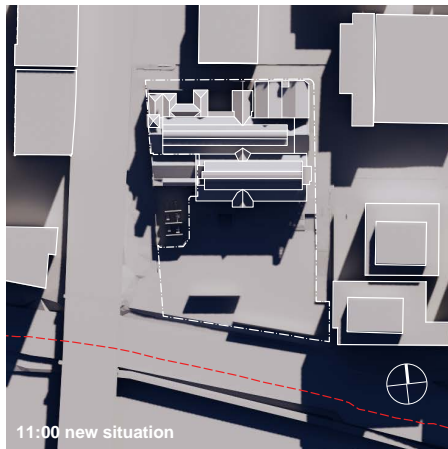
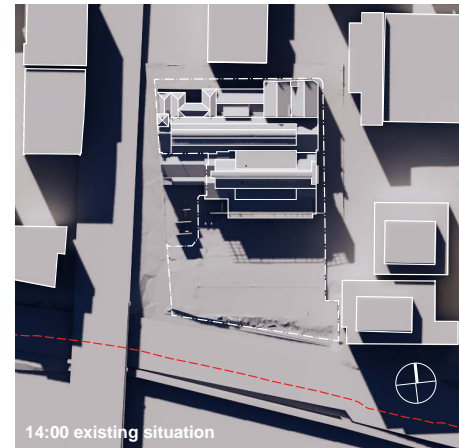
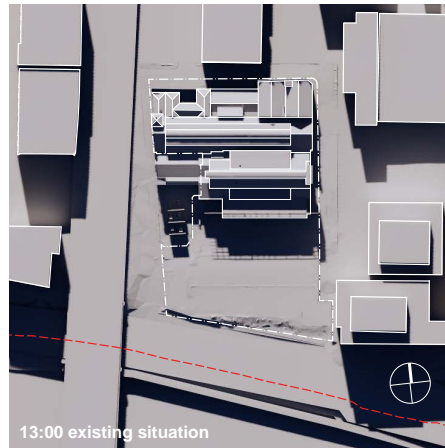
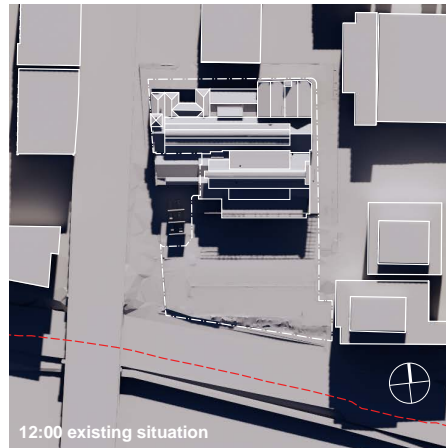
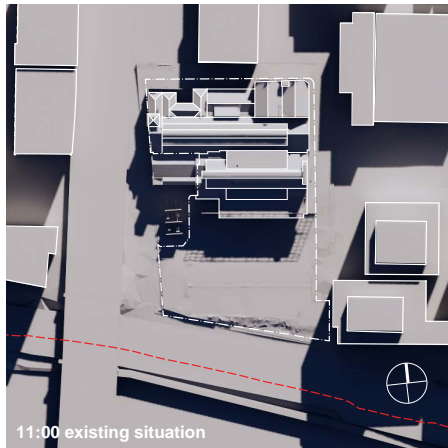
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OMA

22 June

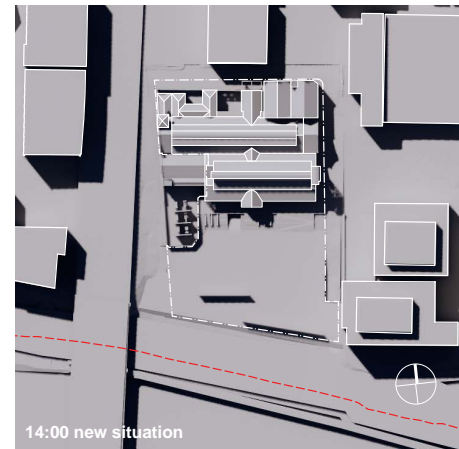
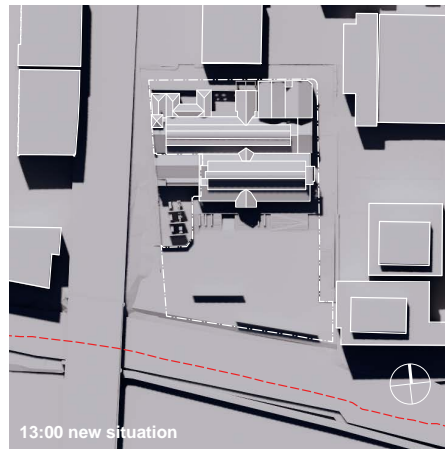
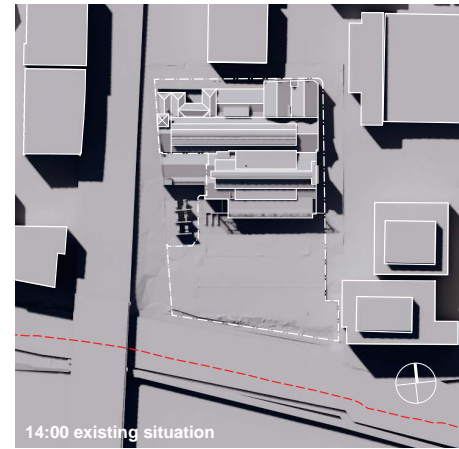
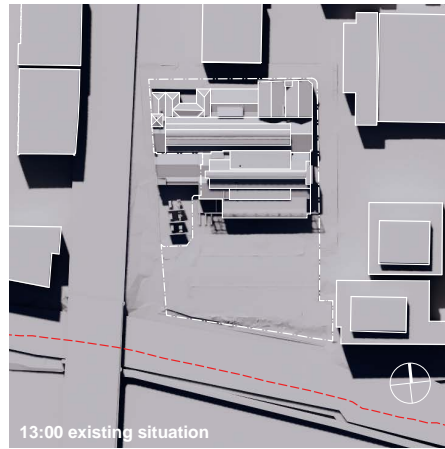
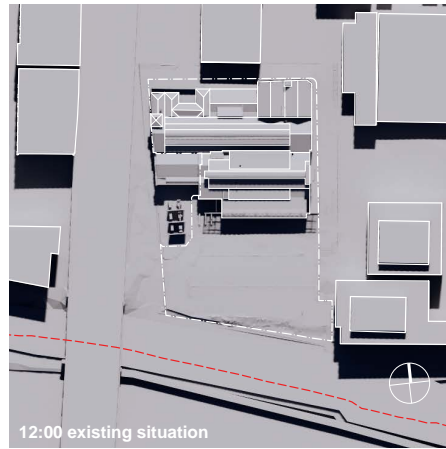
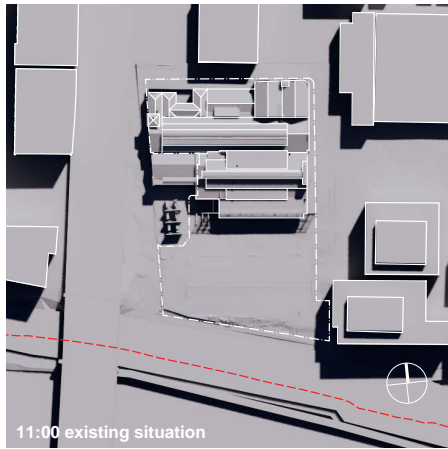
Shadow Analysis



Richmond Power Station | OMA

22 September

Shadow Analysis



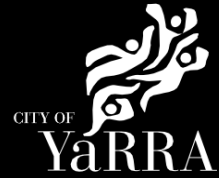
Richmond Power Station | OMA



RICHMOND POWER STATION

OMA

Heritage Formal Referral Response



Application Information:

Officer:	Nish Goonetilleke
Council Reference:	PHRF23/0217
Address:	300/658 Church Street, Cremorne VIC 3121
Proposal:	Heritage Victoria Referral – Partial demolition, alterations, and additions to the former Richmond Power Station
Relevant Overlays	Heritage Grade: Victorian Heritage Register Heritage Overlay – Schedule 279 (HO279) (Northern-portion): Victorian Heritage Register H1055 Design and Development Overlay – Schedules 1-J & 5 (DDO1-J & DDO5)
Yarra Planning Scheme References	<ul style="list-style-type: none">• Clause 15.03 Heritage• Clause 21.05-1 Built Form (Heritage)• Clause 22.02 Development Guidelines for sites subject to the Heritage Overlay• Clause 43.01 Heritage Overlay• Clause 59.07 Applications Under a Heritage Overlay
Comments Sought:	Heritage Victoria Referral – URGENT
Disclaimer:	Council’s Heritage Advisor provides the following information which is based on the information provided in the referral request memo referenced above.

Context Images

Street Frontage:



Figure 1. East Elevation (Hargreaves Street), Source: Google Street View 2020.

Street Frontage:



Figure 2. North Elevation (Electric Street). Source: Google Street View 2014.



Figure 3. West Elevation (Oddys Lane). Source: Google Street View 2020.



Figure 4. South Elevation (carpark off Hargreaves Street). Source: Google Street View 2014.

Aerial (including VHR extent of registration):

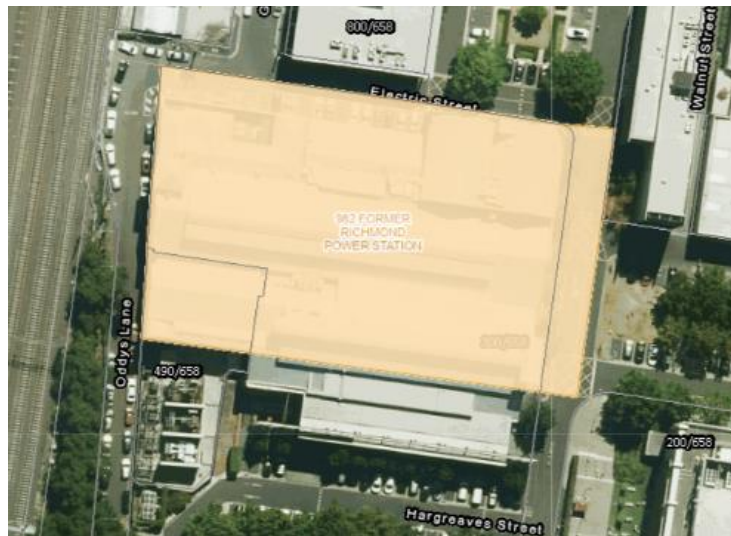


Figure 5. Aerial image of the site indicating VHR extent of registration. Source: VicPlan

Axonometric illustrations of the former Richmond Power Station

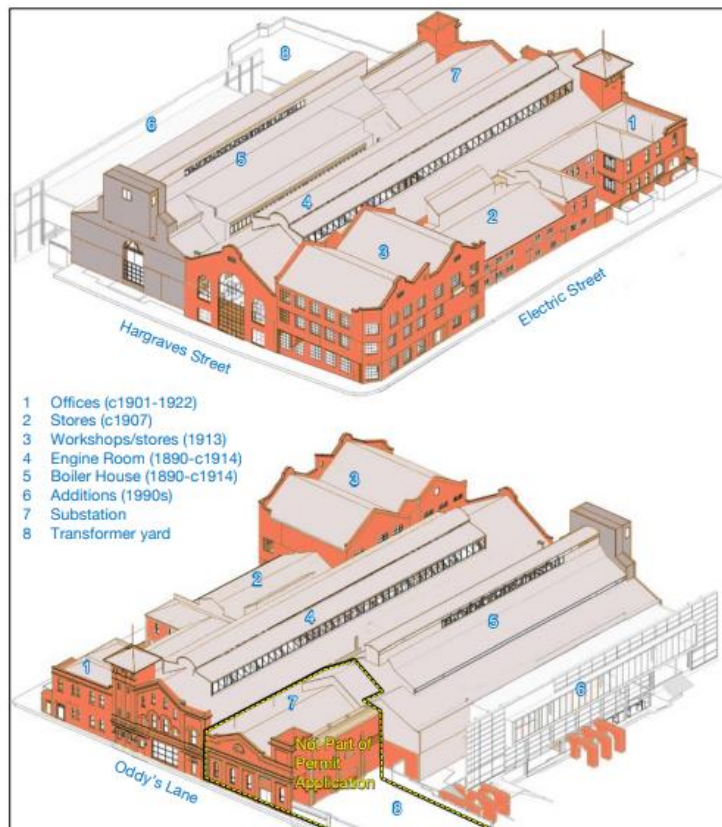


Figure 6. Axonometric illustration showing the age of the different building components. Source: Heritage Impact Statement, Former Richmond Power Station, Bryce Rawthorn November 2023.

Assessment of Proposed Works

The proposal seeks to adaptively reuse the existing buildings associated with the Former Richmond Power Station for the development of a mixed-use innovation centre with activities across nature, design, science, technology, and art. The following is specified in the Reasonable and Economic Use Report provided with the application (prepared by the applicant Naomi Milgrom Foundation):

The composition of uses will create an iconic arts and creative industries innovation hub for the precinct which will be highly complementary to the more mainstream ICT, commercial and residential uses that currently occupy the wider Cremorne area.

The proposal requires a considerable level of intervention into the existing buildings included within the complex for this purpose. While the adaptation works would result in a positive outcome for the site to ensure an ongoing reasonable and economic use for the complex, concerns are raised regarding the level of intervention required impacting early and original fabric.

Proposed demolition shown on plans

To begin, it is acknowledged that the complex was extensively refurbished as a modern office building in the mid-1990s, with much of the buildings' interior substantially refurbished, and the majority of industrial plant and equipment removed. The exterior remains largely intact with some key interventions mainly to windows, doorways, and some external modern cladding (e.g., to the Boiler House).

The extent of demolition proposed by this application is broadly summarised below:

- Boiler House (1890-c1914) – (*Building 5*)
 - Plans indicate removal of the Hargreaves Street elevation, much of the internal fit out and the main roof form.
- Stores (c1907) – (*Building 2*)
 - Plans indicate removal of the main roof form and internal demolition including internal floor levels. Intention is to create an open-air courtyard in this location.
- Offices (c1901-1922) – (*Building 1*)
 - Plans indicate that proposed demolition is minimal – non-original fencing and some window openings
- Workshops/stores (1913) – (*Building 3*)
 - Plans indicate that proposed demolition is minimal – alteration of some door/window openings and non-original ancillary elements.
- Engine Room (1890-c1914) – (*Building 4*)
 - Plans indicate that proposed demolition is minimal – external window and door openings, some minor internal works.
- Non-original Additions (1990s) – (*Building 6*)
 - Full demolition.

Sites located outside the VHR extent of registration:

- Substation – out of scope (*Building 7*)
- Transformer yard – out of scope (*Building 8*)

Full Demolition or Removal of a Building

To begin, the proposed demolition of fabric associated with the 1990s adaptation of the complex are supported, noting that these elements detract from the cultural significance of the place. Similarly, the removal of other ancillary items that are non-original to the place is supported.

Noting that the 1990s adaptation of the place resulted in an extensive level of internal change, alteration of internal spaces is broadly supported, noting that it is encouraged that all remaining original fabric is maintained and opportunities for restoration and reconstruction are investigated.

Proposed external demolition associated with the Offices (1901-1922), the Workshops/stores (1913) and the Engine Room (1890-c1914) is broadly supported, although it is encouraged that required demolition of original external windows and door openings are reconsidered to ensure that the exterior of the complex can retain its current integrity and contribution to the broader Cremorne built environment. Any intervention into original fabric should be rationalised and reversible where possible. As noted above, additional opportunities for restoration and reconstruction of external elevations are encouraged to improve the overall condition and appearance of the complex as experienced from the public realm.

It is recommended that the proposed extent of demolition impacting the Boiler House (1890-c1914) (Building 5) and the Stores (c1907) (Building 2) is reconsidered. It is suggested that the level of intervention proposed for these two building will negatively affect the cultural heritage significance of the place. It is submitted that plans to externally reclad the Boiler House in glass and convert the Stores into an open-air courtyard are incompatible with existing fabric and require a level of irreversible adaptation and change, particularly as experienced from the public realm.

It is recommended that proposed intervention affecting original external fabric associated with the Boiler House and the Stores is revised to ensure the integrity and significance of these buildings can be maintained. As noted in the CMP (as referenced in the HIS provided), the architectural interest of the complex primarily rests in the largely intact exteriors, principally the west and east façade. It is important that the form and architectural character of the valued facades remains legible. It is submitted that the proposed works oppose this intention.

New development, alterations and additions

The extent of new works proposed by this application includes the following high-level summary based on HIS assessment and plans provided:

- Boiler House (1890-c1914) – (*Building 5*)
 - Remove all roof and wall cladding and associated framing elements dating from the 1990s and reimage the building as a glass house structure with a glazed buffer zone wrapping around the east and south side of the building.
 - New external envelope to be rebuilt to match the original form
 - Upper half of the east elevation is to be clad in corrugated steel reflecting the original materiality.
 - 1990 interventions removed.
 - Commercial kitchen to occupy the western half of the ground floor, with an open multi-purpose space above.

- Stores (c1907) – (*Building 2*)
 - Removal of roof and gutting of interiors to create a landscaped courtyard, accessed via new openings in the west wall and new glazed wall to the south.
 - Construction of new building ('the Connector') to occupy the eastern third of the stores with a new glazed entry set behind the existing north façade.
 - Timber framing members associated with the Connector building projecting out to the north to form an entry portal.
- Offices (c1901-1922) – (*Building 1*)
 - No change to the exteriors apart from removal of 1990s interventions.
 - Conservation works to façade.
 - Interiors refurbished, including demolition of some original internal walls.
- Workshops/stores (1913) – (*Building 3*)
 - Exteriors to be maintained with little intervention. Some non-original fabric to be removed, particularly relating to the 1990s interventions.
- Engine Room (1890-c1914) – (*Building 4*)
 - No change proposed to the exteriors, apart from replacing the existing non-original ground floor window to the west elevation with a glazed entrance.
 - Conservation works.
 - Timber Connector building to adopt a 'skeletal' form where it bisects the engine room to act as the 'circulation spine'.
 - Significant early internal fabric to be retained.

Regarding the remaining building

New works associated with the Offices (Building 1), the Workshops/stores (Building 3) and the Engine Room (Building 4) are broadly supported. In particular, proposed removal of non-original 1990s fabric and conservation works to original fabric and machinery/objects is supported.

It is recommended that proposed new works to the Boiler House (Building 5) and the Stores (Building 2) are reconsidered. It is submitted that plans to 'reimagine' the Boiler House into a glass house structure and the Stores into a landscaped courtyard requires a level of irreversible intervention that will detract from the integrity and condition of these buildings and more broadly impact the cultural heritage significance of the complex as a whole. It is recommended that a greater level of original fabric is retained associated with both buildings and a greater level of restoration and reconstruction is proposed, particularly as it relates to external elevations as experienced from the public realm.

It is recommended that the full elevations to Electric Street (north) and Hargreaves Street (east) are maintained and restored/reconstructed to the greatest extent possible, noting that there is more capacity for adaptation and change associated with the south elevation in place of the 1990s new additions. It is recommended that the full elevation of the Boiler House (fronting Hargreaves Street) is restored back to its original appearance (e.g. corrugated iron cladding) and the roof form and external windows associated with the Stores (fronting Electric Street) are maintained.

Regarding new work

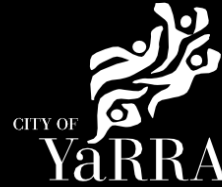
Noting how extensively internal spaces have been altered in the past, the concept of the new 'Connector' building is broadly supported on the basis that the extent of demolition required to the Stores (Building 2) can be reduced, particularly as it relates to the main roof form.

Recommendations

While the balance of the works to adaptively reuse this significant complex are supported, it is recommended that the proposed extent of demolition associated with the Boiler House (Building 5) and the Stores (Building 2), and the proposed adaptation of these buildings which requires a high level of intervention and change, is reconsidered. It is recommended that the full elevation to Electric Street (north) and Hargreaves Street (east) are maintained and restored/reconstructed to the greatest extent possible, noting that there is more capacity for adaption and change associated with the south elevation. Noting how extensively internal spaces have been altered in the past, proposed internal works including the insertion of the Connector building are broadly supported on the basis that a greater extent of original external fabric associated with the Boiler House (Building 5) and the Stores (Building 2) can be maintained.

Heritage Advisor: Caitlin Mitropoulos
Date: 12 December 2023

Strategic Planning Formal Referral Response



Application Information:

Referral Officer: Kyle Everett

Officer: Nish Goonetilleke

Council Reference: PPE23/0571

Address: 300/658 Church St, Cremorne VIC 3121

Proposal: DEECA Referral

Comments Sought: Click here to view referral memo: [D23/485847 - IREF23/02129 - Referral Request](#)

Disclaimer: Council's Strategic Planning Unit provides the following information which is based on the information provided in the Statutory Planning referral request memo referenced above.

The Strategic Planning comments in this assessment focus on how the proposal interacts with:

- the content and recommendations set out in the Cremorne Urban Design Framework
- Draft Amendment C318yara

They do not provide commentary on other sections of the Planning Scheme or fully assess the internal amenity of the application.

Prev. Responses: No previous response.

Development Details:

Relevant policy and/or planning scheme amendment and status: The site is located within the Cremorne Enterprise Precinct. The City of Yarra has recently prepared a draft

Cremorne Urban Design Framework (UDF). The site is located within the identified Birrarung Precinct and Strategic Site for 658 Cremorne Street. The draft Cremorne UDF went out for community consultation in late 2022 and Council has adopted a revised Cremorne UDFT for further public consultation.

As part of the revised Cremorne UDF, it recommended that Council pursue an amendment to the Yarra Planning Scheme (C318yara) to implement some of the recommendations. The amendment includes changes to local planning policy, three new schedules to the design and development overlay (DDO), new schedule 2 to the parking overlay (PO2) and other minor changes. The draft amendment has been referred to the Minister for Planning seeking consent to prepare and exhibit C318yara. The site is impacted by the local planning policy and PO2.

Existing and proposed controls:

Commercial 2 Zone
Schedule 1-J to the Design and Development Overlay
Schedule 5 to the Design and Development Overlay
Land Subject to Inundation Overlay
Heritage Overlay HO279
Schedule 1 to Significant Landscape Overlay
Schedule 1 to the Development Contributions Overlay

Subject Site Plan:



SITE PLAN
300/658 Church Street, Cremorne

LEGEND
[Red outline] Site boundary

Strategic Planning Comments and Recommendations:

Summary of Strategic Planning comments and recommendations:

The proposed draft amendment C322yara, proposal and planning documents broadly align with the Cremorne UDF. The proposal for a mixed-use innovation centre aligns with the intended vision set out in the Cremorne Urban Design Framework (UDF) and the strategic site for 658 Church Street.

The UDF recommends the progression of a planning scheme amendment to manage growth in Cremorne. Council has requested consent from the Minister for Planning to prepare and exhibit draft amendment C318yara. This includes a new planning policy which would apply to the site and a new schedule 2 to the Parking Overlay (PO2).

There are some recommendations for the proposal to better align with the revised UDF.

It is recommended that the architectural plans and landscape plans be updated to outline how the development will better interact with Oddys Lane. It is outlined below in the discussion the importance and how this site plays a key role.

This referral outlines a broader concern regarding the quality of the architectural and landscape plans. These should be updated as they are heavily referenced in the incorporated document.

The permitted uses outlined in the incorporated document align with the vision for the site and are supported.

A key recommendation would be the inclusion of some provision to support affordable workspaces and if possible define this in the incorporated document.

The referral outlines the proposed PO2 and defines a maximum car parking rate for office and retail, it does not define a rate for a place of assembly. However, the UDF does outline a shift away from car-orientated development to a more pedestrian focus. The proposal implements this shift and is broadly supported.

Strategic Planning full comments:

Revised Cremorne Urban Design Framework

The site is located within the study area of the revised Cremorne UDF (see Image ##). The revised Cremorne UDF identifies a series of precincts within the study area (see Images 1 and 2). The site is located within the Birrarung Precinct and forms part of the Strategic Site for 658 Church Street.



Image 1 Cremorne Study Area [red outline] and subject site [blue outline]

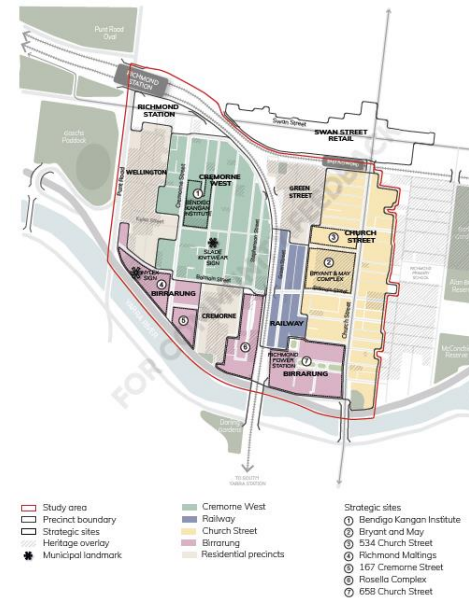


Image 2 Cremorne's Precincts ([Cremorne UDF Page 11](#))

The revised Cremorne UDF includes *Ten Key Moves* that summarise the key directions of the revised Cremorne UDF and outline some of the 'big ideas' for the precinct.

Two relevant *Key Moves* that relate to the site are:

- Key Move #8: A network of open space that links to neighbouring spaces outside of Cremorne
- Key Move #10: Reconnecting Cremorne to the river corridor

Objective 3.1 seeks to: *Create a highly accessible and well-connected movement network that prioritises sustainable and active transport and discourages through traffic.*

The reduction in car parking and its conversion to a usable space for the venue is supported.

A key recommendation to achieve this is improvements to South Yarra and the Main Yarra Trail across the railway bridge. It is also identified as a key pedestrian link (see Appendix 1 Image 3 streets network map), and a neighbourhood cycling route (see Appendix 1 Image 5).

The site has an interface with Oddy's Lane. The design of the interface will have a significant impact on how users travel north/south along Green Street and Oddys Lane.

It is unclear how the interface between the site and Oddys Lane will be developed. The architecture and landscape drawings do not outline how this will be designed.

This also applies to other areas within the architectural and landscape drawings, as they are difficult to read. For example:

- The drawings provide limited context of the surrounding area, and the architectural and landscape proposals are not reflected in each other's drawings.
- The landscape drawings do not include a concept, so it is difficult to understand what is proposed and why.
- The landscape drawings do not show all the landscape areas within the site (e.g. the area to the north of the site facing Electric Street shows trees on the architectural plans but nothing is included in the landscape drawings). Furthermore, the public realm is not shown in the landscape drawings.
- A design book has been provided but does not explain the concept for the site in general. Whilst the planning report does note the land uses and programming for various parts of the site, no story explains how this results in the proposed layout for the site.

Regarding the interface to Oddys Lane, there could be greater clarification in design. Currently, a wire fence that restricts movement between the site car park and Oddys Lane. There should be movement between the site car park and Oddys Lane. It is recommended that the architectural plans and landscape plans be updated to outline how the development will better connect to Oddys Lane. Other improvements to the plans should be made before they are incorporated into the Yarra Planning Scheme.



Image 3 Oddys Lane interface with the site - Google images

The proposed design supports the Strategic Site vision set out in the revised Cremorne UDF.

658 Church Street is a collection of **contemporary office buildings within a landscape setting**. The street network is legible, pedestrian-friendly and well-connected to the surrounding streets. Car parking is consolidated to allow the **extensive public space network to be expanded**. Public spaces are sunny and comfortable places for people to meet and relax.

The former Richmond Power Station is celebrated and streetscape views to prominent façades are enhanced.

The proposal aligns with the following design objectives for the site.

- Buildings range in height with the highest scale buildings to the north of the site transitioning down to a lower scale to the south of the site.
- The legibility of the street network is improved and streets are redesigned to prioritise pedestrians. Car parking is consolidated within the site to reduce negative impacts on the public realm and facilitate opportunities for an expanded public space network.
- New publicly accessible open spaces are delivered that expand on the existing quality of spaces. Buildings are set within the landscape and mature trees are retained and integrated where possible.
- The public realm is upgraded to enhance the setting of The Richmond Power Station. Building massing is carefully located to ensure that the building remains prominent when viewed from Green Street, Electric Street, Hargreaves Street, Oddys Lane and Dale Street.

- Heritage buildings will be reused or sensitively redeveloped to retain the integrity of the building and a sense of history. (NOTE - Council and landowners would need to engage with Heritage Victoria on the power station which is on the Victorian Heritage Register.)
- Conservation works are undertaken as part of any redevelopment of the former Richmond Power Station.
- The prominence of the former Richmond Power Station is retained by:
 - Upgrading the public realm to enhance the setting
 - Retaining views to the former power station from Green Street, Electric Street, Hargreaves Street, Oddys Lane and Dale Street
 - Maintaining visual connections between the west decorative façade of the former Richmond Power Station and the railway line to provide a link between the historic uses

Amendment C318yara

Clause 11.03-6L Cremorne Precinct

The proposal is largely in accordance with the proposed policy in Clause 11.03-6L.

As the height of the development is that of the existing buildings overshadowing is not a concern.

The proposal will enhance the Yarra River Environs through the redevelopment of the car park. It is understood that there is a considerable car parking deficiency against Clause 52.06. Clause 11.03-6L seeks development on 658 Church Street to consolidate car parking for improving or expanding the public realm/open spaces. This is what this proposal achieves. This is the outcome that this proposed policy seeks to achieve and supports the design approach.

It appears that the proposal does conserve and enhance the heritage elements of the Power Station buildings. This referral does, however, defer to heritage advice to determine whether this is an appropriate outcome.

Schedule 2 to the Parking Overlay

The proposal involves the removal of approximately 150 car spaces and the redevelopment of the car park as a mixed-use open space. For the purpose of the car parking demands, the predominant use is a 'Place of Assembly' however, does include some office space.

The proposal includes 13 car parking spaces in the basement, including one disabled space. It is being replaced to allow the site to host a range of activities and events.

Draft amendment C318yara proposes to introduce schedule 2 to the Parking Overlay (PO2) which applies a parking rate maximum to office and retail uses.

This rate is as follows:

Use	Rate	Measure
Office	1	To each 100 sq m of net floor area
Retail	1	To each 100 sq m of leasable floor area

For all other uses listed in Table 1 of Clause 52.06-5, the Rate in Column B of Table 1 in Clause 52.06-5 applies.

The proposal includes 219 sqm of office space, which would equate to 2 car parking spaces under PO2. It is unclear how many spaces are allocated for the office use.

The proposal includes a “place of assembly” that has a capacity of 2530 patrons, which equates to 759 car spaces.

The objective of applying the PO2 is to assist in creating Cremorne as an urban environment focused on people. By reducing car parking rates within development it will discourage vehicle movements through Cremorne. This will be supported through incremental change to Cremorne’s streets and road network.

If the development were to provide the required spaces as outlined in Clause 52.06 it would create an outcome that is in direct conflict with C318yara and the Cremorne UDF.

While this referral does not comment on the appropriate amount of space required for the place of assembly use it does recommend a dramatic reduction from the standard provision.

Draft amendment C322yara

The draft amendment C322yara allows the development and use of the land for an integrated mixed-use innovation centre. It does this through the application of the Specific Control Overlay (SCO) and an incorporated document.

This referral does not review the incorporated document in detail. This referral considers the incorporated document against the revised Cremorne UDF.

The incorporated document permits a range of uses which allow for:

- the sale of food, drink and retail;
- a type of creating and manufacturing that is compatible with the land’s inner city location;
- service economy style uses and co-working;
- amongst others.

These uses align with the vision set out in the UDF. In particular, co-working spaces are identified to be supported in the UDF (Objective 1.2).

A key part of the UDF is encouraging affordable workspaces to ensure Cremorne remains a vibrant and diverse employment precinct. The UDF acknowledges that the State Government should define what affordable workspaces are and how they may vary in different employment precincts.

The UDF envisions that strategic sites are an opportunity to house affordable workspaces due to their size and economic function.

A key recommendation would be the inclusion of some provision to support affordable workspaces and if possible define this in the incorporated document.

Strategic Planner: Kyle Everett

Date: 22 January 2024

Appendix 1 – Revised Cremorne UDF Page Excerpts

7 Enhanced links to revitalised Richmond and East Richmond Stations



Richmond and East Richmond Stations will be revitalised as key community spaces connecting people working, living or visiting Cremorne with the Central City and rest of Melbourne. Their role as transport hubs will be enhanced with easier access by walking and cycling and more integrated and accessible tram stops. New areas for waiting, meeting and relaxing will be provided around the stations.

8 A network of open space that links to neighbouring spaces outside of Cremorne



A network of open space will be created to cater for the needs of the growing worker and resident community. New spaces on large sites and pocket plazas will provide a diverse range of spaces and green relief. Cremorne's streets will also play a part as people places. Improved links to larger surrounding public spaces will expand the network of open space.

9 An exemplary environmentally sustainable precinct



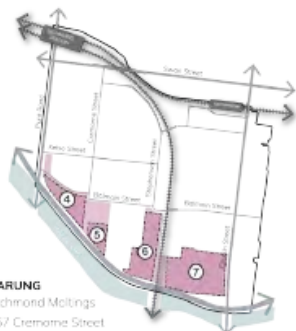
Cremorne will become a climate resilient precinct which supports environmentally sustainable development. Cremorne's new commercial buildings will be world leaders in zero carbon and climate resilience. Buildings, streets and public spaces will help to create a precinct that is cool and green.

10 Reconnecting Cremorne to the river corridor



Connections to river will be enhanced with safe and easy access to the river for everyone. The Main Yarra Trail will be widened to provide separated space for pedestrians and cyclists and create new spaces along the river to rest, experience the river and enjoy views of bridges, landmarks signs and the city skyline.

Birrarung Precinct



BIRRARUNG
 ④ Richmond Maltings
 ⑤ 167 Cremorne Street
 ⑥ Rosella Complex
 ⑦ 658 Church Street

Figure 57 - Birrarung Precinct

The Birrarung Precinct is located along the Yarra River on either side of the railway corridor and the Cremorne Residential Precinct. It consists of four strategic sites:

- Richmond Maltings
- 167 Cremorne Street
- Rosella Complex
- 658 Church Street.

Richmond Maltings (Strategic Site)

The Maltings site is bound by Gough Street to the north, Punt Road to the west, Harcourt Parade and CityLink to the south, and Cremorne Street to the east. The large site is made up of several allotments, totalling nearly 10,000sqm. The Richmond Maltings was established in 1852 and has been continuously associated with the brewing and malting industry. The 1880 four-storey pneumatic malthouse and silos remain on the site. Many of these buildings, and the Nylex Sign, are of state heritage significance. The iconic Nylex Sign, a municipal landmark was erected on the silos in 1961. The primary viewing location is from the centre of Morell Bridge (within the City of Melbourne), with other views from CityLink.

The site comprises of buildings ranging from 2-4 storeys, the 9-storey MYOB building and two residential apartment towers, with a mix of shops, a supermarket and offices. The central and north-western part of the site not yet been developed. It has a permit for a hotel and various commercial buildings including office and a mix of retail, function spaces, cafes and restaurants.

Vision

The Richmond Maltings will be a **hub of activity and employment**. The mix of residential, commercial and retail uses will activate the precinct throughout the day and evening. **Surrounding streets are activated and enhanced** through expanded footpaths, street tree planting, active ground floor uses and generous entry forecourts and spaces.

The site will provide a series of vibrant plazas and laneways that integrate the site into the surrounds and draw people into the precinct. The design of links and spaces will **reference and celebrate the site's rich industrial past**.

Significant heritage buildings and structures will be showcased and enhanced. With new buildings sited and designed to respect existing buildings and retain the **prominence and landmark qualities of the Nylex sign and associated silos**.

Buildings range in height, **responding to the low scale residential precinct to the north and the Yarra River environs to the south**, avoiding additional overshadowing.

658 Church Street (Strategic Site)

658 Church Street is a business park style office precinct which sits alongside the railway line to the west and the freeway to the south. The site is zoned Commercial 2 and includes fashion, retail, creative and tech businesses and headquarters such as Tesla, Disney, and Hardie Grant.

The site includes the former Richmond power station – a prominent heritage building of State significance. Other buildings within the site are of a mixed scale and character. The buildings within 658 Church Street are located in a landscaped setting with significant tree coverage along most of the internal streets and within the carparks. There is a central linear open space along the primary internal street (Dale Street Reserve).

Vision

658 Church Street is a collection of contemporary office buildings within a landscape setting. The street network is legible, pedestrian friendly and well-connected to the surrounding streets. Carparking is consolidated to allow the extensive public space network to be expanded. Public spaces are sunny and comfortable places for people to meet and relax.

The former Richmond Power Station is celebrated and streetscape views to prominent façades are enhanced.



