Ordinary Meeting of Council Agenda

to be held on Tuesday 17 October 2017 at 7.00pm Richmond Town Hall

Arrangements to ensure our meetings are accessible to the public

Council meetings are held at either the Richmond Town Hall or the Fitzroy Town Hall. The following arrangements are in place to ensure they are accessible to the public:

- Entrance ramps and lifts (off Moor Street at Fitzroy, entry foyer at Richmond).
- Interpreting assistance is available by arrangement *(tel. 9205 5110).*
- Auslan interpreting is available by arrangement *(tel. 9205 5110).*
- A hearing loop is available at Richmond only and the receiver accessory is available by arrangement *(tel. 9205 5110).*
- Proposed resolutions are displayed on large screen.
- An electronic sound system amplifies Councillors' debate.
- Disability accessible toilet facilities are available at each venue.

Recording and Publication of Meetings

An audio recording is made of all public Council Meetings and then published on Council's website. By participating in proceedings (including during Public 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.

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Order of business

1. **Statement of recognition of Wurundjeri Land**
2. **Attendance, apologies and requests for leave of absence**
3. **Declarations of conflict of interest (Councillors and staff)**
4. **Confidential business reports**
5. **Confirmation of minutes**
6. **Petitions and joint letters**
7. **Public question time**
8. **General business**
9. **Delegates' reports**
10. **Questions without notice**
11. **Council business reports**
12. **Notices of motion**
13. **Urgent business**

1. Statement of Recognition of Wurundjeri Land

"Welcome to the City of Yarra."

"Yarra City Council acknowledges the Wurundjeri as the Traditional Owners of this country, pays tribute to all Aboriginal and Torres Strait Islander people in Yarra and gives respect to the Elders past and present."

2. Attendance, apologies and requests for leave of absence

Anticipated attendees:

Councillors

- Cr Amanda Stone (Mayor)
- Cr Danae Bosler
- Cr Mi-Lin Chen Yi Mei
- Cr Misha Coleman
- Cr Jackie Fristacky
- Cr Stephen Jolly
- Cr Mike McEvoy
- Cr Daniel Nguyen
- Cr James Searle

Council officers

- Vijaya Vaidyanath (Chief Executive Officer)
- Ivan Gilbert (Group Manager - CEO's Office)
- Margherita Barbante (Acting Director - Corporate, Business and Finance)
- Lucas Gosling (Acting Director - Community Wellbeing)
- Justin Hanrahan (Acting Director - Planning and Place Making)
- Jane Waldock (Assistant Director - Planning and Place making)
- Bruce Phillips (Acting Director - City Works and Assets)
- Fred Warner (Group Manager – People, Culture and Community)
- Mel Nikou (Governance Officer)

3. Declarations of conflict of interest (Councillors and staff)

4. Confidential business reports

Item	
4.1	Matters prejudicial to Council and/or any person
4.2	Matters prejudicial to Council and/or any person
4.3	Matters relating to the security of Council property

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 89 (2) of the *Local Government Act* 1989. 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 89 (2) of the *Local Government Act* 1989, to allow consideration of:
   (a) Matters prejudicial to Council and/or any person; and
   (b) Matters relating to the security of Council property.
2. That all information contained within the Confidential Business Reports section of this agenda and reproduced as Council Minutes be treated as being and remaining strictly confidential in accordance with the provisions of sections 77 and 89 of the *Local Government Act* 1989 until Council resolves otherwise.

5. Confirmation of minutes

RECOMMENDATION

That the minutes of the Ordinary Council Meeting held on Tuesday 3 October 2017 be confirmed.

6. Petitions and joint letters

7. Public question time

Yarra City Council welcomes questions from members of the community.

Public question time procedure

Ideally, questions should be submitted to Council in writing by midday on the day of the meeting via the form available on our website. Submitting your question in advance helps us to provide a more comprehensive answer. Questions that have been submitted in advance will be answered first.

Public question time is an opportunity to ask questions about issues for which you have not been able to gain a satisfactory response on a matter. As such, public question time is not:

- a time to make statements or engage in debate with Councillors;
- a forum to be used in relation to planning application matters which are required to be submitted and considered as part of the formal planning submission;
- a forum for initially raising operational matters, which should be directed to the administration in the first instance;

If you wish to raise matters in relation to an item on this meeting agenda, Council will consider submissions on these items in conjunction with and prior to debate on that agenda item.

When you are invited by the meeting chairperson to ask your question, please come forward and take a seat at the microphone and:

- state your name clearly for the record;
- direct your questions to the chairperson;
- ask a maximum of two questions;
- speak for a maximum of five minutes;
- refrain from repeating questions that have been asked previously by yourself or others; and
- remain silent following your question unless called upon by the chairperson to make further comment or to clarify any aspects.

8. General business

9. Delegates' reports

10. Questions without notice

11. Council business reports

Item		Page	Rec. Page	Report Presenter
11.1	Amendment C191 - Swan Street Activity Centre	8	16	David Walmsley – Manager City Strategy
11.2	Investing in Community Grants 2018-2020 Recommendations Report	461	466	Aldo Malavisi – Community Partnerships Unit Manager
11.3	Annual Grants 2018 Recommendations Report	473	479	Aldo Malavisi – Community Partnerships Unit Manager
11.4	Update on Council's Syringe Management Services	568	575	Aldo Malavisi – Community Partnerships Unit Manager
11.5	Proposed Discontinuance of Road abutting the rear of 27 Rushall Crescent, Fitzroy North	576	579	Bill Graham - Coordinator Valuations
11.6	Proposed Discontinuance of Road between 2 and 6 Fitzgibbon Street, Cremorne	590	593	Bill Graham - Coordinator Valuations
11.7	Annual Report of the Yarra City Council 2016/17	605	606	Brooke Colbert - Unit Manager Advocacy, Engagement and Media

The public submission period is an opportunity to provide information to Council, not to ask questions or engage in debate.

Public submissions procedure

When you are invited by the meeting chairperson to make your submission, please come forward and take a seat at the microphone and:

- state your name clearly for the record;
- direct your submission to the chairperson;
- speak for a maximum of five minutes;
- confine your remarks to the matter under consideration;
- refrain from repeating information already provided by previous submitters; and
- remain silent following your submission unless called upon by the chairperson to make further comment.

12. Notices of motion

Item		Page	Rec. Page	Report Presenter
12.1	Notice of Motion No 20 of 2017 - Celebrating Richmond Football Club's 2017 AFL Grand Final Win	822	822	Daniel Nguyen - Councillor

13. Urgent business

Nil

11.1 Amendment C191 - Swan Street Activity Centre

Trim Record Number: D17/156154
Responsible Officer: Senior Coordinator Strategic Planning

Purpose

1. The purpose of this report is for Council to consider:
   (a) seeking authorisation to exhibit Amendment C191 in accordance with the *Planning and Environment Act 1987,* which implements the Swan Street Structure Plan and the Swan Street Activity Built Form Framework; and
   (b) requesting the Minister for Planning to introduce Design and Development Overlay Schedule 17 (DDO17) as an interim Planning Scheme Amendment.

Background

2. In December 2013, Council adopted the Swan Street Structure Plan (Structure Plan), prepared by David Lock and Associates. The Structure Plan provides a strategic framework and some guidance for managing growth and change along Swan Street and in Cremorne. Key features include:
   (a) promotion of retail and higher density residential along Swan Street;
   (b) promotion of new retailing at corner of Burnley Street and Swan Street;
   (c) recognition of heritage areas;
   (d) built form principles for the future design of buildings and public realm; and
   (e) identification of strategic redevelopment sites and locations for potential rezonings to facilitate residential development.
3. In September 2015, Council resolved to pursue the rezoning of the Commercial 2 zoned land along the eastern end of Swan Street to a Commercial 1 Zone, and the application of a Design and Development Overlay (DDO) to commercially zoned land along Swan Street from Punt Road to Loyola Grove – see Attachment 1. This, together with extensive State planning policy supports increased commercial and housing development in activity centres like Swan Street. The Structure Plan forms the strategic basis for the C191 Amendment.
4. The Swan Street Activity Centre Built Form Framework, prepared by Tract, (Attachment 2) has been prepared to enable the principles and directions in the Structure Plan to be realised in the Yarra Planning Scheme, principally through a Design and Development Overlay (DDO). This analysis has included expert input and advice from GJM Heritage (heritage) and Traffix Group (traffic and access) to achieve an integrated and robust set of planning controls for future built form along Swan Street.

Discussion

<u>The Swan Street Activity Centre Built Form Framework</u>

5. The Yarra community place great importance on planning controls to manage change and provide certainty about future development outcomes.
6. The Swan Street Structure Plan provides a sound basis for the broad planning of the area, as it includes a number of highly suitable planning principles and directions. The Swan Street Built Form Framework provides more rigorous built form testing at a site specific level, which is necessary for detailed built form controls in a DDO.

Built Form Principles

7. The Structure Plan includes seven key principles, which seek to guide the built form outcomes along Swan Street. These principles and the directions associated with each principle has been reviewed in the preparation of the Swan Street Built Form Framework and a number of refinements have been made to reflect the variation along the street and provide the additional detail needed for a DDO.

8. Three additional principles were identified in the Swan Street Built Form Framework:

   (a) Walkability;

   (b) Street wall / Human Scale;

   (c) A Constant Street wall;

   (d) Visually recessive upper levels;

   (e) Solar access;

   (f) Residential Interface;

   (g) Building Separation;

   (h) **New principle** – Mid-Rise Character;

   (i) **New principle** – Protect and enhance key views to the views prominence of Dimmeys Clock Tower; and

   (j) **New principle** – Servicing of new development.

9. The principles and their application along the street in the Built Form Framework have informed precinct specific recommendations for: building heights, street wall height, setbacks above heritage buildings, residential interface treatments, overshadowing of public spaces, building separation, and vehicular access. A summary of the main refinements are outlined in Table 1 below.

10. All of the refinements are important improvements aimed at achieving the outcomes sought in the Structure Plan and provide the basis for a robust DDO.

Table 1: Built Form Refinements from adopted Swan Street Structure Plan

	Swan Street Structure Plan	**Built Form Framework Plan**	**Reason for Refinement**
Street Wall Height	Preferred maximum of 10m everywhere	Mix of mandatory and preferred maximum of 11m to 14m and a new minimum of 8m.	Reflecting the detailed heritage investigations, varied side street conditions, and approved development
Upper Level Setbacks	Preferred 6m setback everywhere	Mix of mandatory and preferred minimum setbacks of 0m to 20m.	Reflecting the detailed heritage investigations, viewlines to Dimmeys, varied side street conditions and approved development.
Visually Recessive Upper Levels	Application of 1/3:2/3 rule everywhere	Application of 1/3:2/3 rule in heritage areas	Reflecting the detailed heritage investigations and approved development
Residential Interface	One preferred approach for everywhere	Preferred approach to respond to direct abuttal and laneway abuttal.	Reflecting more detailed urban design testing and approved development.

	Swan Street Structure Plan	Built Form Framework Plan	Reason for Refinement
Building Separation	Preferred setbacks of 12m to 24m	Preferred setback of 3m to 4.5m with greater setbacks in specified locations	Reflecting more detailed urban design testing and approved development.

Building Heights

11. The Built Form Framework has reviewed the heights in the Structure Plan in detail having close regard to application of the above built form principles, particularly the desire to achieve a mid-rise character. It proposes a mix of preferred and mandatory building heights of development of between 5 and 12 storeys.

12. The analysis informing the framework has closely considered the variation in site size and the opportunities that larger sites offer to accommodate additional height without adversely impacting on the prominence of the heritage streetscape, and impacting on the amenity of the adjoining residential areas and the public realm. This testing has identified that heights greater than those in the Structure Plan can be achieved with very minimal impacts, particularly on the northern side of Swan Street where the Structure Plan nominates only minimal heights.

13. Importantly, the Built form Framework has also had regard to approved and recently constructed development. These provide important precedents that have been considered through detailed review, often at VCAT, to be acceptable.

14. Some of the building heights in the DDO are expressed as mandatory controls, principally in the highly intact heritage area at the western end of Swan Street between the rail bridge and Charles Street.

15. Table 2 shows that the height range is broadly consistent with the Structure Plan (4-12 storeys). It does not significantly differ from the Structure Plan, generally allowing for only 2 additional storeys in most locations along the street.

16. A DDO that proposes building height controls below the levels that are supported by the evidence based investigations that have informed the Built Form Framework is likely to be strongly challenged by Planning Panels and DELWP, and is therefore not recommended. Equally, a DDO that proposes mandatory controls throughout the entire centre would not comply with the guidance in Planning Practice Notes 59 and 60 which guide the application of mandatory controls.

Table 2: Building Height Refinements from Structure Plan

Precinct	Proposed Built Form height range (for adoption)	Structure Plan Heights
Precinct 1: Richmond Station	South side of Swan Street: **6-8 Storeys** (preferred height controls)	3 to 6 storeys (preferred)
Precinct 2: Swan Street Retail	North side of Swan Street**: 5-8 Storeys** (mandatory height controls)	4 storeys (preferred)
	South side of Swan Street: **6-10 Storeys** (mandatory and preferred height controls)	5 to 10 storeys (preferred)
Precinct 3: Swan Street East	North side of Swan Street: **6-8 Storeys** (mandatory height controls)	4 storeys (preferred)
	South side of Swan Street: **8 -12 Storeys** (preferred height controls)	5 to 10 storeys (preferred)

Precinct 4: Burnley Street	North side of Swan Street and Burnley Street: **5 - 8 Storeys** (mandatory height controls)	4 to 6 storeys (preferred)
	South side of Swan Street: **6-12 Storeys** (preferred height controls)	4 to 12 storeys (preferred)

Heritage

17. One of the most critical refinements and improvements in the Built Form Framework are the recommended controls for development in heritage areas.

18. The Built Form Framework recommends detailed controls to ensure that the prominence of the heritage streetscape and heritage buildings is retained whilst allowing for visually recessive new development above and behind. These include:

    (a) mandatory controls for individually significant heritage buildings and development in the highly intact heritage area between the rail bridge and Brighton Street to manage the street wall height of infill development and ensure a minimum setback of all new development above the heritage street wall;

    (b) discretionary controls in other heritage areas to manage the street wall height of infill development and a minimum setback of all new development above the heritage street wall;

    (c) mandatory controls to maintain views to Dimmeys Clock Tower when viewed from Swan Street; and

    (d) requirements and guidelines for the architectural design and use of materials for infill development and new upper level development.

19. These controls reflect advice prepared by GJM Heritage contained in the Swan Street Heritage Built Form Review – see Attachment 3. This Review will be a supporting document for the amendment when it is exhibited.

20. The mix of mandatory and discretionary controls, reflects the distinct difference in the level of heritage significance and intactness between the various heritage areas in the activity centre. A DDO that seeks to apply mandatory controls to all heritage areas in Swan Street is not considered to comply with the guidance in Planning Practice Notes 59 and 60 which guide the application of mandatory controls and is not recommended.

21. Heritage assessment also supports additional properties to be included within a Heritage Overlay, changes to the gradings of specific buildings and updates to Statements of Significance for some overlays – see Attachment 4. These changes are outlined in Table 3 below.

Traffic, Access and Movement

22. A Traffic, Access and Movement Review has been prepared by Traffix Group with input from Transport for Victoria and Vic Roads – see Attachment 5 - to assist in considering the traffic, access and movement implications of the potential new development. The key design recommendations from this report have been incorporated into the Built Form Framework and Amendment documentation.

23. The Review identifies that Swan Street operates close to capacity during peak times but is not forecast in the State transport model to see significant increases in additional traffic despite the potential large increase in new development.

24. Traffix have recommended that a planned and coordinated approach to access is the most important means to manage traffic impacts associated with the new development. This is principally achieved by requiring vehicular access from new and existing laneways and limiting direct vehicular access from new development onto Swan Street.

Amendment C191 - Draft Local Policy and Planning Controls

25. Amendment C191 proposes to introduce the following:

    (a) a new Design and Development Overlay Schedule 17 (DDO17) to most of the commercially zoned land along Swan Street from Punt Road to Loyola Grove;

    (b) a new local area policy for the Swan Street Activity Centre;

    (c) minor associated changes to the Municipal Strategic Statement (MSS);

    (d) the Heritage Overlay (HO) to two individually significant places, one new heritage precinct and amend the boundary of two existing heritage precincts to protect additional places;

    (e) amendments to the Incorporated document (Appendix 8) to identify the two properties as 'not Contributory' to the Swan Street Precinct;

    (f) rezoning of Commercial 2 zoned land along the eastern end of Swan Street to a Commercial 1 Zone;

    (g) the Environmental Audit Overlay (EAO) to land that is rezoned to Commercial 1; and

    (h) corrections to mapping anomalies.

26. The site at 462 to 482 Swan Street (known as the Timberyard site) is excluded from the amendment as it is subject to planning scheme amendment C185. Amendment C185 rezones that site to Commercial 1 Zone and applies a site specific Design and Development Overlay. This amendment was adopted by Council on 7th March 2017 and is currently being considered by the Minister for Planning for approval.

Design and Development Overlay

27. Design and Development Overlay Schedule 17 (Attachment 6) includes general and precinct controls, providing tailored controls that respond to the changing context along Swan Street.

28. Mandatory heights are proposed to be applied to:

    (a) the majority of Precincts 2 in response to the highly intact heritage area between the rail bridge and Brighton Street; and

    (b) Precincts 3 and 4 - north side of Swan Street and Burnley St to protect the amenity of adjoining low scale residential.

29. Discretionary height controls are applied to land outside of a heritage overlay where there are no sensitive interfaces, for example land on the south side of Swan St that is bound by the railway line or (Precincts 3 and 4). Land in Precinct 1 principally adjoins commercial land and is in proximity to the railway station. The current Planning Practice Notes (PPN 59 and 60) make it very clear that in such locations discretionary controls are appropriate to provide more flexibility to accommodate contextual variations and innovative design. As such discretionary controls are proposed in the DDO.

30. Where discretionary building heights are proposed in the DDO, a range of performance based provisions would need to be met to ensure appropriate development.

31. Importantly, the DDO provides built form certainty where there are heritage, residential amenity and public realm sensitivities and allows for some discretion where there are less sensitivities.

Change to the MSS

32. The Swan Street Activity Centre Local Area Policy is proposed to be included into the MSS to provide direction for preferred land uses and introduce preferred precinct character statements within the activity centre. The Local Area Policy includes a plan that presents a coherent spatial view of the key outcomes sought in the Structure Plan and the Built Form Framework – see Attachment 7.

33. Some minor changes are needed to Clause 21.08 of the MSS to reflect the application of the DDO and local area policy and make minor corrections to ensure consistency between elements of the scheme.

Heritage Overlay

34. Table 3 sets out proposed changes to the heritage overlay recommended by GJM Heritage. These changes should help to ensure greater protection of places of heritage value and significance in the Activity Centre, consistent with the objectives of the Yarra Planning Scheme.

Table 3: Heritage Overlay Changes

HO number	Address	Changes
HO335	Swan Street Precinct	Update the content in the Statement of Significance for each place to more accurately reflect existing conditions and include more information.
HO309	Bendigo Street Precinct	
HO405	Former Greyhound Hotel – 60-62 Swan Street	
HO286	Former Burnley Theatre – 365 Swan Street	
HO294	House – 15 Wellington Street	
HO493 (new)	30-42 Swan Street	Include the properties in the Heritage Overlay as the Swan Street West Precinct (comprising of four 'contributory' buildings). The precinct demonstrates commercial development from the Victorian and interwar period at the west entrance of Swan Street
HO494 (new)	273A Swan Street	Include the properties in the Heritage Overlay on an individual basis, as they are illustrative examples of Victorian 'boom' period development that occurred along major, early commercial thoroughfares in Yarra.
HO496 (new)	323-325 Swan Street	
HO335	223-239 Swan Street	Extend the boundary of the Swan Street Precinct (HO335) to include nine properties, which are intact examples of Victorian and Edwardian shops.
HO335	208 Swan Street	Amend Appendix 8 of the Yarra Planning Scheme to identify the properties as 'not Contributory' to the Swan Street Precinct as the places have undergone substantial alterations, which have irrevocably, reduced their heritage significance.
HO335	218 Swan Street	
HO332	67 Docker Street	
HO364	375-377 Punt Road	Remove the properties from the Wellington Street Precinct as the two dwellings have been demolished.
HO315	416-418 Church Street	Remove the properties from the Church Street Precinct as the contemporary office development is 'not contributory' to the Swan Street Precinct (HO355) and is located on the boundary of the heritage precinct.
HO332	57 Swan Street (The Corner Hotel)	Remove the Corner Hotel from the Richmond Hill Precinct (HO332) and include it as an individually significant place within the Swan Street Precinct (HO335) as the hotel has formed an important part of the social and reactional history of Swan Street.

Rezoning

35. In accordance with the September 2015 Council resolution, the Commercial 2 zoned land along the eastern end of Swan Street is proposed to be rezoned to Commercial 1.

Environmental Audit Overlay (EAO)

36. Council is committed to applying the EAO to known potentially contaminated land when sensitive uses, such as accommodation, are proposed as it requires that an audit of the land is undertaken prior to the sensitive use being allowed. Given that the land within the Commercial 2 Zone (proposed to be rezone to Commercial 1 Zone) could have been used for a range of activities that could lead to contamination, the application of an EAO provides an important safeguard.

Mapping Anomalies

37. There are a large number of mapping anomalies in the Swan Street Activity Centre where two zones apply to a single site. The existence of dual-zones occurs for a number of reasons, mostly due to historical mapping errors. Dual zoned sites should be corrected in order to 'provide for the fair, orderly, economic and sustainable use and development of land' in accordance with the objectives (in part) of the *Planning and Environment Act 1987*. Once the anomalies are corrected, the land can be developed in accordance with the zone provisions.

Options

38. Under Section 20(4) of *the Planning and Environment Act 1987* Council can request the Minister for Planning to prepare, adopt and approve a DDO on an interim basis whilst the permanent controls are progressed through the full exhibition process. This is the approach that Council has taken for Queens Parade.

39. Council has two options to progress an amendment:

    (a) Option A - Seek "*authorisation"* to exhibit Amendment C191 and request that the Minister for Planning introduce the proposed DDO17 on an interim basis; or

    (b) Option B - Seek "*authorisation"* to exhibit Amendment C191 and not request the Minister for Planning introduce the proposed DDO17 on an interim basis.

40. If the Minister for Planning supports the request for interim controls, this would introduce the controls immediately and ensure that new development is assessed against the proposed DDO17. This would assist in protecting against inappropriate development which may compromise the orderly planning and significant heritage character of the activity centre whilst the full amendment is progressed through an exhibition and panel process. This is the significant advantage of Option A.

41. It is important to note, however, that the Minister for Planning would determine the final content of the interim DDO and may make changes, particularly to any proposed mandatory controls given the level of scrutiny that such controls attract. This was the case for Queens Parade where the Minister for Planning amended the heights in the DDO and removed some mandatory elements.

42. If Council does not request an interim DDO (Option B), the proposed DDO would not become part of the Yarra Planning Scheme until completion of the full amendment. Although the controls would not immediately come into effect, they would begin the commencement of heading to 'seriously entertained' controls after exhibition. The extent to which they are considered 'seriously entertained' increases as the amendment process proceeds through planning panel and then gazettal.

43. Council is recommended to pursue Option A (including requesting Interim Controls) to ensure that the proposed DDO is able to be considered for inclusion into the Yarra Planning Scheme as soon as possible whilst the full amendment progresses through the exhibition process.

External Consultation

44. The Swan Street Structure Plan was subject to extensive community and stakeholder consultation on key issues early in its preparation and two rounds of public consultation on the draft plan:

    (a) Issues Paper – one month during October 2010 and 13 submissions were received. The submissions together with a draft of the Structure Plan were considered at the April 2011 Council meeting and informed the preparation of the draft Structure Plan;

    (b) Draft Swan Street Structure Plan - six week period during May/June 2011 and approximately 136 submissions were received. A summary of the submissions together with officers' responses to each submission was included as an attachment to the 20 September 2011 Council report; and

(c) Revised Draft Swan Street Structure Plan – six week period during in May/June 2012 and 56 submissions were received. A report was presented to Council at the September 2012 meeting on the outcomes of the public consultation and to provide an outline of the key issues presented in the submissions. A detailed summary of submissions was included as an attachment to the September 2012 Council report.

45. If Council resolves to seek '*authorisation'* for the amendment as recommended and it is approved by DELWP for formal exhibition, the Built Form Framework and the amendment documentation would be exhibited for a minimum period of one month in accordance with the requirements of the *Planning and Environment Act 1987*. This includes giving notice to those considered to be materially affected and would include all owners and occupiers of land within and immediately adjoining the amendment area.

46. Following 'authorisation', the exhibition process would provide the community an opportunity to submit on the proposed amendment, including the built form controls in the Design and Development Overlay and in so doing the refinements to the Structure Plan proposed in the Built Form Framework.

47. It is anticipated that the exhibition process (post authorisation) would commence early 2018. Fact sheets summarising the key information would be sent to affected parties and sessions would be arranged for the community and stakeholders to meet with officers. These would run by prior appointment ensuring that the community can obtain information and have any questions answered.

48. The community would be advised that they can make submissions if they support or object to the amendment. These submissions would be considered by officers and reported to Council in accordance with the requirements of the Planning and Environment Act 1987. If submissions cannot be resolved by changes to the amendment, Council would have the opportunity to refer the submissions to a Planning Panel or to abandon the amendment. If the amendment is referred to the Planning Panel, all submitters would be given the opportunity to outline their submission to the Planning Panel who would make recommendations in a report to Council.

49. The Panel report would be presented to Council for consideration for adoption (with changes) or abandonment.

Internal Consultation (One Yarra)

50. Both the strategic and statutory planning teams in Council have been involved in the preparation of the Swan Street Activity Centre Built Form Framework and the proposed planning controls.

Financial Implications

51. Other than officer time and the administration fee to the DEWLP there are no financial costs for requesting the Minister for Planning to introduce an interim DDO for Swan Street.

52. If the full amendment is advanced and exhibited as recommended, the cost of the exhibiting and progressing the amendment through a planning panel process is estimated to be in the order of $200,000 (assuming a 5 day planning panel).

Economic Implications

53. There are no economic implications of requesting the interim DDO and exhibiting the full amendment.

Sustainability Implications

54. There are no sustainability implications of requesting the interim DDO and exhibiting the full amendment.

Social Implications

55. There are no economic implications of requesting the interim DDO and exhibiting the full amendment.

Human Rights Implications

56. There are no known human right implications of requesting the interim DDO and exhibiting the amendment.

Communications with CALD Communities Implications

57. Any future exhibition of a planning scheme amendment would involve consultation in accordance with the Planning and Environment Act and also Council's consultation policies.

Council Plan, Strategy and Policy Implications

58. The DDO supports the following strategy in the Council Plan:

> *(a) Manage change in Yarra's built form and activity centres through community engagement, land use planning and appropriate structure planning processes.*

Legal Implications

59. The approach outlined in this report is in accordance with the requirements of the Planning and Environment Act 1987.

Conclusion

60. Amendment C191 proposes to introduce a new Design and Development Overlay for Swan Street into the Yarra Planning Scheme and rezone the Commercial 2 zoned land along the eastern end of Swan Street to a Commercial 1 Zone, along with other changes to the Yarra Planning Scheme. It has been prepared to fulfil the Council resolution from September 2015 and provide much sought after guidance for the future built form along Swan Street.

61. The Amendment has been prepared and informed by a Built Form Framework which refines and builds upon the principles and directions in the Swan Street Structure Plan. The DDO includes a robust and tailored mix of preferred and mandatory controls that will broadly realise the outcomes sought in the Structure Plan.

62. The exhibition process of the amendment (post 'authorisation') process provides an opportunity for the community to consider the proposed planning controls and associated documents.

RECOMMENDATION

1. That Council:
   - (a) note the officer report on the Swan Street Activity Centre;
   - (b) note the supporting Swan Street Heritage Built Form Review prepared by GJM Heritage and the Traffic, Access and Movement Review prepared by Traffix;
   - (c) endorse the Swan Street Activity Centre Built Form Framework as a basis for Amendment C191;
   - (d) request the Minister for Planning in accordance with Section 8 (1) (b) and 20 (4) of the *Planning and Environment Act 1987*, to introduce the Design and Development Overlay Schedule 17 on an interim basis; and
   - (e) seek authorisation from the Minister for Planning to prepare Amendment C191 to the Yarra Planning Scheme in accordance with section 8A of the *Planning and Environment Act 1987*.
2. That if authorisation is received from the Minister for Planning, Council exhibit Amendment C191 in accordance with Section 19 of the Act.

CONTACT OFFICER: **Andrew Johnson**
TITLE: **Coordinator Strategic Planning**
TEL: **9205 5311**

Attachments

1 Minutes from September 2015 Council Meeting
2 Swan Street Built Form Framework
3 Swan Street Heritage Built Form Review .compressed
4 Swan Street Heritage Assessments
5 Swan Street Traffic, Access and Movement Review
6 Design Development Overlay DDO17
7 Swan Street Local Area Policy

Attachment 1 - Minutes from September 2015 Council Meeting

11.1 Swan Street Structure Plan Implementation Update

Trim Record Number: D15/106567
Responsible Officer: Coordinator Strategic Planning

RECOMMENDATION

1. That Council:
   (a) endorse the two stage approach to the implementation of the Swan Street Structure Plan comprising the following actions:
      (i) retain significant employment areas of Cremorne and Church Street corridor through the continued retention of Commercial 2 Zoning that currently applies to the land
      (ii) pursue development outcomes on the Strategic Redevelopment Sites included in Stage 1 of implementation through progressing consideration of Section 96A applications submitted for these sites; and
   (b) progress the *Further Investigation* Areas through:
      (i) commissioning a transport study of Cremorne to understand the cumulative impacts of proposed redevelopment and to identify appropriate measures for mitigation;
      (ii) undertaking detailed economic research to inform development outcomes;
      (iii) preparation of an Urban Design Framework for each Further Investigation Area; and
      (iv) preparation of statutory tools and local policy to guide redevelopment outcomes in accordance with the urban design framework prepared for each site.

Councillor Coleman left the meeting at 10.01pm

Councillor Coleman returned to the meeting at 10:06pm.

MOTION

Moved: Councillor Coleman

That this item be deferred to the next Council Meeting.

The motion lapsed due to no seconder.

COUNCIL RESOLUTION (PROCEDURAL)

Moved: Councillor Jolly **Seconded:** Councillor Fristacky

That the item be adjourned to allow officers to restructure the recommendation.

CARRIED

Attachment 1 - Minutes from September 2015 Council Meeting

AMENDED OFFICER RECOMMENDATION

1. That Council:
   (a) endorse the two stage approach to the implementation of the Swan Street Structure Plan comprising the following actions:
      (i) retain significant employment areas of Cremorne and Church Street corridor through the continued retention of Commercial 2 Zoning that currently applies to the land;
      (ii) pursue the rezoning of the Commercial 2 zoned land along the eastern end of Swan Street as shown in Attachment 2 to a Commercial 1 Zone, and the application of a Design and Development Overlay (DDO) to all commercially zoned land along Swan Street from Punt Road to Loyola Grove;
      (iii) continue the process for consideration of the current section 96A applications submitted for the 3 strategic redevelopment sites for further Council consideration; and
   (b) progress the *Further Investigation* Areas through:
      (i) commissioning a transport study of Cremorne to understand the cumulative impacts of proposed redevelopment and to identify appropriate measures for mitigation;
      (ii) undertaking detailed economic research to inform development outcomes;
      (iii) preparation of an Urban Design Framework for each Further Investigation Area;
      (iv) preparation of statutory tools and local policy to guide redevelopment outcomes in accordance with the urban design framework prepared for each site; and
   (c) officers in progressing draft planning scheme amendments for the implementation of the Swan Street Structure Plan have regard to where it might be appropriate to seek mandatory height controls.

Further input was proposed to the above motion, Councillor Stone amended clause 1 (a) (i) and Councillor Vlahogiannis amended clause 1 (b) (iii).

The amendments were incorporated into the motion and moved by Councillor Huggins and Councillor Vlahogiannis.

COUNCIL RESOLUTION

Moved: Councillor Huggins **Seconded:** Councillor Vlahogiannis

1. That Council:
   (a) endorse the two stage approach to the implementation of the Swan Street Structure Plan comprising the following actions:
      (i) retain the significant employment areas of Cremorne as identified in the Swan Street Structure Plan and Church Street corridor through the continued retention of Commercial 2 Zoning that currently applies to the land;
      (ii) pursue the rezoning of the Commercial 2 zoned land along the eastern end of Swan Street as shown in Attachment 2 to a Commercial 1 Zone, and the application of a Design and Development Overlay (DDO) to all commercially zoned land along Swan Street from Punt Road to Loyola Grove;
      (iii) continue the process for consideration of the current section 96A applications submitted for the 3 strategic redevelopment sites for further Council consideration; and

Attachment 1 - Minutes from September 2015 Council Meeting

(b) progress the *Further Investigation* Areas through:

(i) commissioning a transport study of Cremorne to understand the cumulative impacts of proposed redevelopment and to identify appropriate measures for mitigation;

(ii) undertaking detailed economic research to inform development outcomes;

(iii) preparation of an Urban Design Framework for each Further Investigation Area including the consideration of the potential for open space and the impact on residential amenity; and

(iv) preparation of statutory tools and local policy to guide redevelopment outcomes in accordance with the urban design framework prepared for each site; and

(c) officers in progressing draft planning scheme amendments for the implementation of the Swan Street Structure Plan have regard to where it might be appropriate to seek mandatory height controls.

CARRIED UNANIMOUSLY

Attachment 2 - Swan Street Built Form Framework



CITY OF YaRRA

SWAN STREET ACTIVITY CENTRE
BUILT FORM FRAMEWORK
DRAFT REPORT - SEPTEMBER 2017

Attachment 2 - Swan Street Built Form Framework

Attachment 2 - Swan Street Built Form Framework

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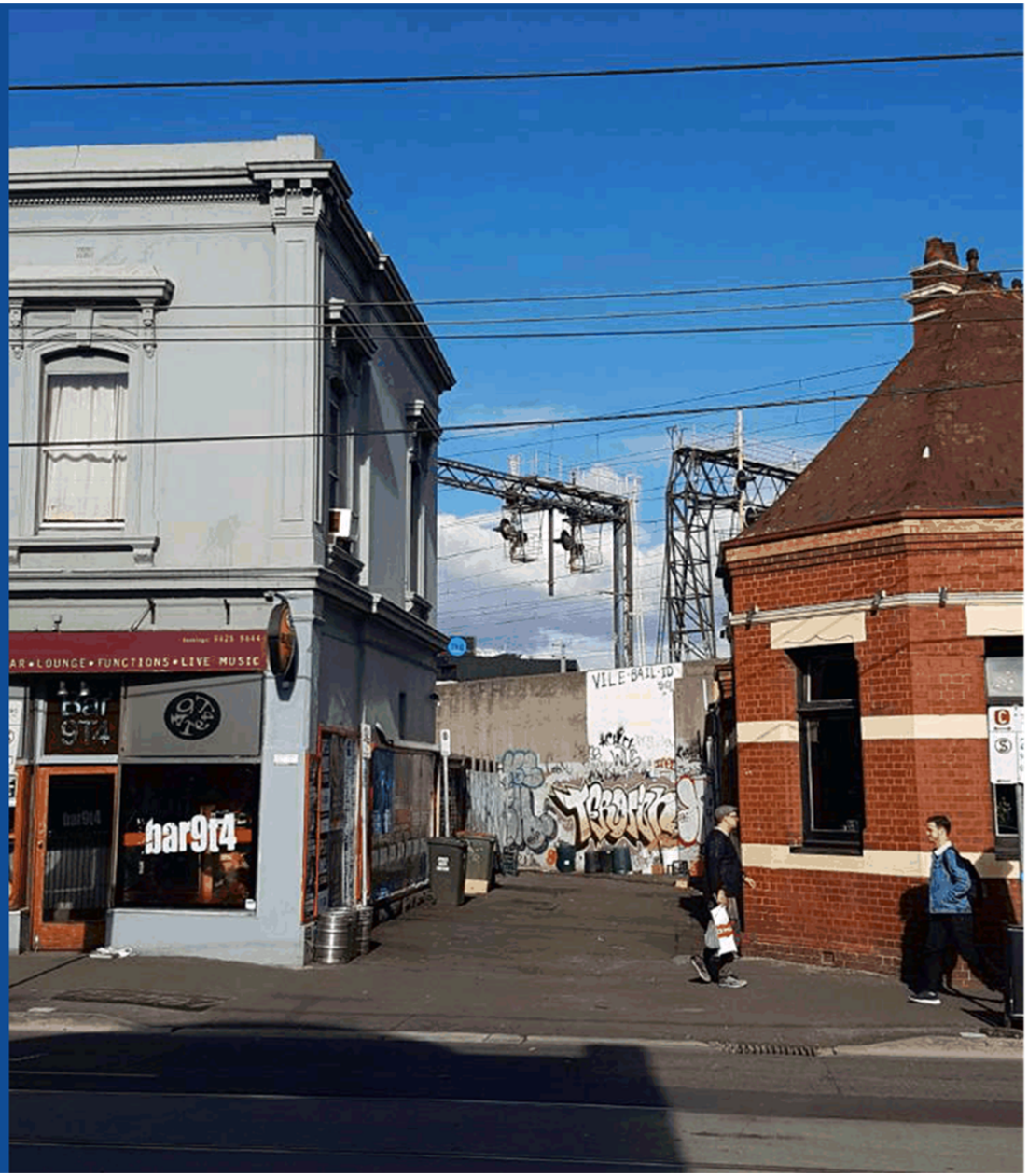
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Attachment 2 - Swan Street Built Form Framework

1. INTRODUCTION



Attachment 2 - Swan Street Built Form Framework

1.1 STUDY PURPOSE

The Swan Street Built Form Study sets out a preferred built form framework and supporting design principles for the future development within the Swan Street Activity Centre. The recommendations have been guided by design principles, which aim to achieve best practice development within Swan Street.

The study builds on the 2014 Swan Street Structure Plan (SSSP) but provides additional guidance around built form across the Activity Centre. There have been a number of policy changes, key VCAT decisions and developments that have occurred since the development of the SSSP. This project considers these changes in the preparation of a built form framework for the Activity Centre.

A heritage review of the Swan Street Activity Centre by GJM Heritage, was undertaken concurrently with the Built Form Framework. Preliminary recommendations from the framework were tested in by the heritage consultants. Additional findings from the heritage review have been integrated into the Built Form Framework.

A number of other strategies, policies and existing controls have also informed the study and these are summarised in Section 2.