Image 87 - Electric Street Reserve



Image 89 - Church Street cafe activity



Image 88 - Dale Street - private road

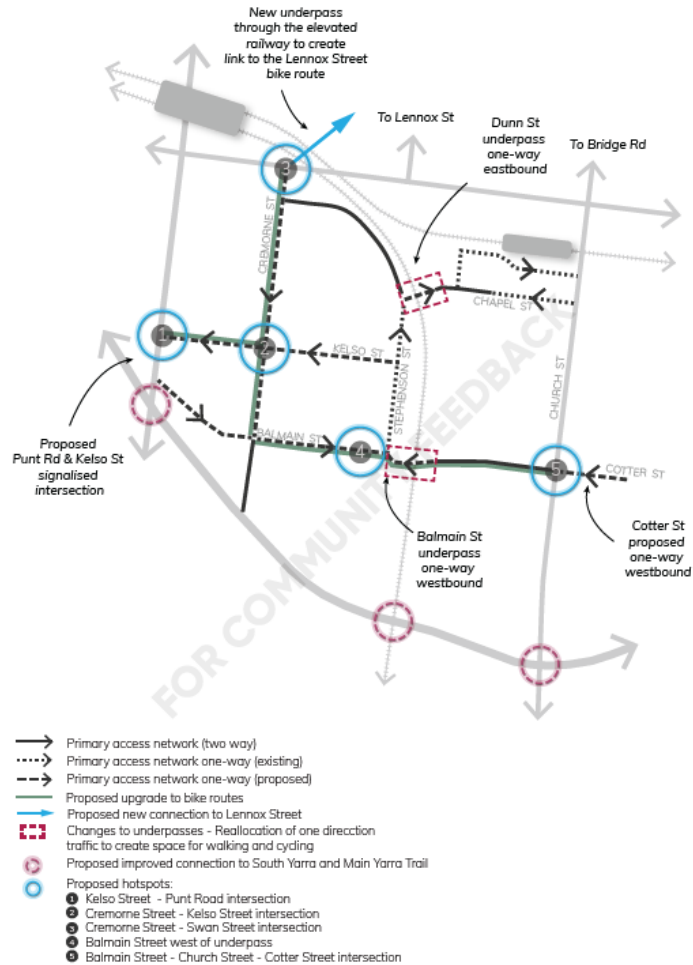


Image 4 Future Movement Network - Page 52 Cremorne UDF



Image 5 Street Network Map - Page 55 Cremorne UDF

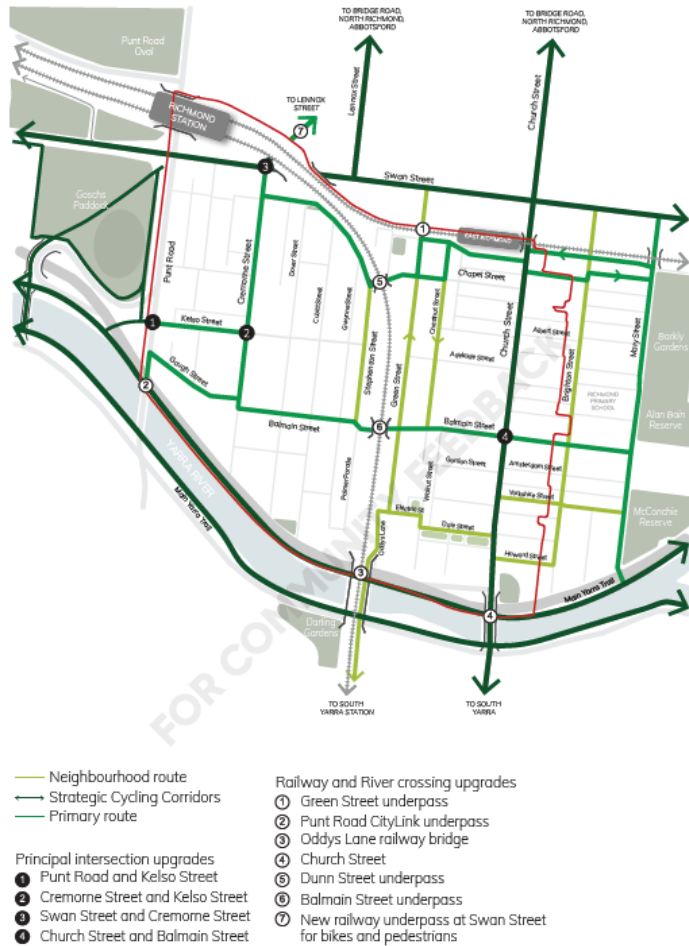


Image 6 Cycling routes map - Page 68 Cremorne UDF

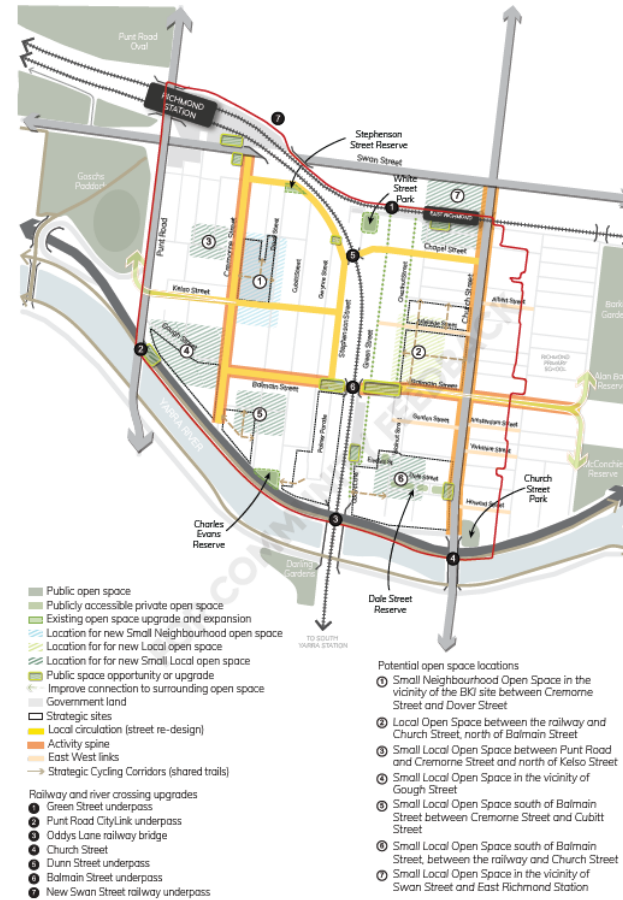


Image 7 Open space and public realm framework - Page 83 Cremorne UDF

Design objectives

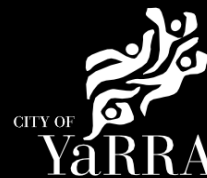
1. Buildings range in height with the highest scale buildings to the north of the site transitioning down to a lower scale to the south of the site.
2. The legibility of the street network is improved and streets are redesigned to prioritise pedestrians. Car parking is consolidated within the site to reduce negative impacts on the public realm and facilitate opportunities for an expanded public space network.
3. New publicly accessible open spaces are delivered that expand on the existing quality of spaces. Buildings are set within the landscape and mature trees are retained and integrated where possible.
4. The public realm is upgraded to enhance the setting of The Richmond Power Station. Building massing is carefully located to ensure that the building remains prominent when viewed from Green Street, Electric Street, Hargreaves Street, Oddys Lane and Dale Street.
5. A well-designed street wall creates a human-scale and active interface to Church Street. The Church Street interface is the primary interface and incorporates landscape, inset building entrances and integrated seating.
6. Overshadowing to Church Street (eastern footpath), and public space within the site is avoided.
7. Additional overshadowing of the banks, water of the Yarra River and adjacent public open space, pedestrian and bicycle paths is avoided (in line with Design and Development Overlay – Schedule 1 Yarra (Birrarung) River Corridor).
8. Buildings that interface the river corridor are designed to enhance the landscape setting and contribute to a positive image of Cremorne.
9. Heritage buildings will be reused or sensitively redeveloped to retain the integrity of the building and a sense of history. (NOTE - Council and landowners would need to engage with Heritage Victoria on the power station which is on the Victorian Heritage Register.)



Figure 61 - 658 Church Street design objectives

10. Conservation works are undertaken as part of any redevelopment of the former Richmond Power Station.
11. The prominence of the former Richmond Power Station is retained by:
 - Upgrading the public realm to enhance the setting
 - Retaining views to the former power station from Green Street, Electric Street, Hargreaves Street, Oddys Lane and Dale Street
 - Maintaining visual connections between the west decorative façade of the former Richmond Power Station and the railway line to provide a link between the historic uses.

Social Planning Formal Referral Response



Application Information:

Referral Officer:	Tara Bewley
Officer:	Nish Goonetilleke
Council Reference:	PPE23/0571
Address:	300/658 Church St, Cremorne VIC 3121
Proposal:	DEECA Referral
Comments Sought:	Click here to view referral memo: Record D23/486014: IREF23/02137 - Referral Request
Disclaimer:	Council's Social Planning Unit provides the following information which is based on the information provided in the referral request memo referenced above.
Prev. Responses:	

Referral Request:

The Minister for Planning has referred a development at 300/658 Church Street, Richmond to Council for comment.

The development proposes renewal of the Former Richmond Power Station.

The proposal is for the use and development of the land for an 'integrated mixed-use innovation centre' with activities across nature, design, science, technology and art, including hosting events, live music entertainment, the sale and consumption of alcohol, alteration of access, removal of vegetation, reduction of car parking requirements, and associated development of the adjoining public realm.

The link below provides access to relevant reports to be relied upon for your referral.

From a Social Planning perspective, guidance and comments are required on the following;

- *The proposed liquor licences, with all liquor and event information provided on page 40 of the Town Planning Report found via the following link.*

[Draft Yarra Planning Scheme Amendment - C322yara | Engage Victoria](#)

The reports to assist in your review are located under the 'proposed plans', 'supporting reports' and 'draft amendment documents' tabs via the above link.

Key aspects of the site and proposal:

- Zone:
 - Commercial 2 Zone
- Overlays:
 - Land Subject to Inundation Overlay
 - Development Contributions Plan Overlay
 - Design and Development Overlay – Schedule 1J and 5
 - Heritage Overlay (HO279)
 - Significant Landscape Overlay
- A Café/Restaurant and On/Premises Bar liquor licence is sought for a maximum capacity of 1000 patrons, to cater to ordinary operations (Scenario #2).
- Special event liquor licences would be sought for events with between 1001 to 2500 patrons through Liquor Control Victoria, during times of multiple indoor and outdoor events and activities (Scenario #1 Multiple Activations and Scenario #3 Seasonal Outdoor Focus) up to 20 times in a calendar year.
- The proposed red line area covers the entire site for flexibility. For general public events, the hours of selling and consuming liquor are expected to be between 11am to 1am, 7 days a week.
- For a non-public sales event such as a function, consuming liquor is expected to be between 8am to 1am to allow for champagne breakfasts.

Recommendation:

Social Planning were requested to make comments on the proposal from a social planning perspective.

Cumulative Impact

- Excluding the venue, there are 0 licensed premises within 100m of the venue, and 13 licensed premises within 500m of the venue. The site is not considered a cluster, and a cumulative impact assessment is therefore not required.

Hours of Operation

- For general public events, the hours of selling and consuming liquor are expected to be between 11am to 1am, 7 days a week. For a non-public sales event such as a function, consuming liquor is expected to be between 8am to 1am to allow for champagne breakfasts. The hours of operation are in line with Clause 22.09, which states, *Licensed premises in a Commercial or Industrial zone should not provide for the sale and consumption of liquor beyond 1am, unless the responsible authority is satisfied that it will not adversely affect the amenity of the area*, and could therefore be supported.
- Clause 22.09 states, *For outdoor areas, including smoking areas, rooftops and open courtyards, the sale and consumption of liquor should not occur after 10pm, unless the responsible authority is satisfied that it will not adversely affect the amenity of the area*. As there are no noise sensitive areas in close proximity to the venue, operating past 10pm could be supported.

Core Entertainment Precinct

- Clause 22.09 states, Licensed premises with a capacity of more than 200 patrons should locate in the following Core Entertainment Precincts. The site is not located

within a Core Entertainment Precinct, however the following indicates why more than 200 patrons could be supported for the site:

- As the site is not located near any noise sensitive areas, and thus potential negative amenity impacts from (but not limited to) patron noise, ingress and egress of patrons, queuing of patrons, smoking areas for patrons, and dispersal of patrons from the site can be appropriately managed or buffered. It is noted the applicant will include this in information in their Noise and Amenity Action Plan(s).
- Security would be present, as required.
- Overall, the proposal appears it will not result in an unreasonable cumulative impact on the amenity of the surrounding area.
- It is suggested the dispersal of patrons with vehicles could have an impact on the amenity of the area. However, it is noted that the Traffic Impact Assessment Report suggests that impact will be minimal.

Maximum Patron Capacity

Table 1. Number of Patrons as per Liquor Licensing ratio (0.75 m² per person) - based on provided Red Line Plan

Type of Operation / Scenario	Floor area m ²	No. of patrons using Liquor Licensing Ratio (m ² / 0.75)	No. of Patrons proposed
Ordinary Operation (Scenario #2)	11,500 (approx.)	15,333	1000
Major Events (Scenario #1 and Scenario #3)	11,500 (approx.)	15,333	1001-2500

- While Table 1 indicates the proposal meets the Liquor Licensing ratio requirements. It's noted that the red line plan covers the entire site due to 'the flexible nature of uses, activities and programs will change temporally and spatially across the precinct'. Taking this into consideration, this could be supported. However, it is recommended that the proposed Venue Event Management Plans take into consideration the Liquor Licensing Ratio for different events, accounting for the spaces being used for different events and operations, and their consequent variation of area. This is to contain the service and consumption of alcohol to 'zones' throughout the building, allowing for easier of observation of patron behaviour and to ensure the maximum patron capacity is adhered to.

Seating

- The Liquor licensing fact sheet: Maximum patron capacity, states, *for restaurant and cafe licences, tables and chairs must be available for at least 75 per cent of patrons.* The area of the site that proposes to be licensed as a Café and Restaurant licence must therefore follow this requirement.

Music and Noise

- Background music, live music and acoustic music will be played on the site. The frequency and times during which live music would be performed is expected to be up to 7 days per week, and generally in the afternoons/evenings. As the site is not surrounded by noise sensitive areas this could be supported.
- Given the non-sensitive noise context of the site, the applicant will not incorporate noise attenuation measures to satisfy the requirements of the planning scheme (other

than in relation to larger events with over 1000 people). This could be supported, however, if noise issues impacting residential amenity arise in the future (from existing dwellings), it is suggested the applicant acts to mitigate these.

Noise and Amenity Action Plan

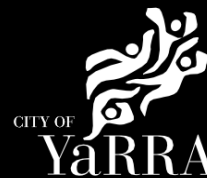
- A Noise and Amenity Action Plan has not been submitted for Ordinary Operation (Scenario #2) and Major Events (Scenario #1 and Scenario #3). However, the Draft Incorporated Document indicates the applicant will submit a noise and Amenity Action Plan via its Event Management Plan (Major events with more than 1000 patrons). It is recommended that a Noise and Amenity Action Plan is also submitted with the Venue Management Plan, making sure to include the required information as per Clause 22.09 and compliance with the EPA noise and live music regulations.
- Larger events would be ticketed or with pre-registration. This can be supported.

Traffic, Transport and Parking

- The site is relatively accessible by public transport:
 - East Richmond train station is approximately 700m north-north-east of the site, located off Church Street.
 - Tram stop 78 is approximately 200m east of the site on Church Street.
 - Bus stop 605 is approximately 800m south of the site on Alexandra Avenue.
- The applicant has commissioned a Traffic Impact Assessment Report. It is recommended this is reviewed by the appropriate authority to ensure the dispersal of patrons with vehicles will not be detrimental to the surrounding neighbourhood.

Social Planner: Tara Bewley
Date: 19 December 2023

Urban Design Formal Referral Response



Application Information:

Referral Officer:	Hayley McNicol
Officer:	Nish Goonetilleke
Council Reference:	PPE23/0571
Address:	300/658 Church St, Cremorne VIC 3121
Proposal:	DEECA Referral
Comments Sought:	Click here to view referral memo: Record D23/486018: IREF23/02136 - Referral Request
Disclaimer:	Council's Urban Designer provides the following information which is based on the information provided in the referral request memo referenced above.
Prev. Responses:	

Comment Summary

General

- In general, the architectural and landscape drawings are difficult to read. For example:
 - The drawings provide limited context of the surrounding area, and the architectural and landscape proposals are not reflected on each other's drawings.
 - The landscape drawings do not include a concept, so it is difficult to understand what is proposed and why.
 - The landscape drawings do not show all the landscape areas within the site (e.g. the area to the north of the site facing Electric Street shows trees on the architectural plans but nothing is included on the landscape drawings). Furthermore, the public realm is not shown on the landscape drawings.
 - A design book has been provided but does not explain the concept for the site in general. Whilst the planning report does note the land uses and programming for various parts of the site, there is no story that explains how this results in the proposed layout for the site.
- To ensure a coordinated approach across the wider 658 Church Street site:
 - We encourage the applicant to liaise with the land owners for 658 Church Street to consider any proposed future changes to Dale Street Reserve and public realm within the 658 site, as this will impact how visitors access the power station site from surrounding streets.
 - Any surrounding development proposals should be considered. This includes the proposal at 658 Church Street which is directly west of Top Paddock Café (Reference PLN22/0120).
- There are a number of queries and concerns raised below. Furthermore, the draft Cremorne Urban Design Framework (mentioned below) sets out the strategic direction for the site including provision of publicly accessible open space and through site links. Given this, the applicant is encouraged to involve Council in any

future discussions about the site so that these local factors can be adequately addressed.

Draft Cremorne Urban Design Framework (UDF)

- The draft Cremorne UDF sets out a framework to guide future development in the precinct. Page 129 sets out the objectives for the 658 Church Street site, which requires a coordinated approach. The relevant objectives for this site are set out below.

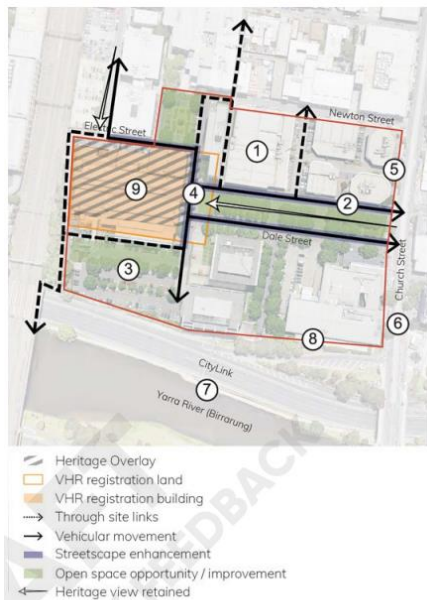


Figure 60 - 658 Church Street design objectives

- New publicly accessible open spaces are delivered that expand on the existing quality of spaces. Buildings are set within the landscape and mature trees are retained and integrated where possible.
- The public realm is upgraded to enhance the setting of The Richmond Power Station. Building massing is carefully located to ensure that the building remains prominent when viewed from Green Street and Dale Street.
- Heritage buildings will be reused or sensitively redeveloped to retain the integrity of the building and a sense of history. (NOTE - Council and landowners would need to engage with Heritage Victoria on the power station which is on the Victorian Heritage Register.)

Built Form and Massing

- As the site sits on the Victorian Heritage register, we expect that the built form response will be thoroughly assessed from a heritage perspective. As mentioned in note 9 above, this site requires that heritage buildings be reused and sensitively adapted.
- From an urban design perspective, the development does not propose any substantial additions to built form and the heights generally sit within the Cremorne Urban Design Framework (UDF), which requires a heritage led response for the site. Therefore, we do not object to the built form and massing from an urban design perspective (subject to any heritage advice). However, we have some comments about the building's interface with the public realm as set out in the following section below.

Public Realm Interface

- In general, it is difficult to understand where the fronts and backs of the site area. Will there be a main entrance? Although there is a basement which appears to accommodate services, will there be on-street servicing proposed (e.g. deliveries)?
- Landscape drawings should aim to provide continuous accessible footpaths on all street frontages and consider how the site is accessed from surrounding streets.

- Landscape drawings should also consider requirements for lighting around the edges of the site.
- The development has frontages to Hargreaves Street (east), the proposed open space the south, Oddys Lane (west) and Electric Street (north).
 - Along **Hargreaves Street**, the eastern entrance is located here alongside access to the workshops and boiler house buffer zone.
 - The booster cabinet should be better integrated with the façade and the materials/colours be recessive. Renders should show any service cabinets.
 - Clarification needed on the bore suction pump including its appearance and if there are any structures above ground. This should be integrated with the landscape works along Hargreaves Street and should not obstruct pedestrian access.
 - The **southern frontage** provides a central connector entrance and the 'Boiler House Buffer Zone'. It is unclear what this buffer zone is and how it will be used. It is important for the building to activate the future open space to the south (including at non-event times).
 - **Oddys Lane** is a road that leads to the Yarra River. The proposal has a western entrance to the boiler room – will this be a well-used entrance? Important for this development to provide an active frontage to Oddy's Lane which is currently a dead space, to help activate this pedestrian/cycle link to the river and over the river towards South Yarra Station.
 - **Electric Avenue** accommodates the northern entrance to the site, which sits within an existing front setback. The front setback is currently occupied by car parking but has the opportunity to be landscaped and provide a north-facing space for people to sit. Some trees are shown on the architectural plans, but no details are shown on the landscape drawings. This space should be improved, and advice should be sought by the Open Space Planning and Design team on the design of this space.

Proposed open space to south

- It is proposed to create a new landscaped open space to the south of the site. Refer to comments from the Open Space Planning and Design team on the design of this space, however we provide the following additional comments to consider:
 - The draft Cremorne UDF requires this car park site to provide a publicly accessible open space with an east-west through link. This should be accommodated through this proposal.
 - Lighting should be considered in this space, including for the east-west link.
 - The space design should consider the amenity and activation provided on non-event days.
 - Loss of trees should be referred to Open Space Services team.

These comments exclude comments from the following teams, and they will be providing separate referral comments:

- Open Space Planning and Design (City Strategy)
- Open Space Services (City Works)

Capital Works:

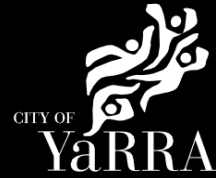
- There are no known planned / approved capital works around the site being led by the Urban Design Team.

Urban Designer: Hayley McNicol

Date: 22 December 2023

Referral Response

City Strategy – Open Space Design



Application Information:

Referral Officer:	Greg Cater
Officer:	Nish Goonetilleke
Council Reference:	PPE23/0571
Address:	300/658 Church St, Cremorne VIC 3121
Proposal:	DEECA Referral
Comments Sought:	Click here to view referral memo:
Disclaimer:	Council's City Strategy - Open Space Plan & Design Unit – Open Space Planner, provides the following referral advice based on the information provided in the referral request memo referenced above.
Prev. Responses:	

We were requested to make comments on the following:

- Landscaping Plan (which shows landscaping proposed within the development's property boundary)
- Landscaping Plan and plant schedules
- Details for planter boxes and other furniture
- Irrigation and maintenance

Comments and Recommendations:

The landscape plans by Teresa Moller Landscape Studio, dated November 2023, are confusing to read and lack basic details. They concentrate on the new landscape associate to be implemented in the existing car park. There is no plan showing any information on the internal courtyard spaces on the north side of the building. Refer Figure 1.

The general species proposed for the new landscape area of the car park are satisfactory.

The colour scheme for the surface materials is difficult to read and lacks differentiation. It is assumed that the existing asphalt car park is to have sections cut out for the planting. There is no information on any potential soil contamination from the car park and this should be investigated.

The proposed rain gardens lack any detail on their construction or functionality. This relates to the drainage of the site. Simple sections of the rain gardens and through the site would greatly assist. While the existing drainage is shown on L04, there is no understanding of how the drainage is to work, especially as they are proposing to fill the lower south-east corner of the car park.

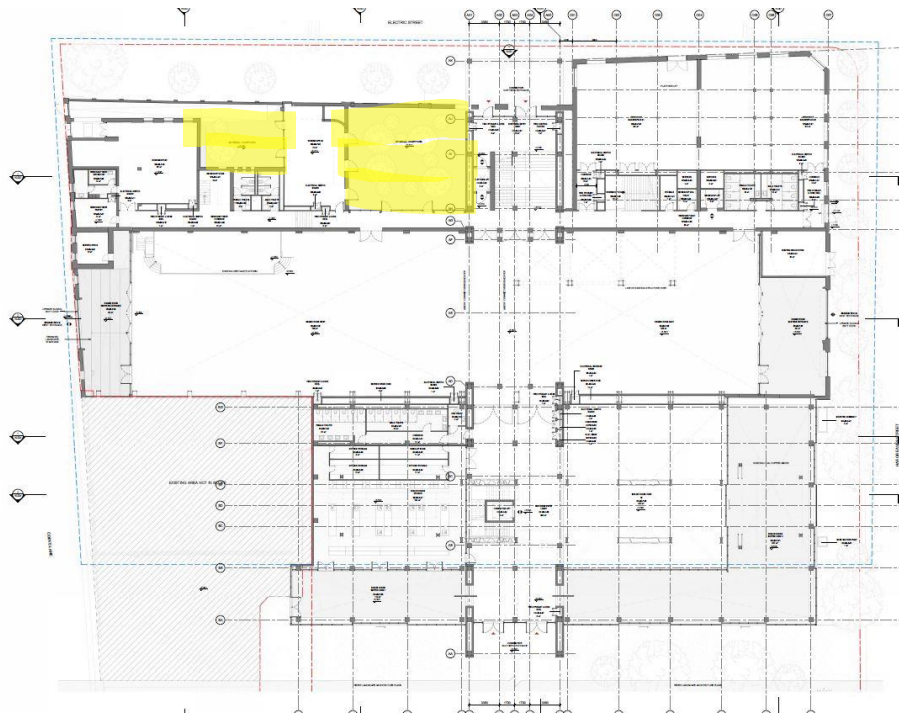


Figure 1

There needs to be more information on the proposed brick water walls. Again a simple elevation or 3D model would help explain their structure and functionality. The water wall in the south-east corner

Drawing L04 shows the existing services and utilities in the car park. These need to be checked for easements and clearance requirements for proposed new trees.

There are trees and ground cover plants proposed for the steps leading into the building. The cut outs for the trees don't align with the step treads and there is an understanding of how the ground cover plants are to be installed. Refer Figure 2.

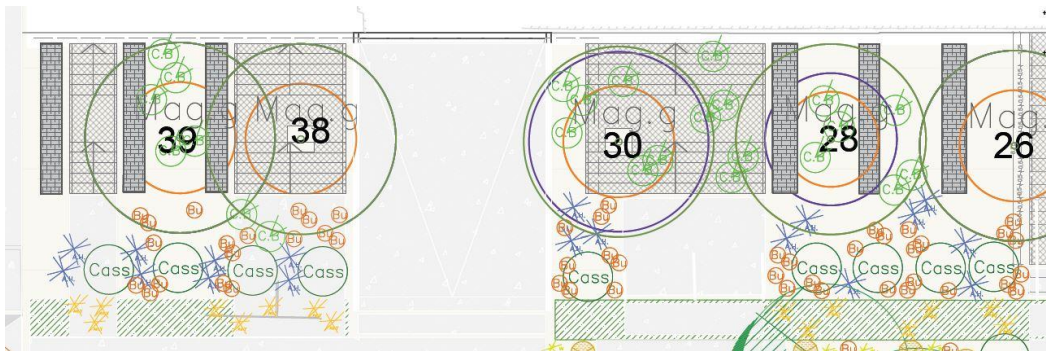


Figure 2

The ramp/steel stair structure needs more detail. Is it providing disabled access to the building? Difficult to understand how the ramp and stairs work. It needs a simple 3D model to show how it works. Question whether steel stairs are suitable given Australian summer

climate. These could potentially heat up and be a hazard for people sitting on them. It is also difficult to understand how the tree no. 24 will work with the structure.

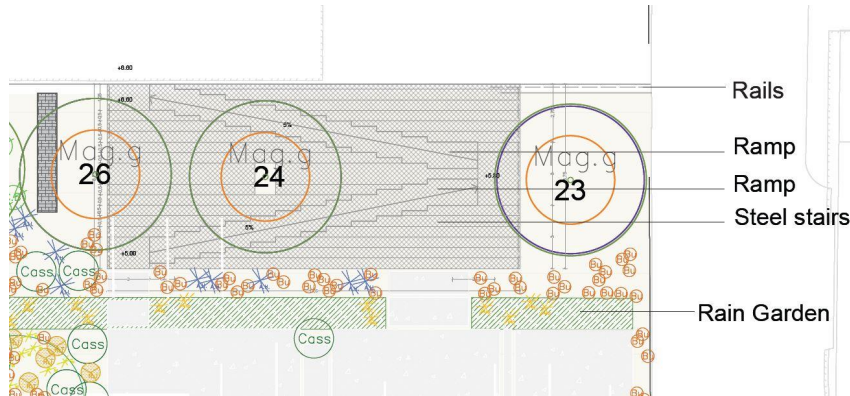


Figure 3

There should also be some consideration to lighting of the car park area. This needs to be designed to allow for future tree canopies.

There is no information provided on new surface materials, furniture throughout the landscape area, irrigation or maintenance.

It is noted that this car park has been identified in the Cremorne Draft Urban Design Framework study, this car park is cited as potential public open space. Refer Figure 4.

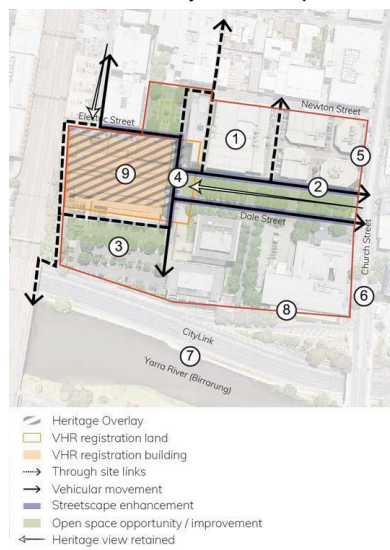


Figure 4

Note 3 in the diagram is – “New publicly accessible open spaces are delivered that expand on the existing quality of spaces. Buildings are set within the landscape and mature trees are retained and integrated where possible.”

Open Space Designer: Greg Cater
Date: 21 December 2023

Open Space Services Formal Referral Response



Application Information	
Referral Officer	Nish Goonetilleke
Officer	Tree Dimensions (YH)
Council Reference	PPE23/0571
Address	300/658 Church St, Cremorne VIC 3121
Proposal	DEECA Referral
Comments Sought	Impacts upon existing street trees adjacent to the site (if relevant)

Council's Open Space Services (City Works) provides the following information which is based on the information provided in the Statutory Planning referral request memo referenced above.

Council's Open Space Services (City Works) were requested to make comment on the proposal:

Referral Type:

- Arboricultural Report

Capital Works

If you are aware of any capital works approved or proposed within the area of the subject site (as relevant to the planning application), please provide details and a copy of the plans associated with these works.

Comments and Recommendations

Local Laws, Overlays, Policies, Plans and Standards Used in Assessment

- Significant Landscape Overlay Schedule 1 (SLO1)
- Heritage Overlay (HO279)
- City of Yarra Significant Tree register
- City of Yarra General Local Law (consolidated) 2016
- AS 4970–2009 *Protection of trees on development sites*
- AS 4373–2007 *Pruning of amenity trees*

- AS 2303:2018 *Tree stock for landscape use*

Application Documents Used in Assessment

- Arboricultural Assessment and Report – Treelogic, 11/05/2020
- Arboricultural Assessment and Report – Treelogic, 20/07/2020 (as revised) 10/08/2023
- Architectural Plans – Proposed Plans, Existing and Demolition Plans –OMA, 20/11/2023
- Feature Survey Plans – AAM, 05/2021
- Landscape Plans prepared – Teresa Moller Landscape Studio, 20/11/2023
- Planning Report –Echelon Planning, 21/11/2023

*A site inspection was conducted on 11/01/2024 prior to providing the following comments. Preliminary comments were provided under IREF23/01262.

Arborist report

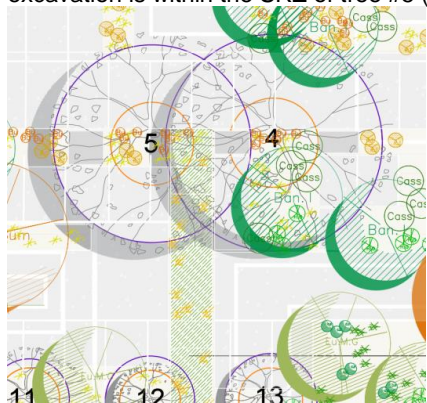
The arborist reports were prepared by a suitably qualified Arborist. The tree data in the supplied arborist report appear correct. However, although good advice was provided in terms of design considerations and transplanting in Sections 5 and 6, the updated arborist report (20/07/2020 (as revised) 10/08/2023) is still a preliminary arboricultural report (i.e. a report to assist with designing the development), so it does not include an impact assessment of the proposed development. As the arborist recommended in Section 7 (conclusions) of the report, 'an arboricultural impact assessment is recommended once a design has been finalised'.

Site Trees

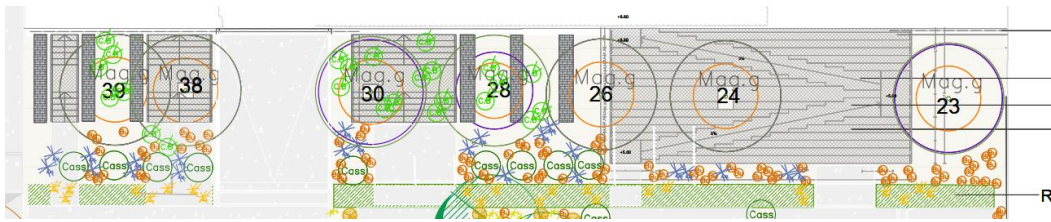
Thirty-nine site trees were assessed. The landscape plans show that trees #2, 3, 6, 14, 15, 25, 27, 29 and 31–37 are proposed for removal, 15 trees in total. This includes 5 London Plane and 10 Bull Bay.

The proposed removal of the 5 London Plane (trees #2, 3, 6, 14 and 15) and 4 of the Bull Bay (trees #29, 31, 32 and 37) would require a permit under SLO1. Their removal would not be contested because of their relatively smaller sizes compared to the trees to be retained, or their low contribution to the heritage character of the site. All of these trees were planted.

There is a lack of information about the proposed works. It is unclear whether the trees proposed to be retained will remain viable. For example, one of the proposed rain gardens which may involve excavation is within the SRZ of tree #5 (see snip from the landscape plan below)



Furthermore, it is unclear how the stairs and ramps would be constructed to avoid major encroachments to 7 Bull Bay proposed to be retained (see snip from the landscape plan below).



Last, the hard surface adjacent to tree #1 to the north has been heavily raised and destroyed (see images below). It may not be practical to preserve the surface, as proposed in the landscape plan, whilst having it safe and levelled for pedestrians. Further investigation by the arborist may be required regarding the depth of the roots to guide the laying of new pavement.



An arboricultural impact assessment is required. Except for trees #24, 26, 38 and 29, the retained trees are protected under SLO1.

Neighbouring Trees

No neighbouring trees would likely be impacted by the proposal.

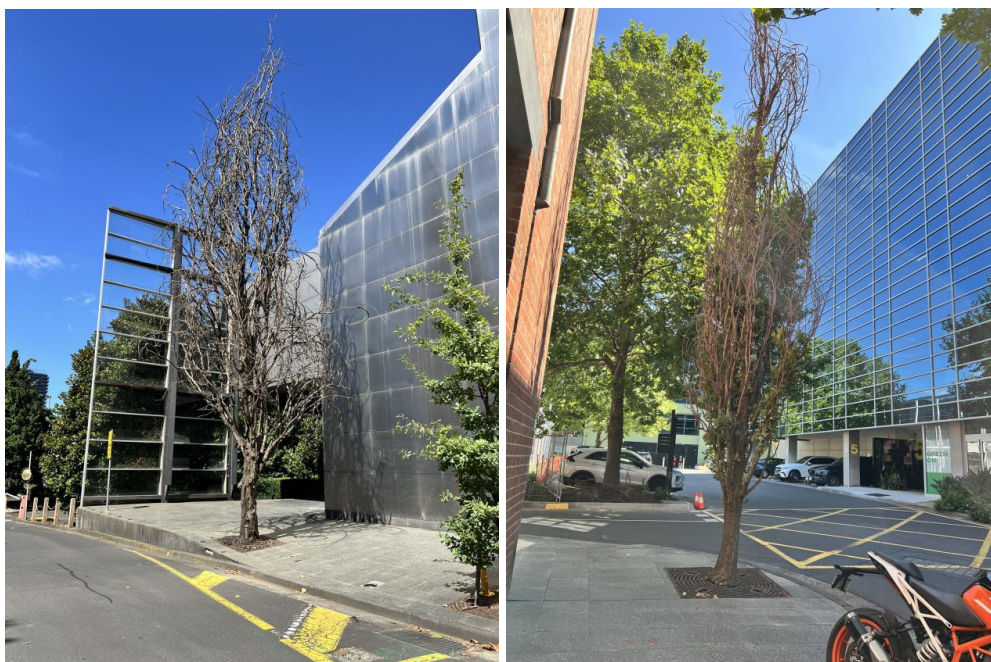
Road Reserve Trees

Two road reserve trees (trees #40 and 41) were assessed.

Pruning of tree #40 may be required for clearance. All pruning must be approved by Council and carried out by Council's contractor.

Tree #41 was not sighted on site. As shown on NearMap, this tree was removed in 2023.

Street trees along Hargreaves Street frontage may be impacted by the construction activities. These trees should be included in the Tree Protection and Management Plan, which will be required should the application be approved. One of these trees was dead, and one was in poor health at the time of inspection. These trees would need replacement by Council (see images below).



Recommendation to Statutory Planning

I recommend as follows (*tick all that apply*);

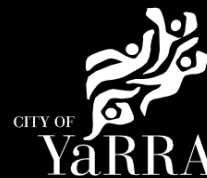
- A Permit could be granted with No Conditions suggested. No further comments required.
- A Permit could be granted with Conditions suggested – *see below*.
- Further information Required – *see below*.
- I have Preliminary Concerns and the application must be amended – *and a commentary provided below*.

Request for Further Information

1. Provide an Arboricultural Impact Assessment (AIA), including a clear photo of each tree, any design encroachments into the TPZ and SRZ of retained trees, and the impact on their health and longevity. Consideration of impact should include topography modification (cut and fill), proposed hard surfaces and any other landscape works. If required, additional investigation(s) (e.g. Non-destructive Root Investigation (NDRI)) and photographs of findings must be included.

11/01/2024

ESD Formal Referral Response



Application Information:

Referral Officer:	Euan Williamson
Officer:	Nish Goonetilleke
Council Reference:	PPE23/0571
Address:	300/658 Church St, Cremorne VIC 3121
Proposal:	DEECA Referral
Comments Sought:	Click here to view referral memo: Record D23/485939: IREF23/02132 - Referral Request
Disclaimer:	Council's ESD Officer provides the following information which is based on the information provided in the referral request memo referenced above.
Prev. Responses:	

ESD comments were requested on the following:

- New referral

In assessing this application, the following documents were reviewed:

- SMP prepared by Atelier Ten dated 3rd June 2023
- Architectural drawings prepared by OMA, dated 20th November 2023
- Landscaping Plan prepared by Teresa Moller dated 20th November 2023

Comments

The standard of the submitted ESD largely meets Council's Environmentally Sustainable Design (ESD) standards.

Use this wording if a revised SMP is required:

Furthermore, it is recommended that all ESD commitments (1), deficiencies (2) and the outstanding information (3) are addressed in an updated SMP report and are clearly shown on Condition 1 drawings. ESD improvement opportunities (4) have been summarised as a recommendation to the applicant.

Should a permit be issued, the following ESD commitments (1) and deficiencies (2) should be conditioned as part of a planning permit to ensure Council's ESD standards are fully met:

1. Applicant ESD Commitments

- Energy efficiency standards exceeding minimum NCC2019 by at least 10%
- Roof top solar PV array (minimum 20 kW) to contribute to energy demands onsite.
- No gas connection, all electric building services.
- A 101% STORM score relying on at least 2,520 m² of roof draining into 75,600 litres of storage for toilet flushing and irrigation
- Water efficient taps and fittings
- Good access to daylight to 34% of regularly occupied spaces.

- Ventilation systems providing at least a 50% increase on minimum fresh air delivery rates required by AS1668.2:2012.
- Recycling, general waste and organic FOGO waste management systems proposed.
- A large proportion of the existing structure will be retained, reducing the potential for embodied carbon from new building materials.
- A minimum of 30% of the site vegetated landscaping and at least 65m² of food production areas.
- Large areas of shared common area and communal outdoor public space.

2. Application ESD Deficiencies

- A minimum of 10 bicycle parking spaces for staff and 2 for visitors has been proposed. Given the scale and use of the building recommend increasing the bicycle parking provisions for both staff and visitors to at least 50% above the current planning scheme requirements, in line with the BESS.
- Large areas of unshaded glazing incorporated into the design. Recommend additional internal shading louvers or similar to manage glare and heat gains. Consider building integrated solar panels within glazing units to manage glare and heat gains and generate additional electricity.

3. Outstanding Information

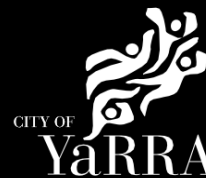
- Please note the solar PV arrays on the plans, including kW capacity consistent with the SMP. *See below for recommendations on this item.*
- Please note the rainwater connection tanks (75, 600 litres) and reuse connections on the plans consistent with the SMP.
- Please note the size and location of the raingarden(s) on the site plans as well as the Landscape plans. There is some variation in size (m²) between the SMP and landscape plan. Please ensure that the size of the raingardens is consistent across all documents.
- Please note the 65m² of food production on the site plans, and landscape plans, consistent with the commitments in the SMP.

4. ESD Improvement Opportunities

- Consider a 100% Green Power or renewable energy electricity retail contract for a minimum of 10 years.
- Consider increasing the capacity of the solar PV array above 20kWp. Recommend utilising all available suitable rooftop space for solar power generation.
- Consider utilising building integrated solar PV into the roofing and glazing systems.

ESD Advisor: Euan Williamson
Date: 21 December 2023

Development Engineering Formal Referral Response



Application Information:

Referral Officer:	Mark Pisani
Officer:	Nish Goonetilleke
Council Reference:	PPE23/0571
Referral Number:	IREF23/02130
Address:	300/658 Church Street, Cremorne
Proposal:	DEECA Referral
Comments Sought:	Reduction in Car Parking; Traffic; Access,; Internal Layout
Disclaimer:	Council's Development Engineering unit, provides the following advice based on information provided in the referral request memo referenced above.

Engineering Referral Details

Council's Engineering Referral team has reviewed the drawings and documents provided by the Statutory Planning department, as outlined in **Table 1** below.

A list of requirements for the applicant and proposed conditions to be included in the Planning Permit have been outlined in **Section 1 – Engineering Requirements** and **Section 2 – Engineering Conditions** respectively. Specific details of the engineering assessment are provided in **Section 3 – Engineering Detailed Assessment** and have informed the requirements and conditions.

Note: the engineering related matters highlighted in the Planning referral have been assessed and included in the response.

Table 1 - Drawings and Documents reviewed by Engineering

Author / Consultant	Drawing No. or Document	Revision	Dated
OMA Architects	A -08-101 <i>Site Plan</i>	A	3 November 2023
	A -10-089 <i>Level B01</i>	A0	20 November 2023
	A -10-100 <i>Level 00</i>	A	3 November 2023
	A -16-001 <i>Section A & B</i>	A	3 November 2023
	A -16-002 <i>Section C & D</i>	A	3 November 2023
	A -16-004 <i>Section G & H</i>	A	3 November 2023
	A -19-001 <i>North & South General Elevations</i>	A	3 November 2023
	A -19-002 <i>East & West General Elevations</i>	A	3 November 2023
	Existing & Demolition Plans set		20 November 2023

Author / Consultant	Drawing No. or Document	Revision	Dated
AAM Group	Richmond Power Station Feature Survey	P01	12 May 2021
BG&E	Traffic Impact Assessment Report	B	21 November 2023
	Loading Management Plan	B	21 November 2021

SECTION 1: Engineering Requirements – Issue to the Applicant

The applicant must satisfy the engineering items outlined in **Table 2** below. A written response must be provided for each requirement, and the action is to be completed prior to resubmission.

Any amendments to plans/drawings or updates to reports/documents must be highlighted using a **red cloud** around the relevant section. In the written response, indicate the relevant sheet/pages of each document which have been amended.

Table 2 - Engineering Requirements for Applicant

Item	Engineering Requirement	Action for Applicant
1	Depict the on-site accessible parking space and associated shared area. A bollard must be installed in the shared area as required by the Australian/New Zealand Standard AS/NZS 2890.6:2009.	Update the drawings.
2	Test vehicle circulation in basement car park's aisles using the B99 design vehicle with 300 mm clearances on either side of the vehicle.	Update the swept path diagram (Sheet 3 of Appendix A of the Transport Impact Assessment).
3	Consult Council's Parking Management unit in relation to the installation of a Loading Zone in Oddys Lane. Should approval not be granted, an alternative arrangement should be considered.	Consult Council's Parking Management unit.

SECTION 2: Engineering Conditions – Planning Permit

The conditions outlined in **Table 3** below must be included in the Planning Permit to ensure the specific engineering requirements are complied with.

Note: further conditions may be required if any of the items in Table 2 are not fulfilled prior to the issuing of the Planning Permit.

Table 3 - Engineering conditions to be included in the Planning Permit

Condition related to...	Engineering Condition
Reinstatement of damages caused during development works	<p>Within 2 months of the completion or by such later date as approved in writing by the Responsible Authority, any damage to Council infrastructure resulting from the development must be reinstated:</p> <ul style="list-style-type: none"> (a) In accordance with Yarra Standard Drawings Yarra City Council (b) at the permit holder's cost; and (c) To the satisfaction of the Responsible Authority.

Note related to...	Engineering Note
Stormwater: Site discharge	The site stormwater must be directed to the nominated legal point of discharge (LPD) and shall be limited to equivalent pre-development levels or 70% impervious coverage, whichever is lowest, for a 20% AEP rainfall event.
Stormwater: Onsite detention	The development must detain onsite, at a minimum, the 10% AEP storm event. For cases where a safe overland flow path cannot be provided or where flows exceeding pipe capacity may impact the development or adjacent, upstream, or downstream properties, the requirement will be to detain the 1% AEP storm event.
Redundant stormwater outlets	All redundant property drain outlets are to be demolished and reinstated to Council's satisfaction and at the Permit Holder's cost.
Service infrastructure adjustment to suit finished grades, alignments, etc.	<p>Any service poles, structures or pits located within the public realm areas that interfere with the proposal, must be adjusted accordingly:</p> <ul style="list-style-type: none"> (a) at the permit holder's cost; and (b) to the satisfaction of the Responsible Authority.

Note related to...	Engineering Note
Existing parking infrastructure	No parking restriction signs, or line-marked on-street parking bays are to be removed, adjusted, changed or relocated without approval or authorisation from Council's Parking Management unit and Construction Management branch.
Private utility assets	Areas must be provided inside the property line and adjacent to the footpath to accommodate pits and meters. No private pits, boundary traps, valves or meters on Council property will be accepted.
Adjusting utility infrastructure	Any services poles, structures or pits that interfere with the proposal must be adjusted, removed or relocated at the owner's expense after seeking approval from the relevant authority.
Existing parking infrastructure	Any on-street parking reinstated as a result of development works must be approved by Council's Parking Management unit.
Parking sensors	The removal of any kerbside parking sensors and any reinstatement of parking sensors will require the Permit Holder to pay Council the cost of each parking sensor taken out from the kerb/footpath/roadway. Any costs associated with the reinstatement of road infrastructure due to the removal of the parking sensors must also be borne by the Permit Holder.

SECTION 3: Engineering Detailed Assessment

CAR PARKING PROVISION

Proposed Development

Under the provisions of Clause 52.06-5 of the Yarra Planning Scheme, the development's parking requirements are as follows:

Proposed Use	Quantity/ Size	Statutory Parking Rate*	No. of Spaces Required	No. of Spaces Allocated
Office	219.9 m ²	3.0 spaces per 100 m ² of net floor area	6	13 spaces
Place of Assembly	2,530 patrons	0.3 spaces per patron	759	
Total			765 spaces	13 spaces

* Since the site is located within the Principal Public Transport Network Area, the parking rates in Column B of Clause 52.06-5 now apply.

To reduce the number of car parking spaces required under Clause 52.06-5 (including to reduce to zero spaces), the application for the car parking reduction must be accompanied by a Car Parking Demand Assessment.

Car Parking Demand Assessment

In reducing the number of parking spaces required for the proposed development, the Car Parking Demand Assessment would assess the following:

Parking Demand Consideration	Details
<i>Variation of Parking Demand over Time</i>	According to BG&E engineering consultants, the development's parking demands would vary each weekday, weekday evening, and at weekends and weekend evenings. The parking demands at various times of the week have been based on expected patron numbers, together with the statutory parking rates, and are tabulated in section 4.2.1 of the traffic engineering report. The parking demands are considered reasonable.
<i>Availability of Public Transport in the Locality of the Land</i>	The following public transport services can be accessed to and from the site by foot: <ul style="list-style-type: none"> ▪ Church Street trams – 190 metre walk ▪ East Richmond railway station – 900 metre walk
<i>Multi-purpose Trips within the Area</i>	Customers and clients to the development could combine their visit by engaging in other activities or business whilst in the area.

Parking Demand Consideration	Details
<i>Convenience of Pedestrian and Cyclist Access</i>	The site is very well positioned in terms of pedestrian access to public transport nodes, shops, businesses and other essential facilities. The site also has good connectivity to the on- and off-road bicycle network.

Appropriateness of Providing Fewer Spaces than the Likely Parking Demand

Clause 52.06 lists a number of considerations for deciding whether the required number of spaces should be reduced. For the subject site, the following considerations are as follows:

Consideration	Details
<i>Availability of Car Parking</i>	<p>BG&E have conducted on-street parking occupancy surveys of the surrounding area on Friday 5 May 2023 and Saturday 6 May between 12:00pm and 2:00pm and between 6:00pm and 9:00pm (both days). The extent of the survey area is unknown. The times of the survey are considered appropriate. An inventory of 586 to 588 publicly available parking spaces was identified. The results of the survey indicate that the peak parking occupancy occurred at 12:30pm on the Friday, with no fewer than 52 spaces vacant.</p> <p>In addition to the on-street occupancy surveys, BG&E also conducted surveys of public off-street car parks in the vicinity of the site. These surveys were conducted concurrently with the on-street parking surveys. The available number of spaces in these car parks ranged from 79 spaces to 431 spaces.</p> <p>The results suggest that parking is available for persons who drive to the site.</p>
<i>Relevant Local Policy or Incorporated Document</i>	The proposed development is considered to be in line with the objectives contained in Council's <i>Strategic Transport Statement</i> . The site is ideally located with regard to sustainable transport alternatives and the reduced provision of on-site car parking would potentially discourage private motor vehicle ownership and use.
<i>The Future Growth and Development of an Activity Centre</i>	Practice Note 22 – <i>Using the Car Parking Provisions</i> indicates that car parking should be considered on a centre-basis rather than on a site/individual basis. This is applicable to activity centres, such as the Church Street retail precincts, where spare on-street car parking capacity would be shared amongst sites within the activity centre.

Adequacy of Car Parking

From a traffic engineering perspective, the waiver of car parking associated with the office and place of assembly uses is considered appropriate in the context of the development and the surrounding area.

The operation of the development should not adversely impact on the existing on-street parking conditions in the area.

The Engineering Referral team has no objection to the reduction in the car parking requirement for this site.

TRAFFIC IMPACT

Trip Generation

BG&E have estimated that during the AM and PM peak hours, a maximum of 13 trips would be generated in each peak hour (associated with staff parking).

The level of traffic generated by the development is considered low and should not adversely impact the traffic operation of the surrounding road network.

DEVELOPMENT LAYOUT DESIGN

Layout Design Assessment

Item	Assessment
Access Arrangements	
Development Entrance	The development would be utilising the existing basement car park entrance.
Car Parking Modules	
At-grade Parking Spaces	<p>The dimensions of the parking spaces (2.5 metres by 5.0 metres) are non-standard.</p> <p>The columns within the basement car park are existing and therefore cannot be repositioned or modified. The clear distance between the columns is approximately 5.35 metres. The columns would impact on rear car door opening. The driver and passenger doors of a vehicle are able to open without being impacted by the columns.</p> <p>The parking bays in the existing basement car park are satisfactory, given the user type would be for long-stay employee parking.</p>
Accessible Parking Space	The accessible parking space (as mentioned in the traffic report) and the associated shared area have not been depicted on the drawings.
Aisles	The 6.4 metre wide aisle satisfies <i>Table 2: Minimum dimensions of car parking spaces and accessways</i> of Clause 52.06-9.
Clearances to Walls	Spaces adjacent to walls have been provided with 300 mm clearances, which satisfy <i>Design standard 2</i> .
Gradients	
Ramp Grade for the first 5.0 metres inside the Property	As per existing arrangement.
Ramp Grades and Changes of Grade	
Swept Path Assessment	
Waste Collection Vehicle Entry Movements Development Entrance	The swept path diagram of a 6.4 metre long waste collection vehicle entering the development entrance and manoeuvring into the on-site loading dock is considered satisfactory.
Waste Collection Vehicle Exit Movements Development Entrance	The swept path diagram of a waste collection vehicle exiting the loading dock and development entrance is also considered satisfactory.
Vehicle Circulation Basement Car Park	<p>The B85 design vehicle with 500 mm clearances on either side of the vehicle has been used to test a vehicle traversing the aisles.</p> <p>In this instance, the B99 design vehicle should be used (with 300 mm clearances on either side of the vehicle) as recommended in the Australian/New Zealand Standards for vehicle circulation within car parks. This swept path is to be revised using the B99 design vehicle.</p>

Item	Assessment
Loading Activities	
Loading Arrangements	<p>It is proposed to provide three loading facilities for the development.</p> <p><u>Basement Loading Dock</u> The area set aside for loading activities in the basement car park is considered satisfactory.</p> <p><u>Hargreaves Street Loading Zone</u> Hargreaves Street is a private road and there is no objection to the utilisation of the existing loading zone in this street.</p> <p><u>Oddys Lane</u> The applicant proposes to provide a Loading Zone on the east side of Oddy Lane by removing public parking. Oddys Lane is a Public Highway under the control of Council. Any amendment to on-street must be approved by Council's Parking Management unit. The applicant must consult the Parking Management unit on this matter.</p>
Loading Swept Path Assessment	<p>The swept path diagrams for the 5.2 metre, 8.8 metre and 12.5 metre long commercial vehicles are considered satisfactory; however, a 12.5 metre vehicle using Oddys Lane is not advisable as on-street parking takes place on the west side of the street, which restricts a 12.5 metre vehicle's turning movements.</p>

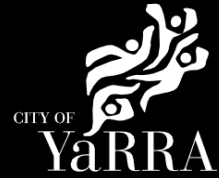
SECTION 4: Acknowledgement

Engineer: Mark Pisani

Signature: 

Date: 28 December 2023

Strategic Transport Formal Referral Response



Application Information:

Referral Officer:	Philip Mallis
Officer:	Nish Goonetilleke
Council Reference:	PPE23/0571
Address:	300/658 Church St, Cremorne VIC 3121
Proposal:	DEECA Referral
Comments Sought:	Click here to view referral memo: D23/485872 - IREF23/02133 - Internal Referral Request
Disclaimer:	Council's Strategic Transport unit provides the following information which is based on the information provided in the referral request memo referenced above.
Prev. Responses:	

Comments

Access and Safety

Car parking reduction

- The reduction in car parking is strongly supported. As demonstrated by the applicant, it strongly aligns with Council policy and strategy.

Oddys Lane

- This is a significant walking/cycling route forming part of a north-south connection through Cremorne and across the Yarra River. The street must be retained and designed in a way that encourages and facilitates safe active transport along here and provides these connections.

Bicycle Parking Provision

Statutory Requirement

Under the provisions of Clause 52.34-3 of the Yarra Planning Scheme, the development's bicycle parking requirements are as follows:

Proposed Use	Quantity/ Size	Statutory Parking Rate	No. of Spaces Required	No. of Spaces Allocated
Office (other than specified in the table)	219 sqm	1 employee space to each 300 sqm of net floor area if the net floor area exceeds 1000 sqm	0 employee spaces	

		1 visitor space to each 1000 sqm of net floor area if the net floor area exceeds 1000 sqm	0 visitor spaces.	
Place (of assembly other than specified in this table)	3,851 sqm	1 employee space to each 1500 sqm of net floor area	3 employee spaces	
		2 plus 1 visitor space to each 1500 sqm of net floor area	5 visitor spaces.	
Bicycle Parking Spaces Total			3 employee spaces	12 spaces
			5 visitor spaces	
Showers / Change rooms		1 to the first 5 employee spaces and 1 to each additional 10 employee spaces	0 showers / change rooms	Unknown showers / change rooms

The development provides a total of 4 spaces above the requirements of the Scheme.

[Adequacy of visitor spaces](#)

[2] spaces are noted as visitor bicycle parking spaces.

The provision of the visitor spaces is inadequate:

- At minimum, 30 visitor spaces should be provided for the following reasons:
 - No visitor car parking appears to be provided onsite
 - Cremorne is a location with high current and latent cycling demand, being located immediately adjacent to several current and future cycling corridors
 - Car access to and from the site is to be severely limited
 - Council and State Government policy is to encourage cycling as a mode of transport, particularly in Cremorne (e.g. draft Cremorne UDF and VPA guidelines for the precinct)
- Bicycle parking spaces are not shown on the plans. While it is stated in the applicant's reports that 12 spaces are located in the Basement and appear in some cross sections, these do not appear to be shown on the plans.
- All visitor bicycle parking spaces must be supplied as horizontal at-grade hoops.
- The model and all measurements/dimensions for the bicycle parking and all access ways for the bicycle parking areas must be shown on the plans.
- Most visitor bicycle parking spaces must be provided at street level to encourage their use, as per best practice.

[Adequacy of employee spaces](#)

Number of spaces

Whilst the proposal includes a surplus of [8] employee spaces above the requirements of the planning scheme, it is noted:

- A reduction of car parking spaces is sought.
- The subject site is located in an inner-urban area with already high cycling-to-work demand, and trends indicate demand will continue to increase; and both local and state planning policies include objectives to promote sustainable transport modes, including cycling.

- Given the above, it is recommended a minimum of 20 employee spaces be provided.
- It would be acceptable if a further reduction in car parking spaces was sought to provide additional bicycle parking spaces.

Design and location of employee spaces and facilities

Employee spaces are additional located and designed for the following reasons:

- Bicycle parking spaces are not shown on the plans. While it is stated in the applicant's reports that 12 spaces are located in the Basement and appear in some cross sections, these do not appear to be shown on the plans.
- At least 50% of employee bicycle parking must be provided as horizontal, on-ground parking.
- The model and all measurements/dimensions for the bicycle parking and all access ways for the bicycle parking areas must be shown on the plans.
- Most visitor bicycle parking spaces must be provided at street level to encourage their use, as per best practice.
- Spaces are not located within a secure facility. Pursuant to Clause 52.34-3 & Australian Standard AS2890.3 bicycle spaces for employees must be provided in a bicycle locker, or in a lockable compound. A secure car park does not constitute a lockable compound.

Electric vehicles

No electric car charging points are shown on the plans. At least 4 should be provided. In addition, during construction, to allow for easy future expanded provision for electric vehicle charging, all car parking areas should be electrically wired to be 'EV ready'. A minimum 40A single phase electrical sub circuit should be installed to these areas for this purpose.

At least 2 employee electric bicycle charging point should be provided in the bicycle parking spaces adjacent to spaces suitable for electric bicycles to use (i.e horizontal on-ground spaces with sufficient widths to accommodate a larger electric bicycle, as per AS2890.3 Appendix A – 'cargo bicycle' and Section 2.2.8).

Green Travel Plan

The application includes a Green Travel Plan (GTP). The GTP provides all the required information and can be endorsed.

Yarra's key bicycle corridors

The site is located adjacent to key bicycle corridors. These include the Main Yarra Trail and Church Street.

City Works

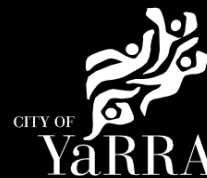
Relevant to this business unit and this application, the following capital works are approved / proposed within the area of the subject site (as relevant to the planning application):

None related to Strategic Transport.

Principal Strategic Transport Planner: Philip Mallis

Date: 27 December 2023

City Works Formal Referral Response



Application Information:

Referral Officer:	Atha Athanasi
Officer:	Nish Goonetilleke
Council Reference:	PPE23/0571
Address:	300/658 Church St, Cremorne VIC 3121
Proposal:	DEECA Referral
Comments Sought:	Click here to view referral memo: Record D23/485867: IREF23/02131 - Internal Referral Request
Disclaimer:	Council's City Works Unit provides the following information which is based on the information provided in the referral request memo referenced above.
Prev. Responses:	

Comments:

The waste management plan for 300/658 Church St (Richmond Power Station), Richmond authored by Urban Waste and dated 28/6/23 is not satisfactory from a City Works Branch's perspective.

Issues to be resolved include, but may not be limited to the following:

1. All diagrams pertaining to the management of waste should be included in the WMP including the swept path diagram. Please note it appears diagrams provided in the WMP do not match the plans.

Waste Management Officer: Atha Athanasi

Signature: 

Date: 28/12/2023

7.3 Quarterly Community Report - December 2023/2024

Reference	D24/45768
Author	Shane Looney - Corporate Planner
Authoriser	General Manager Corporate Services and Transformation
Disclosure	The authoriser, having made enquiries with members of staff involved in the preparation of this report, asserts that they are not aware of any general or material conflicts of interest in relation to the matters presented.

Purpose

1. To present the 2023/2024 Community Report Quarter 2 (Community Report), which includes progress updates on the Financial, Capital Works and Annual Plan activity.

Critical analysis

History and background

2. The Council Plan 2021-25 incorporating the Municipal Health and Wellbeing Plan was adopted by Council on 19 October 2021 in accordance with the *Local Government Act 2020* (the Act).
3. Supporting the Council Plan is an annual action plan that outlines the principal activities that will be undertaken over the course of each financial year.
4. The *Local Government Act 2020* requires that Council publishes a quarterly statement comparing the budgeted revenue and expenditure for the financial year with the actual revenue and expenditure to date.
5. The Quarterly Community Report provides a comprehensive, integrated report of progress against the delivery of the Council Plan, financial performance and capital works program, as well as updates on key strategies and programs for the second quarter 2023/24 financial year.
6. Over the last year, significant focus has been directed to strengthening the format and content of the Quarterly Report to Council.

Discussion

Quarter Two – Budget

7. Like all other councils across Victoria, Yarra is facing financial challenges with rising cost pressures, rate capping and cost shifting, coupled with unprecedented growth and increasing pressure and demand on its services. Constant changes to the economic landscape have compounded these challenges with high levels of inflation and significant increases to the cost of services and labour.
8. As part of our commitment to improving Council's financial health, our first Financial Sustainability Strategy was presented to Council for endorsement on Tuesday 12 December.
9. The Financial Sustainability Strategy ensures the organisation applies prudent financial management practices including detailed operating and capital budget monitoring.
10. Council continues to experience external pressures from rate capping, Enterprise Agreement obligations, labour market pressures, significant increases to the costs of materials and services. In addition, increases to the Workcover insurance premium (\$0.450m during 2023/24 - circa 30% increase) were announced this quarter.
11. For 2023/24, Council successfully restructured its capital works delivery program; focusing on priorities in the Council Plan, community needs and centralising planning and delivery.

12. A comprehensive mid-year review of operating and capital works budgets for the December 2023 period (quarter 2) has also been completed.
13. The outcomes of the mid-year review are provided below.

2023/24 December Forecast (Mid-Year Budget Review) result

14. Despite the ongoing financial challenges due to higher than budgeted inflation on several goods and services, lack of available resources in the employment market and other uncontrollable costs, a forecast surplus result of \$12.6m (Q1 \$9.4m) is reported compared to a surplus of \$15.2m in the adopted budget.
15. The reduced forecast surplus is largely as a result of deferral of capital grant income to 2024/25 (\$5m). Without these adjustments, Council's forecast would have provided a \$2.4m favourable position to budget.
16. This forecast result is a significant outcome for Yarra City Council and demonstrates Council's commitment to delivering an improved financial position without impacting services to the community. The outcome also moves towards achieving financial goals of no further borrowing to fund operating activities, holding costs, efforts to build cash reserves and enabling the organisation to make decisions in alignment with the adopted Financial Sustainability Strategy.
17. The forecast surplus result of \$12.6m is comprised of permanent changes and timing of transactions driven by:
 - (a) Increase in Statutory Fees and Fines;
 - (b) Better than expected income from Open Space and developer contributions, and
 - (c) Improved management of cash levels and returns on investments.Offset by:
 - (d) Decrease of capital grants due to the deferral of some capital works to 2024/25;
 - (e) Decrease in User fees partly due to works at Burnley Golf Course, and
 - (f) Employee costs primarily because of increased Workcover premiums and agency labour hire costs related to shortages in the labour market.
18. Materials and services will continue to be closely monitored during the second half of 2023/24 and are forecast to align with budget, despite escalated costs due to inflation.

2023/2024 December YTD net result

19. The YTD actual net result is \$12.4m favourable to the YTD budget. This is comprised of a combination of permanent changes and timing of transactions driven by:
 - (a) Permanent increase in Statutory Fees and Fines;
 - (b) Improved management of cash levels and returns on investments;
 - (c) Better than expected income from Open space and developer contributions, and
 - (d) Holding costs in materials and services, despite challenges with inflation.
20. The financial position as at 31 December 2023 shows a cash and investment balance of \$102.5m (June \$81.1m) which is partially funded by \$33.8m of borrowings.
21. Cash and investment balances are adjusted for restricted cash obligation, providing Council with an unrestricted cash balance of \$26.3m (\$5.39m on 30 June 2023). However, this movement is driven by the timing gap of receipts from rates instalments and the payments for suppliers and capital works to be paid during 2023/24.

Quarter Two – Capital Works

22. Council continues to plan and deliver projects that improve community safety and usability of our assets, to ensure longevity and reliability of our assets, to increase usability and efficiency, and address our community's current and future needs.

23. The expenditure to date for the 2023/24 Capital Works Program is \$11.65 million. Progress to date includes a mix of infrastructure works (roads and drainage) and structural works (ovals and pavilions, and community facilities) which have commenced or have been completed.
24. At end of December, budget adjustments to the total of 28 changes have resulted in a net budget decrease of \$1.48m. The revised full year expenditure forecast being \$28.18m.
25. In this quarter, Yarra City Council has completed the following:
 - (a) Eight footpaths and cycleways projects that include renewal and upgrade works on Leicester Street (Fitzroy), Parkville Street (Burnley), Little Alfred Street (Fitzroy), Yorkshire Street (Cremorne), Waverly Street (Richmond) and Wellington Street Bicycle Lanes Upgrades;
 - (b) Fourteen pavement and kerb and channel works the include renewal works on Hotham Street (Collingwood), Moss Street (Fitzroy North), McNamara Street (Richmond), Curtain Street (Carlton), Caroline Street (Clifton Hill), Highett Street (Richmond) and Corns Plane (Richmond);
 - (c) Ten laneway renewal works throughout the municipality;
 - (d) Construction of additional public toilet capacity integrated with the Barkly Gardens pavilion;
 - (e) Keele Street Acoustic Fence and Inclusive Entry; and
 - (f) Works to expand the existing open space area at Cambridge Street Reserve and refresh the landscape to include an informal green space suitable for a range of uses was completed this quarter.
26. The following are the major adjustments to the program in this quarter:
 - (a) Delivery savings identified through the mid-year review;
 - (b) Inclusion of an additional project to the program; Kindergarten Reform Buildings Planning (\$150K) to scope opportunities and establish feasibility of new education and care sites to address the upcoming unmet demand, based on unmet demand estimates provided by the Department of Education. Budget is fully funded by State government;
 - (c) Inclusion of an additional project to the program: to plant shrubs, plants and trees to increase the biodiversity outcomes at Burnley Golf Course funded by savings in the capital works program; and
 - (d) Inclusion of an additional project to the program: the renewal of the IDAHOBIT flag pavement treatment at the corners of Smith/Gertrude and Smith/Peel Street, Collingwood.
27. The attached Community Report contains further details of the Capital Works program progress.
28. A mid-year review of capital works project expenditure was undertaken in December. This process involved a detailed review of the proposed projects delivery plans and full year budget projections with intent to revise the baseline budget expenditure expectations for the budget year.
29. The outcomes from the mid-year review were a further budget reduction of \$715K to the capital adjustments made throughout the financial year. These savings were realised from completed projects or where capital budget funding is no longer required for that project or this year.
30. In relation to these savings Council has the following options;
Option 1 – Reinvest capital savings (\$715K)
Sustainable transport outcomes & Planting

Recommended

31. Council could invest the savings realised (\$715K) into capital projects which are “shovel-ready”, that is capable of being delivered this financial year and that meet the objectives of the Council Plan.
32. Officers have identified a list of potential projects that can be delivered, focused on sustainable transport outcomes and planting. These projects are listed in the table below.

Item	Project Name	Project Description	Project Cost
1	Bicycle infrastructure improvement – Easey St, Collingwood	Raised threshold crossing, kerb outstands, bike hoops - Easey Street, Collingwood	\$160,000
2	Bicycle infrastructure improvement – Moor St, Fitzroy	Increased budget – extend scope of works to increase bike parking area and include a bike repair station – Moor St, Fitzroy	\$25,000
3	Bicycle repair station installation	Installation of bicycle repair stations at three sites	\$40,000
4	Bicycle safety	Repainting of bicycle line marking	\$250,000
5	Park tree planting and rewilding	Planting of additional park trees, mid-storey and ground-storey rewilding of designated areas	\$240,000
Total cost of proposed projects			\$715,000

Option 2 – Reinvest capital savings*Civil Projects*

33. Council could invest the savings realised into capital projects which are “shovel-ready”, that is capable of being delivered this financial year and that meet the objectives of the Council Plan.
34. A number of “shovel ready” civil projects (kerb & channel and footpath works) totalling \$687,000 have been identified which could be delivered before 30 June 2024 in Abbotsford, Richmond, Fitzroy North and Collingwood. These projects are listed in the table below.

Item	Project Name	Project Description	Project Cost
1	St Philips Street, Abbotsford	Kerb, channel, pavement	\$175,000
2	McCutcheon Way, Collingwood	Kerb, channel, pavement	\$198,000
3	McKean Street, Fitzroy North	Kerb, channel, pavement	\$100,000
4	Jackson St, Richmond	Kerb, channel, pavement	\$127,000
5	Kennedy St, Richmond	Kerb, channel, pavement	\$87,000
Total cost of proposed projects			\$687,000

Option 3 – Reinvest capital savings (\$715K)*Prioritise a mix of civil projects and/or sustainable transport projects and/or planting*

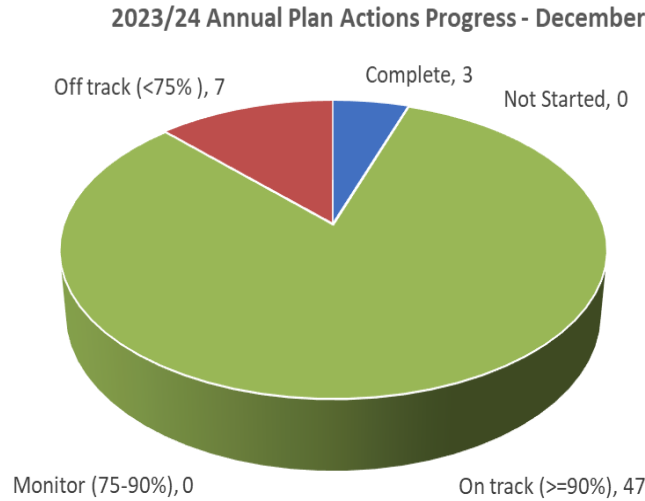
35. Council could select a mix of projects from both lists up to the value of \$715K.

Option 4 – Not allocate the savings

36. Council could determine not to progress new projects this financial year. This would result in the savings being carried forward for allocation to the 24/25 capital works budget.

2023/24 Annual Plan Quarter 2 (Q2)

- 37. The 2023/24 Annual Plan has 57 actions to be delivered.
- 38. At the end of December 50 of the actions (88%) are reported as completed (3) or on-track (47). The annual performance target for actions is 75% completed or on-track.



Strategic Objective	Complete	On track (>=90%)	Monitor (75-90%)	Off track (<75%)	Not Started	Total
Climate and environment	0	8	0	0	0	8
Social equity and health	2	14	0	1	0	17
Local economy	0	3	0	2	0	5
Place and nature	0	12	0	3	0	15
Transport and movement	1	4	0	0	0	5
Democracy and governance	0	6	0	1	0	7
Total	3	47	0	7	0	57

- 39. The Community Report includes a detailed breakdown on the progress of each action in the Annual Plan and commentary on the achievements.
- 40. The following action and milestones could not be achieved due to a change in the project status.
 - (a) 6.1.3.1 Digital Transformation.
- 41. The original milestones were set in early 2023, representing individual projects that were under development. Since that time the Enterprise Resource Planning (ERP) program has been detailed incorporating the previous projects in the original milestones but amending the timelines and delivery as part of an overarching project plan. Officers are seeking to amend the action milestones to reflect the change in activity and priority aligned to the Enterprise Resource Planning program.

Current milestones for 2023/24:

- September Develop, and adopt a new City of Yarra Data Governance Framework. Present the Digital Blueprint and Roadmap to the Executive Leadership Team and seek endorsement for it to guide the future work program of the Digital and Technology branch
- December Develop Business Case for GIS/Yarra Maps enhancement
- March Create information products for the Workforce and Community by centralising data from multiple systems across the organisation into the Datahub
Establish Data Governance Sub-committee

June Provide access to data assets in the new Datahub to users and develop Power BI dashboards to support new data communication Develop, seek endorsement of and adopt Data Governance and Management policies and standards

Proposed change to action title: 6.1.3.1 Digital Agenda
Proposed milestones 2023/24:

March Develop, and adopt a new City of Yarra Data Governance Framework.

June Review Business Case for GIS/Yarra Maps enhancement
Establish Data User Working Group
Develop Power BI dashboards to support new data communication

Community and stakeholder engagement

42. The Annual Plan is informed by initiatives in the adopted Council Plan 2021-25. Extensive community engagement was undertaken during the development of the Council Plan 2021-25.
43. Council's Community Engagement Policy guides the approaches taken for community engagement for the individual projects contained in the Annual Plan.

Policy analysis

Alignment to Community Vision and Council Plan

44. The structure of the Annual Plan is aligned to the six Strategic Objectives of the Council Plan 2021-25 that respond to Yarra 2036 Community Vision.
45. Actions in the Annual Plan are closely aligned to Initiatives in the Council Plan.

Climate emergency and sustainability implications

46. The Council Plan 2021-25 includes a Strategic Objective 'Climate and Environment' that addresses climate emergency and sustainability implications. The Annual Plan includes seven actions that respond to Initiatives in this Strategic Objective.

Community and social implications

47. The Council Plan 2021-25 includes a Strategic Objective 'Social equity and health' that addresses community and social implications. The Annual Plan includes seventeen actions that respond to Initiatives in this Strategic Objective.

Economic development implications

48. The Council Plan 2021-25 includes a Strategic Objective 'Local economy' that addresses economic development implications. The Annual Plan includes five actions that respond to Initiatives in this Strategic Objective.

Human rights and gender equality implications

49. The Council Plan 2021-25 includes a Strategic Objective 'Social equity and health' that addresses equity, inclusion, wellbeing and human rights considerations. The Annual Plan includes seventeen actions that respond to Initiatives in this Strategic Objective.

Operational analysis

Financial and resource impacts

50. This report provides an analysis of progress against the Council Plan and budget for the first quarter 2023/2024 financial year.

Legal Implications

51. There are no legal implications to this report.

Conclusion

52. The 2023/24 Community Report Quarter Two provides the community with an update of progress against the Council Plan and budget.