The following key steps were undertaken to arrive at the preferred built form outcomes for the Centre:

- Undertake analysis and background research to understand the Centre, its context and drivers for development.
- Develop design principles to guide heights and setbacks. These principles build on the Swan Street Structure Plan.
- Test building height and setback scenarios at a street block level through 3D modeling. Not every site and street within the study area was tested in detail.
- Develop preferred building heights and setbacks and additional design requirements for development. These were refined following input from the heritage review.

1.2 STUDY AREA

The study area includes the commercial land uses along Swan Street between Punt Road in the west and Park Grove / Burnley Park in the east.

Four precincts have been identified in the Study Area which have been adopted from the Swan Street Structure Plan. Each precinct has a distinct character and varying redevelopment opportunities.

Each precinct has a distinct character and varying redevelopment opportunities. The western entry precinct is focused around the Richmond Railway Station, employment uses in Cremorne and the sports and entertainment precinct. It generally lacks a consistent built form character and does little to create a memorable entrance into the Activity Centre.

The main shopping precinct is located east of the Rail line and extends up to a high point around Brighton Street. This precinct has a strong heritage character, which is reflected in the rich legacy of state-significant and individually significant buildings and highly intact streetscapes of consistent scale and architectural quality. The portion of the Swan Street corridor is valued by the local community and visitors alike, and its heritage buildings provide a unique backdrop for contemporary retail shops, hospitality venues and commercial uses.

Further east, the character changes with a less coherent street wall, fewer active uses and a small number of heritage buildings. The Burnley Street railway station and nearby shops provides a secondary hub for activity in Swan Street.



FIGURE 1 - STUDY AREA AND BUILT FORM PRECINCTS

Attachment 2 - Swan Street Built Form Framework

2. STRATEGIC CONTEXT



Attachment 2 - Swan Street Built Form Framework

2.1 PLANNING CONTEXT

2.1.1 PLAN MELBOURNE 2017-2050

The updated Plan Melbourne document provides strategic direction and guidance for some of Melbourne' state significant employment and activity centre clusters, along with housing and transport directions for greater Melbourne. While the document does not provide specific guidance to the Swan Street Major Activity Centre, some of the relevant directions are applicable the Swan Street MAC, as listed below:

- Direction 1.2: Improve access to jobs across Melbourne and closer to where people live;
  - MAC's are distributed to enable access to jobs outside of the central city, and closer to where people live, or on key transport routes
- Direction 2.2: Deliver more housing closer to jobs and public transport
  - There are significant opportunities for medium and higher density housing options in locations close to jobs and services including located around Major Activity Centres

These strategic directions closely align to the future outcomes envisaged for Swan Street. Particularly providing housing opportunities close to transport enabling people to work and live in close proximity.

2.1.2 LOCAL PLANNING POLICIES

CLAUSE 21.05 - BUILT FORM

This policy provides objectives and strategies to guide built form across the City of Yarra. The following policies are considered relevant to this study:

21.05-1 Heritage

- Objective 14: To protect and enhance Yarra's heritage places.
- Strategy 14.1 - Conserve, protect and enhance identified sites and areas of heritage significance including pre-settlement ecological heritage.
- Strategy 14.3 - Protect the heritage skyline of heritage precincts.
- Strategy 14.4 - Protect the subdivision pattern within heritage places
- Strategy 14.6 - Protect buildings, streetscapes and precincts of heritage significance from the visual intrusion of built form both within places and from adjoining areas.

21.05-2 Urban Design

- Objective 17: To retain Yarra's identity as a low-rise urban form with pockets of higher development.
- Strategy 17.1 Ensure that development outside activity centres and not on Strategic Redevelopment Sites reflects the prevailing low-rise urban form.
- Strategy 17.2 Development on strategic redevelopment sites or within activity centres should generally be no more than 5-6 storeys unless it can be demonstrated that the proposal can achieve specific benefits such as:
  - Significant upper level setbacks
  - Architectural design excellence
  - Best practice environmental sustainability objectives in design and construction
  - High quality restoration and adaptive re-use of heritage buildings
  - Positive contribution to the enhancement of the public domain
  - Provision of affordable housing
- Objective 20: To ensure that new development contributes positively to Yarra's urban fabric
- Strategy 20.2: Require development of Strategic Redevelopment Sites to take into account the opportunities for development on adjoining land.
- Strategy 20.3: Reflect the fine grain of the subdivision pattern in building design where this is part of the original character of the area.
- Objective 21 To enhance the built form character of Yarra's activity centres.
- Strategy 21.1: Require development within Yarra's activity centres to respect and not dominate existing built form

CLAUSE 22.02 DEVELOPMENT GUIDELINES FOR SITES SUBJECT TO THE HERITAGE OVERLAY

This policy Seeks to protect and enhance heritage places and provides guidance on a number of elements:

Full demolition:

- Building identified as being not contributory.
- Identified as contributory however new evidence does not give it heritage significance and it does not form part of a group of similar buildings.

Removal of Part of a Heritage Place of Contributory Elements:

Generally discourage the demolition of an individually significant or contributory building or removal of contributory elements, unless:

- For contributory - that part is not visible from the street, abutting park or public open space
- The removal of the part would not adversely affect the contribution of the building

New development, Alterations for Additions:

- Respect the pattern, rhythm, orientation to the street, spatial characteristics, fenestration, roof form, materials and heritage character of the surrounding historic streetscape.
- Be articulated and massed to correspond with the prevailing building form of the heritage place or contributory elements to the heritage place.
- Be visually recessive and not dominate the heritage place.
- Be distinguishable from the original historic fabric.
- Not remove, cover, damage or change original historic fabric.
- Not obscure views of principle façades.
- Consider the architectural integrity and context of the heritage place or contributory element.

CLAUSE 22.03 LANDMARKS AND TALL STRUCTURES

This policy seeks to maintain the prominence of Yarra's valued landmarks and landmark signs including the Ball Tower of Dimmeys in Swan Street.

The relevant policies include:

- Maintain the prominence of Yarra's valued landmark signs.
- Protect views to the silhouette and profile of Yarra's valued landmarks to ensure they remain as the principal built form reference.
- Ensure the profile and silhouette of new tall structures adds to the interest of Yarra's urban form and skyline.
- The policy seeks to ensure new buildings within vicinity of the Dimmeys Tower are designed to ensure the landmark remains as the principal built reference.

CLAUSE 22.10 BUILT FORM AND DESIGN POLICY

This policy applies to development not included in a Heritage Overlay.

The relevant policies include:

- The policy comprises ten design elements that address the following issues:
- Urban form and character.
- Setbacks and building heights.
- Street and public space quality.
- Environmental sustainability.
- Site coverage.
- On-site amenity.
- Off-site amenity.
- Landscaping and fencing.
- Parking, traffic and access.
- Service infrastructure.
- It provides design objectives and guidelines many of which are more relevant to residential development.

BUILT FORM IMPLICATIONS

- Clause 21.05 provides guidance on heights in Activity Centres however it will be superseded by more detailed investigations as part of this study.
- Local policies provide strong support for protection of heritage streetscapes and places.
- Clause 22.03 reinforces the Dimmeys Tower as a major landmark that should be protected

Attachment 2 - Swan Street Built Form Framework

2.1.3 PLANNING ZONES

COMMERCIAL 1 ZONE (C1Z)

The western sections of the Activity Centre an d Burnley Street shopping area is included within the Commercial 1 Zone which supports vibrant mixed use commercial centres for retail, office, business, entertainment and community uses, as well as residential uses at densities complementary to the role and scale of the commercial centre.

Relevant land uses not requiring a permit include shop, retail premises (other than shop), office and accommodation (where the ground floor frontage does not exceed 2 metres in width).

A permit is required for new buildings and works.

The relevant decision guidelines of this zone include:

- The interface with adjoining zones, especially the relationship with residential areas.
- The movement of pedestrians and cyclists, and vehicles providing for supplies, waste removal, emergency services and public transport.
- The provision of car parking.
- The streetscape, including the conservation of buildings, the design of verandahs, access from the street front, protecting active frontages to pedestrian areas, the treatment of the fronts and backs of buildings and their appurtenances, illumination of buildings or their immediate spaces and the landscaping of land adjoining a road.
- Consideration of the overlooking and overshadowing as a result of building or works affecting adjoining land in a General Residential Zone, Neighbourhood Residential Zone, Residential Growth Zone or Township Zone.
- The design of buildings to provide for solar access.
- The objectives, standards and decision guidelines of Clause 54 and Clause 55. This does not apply to a development of five or more storeys, excluding a basement.

COMMERCIAL 2 ZONE (C2Z)

Eastern sections of the activity centre are located in the Commercial 2 Zone. A number of these areas are currently proposed for rezoning.

This zone encourages commercial areas for offices, appropriate manufacturing and industries, bulky goods retailing, other retail uses, and associated business and commercial services. It also aims to ensure that uses do not affect the safety and amenity of adjacent, more sensitive uses.

Relevant land uses not requiring a permit include office, restricted retail premises and trade supplies. Other uses including shops, supermarket, warehouse and industry are permitted subject to conditions. Importantly, accommodation (which includes housing), is a prohibited use.

A permit is required for new buildings and works.

Relevant decision guidelines include:

- The interface with adjoining zones, especially the relationship with residential areas.
- The movement of pedestrians and cyclists, and vehicles providing for supplies, waste removal, emergency services and public transport.
- The provision of car parking.
- The streetscape, including the conservation of buildings, the design of verandahs, access from the street front, protecting active frontages to pedestrian areas, the treatment of the fronts and backs of buildings and their appurtenances, illumination of buildings or their immediate spaces and the landscaping of land adjoining a road.
- Consideration of the overlooking and overshadowing as a result of building or works affecting adjoining land in a General Residential Zone, Neighbourhood Residential Zone, Residential Growth Zone or Township Zone.
- The design of buildings to provide for solar access.

The Commercial 2 Zoned land within the Swan Street study area is identified for rezoning to Commercial 1 Zone. This will support a greater mix of uses across the Activity Centre which will provide stronger incentive for the redevelopment of properties.

MIXED USE ZONE (MUZ)

A small pocket of the Study Area is included in the Mixed Use Zone.

This zones provides for a range of residential, commercial, industrial and other uses which complement the mixed-use function of the locality. It provides for housing of higher densities while encouraging development that responds to the existing or preferred neighbourhood character of the area.

Relevant land uses not requiring a permit include office (not exceeding 250 sqm), shop (not exceeding 150sqm) and dwellings. Industry uses require a permit.

A permit is required for new buildings and works.

Relevant decision guidelines include:

Use for industry and warehouse

- The effect that existing uses on adjoining or nearby land may have on the proposed use.
- The design of buildings, including provision for solar access.
- The availability and provision of utility services.
- The effect of traffic to be generated by the use.
- The interim use of those parts of the land not required for the proposed use.
- Whether the use is compatible with adjoining and nearby land uses.
- For non-residential uses, the proposed hours of operation, noise and any other likely off site amenity impacts.

Construction and extension of two or more dwellings on a lot, dwellings on common property and residential buildings

- The objectives, standards and decision guidelines of Clause 55.
- For a development of five or more storeys, excluding a basement, the Design Guidelines for Higher Density Residential Development (Department of Sustainability and Environment 2004).

PUBLIC PARK AND RECREATION ZONE (PPRZ)

Ryans Reserve in the eastern section of the study area is included within the public Park and Recreation Zone.

The purpose of this zone is to provide for public recreation and open space, protect and conserve areas of significance and to provide for commercial uses where appropriate.

Attachment 2 - Swan Street Built Form Framework



FIGURE 2 - SWAN STREET ZONING PLAN

Attachment 2 - Swan Street Built Form Framework

2.1.4 PLANNING OVERLAYS

HERITAGE OVERLAYS (HO)

The Heritage Overlay aims to conserve and enhance heritage places of natural or cultural significance and ensure development does not adversely affect these places. Heritage Overlays within the study area include:

Precinct Overlays

- HO335: Swan Street Precinct
- HO315 : Church Street Precinct
- HO332: Richmond Hill Precinct
- HO309: Bendigo Street Precinct

Individual Heritage Overlay Sites:

- HO294: 'House', 15 Wellington Street
- HO405: 'The Greyhound Hotel', 60-62 Swan Street
- HO245: 'House', 234 Coppin Street
- HO285: 'Former Central Club Hotel', 291 Swan Street
- HO440: 'Swan Street Drill Hall', 309 Swan Street
- HO441: 319 Swan Street
- HO286: 'Former Burnley Theatre', 365 Swan Street
- HO442: 413-415 Swan Street

Victorian Heritage Register sites:

- H0048: Former Richmond South Post Office
- H2184: Dimmeys
- H0732: State Bank

A permit is required to demolish or remove a building or to construct a building or construct or carry out works on a Heritage Overlay Property.

Relevant decision guidelines include:

- The significance of the heritage place and whether the proposal will adversely affect the natural or cultural significance of the place.
- Any applicable statement of significance, heritage study and any applicable conservation policy.
- Whether the location, bulk, form or appearance of the proposed building will adversely affect the significance of the heritage place.
- Whether the location, bulk, form and appearance of the proposed building is in keeping with the character and appearance of adjacent buildings and the heritage place.
- Whether the demolition, removal or external alteration will adversely affect the significance of the heritage place.
- Whether the proposed works will adversely affect the significance, character or appearance of the heritage place.

AMENDMENT C183

Yarra Amendment C183 implemented the City of Yarra Heritage Gap Study: Central Richmond, 2014 including, in part:

- The inclusion of the Burnley Street Precinct in the Heritage Overlay (proposed HO474) (which incorporates properties on Swan Street).
- The extension of HO319 to incorporate residential properties immediately north of Swan Street commercial properties.

The Panel Report for Amendment C183 was issued to Council in mid June 2016 and Council adopted it at its meeting of 23 August 2016.

Updates to this Amendment are underway to include adjustments to the Statements of Significance to better reflect the existing architectural qualities of heritage streetscapes and buildings.

SCHEDULE 5 TO THE DESIGN AND DEVELOPMENT OVERLAY (DDO5) - CITY LINK EXHAUST STACK ENVIRONS

DDO5 applies to majority of the Study Area. It aims to ensure that development of land around the City Link exhaust stack is not adversely affected by the operation of the stack and does not adversely affect the operation of the stack.

A permit is not required to construct a building or construct or carry out works.

SPECIAL BUILDING OVERLAY (SBO)

Special Building Overlay (SBO) applies to low point in eastern section of the study area. The overlay aims to ensure that development maintains the free passage and temporary storage of flood waters, minimises flood damage, is compatible with the flood hazard and local drainage conditions and will not cause any significant rise in flood level or flow velocity.

A permit is required to construct a building or to construct or carry out works.

Relevant decision guidelines include:

- Whether the proposed use or development could be located on flood-free land or land with a lesser flood hazard outside this overlay.
- The susceptibility of the development to flooding and flood damage.

CITY LINK PROJECT OVERLAY (CLPO)

The City Link Project Overlay applies to properties on the south side of Swan Street in the western part of the study area. The Overlay aims to ensure the efficient operation and maintenance of the Melbourne City Link Project and ensure the display of a Business identification sign on land no longer required for the Melbourne City Link Project is limited to a level that does not compete with the display of signs shown on the plan titled "Melbourne City Link Project - Advertising Sign Locations November 2003".

ENVIRONMENTAL AUDIT OVERLAY (EAO)

The Environmental Audit Overlay applies to properties in the western and central sections of the study area. The Overlay aims to ensure that potentially contaminated land is suitable for a use which could be significantly adversely affected by any contamination.

The overlay requires a certificate of environmental audit to be issued before a sensitive use (residential use, child care centre, pre-school centre or primary school) commences or before the construction or carrying out of buildings and works in association with a sensitive use commences.

Attachment 2 - Swan Street Built Form Framework



FIGURE 3 - SWAN STREET HERITAGE AND BUILDING OVERLAYS PLAN

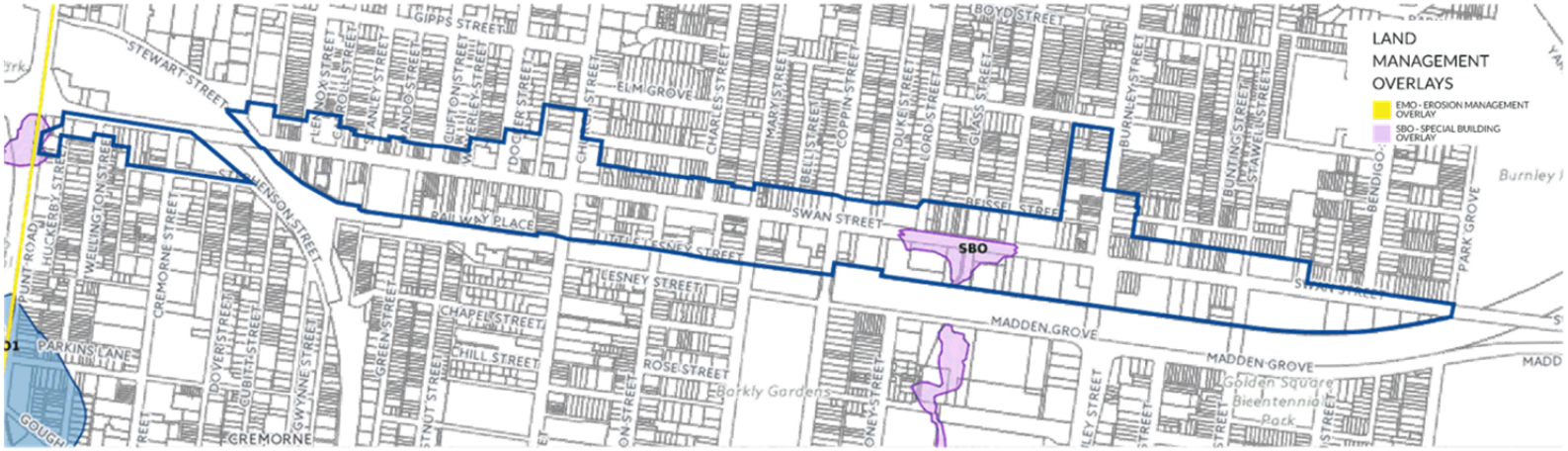


FIGURE 4 - SWAN STREET LAND MANAGEMENT OVERLAYS PLAN

Attachment 2 - Swan Street Built Form Framework

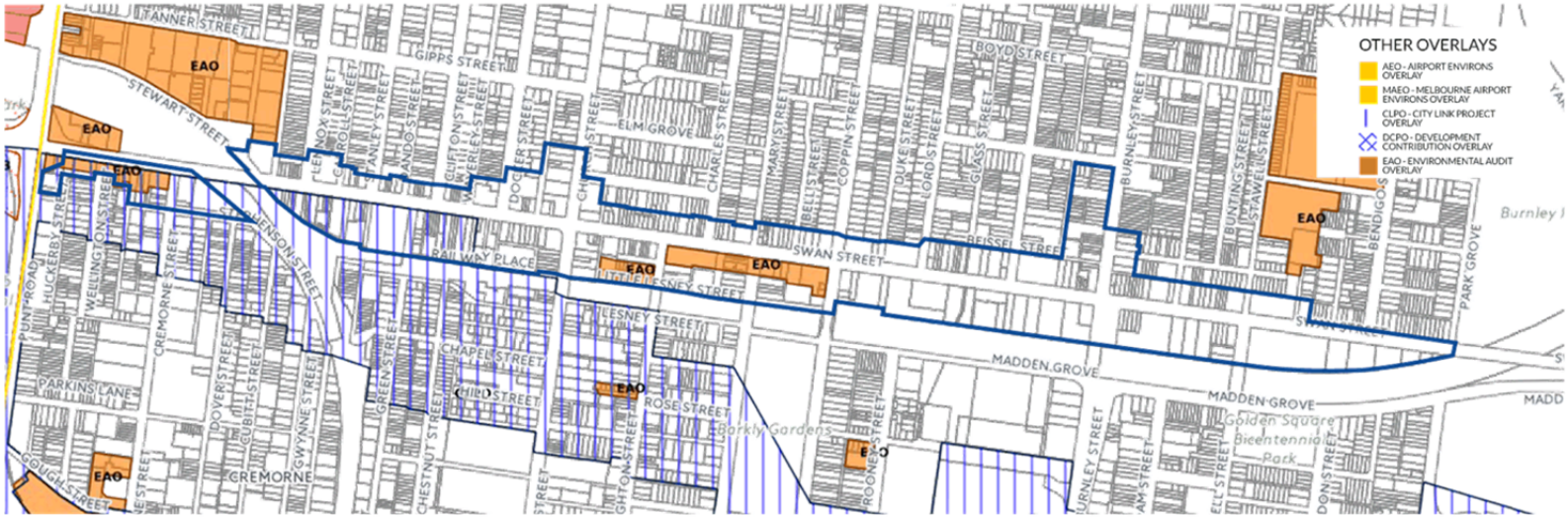


FIGURE 5 - SWAN STREET OTHER OVERLAYS PLAN

Attachment 2 - Swan Street Built Form Framework

2.2 THE SWAN STREET STRUCTURE PLAN

The Swan Street Structure Plan provides a high level land use and built framework for the Swan Street Major Activity Centre.

The Structure Plan outlines urban design principles to guide future built form in the centre. The principles cover aspects such as street interface, street wall, recessive upper levels, residential interface and building separation.

The Structure Plan establishes a number of specific precincts and identifies building heights, access improvements and key public spaces. Swan Street is divided into four precincts including Richmond Station, Swan Street retail, Swan Street East, and Burnley Station Village precincts.

The Structure Plan document states that further investigation and design controls are necessary to appropriately guide the preferred outcomes for the Structure Plan in order to better respond to the changing conditions of the area.

The Principles from the Swan Street Structure Plan are reviewed and tested in Chapter 3 of this report.

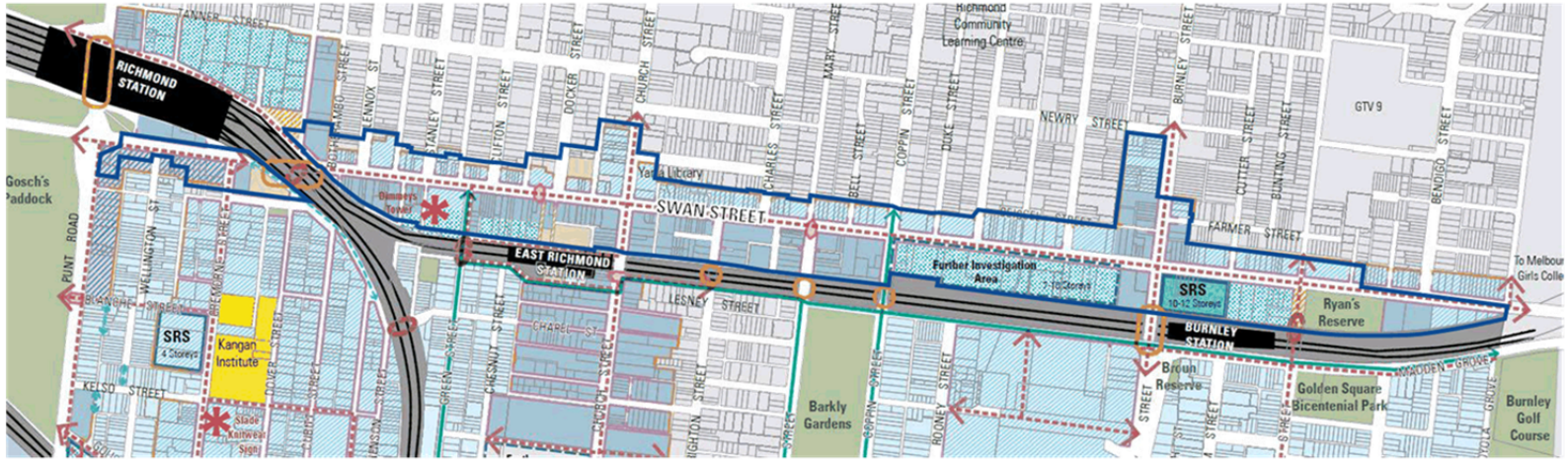


FIGURE 6 - SWAN STREET STRUCTURE PLAN

Attachment 2 - Swan Street Built Form Framework

2.3 SWAN STREET BUILT FORM HERITAGE REVIEW - GJM HERITAGE

2.3.1 OVERVIEW

The Swan Street Built Form Study Area contains precincts and individual buildings of local and state-level heritage significance. It also contains one of a small number of highly intact turn of the century High Streets within the City of Yarra and wider Metropolitan Melbourne. The heritage built form along Swan Street ranges from narrow fronted single and two-storey shops with simple façades, to large two and three-storey commercial buildings with highly decorated façades and parapets.

Heritage consultants, GJM Heritage, were engaged to assess the heritage values within the Swan Street Built Form Framework area. This study was undertaken simultaneously with the Built Form Framework Study.

The Heritage Review undertook a comprehensive analysis of existing heritage values within Swan Street and adjoining precincts. This included a thorough review of existing policies and controls, practice notes and panel hearing reports for similar contexts.

The study made recommendations for changes to the heritage overlays to adjust boundaries and include individual heritage buildings. It also recommended the re-grading of some buildings within an existing precinct overlay area.

The western portion of Swan Street is of particular significance given the higher concentration of significant heritage buildings and evident character representing a highly intact turn of the century 'High Street', and is one of the main influences of this study.

2.3.2 REVIEW OF THE BUILT FORM FRAMEWORK

The primary focus for the GJM study was to assess the appropriateness of the preliminary building heights and setbacks recommended as part of the Built Form Framework, ensuring that new development respects the heritage context and does not visually overwhelm the predominantly two-storey scale of the heritage streetscapes. With a particular focus on:

- Street wall height for buildings within heritage precincts or sites adjoining heritage buildings
- Upper level front setbacks
- Upper level side setbacks
- Return facades on corner buildings on major and minor streets
- Upper level setbacks to maintain views to the Dimmeys Tower

Having regard to the identified heritage values of the Study Area, the GJM Study tested and a number of recommendations of the Built Form Framework. In summary, it provided the following guidance:

- The street wall height of the existing Victorian/Edwardian era shop/residences should not be exceeded in heritage precincts.
- Upper level setbacks should be provided to maintain the prominence of the heritage street wall, particularly within the Heritage Precincts.
- Views to the Dimmeys Tower requires strong protection through the application of upper level setbacks within the identified viewing corridor.
- Upper level setbacks to side streets for development above heritage buildings should be provided to ensure heritage buildings are able to be read in the round.
- For major corners and sites of individual significance, larger upper level setbacks should be provided.
- Specific requirements for infill development in heritage streetscapes.

The study also addresses whether discretionary or mandatory controls are warranted on various elements of built form from a heritage perspective. This considered various practice notes and panel hearing reports for implementation of built form controls in similar contexts.

The recommendations recognised the differing levels of heritage cohesion and as such recommended mandatory built form controls in some areas and discretionary controls in others.

The findings of the GJM study have been considered and integrated into the precinct built form recommendations in Section 4.

2.3.3 RECOMMENDATIONS FOR ADDITIONAL HERITAGE PLACES AND PRECINCTS

The GJM study identified additional places or precincts of potential heritage significance. These places are mapped in Figure 8.

The study found that generally the Heritage Overlay coverage and gradings within the Study Area is comprehensive and consistently applied. No places of obvious high-level local heritage significance have been excluded from the Heritage Overlay. A small number of places were identified for inclusion within an HO:

- 30-42 Swan Street
- 273A Swan Street
- 323-325 Swan Street
- 223-239 Swan Street

This report reflects these additions.

The GJM Study also reviewed the grading of buildings within identified Heritage Precinct Overlays. The review made some recommendations for re-grading of a number of buildings.



229-235 Swan Street [Source: GJM Heritage Review]

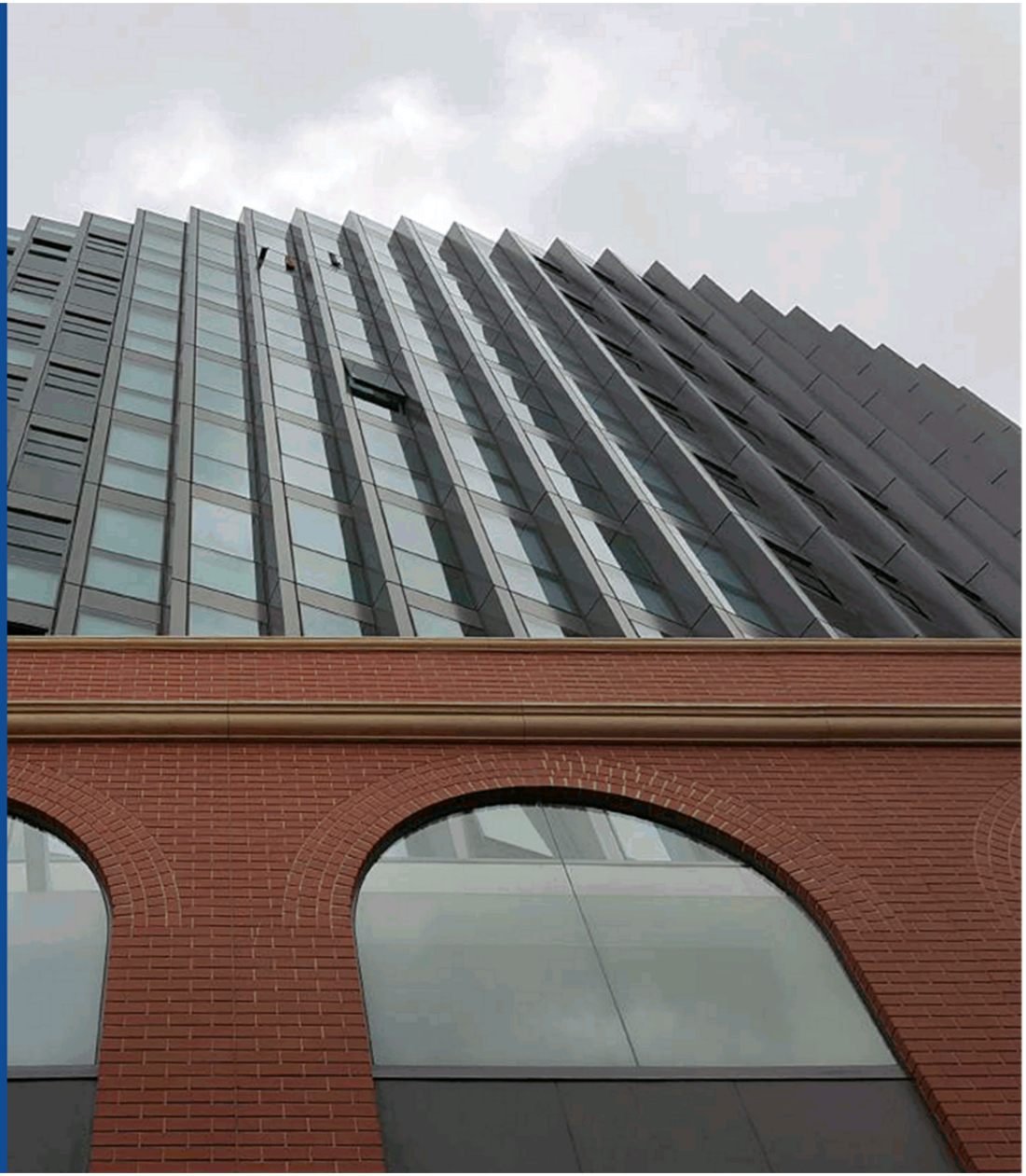
Attachment 2 - Swan Street Built Form Framework



FIGURE 7 - SWAN STREET HERITAGE GRADINGS

Attachment 2 - Swan Street Built Form Framework

3. METHODOLOGY



Attachment 2 - Swan Street Built Form Framework

3.1 ANALYSIS

3.1.1 HERITAGE

ANALYSIS

- Swan Street provides a rich legacy of state-significant and individually significant buildings and highly intact streetscapes of consistent scale and architectural quality. The principal Swan Street High Street commences immediately east of the railway viaduct ,between the railway viaduct and the apex of the hill at Brighton Street.
- The character of the Study Area varies greatly along the length of Swan Street, moving from the highly intact turn of the century 'High Street' towards the western end, to a diverse and substantially less historically intact retail and residential area towards the east.
- Within the HO335 area, built form ranges from narrow fronted single and two-storey shops with simple parapets, to large two and three-storey commercial buildings with highly decorated façades and parapets. The majority of the heritage streetscape is identified as 'contributory' with the larger and more elaborately articulated buildings are often identified as 'individually significant'. While their gradings may differ, GJM recommended that similar planning controls are required to protect their heritage values and that of the streetscape.
- The Dimmeys Tower is major landmark in the Centre and visually prominent on both eastern and western approaches.
- West of the railway bridge, the Richmond Railway Station dominates the north side of Swan Street, with a mixture of reasonably intact late-nineteenth and early twentieth century two-storey buildings, including the Precinct Hotel.
- The majority of the buildings on the east side of Church Street have been redeveloped during the twentieth century. Church Street to the north of Swan Street does not retain the same degree of intactness and as a result does not present as a consistent heritage streetscape.
- East of Brighton Street, the north side of Swan Street contains a mixture of nineteenth century commercial buildings, single and two-storey buildings dating from the early to late twentieth century. The south side of Swan Street, the buildings are predominantly of recent construction.
- The Burnley Street precinct includes a fairly intact row of single and two-storey buildings dating from the late nineteenth and early twentieth centuries.
- East of the Burnley Street Precinct, Swan Street retains little nineteenth or early twentieth century fabric and the buildings are predominantly of recent construction.
- The GJM Heritage Review identified additional areas and sites for future heritage overlay protection as mapped below.

BUILT FORM IMPLICATIONS

- Future building heights should respond to the low to mid-rise character of the Activity Centre whilst allowing for development intensity where there are minimal impacts on streetscapes, heritage elements and public realm.
- Maintaining the prominence of the heritage street wall will be important in the heritage precinct.
- Upper level setbacks will be required in order to protect the street wall height and visual prominence of the existing heritage facade.
- Setbacks will be required to protect the visual prominence of the Dimmeys Tower along key views.
- Upper level setbacks at the residential interface will be required to minimise visual and amenity impacts on existing low scale detached dwellings. However this must be balanced with the proximity of these sites to an Activity Centre.

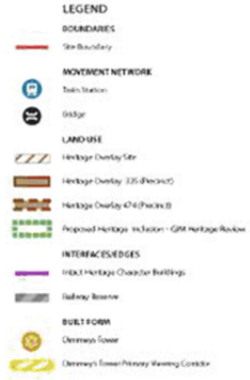




FIGURE 8 - SWAN STREET HERITAGE AND BUILDING OVERLAYS PLAN

Attachment 2 - Swan Street Built Form Framework

3.1.2 BUILT FORM CHARACTER

ANALYSIS

- The Activity Centre is generally low scale with buildings generally ranging from two to four storeys. A small number of more recent developments are located in the western section of the study area extending up to ten storeys.
- The entry precinct is anchored around the Richmond Station and employment uses to the south. This Precinct has inconsistent setbacks and could be improved with new built form that enhances the western entry into the Activity Centre. The Precinct Hotel and two storey historic shopfronts are notable buildings in this precinct.
- The Swan and Church Street heritage areas provide a strong cohesive heritage character with fine grain frontages. A predominant street wall of two storeys exists in the Swan Street Heritage Precinct which is equivalent to a contemporary three storey building.
- A network of smaller streets and laneways is located on the south side of Swan Street around Railway Place and between Little Lesney Street and Mary Street. This area has a more urban and enclosed character than Swan Street.
- East of Brighton Street, buildings vary in terms of setback, street wall height and width, with a mix of showrooms, warehouses and smaller shopfronts. The larger footprints of buildings support these uses.
- Burnley Street includes two storey heritage buildings on the north side of Swan Street which provide a change in character from the Swan Street frontage
- The residential interface generally exists to the north of properties on the northern side of Swan Street. The interface consists of a mix of rear gardens, houses and laneways.

BUILT FORM IMPLICATIONS

- Opportunity to enhance the western entry to the Activity Centre with a stronger built form presence.
- Built form within the heritage precinct should seek to ensure the heritage street wall remains the dominant streetscape element. Upper level setbacks should be applied and the scale of new development needs to respect the heritage streetscape.
- Swan Street east provides an opportunity for a new character with high quality development that contributes to highly active streetscapes.
- Areas behind Swan Street provide an opportunity for a different character where there is a strong presence of buildings to the street. These areas are currently undesirable pedestrian environments and could be significantly improved.

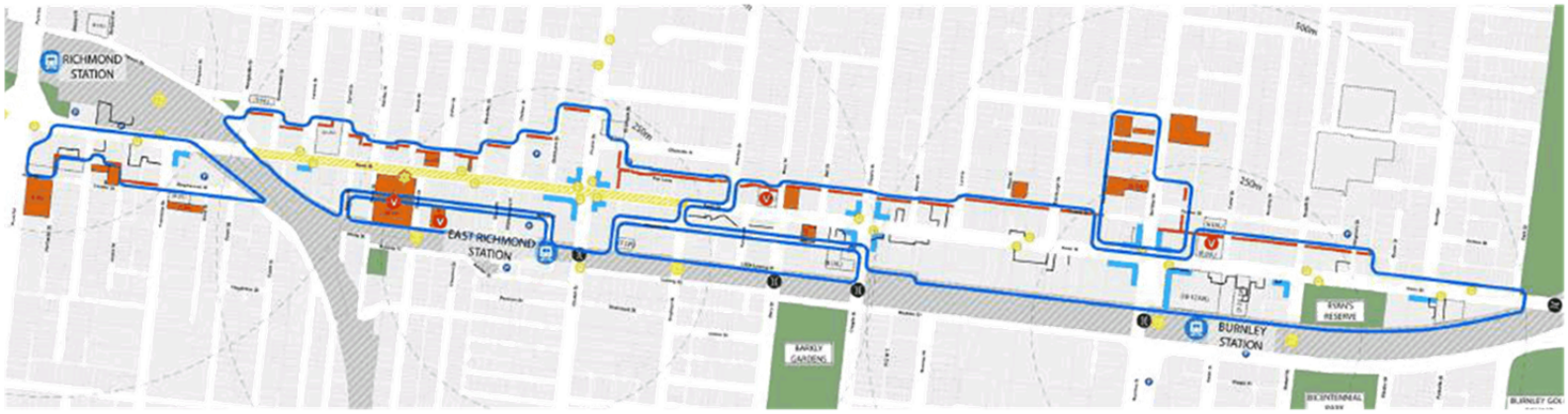


FIGURE 9 - SWAN STREET HERITAGE AND BUILDING OVERLAYS PLAN

Attachment 2 - Swan Street Built Form Framework

3.1.3 PUBLIC REALM AND PEDESTRIAN ACCESS

ANALYSIS

- Swan Street's major public realm assets include the footpaths, which play an important role in the vitality of the Activity Centre. There is generally a lack of 'green' public spaces in the heart of the centre
- The primary footpath area is located along Swan Street between the railway line and Brighton Street. This area includes retail and hospitality uses, narrow shopfronts and outdoor dining.
- The eastern footpaths of the study area are less active however there is a concentration retail activity around the Burnley Street shops and railway station. Pedestrian activity in this area is expected to increase with planned mixed use developments.
- A potential public space is identified in the car park behind the shops linking East Richmond Station to Swan Street.
- Pedestrian connections under and over the railway line are highly utilised thoroughfares, connecting residents and workers to the highly desired Swan Street retail strip and public transport connections. The Structure Plan identifies a number of these linkages for improvement.
- Key above ground / over railway line pedestrian connections include Cremorne Street, Church Street, Brighton Street, Mary Street and Coppin Street.
- Pedestrian connections linked through railway underpasses include Green Street, Burnley Street Station, and Stawell Street.
- There are distinctive outer entry points into the activity centre which currently provide an underwhelming entry experience.
- The Dimmeys Tower is a major landmark visible from many section of Swan Street. Its primary viewing corridor is located between the Railway line and the crest of the hill at Brighton Street.
- Other key views within the Activity Centre include the city skyline which is available looking east along Swan Street and views to the Church Street spire.