RECOMMENDATION

1. That Council:

- (a) Notes the 2023/24 Community Report Quarter Two provided at Attachment 1;
- (b) Resolves to reinvest up to \$715,000 of capital works savings by incorporating the five projects outlined in Option One into the FY2023/24 capital works program;

Item	Project Name	Project Description	Project Cost
1	Bicycle infrastructure improvement – Easey St, Collingwood	Raised threshold crossing, kerb outstands, bike hoops - Easey Street, Collingwood	\$160,000
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5	Park tree planting and rewilding	Planting of additional park trees, mid-storey and ground-storey rewilding of designated areas	\$240,000
Total cost of proposed projects			\$715,000

(c) Endorses the following amendments to the Annual Plan action and milestones;

Current action title: 6.1.3.1. Digital Transformation

Proposed action title: 6.1.3.1 Digital Agenda

Remove milestone:

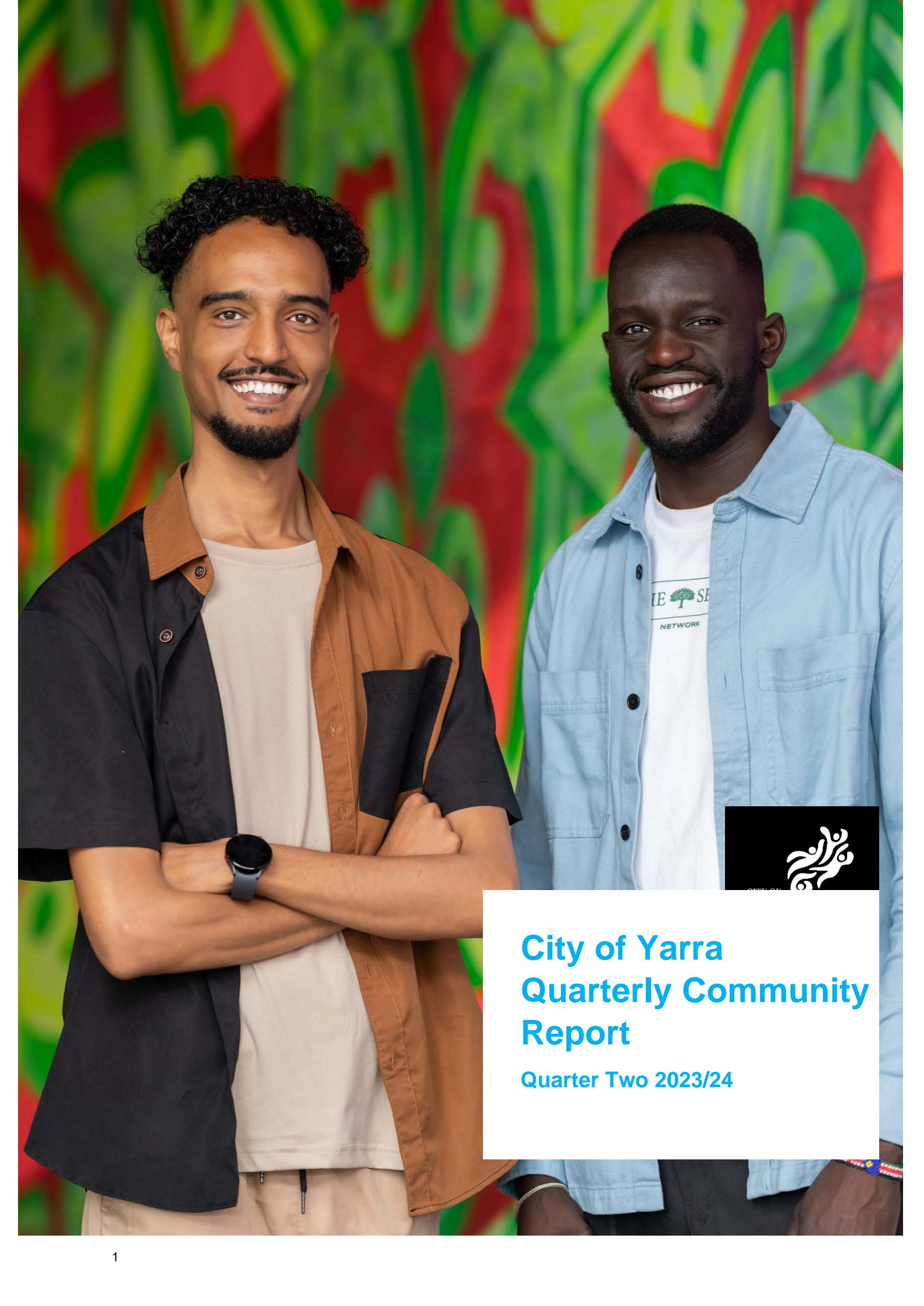
September	Develop, and adopt a new City of Yarra Data Governance Framework. Present the Digital Blueprint and Roadmap to the Executive Leadership Team and seek endorsement for it to guide the future work program of the Digital and Technology branch
December	Develop Business Case for GIS/Yarra Maps enhancement
March	Create information products for the Workforce and Community by centralising data from multiple systems across the organisation into the Datahub Establish Data Governance Sub-committee
June	Provide access to data assets in the new Datahub to users and develop Power BI dashboards to support new data communication Develop, seek endorsement of and adopt Data Governance and Management policies and standards

Add milestones:

March	Develop, and adopt a new City of Yarra Data Governance Framework.
June	Review Business Case for GIS/Yarra Maps enhancement Establish Data User Working Group Develop Power BI dashboards to support new data communication

Attachments

- [1](#) Attachment 1 - City of Yarra Quarterly Community Report - Quarter 2 2023-24 - LATE ADDITION



City of Yarra
Quarterly Community
Report
 Quarter Two 2023/24

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Yarra City Council acknowledges the Wurundjeri Woi Wurrung people as the Traditional Owners and true sovereigns of the land now known as Yarra. We also acknowledge the significant contributions made by other Aboriginal and Torres Strait Islander people to life in Yarra. We pay our respects to Elders from all nations and to their Elders past, present and future.

Executive Summary

The Quarterly Community Report provides an integrated report of progress against strategic indicators, the delivery of the Council Plan, budget and capital works program.

Significant focus has continued to be directed to strengthening the format of the Quarterly Community Report to provide more information and share highlights with the community.

Included in the Quarter Two report (covering October, November, December 2023) are updates on the following:

1. Implementation of key Council strategies and plans including the Nature Strategy and Yana Ngargna Plan
2. Quarterly planning and parking data.

Highlights from this quarter include:

Council Plan 2021-25

There are 57 actions planned for delivery this financial year. As of 30 December 2023, 56 actions are in progress. For the month of December, 84% of our actions are on-track or completed, which is well-above our performance target of 75%.

Some of the current work in progress includes:

- Development of the new Climate Emergency Plan
- The progression of the Zero carbon development planning scheme amendment
- Development of the Transport Action Plan.

Capital Works

Council continues to plan and deliver capital works projects that address our community's current and future needs, improve community safety, and increase the lifespan and reliability of our infrastructure and assets. The expenditure to date for the 2023/24 Capital Works Program is \$11.65 million. Progress includes a mix of infrastructure works (roads and drainage) and structural works (sports ovals, pavilions, and community facilities) that have commenced or been completed.

Financial Sustainability

Yarra's *Financial Sustainability Strategy* was endorsed by Council on 12 December 2023, following a 4-week engagement process seeking feedback from the community.

This strategy is a representation of our commitment to the responsible management of ratepayer's funds. By making this move we're ensuring that we can meet the service and infrastructure needs of our community, now and into the future.

As the first Victorian council to create a strategy of this nature we hope to demonstrate its positive impacts in the years to be a leader in this space. The Strategy will guide future decision-making so Council can transparently, proactively, and prudently achieve financial sustainability.

Children's Services

In October, Council officially opened the new and improved Richmond Kindergarten. This state-of-the-art facility expands our 3 and 4-year-old kinder programs in line with the Victorian Government early childhood reforms. Kinder capacity increased from 56 to 132 children per week.

Along with new kindergarten rooms, energy efficiency and environmentally sustainable features, the centre includes a dedicated community room and garden space, with a mural by First Nations artist Nurratj Galnya (Rebecca Atkinson) featuring Yarra's native birds.

As a testament to the hard work and passion of the Richmond Kinder team, the centre was recently awarded an 'exceeding' quality rating by the Department of Education for going over and above the requirements of the National Quality Standard in 7 key areas.

Community Awards

We were thrilled to receive 72 nominations this year for our Community Awards.

From advocating for public housing residents to educating the community about climate change and teaching young people life skills through skateboarding – this year's Community Award recipients have worked tirelessly to make Yarra a more caring and connected place to live, work and play.

Winners for each category were announced and presented with awards at a special ceremonial event on 8 November at the Richmond Town Hall, where 150 guests joined the celebration.

Citizenship Ceremonies



In Yarra, 1 in 5 residents speak a language other than English at home with almost 30 per cent of our residents born overseas. It is our strong belief that our multiculturalism is central to what makes our city a vibrant place to live, work and visit. At Yarra we work hard to make sure that our city is a place where all people feel welcome regardless of their race, culture, religion or language.

In April 2023, Yarra City Council held its first citizenship ceremony in five years following a decision by the Federal Government to reinstate Council's right to do so. Council was stripped of its power to hold citizenship ceremonies in 2017, after Council unanimously voted to cease holding Citizenship Ceremonies on January 26, acknowledging the trauma this day caused for many in the Aboriginal community.

Over the last ten months we have proudly welcomed more than 800 new Australian citizens from more than 60 countries and who are a valuable part of our diverse, vibrant and engaged community here in Yarra.

Community Awards

The Community Awards have been held every year since 2018 to recognise the outstanding contributions of individuals and local community groups to life in the City of Yarra.

This initiative aligns with the community strengthening (social equity and health) focus of the Council Plan (2020-24), as well as Council's Volunteer Strategy to acknowledge and celebrate volunteering in our community.

A monetary prize of \$500 is awarded to each winner of Citizen of the Year, Young Citizen of the Year and Community Initiative of the Year. A monetary prize of \$250 is awarded to the winners in each of the remaining categories.

We were thrilled to receive 72 nominations this year.

From advocating for public housing residents to educating the community about climate change and teaching young people life skills through skateboarding – this year's Community Awards recipients have worked tirelessly to make Yarra a more caring and connected place to live, work and play.

Former Yarra Mayor, Claudia Nguyen, said that this year's Community Awards recipients have shown incredible dedication, leadership, and commitment to cultivating a vibrant community where everyone from all walks of life can belong, participate and thrive.

Winners for each category were announced and presented with awards at a special ceremonial event on 8 November at the Richmond Town Hall, where 150 guests joined in on the celebration.

Read the stories of our 2023 Community Awards winners as follows:

- Citizen of the Year: Mubarek Imam
- Young Citizen of the Year: Bol Mayan
- Community Initiative of the Year: Mervyn Keane
- Contributions to Arts: Deborah Hart
- Contributions to Heritage: David Langdon
- Contributions to Sport: Manny Hendrix
- Contributions to Sustainability: Shane Delphine and Meredith Kefford
- Contributions to Diversity and Inclusion: Positive Attitude Inc.



2023 Community Award winners

Victoria's first ever Council Financial Sustainability Strategy



Like all other Councils across Victoria, Yarra is facing financial challenges with rising cost pressures, unprecedented growth and increasing demand for our services. More recently, changes to the economic landscape have compounded these issues with high levels of inflation and significant increases to the costs of services, labour, energy and construction materials.

In the context of rising cost pressures and a tightening fiscal environment, Council recognised that it must establish a robust and forward-thinking financial strategy that extends beyond short-term budgeting cycles.

Council's adopted the Yarra Financial Sustainability Strategy (FSS) at the 12 December 2023 Council Meeting. This marks a major milestone recognising Yarra's leadership in achieving long term sustainability.

Yarra City Council is the first Victorian council to create a strategy of this nature and we hope to demonstrate its positive impacts in the years to come and be a leader in this space.

The FSS provides an assessment of macro-economic trends, the current financial landscape, long-term financial goals, and importantly, outlines a roadmap to achieve these objectives.

The FSS identifies a program of solutions to find innovative ways to deliver services more cost-effectively, streamline processes through technology and transformation, assess non-essential programs, identify cost-saving measures, and explore alternative revenue sources or partnerships to bridge funding gaps. The underlying goal is to improve Council's unrestricted cash position.

The goals expressed through the FSS include;

- Achieving an overall 'low' risk rating on all Victorian Auditor General's (VAGO) financial sustainability indicators.
- Maintenance of Yarra's asset base at a standard that can service the needs of our community now and into the future.
- Preparation of a financially responsible community infrastructure plan with the right blend of renewals and new infrastructure.
- Ensuring the right level of services are provided to the community and effectively plan for future and changing community needs.

- Achieving an annual operating surplus/adjusted underlying result equal to or greater than capital works program.
- Improvements to unrestricted cash reserves to enable future investment in community infrastructure.
- Reduction of Yarra's cost base through efficiencies in technology, process, procurement, and project planning and delivery improvements.
- Optimisation of revenue generating assets (including property) and services.
- Identifying opportunities for alternative revenue streams.
- Commencing a program of service reviews, including defining service priorities to meet a changing community, and reviewing service delivery to ensure they are financially responsible, efficient and impactful.

A number of measures identified in the FSS have already been implemented or are underway. This includes a deliberative (community) engagement program in February/March 2024 which aims to support the decision-making process around the principles by which we will assess our services.

Quarter Two - Financial Update

The quarter two financial position builds on the outcomes of prudent financial management achieved through the careful delivery of the 2023/24 annual budget and alignment of the objectives of the Financial Sustainability Strategy.

A comprehensive mid-year budget review was conducted in December 2023, to ensure:

1. That Council resources are managed responsibly and strategically
2. Trends, risks and emerging issues are identified
3. Ongoing opportunities to improve Council's overall financial position are implemented
4. A real time assessment of projects progress against timeframes and budget targets
5. Identification of potential savings, required adjustments, emerging risks and unbudgeted costs and potential future impacts on the upcoming 2024/25 budget, including unplanned carry-over and identification of projects that required replanning
6. To forecast an end of final year financial result.

Despite the ongoing financial challenges due to higher than budgeted inflation on many goods and services, lack of available resources in the employment market and other uncontrollable costs, Council has worked diligently to deliver a forecast surplus result of \$12.6m (Q1 \$9.4m) compared to a surplus of \$15.2m in the adopted budget.

The reduced forecast surplus is largely as a result of deferral of capital grant income to 2024/25 (\$5m). Without these adjustments, Council's forecast would have provided a \$2.4m favourable position to budget.

This forecast result is a significant outcome for Yarra City Council and demonstrates Council's commitment to delivering an improved financial position without impacting services to the community. The outcome also moves towards achieving financial goals of no further borrowing to fund operating activities, holding costs, efforts to build cash reserves and enabling the organisation to make decisions in alignment with the adopted Financial Sustainability Strategy.

Financial update – Comprehensive Income Statement

Comprehensive Income Statement	YTD Budget \$'000	YTD Actuals \$'000	YTD Variance \$'000	Annual Budget \$'000	Annual Forecast \$'000	Annual Variance \$'000
Income						
Rates and charges	131,095	131,262	167	132,118	131,684	(434)
Statutory fees and fines	17,418	19,618	2,200	35,592	37,479	1,887
User Fees	18,063	17,717	(346)	35,216	33,486	(1,730)
Grants - Operating	9,220	10,277	1,057	18,739	18,778	39
Grants - Capital	515	1,134	619	7,263	2,287	(4,976)
Contributions - OSR	2,500	3,172	672	5,000	5,200	200
Contributions - Other monetary	649	1,132	483	1,351	2,515	1,165
Reimbursements	1,014	1,309	296	761	1,489	728
Other Income	1,028	2,756	1,728	2,154	3,669	1,515
Net gain/(loss) on disposal	295	478	183	134	430	296
Total income	181,796	188,855	7,059	238,329	237,018	(1,310)
Expenses						
Employee Costs	49,576	49,856	(280)	101,505	102,735	(1,230)
Materials and services	43,893	38,855	5,038	88,963	88,859	104
Depreciation & Amortisation	12,980	12,864	116	25,697	25,697	(0)
Amortisation - right of use assets	117	554	(436)	234	234	0
Bad and doubtful debts	2,441	1,464	977	5,095	5,112	(18)
Borrowing costs	461	477	(16)	894	894	-
Interest Exp - Leases	4	86	(83)	8	136	(129)
Other expenses	337	300	37	753	757	(4)
Total expenses	109,810	104,457	5,353	223,149	224,424	(1,275)
Surplus/(Deficit) for the year	71,986	84,398	12,412	15,180	12,594	(2,586)

The full year forecast surplus is a reduction of \$2.586m to budget, primarily due to the Brunswick Street Oval project and grant funding under consideration to be deferred to 2024/25.

Decreases in the forecast User Fees revenue are driven by a reduction in the utilisation of Childcare and Leisure Centres of \$0.8m and \$1.0m respectively and are consistent with the results in Q1.

Some sector wide staff shortages and planned human resource allocations have resulted in savings in salaries, however have resulted in an overspend in agency labour costs, together with increases to the WorkCover premium.

The above decreases are partially offset with increases to income including for statutory fees and fines (\$1.9m) and other income (\$1.5m) as a result of improved management of cash available for investment and higher interest rates.

At this stage of the financial year, there is no change to the overall financial sustainability risk rating as budgeted. Council has reported its challenges in generating enough cash to fund future capital works without borrowing.

Variance analysis is prepared based on a comparison of YTD actuals, YTD budget and December forecast. YTD actual results to YTD budget is favourable by \$12.6m. This result is driven by the following:

Revenue

- a) Rates and Charges are in line with budget YTD. Forecast has been reduced due to Supplementary rates being lower than budgeted (-\$0.500m) as well as waste charges (-\$0.200m), offset by higher-than-expected interest on rates in arrears (\$0.250m).
- b) Statutory Fees are favourable YTD, as a result of improved resource allocation to increase parking infringement notices issued and increased parking meter fees income (\$1.900m). Full year forecast has been updated to reflect favourable YTD position.
- c) User Fees are unfavourable YTD for Family & Children services (-\$0.552m), offset by favourable position in Libraries, Arts & Events (\$0.166m) and in Infrastructure (\$0.119m). Full year forecast has been adjusted to account for unfavourable variance from Family and Children services (-\$0.718m) & Property and Leisure which has been adjusted to recognise construction works at Burnley Golf Course (-\$1.014m).
- d) Grants - Capital grants are favourable YTD due to unbudgeted grant income (\$0.498m) carried forward from 2022/23. Revenue is recognised progressively throughout the year as the projects are delivered. Associated expenses are captured in the capital works program. Impacting the unfavourable variance to forecast is the timing difference for Brunswick Street Oval between the receipt of grant funding and delivery of the project (\$4.700m) and Collingwood College (\$0.385m).
- e) Contributions - Other Monetary: Favourable variance due to Open Space contributions (\$0.672m) & DCP fees (\$0.312m) income being higher than budgeted. Full year forecast has been updated to recognise the increased revenue.
- f) Reimbursements are favourable YTD, driven by unbudgeted reimbursements received in Sustainability (\$0.141m) for Community renewable electricity and utilities, revenue from Construction and Development reinstatements (\$0.238m) in Civil Engineering and carry forward income from 2022/23 (\$0.290m) for traffic and engineering. Forecasts have been updated to reflect the increased revenue mentioned.
- g) Other Income is favourable YTD, driven by higher interest rates and deposit balances than budgeted (\$1.259m) as well as Fitzroy flood works insurance claim proceeds (\$0.392m). Forecast has been adjusted to reflect increase from insurance claim as well as expected realisation of additional interest income to budget by the end of the financial year (\$1.500m).
- h) Net gain on disposal of assets is favourable YTD due to vehicle sale being higher than budgeted. Forecasts have been updated to reflect additional income expected from asset sale (\$0.246m).

Expenses

- i) Employee Costs: Savings in salaried staff costs due to vacancies (\$2.5m) is offset by agency & casual staff to backfill vacancies (-\$2.9m). Full year forecast is unfavourable due to increase in work cover premium (-\$0.450m) and agency and casual staff costs (-\$0.750m). The overspend in agency costs are caused by shortages in staff in key sectors, including Early Childhood Education, which is experiencing national sector-wide workforces shortages. To maintain business continuity of services, council has relied on sourcing labour through labour hire agencies (50 to 70% higher than standard rates).

j) Materials & Services: YTD favourable variance driven by timing in under-utilisation for legal fees (\$0.886m) contract payments (\$2.132m) consultants (\$0.440m) as well as savings in equipment leasing (\$0.409m) & tipping fees (\$0.423m). Offset by overspend in Information services - mainly software maintenance and licences (-\$0.699m). The forecast is expected to be closely matched to the budget as a result of expenditure on System and Online Portal Development, funded in 2022/23 and timing of legal fees and contract payments and consultants.

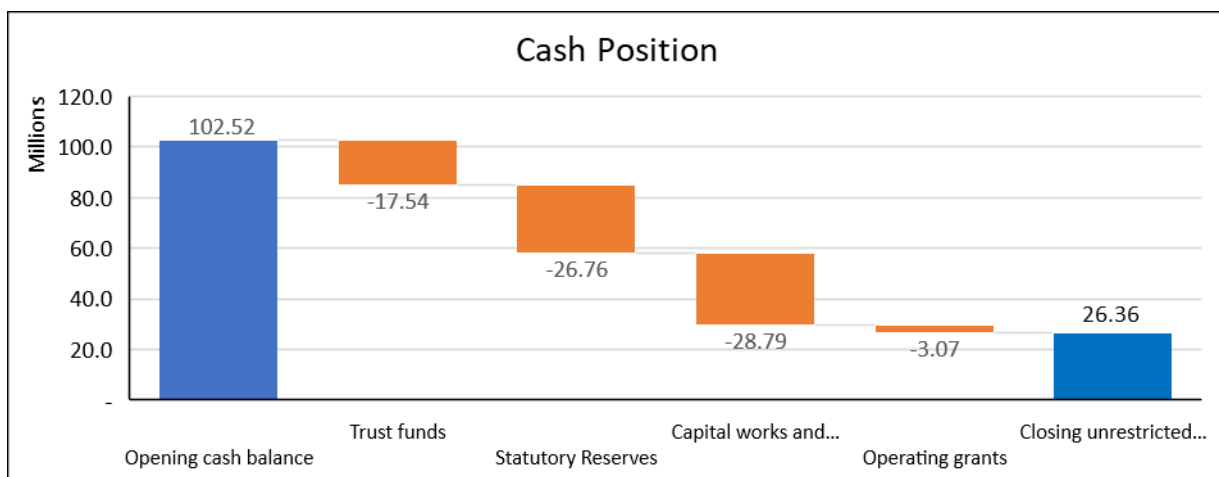
k) Bad and doubtful debts are currently favourable to budget due to an updated assessment of the closing debtor balance at the end of the December quarter. We will monitor movements closely and make an adjustment in Q3 should favourable variance materialise.

Capital Works

At 31 December 2023, YTD actuals \$11.655m are lower than YTD budget of \$14.501m and includes spend of \$2.458m from carryovers of \$7.248m.

Financial Results Summary	YTD Budget \$'000	YTD Actuals \$'000	YTD Variance \$'000	Annual Budget \$'000	Current Final Projection \$'000	Annual Variance \$'000
New asset expenditure	4,960	2,953	2,007	12,424	7,969	4,455
Asset renewal expenditure	8,851	8,467	384	20,043	18,826	1,217
Asset upgrade expenditure	689	234	455	1,541	1,384	157
Total capital works expenditure	14,501	11,655	2,846	34,008	28,180	5,829

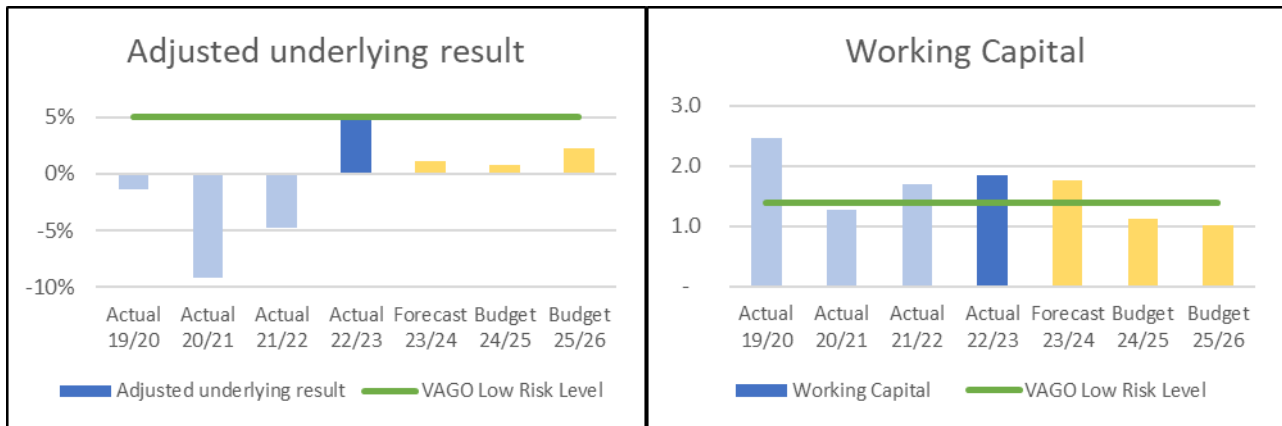
Cash Position



At 31 December 2023, Council has total cash of \$102.52m, of which \$32.72m is funded by borrowings. Unrestricted cash position is \$26.36m, moving from \$5.39m as at 30 June 2023.

This movement in unrestricted and unallocated cash is largely driven by the timing of receipts from rates instalments and the payments for suppliers and capital works to be paid during 2023/24.

Financial Sustainability Ratios

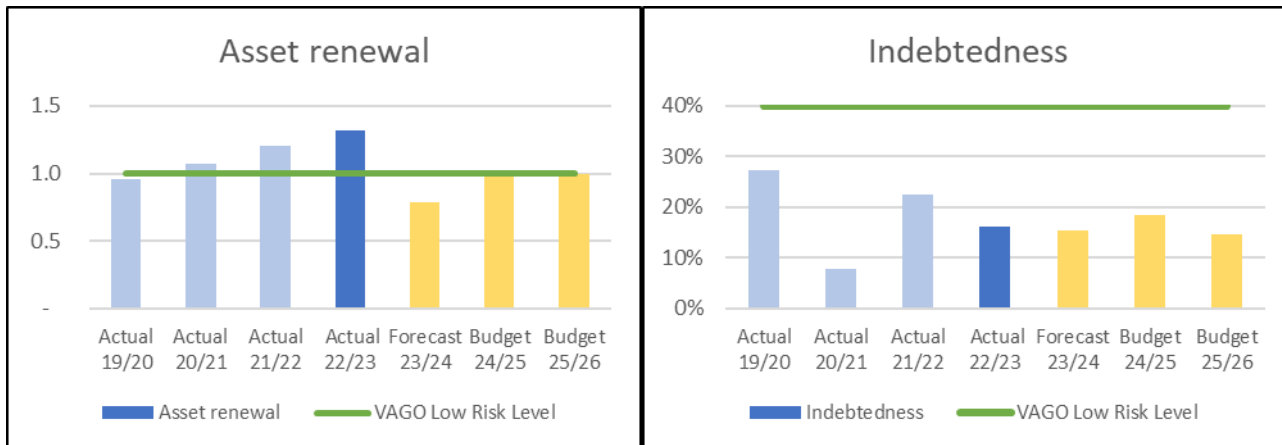


Adjusted underlying surplus (deficit) / adjusted underlying revenue

This ratio measures an entity's ability to generate its own cash. A positive result indicates a surplus, and the larger the percentage, the stronger the result. The result highlights Council's challenges in generating enough cash to fund future capital works without borrowing.

Current assets / current liabilities

Compares current assets to current liabilities, which provides a measure of the ability to pay existing liabilities in the next 12 months. This year's result expected to be in the low-risk range.



Renewal & upgrade spend/ depreciation



Ratios higher than 1.0 indicate that spending on existing assets is faster than the depreciation rate. This year's result is expected to stay in the low-risk range.

Non-current liabilities / own-source revenue

Measures Council's ability to pay the principal and interest on its borrowings when they are due from the funds it generates. This year's result is expected to stay in the low-risk range.

Treasury Corporation of Victoria (TCV)

Loan financial covenants

TCV loan requirements		Target	Current Month
Interest Cover	EBITDA/Interest Expense	> 2.0	200 
Interest Bearing Loans	Interest Bearing Liabilities/Own Source Revenue	< 60%	18.90% 
<p>TCV financing is conditional upon Council maintaining a sustainable financial position when measured by the interest cover and interest bearing loans ratios. YTD results indicate that Council is meeting the minimum requirements. TCV loan requirements are well within target given limited borrowing compared to own source revenue and liability obligations.</p>			

Statement of Financial Position

Statement of Financial Position	YTD Actuals \$'000	30/06/23 Actuals \$'000	Movement Inc/(Dec) \$'000
Current assets			
Cash and cash equivalents	34,520	31,124	3,397
Trade and other receivables	100,068	25,721	74,347
Other financial assets	68,000	50,000	18,000
Inventories	147	147	-
Non-current assets classified as held for sale	-	-	-
Other assets	716	2,148	(1,432)
Total current assets	203,451	109,139	94,312
Non-current assets			
Investments in joint arrangements	5	5	-
Property, infrastructure, plant and equipment	1,925,381	1,926,440	(1,058)
Right-of-use assets	2,539	279	2,260
Total non-current assets	1,927,925	1,926,724	1,201
Total assets	2,131,376	2,035,863	95,513
Current liabilities			
Trade and other payables	7,878	7,188	690
Trust funds and deposits	28,544	15,797	12,747
Unearned income/revenue	11,273	13,413	(2,140)
Provisions	17,439	17,759	(320)
Interest-bearing liabilities	2,217	4,399	(2,183)
Lease liabilities	338	249	90
Total current liabilities	67,688	58,804	8,884
Non-current liabilities			
Other Liabilities	395	386	9
Provisions	1,233	1,227	5
Interest-bearing liabilities	30,501	30,501	-
Lease liabilities	2,267	50	2,216
Total non-current liabilities	34,395	32,165	2,230
Total liabilities	102,083	90,969	11,114
Net assets	2,029,292	1,944,894	84,398
Equity			
Accumulated surplus	673,232	651,149	22,083
Asset revaluation reserves	1,244,894	1,244,894	-
Other reserves	26,760	25,575	1,185
Surplus for the year	84,398	23,276	61,122
Total equity	2,029,284	1,944,894	84,390

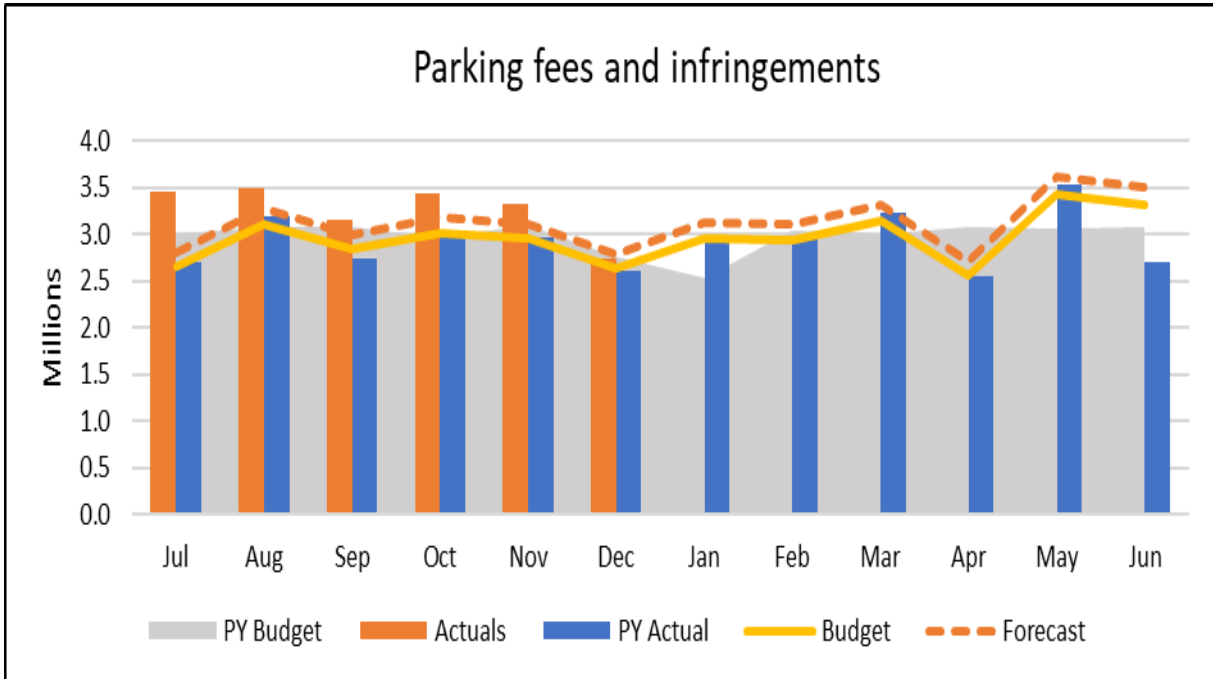
Statement of Cashflows

Statement of Cash Flows	YTD	Annual Budget	Annual	Annual
	Actuals		Forecast	Variance
	\$'000	\$'000	\$'000	\$'000
	Inflows	Inflows	Inflows	Inflows
	(Outflows)	(Outflows)	(Outflows)	(Outflows)
Cash flows from operating activities				
Rates and charges	70,494	132,797	130,579	(2,218)
Statutory fees and fines	18,761	32,033	36,424	4,391
User fees	14,437	35,136	33,226	(1,909)
Grants - operating	8,137	18,739	17,914	(826)
Grants - capital	1,134	7,263	2,349	(4,914)
Contributions - monetary	4,295	6,351	5,200	(1,151)
Interest received	2,159	1,800	2,408	608
Trust funds and deposits taken/(repaid)	2,726	-	3,648	3,648
Other receipts	1,557	1,196	-	(1,196)
Net GST refund/(payment)	1,059	-	-	-
Payments to Employees	(50,171)	(101,505)	(102,244)	(739)
Payments to Suppliers	(38,611)	(90,117)	(90,067)	50
Net cash (used in) / provided by operating activities	35,978	43,692	39,436	(4,256)
Cash flows from investing activities				
Payments for property, infrastructure, plant and equipment	(14,619)	(34,008)	(28,555)	5,454
Proceeds from sale of property, infrastructure, plant and equipment	478	350	400	50
Payments for investments	(18,000)	-	-	-
Net cash used in investing activities	(32,141)	(33,658)	(28,155)	5,503
Cash flows from financing activities				
Finance costs	(477)	(894)	(894)	(0)
Proceeds from Borrowings	-	-	-	-
Repayment of borrowings	(2,183)	(4,399)	(4,399)	-
Interest paid - lease liability	(86)	(8)	(136)	(129)
Repayment of lease liabilities	2,306	(249)	(766)	(517)
Net cash used in financing activities	(441)	(5,549)	(6,195)	(645)
Net decrease in cash held	3,397	4,485	5,087	602
Cash at beginning of period	31,124	82,566	81,123	(1,443)
Cash at end of period	34,520	87,051	86,209	(841)

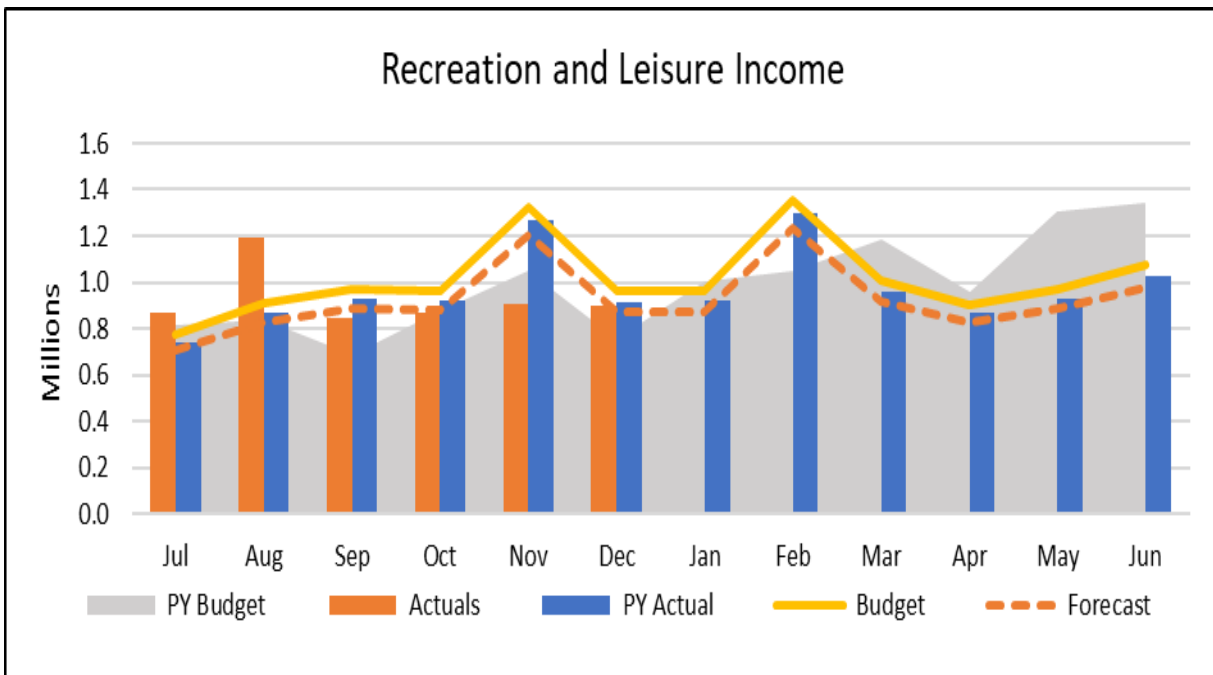
Operating Performance

Statutory Fees (Parking fees and infringements)

Statutory fees have increased compared to the previous years. YTD trend indicates that performance is above YTD budget, and the annual forecast has been revised. *PY = Previous Year

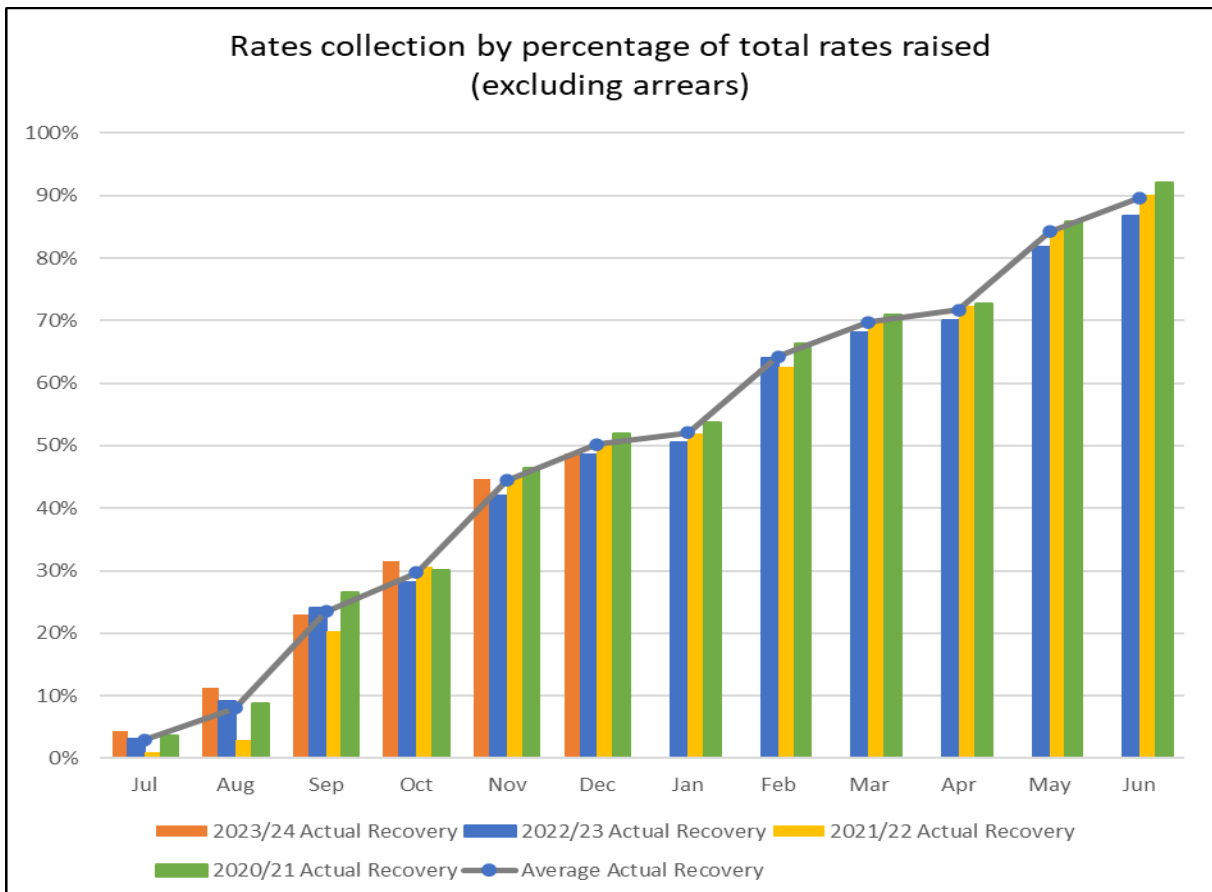
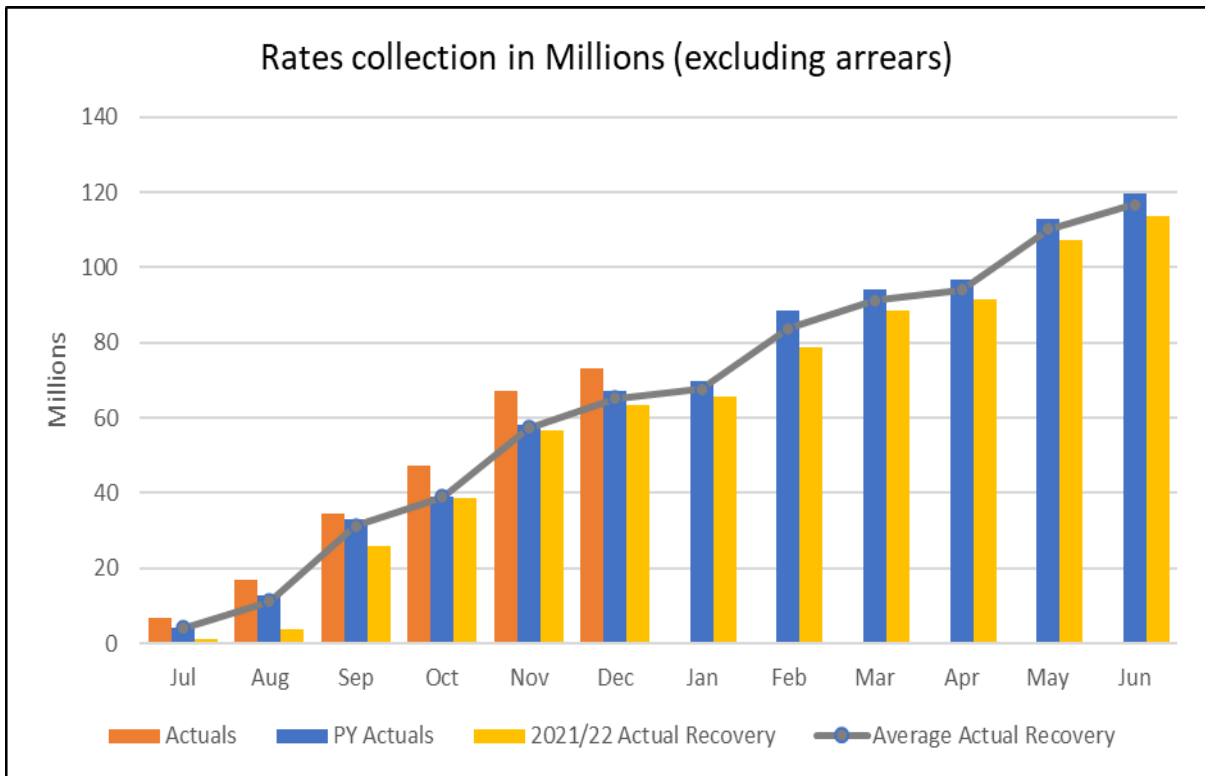


Recreation and Leisure Fees (includes Burnley Golf Course)



Rates Collection

The cash collections from rates are currently aligning with the average collections achieved in the last three years. We will closely monitor this in the upcoming months to assess its impact on the forecasted cash balances.



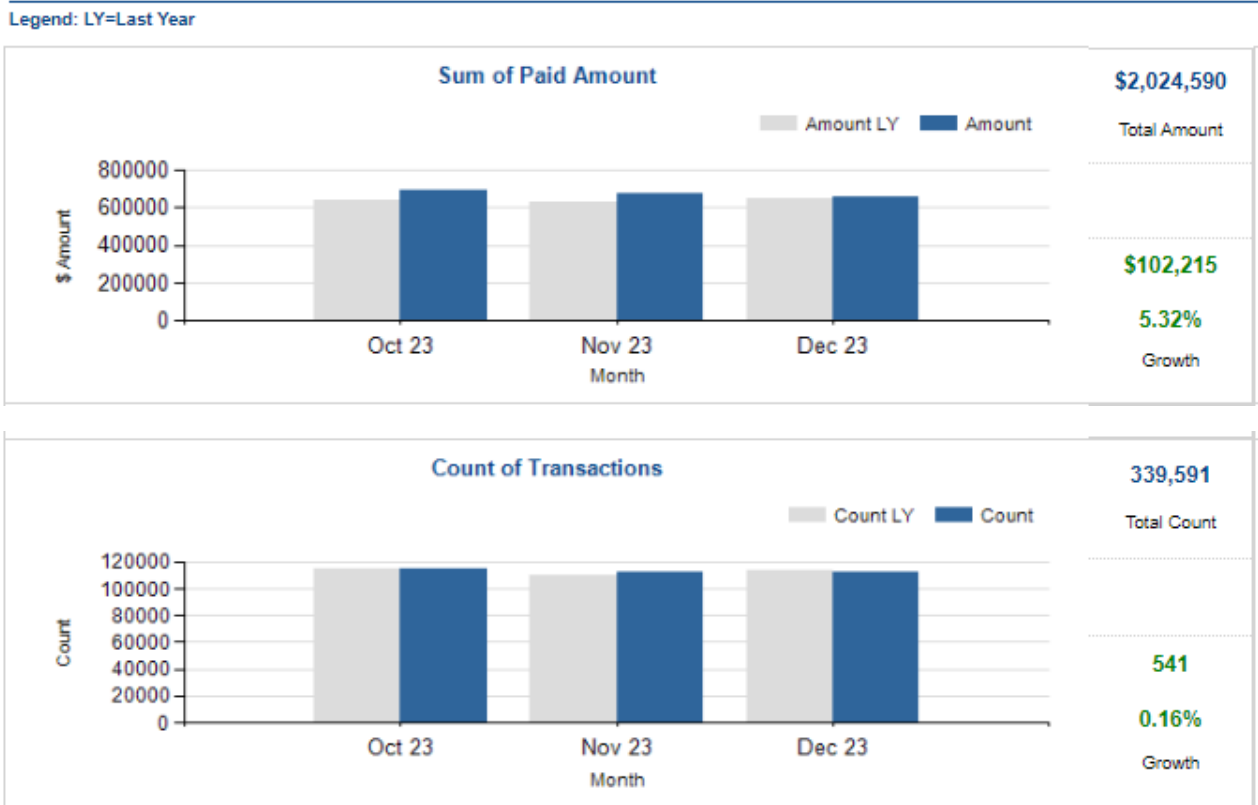
Parking Revenue

This report presents parking revenue data for the second quarter of financial year 2023/24. It is intended to provide stakeholders with an overview of parking revenue and identify any trends or patterns.

Parking revenue is broken down into two categories: paid parking and parking infringements. Paid parking revenue includes both pay-by-phone (PayStay) and meter payments.

Meter Paid Parking Breakdown

Below figure shows our Parking Meter data including revenue and count of transactions:



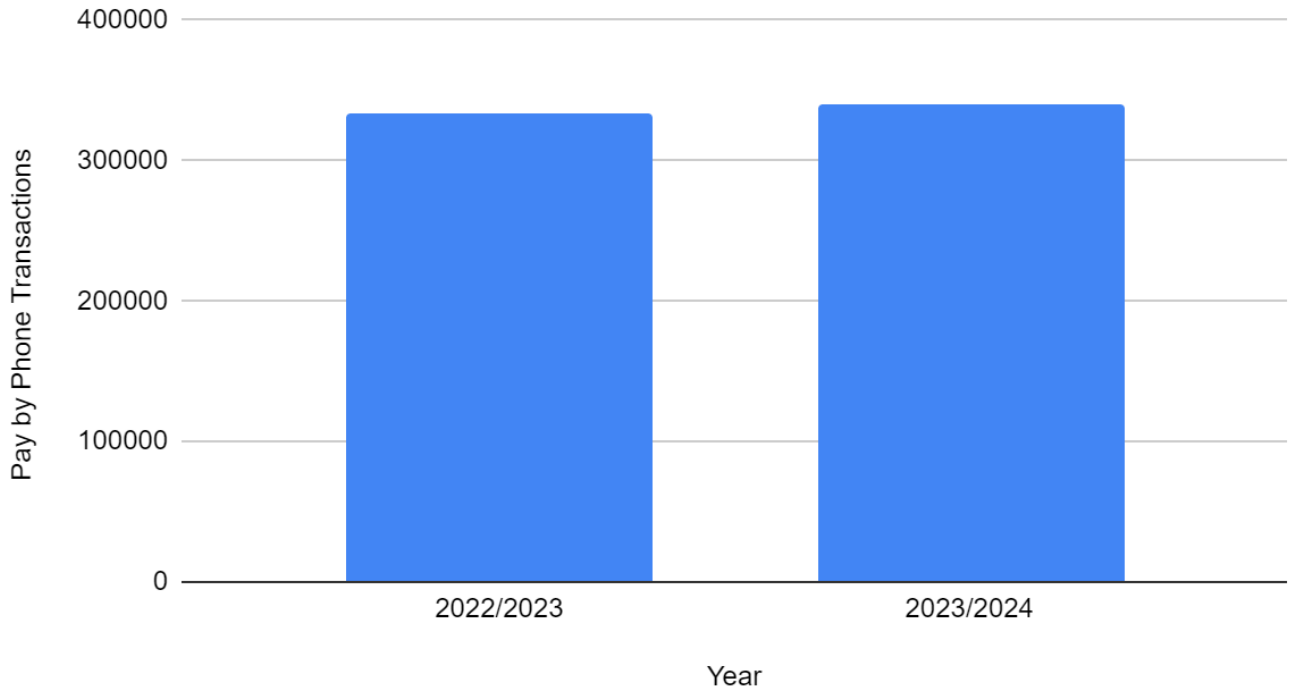
- Q2 2022/23 Meter Transactions: 339,591
- Q2 2023/24 Meter Transactions: 339,675
- Q2 2022/23 Meter Revenue: \$1,922,374.00
- Q2 2023/24 Meter Revenue: \$2,024,590.00

Pay by Phone (PayStay) Paid Parking Breakdown

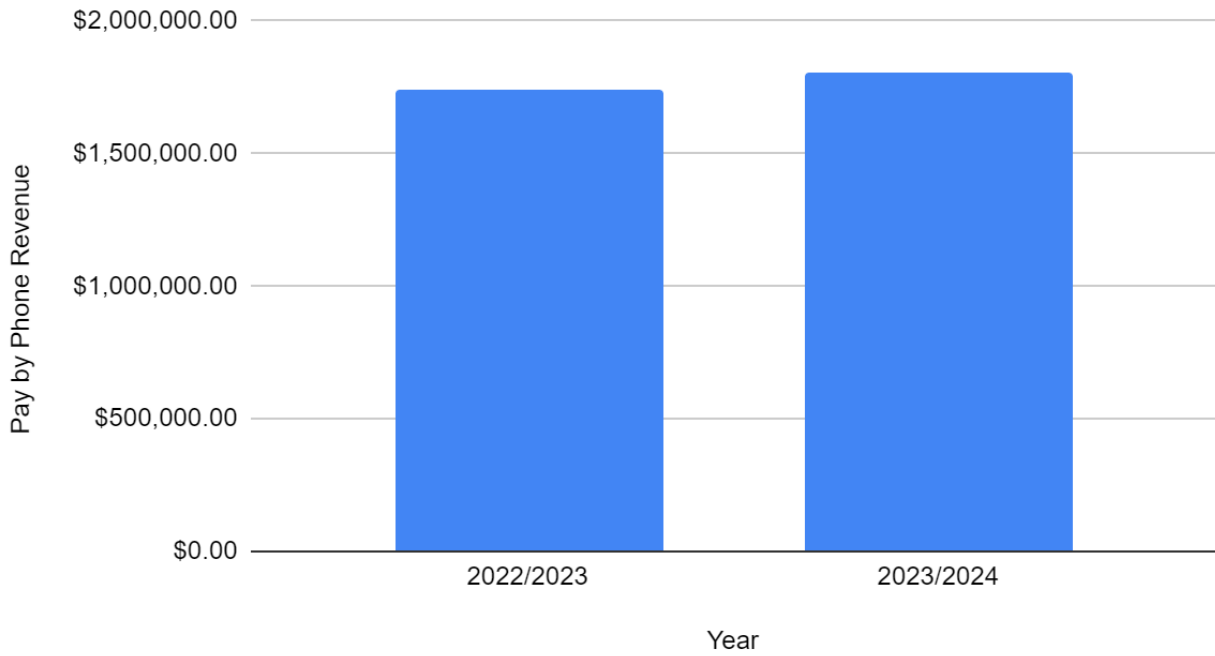
Below graph shows our Pay by Phone data:

- Q2 2022/23 Pay by Phone Transactions: 332,946
- Q2 2023/24 Pay by Phone Transactions: 339,675
- Q2 2022/23 Pay by Phone Revenue: \$1,737,782.85
- Q2 2023/24 Pay by Phone Revenue: \$1,806,926.60

Pay by Phone Transactions



Pay by Phone Revenue

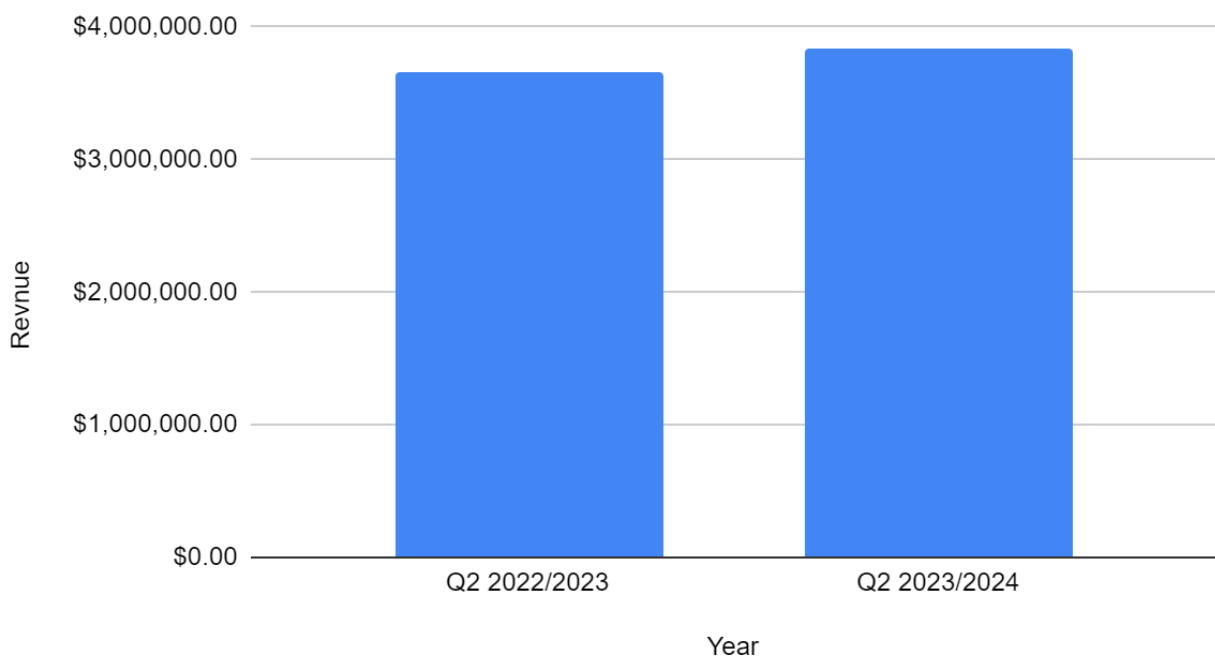


Quarter 1 (Q1) Overall Paid Parking Revenue

- Q2 2022/2023: \$3,660,156.85
- Q2 2023/2024: \$3,831,516.60

Total paid parking revenue for Quarter 2 (Q2) 2023/24 increased by \$171,359.75 compared to Quarter 2 (Q2) 2022/23.

Combined Paid Parking Revenue



Quarter 2 (Q2) Parking Infringement Revenue

Infringements issued:

- Q2 Infringements issued 2022/2023: 35,317
- Q2 Infringements issued 2023/2024: 36,787

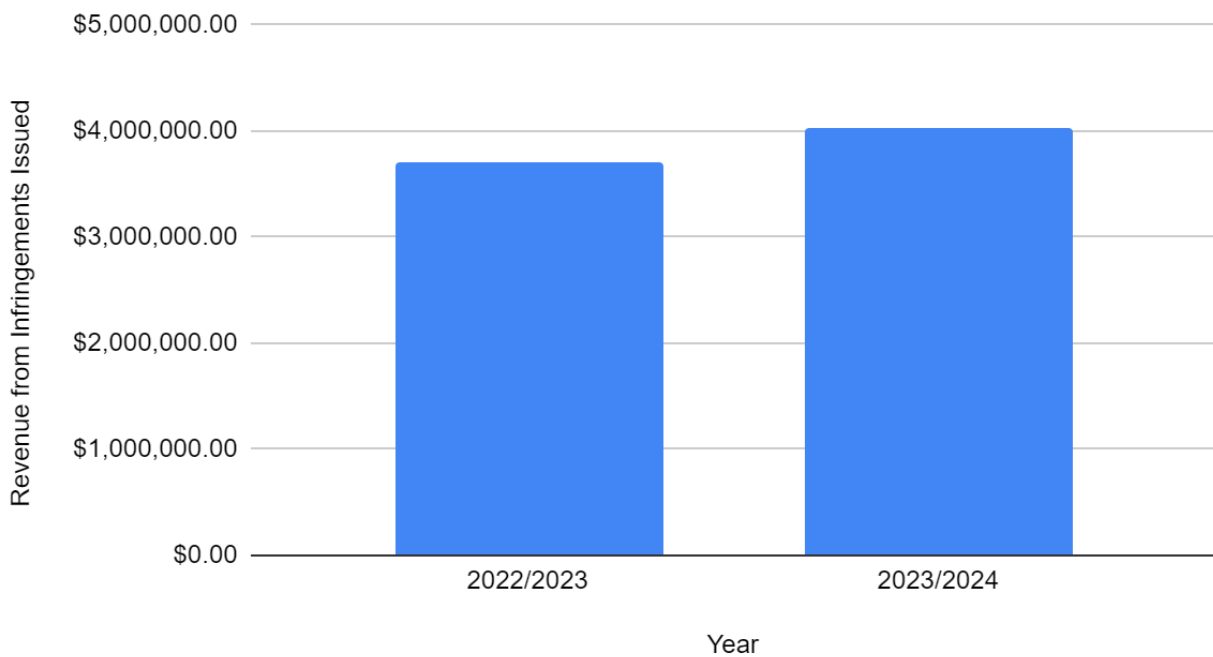
Revenue from infringements issued:

- Q2 Infringement Revenue 2022/2023: \$3,701,686.00
- Q2 Infringement Revenue 2023/2024: \$4,035,555.00

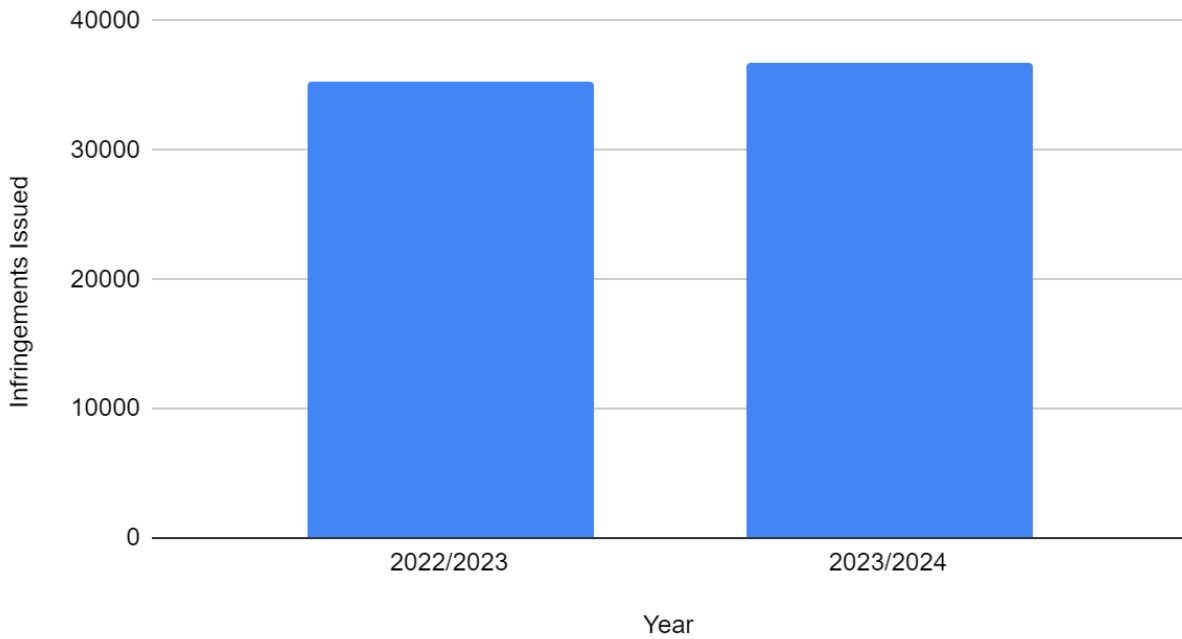
*The above figures are the infringement numbers issued not what is actually paid.

The number of parking infringements issued in the second quarter of financial year 2023/24 increased by 1,470 compared to the same quarter last year. The revenue from parking infringements increased by \$333,869 compared to the same quarter last year.

Revenue from Infringements Issued



Infringements Issued

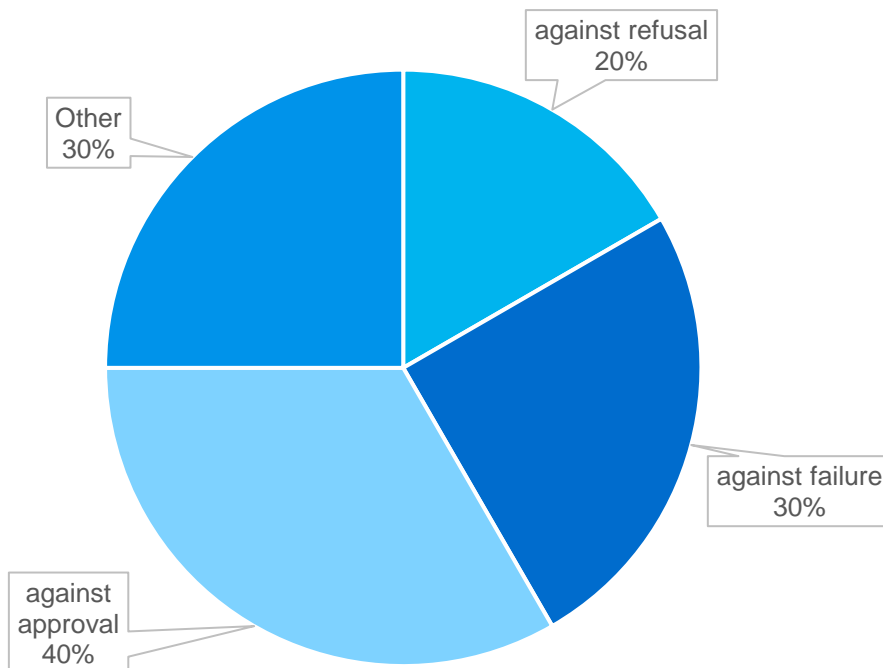


Statutory Planning Activity

VCAT Activity Report - Second Quarter of 2023/24

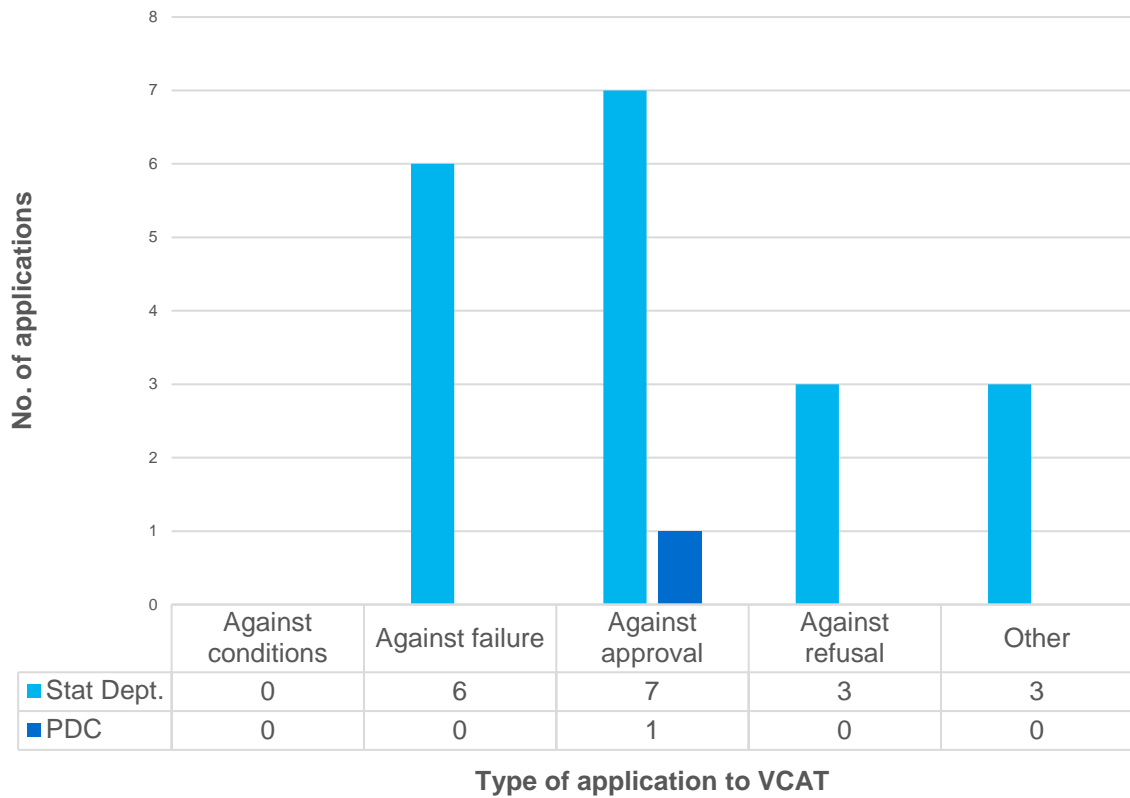
There were 20 applications that were reviewed to the Victorian Civil and Administrative Tribunal (VCAT) in the second quarter of 2023/24, the same number of applications as the first quarter of 2023/24.

Type of application to VCAT in Second Quarter of 2023/24



Total number of applications reviewed to VCAT: 20

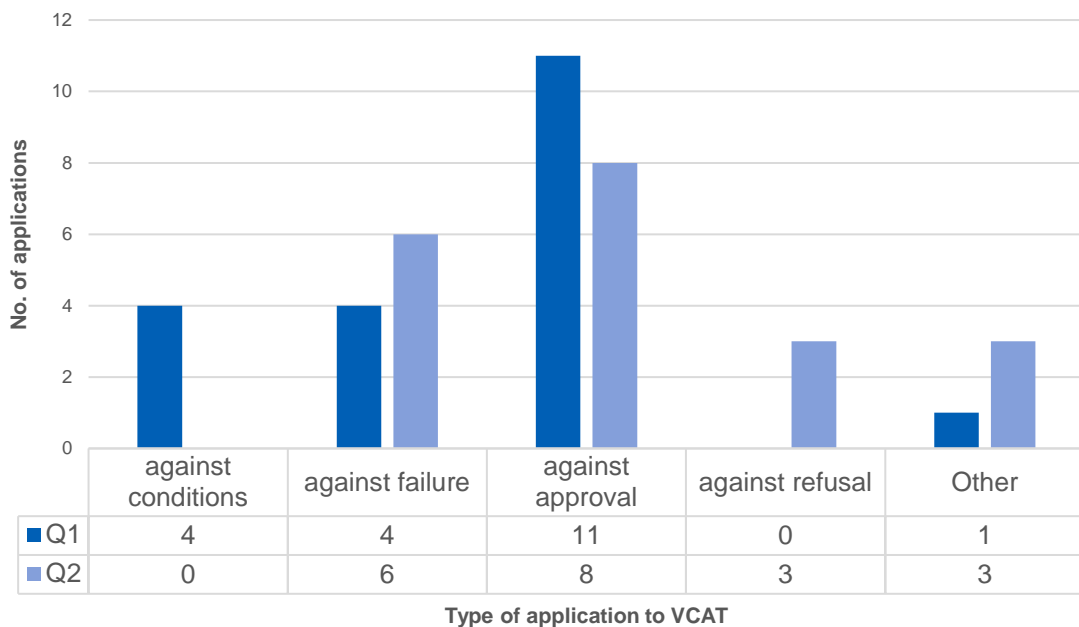
Number and type of applications to VCAT in Second Quarter of 2023/24



In the second quarter of 2023/24, there were a total of:

- (a) 0 applications 'against conditions';
- (b) 6 applications 'against failure';
- (c) 8 applications 'against approval';
- (d) 3 applications 'against refusal'; and
- (e) 3 applications 'Other' (Amendments, Extensions of Time, Declarations)

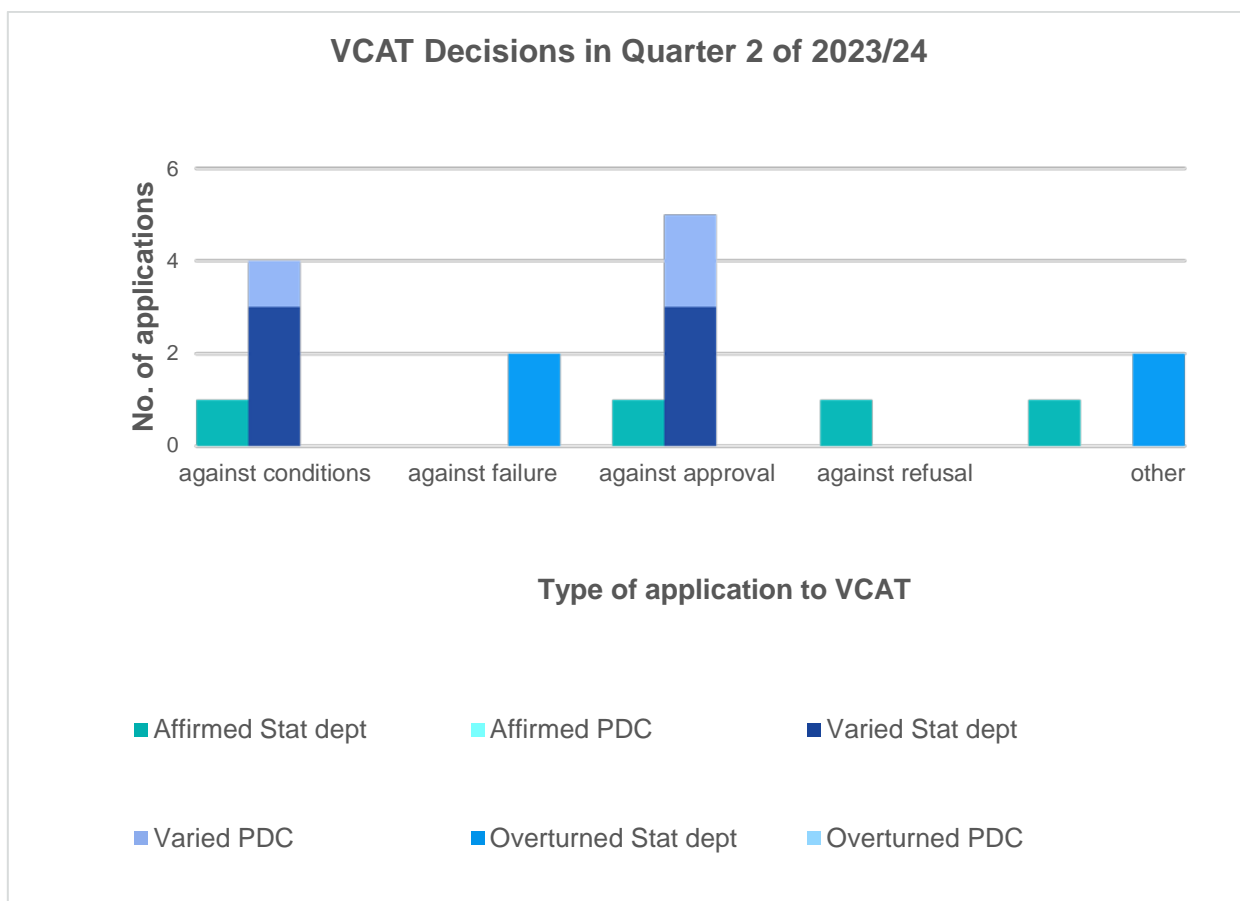
Comparison of applications lodged with VCAT in Quarter 1 and Quarter 2 of 2023/24



When comparing the type of applications reviewed with VCAT in the second quarter of 2023/24 with the previous quarter, in the second quarter there were:

- (a) 4 less applications 'against conditions';
- (b) 2 more applications 'against failure';
- (c) 3 less applications 'against approval';
- (d) 3 more applications 'against refusal'; and
- (e) 2 more applications 'against Other' (Amendments, Extensions of Time, Declarations).

The graph overleaf shows the type of applications determined by VCAT in the second quarter of 2023/24 and whether Council's decision was affirmed, varied or overturned. A total of 17 decisions were made by the Tribunal, and two applications were remitted back to Council for a decision and one application for review was withdrawn.



Of the 17 VCAT Decisions in Quarter 4 of 2023/24 there were:

- (a) 4x Statutory Department and 0x PDC decisions affirmed;
- (b) 6x Statutory Department and 3x PDC decisions varied; and
- (c) 4x Statutory Department and 0x PDC decisions overturned.

The second quarter of 2023/24 has seen the number of applications reviewed to VCAT (20) remain the same number of applications as the previous quarter.

The number of applications for review against Council's failure to determine the application within the prescribed time in the second quarter, equates to 30% of all applications lodged in the quarter (total 6 appeals), which is 2 more applications compared to the previous quarter.

Planning Scheme Amendments Status

The responsible authority for Planning Schemes in Victoria is the Victorian Minister for Planning. All Planning Scheme proposals and amendments must be submitted to the Minister for approval. Ministerial approval is required through all aspect and stages of the process including approval to place the proposed amendment on public exhibition and referral to advisory committees. In Yarra, the Minister appointed the Yarra Activity Standing Advisory Committee to provide advice to the Minister and Council on referred planning matters and draft planning scheme provisions. Final adoption/rejection of all planning scheme amendments rests with the Minister, this process can take months and sometimes years.

The following provides an outline of the status of Council's current proposed planning scheme amendments.