BUILT FORM IMPLICATIONS

- Development will need to maintain solar access to key pedestrian streets across the Centre. A key area of focus is the southern footpath of Swan Street which will play a more important role as a public space as the population increases across the Activity Centre.
- The laneways connecting to Swan Street provide major opportunities for an improved public realm with a high quality building address to the street and active land uses.
- Development adjoining the potential open space on the current car park near East Richmond Station will need to consider solar access to the future open space. Developments should also activate the park and provide surveillance from upper levels.
- Opportunities for new public plazas and spaces should be encouraged through the redevelopment of larger sites.

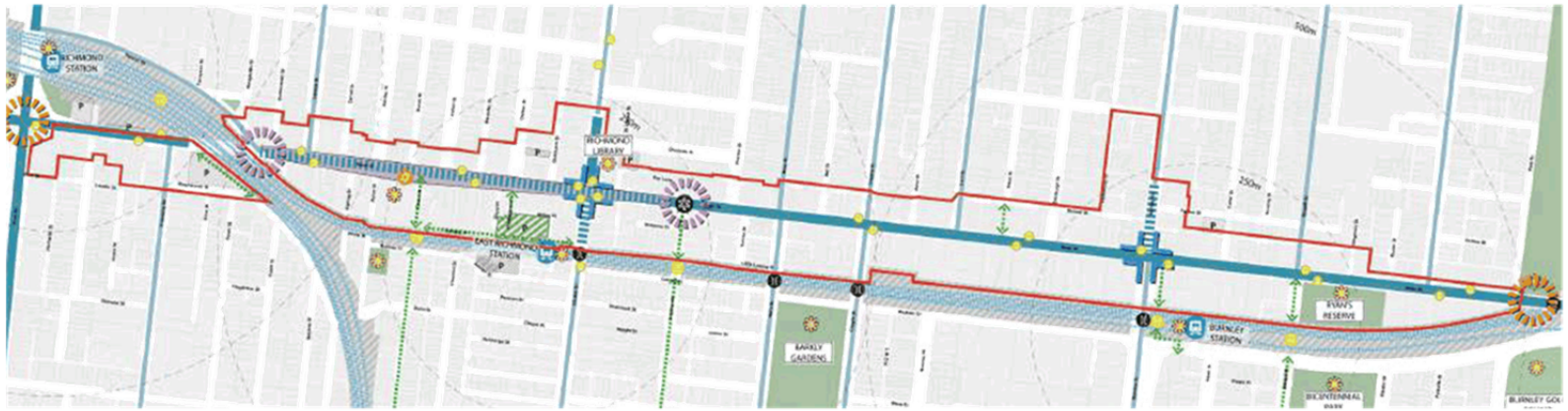


FIGURE 10 - SWAN STREET PUBLIC REALM AND PEDESTRIAN ACCESS PLAN



Attachment 2 - Swan Street Built Form Framework

3.1.4 LOT WIDTH ANALYSIS & TYPOLOGIES

Lot width has a significant impact on the configuration of development and overall yield. The typologies below provide an indication of the type of development that could be provided on various lot widths. The colours have been applied to properties based on their width. It shows a stronger presence of wider lots to the east of the study area.

This analysis is based on a residential development outcome above the street wall however it is anticipated that commercial development could also be provided and will have a different development outcome.

While this analysis identifies potential development outcomes for individual properties, it does not take into consideration the potential for multiple properties being consolidated.

Front and rear facing apartments provide the simplest development outcome for narrow lots, as they can facilitate 1-2 apartments facing the street, and one facing the rear of the property, on each floor (subject to width). This type of development occupies the entire width of the lot, and does not provide any articulation or activation to either side of the development (which is intended to develop in a similar manner). However, development on narrow sites can become problematic when they are located on the corner of two streets with a heritage facade requiring appropriate side setbacks to a facade returning down the secondary street. In this instance, side setbacks can limit the feasibility of developing a narrow site. In these instances, lot consolidation is the preferred method to allow development to be commercially viable and deliver high quality urban design outcomes.

Wider properties can accommodate a different model of development, podium and tower, which can have an outlook to other developments either side. This type of development can provide for a greater range of apartment types with varying aspects. It does however create issues of apartment separation for privacy and daylight that need to be considered. This can typically be resolved through appropriate building separation provided by adjoining developments, allowing sight-lines to be controlled, and allowing creativity in the location/siting of tower elements to avoid these issues. This type of development also facilitates a key aspect of breaking up the built form by separating out tower elements and allowing daylight to be visible between taller built form elements.

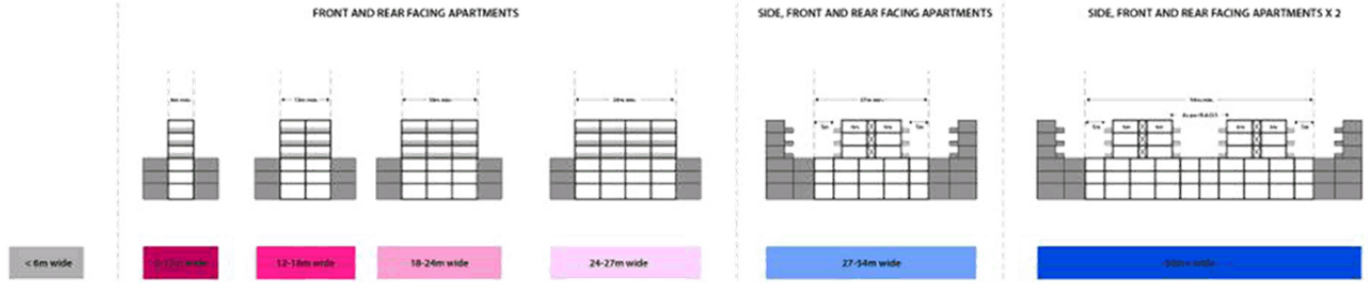


FIGURE 11 - LOT WIDTH & DEVELOPMENT TYPOLOGIES



FIGURE 12 - LOT WIDTHS IN SWAN STREET

Attachment 2 - Swan Street Built Form Framework

3.1.5 LOT DEPTH ANALYSIS & TYPOLOGIES

Similar to lot width, the depth of a property has an impact on the type of development that can be provided as shown on the typologies opposite. The lot depth ranges have been mapped below.

The mapping shows greater depths in the eastern sections of the study area.

The typologies indicate that shallow lots provide a limited opportunity for development, and allow for only single aspect apartments. This takes into account a typical setback to a residential interface, and a suitable interface to Swan Street.

Lots which are deeper provide opportunities for dual aspect apartments, addressing the street, and the rear of the lot. Dependant upon the access for parking and basement parking (preferable via rear laneways), these apartments can typically be set back from the street and still provide for a number of residential floors.

Lots greater than 55m approx could allow for two buildings with both front and rear facing apartments. This outcome does create apartment separation issues that need to be considered.

The lot depth also assists in determining an appropriate overall height control that is suited to a particular area. Once a front setback has been taken into account, and the rear interface (which can be significant impact when abutting an existing residential property), heritage constraints and any overshadowing where applicable, the remaining depth of the allotment determines the potential built form heights.

Typically, smaller sites that have restrictive setbacks on two or more sides, are less able to develop to a taller overall height than those with less restrictions. This is calculated against standard commercial development envelopes for dual or single aspect apartments modules to assist in determining the potential overall building height, providing a commercially viable development envelope.

In addition to lot depth, other contributing factors can impact the potential overall height of a development, such as if it is abutting a laneway. It is fortunate that lot depths vary along Swan Street, creating an appropriate variation in overall building heights along the length of the Major Activity Centre.

Properties on the northern side of Swan Street require some form of building separation to reduce limit an unbroken length of upper level development. Where larger parcels develop, or parcels consolidate, side facing apartments can facilitate these setbacks and breaks in the upper levels, to allow visual relief of a long length of built form.

Due to the potentially large building heights in the eastern end of Swan Street, a key principle will be ensuring that appropriate building separation occurs between upper levels of development. Where these large sites occur, it is important that there is not a uniform wall of development at the upper levels, and that there are breaks in between tower elements to facilitate breaks in the skyline.

This can be achieved through the specific siting of a tower element on the podium, the setbacks between tower elements internally, and how they interface with neighbouring development.



FIGURE 13 - LOT DEPTH & DEVELOPMENT TYPOLOGIES



FIGURE 14 - LOT DEPTHS IN SWAN STREET

Attachment 2 - Swan Street Built Form Framework

3.1.6 DEVELOPMENT ACTIVITY

ANALYSIS

- Major redevelopment opportunities exist on the south side of Swan Street between Coppin Street and the eastern boundary of the study area, however the existing Commercial 2 Zoning prohibits residential uses and reduces redevelopment potential. This area is planned to be rezoned to Commercial 1 which will provide for a greater diversity of land uses.
- The plan highlights properties in red below where sites are constrained for taller development (greater than 6 storeys) as they are not wide or deep enough to accommodate setbacks required for off-site impacts within the site boundaries. These properties would require consolidation to achieve greater building heights.
- Properties that abut the rail reserve on the south side of Swan Street present good development opportunities due to the absence of amenity impacts and lack of overshadowing limitations.
- There is good laneway access for properties on the northern side of Swan Street however these lots are generally smaller than the southern side of Swan Street.
- There are a number of approved developments throughout the study area ranging from six to ten levels in height.
- Existing / recently approved / constructed developments provide some guidance and precedent for new applications, in relation to heights, building setbacks and residential interfaces. These include:
  - 123 Swan Street,
  - 140 Swan Street,
  - 429 Swan Street,
  - 1-3 Railway Place,
  - 381 Punt Road.

BUILT FORM IMPLICATIONS

- The southern side of Swan Street and locations towards the railway line could accommodate higher scale development due to the deeper lots and minimal amenity impacts at the rail line interface.
- The northern side of Swan Street generally provides limited opportunities for substantial building height due to lot width and depth, the adjoining residential interface and overshadowing of footpath constraints.
- Lot consolidation should be encouraged across the study area to minimise adverse visual impacts and amenity issues.
- Recently constructed and approved development establishes key built form implications for the study area including:
  - Establishing an overall building height precedent in a number of areas.
  - Identifying the preferred setbacks from Swan Street in relation to the heritage precinct, and the view corridor to the Dimmey's Ball Tower.
  - Establishing acceptable interfaces to existing residential sites where overshadowing is not an issue.
  - Establishing that the street wall height could be varied between the different precincts, dependent upon surrounding heritage and existing residential context.

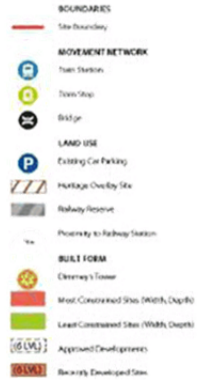




FIGURE 15 - SWAN STREET DEVELOPMENT ACTIVITY AND POTENTIAL PLAN

Attachment 2 - Swan Street Built Form Framework

3.1.7 RELEVANT VCAT DECISIONS

A number of VCAT decisions have occurred in the study area which provide direction on interpretation of policies and built form controls. The key decisions affecting the Built Form Framework study are summarised below.

RICHMOND ICON PTY LTD V YARRA CC VCAT 2175 (8 NOVEMBER 2011) - DIMMEYS SITE

This case involves a proposal to undertake alterations and additions to Dimmey's and the development of a new glass residential tower that extends up 10 storeys in height.

Yarra City Council and a number of other objectors held the view that the glass tower was not a quality design that it is not respectful of Dimmey's clock ball tower, and it will compete with and diminish the ball tower's landmark significance.

The Tribunal found that the was an acceptable and appropriate addition to the local area, including the adjacent low rise heritage streetscape of Swan Street. This proposal was considered to rejuvenate and renew the tower through the proposed new development and the combination of residential, retail and office use of the old and new buildings on the site.

The Tribunal also found that the design responds to its context by being different to the surrounds. It has an elliptical form that is simplistic and a glass surface that is calm. These attributes ensure the tower does not compete with the heritage façades of Swan Street or the Dimmey's clock ball tower and reveals the modern structure for what it is.

This case also involved the provision of road / laneway widening in order to support post-development levels of traffic in a safe manner in the context of Swan Street.

Built Form Implications:

- Clause 21.05 - Built Form was a key reference for this hearing - particularly the focus on 'Architectural Excellence'
- The tribunal agreed with evidence that suggested that a range of contextual, regulatory and functional issues come into play in considering the merits of a particular design - i.e. less about the subjectivity
- Views to the Dimmeys Tower - Primary viewing corridor established along Swan Street Not all views from every angle of the Ball Tower have to be protected, with the Swan Street views critical to its public appreciation
- Nearby structures should be visually subservient to the Dimmey's Ball tower, however retaining the Ball tower as the principle built form reference
- Dimmey's Ball tower was to be protected to allow for clear sky around it to enable it to continue to 'stand out against the sky'
- Considered to an appropriate response because of the 23m setback and 'calm' glass facade of the building - Dimmeys Ball Tower will remain the primary built form reference in the street
- Overshadowing of nearby residence was a key issue during the hearing. It was concluded that the amenity expectations of residents living in a business zone and an activity centre must be tempered, while acknowledging that this specific case had limited impacts on living and dining rooms of the objectors. Given the nature of the relevant planning controls and policies this loss of amenity was considered acceptable.
- Development should be setback so that the tower remains in the foreground
- A calm backdrop helps ensure that the significant detailing of the tower will contrast
- Occasional taller form in a low rise area is acceptable in terms of Yarra's current policy
- Provision of a shared zone represents a possible solution to traffic conflicts along side streets/laneways
- 10 Storeys on southern side of Swan Street frontage is acceptable in an heritage area
- Taller street wall than three storeys is acceptable outside of Swan Street heritage area

RICHMOND ICON PTY LTD V YARRA CC & ORS (2013) VCAT 493 (14 MARCH 2013) - 1-3 RAILWAY PLACE

This is an application to review the decision of the Responsible Authority to refuse permission for the construction of a nine storey building at 1-3 Railway Place, Cremorne.

The application was refused by the Responsible Authority for a number of reasons including:

- It did not provide an appropriate transition in height with the surrounding building stock, contrary to clauses 15.01-2 [Urban Design Principles] and clause 22.10 [Built form and design policy] of the Yarra Planning Scheme.
- It would unreasonably impact the amenity of the dwellings to the west by virtue of overshadowing, contrary to clauses 15.01-2 [Urban Design Principles] and clause 22.10 [Built form and design policy] of the Yarra Planning Scheme.
- The proposal would unreasonably impact the development potential for adjoining sites due to the proximity of windows to the boundary.

Built Form Implications:

- Clause 21.05 tested during the hearing with a particular focus on 'Architectural Excellence'. The tribunal considered that design excellence must be focused entirely on those matters encompassed within the planning scheme - referenced State Planning Scheme Clauses
- Upper level setbacks - Considered unnecessary in the context to achieve acceptable amenity impacts, or to achieve an equitable sharing of development potential with neighbouring properties - recommended 3.0m separation to balcony and 4.5m to adjoining property
- Amenity Impacts of nearby residences - Considered to be acceptable [with some modifications] as the housing was located in a Commercial 1 Zone.
- Development without upper level setbacks is appropriate in such a context [away from Swan Street/adjoining a rail corridor]
- Assessment of amenity impacts must always be contextual, including consideration of zoning and policy outcomes encouraged for the site and wider area.
- Consideration needs to be given to adjoining development and separation between habitable room windows. A total separation of 6.0 m for balconies and non habitable room windows, and 9.0 m between habitable room windows was recommended.

Attachment 2 - Swan Street Built Form Framework

429 SWAN STREET PTY LTD V YARRA CC [2016] VCAT 370 (11 MARCH 2016)

The construction of nine, three storey town houses and a six storey building (with basement parking) accommodating a food and drink premises, five shops, two studio/offices and 73 dwellings.

A key element that was tested at this hearing was whether upper level setbacks should be required for levels 3,4 and 5. The application had only proposed an upper level setback for level 6 of the development.

Built Form Implications:

- The decision referenced the proposed Burnley Street Heritage Precinct however not given significant weight as its status was not confirmed.
- The three storey 'street wall' principles outlined in the Structure Plan was also referenced, with little support given the lack of heritage.
- On balance tribunal supported for the five storey street wall because the corner location of the site, distance from heritage buildings and specifics of the design.
- A consistent 3 storey street wall the length of Swan Street as recommended in the Structure Plan outside of heritage areas was not supported.

BLUEPRINT DEVELOPMENT PTY LTD V YARRA CC [2016] VCAT 2105 (12 DECEMBER 2016) - 245-251 SWAN STREET

This tribunal focused around a permit condition issued by Council, which required the deletion of the top level of the development, reducing the building height from six to five levels.

The VCAT member ruled in favour of the applicant and removed the condition to delete the top level of the development.

Built Form Implications:

- Clause 21.05 of the planning scheme contemplates development of 5-6 storeys for strategic redevelopment sites such as this one
- The upper level is sufficiently recessed from the Swan Street and Mary Street frontages.
- The rear massing and transition to the adjoining residential property will not be assisted by the deletion of the upper level. Although visible, the visual impact of the upper level is acceptable in this inner urban context given the setbacks proposed, the oblique views and the lack of any overshadowing.
- The visibility of the upper level from further north in Mary Street was considered acceptable because the contrast of built form between Swan Street and the residential hinterland is supported by the planning scheme.
- A six storey development interfacing with low scale residential is acceptable with sufficient set backs of upper level development to Swan Street (min 3.0m) and residential development (varied setbacks).

BARKLY GARDENS PTY LTD V YARRA CC [2017] VCAT 995 (6 JULY 2017) 314-320 SWAN STREET & 236 COPPIN STREET

This VCAT hearing focussed around permit conditions issued by Council which required removal of two storeys from the original height of 8 storeys, and a setback of no less than 6 metres from the two top most levels of the building fronting Coppin Street.

The VCAT member did not support the condition to remove two storeys finding that the sensitivity of the heritage and existing low rise character was not a satisfactory basis for the condition. The setting of the heritage building was not identified to be significant and given the site is in a location identified for further change. The Member found that an eight storey development would be a pioneer in an area that will continue to change and if and when the development adjoining land is completed in the future. The height of the Coppin Street building will be unremarkable, in a character sense.

The removal of the condition for a 6.0m setback was also supported. The VCAT member concluded that above the three storey street wall, a three metre setback to the base of the tower element is acceptable. The less sensitive context of the Coppin Street influenced this finding.

Built Form Implications:

- The presence of a heritage building may not be a satisfactory basis for reducing the building height where the setting of the heritage building is not identified to be significant and in a location identified for further change.
- A building height of 8 storeys in this precinct is considered acceptable
- A 3m set backs above the street wall is acceptable in the less sensitive side street context.
- Little weight given to the Swan Street Structure Plan

A GENSER & ASSOCIATES (AUST) PTY LTD V YARRA CC [2012] VCAT 695 (25 MAY 2012) - 379-385 PUNT ROAD

This VCAT hearing focussed around the height of the proposed building (12 storeys revised to 8 storeys) and related interface and design matters.

The VCAT members found the scale of the tower component presents a 55m long east and west-facing façades and overpowers its surrounds, including land to the south and east, and unreasonably imposes itself into Punt Road and into Gosch's Paddock on the opposite side of Punt Road. They considered the proposal too tall and bulky, overbearing from land closer to the east and south of the subject land. They concluded that if two storeys were deleted from the proposal, it would be a much more comfortable fit into Punt Road and NW Cremorne.

They found that a flat façade is the best solution for this 'city edge' streetscape, particularly from its long range views from which the building will be most appreciated. They found the predominately three-level form, with a subservient four level, is an appropriate interface to Huckerby Street and a visual transition to the higher form setback behind it.

Built Form Implications:

- A six storey form along Punt Road was considered a comfortable fit in this location
- Three storey interface to a street with low scale residential opposite was considered acceptable.
- A flat façade was appropriate for this location.

BUILT FORM IMPLICATIONS OF OTHER APPROVED DEVELOPMENTS:

133 Swan Street /Clifton Street - built

- This development establishes a 5 storey building height on the north side of Swan Street with a residential interface and within the HO335 area.
- The GJM report identifies that the smaller front setback to the heritage street wall provides an outcome that overwhelms the heritage building.

368 Burnley Street - built

- Demonstrates a precedent for 5 to 6 storeys along Burnley Street
- Reflects a 3 storey interface and 45 degree setback from residential street
- Supports principle of discretion on setbacks in Burnley Precinct but that 5m setback is preferred above heritage wall

1 Little Lesney and 9 Wiltshire Street – Settled before VCAT

- Supports 7 storey development (reduction from 10 storeys) with no setback to rail corridor but a 4 storey podium to laneway
- Supports provision of improved pedestrian amenity along laneways
- Identifies importance of protecting the amenity of public realm in locations at rear of Main Street

Timber-yard Site – Adopted by Council awaiting Minister approval

- Supports 12 storey development
- Supports discretion for setback above street wall
- Supports not applying the 1/3:2/3 rule to sites on south side outside heritage areas
- Importance of managing site access onto Swan Street

Attachment 2 - Swan Street Built Form Framework

3.1.8 ACCESS AND SERVICING

ANALYSIS

- Laneway access, or a second road frontage to development is important in order to facilitate development along Swan Street. Properties with only have one road frontage (as identified on the plan below) have limited servicing opportunities.
- In order to maintain the active and pedestrian friendly area that the Swan Street retail precinct is, driveway access into developments along Swan Street should be limited.
- Larger parcels that have multiple frontages (side street or rear lane) have an opportunity to provide easier access arrangements for car parking, however some site specific laneway widening may need to occur in order to provide a safe and accessible laneway for use by future residents and employees.
- The area between Coppin and Burnley Streets, laneways and second frontages are not as common due to the larger lot sizes. This will require additional vehicle cross overs onto Swan Street in order to facilitate development. For this area, there is an opportunity for a new laneway network to connect Coppin and Burnley Streets and reduce crossovers on Swan Street.

BUILT FORM IMPLICATIONS

- Narrow properties with no side or rear road or laneway access are constrained for redevelopment because of challenges in providing underground car parking.
- Laneway widening may be required in some areas to provide suitable access to future developments. This will impact on ground level setbacks of future buildings.
- New road access at the rear of properties will be required between Coppin Street and Burnley Street in order to service new development and minimise driveway crossovers onto Swan Street.
- A recent Planning Panel (Amendment C185) for a mixed use development at 462-482 Swan Street highlighted concerns about the impact of vehicle access on the function and efficiency of Swan Street (including the tram network). The concerns related to the delay to trams and safety to pedestrians. This reinforces the need to focus vehicle access into laneways and secondary streets.





FIGURE 16 - SWAN STREET ACCESS AND SERVICING PLAN

Attachment 2 - Swan Street Built Form Framework

3.2 TESTING THE STRUCTURE PLAN PRINCIPLES

OVERVIEW

This section provides a review of the design principles identified in the Swan Street Structure plan and makes recommendations for additional principles.

The principles have informed the development of the more detailed recommendations and have guided the application of building heights and setbacks across the study area.

LEGEND

BOUNDARIES

Site Boundary

Precinct Boundaries

MOVEMENT NETWORK

Train Station

Bridge

INTERFACES/EDGES

Railway Reserve

BUILT FORM

Maintain / Improve Street Activation

Significant Improvements to Street Activation

Future Laneway Activation Improvement

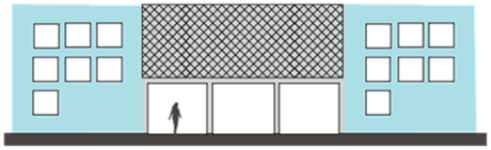
Primary Active Frontage

Secondary Active Frontage

PRINCIPLE 1 - WALKABILITY

SUMMARY OF STRUCTURE PLAN PRINCIPLE

- Provide fine grain subdivision to provide visual interest
- Active frontages encouraged to provide visual engagement between the ground floor and the street
- The front façade of a building and its main entrance face, and open towards, the street



TESTING THE PRINCIPLE

This principle is important to continue to develop Swan Street's role as an activity centre.

The narrow shopfronts in Swan Street provide visual interest and a greater diversity of uses and experiences. It is recommended this character is continued through new developments across the Activity Centre. However there is also an opportunity wider frontages in some areas to create a variety of floor plates that support a diversity of land uses.

Continuous retail and business activity across the centre is key to providing a positive pedestrian experience. Locations where there are blank walls, car park or loading areas to the street, disrupt the flow of retail activity and provide limited passive surveillance of the footpaths.

It is recommended that all streets across the Activity Centre are treated as active frontages, with windows at ground level, and uses at the front of the building that provide for customer engagement. Servicing uses should be restricted to laneways where possible to maintain continuous activity. However development in laneways should provide surveillance from lower and upper levels with balconies, windows and habitable rooms.

This principle should also be broadened to ensure weather protection is provided through building awnings. This is an integral component of walkability.

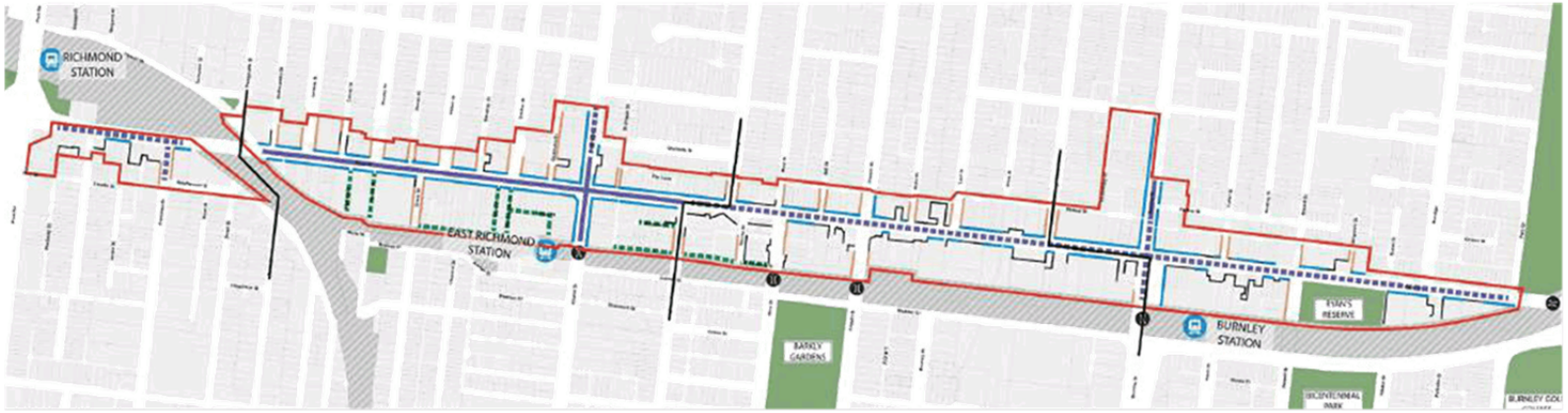


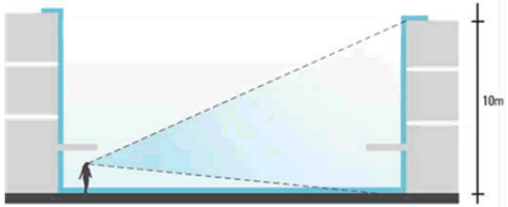
FIGURE 17 - SWAN STREET ACTIVE AND INACTIVE FRONTAGES

Attachment 2 - Swan Street Built Form Framework

PRINCIPLE 2 -STREET WALL / HUMAN SCALE

SUMMARY OF STRUCTURE PLAN PRINCIPLE

- Recommends a contemporary 3 storey street wall of approximately 10 metres. This is consistent with existing street walls of 1-3 storeys, Victorian, Edwardian and inter-war buildings – generally between 9m and 10m.



TESTING THE PRINCIPLE

The building height at the street edge is important not only to create a scale that does not overwhelm the streetscape but also to provide a scale that is compatible with the heritage fabric of Swan Street.

Where there is an existing heritage building, the street wall / facade should be retained within any new development. This principle primarily deals with infill development on non contributory heritage sites and outside of heritage areas where there are no heritage precinct overlays guiding additional levels of protection.

Historic buildings generally have larger floor to ceiling proportions than modern buildings, particularly for upper levels. Typically, historic shopfronts of two storeys range in height from 9.5m to 11m. This is equivalent to a modern mixed-use three storey development, with a retail / commercial ground floor and residential / commercial above.

In responding to a street edge height in Swan Street existing two and three storey historic buildings have been measured to understand how new development can respond to the existing heritage fabric.

There are a number of larger scale three storey historic buildings which currently stand out within the streetscape. These buildings include the Maple building at 120 Swan Street, 105 Swan Street and further east at 291 Swan Street. These buildings do not reflect the predominant 1 and 2 storey character of the street and should retain their prominence at 13.5 - 16m.

A three storey building height at the street is supported for the heritage sections of study area. The three storey edge and upper level setbacks responds to the heritage fabric and reinforces the human scale of streets.

The heritage review undertaken by GJM Heritage Consultants supported the recommended street wall height of three storeys in heritage areas, noting that a street wall height of less than a two-storey building (8m) would detract from the consistent rhythm of the streetscape.

The GJM Study recommended that, given the highly intact heritage fabric along the length of the Heritage Precinct (HO335 overlay area) and the consistency of the street wall height, a mandatory maximum street wall height of 11m and mandatory minimum of 8m are appropriate (to discourage the construction of single-storey buildings). They also recommended that the height of infill buildings should be encouraged match the height of the taller of the neighbouring two storey 'contributory or 'individually significant' building's parapet, if they exceed 11m in height. In other heritage areas, the street wall height is recommended as a three storey discretionary control because of less intact heritage streetscapes.

The recommended dimension for the three storey street wall is 11m. This allows for a ground level retail level of approximately 4.0m, and then two additional commercial / office levels of 3.5m. This differs from the Structure Plan which recommended a street wall height of 10m.

For sections of Swan Street further east, a street wall height of four storeys (14.5m) is recommended due to the limited presence of heritage buildings. The additional storey to the street will provide opportunities for additional commercial uses without overwhelming the streetscape.

An established urban design principle is to match the street wall height to the width of the road to create a strong street wall expression. If applied, this would result in five storey (20m) street wall along the eastern sections of Swan Street outside of the heritage areas. It was considered that a five storey street wall along a substantial length of Swan Street (approximately 1km) would deliver an outcome that is not consistent with the broader high street character of Swan Street, and create too much enclosure to the street space.

The recommended four storey street wall strikes a balance between providing additional commercial floor space and maintaining a scale consistent with the broader Swan Street character. It is recommended as a discretionary stree wall height.

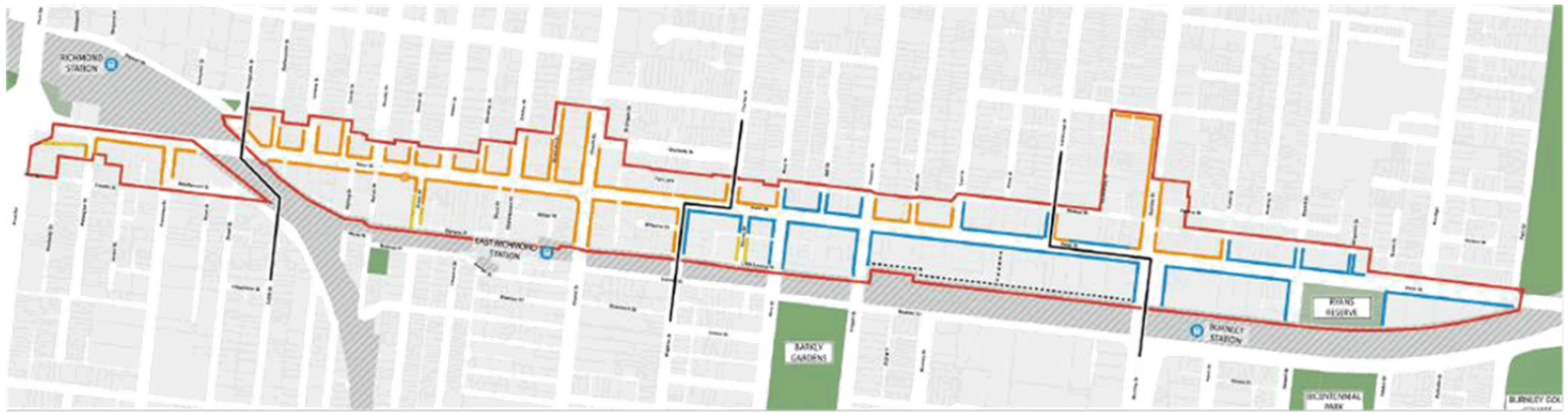


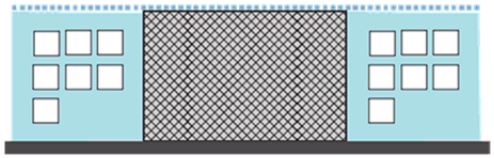
FIGURE 18 - SWAN STREET WALL HEIGHTS BASED ON HERITAGE

Attachment 2 - Swan Street Built Form Framework

PRINCIPLE 3 - A CONSISTENT STREET WALL

SUMMARY OF STRUCTURE PLAN PRINCIPLE

- The principle aims to ensure buildings are built to the street boundary with ground floor retail or commercial uses.



TESTING THE PRINCIPLE

Buildings are built to the front street boundary for the majority of the study area. There are some larger properties in the eastern sections with varied setbacks (refer to Figure 19). Properties in these areas address the street streetscape with a mix of at-grade car parking, materials or waste storage, and recessed blank façades.

The consistent street wall principle is supported in the Built Form Framework in order to create continuous activity along Swan Street and create greater containment in the streetscape.

A key consideration for Swan Street is the potential visual bulk of new development if sites are built-out from boundary to boundary. On the south side of Swan Street, east of Coppin Street, there are no north-south streets to break-up built form. This would result in an unbroken street wall for a length of 400m. An overly continuous street wall for this length would not be consistent with the balance of Swan Street, which provide street wall breaks every 80-100m because of intersecting side streets.

For the eastern sections of Swan Street, breaks in the street wall are encouraged either within or at the edge of wider allotments in order to provide relief to the street wall. The breaks could function as building entry and access points, or public plazas that are activated by adjoining land uses.



Service Station in the eastern sections of Swan Street

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Attachment 2 - Swan Street Built Form Framework



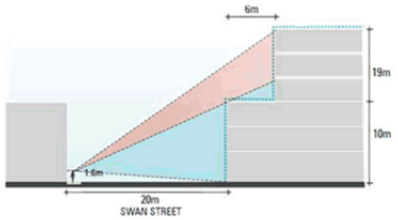
FIGURE 19 - SWAN STREET ACTIVE AND INACTIVE FRONTAGES

Attachment 2 - Swan Street Built Form Framework

PRINCIPLE 4 - VISUALLY RECESSIVE UPPER LEVEL

SUMMARY OF STRUCTURE PLAN PRINCIPLE

- Heritage and streetscape qualities of heritage precincts and buildings are preserved whilst allowing sympathetic and responsive opportunities for development
- Additional levels should be sufficiently set back from the front building line they will not unacceptably detract from the valued streetscape character generated by lower forms
- Upper forms can be made more 'recessive' through materials or colours.
- The proportion of the upper forms occupying the view from across the street to approximately one third of the total view and the lower forms should occupy two thirds
- For areas where there is a consistent 10m street wall an upper level setback of 6m is recommended
- For areas where a street wall height of between 12m to 14m a preferred upper level setback of 3m is recommended.



TESTING THE PRINCIPLE

The principle of having visually recessive upper levels is supported in the Swan Street Activity Centre, particularly in heritage areas to ensure the heritage built form maintains its prominence in the streetscape. Setbacks are necessary to retain the historic scale of the two to three (Victorian-era) storey street wall along Swan Street, ensure key heritage elements of heritage places remain prominent and legible (including the consistent application of parapets to the street frontage of heritage buildings). The setback ensures that the new built form remains a recessive element, and, ensure that heritage buildings are read "in the round" rather than as thin façades.

For heritage areas, a primary upper level setback of 5m from the street wall is recommended and supported by the GJM Heritage Study. This dimension roughly represents a bay width of between approximately 3.5m and 5m or approximately 1 bay in depth. This is recommended for all heritage precincts, including HO335 Swan Street Precinct, HO332 Richmond Hill Precinct, HO315 Church Street Precinct, HO474 Proposed Burnley Street Precinct, and any individually significant heritage buildings with a heritage overlay.

In addition to a 5m upper level setback, the 'one third - two third' principle has been applied in heritage areas. This ensures that the heritage facade remains the dominant element in the streetscape by occupying two thirds of the view from across the street and the upper levels are recessed to occupy one third of the view. Refer to Figure 21.

This principle utilises a measure of 11m from the ground level to calculate the bottom 'two - thirds' of the view, in order to calculate the upper 'one - third' setback. It is recommended that this principle is applied with some flexibility in order to promote consistent upper level setbacks with adjoining development and avoid excessive stepping of façades.