The amendments include:

- Amendments being progressed via the standard amendment process;
- Amendments being considered via the Yarra Activity Centres Standing Activity Committee; and
- Requests for interim planning controls via a Ministerial amendment. These amendments are applied for while permanent planning controls are being pursued.

The amendments are at various stages of the process, including:

- Awaiting authorisation/consent from the Minister for Planning to publicly exhibit the amendment;
- Have been publicly exhibited;
- Are being considered by an independent planning panel or the standing advisory committee or
- Have been adopted by Council and are with the Department of Transport and Planning (DTP) awaiting a decision by the Minister for Planning;

City-wide amendments

Amendment C269yara – Local Policy Rewrite

- Update of the local planning policy section of the Yarra Planning Scheme;
- Submitted to DTP for approval in May 2022;
- The amendment was approved by the Minister in December 2023 and now forms part of the scheme.

Amendments C286yara and C306yara – Public Open Space Contribution Rate

- C286 seeks to introduce an updated permanent public open space contribution rate to the scheme;
- C306 seeks to introduce an interim rate to the scheme at 7.4%;
- Amendment C306 (implementing a recommendation of the C286 interim panel report) was submitted to DTP for approval in June 2022;
- Council was advised in December 2023 the Minister for Planning had rejected Amendment C306 (no reasons provided);
- Council considered a report in December 2023 on C306 and resolved to write to the Minister for Planning, Secretary and Deputy Secretary of DTP requesting reasons for the decision (no response received to date);
- The reconvened Panel Hearing for C286 (permanent POS contribution) will begin on 5 February 2024.

Amendment C309yara – Elevating environmental standards (amendment is partnered with 24 other Councils and the Council Alliance for a Sustainable Built Environment)

- C309 seeks to introduce zero carbon standards for new apartment buildings into the scheme;
- Submitted to DTP for approval in July 2022;
- The amendment is under consideration by DTP;
- The Victoria Government is also progressing the ESD Roadmap which will make further State-wide changes to the Particular Provisions.

Local area amendments

Amendment C291yara – Bridge Road and Victoria Street Permanent Built Form Provisions

- Submitted to DTP for approval in August 2022;
- The amendment is under consideration by DTP;
- Interim Design and Development Overlays (DDOs) expire on 2 April 2024. Officers have requested an extension of the interims.

Amendment C293yara – Collingwood South Mixed-Use Precinct Permanent Built Form Provisions

- Submitted to DTP for approval in June 2022;
- The amendment is under consideration by DTP;
- Interim Design and Development Overlays (DDOs) expire on 2 April 2024. Officers have requested an extension of the interims.

Amendment C271yara – Fitzroy-Collingwood Permanent Planning Provisions

- Submitted to DTP to seek consent to exhibit in December 2022;
- The request for consent to exhibit permanent DDOs is under consideration by DTP officers;
- Interim Design and Development Overlays (DDOs) expire on 21 April 2024. Officers have requested an extension of the interims.
-

Amendment C317yara – Cremorne Precinct Interim Built Form Provisions

- Considered by Council in September 2023.;
- A request for a Ministerial amendment (i.e., an amendment without exhibition) was submitted to DTP for approval in October 2023;
- The request is under consideration by DTP officers.

Amendment C318yara – Cremorne Precinct Permanent Planning Provisions

- Considered by Council in September 2023;
- Submitted to DTP to seek consent to exhibit in October 2023;
- The request is under consideration by DTP officers.

Amendment C273yara – Heidelberg Road Permanent Planning Provisions

- Exhibited in July-August 2023;
- 118 submissions were received;
- Council considered submissions and proposed responses to submissions and a request to refer the amendment and submissions to the Standing Advisory Committee (SAC) at its meeting in December 2023;
- Request to refer the amendment to SAC was lodged in December and is being considered by DTP;
- The hearing is scheduled for April 2024 (as part of the amendment process, Council must pre-set hearing dates).

Capital Works Update



Council's 2023/24 Capital Works Program features an investment of \$34.01 million, consisting of a new budget allocation of \$26.76m and carry over projects with a budget of \$7.25m from the previous financial year. The total program commitment has been slightly amended due to timing delays but all planned projects are progressing. Details are provided below.

A map of capital works infrastructure projects for 2023/24 is available on Council's website at: <https://www.yarracity.vic.gov.au/about-us/council-information/current-works>

All projects

Council continues to plan and deliver projects that improve community safety and usability of our assets, to ensure longevity and reliability of our assets, to increase usability and efficiency, and address our community's current and future needs.

The expenditure to date for the 2023/24 Capital Works Program is \$11.65 million. Progress to date includes a mix of infrastructure works (roads and drainage) and structural works (ovals and pavilions, and community facilities) to have commenced or have been completed.

A mid-year review of capital works project expenditure was in December. This process involved a detailed review of the proposed projects delivery plans and full year budget projections with intent to revise the baseline budget expenditure expectations for the budget year. The outcomes from the mid-year review were a further budget reduction of \$715K to the capital adjustments made throughout the financial year.

At end of December, budget adjustments to the total of 28 changes have resulted in a net budget decrease of \$1.48m. The revised full year expenditure forecast being \$28.18m.

In this quarter, Yarra City Council has completed the following:

- Eight footpaths and cycleways projects that include renewal and upgrade works on Leicester Street (Fitzroy), Parkville Street (Burnley), Little Alfred Street (Fitzroy), Yorkshire Street (Cremorne), Waverly Street (Richmond) and Wellington Street Bicycle Lanes Upgrades.
- Fourteen pavement and kerb and channel works the include renewal works on Hotham Street (Collingwood), Moss Street (Fitzroy North), McNamara Street (Richmond), Curtain Street (Carlton), Caroline Street (Clifton Hill), Highett Street (Richmond) and Corns Plane (Richmond).
- Ten laneway renewal works throughout the municipality.
- Construction of additional public toilet capacity integrated with the Barkly Gardens pavilion.
- Keele Street Acoustic Fence and Inclusive Entry.

- Works to expand the existing open space area at Cambridge Street Reserve and refresh the landscape to include an informal green space suitable for a range of uses was completed this quarter.

The following are the major adjustments to the program in this quarter:

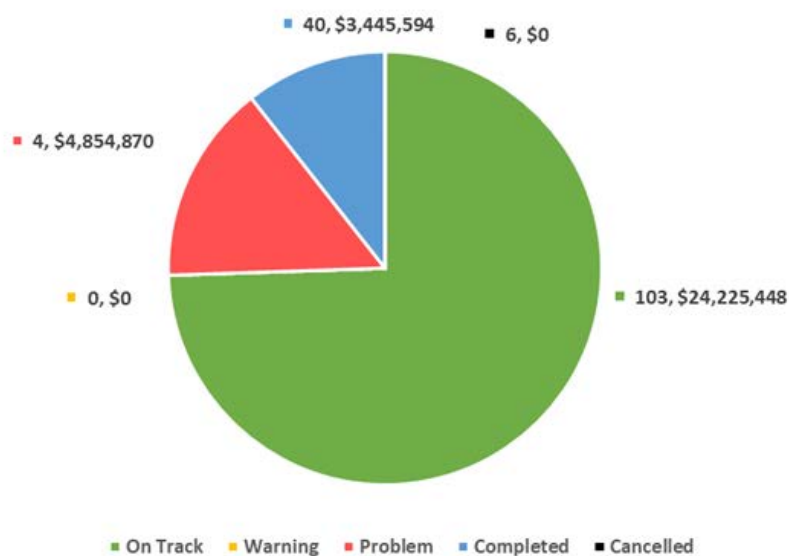
- Delivery savings identified through the mid-year review.
- Inclusion of an additional project to the program; Kindergarten Reform Buildings Planning (\$150K) to scope opportunities and establish feasibility of new education and care sites to address the upcoming unmet demand, based on unmet demand estimates provided by the Department of Education. Budget is fully funded by State government.
- Inclusion of an additional project to the program: New project to plant shrubs, plants and trees to increase the biodiversity outcomes at Burnley Golf Course (\$480K). Budget funded by savings in the capital works program.
- Inclusion of an additional project to the program: the renewal of the IDAHOBIT flag pavement treatment at the corners of Smith/Gertrude and Smith/Peel Street, Collingwood.

The following provides a description of the summary status indicators used for the capital works program and discretionary operating projects:

Status	Description
Completed	Project has been successfully completed
On-Track	The project is on track for successful completion by the end of the budget year
Warning	There is a moderate level of risk that the project will not be successfully completed by the end of the budget year
Problem	There is a high level of risk that the project will not be successfully completed by the end of the budget year
Cancelled	Cancelled or deferred projects

The summary status of capital works projects is shown in the chart below.

Proportion of current budget in each project status indicator



The summary status of capital works projects is shown in the chart above, with 40 projects completed, 103 projects on-track and 6 projects cancelled or deferred. Any expenditure at risk of being utilised, may be proposed for a future year (2024/25 or beyond) as may be appropriate for the circumstances of each individual project. The capital works planning process for the proposed 2024/25 capital works program is being conducted with awareness of the projects at risk and the likelihood of some planned activities for 2023/24 extending into future budget years.

Strategy and Plan highlights

Nature Strategy



Juvenile Powerful Owl, September 2023 (Photograph - Yarra City Council)

The City Works team is proud to share following Nature Strategy highlights for the second quarter with the community.

In preparation for the citizen science Aussie Bird Count (16–22 October 2023), a group of 11 community members participated in 'Birds in Backyards' identification skills bird walk with an officer along the Merri Creek Trail. Council encourages residents to participate in the Aussie Bird Count to engage with nature, improve knowledge of local wildlife assist to BirdLife Australia develop an understanding of local birds.

Yarra's dedicated team of Gardens for Wildlife volunteers provided the owners of 20 local gardens with a garden specific report that assists residents to create habitat gardens for local wildlife, connect people with nature and each other and increase the abundance and appreciation of biodiversity.

A further 5 Garden Guide volunteers have joined the Gardens for Wildlife Program, bringing the total to 15 active Garden Guides.

Information gathered via Yarra's threatened species monitoring program confirmed that a single Powerful Owl owlet successfully fledged in late September 2023. The Powerful Owl is Australia's largest owl and is classified as vulnerable in Victoria.

50,305 local indigenous ground, mid-story and small tree tube stock consisting of over 30 species have been ordered for 'Bringing Nature Back' projects at Burnley Golf Course, Alphington Wetland,

Ramsdens, Quarries Hill, Rushall Recreation Reserve and Quarries soak to be delivered in Autumn 2024.

Year 3 of the Narrap Female Ranger Trainee Initiative, a partnership between Council, Collingwood Children's Farm and Wurundjeri Woi-wurrung Cultural Heritage Aboriginal Corporation, has provided 6 Narrap trainee rangers, including 5 female trainees', the opportunity to be trained on country at Collingwood Children's Farm, delivering 64 hours of healing country work focusing on First Nations garden maintenance and harvesting, revegetation preparation and planting, and manual weed control in Birrarung riparian restoration areas.

Yarra Collaborative Committee has submitted a \$2 million Green Links Grant on behalf of all Committee Responsible Public Entities, including Council. If successful, Yarra will receive up to \$375,000 to implement scaling up of revegetation associated with two Burndap Birrarung burndap umarkoo (Yarra Strategic Plan) Transformative Projects - 'Greening the Birrarung' and 'Urban Greening in the inner-city reach' during 2024/25.

Yana Ngargna Plan



A smoking ceremony at the renaming of the Djerring Centre

Council acknowledges the crucial role of Wurundjeri Woi Wurrung and all Aboriginal and Torres Strait Islander peoples in shaping policies across all government levels. It is firmly committed to partnering with the Wurundjeri Woi Wurrung Cultural Heritage Aboriginal Corporation for recognition, reconciliation, and improved outcomes for First Nations peoples.

The Aboriginal Partnerships Team is instrumental in facilitating Council's collaboration with the Wurundjeri Woi Wurrung Cultural Heritage Aboriginal Corporation, Aboriginal and Torres Strait Islander peoples, organisations, and government/non-government entities.

On 14 October 2023, Australians voted in the first referendum of the 21st century on whether to amend the Constitution for the Aboriginal and Torres Strait Islander Voice to Parliament, which did not pass. Polling data showed that the Yarra community overwhelmingly voted YES.

At the 10 October 2023 Meeting, Council endorsed its strong support for the formal position of the Elders at the Wurundjeri Woi-wurrung Cultural Heritage Aboriginal Corporation on the Voice to Parliament to actively support the YES vote. The Council acknowledged that not all Elders voted on the corporation's official position and recognises the existence of diverse viewpoints.

The Principal Advisor Aboriginal Partnerships position within Council was filled in Quarter 1 (Q1) of the current financial year. This role focuses on building and maintaining relationships with the Wurundjeri Woi Wurrung and the broader Aboriginal and Torres Strait Islander communities, and policy advice and development. The Principal Advisor collaborates with community to advance connection to country, self-determination, socioeconomic inclusion, and equity for the Wurundjeri Woi Wurrung and Aboriginal and Torres Strait Islander community. The Principal Advisor has met with key stakeholders and entered into a dialogue on current and emerging issues and opportunities. They will also lead the recruitment of an Aboriginal Partnerships Project Officer in Quarter 3 (Q3) of 2023/24.

In Quarter 2 (Q2), officers are commencing the review of the Yana Ngargna Plan 2020–2023 (YNP). Preparatory desktop research and stakeholder mapping is underway. Across Q2 and Q3, the draft model will be enhanced through consultation with the Wurundjeri Woi Wurrung Corporation, other Aboriginal and Torres Strait Islander peoples, community, organisations and other relevant stakeholders. The model will visually represent the relationship between the resources allocated to the YNP, activities delivered, the changes or results, and outcomes realised or otherwise. The findings and insights will be presented to the Yana Ngargna Advisory Group and Councillors Workshop in Q3.

Work on the successor plan to the YNP will take place during Q3 and Q4. The format (such as plan or strategy), structure, and content of this new document will be shaped by community. A new

Aboriginal Community Partnership framework is anticipated to be presented to the Council for adoption in Quarter 2 (Q2) of 2024/25.

Service highlights

Family, Youth and Children's Services

Children's services

Richmond Kindergarten has recently been awarded an 'exceeding' quality rating by the Department of Education.



This achievement showcases that the team at Richmond Kindergarten has gone beyond the requirements of the National Quality Standard in seven quality areas, highlighting the work and programs that the Richmond Kinder team have established.

Richmond Kindergarten is the fifth of Yarra's Children's Services that has been assessed as an 'exceeding' rating of the National Quality Standards. Only 22% of Long Day Care services in Victoria holding a rating of 'exceeding'.

Feedback received commended the high-quality practice, and Council's demonstrated commitment to providing dynamic learning environments that are play-based and inclusive to all children and families.

The Department of Education outlined that it viewed Richmond Kindergarten as having an established culture of consistent ongoing reflection and self-review, supported by continuous quality improvement measures.

The teaching team was reported to be committed to individual and service performance improvements, which directly contribute to improved outcomes for children and families. The ongoing relationships the team holds with families was an integral part in gaining a greater understanding of children in the community.

The report concluded by commending Richmond Kindergarten as well placed to continue demonstrating high-quality practice and the service management, educators and staff members were recognised for their positive contributions to the assessment and rating process.

Youth and Middle Years

Yarra Youth Services has positively contributed to the community this quarter, engaging 858 young people through various activities and programs. This effort translated into 4,763 instances of contact, with 48 individuals receiving support from the Youth Support program.

At the Fitzroy Adventure Playground, known as "Cubbies," 155 children participated in the transitional program operated by Council's Youth Services, until the new provider was able to start. Council provides a grant to support the operations of Cubbies and The Venny took over the management of "Cubbies" in December 2023.

The Richmond High School's first graduating class was hosted at the Yarra Youth Centre in mid-October. The graduation dubbed the "Big Day Out", was attended by 57 students and teachers, marking a significant milestone for the community.

The Yarra Community Awards recognised young leaders, with several people nominated in various categories. Bol Mayan was awarded Young Citizen of the Year. The capacity of young people locally to drive youth projects was demonstrated, with numerous youth-oriented initiatives successfully securing grants for peer-led programs.

December 2023 saw the end of an artistic chapter as the current Artists in Residence completed their 18-month tenure. These young artists engaged in community programs, exhibited locally, and worked with the Council's Arts team. We are looking forward to welcoming new artists at the start of 2024.

Yarra Youth Services also hosted two events in December, with over 300 young people attending. These events, funded by the Victorian Government's FreeZA program and led by Council's Youth Peer Workers, allowed young residents to lead and showcase their skills in organising and hosting.

In December 2023, we celebrated the end of the year with two youth events held at Richmond Youth Hub and Yarra Youth Centre with the community and partner organisations. Both events demonstrated young people's talents and capacity to run the events for themselves and their peers.



Family Services

Families, Youth and Children hosted the annual Children's week event at Collingwood Children's Farm in October. It was supported by staff across Council and included a range of activities and community information for children and their families.

Our Family Inclusion services have held 80 playgroups this financial year and 28 parent information sessions.

Our Immunisation services held two catch-up clinics for young people to receive missed human papillomavirus vaccinations. We reached out to over 900 community members to inform them that they missed a vaccination and to offer them to attend one of our free clinics.

Our Sleep and Settling team delivered group sessions, with 37 families attending newborn Sleep and Settling sessions and 9 families attending a toddler Sleep and settling session. The Sleep and Settling Outreach service received 30 new referrals.

Annual Plan Performance

Action Progress

Council adopted its Council Plan 2021-25 on 19 October 2021. The Council Plan, incorporating the Municipal Health and Wellbeing Plan, sets out the medium-term direction of Council and the outcomes sought by Councillors for their term. This financial year 2023/24, is year three of the Council Plan 2021-25.

The Council Plan 2021-25 has six Strategic Objectives that respond to the Community Vision, which represent the Strategic Direction of Council for their four-year term.

The Annual Plan and Budget operationalise the Council Plan. The Annual Plan identifies several initiatives under each Strategic Objective which are significant projects that Council will undertake towards achieving the Strategic Objectives. The Annual Plan includes actions that link to some, but not all initiatives from the Council Plan.

Council's progress in delivering the 2023/24 Annual Plan for Quarter 2 (October to December 2023), is detailed in the next section under our six Strategic Objectives.

Annual Plan 2023/24 December Progress



GREEN

At least 90% of action target achieved



AMBER

Between 75% and 90% of action target achieved



RED

Less than 75% of action target achieved



No target set

1 Climate and environment

Action Title: 1.1.1.1 Development of the new Climate Emergency Plan

Develop a new climate emergency plan that builds on the success of the last plan, incorporates current best practice, and builds from a foundation of community engagement. Look to broaden the focus and reach of the Plan as needed and include the strong links to community well-being and strengthening.

Responsible Branch	Status	Start Date	End Date	% Complete	Target	On Target %
Sustainability	In Progress	01-Jul-2023	30-Jun-2024	50%	50.00%	 GREEN

Action Progress Comments: Council has completed an updated review of community greenhouse gas emissions undertaken by Ironbark Sustainability. For the first time this has been built from local utility data and is broken into key sections.

Council undertook significant community consultation to inform the development of a new Climate Emergency Plan for 6 weeks in November-December 2023

Action Title: 1.1.1.2 Community engagement and mobilisation on climate emergency

Deliver targeted programs and activities to key sectors in our community to take climate action. This includes supporting our community to reduce individual and household carbon emissions; bringing people together to be active citizens pushing for change; and helping our community prepare for and cope with worsening climate impacts.

Responsible Branch	Status	Start Date	End Date	% Complete	Target	On Target %
Sustainability	In Progress	01-Jul-2023	30-Jun-2024	71%	71.00%	 GREEN

Action Progress Comments: Council delivered the 'Let's Kick Climate Goals' session in partnership with Richmond Football Club in June 2023 with local sports clubs, fans and members discussing how they might support climate action in their communities. Based on this we are further engaging with our local sports clubs, but also noting the feedback received that post-COVID they are short of volunteers and those they do have carry a heavy load with volunteer fatigue is high, so we need to be mindful of this as we go forward.

Council actively promoted the Climate Action Grants to our community via the Yarra Environment News, other corporate channels, and through direct engagement with key groups and individuals. A strong and diverse mix of community-led climate projects were received and are expected to be presented to Council for endorsement next quarter.


The Neighbourhood House Climate Resilience project, completed with the launch of the joint Climate Action and Resilience Plan, as well as individual plans for each Neighbourhood House, in October 2023.

Councils annual Climate Active submission was completed and lodged in November 2023. The submission is a requirement for Council to remain a certified Carbon Neutral organisation.

Council reviewed the outcomes of recent sustainable apartments and electrify everything programs, and have launched a new SunSPOT solar calculator tool for households to map where solar can go on their roofs, and have commenced planning with partner councils for a High Life Expo in mid-2024, to support apartments to improve sustainability and electrify. We have also commenced the 'Wired for Tomorrow' project with the Yarra Energy Foundation investigating the potential of an all-electric precinct, and have begun planning a series of draughtproofing workshops in the first half of 2024, to support renters and other marginalised cohorts.

Action Title: 1.1.1.3 Community batteries

Support opportunities to accelerate uptake of renewable energy in Yarra through community battery installations.


Responsible Branch	Status	Start Date	End Date	% Complete	Target	On Target %
Sustainability	In Progress	01-Jul-2023	30-Jun-2024	50%	50.00%	 GREEN

Action Progress Comments: The collaborative 'Fast Tracking Neighbourhood batteries' project is complete. The project has delivered community engagement to understand public sentiment and preferences around neighbourhood batteries locally, and technical assessment to produce a map of areas with good potential and feasibility studies on three locations in Yarra.

A final report and guidance document for future neighbourhood batteries will be delivered in January.

Action Title: 1.1.1.4 Zero Carbon Business

Engage businesses and partners to transition towards zero-net carbon and develop circular economy approaches

Responsible Branch	Status	Start Date	End Date	% Complete	Target	On Target %
Sustainability	In Progress	01-Jul-2023	30-Jun-2024	60%	60.00%	 GREEN


Action Progress Comments: Council has promoted the CitySwitch program, a national program supporting office tenants to improve energy and waste efficiency, to Yarra office-based businesses for their consideration to participate. This includes via the Sustainable Business e-Newsletter, our Yarra Website, and direct engagement with our existing sustainable business contacts and through the CitySwitch program manager.

Officers worked with YEF to review the Better Energy Better Business (BEBB) program through the process of developing the new Funding Agreement with YEF for 2023/24. YEF has recently provided Officers with a first draft BEBB Solar Guide. This Guide is designed to present potential solutions for larger businesses and include case studies for businesses with different usage scenarios.

The second phase of the Business Renewables Buying Group (BRBG) has been completed. Led by Yarra, the BRBG has been expanded Victoria wide, with 32 Councils currently signed on and the program has been promoted to Yarra businesses with more promotions coming.

Action Title: 1.1.2.1 Collingwood Leisure Centre facility design to support the transition off gas


Council will undertake design for the renewal of building services at Collingwood Leisure Centre. A major component of this is Heating, Ventilation and Airconditioning (HVAC), which will include full electrification to enable retirement of the use of gas at the facility.

Responsible Branch	Status	Start Date	End Date	% Complete	Target	On Target %
Building and Asset Management	In Progress	01-Jul-2023	30-Jun-2024	30%	0.00%	

Action Progress Comments: An engineering consultancy specialising in zero-emissions transformations of the built environment have been engaged to undertake due diligence of the various options for electrification of Collingwood Leisure Centre.

Action Title: 1.1.2.1 Zero carbon development planning scheme amendment

A key action in the Climate Emergency Plan, Council is pursuing a 'zero carbon development' planning scheme amendment and developing further environmentally sustainable development guidelines.

Responsible Branch	Status	Start Date	End Date	% Complete	Target	On Target %
Statutory Planning	In Progress	01-Jul-2023	30-Jun-2024	46%	33.00%	

Action Progress Comments: Council continues to advocate and engage with Department of Transport and Planning and the Minister for Planning to support the progression of the amendment. Offices are also meeting with members of CASBE on an on-going basis.

Action Title: 1.1.2.1 Circular Economy

Circular economy is a new way of seeing products and materials, viewing them as valuable resources instead of 'waste'. Instead of dealing with waste materials when we throw things away, Yarra City Council continue to be a leader in this space and drive change through our services and initiatives.

Responsible Branch	Status	Start Date	End Date	% Complete	Target	On Target %
City Works	In Progress	01-Jul-2023	30-Jun-2024	71%	71.00%	

Action Progress Comments: Officers continue to work with the State Government to influence what is included in bin content service standards. The draft service standard, corresponding draft regulations, and associated Regulatory Impact Statement (RIS) have not been released for formal public consultation, this is expected by the end of 2023. The final service standards and regulations are expected to be made in early 2024.

Officers have been working closely with State Governments, Visy (our network provider) and other Councils to ensure the CDS program is delivered to meet Yarra's objectives of litter reduction, resources recovery and equal community participation.


Council developed and launched an online workshop promoting sustainable local food systems and community growing spaces for residents interested in applying for a planter box.

Officers are working to integrate the Circular Economy Strategy into the Climate Emergency plan, which is being developed and will go on public exhibition in April 2024. Officers have drafted an organisational wide Circular Economy policy.

Council endorsed the rollout of the Food and Green Waste service on 12 September 2023. Officers have developed the communication behaviour change and education program. In December Council awarded contracts for procurement of bins, collection and processing of FOGO material, the service will start on 1 July 2024.

Action Title: 1.1.2.2 Reduce the use of single use plastics

Engage with businesses and the community to reduce the use of single use plastics and phase out single use plastics across Council's operations.


Responsible Branch	Status	Start Date	End Date	% Complete	Target	On Target %
City Works	In Progress	01-Jul-2023	30-Jun-2024	50%	50.00%	 GREEN

Action Progress Comments: The Single Use Plastic Free Yarra (SUPFY) working group was re-formed consisting of 12 staff members from across the organisation. A number of audits have been undertaken, decisions have been made about reducing single use plastics for internal operations and education sessions with staff undertaken. Further consideration on how to impact changes in the community is underway.

2 Social equity and health

Action Title: 2.1.1.1 Yana Ngargna – Reflection and future directions

Work with Yana Ngargna Advisory Group, Aboriginal and Torres Strait Islander community and key stakeholders to reflect on the Yana Ngargna 2020-23 plan and its implementation and development of the next multi-year partnership plan.


Responsible Branch	Status	Start Date	End Date	% Complete	Target	On Target %
Equity and Community Development	In Progress	01-Jul-2023	30-Jun-2024	50%	50.00%	 GREEN

Action Progress Comments: The Yana Ngargna Advisory Group was reactivated with meetings held in August and December 2023. Officers have commenced background research towards the renewal of the Yana Ngargna Plan, which expires at the end of 2023.

Officers commenced the review of the Yana Ngargna Plan 2020–2023 (YNP) undertaking preparatory desktop research and stakeholder mapping. Across Q2 and Q3, the draft model will be enhanced through consultation with the Wurundjeri Woi Wurrung Corporation, other Aboriginal and Torres Strait Islander peoples, community, organisations and other relevant stakeholders. The model will visually represent the relationship between the resources allocated to the YNP, activities delivered, the changes or results, and outcomes realised or otherwise. The findings and insights will be presented to the Yana Ngargna Advisory Group and Councillors Workshop in Q3.

Action Title: 2.1.2.1 0-25 Plan

Implement initiatives within the 0-25 Plan to enhance the health and wellbeing of children, young people and families.


Responsible Branch	Status	Start Date	End Date	% Complete	Target	On Target %
Family, Youth and Children's Services	In Progress	01-Jul-2023	30-Jun-2024	50%	50.00%	 GREEN

Action Progress Comments: The voice of the child project supports increased engagement and empowerment of children in our Family Services programs, it is included in the operations manual for family support caseworkers and sets out how we engage with children in our work with their parents and caregivers.

The key areas of strategic plan for children, youth and their families are addressed within other strategic and advocacy work including Council Plan and Municipal Health and Wellbeing Plan. Operationalisation of the 0-25 Plan has moved into internal framework to guide service planning, development, quality and practice.

Action Title: 2.1.2.1 Promote access and inclusion for Culturally and Linguistically Diverse (CALD) communities

Address discrimination and tackle systemic barriers to participation in social and economic life for CALD communities and promote access and inclusion to the policies and services of the Council, other levels of government, and relevant agencies.


Responsible Branch	Status	Start Date	End Date	% Complete	Target	On Target %
Equity and Community Development	In Progress	01-Jul-2023	30-Jun-2024	50%	50.00%	 GREEN

Action Progress Comments: A community engagement plan has been developed to determine the scope of the next Multicultural Partnerships Plan. The engagement plan will use an inclusive lens to reach a diversity of groups in Yarra. The first stage of engagement took place in September- October 2023, with a second stage of engagement scheduled for February-March 2024.

Two anti-racism workshops were held in November and December with Vietnamese community groups. The sessions outlined the project on reporting racism and barriers to reporting in which Council is collaborating with Victoria University. A facilitated discussion ensued which included awareness raising about what is racism, what can be reported and where to report. The community members were also provided with written information on this topic in multiple languages, and Bicultural Liaison Officers were utilised to facilitate the discussions.

Action Title: 2.1.2.1 Access and Inclusion Strategy and Action Plan

Implement the Access and Inclusion Strategy's strategic actions to ensure that Yarra is an inclusive and accessible community and is a place where everyone can live well. In addition to implementing the 2023-24 action plan, a new strategy (2024 – 2030) will be developed, to align with new and emerging priorities and needs.

Responsible Branch	Status	Start Date	End Date	% Complete	Target	On Target %
Aged and Disability Services	In Progress	01-Jul-2023	30-Jun-2024	66%	66.00%	 GREEN

Action Progress Comments: Council's Disability Advisory Committee is providing advice on key issues including accessibility initiatives, e-scooters and disability parking, to increase access to local businesses and promote safe use of public spaces.




Community engagement for the development of the 2024-2030 Strategy has been completed using a range of engagement methodologies including Your Say Yarra (635 views resulting in 52 contributions); paid social media reached 11,286 people. Feedback from the community is being collated and the next steps (internal engagement) is being planned to be undertaken February/March 2024.

Other promotional activity includes digital screens in Customer Service and Leisure Centres, emails to clients, service providers and networks including Yarra Business News and Yarra Life.

Action Title: 2.1.2.2 Active and Healthy Ageing Strategy and Action Plan

Implement the Active and Healthy Ageing Strategy, action plan to ensure our residents aged 50+ remain engaged, active, and independent. Living well means feeling included and active in the community, being able to connect to other people and being able to participate in everyday life. In addition to implementing the 2023-24 action plan, a new strategy (2024–2030) will be developed, to align with new and emerging priorities and needs.


Responsible Branch	Status	Start Date	End Date	% Complete	Target	On Target %
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Aged and Disability Services	In Progress	01-Jul-2023	30-Jun-2024	80%	80.00%	 GREEN
<p>Action Progress Comments: Our Clubs, Our Stories videos, part of the Yarra’s Seniors Clubs Re-connect Project which promote the history and activities of a range of Culturally diverse Senior Clubs have been completed. A compilation of the videos will be shown as a short film on the 19 October 2023 as part of Victorian Seniors Festival.</p> <p>Seniors Week 2023 activities included 29 different events to be held in October within the City of Yarra. Events include social outings, high teas, group activities, guided tours, Carers Walk and luncheons. Larger events include Ageing Well in Yarra forum, Willowview Day Centre 30 Anniversary celebrations, Silver Startups for 50+ entrepreneur and intergenerational activities.</p> <p>Community engagement for the strategy was undertaken for six weeks during November-December; this resulted in 1,251 views of the Your Say Yarra page- receiving 271 contribution's which exceeded expectations, Paid social media also promoted the engagement, with 6,219 people viewing the adds at least once. Other engagement activities included emails to clients, service organisations and networks. Feedback from the community is being collated, the next step (internal engagement) is being planned to be undertaken February/March 2024.</p>						
<p>Action Title: 2.1.2.2 Youth led engagement</p> <p><i>Empower young people aged 12–25 to have a greater voice on the issues that affect them through Council’s Youth Advocacy Group. With the support of a project steering committee, and Council, young people will co-design a series of youth-led activities, which build young people’s skills and confidence and help them establish networks and opportunities to amplify their voices in local decision-making and inform advocacy priorities.</i></p>						
Responsible Branch	Status	Start Date	End Date	% Complete	Target	On Target %
Family, Youth and Children's Services	In Progress	01-Jul-2023	30-Jun-2024	25%	0.00%	 GREEN
<p>Action Progress Comments: Establishment of the pilot traineeship program commenced in October 2023, involving preparation of the position description, an evaluation template and identification of internal support requirements for business units and participants. Two positions will be hosted by Customer Experience and Venues business units and following a targeted recruitment process, via Youth Services networks, applications will be assessed in January 2024. (50% completed end of 2nd quarter).</p>						
<p>Action Title: 2.1.2.3 National aged care reforms</p> <p><i>Ensuring residents and clients are supported across the transitional period of the National Aged Care reforms, expected to commence in full by 1 July 2025. Across 2023-2024, Council will continue to review and assess its role in the new program and existing State based Home & Community Care program for Young People. This will include the range of services Council provides directly and areas of potential re-investment.</i></p>						
Responsible Branch	Status	Start Date	End Date	% Complete	Target	On Target %
Aged and Disability Services	In Progress	01-Jul-2023	30-Jun-2024	31%	50.00%	 RED
<p>Action Progress Comments: In late 2023, the Commonwealth Government advised that the new Support at Home program will be delayed for Commonwealth Home Support Program (CHSP) providers (of which Council is one of many) until 1 July 2027. This delay continues to impact our ability to plan, as the final design of the new Commonwealth program remains under-development.</p> <p>In spite of this uncertainty, detailed planning continues to ensure that Council meets the requirements of the current aged care system, including consideration of its role in the new service, and review of meals services and home care services. Council continues to advocate on Aged Care Reforms, which has included participation in webinars and completion of surveys.</p>						

Council participated in the trial of the new Integrated Assessment Tool (IAT) and provided feedback on what worked well, and what needed improvement.

Action Title: 2.1.3.1 Sustainable food systems

Promote sustainable local food systems and building community resilience in the Yarra community.


Responsible Branch	Status	Start Date	End Date	% Complete	Target	On Target %
City Works	In Progress	01-Jul-2023	30-Jun-2024	91%	33.00%	 GREEN

Action Progress Comments: An online Community Growing Spaces workshop for residents interested in applying for a planter box, productive tree, or laneway gardens was completed in September 2023.

Three My Smart Garden Workshops to inform a holistic approach to 'smarter' and more sustainable home gardening across five elements, including food, shelter, waste, water, and habitat, have been delivered. 15 wooden planter boxes were replaced with recycled plastic boxes that include a wicking bed and soil.

Action Title: 2.1.3.1 Supporting the community

Engage with community, local organisations and other key stakeholders to identify, develop and leverage the strengths and passions of the community in responding to identified support needs, including for harder to reach/vulnerable people in the community.


Responsible Branch	Status	Start Date	End Date	% Complete	Target	On Target %
Aged and Disability Services	In Progress	01-Jul-2023	30-Jun-2024	17%	17.00%	 GREEN

Action Progress Comments: The renamed Djerring Centre reopened in July 2023 after a refurbishment was completed that included improved accessibility, storage and technology. This work was done to increase utilisation of the facility, with a number of activities booked in October as part of the Victorian Seniors Festival, in addition to regular programs. Support continues to be provided to the CALD senior groups and the Bent Twig Alliance.

Utilisation of the centre is slowly increasing, current activities include Comedy Connect for older people, piano sessions, drumming sessions and intergenerational activities. Tuesday Community lunches also recommenced in this quarter along with community forums.

Action Title: 2.1.3.1 Celebrate LGBTIQ+ community, enhance visibility and promote inclusion

Support the LGBTIQ+ community through inclusive Council policy and programs, strategic advocacy, local visibility campaigns and cultural events.

Responsible Branch	Status	Start Date	End Date	% Complete	Target	On Target %
Equity and Community Development	In Progress	01-Jul-2023	30-Jun-2024	47%	51.00%	 GREEN

Action Progress Comments: Implementation of the LGBTIQ+ visibility campaign commenced in the previous reporting period with the completion of Phases 1 and 2:
- Phase 1: Creation of a visual identity for 'Rainbow Yarra' in the form of a logo used across all digital and print platforms was launched on IDAHOBIT May 17th 2022.

- Phase 2: Video Campaign – Visibility campaign of LGBTIQ+ Yarra with intersecting identities: Launched on Wear it Purple Day 26 August 2022.


The Rainbow Advisory Committee have provided guidance on the following topics:

- Updating the Rainbow footpaths on Smith/Gertrude streets and Smith/Peel streets to have the Pride Progress flag, which represents our trans, gender diverse, intersectional and intersex communities.
- Phase 3 of the Rainbow Yarra Visibility Campaign which included the creation of a Rainbow Yarra webpage, where community can source all things LGBTIQ+ in Yarra, including safe spaces.
- Phase 4 of the Rainbow Yarra Visibility campaign involving a street rock poster campaign running in Yarra during Pride season from 22 Jan-12 Feb. The photographic campaign profiles LGBTIQ+ people who work, live and play in Yarra including RAC members with intersecting identities. The posters will be displayed around the streets and council facilities celebrating Yarra being the well-known LGBTIQ+ home-ground.
- Participated in and guided the LGBTIQ+ places of historical and cultural significance study, undertaken by GML and Yarra Heritage.

Planning for an inclusive gym and swim event at a Yarra Leisure venue to support diversity and inclusion was investigated, however due to changes in funding and operational issues, the event was not able to be undertaken because of decreased capacity. Plans to investigate other models in 2024 are underway.

Action Title: 2.1.4.1 Alcohol and other drugs harm minimisation

Through a program of action research, investigate and develop strategies to reduce alcohol-related and other drug harm in the community through a multi-faceted approach (e.g., education, enforcement, support, harm reduction, and responsible drinking promotion).

Responsible Branch	Status	Start Date	End Date	% Complete	Target	On Target %
Equity and Community Development	In Progress	01-Jul-2023	30-Jun-2024	92%	75.00%	 GREEN


Action Progress Comments: Funding was received from VicHealth to support the development of Council’s Alcohol Harm Prevention Plan, which has now been finalised. Further funding has been sought for implementation of the plan.

Research to scope the development of a Council 'Alcohol and Other Drugs Policy' to address alcohol and other drug issues within the community has been considered. The next Council Plan (and Municipal Public Health and Wellbeing Plan) will investigate this in further details and align any further work with the release of additional relevant population health data.

The Yarra Liquor Forum is a quarterly meeting where licensed premises operators, Victoria Police, Liquor Control Victoria, and representatives of Council (e.g., Policy and Partnerships, Local Laws, Economic Development, Festivals and Events, etc.) meet to learn and discuss matters of policy, regulation, enforcement and consider strategies to promote safe and inclusive venues locally. The December meeting included a discussion on New Year's Eve (i.e., regulated trading, the local law and blanket ban on public liquor consumption, and police operations) and a presentation from Midsumma Festival Inc. on the event planning for 2024 and licensing conditions.

Action Title: 2.1.4.2 Supporting the National Alliance for Gambling Reform (MPHWP)


Minimise the social and economic harms caused by gambling via the Yarra Gambling Policy, which outlines how Council works to reduce gambling through i.e., advocacy, planning controls, community education and supporting gambling-free initiatives). Our membership of the Alliance is a critical means to advance Council objectives to reduce gambling-related harm.

Responsible Branch	Status	Start Date	End Date	% Complete	Target	On Target %
Equity and Community Development	Completed	01-Jul-2023	30-Jun-2024	100%	100.00%	 GREEN

Action Progress Comments: Council continues to support education campaigns for Gambling Harm Awareness Week through a mix of partnerships, social marketing and in-person events within the municipality. Council membership was renewed with the Alliance for Gambling Reform, officers attended forums and other Alliance events.

Action Title: 2.1.5.1 Access for all and community connections

Access for all, Council's Library Strategic Plan 2022-2026 outlines the direction for library services over 4 years. Library services will support our community to access spaces and services, build skills and knowledge, connect and discover learning opportunities that enables our community to thrive. Our goal is to ensure access for all by reducing barriers for our community.

Responsible Branch	Status	Start Date	End Date	% Complete	Target	On Target %
Libraries Arts and Events	In Progress	01-Jul-2023	30-Jun-2024	49%	25.00%	 GREEN

Action Progress Comments: The Learning Bank is a new community space located in Victoria Street, Richmond, for residents and businesses to connect, create and learn. Throughout June 2023 the 'Be Connected' digital literacy program was delivered at The Learning Bank to support its operation as a community hub.

Action Title: 2.1.5.1 Sport Club development workshop

Develop and host three club development workshops across the 2023/24 financial year, specifically designed for Yarra's community sports clubs. The workshops aim to support local sports clubs to develop and improve the sustainability and capacity of their organisation, the capability of their people/volunteers and connect them with specific tools and resources to inform the direction and priority of activities and investment, as well as deliver quality, inclusive and accessible sport and recreation programs that are aligned with Yarra's Sports Ground and Facilities Allocations Policy 2022.

Responsible Branch	Status	Start Date	End Date	% Complete	Target	On Target %
Property and Leisure Services	In Progress	01-Jul-2023	30-Jun-2024	71%	50.00%	 GREEN

Action Progress Comments: The first workshop was successfully undertaken with Yarra Club. The aim of the development workshops is to assist clubs to upskill club volunteers in key focus areas, as well as satisfying the essential Sportsfields and Facilities Allocation Policy criteria.

The workshop focused on recent changes made to the Fair Play Code (an update of the 2018 blueprint) that sets out the standards of behaviour expected of everyone involved in sport and active recreation. These changes to the Fair Play Code have been made to support greater national consistency, reflecting the National Principles for a Child Safe Organisation developed following the Royal Commission into Institutional Responses to Child Sexual Abuse.

Planning is currently underway to support clubs with Grant Writing and Participation Programming.

Action Title: 2.1.5.1 Promote initiatives to celebrate Yarra's cultural diversity

Host events that bring Yarra's artists, communities and generations together, provide skills- and resource-sharing opportunities, and build connections between artists and representatives from other sectors.

Responsible Branch	Status	Start Date	End Date	% Complete	Target	On Target %
Libraries Arts and Events	In Progress	01-Jul-2023	30-Jun-2024	79%	60.00%	 GREEN

Action Progress Comments: In July 2023, the Smith Street Dreaming event celebrating Aboriginal and Torres Strait Islander Community arts, culture and resilience was coordinated by Council with support from the Victorian Government.

Yarra’s annual winter music festival, Leaps and Bounds was delivered in July 2023. This included over 40 events, spanning a diversity of live music acts, arts activities and cultural celebrations. Planning is underway for Leaps & Bounds Festival 2024, including an invitation to pitch for select live music venue partnerships, further consultation on the model and impact of the festival with industry and internally.

The Gertrude Street Projection Festival was held in July, which presented works from more than 20 artists.

Council’s Public Art Policy is currently under review to increase public and private art opportunities within public spaces and private developments/spaces.

In November 2023, a Remembrance Day ceremony was held in Barkly Gardens with support from Richmond RSL, suppliers and stakeholders.


Council's community festive celebrations included a decorations program and community event at 3 civic outdoor sites to showcase Christmas Decorations and Carols in the Park at Curtain Square on Thursday 14 December 2023 with schools, performers, local organisations and food trucks.

Council's New Year’s Eve family friendly event took place at Edinburgh Gardens with strong support and attendance from our local community.

Featured throughout February 2024 is Yarra’s Major Festivals Program that includes Victoria’s Pride, Lunar Festival and Johnston Street Fiesta. These events are staged to celebrate Yarra’s diverse community and vibrant precincts. Council is working closely with event organisers, local businesses and service agencies to ensure events are welcoming and safe, promoting significant visitation while balancing the impacts on each precinct.

Action Title: 2.1.5.1 Richmond Youth Hub

Undertake a project evaluation of the Richmond Youth Hub and advocate to the State government for appropriate funding to continue activities to vulnerable young people living on the North Richmond Estate.

Responsible Branch	Status	Start Date	End Date	% Complete	Target	On Target %
Family, Youth and Children's Services	Completed	01-Jul-2023	30-Jun-2024	100%	100.00%	 GREEN


Action Progress Comments: The Richmond Youth Hub Evaluation Report was undertaken in July 2023 and endorsed by Council in September 2023. The Richmond Youth Hub Evaluation Report highlights its short and medium-term success in creating a safe space for young people, which fosters social connection, encourages community involvement, and supports youth leadership.

The report forms part of strategic advocacy for Council to secure further funding for the Richmond Youth Hub from the State Government beyond the current agreement which ends in June 2024.

Since the Richmond Youth Hub opened in March 2021, almost 170 young people have registered through Yarra Youth Services and accessed the service. In total, over 10,000 contacts have been made with Yarra Youth Services programs, activities, and individual support.

Action Title: 2.1.6.1 Strategic activities to advance the Yarra Homelessness Strategy

Work to deliver an enhanced coordinated and compassionate crisis response to people experiencing homelessness and connecting with secure housing working with local partners, particularly Launch and cohealth.

Responsible Branch	Status	Start Date	End Date	% Complete	Target	On Target %
Equity and Community Development	In Progress	01-Jul-2023	30-Jun-2024	84%	66.00%	 GREEN


Action Progress Comments: Yarra Zero is a collective impact initiative with key partner agencies that is part of the Melbourne Zero project. It addresses issues of homelessness in Yarra. Backbone project governance was established in June 2023 and the project is now well underway, having been publicly launched on 11 October 2023. Ongoing data collection enables monitoring and analysis of progress in reducing homelessness and its impacts in the municipality, monthly progress reports are incorporated in the Yarra Zero initiative reporting.

Commencing in June 2023, with 24 rough sleepers in Yarra, the project saw an increase to 41 actively engaged individuals by year's end. Despite no housing placements in the first two months, the project achieved 8 housing outflows by December, including moves into public and community housing, and a supported residential service. Notably, case management support rates improved significantly by December. As of November's end, 25 out of 41 individuals were still rough sleeping, with a higher proportion of males. Both housing application completion rates and case management support saw increases across genders.

3 Local economy

Action Title: 3.1.1.1 Precinct Activation Program

The Economic Development unit will work with trader groups and associations to co-design and deliver 4 projects/campaigns within Yarra's retail and services precincts. The purpose is to create awareness, drive visitation, increase spend and revitalise our main streets.

Responsible Branch	Status	Start Date	End Date	% Complete	Target	On Target %
City Strategy	In Progress	01-Jul-2023	30-Jun-2024	65%	50.00%	 GREEN

Action Progress Comments: Funding for the 'Vic St East' trader's activation program has been provided to the Head On agency, they are currently developing a new brand for the local area. Promotion should commence in the next Quarter.





Officers are currently identifying which businesses in Brunswick Street are keen to participate in an activation program, to date traders have expressed a range of wants and needs. A trader meeting with police is planned for early 2024 address local concerns and provide ideas for at least one Brunswick Street activation.

Works are well underway on Nicholson Street, Fitzroy North, where Council has engaged an agency to continue the Everyday Nicholson campaign. A 30m banner will be installed on the fence of the Kinetic bus shelter.

Scoping of the 'Greening Gertrude St' project, funded via Department of Jobs Skills Industry and Regions and business contributions, has been completed and treatment development has commenced. Planter boxes, hanging baskets and additional plantings within existing garden beds are some of the options being considered.

Action Title: 3.1.1.2 Night Time Economy Action Plan

The economic benefit of Night Time Economy to the city is largely unknown, so a gap analysis is required to be carried out, which can then lead to a short term action plan, followed by a draft Night Time Economy strategy.

Responsible Branch	Status	Start Date	End Date	% Complete	Target	On Target %
City Strategy	In Progress	01-Jul-2023	30-Jun-2024	3%	50.00%	
<p>Action Progress Comments: The brief to engage a consultant for the Night Time Economy project has not yet been defined as competing projects have taken priority. This action will be progressed in Quarter 3.</p>						
<p>Action Title: 3.1.2.1 Promote arts and culture within Yarra <i>Ensure the integration of Arts and Culture into Yarra's built form and public realm design.</i></p>						
Responsible Person	Status	Start Date	End Date	% Complete	Target	On Target %
Vicky Guglielmo - Manager Libraries Arts and Events	In Progress	01-Jul-2023	30-Jun-2024	66%	66.00%	
<p>Action Progress Comments: Installation of artwork at the Chas Farquhar Complex by Rebecca Atkinson was completed. The new works are called Queep Queep ('birds' in Woi-wurrung language), and include a mural artwork and powder coated aluminium wall sculptures.</p> <p>The installation of the William Eicholtz and Reko Rennie artworks as part of Otter Street and Cambridge Street Reserve redevelopments is scheduled to take place once the projects are completed. Otter Street project to be completed end of December while the Cambridge Street Reserve is to be completed end of October.</p>						
<p>Action Title: 3.1.2.2 Enable opportunities in the planning development process for spaces for artists to work to enhance the arts sector and everyday creative experiences <i>Facilitate and encourage landowners and planning permit applicants to provide affordable spaces for creatives in support of Council's Room to Create scheme.</i></p>						
Responsible Branch	Status	Start Date	End Date	% Complete	Target	On Target %
Libraries Arts and Events	In Progress	01-Jul-2023	30-Jun-2024	55%	100.00%	
<p>Action Progress Comments: Building works for the Wellington and Vine Arts and Craft space have been complete. Process to commence Expression of Interest on occupants for the space are in progress. Tenancy anticipated by Q4.</p>						
<p>Action Title: 3.1.5.1 Joined-up response to promote local safety and wellbeing <i>Promote community safety through interagency partnerships including the Local Safety Reference Group, Yarra Liquor Forum, and supporting initiatives with VicPol, Department of Justice and Community Safety, Department of Families, Fairness and Housing, Department of Housing and agencies commissioned locally to promote health and wellbeing.</i></p>						
Responsible Branch	Status	Start Date	End Date	% Complete	Target	On Target %
Equity and Community Development	In Progress	01-Jul-2023	30-Jun-2024	93%	50.00%	


Action Progress Comments: An update on the public intoxication health model was provided to Council and Executive in October. The trial has concluded, and a permanent sobering service has been opened by cohealth in Collingwood under contract from state government.

The Yarra Liquor Forum is a quarterly meeting, where licensed premises operators, Victoria Police, Liquor Control Victoria, and representatives of Council (e.g., Policy and Partnerships, Local Laws, Economic Development, Festivals and Events, etc.) come together to learn and discuss matters of policy, regulation, enforcement and consider strategies to promote safe and inclusive venues locally. The December meeting included a discussion on New Year's Eve (i.e., regulated trading, the local law and blanket ban on public liquor consumption, and police operations) and a presentation from Midsumma Festival Inc. on the event planning for 2024 and licensing conditions.

4 Place and nature

Action Title: 4.1.1.1 Opportunities for new and expanded open space in Yarra

Construction of Otter Street new pocket park and expansion of Cambridge Street Park by converting road space into park to increase open space provision in Collingwood.

Responsible Branch	Status	Start Date	End Date	% Complete	Target	On Target %
Manager City Strategy	In Progress	01-Jul-2023	30-Jun-2024	66%	66.00%	 GREEN

Action Progress Comments: Construction of the new Otter Street Park commenced in July 2023, with estimated completion in December.

The Cambridge Street Park extension work was completed and the park reopened in November 2023.

Action Title: 4.1.1.2 Opportunities for new open space in Yarra

Roads to Parks programme to increase open space in areas identified as deficient in the Open Space Strategy.

Responsible Branch	Status	Start Date	End Date	% Complete	Target	On Target %
Manager City Strategy	In Progress	01-Jul-2023	30-Jun-2024	50%	50.00%	 GREEN

Action Progress Comments: Feasibility studies completed and new opportunities to convert road space into open space identified.

Action Title: 4.1.1.3 Gipps Street Employment Precinct Local Area Plan


Preliminary investigation into the Gipps Street Employment Area.

Responsible Branch	Status	Start Date	End Date	% Complete	Target	On Target %
City Strategy	In Progress	01-Jul-2023	30-Jun-2024	30%	50.00%	 RED

Action Progress Comments: Council contacted the State Government seeking Streamlining for growth funding however they advised they are not funding the Streamlining for Growth program this year.

A working draft issues and opportunities paper is being prepared internally whilst awaiting responses from State Government to be able to progress other amendments. The paper will inform future technical strategic background work and engagement efforts, leading into a local area plan.

Action Title: 4.1.1.4 LGBTIQ+ Cultural Heritage


Responsible Branch	Status	Start Date	End Date	% Complete	Target	On Target %
City Strategy	In Progress	01-Jul-2023	30-Jun-2024	50%	50.00%	 GREEN

Action Progress Comments: The draft report on the LGBTIQ+ Heritage Study Part 1 (Thematic Statement and a comprehensive list of places of significance to community) was completed and presented to Councillors in October 2023.

A consultant has been appointed and the work on the preparation of place citations and statements of significance has commenced.

Action Title: 4.1.1.5 Charlotte Street New Public Space

Continue to consult and prepare designs to convert road space in Charlotte Street into public open space.

Responsible Branch	Status	Start Date	End Date	% Complete	Target	On Target %
City Strategy	In Progress	01-Jul-2023	30-Jun-2024	60%	60.00%	 GREEN

Action Progress Comments: The draft concept design for the Charlotte Street new public space was placed on public exhibition on Council's website. A report on the consultation findings, and revised concept design works were completed and posted on Council's web site in November 2023. Preparation of the detailed design has commenced.

Action Title: 4.1.2.1 Cremorne implementation

Continue work to implement built form controls for Cremorne and implement the Cremorne Implementation Plan.


Responsible Branch	Status	Start Date	End Date	% Complete	Target	On Target %
City Strategy	In Progress	01-Jul-2023	30-Jun-2024	46%	51.00%	 GREEN

Action Progress Comments: A Council report on the revised Cremorne Urban Design Framework; and interim and permanent Design and Development Overlays. was presented to Council in September 2023. Council's request to State Government to apply interim built form provisions and exhibit permanent planning provisions has been lodged with the Department of Transport and Planning. Consultation material to support the public exhibition of the amendment is currently being prepared.

Officers contacted the Department of Jobs, Skills, Industry and Regions to clarify the status of the Cremorne Place implementation Plan group and encourage the State Government to reconvene.

Action Title: 4.1.2.1 Brunswick Street Oval precinct redevelopment


This project will redevelop the sporting and community facilities in the immediate vicinity of the Brunswick Street Oval (WT Peterson Community Oval) within Edinburgh Gardens, North Fitzroy, along with improvements to the landscaping and civil infrastructure in the area.

Responsible Branch	Status	Start Date	End Date	% Complete	Target	On Target %
Building and Asset Management	In Progress	01-Jul-2023	30-Jun-2024	33%	33.00%	 GREEN

Action Progress Comments: Tenders for the project were received and evaluated. Unfortunately, the prices tendered significantly exceeded the budget available for the project, meaning a construction contract was unable to be awarded. Officers are working with key stakeholders, including sporting clubs and funding partners, to explore options for the project. Proposals have been sought from suitable consultants to develop a revised concept plan that can be delivered within the available budget whilst meeting the key project objectives.

Action Title: 4.1.2.1 Permeable pavement study

Commence a study into the optimised use of permeable pavement in partnership with the University of Melbourne and the Australian Research Council.


Responsible Branch	Status	Start Date	End Date	% Complete	Target	On Target %
Infrastructure Traffic and Civil Engineering	In Progress	01-Jul-2023	30-Jun-2024	66%	66.00%	 GREEN

Action Progress Comments: Council and memorandum of understanding representatives conducted a workshop to define the key deliverables of this research project.

Following on from the workshop the MOU was signed by all involved. The MOU will ensure that Council receives high quality deliverables.

Action Title: 4.1.2.2 C286 Open Space Contribution Rate

Continue to pursue Open Space Contribution Rate changes.


Responsible Branch	Status	Start Date	End Date	% Complete	Target	On Target %
Manager City Strategy	In Progress	01-Jul-2023	30-Jun-2024	50%	50.00%	 GREEN

Action Progress Comments: A workshop on the Open Space Contribution Rate peer review was held with Councillors. Two Council reports to progress the amendment and request the Planning Panel Review process be reconvened were presented to Council in August and September 2023.

A request to reconvene the Panel Hearing was lodged with Planning Panels Victoria. A Directions Hearing was held on 7 December 2023 with the full hearing to commence on 5 February 2024

Action Title: 4.1.2.3 Permanent built form provisions

Continue work to implement permanent Built form controls.

Responsible Branch	Status	Start Date	End Date	% Complete	Target	On Target %
Manager City Strategy	In Progress	01-Jul-2023	30-Jun-2024	35%	50.00%	 RED

Action Progress Comments: A number of built form provisions are in progress:
The C273 Heidelberg Road amendment exhibition period closed with 119 submissions received. Officers have analysed submissions and reported to Council in December 2023 with a recommendation to progress the amendment to the Yarra Activity Centre Standing Committee. Awaiting response from the Minister for Planning and Planning Panels Victoria on Council's requests to refer the amendment to the Standing Advisory Committee. Preparations for the hearings has commenced.

Council submitted Amendment C271 Fitzroy-Collingwood to the Minister seeking permission to place it on exhibition in December 2023. Council is waiting on consent from State Government to place amendment on public exhibition. All the preparatory work for the exhibition has been completed.

Amendments C291 and C293 which propose to apply permanent built form provisions to Bridge Road and Victoria Street, Richmond and the Collingwood South Mixed Use Precinct are awaiting approval by the Minister for Planning.

Action Title: 4.1.3.1 Greening Yarra

Reduce the urban heat island effect, enhance amenity, improve wildlife corridor connections and overall biodiversity values across the community through the planting of trees, shrubs and grasses, and increasing canopy cover.

Responsible Branch	Status	Start Date	End Date	% Complete	Target	On Target %
City Strategy	In Progress	01-Jul-2023	30-Jun-2024	29%	28.00%	 GREEN

Action Progress Comments: Planning for additional street tree locations to accelerate the annual street tree planting programme commenced in July 2023.

Winter/Spring planting in progress aiming at planting a minimum of 10,000 locally indigenous plant species to improve habitat hectare condition score and reinstate endangered Ecological Vegetation Classes (EVC) including riparian woodland, escarpment shrubland, plains grassy woodland EVCs within Yarra's bushland areas and consolidate and reinstate areas of strategic biodiversity value by increasing indigenous vegetation extent within Open Space by 5000m².

Action Title: 4.1.3.1 Direct Seeding and Cultural Burning

Adopt innovative integrated bushland management approaches to achieve cost effective and efficient bushland management and site-specific targets in partnership with Yarra's Bushland Contractor and Wurrundjeri Woi Wurrung Narrap Team.


Responsible Branch	Status	Start Date	End Date	% Complete	Target	On Target %
City Works	In Progress	01-Jul-2023	30-Jun-2024	48%	33.00%	 GREEN

Action Progress Comments: Council's liaison with Narrap Fire lead has commenced and site preparation is underway to deliver an autumn ecological cultural burn in the endangered Plains Grassy Woodland EVC in Burnley Park. A pre-burn habitat hectare assessment has been undertaken by ecological consultant.

Site preparation completed for the 1000m2 of autumn direct seeding of parkland adjacent to the Merri Creek, to reinstate endangered Plain Grassy Woodland and Escarpment Shrubland.

Action Title: 4.1.3.2 Education and awareness program

Deliver Yarra's community based education, awareness, and nature engagement program as outlined in the Yarra Nature Strategy Action Plan 2020-2024.

Responsible Branch	Status	Start Date	End Date	% Complete	Target	On Target %
City Works	In Progress	01-Jul-2023	30-Jun-2024	63%	33.00%	 GREEN


Action Progress Comments: As part of the 2023 National Tree Day 158 community members planted 4000 local indigenous species at Kevin Bartlett Reserve

20 households have had their garden assessed by volunteer Garden Guides as part of Yarra's Gardens for Wildlife Program.

Council continues to partner with the Merri Creek Management Committee to host the City of Yarra Waterwatch Program, targets for 2023/24 include: Engage a minimum of 200 students over 10 education sessions, conduct Community Waterwatch Training and Litter Clean Ups events.

Action Title: 4.1.3.3 Yarra citizen's science program

Encourage Yarra's community to further appreciate and actively enhance Yarra's natural landscape by offering engagement and education opportunities.

Responsible Branch	Status	Start Date	End Date	% Complete	Target	On Target %
City Works	In Progress	01-Jul-2023	30-Jun-2024	76%	75.00%	 GREEN

Action Progress Comments: The grassland walk was changed to a Zine making workshop in September to celebrate Biodiversity month and Yarra threatened species. The Gardens for wildlife (G4W) book launch took place in September 2023.


In preparation for the citizen science Aussie Bird Count which took place on 16–22 October 2023, a group of 11 community members participated in 'Birds in Backyards', an identification skills bird walk with an officer along the Merri Creek Trail.

Biodiversity officers in partnership with Water Watch Officers, conducted a community Frog Watch during spring, recording observations on the Melbourne Water Frog Census Application.

Planning has commenced to encourage Yarra's community to contribute to the Greater Melbourne City Nature Challenge Event. Yarra's community can help us compete with cities around the world by recording observations (photos or sounds) of wild plants, animals and fungi on iNaturalist application.

Action Title: 4.1.4.1 Special Building Overlay update


Review provisions within the Yarra Planning Scheme as they relate the Special Building Overlay in Yarra.

Responsible Branch	Status	Start Date	End Date	% Complete	Target	On Target %
City Strategy	In Progress	01-Jul-2023	30-Jun-2024	6%	34.00%	
<p>Action Progress Comments: Council's Civil Engineering team undertook consultation on 'Keeping Yarra flood resilient' in July 2023. This team is leading the reporting on the community consultation outcome. Council is in discussions with Melbourne Water regarding timing of a future planning scheme amendment to update the planning controls for buildings in the areas potentially affected by flooding from the drainage system.</p>						

5 Transport and movement

Action Title: 5.1.1.1 Transport Action Plan


Continue to develop actions that support the implementation of the Yarra Transport Strategy, including, finalise the Transport Action Plan, commence development of a parking strategy and design and construct new and upgraded walking and cycling infrastructure on key transport corridors.

Responsible Branch	Status	Start Date	End Date	% Complete	Target	On Target %
Strategic Transport	In Progress	01-Jul-2023	30-Jun-2024	72%	64.00%	

Action Progress Comments: Community engagement has closed for the Draft Transport Action Plan, community feedback is now being considered. The engagement also provided input to inform the scope for the Parking Strategy.

Action Title: 5.1.1.2 Transport New Deal implementation

Council will implement the three New Deal programs outlined in the Yarra Transport Strategy, New Deal for Cycling: design and construct new and upgraded cycling infrastructure in priority locations, New Deal for Walking: develop clear processes for implementing the outcomes of the Yarra Transport Strategy and continue to deliver safer walking infrastructure, such as pedestrian improvements in Cremorne and New Deal for Schools: commence the first round of the New Deal for Schools program to encourage and enable active travel.

Responsible Branch	Status	Start Date	End Date	% Complete	Target	On Target %
Strategic Transport	In Progress	01-Jul-2023	30-Jun-2024	59%	60.00%	

Action Progress Comments: The new pedestrian crossing on Cremorne Street was due to be installed in September however an old gas pipe has been discovered albeit after 2 service checks were commissioned by council. This issue needs to be addressed before work on the crossing can commence. This has pushed delivery timeframes back 2 months.

A number of walking projects are underway and at different stages of the delivery process. Formal commencement of a New Deal for Walking process which is a significant undertaking is not scheduled for delivery this year in the Transport Action Plan (TAP) or detailed team plan and cannot be resourced noting other projects have been given priority status such as e-scooters, Wellington Street bike lanes, Parking Strategy, tram stop corridor study and the TAP. Recent changes to capital delivery processes and streets typology work, lead by Council's Urban Design team are currently underway would be considered as this work progresses.

A list of 'shovel ready' projects has been prepared for potential delivery this year for discussion at the new deal working groups.

It will not be possible to deliver the full New Deal for Schools program in year 1, instead a 'light' rollout will commence at Alphington School in partnership with the Road Safety Study done by

the traffic team using a contractor as an interim measure.

Action Title: 5.1.2.1 Transport advocacy

Advocate to other stakeholders, including the State Government, for priority transport needs identified in the Yarra Transport Strategy by raising awareness of these and being proactive in identifying solutions, including:

- *Accessible tram stop upgrades across all of Yarra's network, including Smith Street, Gertrude Street, Swan Street and Bridge Road*
- *Increased bus, tram and rail services and reliability to support current and future needs*
- *Funding and/or delivery of active transport infrastructure in priority locations, such as strategic cycling corridors and areas with high pedestrian activity*

Responsible Branch	Status	Start Date	End Date	% Complete	Target	On Target %
Strategic Transport	In Progress	01-Jul-2023	30-Jun-2024	50%	50.00%	 GREEN

Action Progress Comments: Notifications have been issued to internal and external stakeholders of the Transport Action Plan.

Council continues to assess and apply for relevant external grant funding to assist with delivering active transport projects. Conversations have taken place with State Government to encourage them to fund the new deal for cycling and walking projects, these are continuing.

Council has lodged bids for multiple grants under the federal blackspot program as part of our road safety studies.


Action Title: 5.1.2.2 Transition to Zero-Emission Transport

Encourage, facilitate and advocate for policies and projects that result in an increased use of electric and other zero-emission modes of transport in Yarra, including:

Accelerated use of electric and other zero-emission vehicles on bus routes.

Increased replacement of internal combustion engines with electric and other zero-emission means of propulsion in cars.

Increased adoption and use of electric bicycles, including for 'last kilometre' freight and local business use.


Responsible Branch	Status	Start Date	End Date	% Complete	Target	On Target %
Strategic Transport	Completed	01-Jul-2023	30-Jun-2024	100%	100.00%	 GREEN

Action Progress Comments: Officers have provided inputs to the M9 group of Council's and Inner Metro Partnership, advocating for State and Federal Government to show leadership on the uptake and development of all types of electric vehicles. Recent announcements by State Government suggest that action on e-vehicles is now ramping up.

A consultant brief has been prepared to look at the role of Yarra in accelerating the rollout of electric vehicle charging points in Yarra and to forecast e-car charger demand over the next 10 years. The Transport Action Plan also covers e-car chargers and feedback from that consultation will be an input and agreement on next steps. The work done to date has shown that finding sites for chargers on public land at least in Yarra is not easy when all practical factors are considered.

Action Title: 5.1.3.1 Fitzroy and Collingwood 30km/hr pre-trial study

Undertake a pre-trial study to investigate the feasibility of expanding the current 30km/hr speed limit trial to cover the entire suburbs of Fitzroy and Collingwood.

Responsible Branch	Status	Start Date	End Date	% Complete	Target	On Target %
Infrastructure Traffic and Civil Engineering	In Progress	01-Jul-2023	30-Jun-2024	92%	100.00%	 GREEN


Action Progress Comments: Officers have agreed with stakeholders that the 30km/hr trial should initially begin with a soft touch approach with existing signs and line marking to be replaced with 30km/hr signs and line marking. An infrastructure plan based on this has been completed and submitted to the Department of Transport and Planning for review.

There has been ongoing engagement with stakeholders since mid-2022. A community sentiment survey of 6000 randomly selected properties (including households and businesses) took place in August and September 2023. The surveys show between 59%-68% support for 30km/hr speeds. on the street the respondents live on. The results of the survey and the findings of the wider pre-trial study were presented to Council in November 2023. The report can be viewed on Council's website.

6 Democracy and governance

Action Title: 6.1.1.1 Councillor engagement program

Develop and promote Council's enhanced engagement program to provide more opportunities for the community to engage with Councillors.

Responsible Branch	Status	Start Date	End Date	% Complete	Target	On Target %
Communications and Engagement	In Progress	01-Jul-2023	30-Jun-2024	50%	50.00%	 GREEN

Action Progress Comments: The Councillor Engagement Program was launched in February 2023 and activities have been scheduled every month until November. The program responds to requests for more in-person community engagement activities. In the last quarter we have held the following in person engagement activities for councillors




- Dinner event with health agencies which brought together Councillors, Community Health Organisations, local GPs, the local Public Health Unit and the local Primary Health Network to discuss what is happening locally regarding primary health care, what actions are being taken to address issues and what is needed for future advocacy
- Yarra Conversations: 'Zeroing in on homelessness' – Dinner for Homelessness Week, including local stakeholders and guest speakers was held in August
- Ward listening posts were held across the three wards in September
- Four Meet the Mayor sessions will held in Carlton, Alphington, North Fitzroy and Fitzroy this quarter
- Three Councillor Conversations with Community events were held this quarter in Abbotsford, Fitzroy North and Alphington which were attended by approximately ? community members




An evaluation of the program from February to July this year was also undertaken this quarter which provided important insights into what is working and also identified some areas for improvement. This report was presented to a Councillor Briefing in September.

Action Title: 6.1.2.1 Financial Sustainability Strategy

Develop and begin implementation of the Financial Sustainability Strategy.

Responsible Branch	Status	Start Date	End Date	% Complete	Target	On Target %
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Finance	In Progress	01-Jul-2023	30-Jun-2024	67%	67.00%	 GREEN
<p>Action Progress Comments: Council adopted the Financial Sustainability Strategy in December 2023 after extensive internal and community consultation. It includes strategic levers on revenue generation and cost efficiencies.</p> <p>Budget guidelines for 2024/25 are being developed to assist staff in the development of the budget and include reference to the key objectives of the Financial Sustainability Strategy.</p>						
<p>Action Title: 6.1.3.1 Service Review Program</p> <p><i>Develop and implement the service review and improvement program for identified Council services.</i></p>						
Responsible Branch	Status	Start Date	End Date	% Complete	Target	On Target %
Business Transformation	In Progress	01-Jul-2023	30-Jun-2024	70%	67.00%	 GREEN
<p>Action Progress Comments: Council has endorsed the engagement plan which includes a two stage community engagement process. Stage one of engagement which included social research and Your Say Yarra is now completed. Preparation for stage two is underway and expected to be completed in March 2024.</p> <p>Analysis and planning for a council wide service review framework and service catalogue has been completed and will be used to plan services and identify opportunities for review. A consultant has been engaged to develop and deliver an accelerated service planning program.</p>						
<p>Action Title: 6.1.3.1 Digital Transformation</p> <p><i>Deliver a series of digital projects to transition Yarra technology into a contemporary future state and enhance employee and customer experience.</i></p>						
Responsible Branch	Status	Start Date	End Date	% Complete	Target	On Target %
Digital Technology	In Progress	01-Jul-2023	30-Jun-2024	1%	34.00%	 RED
<p>Action Progress Comments: Development of the Business Case for GIS/Yarra maps enhancement will be delivered as part of the Enterprise Resource Planning programme (ERP), the EPR project plan is under development.</p> <p>A City of Yarra Data Governance Framework and Digital Blueprint and Roadmap will commence in 2024.</p>						
<p>Action Title: 6.1.4.1 Electoral representation review</p> <p><i>The City of Yarra will actively engage in the Electoral Representation Review to be conducted by the Victorian Electoral Commission in preparation for the 2024 Council election. We will make a submission to the process on behalf of the Council and advocate for a system that provides for representation that reflects Yarra's diverse community. We will encourage and support the community to make their own direct submissions to the review.</i></p>						
Responsible Branch	Status	Start Date	End Date	% Complete	Target	On Target %

Governance and Integrity	In Progress	01-Jul-2023	30-Jun-2024	93%	100.00%	 GREEN
<p>Action Progress Comments: Council undertook a publicity campaign to encourage members of the community to make submissions to the Victorian Electoral Commission in relation to the electoral representation review. The campaign included social media, newspaper advertisements and SMS messages to approximately 40,000 voters in Yarra.</p> <p>A formal submission was endorsed by Council on 18 July 2023 and submitted to the Minister on 20 July 2023. We are currently waiting for the final report to be released by the Minister.</p> <p>A project team has been convened, with early planning underway for single member ward changes.</p>						
<p>Action Title: 6.1.4.1 Website strategy and redevelopment of the Council website.</p> <p><i>Develop and implement a website strategy and redevelop the Council website, with a focus on accessibility and ease of finding information, to increase community awareness and encourage broader participation in decision making.</i></p>						
Responsible Branch	Status	Start Date	End Date	% Complete	Target	On Target %
Social Media and Communications	In Progress	01-Jul-2023	30-Jun-2024	45%	50.00%	 GREEN
<p>Action Progress Comments: Development of the website strategy to guide the development of the new website and future improvements has been completed.</p> <p>Development of the content strategy has commenced and will be completed in February. Website content rewrite has commenced and will be completed in June.</p>						
<p>Action Title: 6.1.5.1 CX Program 2022-2024</p> <p><i>Implement the CX Strategy's program of initiatives to realise and deliver the best service value for Yarra's customers, community, and internal teams. This is delivered through four strategic objectives Mindset Systems Discipline Collaboration Empathy. This year Council will deliver service experience improvements with the official launch of additional digital channels, a relaunch of the CX program internally, establishment of a CX Centre of Excellence and creation of a Customer Service Charter.</i></p>						
Responsible Branch	Status	Start Date	End Date	% Complete	Target	On Target %
Customer Experience	In Progress	01-Jul-2023	30-Jun-2024	97%	50.00%	 GREEN
<p>Action Progress Comments: Promotion of digital customer service options and channels is progressing with engagement of the Communications Team. The online promotion will be completed by end of year.</p> <p>The CX working group has been re-established and research and benchmarking for the Customer Service Charter have been completed. A draft charter has been developed with a whole of organisation implementation proposed to commence in Q3.</p>						

7.4 Governance Report - February 2024

Reference	D23/498622
Author	Rhys Thomas - Senior Governance Advisor
Authoriser	Manager Governance and Integrity
Disclosure	The authoriser, having made enquiries with members of staff involved in the preparation of this report, asserts that they are not aware of any general or material conflicts of interest in relation to the matters presented.

Purpose

1. The Governance Report is prepared as a periodic report to Council which provides a single reporting platform for a range of statutory compliance, transparency and governance related matters.

Critical analysis

History and background

2. To ensure compliance with the Local Government Act 2020 and in accordance with best practice and good governance principles, transparency and accountability, this standing report consolidates a range of governance and administrative matters.
3. Matters covered in this report are:
 - (a) Victorian government plans for local government reform;
 - (b) Appointment of the Chair of the Audit and Risk Committee;
 - (c) Operation of Advisory Committees;
 - (d) Establishment of a Family and Children Advisory Committee; and
 - (e) Removal of Lane 2244 from the register of public roads.