The 'one third - two third' setback principle is generally effective for areas where lower building heights are proposed i.e. up to 6 storeys. For development of up to 10 storeys with no heritage controls, the typical 'one third - two third' setback principle with a three storey street will result in an upper level setback of up to 24.4m for the



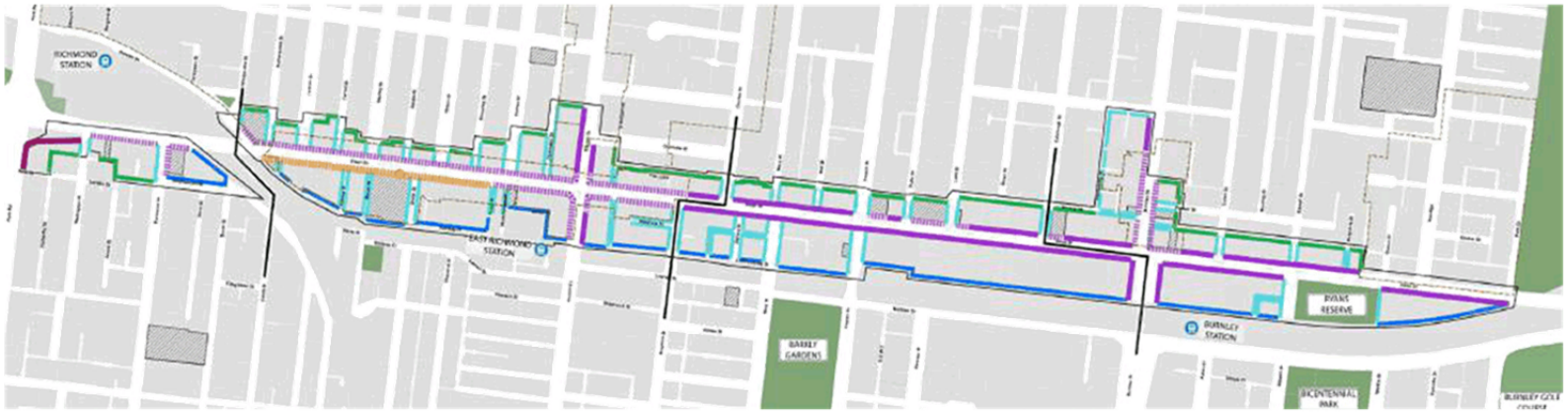


FIGURE 20 - STREET INTERFACES WITH DIFFERING UPPER LEVEL SETBACK CONTROLS

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Attachment 2 - Swan Street Built Form Framework

10th level. This is considered to be excessive and would limit development opportunities across the eastern sections of study area where there is a minimal heritage presence.

For these areas of taller ultimate heights, an upper level setback of 5m from a four storey street wall is recommended (refer to Figure 22). This will create a character where there is a stronger presence of upper levels to the street. Creative facade design should encouraged in these areas to reduce visual bulk to the street. This is evident in the building articulation and facade design proposed at 462-468 Swan Street.

The GJM study provided more detailed recommendations for setbacks to side streets for heritage buildings. The study notes that each site requires a tailored setback based on the design of the heritage building and whether the site is located on a major road.

The returns of façades at the numerous corner sites along Swan Street, typically have a bay width (that is the distance between the centres of the windows or pilasters) of between approximately 3.5m and 5m (11' to 16'). GJM recommend that for these sites the 5m setback applied to the Swan Street frontage should also be applied. The retention of the 5m setback from the Swan Street frontage will ensure that buildings can be appreciated as three-dimensional forms and avoid 'façadism'.

On intersections between Swan Street and major cross streets, buildings often have return façades and splays used together. The splays on these corners are larger - up to approximately 9.5m wide in the case of 238 Swan Street. GJM recommend that for these sites the 5m setback applied to the Swan Street frontage should also be applied.

Returns of façades on minor (north-south orientated) streets generally have no splay or a much smaller splay of no more than 1.2m in width. GJM noted that due to the variety of different façade return conditions evident on minor streets, cross street setbacks should be articulated as a 5m discretionary setback as flexible design approaches are required.

Upper level setback controls can often result in undesirable outcomes, with 'wedding cake' building design outcomes often occurring. The Built Form Framework recommends that variations in upper level setbacks are minimised. A requirement for 65% of all upper level setback provided as a common setback has been recommended.



FIGURE 23 - 3D MODEL VIEW FROM CORNER OF CHURCH AND SWAN SHOWING PROPOSED UPPER LEVEL SETBACKS (IMAGE SOURCE: GOOGLE)

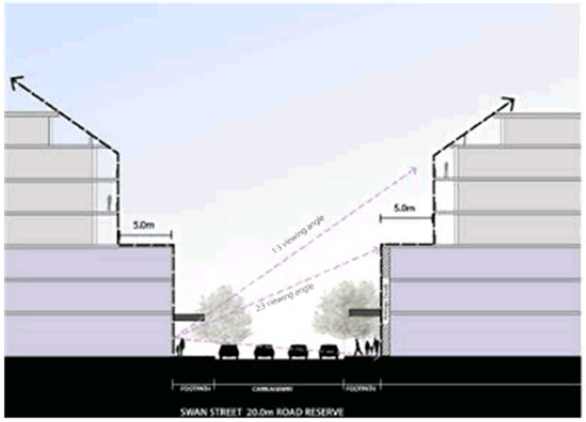


FIGURE 21 - ONE THIRD, TWO THIRD PRINCIPLE APPLYING TO HERITAGE STREETSCAPE AND BUILT FORM OUTSIDE OF DIMMEYS VIEWSHED

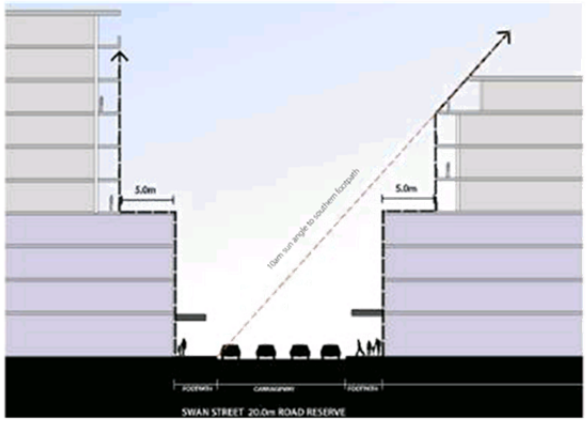


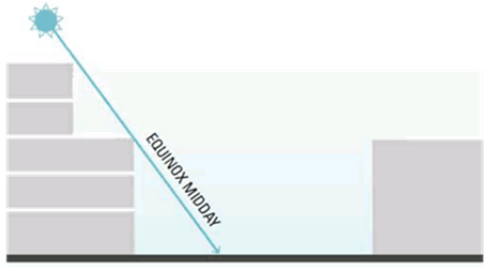
FIGURE 22 - 5M SETBACK WITH A FOUR STOREY STREET WALL, WITH NO HERITAGE FACADE OUTSIDE OF DIMMEYS VIEWSHED

Attachment 2 - Swan Street Built Form Framework

PRINCIPLE 5 -SOLAR ACCESS

SUMMARY OF STRUCTURE PLAN PRINCIPLE

- Focuses on maintaining solar access to key footpaths in Swan Street and Church Street. It recommends that the height of buildings should ensure that solar access is maintained between 10am and 2pm to at least one footpath of Church Street and Swan Street at the equinox.



TESTING THE PRINCIPLE

This principle is strongly supported in the Built Form Framework Study. Solar access to footpaths is critical to the success of the centre, particularly as retail and hospitality uses intensify. The absence of dedicated public open spaces in the centre means that the footpaths are particularly important.

The map below identifies a number of streets where sunlight should be maintained to footpaths at key times. Building heights and setbacks will need to be implemented to ensure this outcome is achieved.

The southern footpath of Swan Street is a key public space in the Activity Centre that will become even more important as the population increases. New development on the north side of Swan Street has potential to overshadow this footpath and will need to be carefully controlled. The Built Form Framework recommends that buildings do not overshadow the southern footpath of Swan Street from 10am at the equinox (22 September).

A footpath width of 4m is identified for Swan Street. Although the existing footpath is narrower in some locations, the 4m width ensures that sunlight is provided to the footpath if it is widened into the future.

In heritage locations, the application of the 1/3 - 2/3 principle will require a greater set back than the solar access requirements to the southern footpath as seen in Figure 26.

A number of north-south street are also identified on the plan below as locations for solar access. These include Church Street, Burnley Street and local streets. The recommendation ensures sunlight is maintained to either the eastern or western footpath between 10am and 2pm at the equinox (22 September). This is applied as a discretionary requirement because of the lower order pedestrian role these streets play.

For Church Street and Burnley Street, a 3m footpath width is identified and for local streets a 2m footpath width is identified.

In addition to the footpaths, two other spaces are recommended for solar access including Ryans Reserve and the potential park adjacent to East Richmond Station.

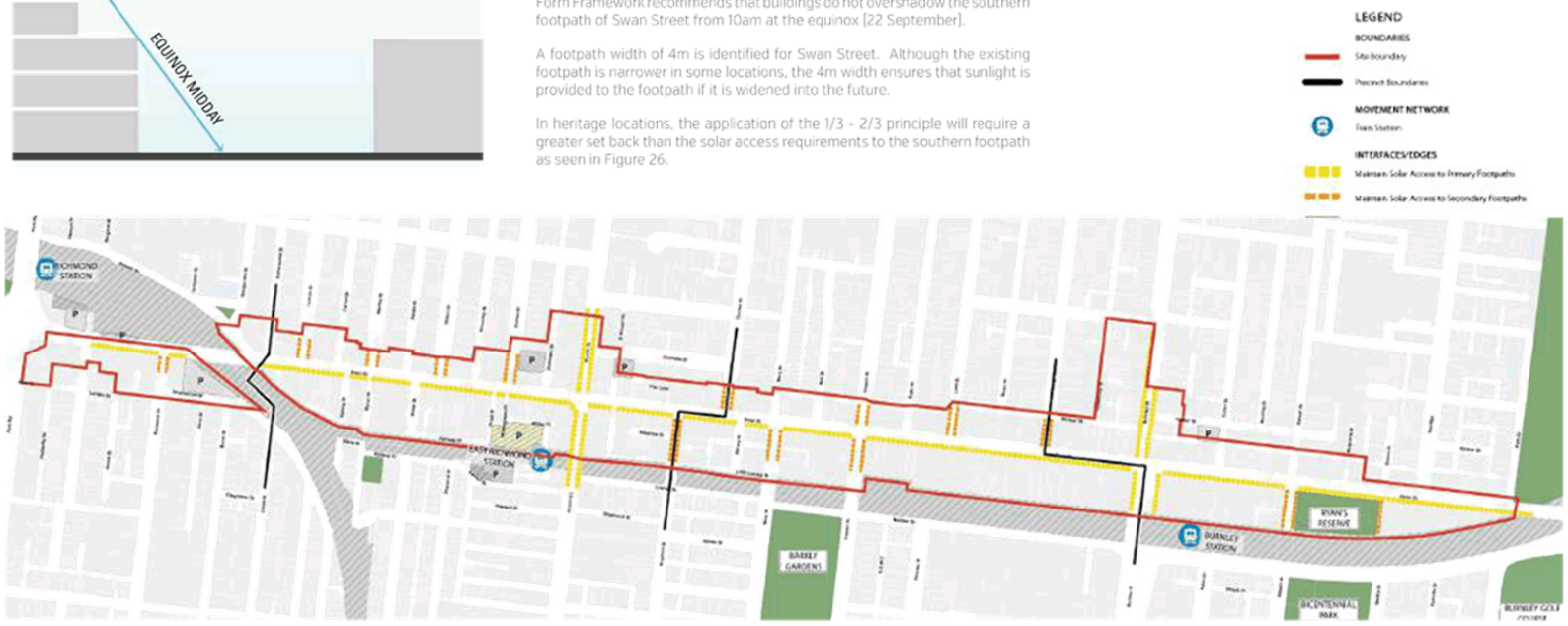


FIGURE 24 - STREETS TO MAINTAIN SOLAR ACCESS BETWEEN 10AM AND 2PM ON THE EQUINOX (22 SEPTEMBER)

Attachment 2 - Swan Street Built Form Framework

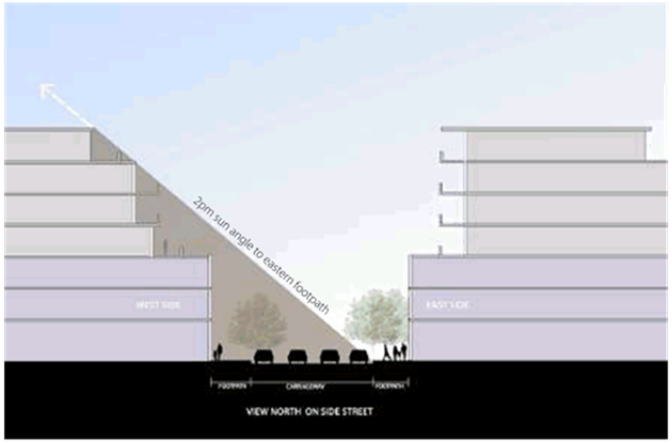


FIGURE 25 - SETBACKS DIAGRAM TO PROTECT OVERSHADOWING OF THE EASTERN FOOTPATH - OVERSHADOWING DIAGRAM DIFFERS BASED ON STREET WIDTH

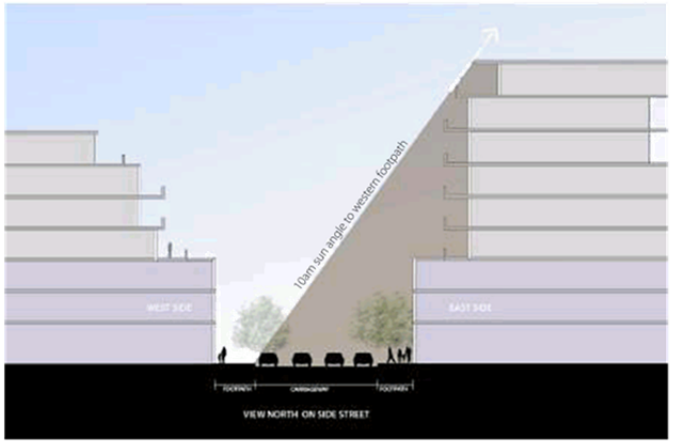


FIGURE 26 - SETBACKS DIAGRAM TO PROTECT OVERSHADOWING OF THE WESTERN FOOTPATH - OVERSHADOWING DIAGRAM DIFFERS BASED ON STREET WIDTH

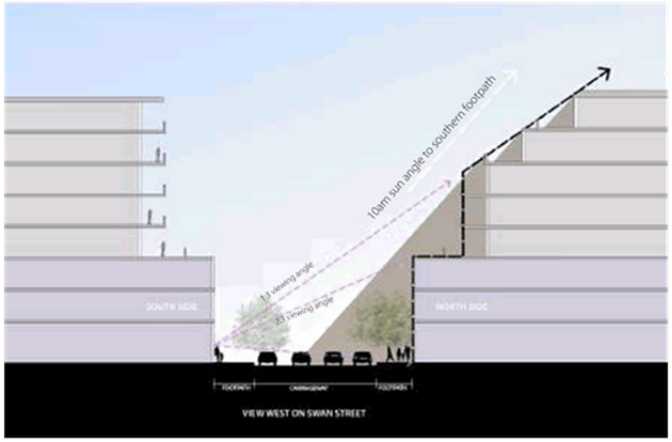


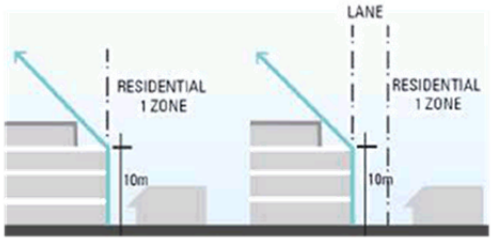
FIGURE 27 - SETBACKS DIAGRAM TO PROTECT OVERSHADOWING OF THE SOUTHERN FOOTPATH - THREE STOREY STREET WALL SCENARIO IS IMPACTED MORE BY 1:3 2:3 RULE THAN OVERSHADOWING ON THE SOUTHERN FOOTPATH

Attachment 2 - Swan Street Built Form Framework

PRINCIPLE 6 - RESIDENTIAL INTERFACE

SUMMARY OF STRUCTURE PLAN PRINCIPLE

- New buildings should be 'stepped back' from a maximum of 3 storeys (10m) adjacent to the site boundary above which a building should be setback at a ratio of 1:1 for any additional building height
- Residential properties adjacent to activity centres must temper their expectations in relation to amenity protection



TESTING THE PRINCIPLE

The principle of providing a height and setback transition between commercial properties and abutting residential properties should be provided within the Swan Street Activity Centre. The Built Form Framework supports the Structure Plan which notes that residential properties must temper their expectations in relation to amenity protection. This view has been supported in a number of VCAT decisions within the Activity Centre.

The majority of residential properties are located on the north of the study area. This means that there will be no shadowing impacts from the future development sites. Any impacts that are likely to occur are by new developments overlooking existing private open space, or through excessive visual bulk when viewed from the adjoining residential property.

Appropriate residential interfaces also allow for a gradual transition in height between existing residential properties, and newly developed commercial and residential apartments. This can assist in managing relationships with existing residents, and also in limiting perceived visual bulk of new buildings at this interface.

The Structure Plan recommends that a 3 storey wall can be built to the adjoining residential boundary. The Built Form Framework tested this outcome and found that this impact would be too great on the predominantly single storey dwellings abutting the study area. Particularly views from private open space. Recent DDO's in Moreland (Clause 43.02 Schedule 18) articulate a similar position, and have supported reduced development heights abutting residential interfaces.

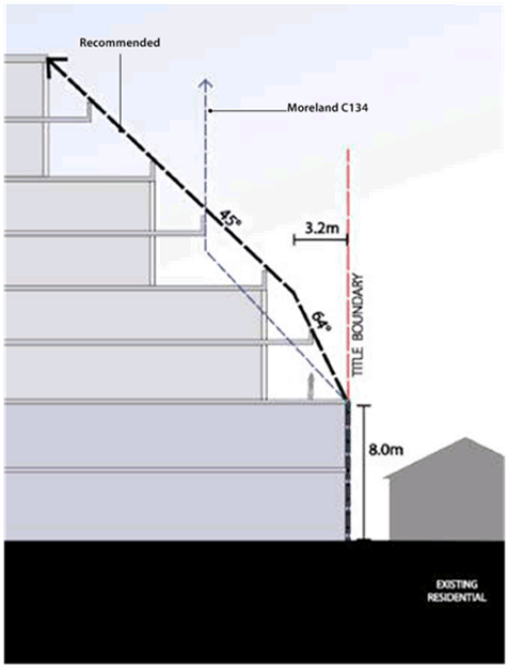


FIGURE 28 - DIRECT RESIDENTIAL INTERFACE TO NORTH

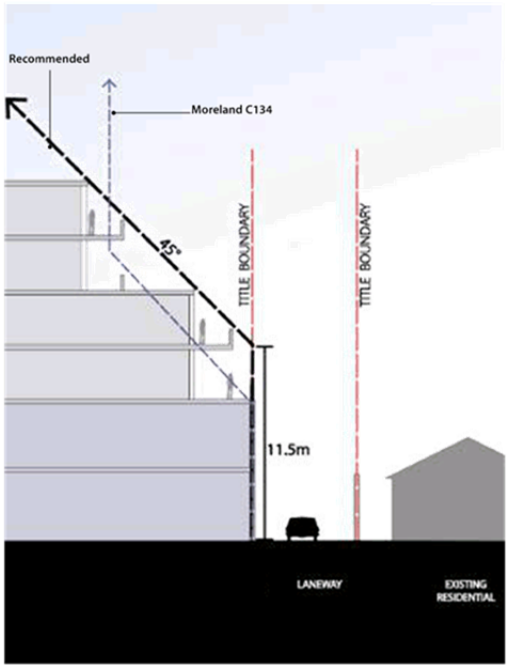


FIGURE 29 - RESIDENTIAL INTERFACE WITH LANEWAY TO NORTH

Attachment 2 - Swan Street Built Form Framework

The Built Form Framework recommendations are shown below. Figure 28 applies to properties where there is a direct residential interface with no laneway separation. This facilitates two levels of commercial development (typically with 4m floor - to floor heights) at the common property boundary. From the 8m interface, the envelope sets back at 1:2 (64 degrees) for the next two levels of development. Additional levels (above four storeys) are recessed at 1:1 (45 degrees).

Where development abuts a laneway, a different interface is recommended because of the separation provided by the laneway. This enables 11.5m (3 storeys) to be built to the edge of the laneway, before recessing at 1:1 (45 degrees). Refer to Figure 29 below for an example of this interface diagram.

Overlooking to private open space of existing residences is likely to be an issue particularly where no laneway exists between properties. New development should not have to rely on screening or obscured glass to mitigate this issue. The new development should ensure that there is no view line from a habitable internal space to adjoining existing private open space to within 9m horizontal distance of the window.

In addition to the setback diagrams, it is recommended that excessive stepping of upper levels is minimised to provide a more consistent and higher quality built form outcome.

The residential interface recommendations aim to strike a balance between reducing the visual impact of development to residential areas whilst allowing for smaller properties Swan Street to be feasibly developed.

Due to the range of development opportunities, lot depths and interface scenarios through the Swan Street Activity Centre, these residential interface controls should be discretionary to allow for site specific outcomes to occur.



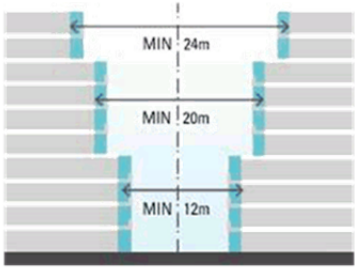
FIGURE 30 - SWAN STREET RESIDENTIAL INTERFACES PLAN

Attachment 2 - Swan Street Built Form Framework

PRINCIPLE 7 - BUILDING SEPARATION

SUMMARY OF STRUCTURE PLAN PRINCIPLE

- The separation of taller buildings (development above 4 storeys) can affect the internal amenity of neighbouring buildings and so too the amenity of the surrounding public realm.
- A minimum tower separation of 20m above four storeys is considered appropriate between buildings to allow good natural light into buildings and reasonable outlook
- Development should ensure that good daylight and privacy and an outlook from habitable rooms for both existing and proposed development can be provided



TESTING THE PRINCIPLE

Side and Rear Setbacks for amenity

Determining appropriate building separation on a development is a complex process, which needs consideration of the neighbouring properties and future development outcomes on those properties.

Specifying separation distances of the scale specified in the Structure Plan (diagram above) is likely to have a significant impact on development yields on many sites in the Swan Street Activity Centre. The building heights outlined in Chapter 4 will not be achieved on many sites where this is applied.

In addition, calculating sunlight to dwellings is a complex exercise that requires detailed design to be undertaken including location of windows, living spaces and specification of building materials.

The Better Apartment Design Standards are implemented into Clause 58 of the Yarra Planning Scheme and outline objectives and design standards for building setback and separation through Clause 58.04.

These objectives relate to allowing adequate daylight into apartments, limiting views to habitable rooms and private open spaces, ensuring that building setbacks provide appropriate internal amenity for residents, and to ensure that building setbacks respond to the existing urban context, or the preferred future development context of an area.

In addition to this Clause, the Built Form Framework recommends a discretionary minimum setback of 4.5m above the street wall for new apartments where a primary outlook or balcony is proposed. This will enable the adjoining property to be developed in a similar manner, and allow a total of 9m separation between apartments on both properties.

Where a secondary outlook or commercial window is proposed to a common boundary, a smaller setback of 3m is supported to enable opportunities for light into buildings and articulation of façades.

Building Separation for character

Horizontal visual bulk of upper levels is likely to be a key issue along the rail corridor and in the eastern sections of the study area where lot depths allow for taller development, and where properties are wide and there are no streets to break the horizontal built form. It is recommended that upper level side setbacks greater than 4.5m are provided to create separation and visibility of sky between developments.

The built form recommendations identify specific locations where these upper level breaks should occur. These locations align with existing north-south streets on the north side of Swan Street and existing easements, which is intended to provide some relief of built form when approaching Swan Street from residential areas.

Unarticulated Walls

Another key consideration is the visibility of unarticulated walls built to the side or rear boundaries of allotments. These walls are generally visible from oblique views along a streetscape and provide an undesirable element. This is a common outcome on narrow allotments as development is oriented with habitable rooms towards the street frontage and rear boundary.

Unarticulated side walls on taller developments (greater than 6 storeys) will have big visual impact on streetscapes, particularly if neighbouring allotments don't redevelop in the near future, or at all.

To address this, development above 6 storeys should also be designed read 'in the round', which would require all visible facades to be articulated.

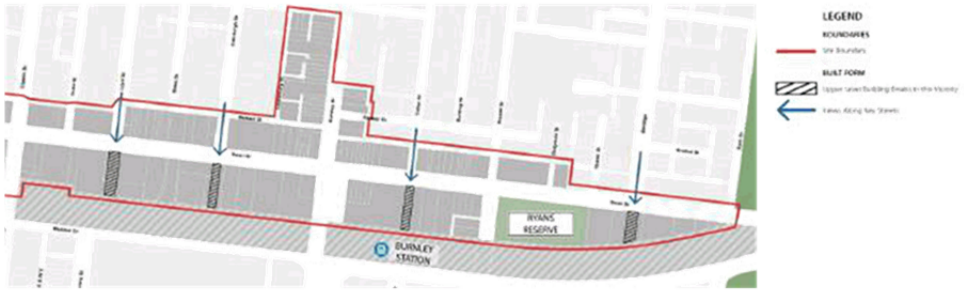


FIGURE 31 - UPPER LEVEL BUILD BREAKS LOCATED IN THE EASTERN PORTION OF SWAN STREET

Attachment 2 - Swan Street Built Form Framework

3.4 NEW BUILT FORM PRINCIPLES

The following principles have been developed to provide additional guidance for built form in the Swan Street Activity Centre.

NEW PRINCIPLE 1 - MID-RISE CHARACTER

SUMMARY OF NEW PRINCIPLE

- Building heights within the Swan street Activity Centre reflect a mid-rise character seen elsewhere in Yarra's Activity Centres
- Opportunities for higher scale built form is provided on sites where development will have minimal visual or amenity impacts
- Typical Mid Rise Character ranges between 5 and 12 storeys in height.
- Application of the proposed front and rear setbacks across the study area results in a mid-rise character.

TESTING THE PRINCIPLE

The Swan Street Activity Centre is located within the inner ring of suburbs surrounding the Melbourne CBD. Like other inner Melbourne Activity Centres it is expected to accommodate additional growth, which will be provided in buildings taller than existing 2-4 storey built form.

This change is starting to occur in similar activity centres in Yarra including Bridge Road, Victoria Gardens and Smith Street where low scale shopfronts are being replaced or redeveloped into mixed use buildings. These buildings typically range from 5 to 12 storeys, which reflects a mid-rise scale that is appropriate to the surrounding residential context and role of the Activity Centres.

Swan Street shares similar characteristics to these other centres in that it is located within the inner ring of Melbourne, it has a significant presence of heritage buildings, it is predominantly strip based and existing low scale housing either abuts or is located nearby the centre. The application of the front and rear setbacks to reflect these interfaces across the study area results in a mid-rise character.

It is recommended that the building height approach of Swan Street is similar to other Activity Centres in Yarra where a mid-rise character is adopted with opportunities for higher scale development on sites that have minimal visual and amenity impact.

Building scale along the northern side of Swan Street is limited by solar access and residential interface constraints. This establishes a general height of around 5-8 storeys. On the south side of Swan Street, towards the rail line and further east, there are sites that could accommodate taller buildings with limited impacts.

It is important that the buiding heights for less constrained sites on the southern side of Swan Street are compatible with the more constrained sites on the northern side of Swan Street and within the heritage precinct. This will ensure a 'balanced' streetscape by providing a similar scale of building on either side of Swan Street.

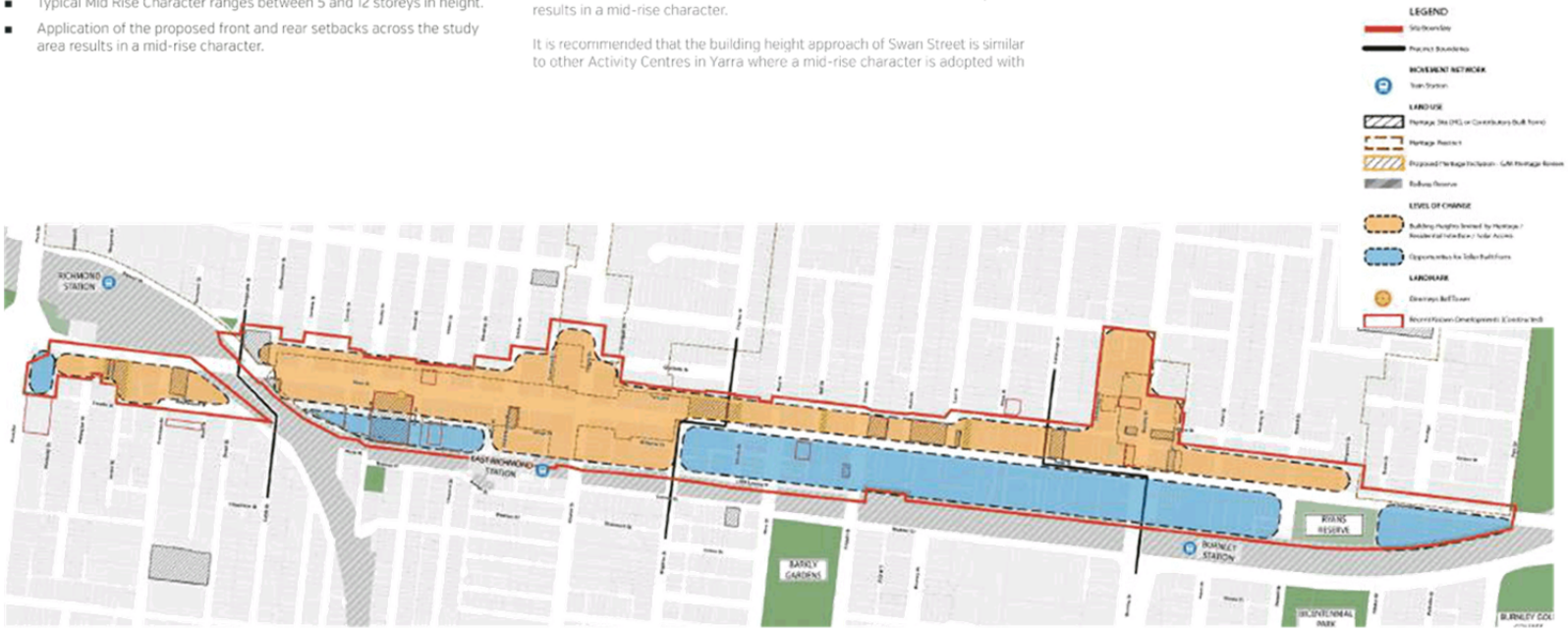


FIGURE 32 - MID RISE CHARACTER AND CONSISTENCY OF THE STREET

Attachment 2 - Swan Street Built Form Framework

NEW PRINCIPLE 2 - PROTECT AND ENHANCEKEYVIEWSTOTHEDIMMEYS TOWER

SUMMARY OF THE NEW PRINCIPLE

- Building heights and setbacks in the vicinity of the Dimmeys Tower ensure the landmark remains as the principal built reference
- New development must be set back make the tower visible and give it space along key view lines on Swan Street
- Design of adjoining buildings should not compete with detail of the Ball Tower structure

TESTING THE PRINCIPLE

The primary public realm viewing corridor for the Dimmeys Tower is defined between the rail bridge in the west and the apex of the hill in the east around the intersection of Swan and Charles Street. Within this corridor the portion of the Tower that is highly visible is the section band, including the rectangular openings, clock face and ball. Visibility of these elements should be protected when approaching from the east and west to reinforce the tower's landmark status in the street. VCAT decisions have determined that the Dimmey's ball element that is the significant feature, and needs protection.

To achieve this appropriate upper level setbacks should be provided to ensure there is clear sky between new development and the existing Dimmeys Tower.

Visibility of the Dimmeys Tower has been tested through 3D modelling to understand how an acceptable setback to new development could be applied. The 3D modelling superimposes future building envelopes within an existing 3D model of the street. Using this method a number of upper level setback scenarios were tested.

Based on 3D modelling prepared for this purpose, a minimum setback of 10 metres to a building height of six-storeys (approximately 21 metres in height) is appropriate between the former Richmond Post Office and Royal Place in order to achieve this visual separation. Larger setbacks would increase this visual separation, however the 3D modelling has suggested that a 10m setback would be the absolute minimum in retaining the prominence of the Dimmeys Tower.

Based on the modelling, further to the east, a setback of only 5m is appropriate between Royal Place and Church Street to a building height of six-storeys (approximately 20 metres in height).

There is also a need to protect the visual prominence of the Dimmeys Tower from developments greater than six-storeys in height, requiring a further setback. Through the use of the 3D modelling, it has been identified that a 20 metre setback from Swan Street for any built form above six-storeys is the necessary minimum to protect the upper portion of the tower.

These setback recommendation have been supported by the GJM Heritage Study. The GJM study also recommends mandatory setback controls as the heritage importance of the tower meets the exceptional circumstances required by practice notes.

In addition to the setbacks, it is recommended that new development nearby the tower is designed sensitively to complement rather than compete with the unique form and detail of the Dimmeys Tower. In the case of Richmond Icon Pty Ltd v Yarra CC VCAT 2175 (8 November 2011), the Tribunal found that, to ensure that new development does not compete with the Dimmeys Tower and provides a calm facade that does not compete for visual primacy.

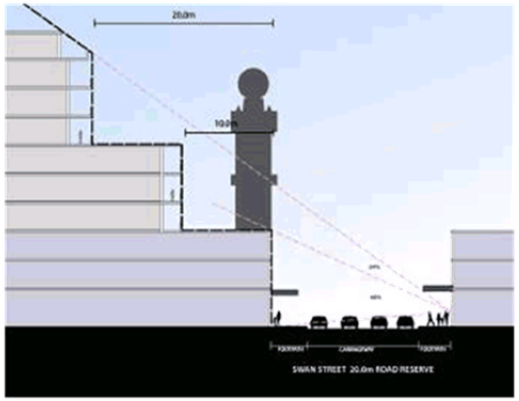




FIGURE 34 - APPLICATION OF THE DIMMEY'S TOWER UPPER LEVEL SETBACK

Attachment 2 - Swan Street Built Form Framework



LEVELS 4-6: 5m street setback east of Royal Place
LEVELS 4-6: 10m street setback west of Royal Place
LEVELS 7-10: 20m street setback





FIGURE 35 - VIEW TO DIMMEYS TOWER LOOKING EAST FROM LENNOX STREET - SHOWING PROPOSED UPPER LEVEL SETBACKS [IMAGE SOURCE: GOOGLE]

Attachment 2 - Swan Street Built Form Framework

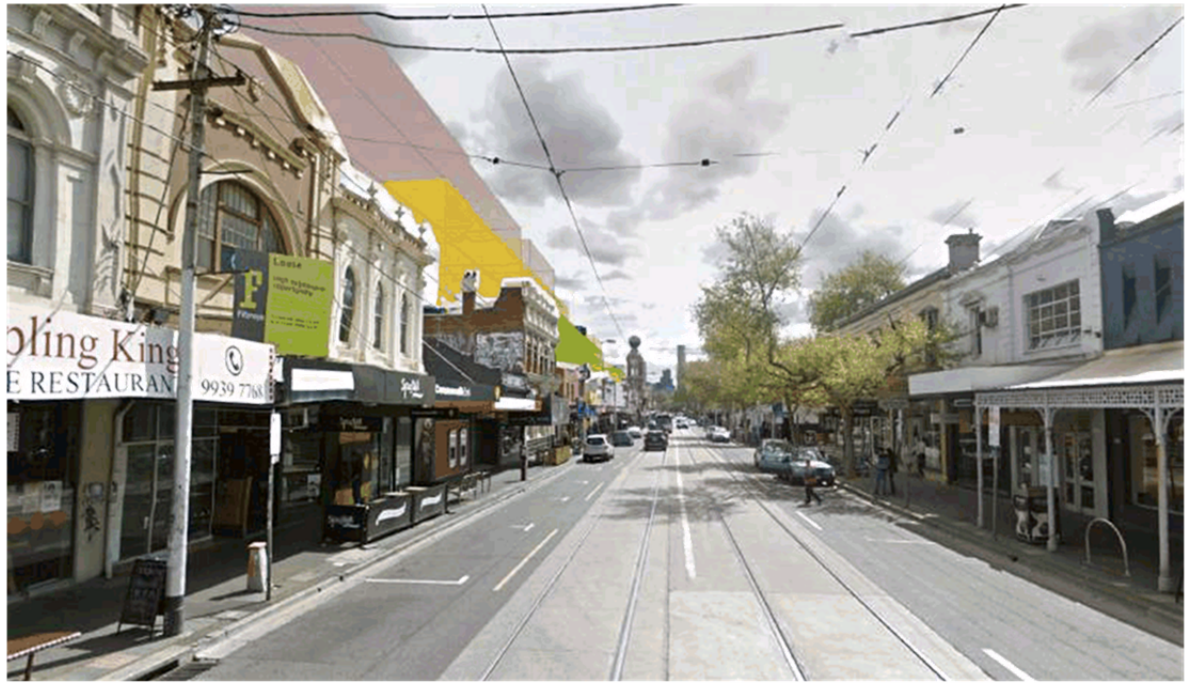




FIGURE 36 - VIEW TO DIMMEYS TOWER LOOKING WEST - SHOWING PROPOSED UPPER LEVEL SETBACKS [IMAGE SOURCE: GOOGLE]

- LEVELS 4-6: 5m street setback east of Royal Place
- LEVELS 4-6: 10m street setback west of Royal Place
- LEVELS 7-10: 20m street setback

Attachment 2 - Swan Street Built Form Framework

NEW PRINCIPLE 3 - SERVICING OF NEW DEVELOPMENT

SUMMARY OF THE NEW PRINCIPLE

- Provide for widening of laneways where it is required to ensure existing and future developments can be adequately serviced
- Integrate new laneway systems and mid-block link into properties where no access exists.

TESTING THE PRINCIPLE

As the Activity Centre grows and intensifies with additional development, so do the servicing and access requirements for buildings. This includes access to car parking for residents, workers and customers, access for service vehicles, and pedestrian and cycle access.

It is important that new development takes advantage of existing service access arrangements through laneways in order to avoid vehicle disruption to footpaths and to tram services. Where no laneway exists, driveway crossovers should be located on secondary frontages and minimised in width.

In a number of locations, the existing laneway width is not sufficient to accommodate service vehicles and passenger vehicles to pass and manoeuvre. Ground level setbacks for buildings will be required to incrementally widen laneways.

Another important consideration is ensuring new development can be accessed adequately by pedestrians and cyclists. On larger sites this may require new mid-block links to provide more direct access to key destinations across the Activity Centre.

The plan on this page identify locations where laneway widening would be required in order to achieve suitable access. These recommendations have been based on traffic analysis undertaken by Traffix Group, who have also recommended where location for temporary laneways should be provided in lieu of the ultimate new road network.

Improved pedestrian access is also detailed in the report, which facilitates development to include appropriate connections for pedestrians and cyclists to connect to key pieces of infrastructure.