Discussion

Victorian Government plans for local government reform

4. On 17 November 2023, the Minister for Local Government announced the Government's plans to introduce reforms intended to improve governance and integrity standards in the state's 79 councils ahead of the 2024 council general elections. The proposed reforms respond to integrity body reports and recommendations, including the Independent Broad-based Anti-corruption Commission (IBAC) and the Chief Municipal Inspector, and other government initiatives such as the Local Government Culture Project.
5. On 31 January 2024, a consultation paper was released which sets out the proposed direction of the reforms. It can be found at **Attachment One**.
6. The reforms are proposed to include:
 - (a) ongoing mandated training for mayors and councillors that expand the existing induction training requirements for councillors;
 - (b) the introduction of a uniform councillor code of conduct and increasing the sanctions available to address councillor misconduct;
 - (c) the removal of the current ability for Councillor Conduct proceedings to be delayed through de novo appeals to VCAT;
 - (d) a change to avoid Councils being in a position of funding legal support for Councillors on both sides of a dispute;

- (e) giving an arbiter a broader range of sanctions in the event of a finding of misconduct against a Councillor;
 - (f) a mechanism for the suspension or disqualification of individual councillors found to have created a risk to health and safety, or prevented the council from performing its functions;
 - (g) a change to confidentiality provisions to ensure that a Municipal Monitor has access to all necessary Council information; and
 - (h) an enhancement of enforcement powers of the Chief Municipal Inspector, including having the ability to issue infringement notices for certain offences under the Act.
7. Officers are supportive of the direction of these reforms, which in large part arise directly from recommendations made in Operation Sandon, the findings of various Municipal Monitors appointed to Councils in recent years and the experience of the conduct of the first local government elections held under the new Local Government Act in 2020. While it is not intended to lodge a submission at this preliminary stage, officers will write to express our support for the direction of the reforms, and our willingness to engage in the subsequent consultation regarding legislative and regulatory drafting.
8. In its response, officers will express the view that regardless of the final decisions about the proposed reforms, it is necessary to underpin local government integrity reforms with appropriately resourced integrity bodies. This includes:
- (a) Local Government Victoria having the necessary resources and expertise to consult meaningfully with the sector in the development of legislation and regulation, as well as the development of model policies and processes, and the issuance of good practice guidelines under section 87 of the Local Government Act 2020;
 - (b) the Principal Councillor Conduct Registrar being better supported (either by Local Government Victoria or staff with direct local government expertise), to respond to matters more quickly, as well as having the resources necessary to enable the transparent publication of reasons for decisions, and
 - (c) the Local Government Inspectorate being funded to ensure that formal investigations of matters brought to it can be completed in a timely manner and do not become lengthy and unnecessary distractions to the ongoing good governance of Councils.
9. The government has informed Council that legislation will be introduced in early 2024, allowing time for the reforms to take effect in time for the Victorian local government general elections in October 2024.
10. The Government proposes to consult with the sector in coming months about the details of the legislation and throughout next year on the regulations for the councillor model code of conduct and mandatory training.
11. Officers will provide further advice to Council once details are released.
12. Councillors may also like to avail themselves of the opportunity to engage directly in the reform process as individuals – a process that will be coordinated by the Municipal Association of Victoria and the Victorian Local Governance Association. Officers will inform Councillors of these opportunities as they arise.

Appointment of the Chair of the Audit and Risk Committee

13. The Audit and Risk Committee Charter states that “*The Chairperson of the Committee will be an independent member and will be appointed by the Audit Committee annually. The nomination for the position of Chairperson will be submitted to Council for approval.*”
14. The use of the word ‘appointed’ in this way is contradictory with the next sentence in the Charter, in that it implies the Committee has the final authority to appoint its chair. In practice, the committee does not ‘appoint’ its chair, it actually ‘nominates’ a candidate for submission to Council for ratification (the resolution passed by the committee uses the language ‘nominate’).

15. This contradiction does not effect the validity of a Council resolution to appoint a chair, but the committee Charter scheduled for review later in 2024 presents an opportunity to resolve this contradiction. New language will be proposed at the time of redrafting a revised Charter for Council's consideration.
16. The three current external Independent Members are:
 - (a) David Ashmore – appointed 2015;
 - (b) Kylie Maher – appointed 2021; and
 - (c) Lisa Tripodi – appointed 2023.
17. At its meeting on 7 December 2023, the Audit and Risk Committee nominated Kylie Maher as its nominee for the position of Chair throughout 2023.
18. With the committee chair nomination already having been ratified by the committee, it is not open to Council to resolve to make a different appointment.
19. Should Council determine a course of action other than set out in the recommendation, a resolution to send the matters back to the Audit and Risk Committee for further consideration would be the appropriate mechanism.

Operation of Council's Advisory Committees

20. The operation of Council's Advisory Committees is set out in the Council Committees Policy (adopted by Council August 2020) and scheduled for review in August 2024.
21. There is an opportunity to align the establishment and purpose of Council's Advisory Committees with each four year Council term and in turn, to enable any Advisory Committees that are established to support the achievement of the objectives of the adopted Council Plan for each term. As such, Officers recommend that the review date of the Policy be amended to 30 June 2025.
22. The intention is that following the 2024 Council elections, that the incoming Council will be presented with a revised policy that sees the operation of Council's advisory committees sunset at the conclusion of each Council term, and that each Council then determine the necessary structure to support the delivery of its Council Plan, commencing from 1 July in the year following the election.
23. This approach has the advantage of aligning the advisory committee terms with the term of the Council Plan and enables the Terms of Reference for each committee to draw directly on the adopted Council Plan objectives.
24. This approach will mean that the Council will operate without having advisory committees in place at the commencement of its term. Instead, community members of former committees will be invited to engage in the consultation process for the development of the Community Vision and Council Plan – both of which will draw heavily on community input in determining community and Council priorities for the next four years.
25. At this time, it is necessary to seek a resolution to ensure the smooth operation of the existing advisory committees until the commencement of the election period in September 2024, including the extension of the current policy and the extension of membership terms where necessary.
26. There are two committees that will be required to continue in operation beyond the Council election period and are therefore not proposed to sunset. These are:
 - (a) the Yana Ngargna Advisory Committee, which is a partnership between Yarra City Council and the Wurundjeri Woi Wurrung, Aboriginal and Torres Strait Islander community; and

- (b) the Chief Executive Officer Employment and Remuneration Committee, which is unique in that it comprises all Councillors and does not include members of the community. It is a necessary committee to ensure that Council meets its legislative obligations regarding the employment and performance review of the Chief Executive Officer.

27. This report seeks the necessary resolution to extend the operation of the current policy and to conclude the term of the current committees at the commencement of the 2024 Council election.

Establishment of a family and children advisory committee

- 28. On 12 December 2023, Council resolved that a report be presented to Council to consider the establishment of a families and children advisory Committee.
- 29. Following the December 2023 resolution, Officers have considered the potential role of a families and children advisory committee and have begun work on understanding the resource implications. A preliminary draft terms of reference has also been developed.
- 30. The recent history of Council committees in this portfolio area is set out below.
 - (a) Until 2021, a committee known as the Early Years Reference Group operated. It was closed due to waning interest;
 - (b) In July 2021, officers presented a proposal to establish a new advisory committee for children, youth, and families to replace the Early Years Reference Group;
 - (c) Feedback from Councillors was that the scope and membership of the proposed advisory group was too broad, and the proposal was not supported;
 - (d) In 2022, Council supported the development of the Yarra Youth Advocacy Group; and
 - (e) In December 2023, Council sought a report to consider the establishment of a families and children advisory committee.
- 31. Officers support in principle the establishment of an advisory committee to consider issues affecting families and children.
- 32. The establishment of an advisory committee can be a lengthy process, first requiring the adoption of a terms of reference, a public expression of interest process, a formal membership selection process and a resolution by Council to establish the committee and appoint its members.
- 33. Given that under Council's Governance Rules, advisory committees cannot meet once the Council election period commences in September, it is unlikely that any new committee could meet more than once before entering the caretaker period.
- 34. Further, the review of the Council Committees Policy recommended above will mean that any new committee would be of limited life in any case.
- 35. For this reason, it is recommended that formal consideration of the establishment of a families and children advisory committee be held over until after the October 2024 Council election and considered in conjunction with the review of the Council Committees Policy and the establishment of the rest of Council's advisory committees.

Removal of Lane 2244 from the register of public roads

- 36. Council is required to maintain and publish a register of all public roads in Yarra under its management, as per the direction of the Road Management Act 2004.
- 37. Roads are required to be added or removed from Council's register of public roads when they are formally established as or cease to be a 'public road'.
- 38. In most situations, a 'road' either becomes or ceases to be a 'public road' following a formal declaration by Council that the 'road' is, or is no longer, reasonably required for general public use.

39. Legal representatives acting on behalf of the owner of 40 Miller Street Fitzroy North, have provided a detailed submission and legal analysis contesting the historic inclusion of Lane 2244 on Council's register of public roads.
40. Lane 2244 is located within the residential property boundary of 40 Miller Street Fitzroy North and is recorded as leading from Miller Street to the rear of this property (refer to Figure 1 noting that Lane 2242, which is not subject to any proposed change to public road status, runs east-west to the south of Miller Street property boundaries).

Figure 1: Location Plan



41. A review by officers has not found evidence that could sufficiently identify the existence of a road at this location, nor a requirement for public access and use. There is no record why Lane 2244 has historically been included on Council's register of public roads.
42. As a result, it is recommended Council resolves that Lane 2244 is no longer reasonably required for general public use and instructs officers to remove it from Council's register of public roads.
43. A decision to resolve that a road is no longer reasonably required for general public use in itself has no bearing on any legal status of a road or any associated private access rights should the existence of a road be proved in the future.
44. There is no statutory requirement to advertise or consult on any change to the public road status of any roads as it is solely a decision of Council so that it can fulfill its road management duties.

Options

45. There are no options presented in this report.

Community and stakeholder engagement

46. No community or stakeholder engagement has been undertaken in the development of this report, save the engagement with internal stakeholders necessary to compile the report content.

Policy analysis

Alignment to Community Vision and Council Plan

47. In its Yarra 2036 Community Vision, Council articulated an objective for a community that is *“informed and empowered to contribute to the shared governance of Yarra, (where) decision-making is through access, inclusion, consultations and advocacy.”*
48. City of Yarra Council Plan 2021-2025 includes Strategic Objective six: ‘Democracy and governance’, which states that good governance is at the heart of our processes and decision-making. The plan commits Council to *“practice good governance, transparency and accountable planning and decision-making.”*
49. The presentation of a Governance Report provides an opportunity to provide updates on key organisational matters both to the Council and the community.

Climate emergency and sustainability implications

50. There are no climate emergency or sustainability implications considered in this report.

Community and social implications

51. There are no community or social implications considered in this report.

Economic development implications

52. There are no economic development implications considered in this report.

Human rights and gender equality implications

53. There are no human rights or gender equality implications considered in this report.

Operational analysis

Financial and resource impacts

54. N/A

Legal Implications

55. There are no legal implications considered in this report.

Conclusion

56. This report presents an officer recommendation on:
 - (a) Victorian Government plans for local government reform;
 - (b) appointment of the chair of the Audit and Risk Committee;
 - (c) operation of advisory committees;
 - (d) establishment of a family and children advisory committee; and
 - (e) removal of Lane 2244 from the register of public roads.

RECOMMENDATION

1. That Council note the Victorian Government plans for local government reform.
2. That Council:
 - (a) appoint Kylie Maher as the Audit and Risk Committee Chair for 2024; and
 - (b) thank the Audit and Risk Committee for its contribution to good governance at the City of Yarra throughout 2023.
3. That in order to align the operation of Council advisory committees with the implementation period of the Council Plan, Council alter the review date of the Council Committees Policy to 30 June 2025, and make the following changes to the Active Ageing Advisory Committee, Active Transport Advisory Committee, Arts Advisory Committee, Business Advisory Group, Community Awards Committee, Disability Advisory Committee, Environment Advisory Committee, Heritage Advisory Committee, Multicultural Advisory Group, Rainbow Advisory Committee and the Yarra Libraries Advisory Committee:
 - (a) the term of appointment for current members be adjusted to conclude at 12 noon on Tuesday 24 September 2024;
 - (b) the operation of the committee sunset at 12 noon on Tuesday 24 September 2024; and
 - (c) community members be thanked for their ongoing contribution to the achievement of the Yarra 2036 Community Vision and the delivery of the Council Plan 2020-2024 and invited to participate in the consultation process for the development of the Community Vision and Council Plan in early 2025.
4. That formal consideration of the establishment of a families and children advisory committee be considered in conjunction with the establishment of a new Advisory Committee structure after the October 2024 Council election.
5. That in the exercise of its authority at section 17(4) of the Road Management Act 2004, Council:
 - (a) resolves that Lane 2244 is no longer reasonably required for general public use; and
 - (b) that Lane 2244 be removed from the register of public roads.

Attachments

- 1 [↓](#) Attachment 1 - Local Government Reform Consultation Document - January 2024



Government
Services

Local Government Reforms 2024 Consultation Paper

January 2024

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Introduction and overview

Introduction

On 17 November 2023, the Victorian Government announced its intention to introduce legislative reforms in 2024 to support improved governance and integrity across the local government sector ahead of the 2024 council general elections.

This Consultation Paper provides an overview of the proposed reforms organised around three key reform areas:

- Reforms to strengthen council leadership, capability and councillor conduct.
- Reforms to improve early intervention and effective dispute resolution.
- Reforms to strengthen oversight mechanisms.

Background

Victorian councils have been through a significant period of reform with the development and enactment of the *Local Government Act 2020* (LG Act).

The Local Government Inspectorate's (LGI) 2023 report '[Checking compliance: A review of council policies](#)' found that councils had a very high rate of compliance with adopting the new and updated policies required under the Act. To build on this progress, ongoing sector engagement is needed to embed the new principles-based Act and support continuous improvement.

Continuous improvement includes addressing the findings of integrity body reports and other government initiatives which have provided consistent evidence in highlighting governance issues across the sector.

Since the start of the current council term in October 2020, the Minister for Local Government (Minister) has appointed Municipal Monitors to nine councils to monitor their governance processes and practices. In October 2022 a Commission of Inquiry into Moira Shire council was appointed by the Minister resulting in the dismissal of the Moira Shire council in 2023. And in December 2023, Strathbogie Shire Council was suspended.

Additionally, the Independent Broad-based Anti-Corruption Commission (IBAC), the LGI and other government initiatives such as the Local Government Culture Project have highlighted areas for improvement in relation to council governance.

These interventions and reports highlight some of the underlying governance and integrity challenges faced by the sector. It also emphasises the opportunities for supporting council leadership, capability and conduct. They have also provided a strong body of evidence to suggest that if left unaddressed, these issues can undermine public trust in the sector, hinder effective decision-making, and impede the delivery of essential services to local communities.

Key reports and recommendations that have informed the reforms

[Independent Broad-based Anti-Corruption Commission, Operation Sandon Special Report 2023](#)

[Local Government Culture Project Insights Report 2022](#)

[Local Government Inspectorate, Checking compliance: a review of council policies 2023](#)

[Local Government Inspectorate, Personal interests returns: Encouraging disclosure and increasing transparency 2021](#)

[Local Government Inspectorate, Social media fuels rise in complaints during 2020 council elections 2021](#)

[Commission of Inquiry into Moira Shire Council Report 2023](#)

[Municipal Monitor Reports \(Various\)](#)

Consultation

This consultation is for the local government sector to provide comment and feedback on the proposed reforms, specifically:

1. Whether the individual proposed reforms are supported or not supported; and
2. Any operational matters that should be taken into consideration in finalising the reforms, including to ensure that the proposed legislative changes can be implemented effectively by councils.

Local Government Victoria (LGV) invites feedback and comments from councils and peak bodies on the proposed reforms by **29 February 2024**.

To facilitate this, the Municipal Association of Victoria (MAV), the Victorian Local Governance Association (VLGA) and the Local Government Professionals Inc (LGPro) will actively seek feedback and comments and submit this to LGV by the closing date.

The peak bodies will coordinate feedback from Mayors and elected representatives, CEOs, and council staff. Noting the tight timeframes, the peak bodies will determine the most appropriate engagement strategies.

Individual, sensitive, and confidential submissions can be sent directly to LGV via email at lgv@ecodev.vic.gov.au.

Enclosed with this Consultation Paper is a **Feedback Form** to assist the peak bodies with this process (Attached).

Please note that all reforms in this paper are proposals only and may be subject to change.

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Scope

LGV is inviting comments in relation to the proposed legislative reforms outlined in this Consultation Paper.

Following this initial invitation to provide feedback, LGV will undertake a separate consultation process with the local government sector to inform the development of regulations that will give effect to reforms outlined in this Consultation Paper. LGV will release details on this consultation process to the sector, including how the sector can participate, in due course.

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Part 1: Reforms to strengthen council leadership, capability and councillor conduct

Overview

These reforms recognise the need to enhance the capability and leadership of elected representatives. This will be achieved through ongoing mandated training programs and professional development for mayors and councillors that will build upon the existing induction training requirements for councillors.

These reforms also seek to support improved councillor conduct by introducing a mandatory uniform councillor code of conduct. A uniform councillor code of conduct will ensure consistent standards of behaviour at all Victorian councils and promote early and effective intervention.

1. Mandatory ongoing training for councillors and mayors

Background

The 2022 Local Government Culture Project (the Project) was designed to understand the factors influencing culture and conduct within local government and to identify opportunities and initiatives to improve culture and conduct.

Following a public engagement process, the Project produced an Insights Report, reflecting the feedback received from the sector and other key stakeholders. The report identifies key issues that influence council culture and councillor conduct.

One of the key issues identified is that candidate training, councillor induction training and ongoing training help in understanding councillor and mayoral roles and responsibilities. They can also assist in clarifying how the local government sector operates.

Strengthening councillor capability in relation to governance, leadership, and integrity via mandatory training is also reflected in IBAC's Operation Sandon Special Report (Recommendation 18, 20 and 28).

The LG Act mandates local government candidate training to educate and prepare candidates for the strategic focus of the councillor role. This helps to minimise unrealistic expectations and confusion regarding the responsibilities of councillors. Once elected, the councillor induction training is mandatory and must be completed by all councillors within the first six months of taking the oath or affirmation of office. This training is also critical for newly elected councillors to receive the necessary guidance on the importance of building effective relationships and leadership capabilities.

Any additional or ongoing training throughout the course of the council term, and its frequency, is currently at the discretion of the council.

Proposal

To establish and enhance councillors' understanding of their role and their leadership capabilities, they may be required to complete regular (annual) training throughout their term. Councillors are required to perform their role and make decisions as soon as they take office. As such, six months is too long without them having undertaken this training. Councillors will instead be required to complete induction training within three months of commencing their role.

Mandatory training for mayors, deputy mayors and acting mayors may also be introduced for the first month of their term. The training will focus on developing effective leadership skills, understanding their roles and responsibilities, meeting procedures, and ways to manage conflicts that address root causes and prevent escalation. If an acting mayor is appointed for a period of less than one month, they must complete the training within that period of appointment.

The provisions providing for mandatory training for councillors and mayors will largely be modelled on the existing councillor induction training provisions in the LG Act and relevant regulations. To ensure compliance with these new training requirements, a councillor's allowance will be withheld until they have completed the training requirements.

The scope and delivery of the new mandatory training will be prescribed in Regulations. LGV will consult with the local government sector in their development.

2. Enable model Councillor Code of Conduct and other governance matters to be prescribed in regulations

Background

The purpose of the current council Councillor Code of Conduct includes prescribed standards of conduct expected to be observed by councillors while performing their duties and functions as councillors. The standards include the prohibition of discrimination, harassment (such as sexual harassment) and vilification.

Councils may, however, include any other matters in their Code of Conduct which the council considers appropriate. This has enabled councils to supplement the standards of conduct with other matters councillors have agreed in principle to abide by in performing their role. These matters vary significantly across councils and include such things as shared values and commitments, dispute resolution procedures and social media policies.

In the development of the proposed reforms, LGV considered community expectations that acceptable conduct should be standardised and not differ across municipalities. LGV noted that there is little value in councils including other matters in their Codes to supplement the standards of conduct. This is because these are

not enforceable in the same way that the standards of conduct are under the councillor conduct framework.

Proposal

Regulations may be made to prescribe a uniform mandatory Model Councillor Code of Conduct (Model Code) to replace existing Codes that would apply to all councils.

The Model Code will include the existing standards of conduct expected to be observed by councillors. It may also include matters necessary to ensure consistent standards of behaviour, including promoting early and effective intervention.

Councils will no longer be able to include any other matters in the Model Code which the council considers appropriate, to ensure their uniformity across councils.

A council would no longer be formally required to adopt the Model Code, as it will automatically apply to councils as prescribed. However, councils should be required to publish a copy of the Model Code on their website.

To allow councils some flexibility regarding policy implementation for matters not covered in the Model Code, councils could adopt policies regarding matters prescribed in regulations, separately from the proposed Model Code. In the same way that certain council policies are currently enforced through the standards of conduct¹ compliance with these prescribed policies may be enforced through the standards of conduct, where appropriate. These matters will be consulted on in the development of the regulations.

Regulations that will implement a Model Code will align with the recommendations in IBAC's Operation Sandon Special Report (Recommendation 17, 21 and 31). These regulations will be designed in consultation with the local government sector.

¹See Clause 3 of the standards of conduct 'Compliance with good governance measures'.

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Part 2: Early intervention and dispute resolution

Overview

These reforms are proposed to strengthen and clarify the operation of the councillor conduct framework and assist in effective dispute resolution.

1. Limit the Victorian Civil and Administrative Tribunal's (VCAT) jurisdiction with respect to councillor conduct panel decisions

Background

The councillor conduct framework under the LG Act is intended to ensure that councillor conduct issues are dealt with quickly, properly, fairly and with little formality.

Currently, a person who is affected by a councillor conduct panel (CCP) decision may apply to VCAT for a 'merits' review of that decision. This involves VCAT 'standing in the shoes' of the CCP and hearing the application afresh to determine the correct and preferable decision. In practice, this enables parties affected by a decision of a CCP to challenge the decision of a CC through a new hearing. These challenges can prolong the proceedings and delay a resolution to the matter.

Proposal

Parties affected by a decision of a CCP hearing will be able to seek a review of a decision to the Victorian Supreme Court. This can only occur on the grounds the decision is not legal, reasonable or fair i.e., judicial review, rather than on the merits of the decision to VCAT.

This is consistent with the process that applies to an internal arbitration process (IAP) under the LG Act, where VCAT review of a decision of an arbiter is not available.

2. Councils must not indemnify councillors in relation to the internal arbitration process and the councillor conduct panel process

Background

Using their insurance policies, councils often indemnify councillors for legal or other costs. This includes costs incurred with being a party to a proceeding for an IAP or

CCP process under the LG Act, and any associated review to VCAT or the Victorian Supreme Court.

LGV has noted the concerns that councillor conduct processes are being unduly delayed and complicated because of councillors' reliance on their councils to indemnify them for legal costs associated with these proceedings.

Proposal

A council must not indemnify a councillor or councillors against legal costs incurred in initiating or defending or otherwise being a party to a proceeding in relation to:

- an application for an IAP made, or
- an application for a CCP process, or
- an application to the Victorian Supreme Court for judicial review of a decision of an arbiter or a decision of a CCP.

A council will not be prohibited from indemnifying a councillor or councillors against legal costs in relation to an IAP or CCP hearing. This only applies when an arbiter or CCP has granted a party leave to have legal representation on the basis that legal representation is necessary to ensure that the process is conducted fairly. This proposal is not intended to restrict a council from obtaining legal advice in relation to those proceedings it initiates, by council resolution.

3. Broaden the scope of sanctions that may be imposed by an arbiter


Background

The LG Act sets out the sanctions an arbiter may take if the arbiter has made a finding of misconduct against a councillor.

The LG Act requires an arbiter to provide a written copy of the arbiter's decision and statement of reasons to the council, the applicant or applicants, the respondent and the Principal Councillor Conduct Registrar. A copy of the arbiter's decision and statement of reasons must be tabled at the next council meeting after the council received the copy of the arbiter's decision and statement of reasons.

However, the next meeting of the council can sometimes be an impromptu council meeting called at late notice to consider an urgent matter with little public notice and attendance at the meeting. This results in limited public transparency of the arbiter's decision.

A Municipal Monitor appointed to a Council in 2022 made several recommendations in their final report on ways to improve the sanctions that may be imposed by an arbiter and the transparency of the arbiter's decision. These included ensuring that a copy of an arbiter's decision and statement of reasons be tabled at the next



regular council meeting. Any apology a councillor is directed to make by an arbiter would also be made at the next regular council meeting that the councillor attends.

IBAC's Operation Sandon Special Report also made recommendations consistent with increasing the severity of sanctions available for misconduct (Recommendation 30).

Proposal

The sanctions that may be imposed by an arbiter on a finding of misconduct will be expanded to include:

- Directing that a councillor is prevented from attending and participating at the council's next council meeting or at a council meeting specified by the arbiter following the tabling of the arbiter's decision and statement of reasons;
- Suspending the councillor from the office of councillor for a period specified by the arbiter not exceeding three months (instead of one month); and
- Directing that a councillor be ineligible to hold the office of Mayor or Deputy Mayor for a period of up to 12 months.

A copy of an arbiter's decision and statement of reasons must be tabled at the next council meeting, or at a council meeting specified by the arbiter after the council received the copy of the arbiter's decision and statement of reasons.

To increase transparency and public trust, an arbiter will be given power to specify a council meeting which a councillor is prevented from attending and participating in. The arbiter will also be able to specify a council meeting at which the tabling of the arbiter's decision and statement of reasons must occur. The council meeting the arbiter specifies would occur reasonably soon after the arbiter's decision.

Part 3: Oversight Mechanisms

Overview

These reforms will strengthen direct accountability mechanisms and promote early and effective intervention at a council to prevent and address governance failures and councillor conduct.

1. Suspending or disqualifying individual councillors

Background

The Minister has the power to appoint a Municipal Monitor or Commission of Inquiry to a council under the LG Act where indications of a council's governance failures have been brought to the Minister's attention.

Municipal Monitors and Commissions of Inquiry have previously identified behaviours of individual councillors that create serious risks to the health and safety of staff at a council, or significantly impact a council's ability to perform its functions. However, neither a Municipal Monitor nor a Commission has an explicit function or power to recommend the suspension or dismissal of a councillor where it may be warranted.

Proposal

The Minister will be provided the power to suspend an individual councillor for up to 12 months if the Minister is satisfied on the advice of a Municipal Monitor or Commission appointed to the council. The advice would demonstrate that the councillor is creating a serious risk to the health and safety at the council or is preventing the council from performing its functions.

The suspended councillor will also be ineligible to hold the office of mayor or deputy mayor, or to chair a delegated committee of the council, for the remainder of the term. These sanctions are consistent with current sanctions following a finding of serious misconduct made by a CCP under the LG Act.

Councils and the Chief Municipal Inspector (CMI) will be expected to utilise existing pathways under the councillor conduct framework to address councillor conduct issues. Limiting this power of suspension by the Minister will provide a high bar to the exercise of this power. Additionally, before providing a report to the Minister, a Municipal Monitor or Commission will be required to confirm that a CCP is not already considering an allegation of serious misconduct against the councillor. This will avoid the councillor having separate adverse findings made against them in relation to the same behaviour.

Further, the Governor in Council will be provided with the power to disqualify a person from standing at future council elections. This would be on the recommendation of the Minister if satisfied on the advice of a Municipal Monitor or Commission. The advice must provide that the person was a councillor during the term immediately preceding the council's dismissal, and that the person was found to have created a serious risk to health and safety at the council or prevented the council from performing its functions. The period of disqualification would be for up to eight years following the dismissal of the council.

This power of disqualification of a councillor will ensure individual councillors found to have contributed to the council's governance failures are sanctioned appropriately and won't cause further issues at the council following the period of administration.

Prior to a Municipal Monitor or Commission submitting a report to the Minister recommending the suspension or disqualification of a councillor, they must first provide procedural fairness to the councillor to ensure they're provided an opportunity to respond to the adverse claims.

2. Clarify the application of privileges and statutory secrecy to Municipal Monitors and Commissions of Inquiry

Background

To fulfill their respective roles in monitoring or inquiring into the affairs of a council, Municipal Monitor or Commission of Inquiry often need to access legally privileged information, or other information prohibited from release under another enactment.

However, Municipal Monitors don't have explicit powers to request this information, and councils have previously been dissuaded from providing documents due to legal privilege or other statutory requirements prohibiting release of information.

Similarly, a Commission of Inquiry currently has the power to request a person to appear before it or give evidence or produce any document, which the person must comply with unless they provide a 'reasonable excuse'. Given the term 'reasonable excuse' is not defined, there is a risk that a person (or a council) refuses to provide evidence or information to a Commission. This may occur on the basis that the evidence or information is legally privileged information or is prohibited from release under another enactment.

Proposal

To encourage councils to provide information to assist a Municipal Monitor, the reforms will add:

- The provision of information by a council to a Municipal Monitor that is legally privileged does not cease to be the subject of legal professional privilege only because it is given or produced to a Municipal Monitor under the LG Act.
- When information that is prohibited from release under another enactment, is provided to a Municipal Monitor, a person is not subject to any criminal, civil, administrative or disciplinary proceedings or actions only because the person has complied with the request.
- Councils must provide reasonable assistance to a Municipal Monitor.

The reforms will clarify the meaning of 'reasonable excuse' for the purpose of complying with a request of a Commission, making it consistent with the definition of 'reasonable excuse' in the *Inquiries Act 2014*. The reforms will make it clear that it is not a reasonable excuse for a person to refuse or fail to comply with a request of a Commission to give information or produce a document on the basis that:

- The information, document, or other thing is the subject of legal professional privilege;
- The information, document or other thing might tend to incriminate the person or make the person liable to a penalty; and
- Another enactment prohibits the person from giving the information or producing the document or other thing or imposes a duty of confidentiality on the person in relation to the information, document or other thing.

3. Give the Chief Municipal Inspector the power to issue infringements for certain offences

Background

In the LGI's report [Social media fuels rise in complaints during 2020 council elections](#), it noted the limited avenues available to ensure compliance with offences relating to the conduct of council elections. The LGI recommended in its report that the LG Act be amended to give the CMI specific powers to issue infringement notices with respect to electoral related offences.


Further, in the LGI's report titled [Personal interests returns: Encouraging disclosure and increasing transparency](#), the LGI recommended that the CMI be given powers to issue infringement notices regarding personal interests returns related offences.

In these reports, the LGI noted that the cost and delay in conducting prosecutions in the court system in relation to these offences is disproportionate to the nature and seriousness of the offences. The LGI further observed that given the significant cost and time needed to bring these matters to court, historically only the most serious examples of noncompliance have been prosecuted by the LGI.

Proposal

OFFICIAL





The CMI will be given power to serve infringement notices for specified electoral and personal interests related offences under the LG Act. These offences, and their respective penalty amount, will be prescribed in regulations.

A general infringement provision will be introduced to enable offences in the LG Act to be prescribed to be infringement offences. This ensures that any further offences identified in the future as being appropriate to be made infringement offences, and their respective penalty amount, can be prescribed in regulations.

The proposed infringement regulations will be developed in accordance with the Attorney-General's Guidelines to the *Infringements Act 2006*.

Part 4: Other Miscellaneous Amendments

Overview

Note there are further proposed reforms to improve the operation of provisions relating to councillor conduct, early intervention, dispute resolution and oversight, as well as other miscellaneous amendments.

As noted above, these reforms will provide for administrative efficiencies and clarity and ensure the LG Act operates as intended. LGV is not seeking feedback and comments from the local government sector on these reforms.

8.1 Notice of Motion No. 1 of 2024 - Live Music Venues

Reference	D24/47088
Author	Stephen Jolly – Councillor
Disclosure	The authoriser, having made enquiries with members of staff involved in the preparation of this report, asserts that they are not aware of any general or material conflicts of interest in relation to the matters presented.

I, Councillor Stephen Jolly, hereby give notice that it is my intention to move the following motion at the Ordinary Meeting of Council to be held on 13 February 2024:

- “1. *That a report be prepared for the March Council meeting that includes an update on the situation facing local live music venues, the advocacy work of Music Victoria and the Australian Live Music Business Council on the insurance matter, and any steps Council could take to assist local venues such as taking out insurance on their behalf.*”

RECOMMENDATION

1. That a report be prepared for the March Council meeting that includes an update on the situation facing local live music venues, the advocacy work of Music Victoria and the Australian Live Music Business Council on the insurance matter, and any steps Council could take to assist local venues such as taking out insurance on their behalf.

Attachments

There are no attachments for this report.

8.2 Notice of Motion No. 2 of 2024 - Greening Melbourne General Cemetery

Reference	D24/46528
Author	Sophie Wade – Councillor
Disclosure	The authoriser, having made enquiries with members of staff involved in the preparation of this report, asserts that they are not aware of any general or material conflicts of interest in relation to the matters presented.

I, Councillor Sophie Wade, hereby give notice that it is my intention to move the following motion at the Ordinary Meeting of Council to be held on 13 February 2024:

1. *That Council note:*
 - (a) *the proximity of Melbourne General Cemetery to Yarra residents in Carlton North and Princes Hill, with each suburb sharing a border with the Cemetery;*
 - (b) *the care that these residents have and shown for the Cemetery, with many walking and cycling through the Cemetery as part of their daily lives, and a committed local group even commencing native restorative planting within the Cemetery (with the consent, and now under direction, of Cemetery management);*
 - (c) *the sad state of a large portion of the Cemetery, and particularly the northern and eastern sections which abut the City of Yarra, and notes reports from residents on their disappointment at the current state of a large portion of the Cemetery, (particularly the northern section) given the significance of the Cemetery for many members of our wider community;*
 - (d) *while recent plantings of native grasses and the cessation of spraying of herbicides in the northern section of the cemetery along MacPherson St is welcomed, the lack of canopy from trees or shrubs means the northern and eastern parts of the Cemetery have a continued heat island effect;*
 - (e) *the impact that an area of such extreme heat can have on the inner-city, including by creating an urban heat island effect;*
 - (f) *the opportunity for the Melbourne General Cemetery to act as a biodiversity hotspot; and*
 - (g) *the environmental opportunity afforded by the continuity of open space from Flemington Rd through to Lygon St via Royal Park and Princes Park and a greener Melbourne General Cemetery.*
2. *That Council request that the Mayor write to the Lord Mayor Sally Capp (as the Cemetery is in the City of Melbourne) and the Mayor of Merri-bek (given the proximity of the Cemetery to Merri-bek Council) noting the above, and requesting that a meeting be held between the three Councils (including the three Mayors) and other relevant stakeholders, including the Health Minister, the Cemetery management and the Friends of Melbourne General Cemetery group, to develop a long term plan for the Cemetery to rectify the issues and take advantage of the opportunities listed above.*

RECOMMENDATION

1. That Council note:
 - (a) the proximity of Melbourne General Cemetery to Yarra residents in Carlton North and Princes Hill, with each suburb sharing a border with the Cemetery;
 - (b) the care that these residents have and shown for the Cemetery, with many walking and cycling through the Cemetery as part of their daily lives, and a committed local group even commencing native restorative planting within the Cemetery (with the consent, and now under direction, of Cemetery management);
 - (c) the sad state of a large portion of the Cemetery, and particularly the northern and eastern sections which abut the City of Yarra, and notes reports from residents on their disappointment at the current state of a large portion of the Cemetery, (particularly the northern section) given the significance of the Cemetery for many members of our wider community;
 - (d) while recent plantings of native grasses and the cessation of spraying of herbicides in the northern section of the cemetery along MacPherson St is welcomed, the lack of canopy from trees or shrubs means the northern and eastern parts of the Cemetery have a continued heat island effect;
 - (e) the impact that an area of such extreme heat can have on the inner-city, including by creating an urban heat island effect;
 - (f) the opportunity for the Melbourne General Cemetery to act as a biodiversity hotspot; and
 - (g) the environmental opportunity afforded by the continuity of open space from Flemington Rd through to Lygon St via Royal Park and Princes Park and a greener Melbourne General Cemetery.
2. That Council request that the Mayor write to the Lord Mayor Sally Capp (as the Cemetery is in the City of Melbourne) and the Mayor of Merri-bek (given the proximity of the Cemetery to Merri-bek Council) noting the above, and requesting that a meeting be held between the three Councils (including the three Mayors) and other relevant stakeholders, including the Health Minister, the Cemetery management and the Friends of Melbourne General Cemetery group, to develop a long term plan for the Cemetery to rectify the issues and take advantage of the opportunities listed above.

Attachments

There are no attachments for this report.

8.3 Notice of Motion No. 3 of 2024 - Waste Collection at Public Housing Sites

Reference	D24/46492
Author	Amanda Stone – Councillor
Disclosure	The authoriser, having made enquiries with members of staff involved in the preparation of this report, asserts that they are not aware of any general or material conflicts of interest in relation to the matters presented.

I, Councillor Amanda Stone, hereby give notice that it is my intention to move the following motion at the Ordinary Meeting of Council to be held on 13 February 2024:

1. *That the Mayor write to the Minister for Housing, Harriet Shing, requesting the state government's proactive assistance in implementing its circular economy reforms in public housing developments in Yarra.*
2. *That this correspondence:*
 - (a) *Reiterates Council's willingness and preference to provide waste and recycling services to Yarra's numerous public housing developments, in accordance with the State's Circular Economy (Waste Reduction and Recycling) Act 2021;*
 - (b) *Request DFFH staff and dedicated resources to ensuring waste and recycling separation at each site to deliver on the state's commitment to Circular Economy (Waste Reduction and Recycling) Act 2021 and Recycling Victoria Policy;*
 - (c) *Request the department to work more closely with Council on finding innovative and tailored solutions to the waste and recycling challenges at each site;*
 - (d) *Request the state to manage hard waste collections at each site; and*
 - (e) *Reference Council's adopted Advocacy Action Plan 2023, Action 2.3*
3. *That this correspondence also outline the significant and unsustainable resources required of Council to manage the waste and recycling challenges at these sites, and that Council will need to review this resource allocation in future.*
4. *That copies of this correspondence be provided to the Member for Richmond and the Member for Brunswick.*

RECOMMENDATION

1. That the Mayor write to the Minister for Housing, Harriet Shing, requesting the state government's proactive assistance in implementing its circular economy reforms in public housing developments in Yarra.
2. That this correspondence:
 - (a) Reiterates Council's willingness and preference to provide waste and recycling services to Yarra's numerous public housing developments, in accordance with the State's Circular Economy (Waste Reduction and Recycling) Act 2021;
 - (b) Request DFFH staff and dedicated resources to ensuring waste and recycling separation at each site to deliver on the state's commitment to Circular Economy (Waste Reduction and Recycling) Act 2021 and Recycling Victoria Policy;
 - (c) Request the department to work more closely with Council on finding innovative and tailored solutions to the waste and recycling challenges at each site;
 - (d) Request the state to manage hard waste collections at each site; and
 - (e) Reference Council's adopted Advocacy Action Plan 2023, Action 2.3.
3. That this correspondence also outline the significant and unsustainable resources required of Council to manage the waste and recycling challenges at these sites, and that Council will need to review this resource allocation in future.
4. That copies of this correspondence be provided to the Member for Richmond and the Member for Brunswick.

Attachments

There are no attachments for this report.

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