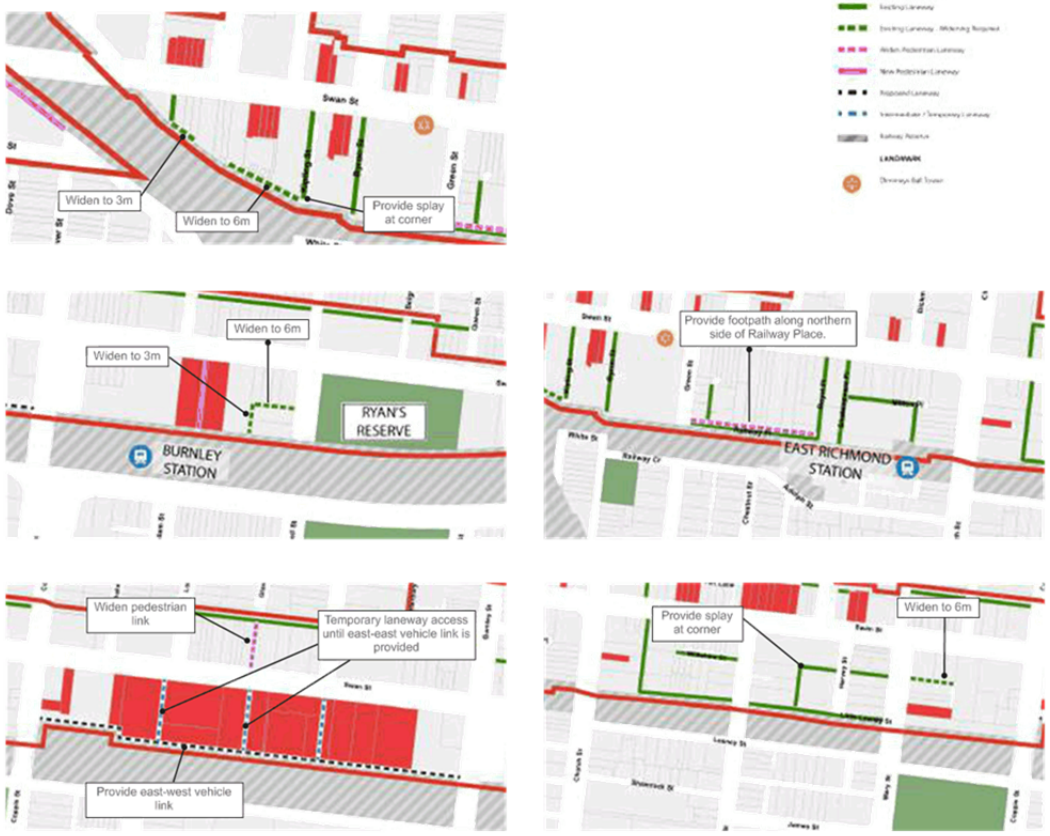


FIGURE 37 - PROPOSED ACCESS IMPROVEMENTS

Attachment 2 - Swan Street Built Form Framework

4. THE BUILT FORM FRAMEWORK



Attachment 2 - Swan Street Built Form Framework

4.1 LEVEL OF CHANGE

Swan Street is identified as an Activity Centre under Plan Melbourne. It is expected to increase its economic role and population by providing provide additional shops, jobs, services and housing close to public transport. These additional uses will be provided in new, multi-level buildings that extend above the existing low scale shopping strip.

Some parts of the activity centre are well suited to accommodate this change where properties are large, have no heritage constraints and have limited interface with surrounding residential areas. Other areas are less suited where there is a strong heritage character, or where site depths and direct residential interfaces will limit development opportunities.

This section outlines these opportunities and constraints an identifies an anticipated level of change and future character for each section of the Study Area.

The level of change refers to the difference between what currently exists and what it possible to occur based on the proposed built form recommendations in this report. The plan below identifies areas where the development should reinforce the existing character and other areas where there is an intention to facilitate the renewal of a precinct through higher quality urban form.

The anticipated level of change is mapped below in Figure 34.

4.1.1 PRECINCT 1 - RICHMOND STATION

An important precinct at the western entry to the Activity Centre anchored by the Richmond Station and has a strong relationship to the sports precincts including AAMI Park, the MCG and the Tennis Centre. South of the precinct is the Cremorne employment area and educational uses. A lot of people walk through the precinct however the lack of land uses provide limited reasons to stay in the precinct.

There is a minimal presence of built form with varied setbacks and a number of at grade car parks. There is a group of notable historic buildings on the south side of Swan Street and the Precinct Hotel, which is protected by a Heritage Overlay.

Constraints:

- The individually significant Precinct Hotel is included in this precinct adjacent to the railway line.
- The GJM report identifies properties at 32-40 Swan Street to be included in a Heritage Overlay.
- A small group of residential properties exist to the south in the western section of the precinct.
- Development opportunities are impacted by the Road Zone 1 boundary which reduces development area on some properties.

Opportunities:

- Significant opportunity to create a strong sense of built form at important entry.
- Opportunity to provide land uses which complement the adjoining railway station, sports precinct and employment areas.
- The railway station presents a major redevelopment opportunity that could create a local landmark and public space for the centre. The Station and northern side of Swan Street are subject to more detailed planning through the Streamlining Hoddle Project and Flinders Street Station to Richmond Station Corridor Investigation.

Preferred Character:

The Western entry to Swan Street is transformed into an exciting place anchored by the Richmond Station. Activity spills out from the station into shops and hospitality uses either side of the street and alfresco dining areas along footpaths. It is a key destination for surrounding employment and educational uses in the Cremorne area.

The entry is defined with high quality, contemporary buildings that wrap around from Hoddle Street into Swan Street. These buildings set the tone for a development quality that extends throughout Swan Street. A diversity of land uses are provided in a mix of wider and narrower frontages.

Looking east, the Precinct Hotel maintains its prominence in the streetscape. Other heritage shopfronts sit comfortably next to contemporary buildings that provide a similar scale to the street. New development sits behind this well-defined street wall providing additional uses and people in the precinct.

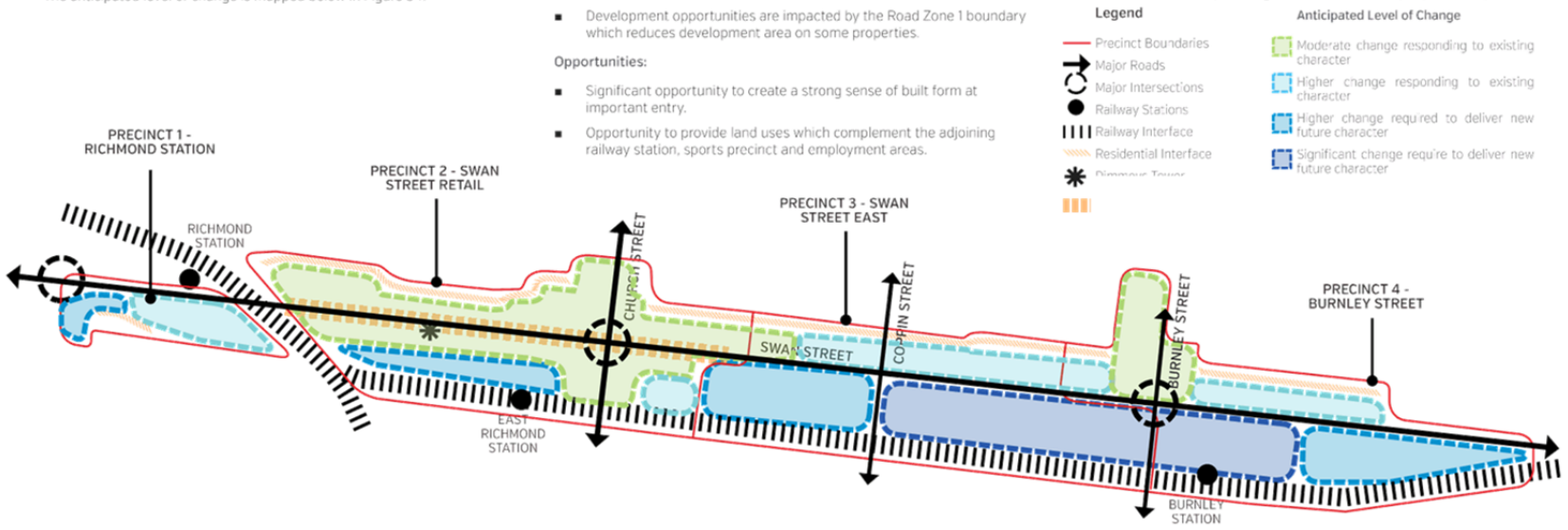


FIGURE 38 - SWAN STREET LEVEL OF CHANGE PLAN

Attachment 2 - Swan Street Built Form Framework

4.1.2 PRECINCT 2 - SWAN STREET RETAIL

The Swan Street Retail Precinct provides the strongest heritage built form character in the Activity Centre. A consistent street wall is provided with predominantly two storey heritage shopfronts and occasional higher scale heritage buildings such as the Maples Building and the Swan Hotel. The Dimmeys Towers is a major landmark and its prominence is recognised and protected in a number of planning policies.

The fine grain shopfronts provide for a high level of visual interest and variation of street based activity.

Recent development demonstrates potential for taller development up to 10 storeys on the south side away from the Swan Street frontage.

Constraints:

- The precinct is considered a prized heritage streetscape covered by a Heritage Overlay with a number of significant and contributory buildings. A number of individually significant buildings are located in the precinct.
- The Dimmeys Tower is a major heritage landmark and views to the tower will need to be protected.
- The entire northern interface is bordered by residential uses with no laneway separation. Visual bulk and overlooking will be key issues for new development. Development on these properties will require a suitable transition in height.
- A small area bordered by Little Lesney Street, Wiltshire Street and Brighton Street includes a group of townhouses and detached dwellings. These properties are located within the Mixed Use Zone.
- Lot sizes on the northern side of Swan Street are constrained for development because of shallow lot depths and narrow frontages.
- Solar access to the southern footpath of Swan Street must be provided at key times of the year. This will limit building heights on the north side of Swan Street.
- Solar access to the east and west footpaths of Church Street, Lennox Street, Stanley Street and Docker Street should be provided at key times of the year. This will impact on building heights and setbacks.
- The existing car park south of Milton Place is a potential future open space. Sunlight to this space will need to be provided at key times of the year.

Opportunities:

- Lot sizes are deep on the south side of Swan Street and interface with the railway line with minimal amenity impacts.
- Opportunity to improve activation of smaller streets and laneways throughout the precinct.

Preferred Character:

Precinct 2 is the major focus for hospitality and retail uses within the Activity Centre provided within existing fine-grain, heritage shopfronts. The footpaths are key public spaces providing opportunities for outdoor dining and public engagement. Activated linkages to East Richmond Station connect people to a new public space for the community to gather.

Looking along Swan Street, the intact heritage buildings define the streetscape with new, contemporary development set behind and recessive to the heritage façades. The Dimmeys Tower remains a clear focal point in the street standing out from surrounding buildings.

Higher scale development is visible towards the railway line however it is designed and spaced to contribute to an interesting skyline, and remain subservient to the heritage streetscape. In these streets there is a different feel with buildings providing a stronger sense of enclosure to the laneways and streets. These buildings and others across the precinct activate streets with businesses and housing.

4.1.3 PRECINCT 3 - SWAN STREET EAST

Precinct 3 is located east of the apex of the hill on Swan Street and has a less consistent character than the retail precinct to the west. Buildings are generally built to the street edge on the north side of Swan Street however on the south side there are a number of at-grade car parks and buildings of varying width and character.

A small number of individual heritage properties are included within the precinct on the north side of Swan Street. These buildings vary in terms of architectural style and height.

There are small laneway networks on the south side of Swan Street. These areas provide an opportunity for a different character and improved activation.

Constraints:

- Five individual heritage overlay buildings are located in the precinct mostly on the northern side of Swan Street.
- The entire northern interface is bordered by residential uses with laneway separation for most properties. Visual bulk and overlooking will be key issues for new development.
- Lot sizes on the northern side of Swan Street are somewhat constrained for development because of lot depths and narrow frontages. However the presence of a rear laneway for most properties improves development potential.
- Solar access to the southern footpath of Swan Street should be provided at key times of the year. This will impact on building heights and setbacks on the north side of Swan Street.
- Solar access to the east and west footpaths of Coppin, Lord and Mary Streets should be provided at key times of the year. This will impact on building heights and setbacks.
- The wide allotments could result in significant visual bulk if properties are built to each side boundary

Opportunities:

- Opportunity for a new high quality character that provides for a stronger presence of buildings to the street.
- Lot are deep and wide on the south side of Swan Street and interface with the railway line with minimal amenity impacts.
- A general absence of heritage properties will support a higher scale street edge in most areas.

Preferred Character:

Swan Street East is a true mixed use precinct providing for a range of retail, commercial and residential uses within new mid-rise developments of varying heights, widths and character. The consistent front setback and continuation of the broad scale of the street wall of Precinct 2 provides a continuity with the balance of the centre and an improved pedestrian experience at street level.

On the north side of Swan Street, the heritage buildings remain visually prominent in the streetscape and development is scaled and sited sensitively to the adjoining low scale residential area. On the south side of Swan Street a high quality taller buildings gradually scale up to Burnley Street denoting the importance of the station. Breaks between these buildings maintain views to the sky from street level and create a varied skyline and backdrop to the shopping strip when viewed from surrounding residential and commercial areas.

New and improved laneways connecting to Swan Street offer opportunities for interesting public spaces that complement improvements to the public realm along Swan Street.

Attachment 2 - Swan Street Built Form Framework

4.1.4 PRECINCT 4 - BURNLEY STREET

The Burnley Street Precinct acts as a secondary activity hub within the Swan Street Activity Centre focused around the railway station and shops located along Burnley Street.

Burnley Street is identified as a heritage precinct with single and double storey historic shopfronts that extend around the corner into Swan Street.

Elsewhere, built form consists of a mix of single and double storey warehouses and office buildings with wide frontages and minimal architectural character. On the south side of Swan Street, there is a minimal presence of buildings with car parking in front setbacks and sporting courts in Ryans Reserve.

There is a recently approved proposal for a mixed use development on the south east corner of Swan Street and Burnley Street. This development will provide for major retail uses and development of up to 12 storeys, reinforcing the importance of the Burnley precinct as an activity hub.

Constraints:

- A heritage overlay is proposed for a small number of properties along Swan Street close to the intersection of Burnley Street.
- The entire northern interface is bordered by residential uses with laneway separation for most properties. Visual bulk and overlooking will be key issues for new development.
- Lot sizes on the northern side of Swan Street are somewhat constrained for development because of lot depths and narrow frontages. However the presence of a rear laneway for most properties improves development potential.
- A number of properties along Burnley Street are double fronted and address a residential street at the rear.
- Solar access to the southern footpath of Swan Street should be provided at key times of the year. This will impact on building heights and setbacks on the north side of Swan Street.
- Solar access to the east and west footpaths of Burnley Street should be provided at key times of the year. This will impact on building heights and setbacks.
- Solar access to Ryan's Reserve should be provided at key times of the year. This will impact on building heights and setbacks.

Opportunities:

- Lot are deep and wide on the south side of Swan Street and interface with the railway line with minimal amenity impacts.
- A general absence of heritage properties will enable a higher scale street edge on the south side of Swan Street.

Preferred Character:

The Burnley Street Precinct is anchored around Burnley Station and the Burnley Street Village. High quality new buildings adjoining Burnley Station with a range of retail, office, hospitality, residential and personal services activate new and improved pedestrian connections to the station.

Along Burnley Street, the heritage buildings remain prominent with new infill development integrating as a cohesive part of the streetscape. Buildings behind Burnley Street and along the north side of Swan Street scale sensitively to the adjoining low scale residential area.

Breaks between buildings at upper levels maintain views to the sky from street level and create a varied skyline when viewed from surrounding residential areas.

Attachment 2 - Swan Street Built Form Framework

4.2 PRECINCT 1: RICHMOND STATION

4.2.1 BUILT FORM OBJECTIVES

Built Form Element	Urban Context	Precinct Objectives
Mid-Rise Character	The precinct includes a number of single and double storey shopfronts and vacant yards. The wide street and turning lanes diminishes the scale of the buildings. An opportunity exists to provide a greater sense of containment in the streetscape with buildings of a scale that defines a strong entry into Swan Street.	■ To create a stronger presence of built form and enhance the entry into the Swan Street Activity Centre ■ To provide a scale that integrates with future development of the railway station precinct. ■ To provide a building scale that is compatible with adjoining residential properties
Consistent Street Edge	The western entry to the Swan Street activity centre is characterised by an inconsistent street edge. Many sites are dominated by car parking located to the site frontage to Swan Street both on the north and south side of the street. Potential to repair the street edge can be provided through future redevelopment of these sites.	■ To reinforce the built form edge to Swan Street and provide greater definition for the entry to Swan Street activity centre. ■ To enhance pedestrian experience through promoting a sense of enclosure and continuity in built form. ■ To provide activated frontages which engage with the adjoining footpath. ■ To provide for larger building footprints that encourage non-residential uses that integrate with adjoining employment areas.
Street Wall Height	The western entry to the Swan Street activity centre is characterised by an inconsistent street edge and street wall height. Many sites are dominated by car parking located to the site frontage to Swan Street both on the north and south side of the street. A small cluster of heritage buildings are located on the south side of Swan Street. The Precinct Hotel is graded as individually significant and is located on the south-east corner of Swan Street and Cremorne Street. The GJM Heritage Study has recommended that properties at 30-42 Swan Street be included within a new Heritage Overlay	■ To provide taller street walls on the southern side of Swan Street west of Wellington Street to define the entry to the Activity Centre. ■ To provide a consistent street wall height to promote a continuity of built form and integration between new built form and existing heritage buildings (where relevant). ■ To establish a pedestrian scale street environment.
Visually recessive upper levels	The entry sites on the southern side of Swan Street provide an opportunity for a stronger presence of built form with no upper level setbacks. This built form outcome is consistent with development on adjacent sites fronting onto Punt Road. A limited number of heritage buildings are located in this precinct and upper level setbacks will be required to protect their heritage value and character.	■ To create a stronger presence of built form on corners at the entry to the activity centre. ■ To ensure that upper level setbacks promote consistency with the broader Swan Street character. ■ To ensure that upper level development does not overwhelm heritage buildings. ■ To maintain the dominance of the Precinct Hotel on the corner of Cremorne Street and Swan Street within the streetscape. ■ To provide visual separation between buildings on larger sites ■ To minimise excessive stepping of upper level setbacks. ■ To ensure new buildings greater than 6 storeys are expressed as a building in the round and designed to be seen in all directions.
Solar Access	Significant pedestrian traffic is experienced given the west end of Swan Street provides a key point of access to the Melbourne Sports and Entertainment Precinct and forms the primary linkage between Richmond Station, tram routes and hospitality venues in the primary retail hub along Swan Street. No built form controls are proposed for the northern side of Swan Street as it is subject to more detailed planning trough the Streamlining Hoddle Street project. It will be important for the Streamlining Hoddle Street project to consider solar access to footpaths on the southern side of Swan Street. Cremorne Street provides an important link into employment and education uses. Solar access to the footpaths of Cremorne Street will be important to enhance this important link.	■ To protect pedestrian amenity through ensuring that good solar access is provided to the footpath on the eastern and western sides of Cremorne Street.
Residential interface	There is a small area providing a direct interface with existing residential dwellings on the south side of Swan Street between Cremorne Street and Huckerby Street.	■ To ensure an appropriate transition in height to the adjoining low-scale residential area. ■ To minimise visual bulk and overlooking from new development when viewed from private open space in adjoining residential properties. ■ To minimise overshadowing of private open space on adjoining residential properties. ■ To minimise excessive stepping of upper level setbacks to the residential interface.
Servicing Development	This is a highly constrained traffic environment and high pedestrian flow area. Vehicular access to most properties is available from side streets or rear of properties. An important pedestrian link is located along the northern side of the Precinct Hotel. It will be important to enhance this link through any redevelopment of this site.	■ To limit the number of new vehicular crossovers, promote a continuous street edge and enhance pedestrian safety and amenity. ■ To encourage provision of vehicular access from either the side or rear of sites with frontage to Swan Street. ■ To enhance the pedestrian link along the northern side of the Precinct Hotel ■ To ensure new development provides well-located accessible and safe car parking areas that do not visually dominate the streetscape.

Attachment 2 - Swan Street Built Form Framework

4.2.2 BUILT FORM RECOMMENDATIONS PLAN

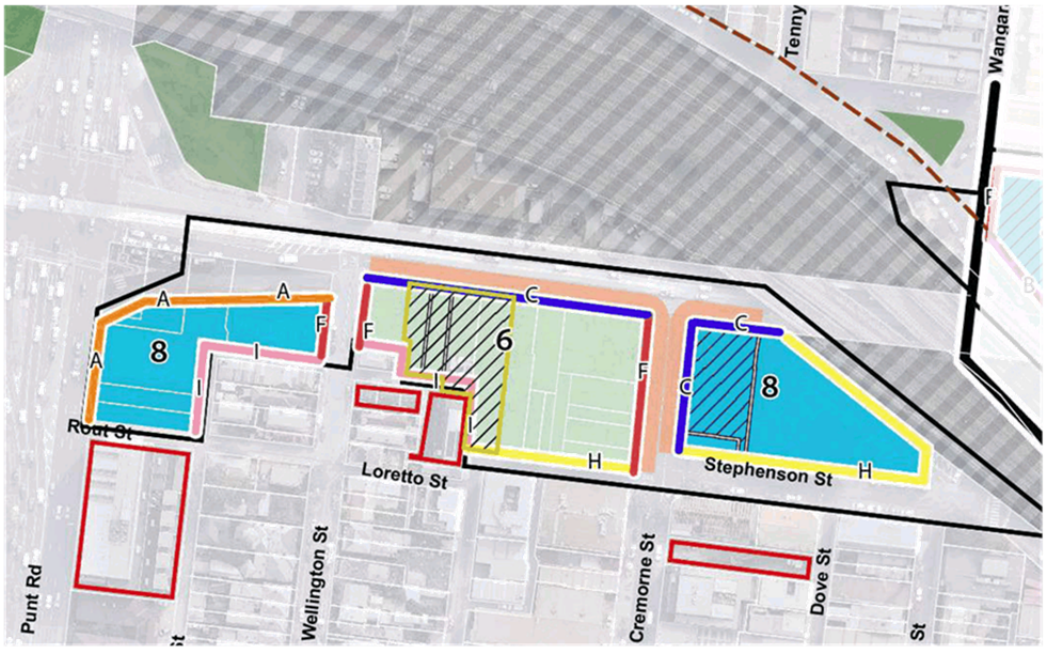


FIGURE 39 - PRECINCT 1 - RICHMOND STATION: BUILT FORM RECOMMENDATIONS PLAN

LEGEND

BOUNDARIES
- Site Boundary
- Precinct Boundaries

MOVEMENT NETWORK
- Train Station

LAND USE
- Heritage Site (HO, or Contributory Built Form)
- Heritage Precinct
- Proposed Heritage Inclusion - GJM Heritage Review
- Laneway Widening Required

BUILDING HEIGHTS
- 12 Storeys (40.0m)
- 10 Storeys (33.6m)
- 8 Storeys (27.2m)
- 7 Storeys (24.0m)
- 6 Storeys (20.8m)
- 5 Storeys (17.6m)
- Upper Level Building Breaks in this Vicinity

BUILT FORM INTERFACE TYPES (REFER TO SECTION 4.7)
- A: Swan Street Entrance Sites
- B: Swan Street and Church Street (HO335 & HO315) 3 Storey Wall
- C: Swan Street, Church Street, Burnley Street - 3 Storey Street Wall
- D: Dimmeys Tower View Corridor
- E: Swan Street, Burnley Street - 4 Storey Street Wall
- F: Local Street - 3 Storey Street Wall
- G: Local Street - 4 Storey Street Wall
- H: Railway Interface
- I: Residential Interfaces
- Retain Sunlight to Footpath / Public Space
- Intermediate / Temporary Laneway
- Proposed Future Road / Pedestrian Network
- Railway Reserve

LANDMARK
- Dimmeys Ball Tower
- Recent Known Developments (Constructed)

Attachment 2 - Swan Street Built Form Framework

4.2.3 STRATEGIC JUSTIFICATION / RATIONALE

ENTRY SITES

The entry sites on the southern side of Swan Street provide an opportunity to create a stronger presence of built form. This is achieved through the provision of a six storey street wall. This street wall height is consistent with development occurring further south. These properties directly abut a low scale residential area to the east and south. It is recommended that buildings scale down to this interface.

The overall building height of 8 storeys will ensure these sites mark the entry to Swan Street with buildings of a significant scale.

PROPOSED HERITAGE PRECINCT

A building height of 6 storeys is recommended for properties between Wellington Street and Cremorne Street. This recommendation responds to the presence of heritage buildings, partial residential interface and fragmentation of property holdings. A three storey street wall through this area and the application of the 1/3 upper level to 2/3 street wall principle will ensure existing heritage buildings retain their prominence in the streetscape.

PRECINCT HOTEL

The Precinct Hotel is recommended for an 8 storey building height. This site is larger than others in the area and could accommodate taller built form with less impact on the heritage value of the existing building. This height is also consistent with a recent planning permit approval on the southern side of Stephenson Street.

A recommended upper level setback of 5m to both Swan Street and Cremorne Street will ensure the heritage building is dominant and able to be read as a three dimensional form. No upper level setback is recommended to Stephenson Street. This will create a stronger urban character and reflects the built form outcome of a recent approval opposite.

Attachment 2 - Swan Street Built Form Framework

4.3 PRECINCT 2: SWAN STREET RETAIL

4.2.4 BUILT FORM OBJECTIVES

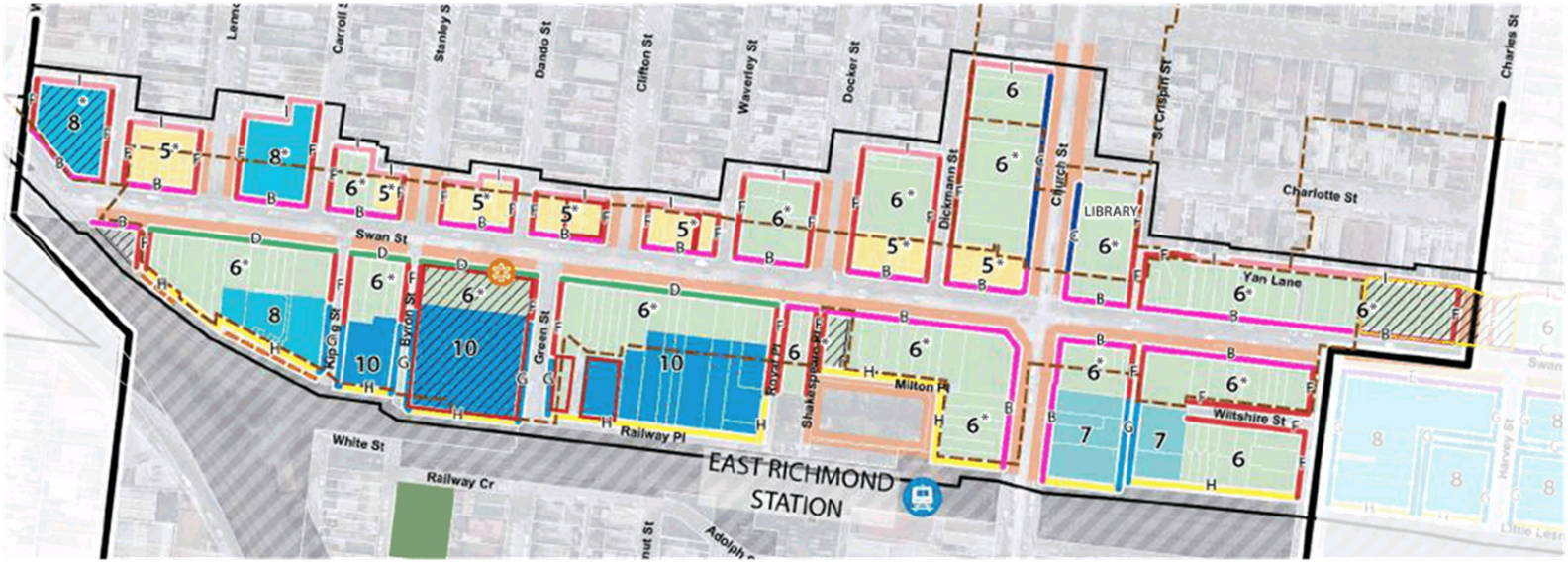
Built Form Element	Urban Context	Precinct Objectives
Mid-Rise Character	Building heights on the northern side of Swan Street will be limited by the adjoining residential interface to the north and solar access requirements to the southern footpath. Properties on Church Street have similar development constraints. On the south side of Swan Street, building heights are limited to maintain the prominence of the Dimmeys Tower. Opportunities for higher scale built form exists towards the railway line as demonstrated by the apartment development on the Dimmeys site and to Railway Place.	■ To provide a building scale that respects the heritage streetscape. ■ To provide a building scale along the north side of Swan Street and along Church Street that is compatible with adjoining residential properties. ■ To provide for additional building heights towards the rail line where amenity impacts can be minimised.
Consistent Street Edge	This precinct is highly uniform in its street edge setbacks, predominately at the zero lot line. Any new built form should maintain this level of setback, in order to appropriately integrate with the surrounding streetscape.	■ To enhance pedestrian experience through promoting a sense of enclosure and continuity in built form. ■ To provide fine-grain articulation within buildings. ■ To provide for improved activation of smaller streets and laneways.
Street Wall	The Swan Street Retail Precinct comprises mostly double storey heritage shopfronts which are equivalent to a modern three storey building. It is recommended that existing heritage buildings are retained. The recommended street wall height for infill development responds to the predominant two storey heritage facades by allowing for an 11m street wall. In other streets closer to the rail line, a taller street wall is proposed. This provides a stronger urban character and ensures development can be maximised where there are minimal amenity and heritage impacts.	■ To retain existing heritage buildings. ■ To provide a consistent street wall height to promote a continuity of built form and integration between new built form and existing heritage buildings (where relevant). ■ To provide a street wall height that respects the heritage fabric of individually significant and contributory buildings. ■ To provide taller street walls in locations closer to the railway line that create a stronger sense of enclosure in streets. ■ To establish a pedestrian scale street environment. ■ To enhance the connections between Swan Street and East Richmond Station with activated frontages.
Visually recessive upper levels	The HO335 Heritage Precinct along Swan Street is a highly intact and architecturally accomplished turn of the century High Street which includes places on the Victorian Heritage Register. Retention of this heritage character is of primary importance in this precinct. It will be important to ensure that the existing street wall heritage buildings remain the dominant element in the streetscape by setting back upper levels from the street. The proportion of visibility of these upper levels should also be managed by applying the 1/3 upper level to 2/3 street wall level principle. For heritage buildings on corners, additional upper level setback are recommended. This will ensure existing heritage buildings can maintain their prominence a three dimensional forms rather than just a facade. The Dimmeys Tower is a major landmark in the City of Yarra. Its primary public realm viewing corridor is located along Swan Street between the railway bridge and the apex of the hill around the intersection of Swan and Charles Street. Development fronting the southern side Swan Street must be setback in order to protect views to the Dimmeys Ball Tower on Swan Street, ensuring its visual primacy in the streetscape.	■ To ensure that the lower section of any building (street wall) remains the dominant built form element in the streetscape and upper levels remain subservient. ■ To ensure heritage buildings on corners retain their prominence when viewed from both streets and are able to be read in the round. ■ To ensure the Dimmeys Tower remains as the principal built form reference when viewed from the public realm between the railway bridge and Charles Street. ■ To ensure the design of adjoining buildings does not compete with detail and form of the Dimmeys Tower ball structure. ■ To minimise the visual bulk of upper levels on larger sites through breaks in building forms. ■ To ensure new buildings greater than 6 storeys are expressed as a building in the round and designed to be seen in all directions.
Solar Access	The Swan Street Retail Precinct is the primary focus for street based pedestrian activity in the Centre with a significant amount of retail and hospitality uses activating the footpaths. Swan Street also provides linkages to the Richmond Railway Station, tram stops, and the Melbourne Sports and Entertainment Precinct. Maintaining adequate sunlight to the southern footpath of Swan Street is critical in order to ensure it remains a desirable environment for pedestrians. Church Street and key intersecting side streets also play important public realm roles and should retain sunlight to both side of the street at key times of the year. Smaller intersecting side streets are also identified as places where solar access should be provided. These streets provide alternative public realm and outdoor dining opportunities to Swan Street. Solar access to the future proposed park bordered by Milton Place and Shakespeare Lane has also been considered. Recommendations for upper level setbacks to this site have been provided.	■ To ensure good solar access is provided to the footpath on the southern side of Swan Street, and both footpaths on Church Street. ■ To ensure good solar access is provided to footpaths on key intersecting side streets including Lennox Street, Stanley Street, Clifton Street, Docker Street ■ To ensure good solar access to the future proposed park (existing car park) bounded by Milton Place and Shakespeare Lane.

Attachment 2 - Swan Street Built Form Framework

Built Form Element	Urban Context	Precinct Objectives
Residential interface	There is a continuous residential interface to the north, with intermittent rear laneway access to Swan Street properties. Residential properties to the north of the activity centre are zoned Neighbourhood Residential [NRZ] or General Residential [GRZ]. There are no existing residential zoned housing that will be affected by developments on the south side of Swan Street. There are some existing townhouses within the mixed-use zone to the west of Brighton Street, however given the nature of a mixed use zoning and the commercial zoning surrounding them, the existing townhouses can not unreasonably limit the development of adjacent commercially zoned parcels. There is a small section of Dickman Street where development will front onto a residential street. Building heights will need to transition at this interface.	■ To ensure an appropriate transition in height to the adjoining low-scale residential area. ■ To minimise visual bulk and overlooking from new development when viewed from private open space in adjoining residential properties. ■ To ensure amenity impacts are considered for existing dwellings within the Commercial 1 and Mixed Use zones
Servicing Development	The northern side of Swan Street has a number of parcels with no access other than towards Swan Street, with a frontage not wide enough to enable a driveway cross over and basement car parking. The southern side of Swan Street provides for improved access outcomes, due to a number of existing laneways which can service properties. Access from the laneway is preferred in order to allow the existing Swan Street footpaths to remain uninterrupted. There are a number of properties with existing laneway access that will need to be widened to ensure effective servicing of properties as they develop.	■ To limit the number of new vehicular crossovers, promote a continuous street edge and enhance pedestrian safety and amenity. ■ To encourage provision of vehicular access from either the side or rear of sites with frontage to Swan Street. ■ To ensure new development can be adequately serviced from existing laneways. ■ To ensure new development provides well-located accessible and safe car parking areas that do not visually dominate the streetscape.

Attachment 2 - Swan Street Built Form Framework

4.3.2 BUILT FORM RECOMMENDATIONS PLAN



LEGEND

BOUNDARIES
- Site Boundary
- Precinct Boundaries

MOVEMENT NETWORK
- Train Station

LAND USE
- Heritage Site (HO, or Contributory Built Form)
- Heritage Precinct
- Proposed Heritage Inclusion - GJM Heritage Review
- Laneway Widening Required

BUILDING HEIGHTS
- 12 Storeys (40.0m)
- 10 Storeys (33.6m)
- 8 Storeys (27.2m)
- 7 Storeys (24.0m)
- 6 Storeys (20.8m)
- 5 Storeys (17.6m)
- Upper Level Building Breaks in this Vicinity
- * Mandatory heights due to Heritage Significance

BUILT FORM INTERFACE TYPES (REFER TO SECTION 4.7)
- A: Swan Street Entrance Sites
- B: Swan Street and Church Street (HO335 & HO315) 3 Storey Wall
- C: Swan Street, Church Street, Burnley Street - 3 Storey Street Wall
- D: Dimmeys Tower View Corridor
- E: Swan Street, Burnley Street - 4 Storey Street Wall
- F: Local Street - 3 Storey Street Wall
- G: Local Street - 4 Storey Street Wall
- H: Railway Interface
- I: Residential Interfaces
- Retain Sunlight to Footpath / Public Space
- Intermediate / Temporary Laneway
- Proposed Future Road / Pedestrian Network
- Railway Reserve

LANDMARK
- Dimmeys Ball Tower
- Recent Known Developments (Constructed)

FIGURE 40 - PRECINCT 2 - SWAN STREET RETAIL: BUILT FORM RECOMMENDATIONS PLAN

Attachment 2 - Swan Street Built Form Framework

4.3.3 STRATEGIC JUSTIFICATION / RATIONALE

PRECINCT-WIDE

The primary focus for the built form recommendations for Precinct 2 is to retain the prominence of the intact heritage façades along Swan Street by ensuring development above the street wall is recessive to this facade.

A maximum three storey (11.0m) street wall is recommended across the precinct. The predominant street wall height of two-storey Victorian/ Edwardian era shop/residences should be retained. A mandatory maximum of 11m and mandatory minimum of 8m will ensure this occurs. Flexibility is provided to allow the infill development to be constructed to the street wall height (being the flat top of the parapet or balustrade) of the higher immediately adjacent two-storey 'contributory' or 'individually significant' building to ensure smooth transitions between heritage and new built form.

The minimum upper level setback of 5m is recommended for entire length of Swan Street and Church Street. This responds to the bay depth or module in a historic building. In the areas covered by H0335, it is recommended that this minimum setback is mandatory. The GJM report supports this recommendation on the basis that it meets the 'exceptional circumstances' test and follows the precedent set in Moreland Amendment C134 in relation to Sydney Road within the Brunswick Activity Centre.

In order to maintain the prominence of the street wall across the precinct, the 1/3 upper level to 2/3 street wall principle is applied to buildings fronting onto Swan Street. The application of this setback control is discretionary to allow flexibility for building design and respond to varying conditions.

Upper level setbacks will also be provided to ensure adequate solar access to the southern footpath of Swan Street. It is recommended that sunlight is provided to the footpath from 10am on September 22 (the equinox). This is applied as a mandatory requirement because of the importance of the southern footpath of Swan Street as a public space.

Solar access requirements are also recommended for Church Street at key times of the year. Smaller intersecting side streets are also identified as these streets provide alternative public spaces to Swan Street.

Mandatory building height controls are recommended within the H0335 area with exception of properties close to the railway line. The GJM Heritage Study notes that the heritage precinct meets the test for mandatory building controls.

NORTH SIDE OF SWAN STREET

On the north side of Swan Street the lot depths are a key determinant for the overall recommended heights. The solar access requirements to the southern footpath of Swan Street and the 1/3 to 2/3 principle, combined with the residential interface requirement restrict development from the front and back of the allotment to determine an overall building height.

This limits heights mostly to between 5 and 6 storeys and along the northern side of Swan Street. This height is considered to be compatible with the low scale residential interface and the heritage streetscape.

These heights are recommended as mandatory in the Heritage Overlay area because of the importance of maintaining a scale that does not overwhelm the heritage streetscape.

There are a small number of larger sites on the northern side of Swan Street where the depth of the properties will allow for heights of up to 8 storeys.

SOUTH SIDE OF SWAN STREET

The Dimmeys viewing corridor is a key determinant for building heights and setbacks on the south side of Swan Street between the railway line and Royal Place. In this area, a recommended setback of 10m from the street wall for development up to 6 storeys is recommended. Building heights can extend beyond the 6 storey height at a distance of 20m from the front street wall. This is a similar setback to the Dimmeys apartment tower which is set back 23m from the front street wall.

Visual testing of these building heights and setbacks indicates that the Dimmeys Ball Tower will retain its prominence and will have sufficient space to ensure it is visible in the round.

Height and setback recommendations for the Dimmeys Tower are mandatory. This is supported by the GJM Heritage Study which notes that protection of views to the Dimmeys Tower meets the exceptional circumstances for mandatory controls.

CHURCH STREET

The recommended building heights along Church Street north of Swan Street, respond to existing lot depths, solar access requirements to footpaths and the existing residential interface along Dickman Street. South of Swan Street, the recommended building heights are slightly greater because of the absence of residential interfaces.

For properties along Church Street within the Heritage Overlay, a mandatory street wall of 11.0m and 5m upper level setback is recommended which is consistent with the balance of properties within the heritage overlay along Swan Street. The discretionary 1/3 to 2/3 principle also applies to these properties.

The street wall height along Church Street is recommended at 3 storeys (11.0m) to provide consistency with Swan Street. A 5m upper level setback is proposed outside of the Heritage Overlay area. Both of these requirements are recommended to be applied with discretion because of the absence of heritage buildings in these areas.

RAILWAY PLACE

Towards the rail line, a maximum building height of up to 10 storeys is recommended. In these locations the buildings will have minimal impact on the heritage streetscape of Swan Street and no direct residential impacts. This building height is consistent with previous approvals and developments in the area.

A key outcome in this area will be providing physical separation between buildings on wider sites to minimise visual bulk from Swan Street. This will require careful consideration of the development outcomes on neighbouring sites.

Towards the railway line a street wall height to the maximum building height is recommended. This is consistent with recent developments and approvals in the study area. It will be important to provide articulation of upper levels to minimise visual bulk to the local streets and from residential streets south of the railway line.

The railway place car park is recommended as a future open space in the Swan Street Structure Plan. Solar access requirements to this car park are proposed to ensure if can fulfil its role as a public park.

LITTLE LESNEY / WILTSHIRE LANE AREA

This area provides a different character to other parts of precinct 2 because of its small east-west laneway network and separation from Swan Street. Major redevelopment opportunities exist in this area which will enable the activation of streets and revitalisation of this area.

There is a small group of three-storey town houses and two heritage dwellings located within this area. These buildings are located within a mixed use precinct where major change from the existing low scale buildings is expected to occur. It is unreasonable to restrict future neighbouring development to a similar height because of these existing conditions. However building should allow for an appropriate transition to these existing buildings. A recommended height of 6 storeys is proposed because of these existing buildings and fragmented land holdings.

A small upper level setback above three storeys is proposed to Wiltshire Lane and Brighton Street. This will ensure new development provides a compatible street wall scale with the existing town houses and heritage buildings.

At the rail line interface, zero upper level setbacks are proposed. These locations have minimal amenity impacts because of the rail line. It will be important to provide upper level articulation to minimise the visual bulk of these buildings when viewed from surrounding areas south of the rail line.

Attachment 2 - Swan Street Built Form Framework

4.4 PRECINCT 3: SWAN STREET EAST

4.3.4 BUILT FORM OBJECTIVES

Built Form Element	Urban Context	Precinct Objectives
Mid-Rise Character	The precinct comprises one and two storey buildings on both sides of Swan Street of minimal architectural quality and character. The heritage protected Central Club Hotel is a notable difference with three historic storeys equivalent to a modern five storey building. Building heights on the northern side of Swan Street will be limited by the adjoining residential interface to the north and solar access requirements to the southern footpath. On the south side of Swan Street, building heights will scale from the Swan Street Heritage precinct up to the Burnley Street built form precinct. A number of large sites that adjoin the railway line will take advantage of the absence of amenity impacts providing opportunities for higher scale buildings.	■ To provide for high density, taller development on the south side of Swan Street that delivers significant public realm outcomes. ■ To provide a transition in building heights from the lower scale Swan Street Heritage Precinct into the Burnley Street Precinct. ■ To provide an appropriate building scale along the north side of Swan Street that is compatible with adjoining residential areas.
Consistent Street Edge	The street edge if fairly consistent on the north side of Swan Street with buildings extending the footpath edge. The south side of Swan Street is less consistent with car parking within a number of front setbacks. The preferred outcome is a consistent zero lot line setback in order to unite Swan Street in a consistent manner. However occasional ground level breaks are encouraged between Coppin Street and Burnley street to provide some relief in the street wall.	■ To reinforce the built form edge to Swan Street and provide greater activation of the street ■ To enhance pedestrian experience through promoting a sense of enclosure and continuity in built form. ■ To provide occasional ground level breaks in built form on the south side of Swan create physical and visual permeability and opportunities for linkages or public spaces.
Street Wall	The existing street wall height varies across the precinct. There are a handful of heritage properties on the north side of Swan Street which vary in terms of street wall height. On the south side of Swan Street, a slightly taller street wall is proposed to increase opportunities for retail and commercial uses in the podium levels of development. There is an opportunity for a more urban character in smaller streets and laneways. A higher scale street wall is recommended in this areas.	■ To provide a consistent street wall height to promote a continuity of built form and integration between new built form and existing heritage buildings (where relevant). ■ To provide for a street wall to Swan Street that maximises retail and office uses in podium levels of development. ■ To provide a street wall height that respects the heritage fabric of individually significant and contributory buildings. ■ To establish a pedestrian scale street environment. ■ To provide taller street walls south of Swan Street to create a stronger sense of enclosure in streets. ■ To provide a variety of fine-grain and wider frontage buildings that support a diversity of land uses.
Visually recessive upper levels	The Swan Street East Precinct will reflects a stronger urban character than precincts further west. Upper levels of development have a greater presence to the street and form an important part of the streetscape. Side setbacks on wider sites will mean that buildings will be read in the round rather than a continuous upper level wall.	■ To ensure that upper level development does not overwhelm individually significant heritage buildings on the north side of Swan Street. ■ To ensure that upper level setbacks promote consistency with the broader Swan Street character. ■ To minimise the visual bulk of upper levels through articulation and breaks in building forms. ■ To provide upper level building breaks that align with views along north-south streets on the northern side of Swan Street ■ To minimise excessive stepping of upper level setbacks. ■ To ensure new buildings greater than 6 storeys are expressed as a building in the round and designed to be seen in all directions.
Solar Access	The eastern section of Swan Street will play an important role as land uses and housing intensifies in the Activity Centre. Maintaining adequate sunlight to the southern footpath of Swan Street is critical in order to ensure it remains a desirable environment for pedestrians for outdoor dining and entertainment. Other opportunities exist on key intersecting side streets including Lord, Coppin and Mary Street.	■ To ensure good solar access is provided to the footpath on the southern side of Swan Street, and the east and western sides of Coppin, Lord and Mary Streets.
Residential interface	This precinct is well serviced by rear laneways to the north of the precinct, providing separation between commercial properties and the adjoining residential uses. Development should respond to the residential interface by recessing built form at the rear boundary	■ To minimise visual bulk and overlooking from new development when viewed from private open space in adjoining residential properties. ■ To ensure an appropriate transition in height to the adjoining low-scale residential area. ■ To minimise excessive stepping of upper level setbacks to the residential interface.
Servicing Development	The northern side of Swan Street is serviced by a near complete network of laneways. The preferred servicing outcome is for development to gain vehicular access from side streets or rear lane ways. On the south side of Swan Street, an east-west vehicle link is proposed adjacent to the railway line to provide servicing for new development.	■ To limit the number of new vehicular crossovers, promote a continuous street edge and enhance pedestrian safety and amenity. ■ To encourage provision of vehicular access from either the side or rear of sites with frontage to Swan Street. ■ To provide a continual east-west vehicle access link between Coppin Street and Burnley Street at the rear of properties on the south side of Swan Street. ■ To ensure new development provides well-located accessible and safe car parking areas that do not visually dominate the streetscape. ■ To encourage north-south pedestrian links between the southern boundary of Swan Street and the proposed east-west vehicle link adjacent to the railway line.

Attachment 2 - Swan Street Built Form Framework

4.4.1 BUILT FORM RECOMMENDATIONS PLAN



LEGEND

BOUNDARIES
- Site Boundary
- Precinct Boundaries

MOVEMENT NETWORK
- Train Station

LAND USE
- Heritage Site (HO, or Contributory Built Form)
- Heritage Precinct
- Proposed Heritage Inclusion - GJM Heritage Review
- Laneway Widening Required

LANDMARK
- Dimmeys Ball Tower
- Recent Known Developments (Constructed)

BUILDING HEIGHTS
- 12 Storeys (40.0m)
- 10 Storeys (33.6m)
- 8 Storeys (27.2m)
- 7 Storeys (24.0m)
- 6 Storeys (20.8m)
- 5 Storeys (17.6m)
- Upper Level Building Breaks in this Vicinity

BUILT FORM INTERFACE TYPES (REFER TO SECTION 4.7)
- A: Swan Street Entrance Sites
- B: Swan Street and Church Street (HO335 & HO315) 3 Storey Wall
- C: Swan Street, Church Street, Burnley Street - 3 Storey Street Wall
- D: Dimmeys Tower View Corridor
- E: Swan Street, Burnley Street - 4 Storey Street Wall
- F: Local Street - 3 Storey Street Wall
- G: Local Street - 4 Storey Street Wall
- H: Railway Interface
- I: Residential Interfaces
- Retain Sunlight to Footpath / Public Space
- Intermediate / Temporary Laneway
- Proposed Future Road / Pedestrian Network
- Railway Reserve

FIGURE 41 - PRECINCT 3 - SWAN STREET EAST: BUILT FORM RECOMMENDATIONS PLAN

Attachment 2 - Swan Street Built Form Framework

4.4.2 STRATEGIC JUSTIFICATION / RATIONALE

PRECINCT-WIDE

The Swan Street East precinct will provide a substantially different character to what currently exists, particularly on the southern side of Swan Street.

Along the Swan Street frontage, a mix of three and four storey street walls are proposed. The three storey street wall is proposed where heritage buildings exist and elsewhere a four storey street wall is proposed. The four storey street wall will retain a human scale to the street whilst allowing a greater amount of floor space in the podium levels of buildings which will encourage retail and commercial uses in these lower levels.

A five metre upper level setback is recommended from the front street wall for all development above the street wall. This setback is consistent with other sections of Swan Street and will provide adequate separation between the podium and upper levels. It is also consistent with the proposed redevelopment on the former timber yards site at the corner of Swan Street and Burnley Street.

Upper level setbacks will also be provided to ensure adequate solar access to the southern footpath of Swan Street. It is recommended that sunlight is provided to the footpath from 10am on September 22 (the equinox). This is applied as a mandatory requirement because of the importance of the southern footpath as a public space.

Smaller intersecting side streets are also identified as these streets provide alternative public spaces to Swan Street.

NORTH SIDE OF SWAN STREET

The proposed building heights along the north side of Swan Street are determined by two key requirements. Solar access to the southern footpath of Swan Street requires upper level of developments to be gradually recessed from the Swan Street frontage. The residential interface recommendation has been applied to the rear of the properties which also requires upper levels to be gradually recessed.

These considerations have been applied to each property and resulted in building heights of between 6 and 8 storeys depending on the lot depth.

The proposed heights allow for intenstification within the activity centre whilst managing amenity impacts at the residential interface and providing for a scale that is compatible with the adjoining one and two storey residential context.

Development that exceeds these heights will start to overwhelm the low scale residential context, particularly when viewed from adjacent residential properties and along streets heading towards Swan Street.

SOUTH SIDE OF SWAN STREET

Building heights along the south side of Swan Street are greater than the north side because of the absence of interface issues and large allotments. Heights scale up towards the Burnley Street intersection which will provide a focus for activity into the future.

A key consideration is minimising the visual bulk of upper levels of development, particularly on wider sites. It is recommended that upper level side setbacks are provided to create separation and visibility of sky between developments.

The built form recommendations identifies locations where these upper level breaks should occur. These locations align with existing north-south streets on the north side of Swan Street, which is intended to provide some relief of built form when approaching Swan Street from residential areas. Upper level breaks are further reinforced with the recommendation to provide a minimum of 4.5m upper level side setback for development above 6 storeys.

Another key consideration for this precinct is the potential visual bulk of the lower levels of development (street wall) if sites are built-out from boundary to boundary. East of Coppin Street there are no north-south streets to break-up built form. This would result in an unbroken street wall for a length of 400m. This differs from areas west of Coppin Street, the existing street network creates breaks in built form every 80-100m.

The intention of the built form recommendations is to create a similar character where the street wall is broken every 80-100 metres and provide some relief the continuous built form. The recommendaitons encourage ground level breaks in the built form either within or at the edge of wider allotments (greater than 35m wide). These function as building entry or access points or public plazas that are activated by adjoining land uses.

Attachment 2 - Swan Street Built Form Framework

4.5 PRECINCT 4: BURNLEY STATION

4.4.3 BUILT FORM OBJECTIVES

Built Form Element	Urban Context	Precinct Objectives
Mid-Rise Character	The precinct comprises of one and two storey on both sides of Swan Street. A small heritage precinct extends into Swan Street at the Burnley Street intersection with consistent two storey heights [3 storey modern equivalent] The Burnley Street Precinct is activity hub within the Centre. A major mixed use development within buildings of up to 12 storeys has been approved at the corner of Swan and Burnley Street. Large sites on the southern side of Swan Street will accommodate taller built form and scale up towards the Burnley and Swan Street intersection. Building heights on the northern side of Swan Street will be limited by the adjoining residential interface to the north and solar access requirements to the southern footpath.	■ To provide for high density, taller development on the south side of Swan Street that delivers significant public realm outcomes. ■ To reinforce the corner of Swan Street and Burnley Street as a vibrant commercial, retail and residential location. ■ To provide a building scale that respects the heritage streetscape along Burnley Street. ■ To provide an appropriate building scale along the north side of Swan Street and along Burnley Street that is compatible with adjoining residential areas.
Consistent Street Edge	The street edge if fairly consistent on the both sides of Swan Street with buildings extending the footpath edge. There are a small number of sites with car parking in the front setbacks. The preferred outcome is a consistent zero lot line setback in order to unite Swan Street in a consistent manner.	■ To reinforce the built form edge to Swan Street and provide greater activation of the street ■ To enhance pedestrian experience through promoting a sense of enclosure and continuity in built form. ■ To provide occasional ground level breaks in built form to that create physical and visual permeability
Street Wall	The existing street wall height consists of a mix of two storey heritage shopfronts around the Burnley Street Heritage Precinct and more recent one and two storey warehouses. The recommended street wall height matches the existing height of the two storey heritage shopfronts within Burnley Street. Elsewhere, a slightly taller street wall allows podium development to maximise retail and commercial land uses.	■ To establish a pedestrian scale street environment along Swan Street and Burnley Street ■ To provide a street wall height to Burnley Street that respects the heritage fabric of individually significant and contributory buildings ■ To provide for a street wall to Swan Street that maximises retail and office uses in podium levels of development. ■ To provide taller street walls adjoining the rail line. ■ To provide a variety of fine-grain and wider frontage buildings that support a diversity of land uses.
Visually recessive upper levels	Swan Street provides are more intensive built form character than precincts further west. Upper levels of development are more visible front the street and contribute positively to the streetscape. Along Burnley Street, upper levels of development are recessed to ensure the heritage buildings retain their prominence in the streetscape.	■ To ensure that upper level setbacks promote consistency with the broader Swan Street character. ■ To ensure that the lower section of any building [street wall] along Burnley Street remains the dominant built form element in the streetscape and upper levels remain subservient. ■ To minimise the visual bulk of upper levels through articulation and breaks in building forms. ■ To provide upper level building breaks that align with views along north-south streets on the northern side of Swan Street ■ To minimise excessive stepping of upper level setbacks. ■ To ensure new buildings greater than 6 storeys are expressed as a building in the round and designed to be seen in all directions.
Solar Access	The Burnley Street Precinct section of Swan Street will play an important role as land uses and housing intensifies in the Activity Centre. Maintaining adequate sunlight to the southern footpath of Swan Street is critical in order to ensure it remains a desirable environment for pedestrians for outdoor dining and entertainment. Burnley is another key street where solar access should be provided at key times of the year.	■ To ensure good solar access is provided to the footpath on the southern side of Swan Street, and the east and western footpaths of Burnley Street. ■ To ensure good solar access is provided to Ryans Reserve.
Residential interface	This precinct is well serviced by rear laneways to the north of the precinct, providing separation between commercial properties and the adjoining residential uses. Development should respond to the residential interface by recessing built form at the rear boundary	■ To minimise visual bulk and overlooking onto adjoining residential areas. ■ To ensure an appropriate transition in height to the adjoining low-scale residential area. ■ To provide an appropriate building scale and address for new development fronting onto Canterbury Street and Newry Street. ■ To minimise excessive stepping of upper level setbacks to the residential interface.
Servicing Development	Given than the northern side of Swan Street is serviced by a near complete network of laneways, the preferred servicing outcome is for development to gain vehicular access from side streets or rear lane ways. A number of existing laneways on the southern side of Swan Street will need widening to enable adequate servicing of future development.	■ To limit the number of new vehicular crossovers, promote a continuous street edge and enhance pedestrian safety and amenity. ■ To encourage provision of vehicular access from either the side or rear of sites with frontage to Swan Street. ■ To ensure new development provides well-located accessible and safe car parking areas that do not visually dominate the streetscape.

Attachment 2 - Swan Street Built Form Framework

4.5.1 BUILT FORM RECOMMENDATIONS PLAN

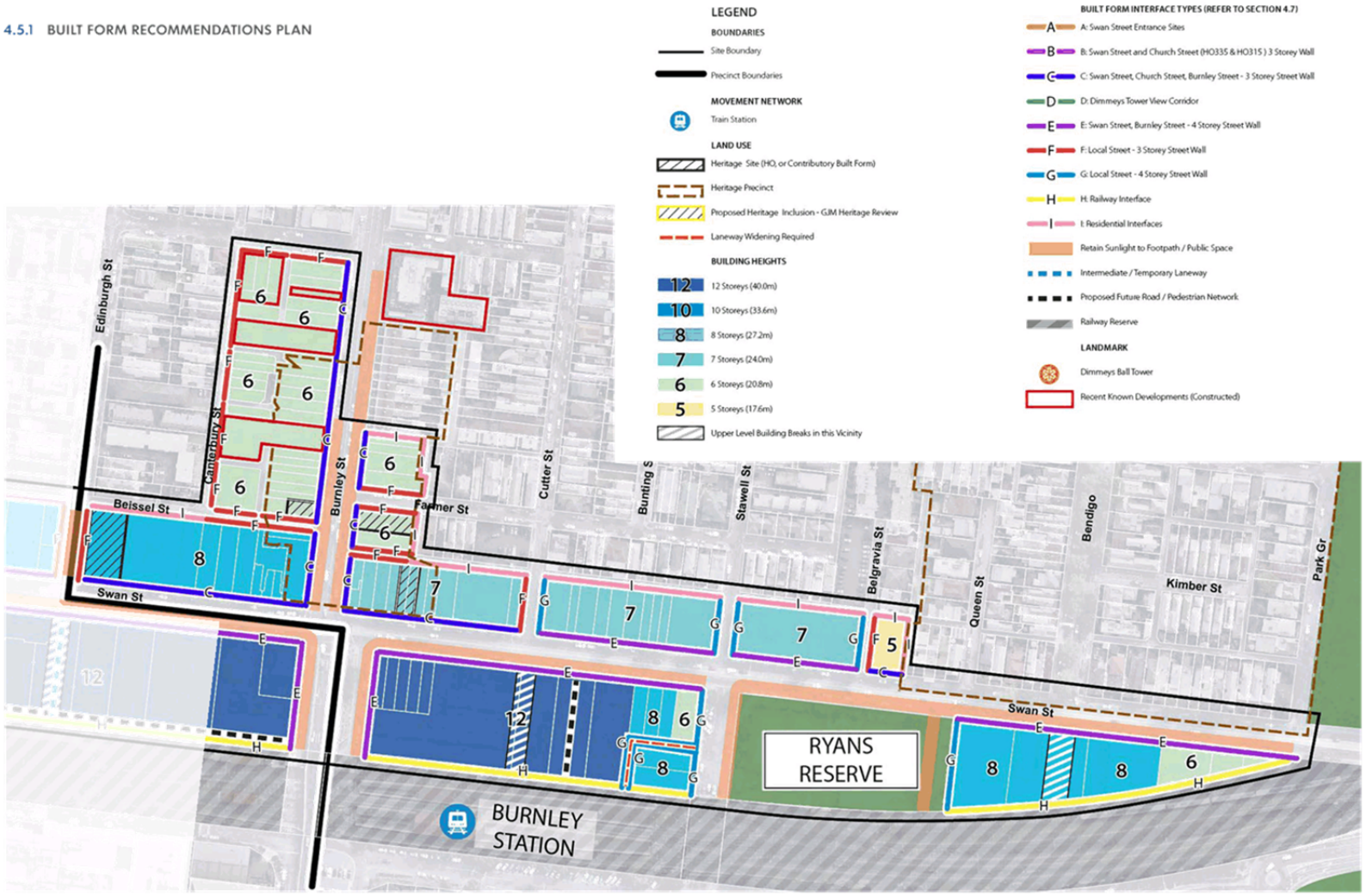


FIGURE 42 - PRECINCT 4 - BURNLEY STATION: BUILT FORM FRAMEWORK

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Attachment 2 - Swan Street Built Form Framework

4.5.2 STRATEGIC JUSTIFICATION / RATIONALE

PRECINCT-WIDE

The Burnley Street Precinct will provide a significant transformation from its existing character particularly on the southern side of Swan Street. Development along Burnley Street north of Swan Street, will ensure the heritage character of the street is maintained.

A mix of three and four storey street walls are proposed along Swan Street depending on where existing heritage buildings are located. The four storey street wall proposed in areas where there will retain a human scale to the street whilst allowing a greater amount of floor space in the podium levels of buildings which will encourage retail and office uses in these lower levels.

Along Swan Street, a five metre upper level setback is recommended from the front street wall for all development above the street wall. This setback is consistent with other sections of Swan Street and the recent approval on the Timber Yards site. It will provide adequate separation between the podium and upper levels.

Upper level setbacks are proposed to ensure adequate solar access is provided to the southern footpath of Swan Street. It is recommended that sunlight is provided to the footpath from 10am on September 22 (the equinox). This is applied as a mandatory requirement because of the importance of the southern footpath as a public space.

Solar access requirements are also recommended for Burnley Street at key times of the year. Ryans Reserve is identified as location where solar access should be provided.

NORTH SIDE OF SWAN STREET

The proposed building heights along the north side of Swan Street are determined by the solar access requirements to the southern footpath of Swan Street and residential interface requirements. Each property is separated from the residential property by a laneway allowing building heights to extend up to three storeys at the residential interface.

When these considerations are applied a building height of between 7 and 8 storeys is achievable. This varies across the precinct depending on individual lot depth.

The proposed heights allow for intenstification within the activity centre whilst managing amenity impacts at the residential interface and providing for a scale that is compatible with the adjoining one and two storey residential context.

Development that exceeds these heights will start to overwhelm the low scale residential context, particularly when viewed from adjacent residential properties and along streets heading towards Swan Street.

SOUTH SIDE OF SWAN STREET

A major development has recently been approved on former Timber Yard site located on the south east corner of Swan Street and Burnley Street. This development provides a three storey podium and three towers of between 10 and 12 storeys. This approval sets a guide for future heights across this precinct.

Building heights scale down to the east as lot sizes get smaller. Solar access requirements to Ryans Reserve also restrict heights in this area. The recommendations require sunlight to the eastern edge of the playing courts from 10am and the western boundary of the site until 2pm.

BURNLEY STREET

Building heights along Burnley Street respond to the heritage values of the precinct and the adjoining providing a scale that is compatible with the residential interfaces to the east and west.

A three storey (11.0m) street wall is proposed along Burnley Street, which is compatible with historic two storey shopfronts. A 5m upper level setback and the 1/3 upper level to 2/3 street principle is applied to these properties to ensure the historic street wall is the prominent streetscape element.

It is recommended that these built form recommendations be applied as discretionary as the heritage character is less consistent that Swan Street HO335. However for individually significant heritage buildings, a mandatory upper level setback of 5m is recommended.

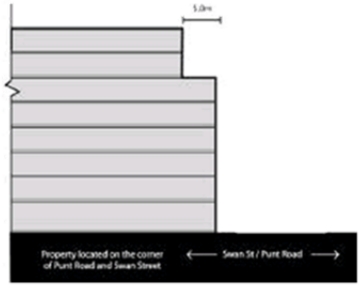
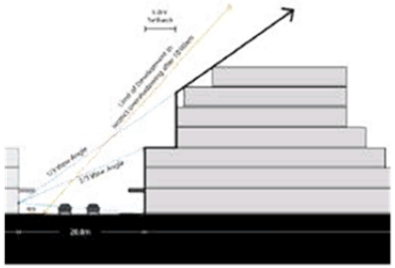
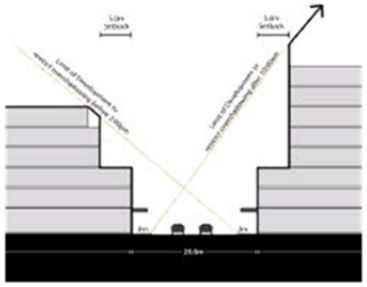
For the rear of properties on the west side of Burnley Street, a three-storey street wall is proposed to Canterbury Street and Newry Street, which provides a scale transition to the predominantly single storey residential streetscape. A three metre upper level setback is applied for development above three storeys, which is consistent with similar developments in the surrounding area. Solar access to the front property boundary of dwellings along Canterbury Street will also influence upper level setbacks for new development.

The recommended building heights in this street balance the requirements to integrate with the heritage character of the street and the residential interface to the east, west and north of properties. Exceeding the recommended building heights along Burnley Street is likely to have a detrimental impact on the heritage character and be visually dominant when viewed from residential areas.

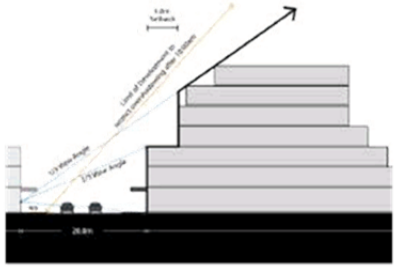
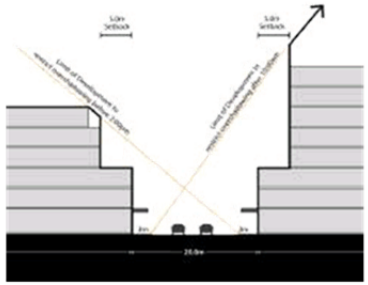
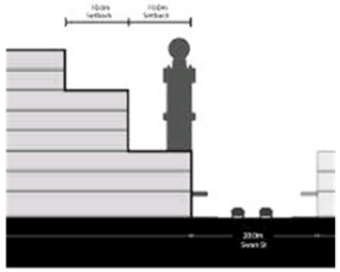
Attachment 2 - Swan Street Built Form Framework

4.5.3 BUILT FORM INTERFACE TYPES

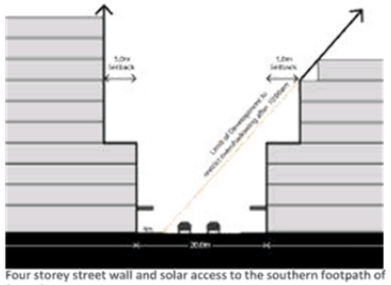
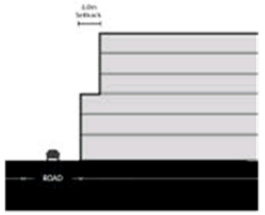
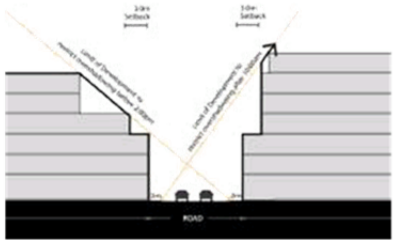
Refer to Built Form Framework Plans for applicable Interface Type.

Interface Area	Street Wall, Upper Level Setbacks and Solar Access	Development Outcomes	Interface Diagram
A - Swan Street Entrance Sites	**Street Wall** ■ Street wall height should not exceed 20.9m (6 storeys). ■ Zero front and side setbacks up to the street wall height. **Upper Level Setbacks** ■ The upper level setback from the front of the building should be a minimum of 5m. ■ Development should adopt the same street setback for at least 65% of the height of the upper levels to avoid 'wedding cake' built form outcomes.	Development that: ■ Contributes to a high quality entrance into the Swan Street Activity Centre. ■ Provides for activated uses to Swan Street. ■ Avoids unarticulated upper level façades that give a bulky appearance, especially from oblique views. ■ Is articulated to reflect a mix of fine grain and wider frontages to support a diversity of uses. ■ Reinforces the built form edge to Swan Street.	
B - Swan and Church Street (HO335 & HO315 Precinct)- 3 storey street wall	**Street Wall** ■ The street wall height should match the height of the adjoining 'contributory' or 'individually significant' heritage building and must not exceed 11m (3 storeys) and must not be lower than 8m (2 storeys). Allow new development to be constructed to the street wall height of the adjacent two-storey 'contributory' or 'individually significant' building if the parapet or balustrade of that building exceeds 11m in height. ■ Retain existing heritage façades ■ Zero front and side setbacks up to the street wall height. **Upper Level Setbacks** ■ The upper level setback from the front of the building must be a minimum of 5m. ■ Development above the street wall should be designed to ensure that it occupies no more than one third of the vertical angle defined by the whole building in the view from an eye level of 1.7metres on the opposite side of the street. ■ Development should adopt the same street setback for at least 65% of the height of the upper levels to avoid 'wedding cake' built form outcomes. ■ Incorporate an angled splay on upper levels comparable with the heritage façade on corners where relevant **Solar Access** New development must maintain solar access to footpaths and public spaces as follows: ■ Within 4.0 metres of the southern boundary of Swan Street from 10.00am onwards on 22 September (the equinox). ■ Within 3.0 metres of the eastern and western boundary of Church Street between 10:00am and 2:00pm on 22 September (the equinox).	Development that: ■ Respects the heritage fabric of individually significant and contributory buildings. ■ Retains the primacy of the three-dimensional form of the heritage building within the streetscape on corner sites ■ Ensures that the design and setback of the addition does not visually dominate the heritage building or surrounding heritage places ■ Is distinguishable from the original heritage fabric and adopts a high quality and respectful contextual design response. ■ Avoids unarticulated façades that give a bulky appearance, especially from oblique views. ■ Is articulated to reflect the fine grained character of narrow sites. ■ Reinforces the built form edge to Swan Street ■ Maintains a pedestrian scale environment at street level. ■ Maintains solar access to the southern footpath of Swan Street and eastern and western footpaths of Church Street.	 **Application of the 1/3 to 2/3 principle and solar access to southern footpaths of Swan Street**  **Solar access to the Church Street footpath**

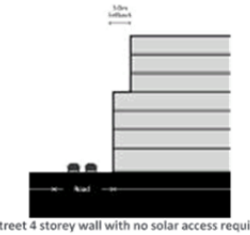
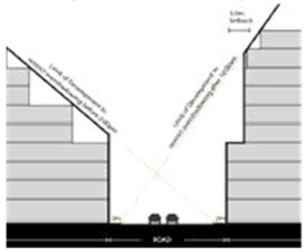
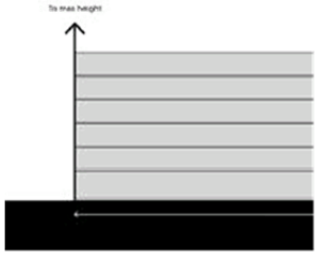
Attachment 2 - Swan Street Built Form Framework

Interface Area	Street Wall, Upper Level Setbacks and Solar Access	Development Outcomes	Interface Diagram
C - Swan, Church and Burnley Street - 3 storey street wall	**Street Wall** ■ Street wall height should not exceed 11.0m (3 storeys). ■ Zero front and side setbacks up to the street wall height. ■ The street wall height should match the height of the adjoining 'contributory' or 'individually significant' heritage building and should not exceed 11m (3 storeys). Allow new development to be constructed to the street wall height of the adjacent two-storey 'contributory' or 'individually significant' building if the parapet or balustrade of that building exceeds 11m in height. ■ Retain existing heritage façades **Upper Level Setbacks** ■ The upper level setback from the front of the building should be a minimum of 5m. ■ For places of individual heritage significance, the upper level setback from the front of the building to Swan Street, Church Street and Burnley Street must be a minimum of 5m. ■ For the former Burnley Theatre at 365 Swan Street (HO286) the upper levels must be recessed 10m from the heritage street wall along Swan Street to allow the foyer area and part of the roof form to be retained. ■ Development above the street wall should be designed to ensure that it occupies no more than one third of the vertical angle defined by the whole building in the view from an eye level of 1.7metres on the opposite side of the street. ■ Development should adopt the same street setback for at least 65% of the height of the upper levels to avoid 'wedding cake' built form outcomes. ■ Incorporate an angled splay on upper levels comparable with the heritage façade on corners where relevant **Solar Access** New development must maintain solar access to footpaths and public spaces as follows: ■ Within 4.0 metres of the southern boundary of Swan Street from 10.00am onwards on 22 September (the equinox). ■ Within 3.0 metres of the eastern and western boundaryof Burnley Street between 10:00am and 2.00pm on 22 September (the equinox).	Development that: ■ Reinforces the built form edge to Swan Street and Burnley Street ■ Maintains a pedestrian scale environment at street level. ■ Respects the heritage fabric of individually significant and contributory buildings where relevant ■ Retains the primacy of the three-dimensional form of the heritage building within the streetscape on corner sites where relevant ■ Ensures that the design and setback of the addition does not visually dominate the heritage building or surrounding heritage places. ■ Is distinguishable from the original heritage fabric and adopts a high quality and respectful contextual design response. ■ Avoids unarticulated façades that give a bulky appearance, especially from oblique views. ■ Is articulated to reflect the fine grained character of narrow sites. ■ Maintains solar access to the southern footpath of Swan Street and eastern and western footpaths of Burnley Street.	 Application of the 1/3 to 2/3 principle and solar access to southern footpaths of Swan Street  Solar access to the Burnley Street footpath
D - Dimmeys Tower View Corridor	**Street Wall** ■ Street wall height should match the height of the adjoining 'contributory' or 'individually significant' heritage building and must not exceed 11m (3 storeys) and must not be lower than 8m (2 storeys). Allow new development to be constructed to the street wall height of the adjacent two-storey 'contributory' or 'individually significant' building if the parapet or balustrade of that building exceeds 11m in height. ■ Retain existing heritage façades ■ Zero front and side setbacks up to the street wall height. **Upper Level Setbacks** ■ The upper level setback from the street wall must be a minimum of 10m for development up to 21m (6 storeys). ■ The upper level setback from the street wall must be a minimum of 20m for any heights above 21m (6 storeys) ■ Development should adopt the same street setback for at least 65% of the height of the upper levels to avoid 'wedding cake' built form outcomes.	Development that: ■ Ensures the visual prominence of the Dimmeys Tower is maintained ■ Does not visually compete with the Dimmeys Tower with similar forms or detailing. ■ Respects the heritage fabric of individually significant and contributory buildings. ■ Retains the primacy of the three-dimensional form of the heritage buildings within the streetscape. ■ Ensures that the design and setback of the addition does not visually dominate the heritage building or surrounding heritage places ■ Is distinguishable from the original heritage fabric and adopts a high quality and respectful contextual design response. ■ Avoids unarticulated façades that give a bulky appearance, especially from oblique views. ■ Is articulated to reflect the fine grained character of narrow sites. ■ Reinforces the built form edge to Swan Street ■ Establishes a pedestrian scale environment at street level.	 Dimmeys Tower viewing corridor setbacks

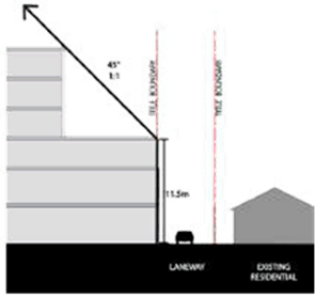
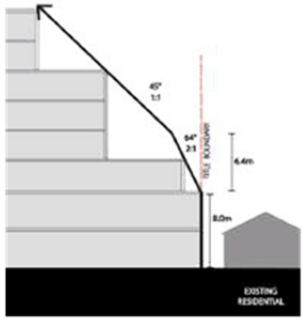
Attachment 2 - Swan Street Built Form Framework

Interface Area	Street Wall, Upper Level Setbacks and Solar Access	Development Outcomes	Interface Diagram
E - Swan Street and Burnley Street - 4 Storey Street Wall	**Street Wall** ■ Street wall height should not exceed 14.5m (4 storeys). ■ Zero front setbacks up to the street wall height. ■ Provide occasional ground breaks in the street wall on the south side of Swan Street to create physical and visual permeability. Breaks should be provided on properties wider than 35m to create relief along the street every 80-100m. **Upper Level Setbacks** ■ The upper level setback from the front of the building should be a minimum of 5m. ■ Development should adopt the same street setback for at least 65% of the height of the upper levels to avoid 'wedding cake' built form outcomes. ■ Provide upper level side setbacks to maintain visibility of sky when looking towards Swan Street along intersecting north-south streets. Refer to Built Form Recommendations Plans for locations **Solar Access** New development must maintain solar access to footpaths and public spaces as follows: ■ Within 4.0 metres of the southern boundary of Swan Street from 10.00am on 22 September (the equinox). ■ Within 3.0 metres of the eastern and western boundary of Burnley Street from 10.00am to 2:00pm on 22 September (the equinox).	Development that: ■ Promotes a sense of enclosure and continuity in built form. ■ Establishes a pedestrian scale environment at street level. ■ Provides for additional hospitality, retail and commercial uses within the lower levels of development. ■ Provides occasional relief in the street wall on the southern side of Swan Street with a mix of public plazas, pedestrian links and recessed building entries. ■ Avoids unarticulated façades that give a bulky appearance, especially from oblique views. ■ Minimises visual bulk and maintains views to sky when looking towards Swan Street along north-south intersecting streets. ■ Is articulated to reflect a mix of fine grain and wider frontages to support a diversity of uses. ■ Reinforces the built form edge to Swan Street. ■ Avoids repetitive stepped/'wedding cake' profile. ■ Maintains solar access to the southern footpath of Swan Street and eastern and western footpaths of Burnley Street.	 Four storey street wall and solar access to the southern footpath of Swan Street
F - Local Streets - 3 storey street wall	**Street Wall** ■ Street wall height should not exceed 11m (3 storeys). ■ Zero front and side setbacks up to the street wall height. **Upper Level Setbacks** ■ For properties within Schedule 335 to the Heritage Overlay and individually significant heritage buildings, the upper level setback from the street wall should be a minimum of 5m. ■ The upper level setback from the street wall should be a minimum of 3m. ■ Development should adopt the same street setback for at least 65% of the height of the upper levels to avoid 'wedding cake' built form outcomes. **Solar Access** New development should maintain solar access to footpaths and public spaces as follows: ■ Within 2.0 metres of the eastern and western boundary of Cremorne Street, Lennox Street, Stanley Street, Clifton Street, Docker Street and Coppin Street from 10.00am to 2:00pm on 22 September (the equinox). ■ The western boundary of Canterbury Street and Dickman Street from 10:00am on 22 September (the equinox).	Development that: ■ Respects the heritage fabric of individually significant and contributory buildings. ■ Provides activation to the street through habitable ground level spaces. ■ Provides a transition in scale into the adjoining residential areas. ■ Retains the primacy of the three-dimensional form of the heritage building within the streetscape (where relevant). ■ Ensures that the design and setback of the addition does not visually dominate the heritage building or surrounding heritage places ■ Is distinguishable from the original heritage fabric and adopts a high quality and respectful contextual design response. ■ Avoids unarticulated façades that give a bulky appearance, especially from oblique views. ■ Reduces visual bulk by recessing upper levels from local streets. ■ Is articulated to reflect the fine grained character of narrow sites. ■ Reinforces the built form edge to the street ■ Establishes a pedestrian scale environment at street level. ■ Maintains solar access to footpaths of Cremorne Street, Lennox Street, Stanley Street, Clifton Street, Docker Street and Coppin Street. ■ Maintains solar access to residential properties along Canterbury Street and Dickman Street.	 Local Street 3 storey wall with no solar access requirements  Local Street 3 storey wall with solar access requirements

Attachment 2 - Swan Street Built Form Framework

Interface Area	Street Wall, Upper Level Setbacks and Solar Access	Development Outcomes	Interface Diagram
G - Local Streets - 4 storey street wall	**Street Wall** ■ Street wall height should not exceed 14.5m (4 storeys). ■ Zero front and side setbacks up to the street wall height. **Upper Level Setbacks** ■ The upper level setback from the street wall should be a minimum of 3m. ■ Development should adopt the same street setback for at least 65% of the height of the upper levels to avoid 'wedding cake' built form outcomes. **Solar Access** New development should maintain solar access to footpaths and public spaces as follows: ■ Within 2.0 metres of the eastern and western boundary of Mary Street and Coppin Street from 10.00am to 2:00pm on 22 September (the equinox) New development should maintain solar access to Ryan's Reserve as follows: ■ Beyond 16m of the eastern boundary from 10.00am onwards on 22 September (the equinox). ■ At the western property boundary until 2:00pm on 22 September (the equinox).	Development that: ■ Provides activation to the street through habitable ground level spaces. ■ Provides for additional hospitality, retail and commercial uses within the lower levels of development. ■ Avoids unarticulated façades that give a bulky appearance, especially from oblique views. ■ Is articulated to reflect a mix of fine grain and wider frontages to support a diversity of uses. ■ Reinforces the built form edge to local streets. ■ Reduces visual bulk by recessing upper levels from local streets. ■ Establishes a pedestrian scale environment at street level. ■ Maintains solar access to the footpaths of Mary Street and Coppin Street ■ Maintains solar access to the playing courts of Ryans Reserve.	 Local Street 4 storey wall with no solar access requirements  Local Street 4 storey wall with solar access requirements
H - Railway Interface	**Street Wall** ■ Zero front and side setbacks should be provided. ■ Provide a ground level setback at 1 Stephenson Street, to enable widening of the existing footpath to a width of 3.0m. Provide for activation to the footpath. ■ Provide ground level setbacks to properties along Railway Place to achieve a 2m wide footpath on Railway Place ■ Provide ground level rear setbacks for properties at 94-98 Swan Street to achieve a laneway width of at least 3.0m. ■ Provide ground level rear setbacks for properties at 106-120 Swan Street, 300-312 Swan Street, and 2 Kipling Street to achieve a laneway width of at least 6.0m. ■ Provide ground level rear setbacks for properties at 348-442 Swan Street to achieve a laneway width of at least 7.0m. ■ Provide a north-south pedestrian link of at least 3.0m wide through 382-390 Swan Street Provide ground level rear setbacks for 444 Swan Street to achieve a laneway width of at least 7.0m. ■ Provide ground level rear setbacks for properties at 500-506 Swan Street to achieve a laneway width of at least 6.0m. ■ Provide ground level rear setbacks for properties at 130-136 Stawell Street to achieve a laneway width of at least 3.0m. ■ Provide for activation of ground level façades. **Upper Level Setbacks** ■ Zero upper level setbacks. The development should incorporates facade articulation, and recessed elements to minimise perceived visual bulk. **Solar Access** New development should maintain solar access to proposed open space (existing at grade car park) adjacent to East Richmond Station as follows: ■ Beyond 7m of the eastern boundary from 10.00am onwards on 22 September (the equinox). ■ Beyond 10m of the northern boundary from 10.00am onwards on 22 September (the equinox).	Development that: ■ Contributes to a visually interesting skyline with buildings of high architectural quality. ■ Avoids unarticulated façades that give a bulky appearance, especially from oblique views. ■ Provides significant breaks and recesses in upper levels of building massing. ■ Provides activation at the street level and an enhanced public realm. ■ Ensure buildings are able to be 'read in the round' with high quality articulation to all visible facades. ■ Minimises visual bulk and maintains views to sky when looking towards Swan Street along north-south intersecting streets. ■ Provides for laneway and footpath widening where appropriate. ■ Creates an enhanced public realm. ■ Maintains solar access to the future proposed park adjacent to east Richmond Station.	 Laneway and Railway Interface

Attachment 2 - Swan Street Built Form Framework

Interface Area	Street Wall, Upper Level Setbacks and Solar Access	Development Outcomes	Interface Diagram
I - Residential Interfaces	**Street Wall** ■ Where no laneway exists, building height should not exceed 8m (2 storeys) at the residential interface. ■ Where a laneway exists, building height should not exceed 11.5m (3 storeys) at the residential interface. ■ Where new development abuts a residential property in a Heritage Overlay the height of the new development should not exceed one storey higher than the abutting contributory or individually significant dwelling. **Upper Level Setbacks** ■ Upper levels should be recessed in accordance with the interface diagrams opposite. ■ For development above six storeys and development on wider allotments, visual bulk should be minimised through additional setbacks and building separation. ■ New development should minimise overshadowing to the private open space of existing residential dwellings located directly south, east or west. ■ Minimise stepping of upper level setbacks to provide a high quality outcome to the adjoining residential interface. ■ New development should ensure that there is no view line from a habitable internal space to adjoining existing private open space to within 9m horizontal distance of the window.	Development that: ■ Does not overwhelm existing residential properties. ■ Is articulated to minimise visual bulk when viewed from residential properties. ■ Minimises overlooking onto adjoining private open space ■ Provides an overall scale that is compatible with adjoining low-scale residential areas ■ Considers overshadowing impacts to residential properties located to the south, east or west of the development. ■ Avoids excessive stepping and reads as a vertical element from neighbouring properties ■ Provides an abutting interface that does not overwhelm the private open space of adjoining residential uses.	 Residential Interface with existing laneway  Residential Interface direct abuttal

Attachment 2 - Swan Street Built Form Framework

4.6 CENTRE-WIDE RECOMMENDATIONS

The following recommendations apply to all development across the Activity Centre.

Built Form Element	Objectives	Design Requirements

Heritage	■ To ensure new development is compatible with adjoining residential heritage areas.
	■ To ensure the retention of heritage buildings.
	■ To ensure new infill development does not overtly compete with the nineteenth and early twentieth century façades.
	■ To ensure the adaptation of heritage buildings is undertaken in a way that maintains the heritage integrity of the building.
	■ To provide upper level development that is compatible and recessive to an existing significant or contributory heritage building.
		■ Where new development has a rear interface with a residential property in the Heritage Overlay, the height of the new development should not exceed one-storey higher than the abutting 'contributory' or 'individually significant' dwelling at that interface (i.e. a maximum height of two-storeys should be constructed against a single-storey dwelling and a maximum height of three-storeys should be constructed against a two- storey dwelling).
		■ Original or early shop-fronts should be retained. The reinstatement of early shop-front designs is encouraged. Where the form of an early recessed entry has survived this should be retained.
		■ Where evidence of an early street verandah exists it should be reinstated.
		■ The conservation of heritage buildings though repair, restoration and reconstruction (where appropriate) is encouraged.
		■ The roof form of an 'individually significant' building between the parapet and any new development should be retained where it is visible from the public realm and/or contributes to the significance of the heritage place.
		■ New upper level development should be recessive in terms of visibility and massing by subtly contrasting with the masonry structure below through its architectural treatment.
		■ New infill development within a heritage overlay precinct should:
		  ■ Interpret the historic façade rhythm, including fenestration patterns and proportions, the relationship between solid and void, and the module of structural bays.
		  ■ Be distinguishable from the original heritage fabric and adopt a high quality and respectful contextual design response.
		  ■ Ensure façade treatments and the articulation of new development is simple and does not compete with the more elaborate detailing of nineteenth century buildings.
		  ■ Ensure fenestration patterns of new development respect the vertical proportions of nineteenth and early twentieth century façades and avoids large expanses of glazing with a horizontal emphasis except to ground floor shopfronts.
		  ■ Maintain the existing canopy/verandah height.
		  ■ Avoid the use of unarticulated curtain glazing or highly reflective glass.
		  ■ Avoid the replication of existing decorative features and architectural detail.
		■ The adaptation of existing 'contributory' and 'individually significant' heritage buildings should:
		  ■ Discourage highly reflective glazing in historic openings.
		  ■ Ensure the inter-floor height of the existing building is maintained and avoid new floor plates and walls cutting through historic openings.
		  ■ Encourage the retention of solid built form behind retained façades and avoid balconies behind existing openings.
		■ New upper level development behind the street wall within a heritage precinct should:
		  ■ Ensure that the design and setback of the addition does not visually dominate the heritage building or surrounding heritage places.
		  ■ Retain the primacy of the three-dimensional form of the heritage building within the streetscape.
		  ■ Incorporate materials and finishes that are recessive in texture and colour.
		  ■ Utilise visually lightweight materials that provide a juxtaposition with the heavier masonry of the heritage façades.
		  ■ Incorporate simple architectural detailing so it does not detract from significant elements of the existing building or streetscape.
		  ■ Provide a consistent and recessive backdrop to the heritage street wall and individual heritage buildings.
		  ■ Avoid highly articulated façades with recessed and projecting elements.
		  ■ Avoid highly contrasting or vibrant primary colours.
		  ■ Avoid unarticulated façades that give a bulky appearance, especially from oblique views.
		  ■ Be articulated to reflect the fine grained character of narrow sites.

Attachment 2 - Swan Street Built Form Framework

Built Form Element	Objectives	Design Requirements
Building Form and Design	■ To encourage high-quality buildings that contribute positively to the streetscape through the use of innovative architectural responses. ■ To retain the existing fine-grain character of commercial/ retail buildings throughout the Activity Centre and reflect this character in new development where relevant. ■ To encourage development that retains the existing human scale and does not dominate the adjoining public realm. ■ To encourage development that contributes to creating an attractive skyline when viewed within Swan Street and surrounding residential areas. ■ To ensure all new development incorporates best practice Environmentally Sustainable Development (ESD) initiatives, such as reducing greenhouse gas emissions, maximising energy efficiency, reducing water consumption and minimising waste to landfill.	■ Building design should minimise the visual bulk of large buildings through significant breaks and recesses in building massing. ■ New development should be designed to create human scaled places that promote visual and pedestrian amenity. ■ Buildings should reflect the existing fine grain pattern of narrow shop fronts within the traditional shopping strips by incorporating separate ground floor tenancies and vertically modulated forms. ■ Provide wider frontages in accordance with the preferred character of each precinct to support opportunities for a diverse range of employment uses. ■ On larger buildings, articulate or divide roof forms into distinct sections in order to minimise visual bulk. ■ Buildings should utilise materials that do not generate glare, and can withstand the effects of weathering and wear to minimise maintenance and assist in achieving the 'high quality' development objectives of the Built Form Framework. ■ All new buildings are to incorporate best practice Environmentally Sustainable Development (ESD) principles, such as passive solar design, where appropriate for the incorporation of green walls, and the use of sustainable materials. Refer to the Sustainable Design Assessment in the Planning Process (SDAPP) Fact Sheets for guidance on the requirements and the sustainability assessment process.
Building Separation	■ To ensure development considers the amenity impacts on existing and potential future development across the Activity Centre. ■ To minimise the visual impact of unarticulated walls to common boundaries. ■ To provide opportunities for adequate sunlight to future development on adjoining properties.	■ Development should provide upper level setbacks of at least 4.5m to the common side or rear boundary where windows of habitable rooms and balconies face onto the common boundary. Where development abuts a laneway the 4.5m setback is measured from the centreline of the laneway. ■ Development should provide upper level setbacks of at least 3.0m to the common side or rear boundary for non-habitable rooms and service areas. ■ New development should consider the impact on future development opportunities of adjoining sites when determining building setbacks, interfaces and orientation of building forms.
Street Interface	■ To ensure buildings within core retail areas and along key pedestrian streets contribute to active and engaging street frontages and support a high level of pedestrian amenity.	■ On all street frontages, buildings should provide pedestrian interest and interaction with a permeable façade incorporating windows and door openings with clear glazing. ■ Buildings on corner sites should be designed to actively address both frontages at street level. ■ Buildings incorporating podium forms should provide opportunities for activation of upper podium levels to support passive surveillance of the public realm. ■ Buildings fronting laneways should be designed for passive surveillance with a permeable façade, including windows and door openings. ■ Upper levels of buildings should be designed to provide habitable rooms with windows or balconies that overlook the public realm.
Weather Protection	■ To ensure weather protection is provided in new developments within primary active frontage areas.	■ Incorporate verandahs into the façade design along streets identified in the Swan Street Activity Centre Built Form Plan. In special circumstances verandahs or awnings may be omitted, such as on heritage buildings or where daylight or upward views are desirable. ■ Verandahs should be continuous and should be set back from street kerbs by at least 0.75m to avoid vehicle damage and service poles. Greater setback or cut outs might be required to accommodate existing or future street trees. ■ Verandahs should be at an appropriate height above the footpath to avoid damage whilst still providing effective weather protection, generally between 3 and 4.5m and consistent with adjoining sites. ■ Verandahs should be designed to mitigate the potential for visual clutter effects from light fittings, service cables and under awning signage.

Attachment 2 - Swan Street Built Form Framework

Built Form Element	Objectives	Design Requirements

Access and Services	■ To provide site and building services that are incorporated into the design of developments and screened from public view.
	■ To minimise the visual impact of car parking, access, loading and service activities from the street so that it does not adversely affect streetscape character.
		■ Pedestrian entries to buildings should be clearly visible and easily identifiable from the street and accessible for all abilities
		■ Ramps or stairs required to access a raised ground floor level must be within the development property boundary.
		■ Residential entries should be distinguished from retail and commercial entries.
		■ Screen air conditioning services, antennas and other utilities from public view using balcony treatments / roof structures / architectural elements.
		■ Waste storage, loading and recycling facilities should be screened from public view. They should be easily accessed by residents and well ventilated.
		■ Vehicle crossovers should be minimised and located to prevent traffic disruption and preserve nature strips and street trees if present.
		■ Parking and vehicle entries should not present as a dominant element when viewed from the public realm. Appropriate and innovative screening and screen planting should be incorporated where necessary.
		■ Car parking, turning areas, loading areas or other hard stand areas should not be located in front setbacks.
		■ Loading and service access to be located off laneways or secondary streets.
		■ Undercroft and podium level car parking should be set behind built form providing active uses to the street. Use of other screening from the street, such as landscaping and/or articulated screening, may be acceptable where it can be demonstrated that active use to the street is not achievable.
		■ Car parks (underground, at grade or multi-storey) should be designed to consider the following:
		  ■ Impacts on the street and landscaping
		  ■ Flooding impacts
		  ■ Provision of natural ventilation
		  ■ Integration of ventilation grilles or security gates into the façade and landscape design
		  ■ Provision of security gates, conceal service pipes and ducts, to improve the appearance of basement entries from the street
		  ■ Provision of bicycle parking, public access, and pedestrian safety to lifts

Landscaping	■ To improve the amenity of key strategic development sites through the provision of high quality public open space. ■ To provide landscaping that is integrated with the design of the development and complements the landscaping of the adjoining public realm. ■ To ensure high quality public realm outcomes.	■ Communal garden spaces should be provided at podium and rooftop levels where appropriate to create amenity for residents, workers and visitors. The gardens should take into consideration, aspect, materials and solar orientation.

Attachment 2 - Swan Street Built Form Framework

4.7 BUILT FORM CROSS SECTIONS

The following cross sections represent potential built form envelopes when the building heights and interface requirements are applied. The cross sections do not depict a designed built form outcome.



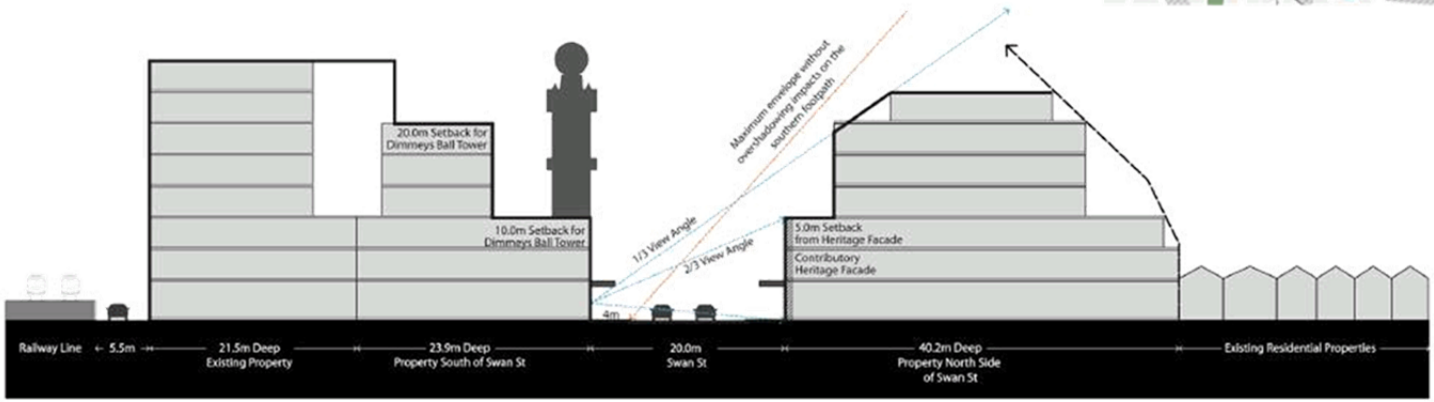


FIGURE 43 - BUILT FORM SECTION 01

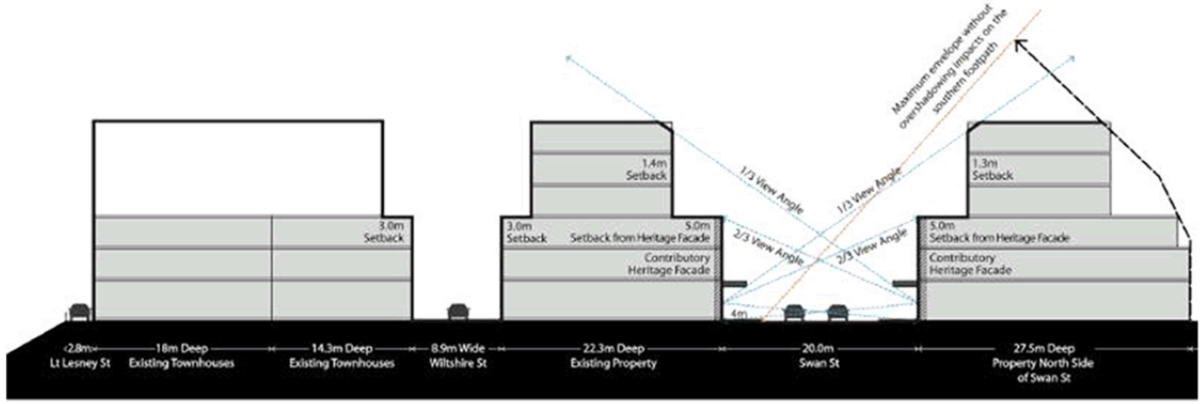


FIGURE 44 - BUILT FORM SECTION 02

Attachment 2 - Swan Street Built Form Framework



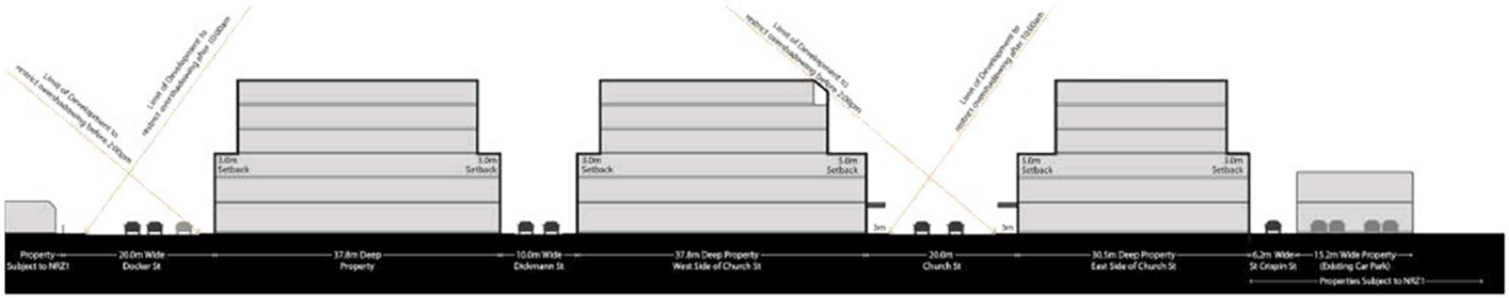


FIGURE 45 - BUILT FORM SECTION 03

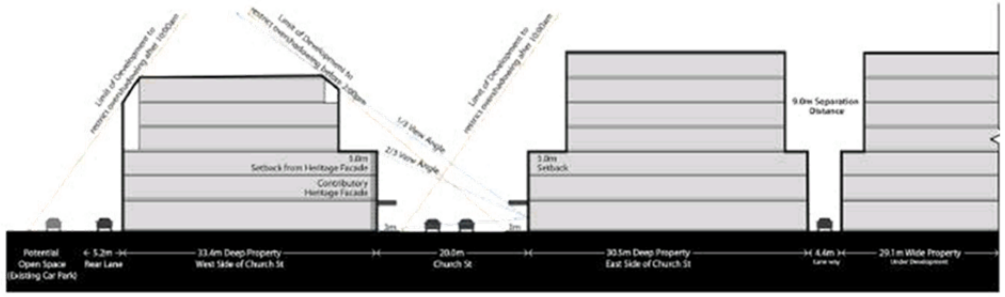


FIGURE 46 - BUILT FORM SECTION 04

Attachment 2 - Swan Street Built Form Framework

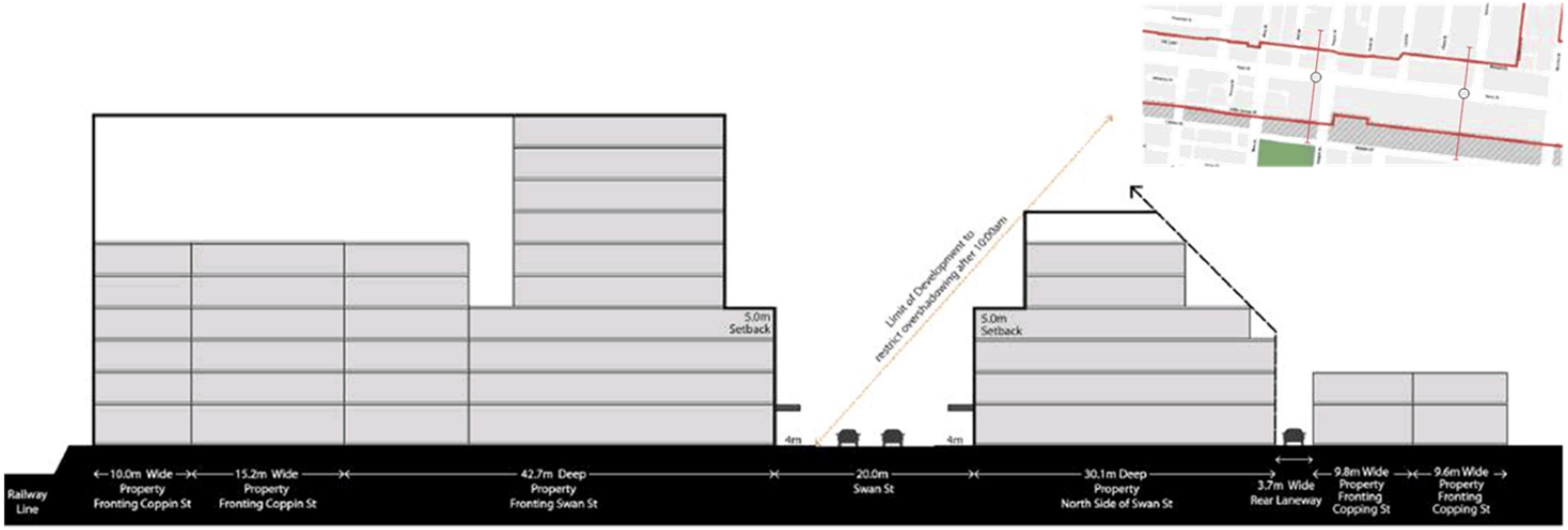


FIGURE 47 - BUILT FORM SECTION 05

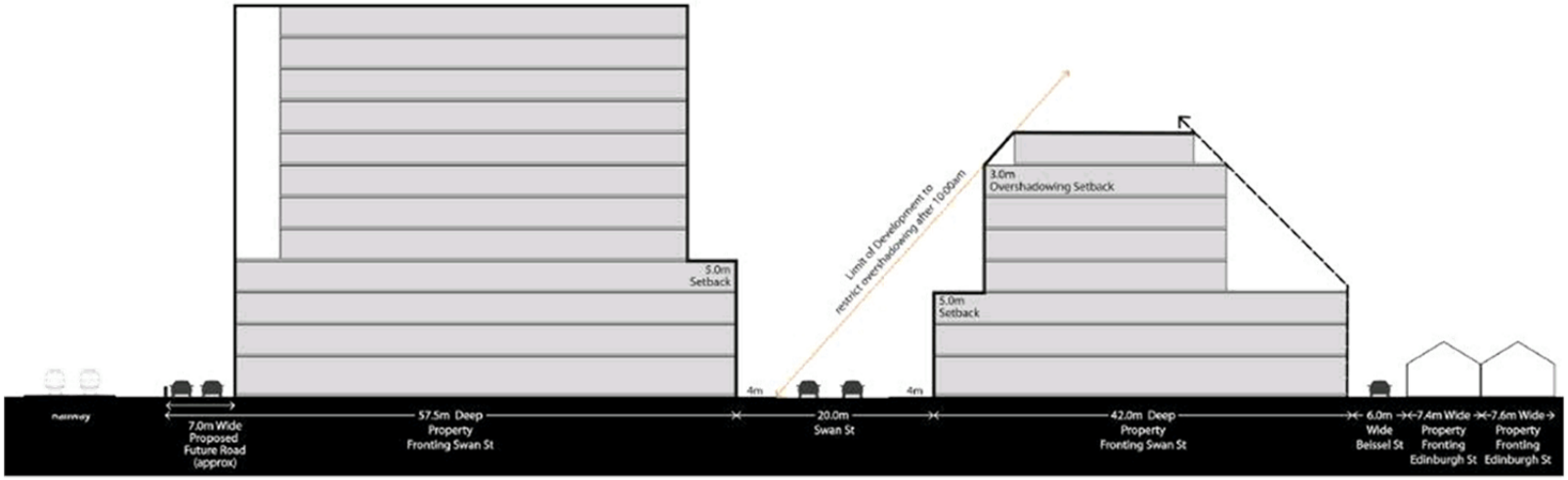


FIGURE 48 - BUILT FORM SECTION 06

Attachment 2 - Swan Street Built Form Framework

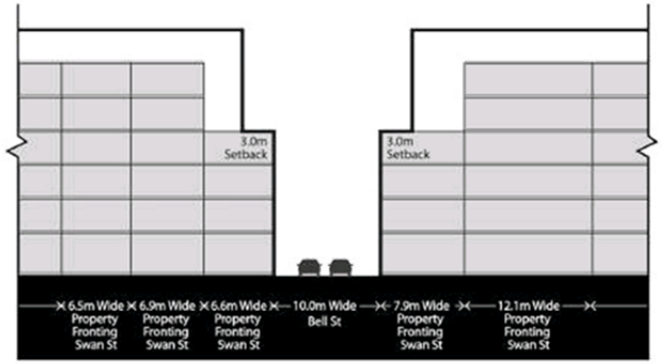


FIGURE 50 - BUILT FORM SECTION 07

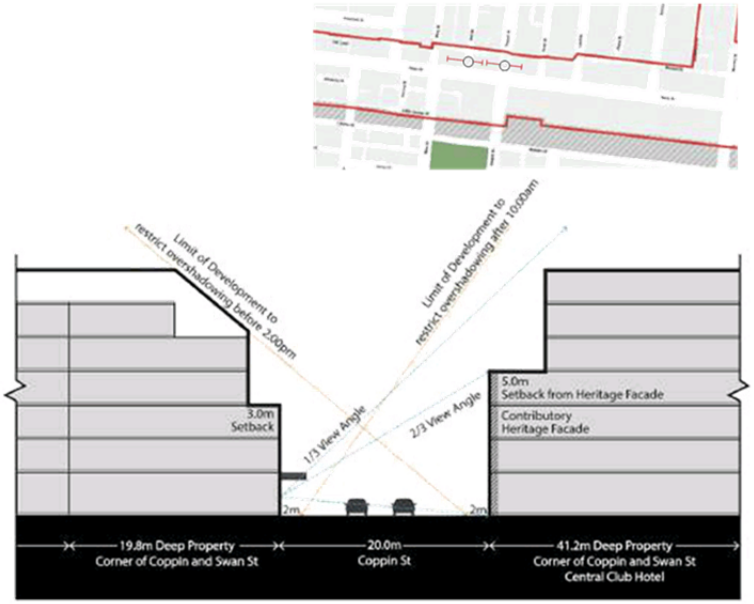


FIGURE 49 - BUILT FORM SECTION 08

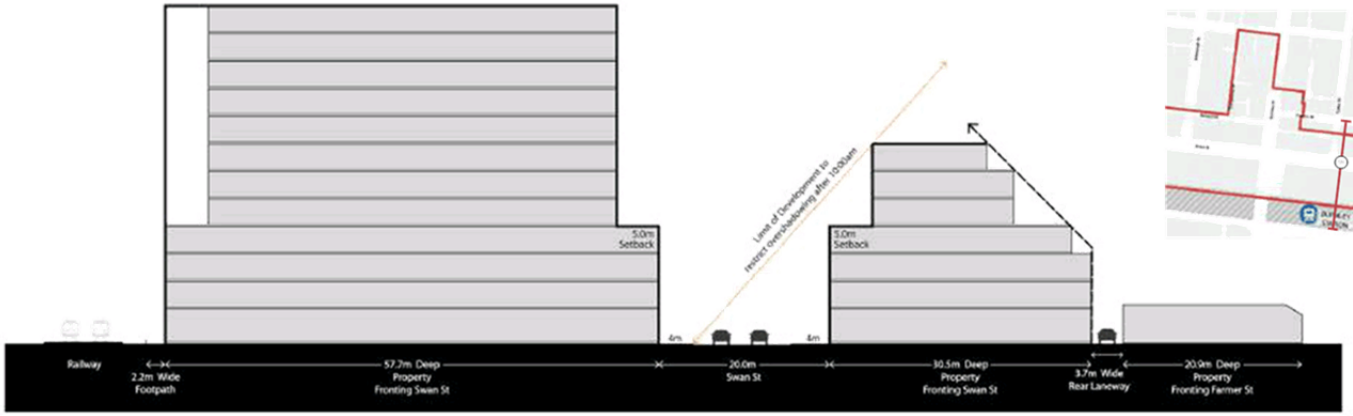


FIGURE 51 - SECTION 09



Attachment 2 - Swan Street Built Form Framework

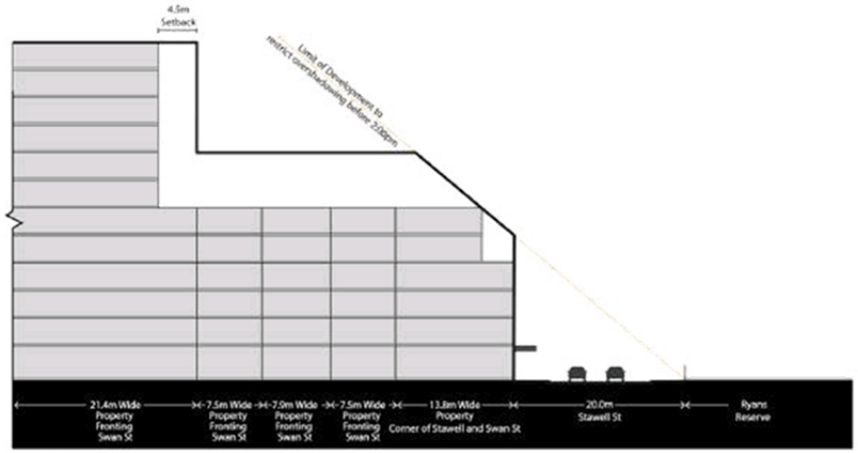


FIGURE 52 - SECTION 10



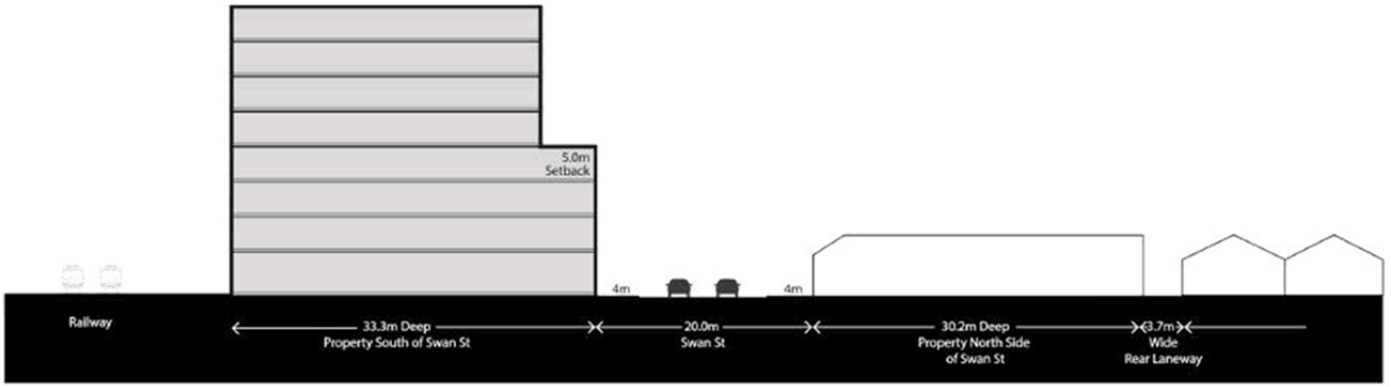


FIGURE 53 - SECTION 11

GJM Heritage

Swan Street Built Form Heritage Review

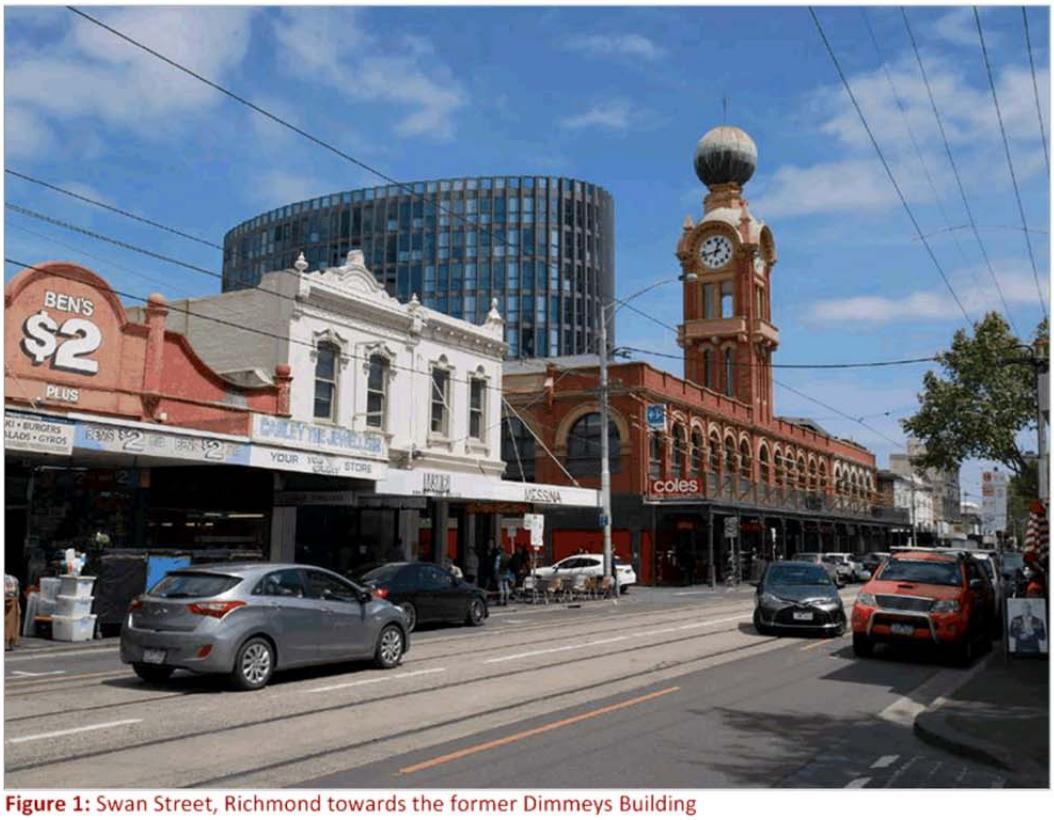


Figure 1: Swan Street, Richmond towards the former Dimmeys Building

27 September 2017

Prepared for the City of Yarra

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All photos were taken by GJM Heritage unless otherwise stated.

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	Final Draft Report	Andrew Johnson	28 September 2017

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Executive Summary

The City of Yarra (Council) is endowed with one of the largest and most highly intact collections of turn of the century 'High Streets' in the State of Victoria. These High Streets include the four Major Activities Centres of Swan Street and Bridge Road in Richmond, Brunswick Street in Fitzroy, and Smith Street straddling the suburbs of Fitzroy and Collingwood. They also include a large number of Neighbourhood Activity Centres, including Rathdowne Street and Nicholson Street in Carlton North, St Georges Road in Fitzroy North, Queens Parade in Fitzroy North/Clifton Hill, Gertrude Street in Fitzroy, and Johnston Street in Fitzroy and Collingwood.

These High Streets help to define the character of the municipality and their value to the community is recognised by their inclusions in the Heritage Overlay of the Yarra Planning Scheme.

Of these High Streets, Swan Street, Richmond is a Major Activity Centre with high quality and intact heritage buildings and streetscapes. As a Major Activity Centre it has been identified as an area suitable for further development and expansion. The character of Swan Street varies from highly significant heritage streetscapes to precincts of local heritage significance and areas of little or no heritage value.

Council is undertaking a Swan Street Built Form Study (the Study) in conjunction with Tract Consultants following the adoption of the Swan Street Structure Plan (SSSP) in 2014. The SSSP, prepared by David Lock & Associates, provides a strategic plan and vision for the Swan Street area. To give meaningful effect to the SSSP in the Yarra Planning Scheme, the Study reviews the existing and desired built environment in the Swan Street corridor within the SSSP area (the Study Area) and recommends additional controls to protect Swan Street's heritage values. The Study will in turn inform the content of a Design Development Overlay (DDO), which will form part of a future amendment to the Yarra Planning Scheme.

Background

GJM Heritage (GJM) has been commissioned by Council to undertake a Swan Street Built Form Heritage Review (Heritage Review) to provide specific advice on the heritage considerations for the Study Area. The purpose of the Heritage Review is to ensure that the recommendations arising from the Study – and translated into the DDO – take proper account of the important heritage values within the Study Area, leading to fully integrated decision-making when considering new development within the Swan Street corridor.

The Heritage Review considers heritage places and precincts currently included in the Heritage Overlay of the Yarra Planning Scheme. GJM has considered the suitability of the extent of the existing Heritage Overlays and reviewed the currency of the existing Statements of Significance to ensure they provide adequate guidance for the identification and management of important heritage features. GJM has also analysed and evaluated preliminary recommendations for built form controls prepared by Tract Consulting (May 2017) from a heritage perspective, and this analysis will inform the final recommendations of the Study.

Heritage Review: Key Recommendations

The following tables identify the key recommendations arising from the review of existing Statements of Significance, the extent of the existing Heritage Overlay coverage, the grading of individual properties within heritage precincts and the recommended built form controls that are desirable to protect the heritage significance of the Study Area.

Section	Statement of Significance Review	Recommendations
4	A review of the Statements of Significance for each of the precincts and individual Heritage Overlays was undertaken. This review found that six Statements of Significance should be	The following Statements of Significance should be updated: 1. HO335 - Swan Street Precinct 2. HO405- Former Greyhound Hotel, 60-62 Swan

	updated.	Street 3. HO288 (VHR H0732) - Former State Bank 216 Swan Street (via Heritage Victoria) 4. HO286 - Former Burnley Theatre 365 Swan Street 5. HO294 - House, 15 Wellington Street, Cremorne 6. HO309 - Bendigo Street Precinct

Section	Heritage Overlay extent and grading review	Recommendations
5	A small number of properties were identified that may meet the threshold of 'local significance' when compared with others already included within the Heritage Overlay.	The following properties should be assessed for potential inclusion within the Heritage Overlay: 1. 30-40 Swan Street 2. 223-239 Swan Street 3. 273A Swan Street 4. 323-325 Swan Street
5	A small number of buildings already included in Heritage Overlay precincts are considered to make a marginal or negligible contribution to the precinct and their 'contributory' grading should be reviewed.	The following properties should be assessed to determine if they warrant their 'contributory' grading: 1. 67 Docker Street 2. 129 Swan Street 3. 218 Swan Street
11	There are a small number of anomalies where either: 1. The property should be in the adjacent Heritage Overlay, or 2. A precinct ends with a 'not-contributory' building and the precinct boundaries should be amended.	The following amendments to the boundaries of Heritage Overlay precincts should be considered: 1. The Corner Hotel, 57 Swan Street, should be included within the Swan Street Precinct (HO335) rather than the Richmond Hill Precinct (HO332) 2. The 'not-contributory' buildings at 416-418 Church Street form the southern boundary of HO315 and should be removed from the Heritage Overlay. 3. The buildings at 375-377 Punt Road within the Wellington Street Precinct (HO364) have been demolished and should be removed from the Heritage Overlay.

Section	Heritage Considerations for Built Form Controls	Recommendations
11 & 12	To maintain the landmark qualities and visual prominence of the Dimmeys Tower (including the ball, clock and central rendered band and the rectangular openings) the upper levels of any new development above the parapet line on the south side of Swan Street between the laneway to the east of the former Richmond	See Sections 11 and 12 of this report for detailed discussion and recommendations.

	Post Office and Church Street should be set back.	
11 & 12	The Swan Street Precinct (HO335) is dominated by intact and architecturally accomplished Victorian and Edwardian commercial buildings that reflect the high status of this retail strip. This is one of a limited number of highly intact turn-of-the-century shopping strips across metropolitan Melbourne, the significance of which warrants the application of mandatory street wall and setback controls to manage future development.	See Sections 11 and 12 of this report for detailed discussion and recommendations.
11 & 12	Small fragments of the southern part of the large Richmond Hill Precinct (HO332) are included within the Study Area by dint of their inclusion with the Commercial 1 Zone (C1Z). While the Richmond Hill Precinct includes commercial properties, only one building, the Corner Hotel (53 Swan Street), addresses Swan Street directly. Built form controls are necessary to manage development on sites that transition between the Swan Street and residential scale and character of HO332.	See Sections 11 and 12 of this report for detailed discussion and recommendations.
11 & 12	Three properties (410-418 Church Street) in the southern part of the Church Street Precinct (HO315) are included within the Study Area. While included within the C1Z (and therefore the Study Area) their character is closer to that of the residential component of HO315 than Swan Street itself. This section of HO315 is separated from HO335 by numbers 420 to 444 Church Street (which are not subject to the Heritage Overlay). The future character of this small area should seek to transition between new development between Swan Street and the residential character of HO315.	See Sections 11 and 12 of this report for detailed discussion and recommendations.
11 & 12	The Burnley Street Precinct (HO474) recognises the heritage significance of this local shopping strip that includes a number of intact buildings dating from the late-nineteenth to the mid-twentieth centuries as well a row of single-storey terraced houses that fall outside the study area. In contrast to the Swan Street Precinct (HO335), the proposed Burnley Street Precinct presents a	See Sections 11 and 12 of this report for detailed discussion and recommendations.

	less homogenous and architecturally accomplished built form and is a more typical mixed commercial and residential strip and therefore discretionary controls are generally appropriate.	
11 & 12	The Study Area includes three properties that are within the Bendigo Street Precinct (HO309). Other than 493, 495 and 497 Swan Street, which are zoned C1Z, the rest of HO309 is zoned Neighbourhood Residential Zone (NRZ) recognising the low-rise residential character of the area. The inclusion of these three properties and not the neighbouring Edwardian-era single-storey terraces at 499 and 501 Swan Street appears to be an anomaly.	The inclusion of 493-497 Swan Street within the study area should be reconsidered and either: 1. 493, 495 and 497 rezoned NRZ and removed from the Study Area (preferred); or 2. 499 and 501 rezoned C1Z and included in the study area (not preferred). See Sections 11 and 12 of this report for detailed discussion and recommendations.
11 & 12	Individually significant places outside precincts already have their street wall height established by their historic façade. Outside HO335, a number of buildings are included in individual Heritage Overlays or are graded 'individually significant' within HO474. Given the important contribution these individually significant buildings make to the area and the municipality, mandatory upper level setbacks should be applied to these sites.	See Sections 11 and 12 of this report for detailed discussion and recommendations.
11 & 12	To ensure that development immediately adjacent to the Heritage Overlay considers the form of the 'contributory' or 'individually significant' building, it is recommended that a preferred street wall height and setbacks be specified.	See Sections 11 and 12 of this report for detailed discussion and recommendations.

Section	Decision-making guidance	Recommendations
11 & 13	The proposed built form controls should be complemented with a suite of decision-making guidelines within the DDO to encourage the respectful and recessive design of taller development behind the street walls. The relevant design elements include façade articulation and treatments and choice of materials, colours and textures etc.	See Sections 11 and 13 of this report for detailed discussion and recommendations.

Presentation of the Heritage Review

The following Heritage Review is presented in three parts:

Part I: The Project and the Study Area
Part I introduces the Heritage Review, the methodology applied to the project and the Study Area under consideration.

Part II: Swan Street Heritage Review
Part II details the heritage of the Study Area and provides recommendations for ensuring it is appropriately identified and documented.

Part III: Heritage Advice – Swan Street Built Form Study
Part III considers the Swan Street Structure Plan and draft Swan Street Built Form Study in the context of the heritage of the Study Area. Recommendations are provided to ensure heritage places and values are appropriately managed within a changing Major Activity Centre.

Part I: The Project and the Study Area

1. Introduction

1.1 Swan Street, Richmond

The City of Yarra (Council) is endowed with one of the largest and most highly intact collections of turn of the century 'High Streets' in the State of Victoria. These High Streets include the four Major Activity Centres of Swan Street and Bridge Road in Richmond, Brunswick Street in Fitzroy, and Smith Street straddling the suburbs of Fitzroy and Collingwood. They also include a large number of Neighbourhood Activity Centres, including Rathdowne Street and Nicholson Street in Carlton North, St Georges Road in Fitzroy North, Queens Parade in Fitzroy North/Clifton Hill, Gertrude Street in Fitzroy, and Johnston Street in Fitzroy and Collingwood.

These High Streets help to define the character of the municipality and their value to the community is recognised by their inclusion in the Heritage Overlay of the Yarra Planning Scheme. However, the Major Activity Centre status of four of the most substantial and significant of these High Streets presents a difficult challenge: how do we balance the retention of these highly valued streets with the need to ensure the long-term sustainability of these centres and meet the growth objectives of the Yarra Planning Scheme?

Swan Street, Richmond is a Major Activity Centre with high quality and intact heritage buildings and streetscapes that has been identified as an area suitable for further development and expansion. The character of Swan Street varies from highly significant heritage streetscapes, to precincts of local heritage significance, and areas of little or no heritage value.

The following report considers the heritage value of Swan Street in detail and establishes parameters for new built form that allows for increased development while respecting the heritage significance of this important High Street.

1.2 The Swan Street Built Form Heritage Review

Council is undertaking a Swan Street Built Form Study (the Study) in conjunction with Tract Consultants following the adoption of the Swan Street Structure Plan (SSSP) in 2014. The SSSP, prepared by David Lock & Associates, provides a strategic plan and vision for the Swan Street area, which comprises ten distinct precincts. The SSSP contains strategies and objectives in relation to the four key themes of land use, built form, public realm and access and movement, with specific aims that include the protection of the valued heritage character of the area.

To give meaningful effect to the SSSP in the Yarra Planning Scheme, the Study reviews the existing and desired built environment in the Swan Street corridor within the SSSP area. The Study will in turn inform the content of a Design Development Overlay (DDO), which will form part of a future amendment to the Yarra Planning Scheme. The Study Area encompasses – in full or in part – five of the ten SSSP precincts along the Swan Street corridor.

As part of the Study, GJM Heritage (GJM) has been commissioned by Council to undertake a Swan Street Built Form Heritage Review (Heritage Review) to provide specific advice on the heritage considerations for the Study Area. The purpose of the Heritage Review is to ensure that the recommendations arising from the Study – and translated into the DDO – take full and proper account of the important heritage values within the Study Area, leading to fully integrated decision-making when considering new development within the Swan Street corridor.

The Heritage Review considers heritage places and precincts currently included in the Heritage Overlay of the Yarra Planning Scheme. GJM has considered the suitability of the extent of the existing Heritage Overlays and reviewed the currency of the existing Statements of Significance to ensure they provide adequate guidance for the identification and management of important heritage features. GJM has also

analysed and evaluated preliminary recommendations for built form controls prepared by Tract Consulting from a heritage perspective, and this analysis will inform the final recommendations of the Study.

Within this Heritage Review report, the term 'Study Area' or 'Swan Street corridor' refers to the whole of the area identified in red in Figure 2 below, which generally coincides with the extent of the Commercial 1 and 2 Zones (C1Z and C2Z) in the area. The term 'Swan Street Precinct' refers to the extent of the Heritage Overlay precinct affecting the western third of the Study Area i.e. HO335 – Swan Street Precinct, Richmond.



Figure 2: Extent of Study Area outlined in red with additional areas for consideration shaded in red (adapted from Tract Consultants diagram)

1.3 Heritage Review Methodology

GJM held an inception meeting with Council officers on 12 October 2016 to confirm the scope and proposed methodology for the Heritage Review.

The key background documents upon which the Heritage Review is based are:

- Swan Street Structure Plan (David Lock & Associates, January 2014)
- Swan Street Activity Centre Built Form Framework Draft Report (Tract, May 2017)
- Relevant Statements of Significance and heritage studies for heritage places and precincts within the Study Area

The above documents have been reviewed in the context of the following clauses from the Yarra Planning Scheme and the relevant Planning Practice Notes (PPNs) published by the Department of Environment, Land, Water and Planning (DELWP):

- The relevant provisions of the Yarra Planning Scheme in particular:
  - Clause 15.03 'Heritage'
  - Clause 21.05-1 'Heritage'
  - Clause 22.02 'Development Guidelines for Sites Subject to the Heritage Overlay'
  - Clause 22.03 'Landmarks and Tall Structures'
  - Clause 43.01 'Heritage Overlay'
  - Schedule to the Heritage Overlay
- PPN1: *Applying the Heritage Overlay* (July 2015)
- PPN59: *The role of mandatory provisions in the planning schemes* (June 2015)
- PPN60: *Height and setback controls for activity centres* (June 2015)

Recent Planning Scheme Amendments that implement heritage controls within the SSSP area have been reviewed to assist in the understanding the 'local significance' threshold applied to places within the Heritage Overlay in the Yarra Planning Scheme. These include:

- Yarra Amendment C149
- Yarra Amendment C157
- Yarra Amendment C183

The following Planning Panels Victoria (Panel) reports are relevant to the implementation of the Study as they consider the appropriateness of DDOs (containing both mandatory and discretionary provisions) within activity centres (or in the case of Melbourne Amendment C240, the Capital City Zone) that are also

subject, in part, to the Heritage Overlay:

- Banyule Planning Scheme Amendment C93 'Implementation of the Ivanhoe Structure Plan' (1 July 2014)
- Moreland Planning Scheme Amendment C134 'Brunswick Activity Centre' (15 May 2015)
- Melbourne Planning Scheme Amendment C240 'Bourke Hill' (4 May 2015)
- Bayside Planning Scheme Amendments C113, C114 and C115 'Mandatory provisions for the Sandringham Village, Bay Street and Church Street Activity Centres' (14 January 2015).

Two Victorian Civil and Administrative Tribunal (VCAT) decisions have considered the status of the SSSP as 'reasonably entertained planning policy' in relation to the heritage matters raised. These decisions are:

- Richmond Icon Pty Ltd v Yarra CC (includes Summary) (Red Dot) [2011] VCAT 2175 regarding the Redevelopment of Dimmeys, Swan Street, Richmond
- 429 Swan Street Pty Ltd v Yarra CC [2016] VCAT 370 regarding 429-437 Swan Street and 16-26 Farmer Street, Richmond

The Heritage Review commenced with a preliminary review of the Statements of Significance for heritage precincts and individually significant buildings, including those places registered on the Victorian Heritage Register (VHR). The extent of the Heritage Overlays was also subject to a desktop review and cross-checked against Google Streetview. This preliminary review familiarised the project team with the heritage fabric of the Study Area prior to fieldwork being undertaken.

Fieldwork was undertaken by Jim Gard'ner and Ros Coleman during the weeks commencing 17 and 24 October 2016, with supplementary fieldwork occurring from February to June 2017. All buildings and structures within the Study Area were inspected from the public realm with particular attention paid to the presentation of heritage buildings to Swan Street (and intersecting streets for corner sites), views along Swan Street, and views towards the tower of the Dimmeys Building. The interfaces between the Study Area and neighbouring residential areas subject to the Heritage Overlay were also considered.

The purpose of the fieldwork was to:

- Review the suitability of the extent of the existing Heritage Overlays and to identify where gaps exist (if any)
- Review the suitability of the existing Statements of Significance for heritage places and precincts against the extant heritage fabric and identify where the statements require updating for the purposes of properly managing proposal for change to the place
- Review the heritage buildings and streetscapes within the Study Area to identify the architectural and streetscape heritage features (e.g. parapets, roofline treatments, view lines, corner sites) that are relevant to a consideration of built form recommendations
- Undertake a review of the suitability of Tract Consultant's preliminary built form recommendations against the heritage fabric of the study area, which was informed by the 3D view shed analysis undertaken by Tract Consultants.

Following the fieldwork, draft recommendations for updates to the Statements of Significance and the extent of the Heritage Overlay coverage were identified, and issues and options in relation to the Study were formulated. These were presented at a workshop held on 27 October 2016, attended by representatives of Council, Tract Consultants and GJM. A further modelling workshop was held on 30 March 2017 to test parameters for new built form. Discussion and feedback from these workshops have informed this report. In turn, this report will be used to inform the final recommendations of the Study.

2. The Study Area

Swan Street has been a major commercial and retail thoroughfare in inner Melbourne since the middle of the nineteenth century and remains so to this day. The importance of the street is reflected in the rich legacy of state-significant and individually significant buildings and highly intact streetscapes of consistent scale and architectural quality. The Swan Street corridor is valued by the local community and visitors alike, and its heritage buildings provide an impressive backdrop for retail shops, hospitality venues and commercial uses (see *Swan Street: A Rich Historical Legacy*, GJM Heritage (July 2017) for a detailed discussion of the historical influences that created Swan Street).

The Study Area includes the length of Swan Street from Punt Road in the west to Burnley Park in the east. It generally extends from the railway line in the south to the northern boundary of allotments on the north side of Swan Street. At Church Street, the Study Area extends to approximately 120 metres north of Swan Street. Within its extent, the Study Area includes highly intact nineteenth and early twentieth century retail streetscapes, particularly at its western end between the railway viaduct and Church Street.

The character of the Study Area varies greatly along the length of Swan Street, moving from the highly intact turn of the century 'High Street' towards the western end, to a diverse and substantially less historically intact retail and residential area towards the east. While predominantly occupied by retail and commercial uses, the Study Area includes some residential properties at its eastern end.

West of the railway bridge, the Richmond Railway Station dominates the north side of Swan Street. The south side contains a mixture of intact late-nineteenth and early twentieth century two-storey buildings, including the Precinct Hotel, as well as at-grade car parks and forecourts.



Figure 3: The north side of Swan Street from Richmond Railway Station



Figure 4: Looking east along Swan Street from Bontherambo Street

The principal Swan Street High Street commences immediately east of the railway viaduct with the Corner Hotel located on the north side and the former Richmond Post Office on the south side of Swan Street. Between the railway viaduct and the apex of the hill at Brighton Street, Swan Street has a highly consistent Victorian and Edwardian commercial character. The built form ranges from narrow fronted single and two-storey shops with simple parapets, to large two and three-storey commercial buildings with highly decorated facades and parapets. The majority of the heritage buildings are identified as 'contributory' buildings within the Swan Street Precinct, with the larger and more elaborately articulated buildings often identified as 'individually significant'. While their heritage gradings may differ, similar planning controls are required to protect their heritage values and that of the High Street streetscape in its totality. A small number of late twentieth century and early twenty-first century buildings have been constructed as infill in an otherwise highly intact turn of the century streetscape.

This consistent character continues along the west side of Church Street between Swan Street and the railway line to the south. The majority of the buildings on the east side of Church Street have been

redeveloped during the twentieth century. Church Street to the north of Swan Street does not retain the same degree of intactness and as a result does not present as a consistent heritage streetscape. However, the scale remains predominantly two-storey.



Figure 5: Looking west along Swan Street from Church Street



Figure 6: Looking south along Church Street from Swan Street



Figure 7: Looking west along Swan Street from Charles Street



Figure 8: 319-333 Swan Street looking east

The intactness and consistency of the streetscape decreases beyond the eastern boundary of the Swan Street Precinct (HO335). East of Brighton Street, the north side of Swan Street contains a mixture of nineteenth century commercial buildings, single and two-storey buildings dating from the early to late twentieth century, and a number of individually significant large-scale buildings including the Central Club Hotel (HO285), the Richmond Drill Hall (HO440), and the Burnley Theatre (HO286). While the majority of these buildings retain a parapeted form, some are atypical such as the Burnley Theatre.

The south side of Swan Street, east of Brighton Street, retains little nineteenth or early twentieth century fabric and the buildings are predominantly of recent construction. Many have at-grade forecourts to the Swan Street frontage.

Further east, at the intersection of Burnley Street, the Burnley Street Precinct (HO474) includes a hotel and eight commercial properties on the north side of Swan Street (including 413 and 415 Swan Street that is included in the Heritage Overlay as HO442). The Burnley Street precinct extends north to include the single and two-storey shops and the terrace of single-storey houses at 345-367 Burnley Street, with 400-402 Burnley Street included within an individual Heritage Overlay (HO429). Together these form a fairly intact row of single and two-storey buildings dating from the late nineteenth and early twentieth centuries. The buildings are generally of more modest scale and detail, typical of a local shopping centre, in contrast to the

larger and more highly detailed buildings of the Swan Street Precinct. Opposite the Burnley Street Precinct, on the south side of Swan Street, are a group of five single-storey early twentieth century houses that have been assessed as not having heritage significance.



Figure 9: 395-419 Swan Street looking west



Figure 10: West side of Burnley Street from Farmer Street

East of the Burnley Street Precinct, the north side of Swan Street retains little nineteenth or early twentieth century fabric and, like the south side, the buildings are predominantly of recent construction. To the east of Belgravia Street, the north side of Swan Street becomes residential in character and this continues to Park Grove at the eastern end of the Study Area, abutting the Burnley Gardens. The residences on the north side of Swan Street are included within the Bendigo Street Precinct (HO309) and a small number of these houses are contained in the Study Area. The properties on the south side of Swan Street, opposite the Bendigo Street Precinct, are unadorned single and two-storey commercial buildings, which date from the mid-twentieth century onwards.



Figure 11: 491-591 Swan Street

Over the length of Swan Street the heritage value of the Study Area varies from State-level significance (including the Dimmeys Building), to areas of local significance (such as the Burnley Street Precinct), through to sections with no identified heritage value. The variety of heritage and streetscape character along the Swan Street corridor necessitates a range of mandatory and discretionary built form controls to appropriately manage the differing heritage values of the Study Area. These are discussed in Part III.

Part II: Swan Street Heritage Review

3. The Heritage of Swan Street

Swan Street has a rich social, economic and architectural history. This history is reflected in the comprehensive Heritage Overlay coverage for the Study Area.

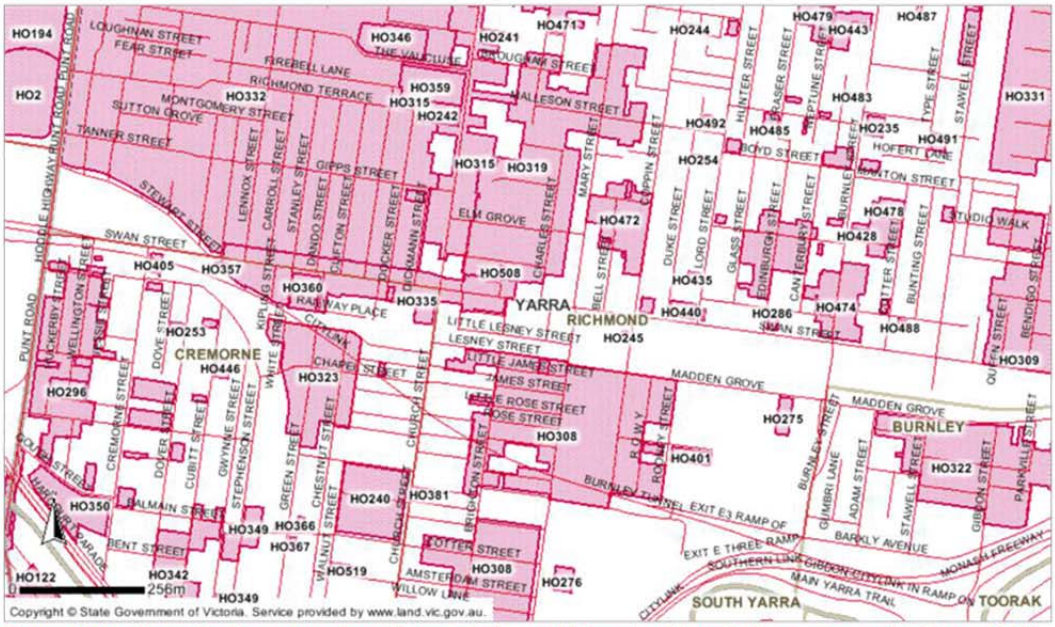


Figure 12: Heritage Overlay map – Swan Street, Richmond (Planning Maps Online – accessed 23 June 2017)

The Schedule to the Heritage Overlay in the Yarra Planning Scheme identifies 12 individual places and seven precincts (in part) within the Study Area that trigger permit considerations under Clause 43.01. The relevant entries in the Schedule to the Heritage Overlay are reproduced in Table 1. Of the 12 individual places, three are included in the Victorian Heritage Register (VHR) and their heritage values are managed through the *Heritage Act 1995*; these are:

- Former State Bank, 216 Swan Street (VHR H732)
- Former Richmond South Post Office, 90-92 Swan Street (VHR H48)
- Dimmeys, 140-160 Swan Street (VHR H2184)

Many of the Heritage Overlays within the Study Area have been in place since the new format planning scheme came into effect; however, a recent amendment to the Yarra Planning Scheme (C183) implemented the *City of Yarra Heritage Gap Study: Central Richmond, 2014*, which included, in part, the inclusion of the Burnley Street Precinct in the Heritage Overlay (HO474) (which incorporates properties on Swan Street). Amendment C183 was gazetted on 15 June 2017.

Clause 22.02 of the Yarra Planning Scheme ('Development Guidelines for Sites Subject to the Heritage Overlay') defines the levels of heritage significance (or gradings) used by Council as:

- *Individually significant: The place is a heritage place in its own right. Within a Heritage Overlay applying to an area each individually significant place is also Contributory.*
- *Contributory: The place is a contributory element within a larger heritage place. A contributory element could include a building, building groups and works, as well as building or landscape parts such as chimneys, verandahs, wall openings, rooflines and paving.*
- *Not contributory: The place is not individually significant and not contributory within the heritage place.*

The levels of significance for each property are identified in the Incorporated Document, *City of Yarra Review of Heritage Overlay Areas 2007 Appendix 8* (as revised) (Appendix 8). The methodologies employed to determine the levels of significance for each place can be found in the relevant heritage study.

The Statements of Significance for each individual place and heritage precinct can be found in the Reference Documents listed in Clause 22.02.

Attachment 3 - Swan Street Heritage Built Form Review .compressed

Table 1: Extract of the Schedule to the Heritage Overlay in the Yarra Planning Scheme

PS Map Ref	Heritage Place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Outbuildings or fences which are Not exempt under Clause 43.01-3?	Included on the Victorian Heritage Register under the Heritage Act 1995?	Prohibited uses may be permitted?	Name of Incorporated Plan under Clause 43.01-2	Aboriginal heritage place?
HO245	234 COPPIN STREET RICHMOND House	Yes	No	No	No	No	No	Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	No
HO285	291 SWAN STREET RICHMOND Former Central Club Hotel	Yes	No	No	No	No	No	Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	No
HO286	365 SWAN STREET RICHMOND Former Burnley Theatre	Yes	No	No	No	No	No	Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	No
HO288	216 SWAN STREET RICHMOND Former State Bank	-	-	-	-	Yes Ref No H732	No		No
HO294	15 WELLINGTON STREET RICHMOND House	Yes	No	No	No	No	No	Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	No
HO309	Bendigo Street Precinct, Richmond	No	No	No	No	No	No	Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	No

Attachment 3 - Swan Street Heritage Built Form Review .compressed

HO315	Church Street Precinct, Richmond	Yes	No	No	No	No	No	Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	No
HO332	Richmond Hill Precinct	No	No	No	No	No	No	Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	No
HO335	Swan Street Precinct, Richmond	Yes	No	No	No	No	No	Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	No
HO357	90-92 SWAN STREET RICHMOND Former Richmond South Post Office	-	-	-	-	Yes Ref No H48	No		No
HO360	140-160 SWAN STREET RICHMOND (CREMORNE) Dimmeys	-	-	-	-	Yes Ref No H2184	No		No
HO364	Wellington Street Precinct	No	No	No	No	No	No	No	No
HO405	60-62 SWAN STREET RICHMOND The Greyhound Hotel, later Depot Hotel, now Precinct Hotel	Yes	No	No	No	No	No	No	No
HO429*	400-402 BURNLEY STREET, RICHMOND	Yes	No	No	No	No	No	No	No
HO440	309 SWAN STREET, RICHMOND Swan Street Drill Hall	Yes	No	No	No	No	No	No	No

Attachment 3 - Swan Street Heritage Built Form Review .compressed

HO441	319 SWAN STREET, RICHMOND	Yes	No	No	No	No	No	No	No
HO442*	413-415 SWAN STREET, RICHMOND	Yes	No	No	No	No	No	No	No
HO474*	Burnley Street Precinct, Richmond	Yes – 377, 380, 400-402 Burnley St and 413-415 Swan St only	No	No	No	No	No	No	No

* note: both HO429 – 400-402 Burnley Street and HO442 – 413-415 Swan Street are included within the extent of HO474 – Burnley Street Precinct. HO429 is mapped as a separate Heritage Overlay, however HO442 is not.

A key part of the Heritage Review has been to:

- Review the suitability of the extent of the existing Heritage Overlays within the Study Area and to identify where gaps exist (if any); and
- Review the suitability of the existing Statements of Significance for heritage places and precincts against the extant heritage fabric and identify where the statements require updating for the purposes of properly considering built form recommendations.

The findings from this analysis follows.

4. Statement of Significance Review

A key part of the Heritage Review has been to review the existing Statements of Significance for the heritage precincts and individually significant places within the Study Area. The purpose of this review is to ensure that the Statements of Significance remain current and useful for managing change within the area.

Figure 13 maps the Heritage Overlays and the contributory and individually significant graded buildings within the Study Area.

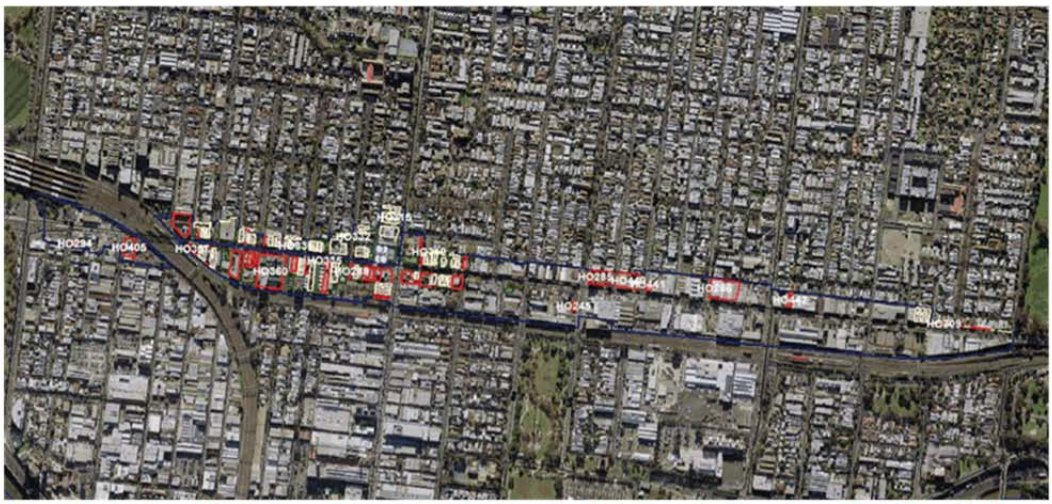


Figure 13: Gradings of buildings subject to the Heritage Overlay within the Swan Street Built Form Study Area. Note: this map does not reflect the gazettal of HO474 – Burnley Street Precinct (© Tract Consultants, 2016)

KEY: red individually significant
yellow contributory
green not-contributory

The review found that the principal architectural and streetscape heritage features are adequately captured in the existing Statements of Significance for the following individual places and heritage precincts:

- HO245 House, 234 Coppin Street, Richmond
- HO285 Former Central Club Hotel, 291 Swan Street, Richmond
- HO315 Church Street Precinct
- HO332 Richmond Hill Precinct
- HO357 Former Richmond South Post Office, 90-92 Swan Street, Cremorne (VHR H0048)
- HO360 Dimmeys, 140-160 Swan Street Richmond
- HO440 Swan Street Drill Hall, 309 Swan Street, Richmond
- HO441 Shop & Residence, 319 Swan Street, Richmond
- HO474 Burnley Street Precinct

However, we recommend that a small number of other Statements of Significance be updated to clearly highlight the principal heritage features of individual places and heritage precincts. These recommendations are detailed below.

4.1 Precinct Statements of Significance

It is recommended that the Statements of Significance for the Swan Street and Bendigo Street Precincts be updated to more adequately describe their key heritage features as follows:

4.1.1 Swan Street Precinct (HO335)

The Swan Street Precinct represents one of the City of Yarra's highly intact turn of the century High Streets.

It is noted that in the early 2000s, the National Trust of Australia (Victoria) embarked on a program to classify – with an aim to nominate to the VHR – those shopping precincts it considered to be of heritage significance to the State of Victoria. The precincts identified by the National Trust as potentially being of State Significance include High Street, Northcote; Chapel Street, Prahran; Glenferrie Road, Hawthorn; Smith Street, Collingwood; Burke Road, Camberwell; Acland Street, St Kilda; and Bridge Road and Swan Streets in Richmond.

It is considered that while the current Statement of Significance broadly captures the architectural qualities of the precinct, it does not adequately reflect the precinct's history and intact turn of the century character.

It is recommended that the Statement of Significance be reviewed and updated, informed by a more detailed social and environmental history for this important High Street.

4.1.2 Bendigo Street Precinct (HO309)

The Statement of Significance notes elements that contribute to the entire precinct. The following elements contribute to the Swan Street portion of the precinct. These include:

- Pitched gabled or hipped roofs
- One-storey wall heights
- Face brick walls
- Corrugated iron, tiled and slate roofs
- Brick chimneys

Suggested additional contributory elements:

- Consistent building scale and setbacks

4.2 Individual Statements of Significance

It is recommended that Statements of Significance for the following individually significant places be updated to more comprehensively describe their key heritage features as follows:

4.2.1 Former Greyhound Hotel, 60-62 Swan St, Cremorne (HO405)

The Statement of Significance provides a description of the place. The elements that contribute to the significance of the place are as follows and should be included in the Statement of Significance:

- Two-storey wall height
- Zero front setback
- Regular pattern of rectangular fenestration at upper level
- Corner building which address both Swan Street and Cremorne Street by continuing the pattern of openings and parapet detailing
- Splayed corner
- Strong horizontal lines defining levels.

4.2.2 Former State Bank, 216 Swan St, Cremorne (HO288, VHR H0732)

Council's Statement of Significance refers to the VHR Statement of Significance for this place. The description refers to the composition and asymmetry of the façade. It is noted that it would be necessary

for Heritage Victoria to amend their Statement of Significance for the following suggested changes to be captured. This could be achieved via a letter to the Executive Director detailing the suggested updates.

Suggested additional contributory elements

- Two-storey wall height divided by strong horizontal lines, including cornices and tall parapet above
- Irregular pattern of fenestration at upper level
- Various curved elements across the façade and at parapet level
- Asymmetrical façade composition
- Parapet and opening detailing continued along west side of the building (Shakespeare Place).

4.2.3 Former Burnley Theatre, 365 Swan St, Richmond (HO286)

The Building Citation provides a description for the place but does not specifically identify a number of physical features that contribute to the significance of the place.

Suggested additional contributory elements

- Capacious building with wide symmetrical façade to Swan Street
- Strong horizontal lines define levels
- Front façade has pattern of windows and engaged columns with wider central bay
- Located on a corner with undecorated side façade to Edinburgh Street
- Large gabled hall behind front façade.

4.2.4 House, 15 Wellington Street, Cremorne (HO294)

This place has recently undergone extensive restoration and renovation works resulting in some inaccurate descriptions in the Statement of Significance. The following updates are suggested:

- Recent re-rendering of external walls
- Removal and replacement of cast iron friezes and balustrading
- Reinstatement of a previously bricked in ground level window opening.

5. Heritage Overlay Extents and Grading Review

A review of the extent of the existing Heritage Overlays in the Study Area has been undertaken as part of this Heritage Review. The purpose of this work has been to identify any additional places or precincts of potential heritage significance. The heritage gradings of individual buildings within existing heritage precincts, as listed in Appendix 8, has also been reviewed.

In general terms, the Heritage Overlay coverage and gradings within the Study Area is comprehensive and consistently applied. It is considered that a small number of places warrant further investigation for inclusion in the Heritage Overlay or re-grading in Appendix 8 as detailed below.

5.1 Places with potential for inclusion in the Heritage Overlay on an individual basis

The following places are not currently included in the Heritage Overlay. From our review, when comparing these places with others already included as 'individually significant' within HO335 Swan Street Precinct, we believe that further investigation for potential inclusion in the Heritage Overlay is warranted.

5.1.1 273 Swan Street

This building is located on the north side of Swan Street at the east corner of Bell Street. It is a two-storey Victorian building with solid parapet, rectangular window openings at ground and first floor level and corner splay with blank arched recess at the upper level. The building addresses both Swan and Bell Streets.

This place is considered to be of potential individual significance.



Figure 14: 273 Swan Street

5.1.2 323-325 Swan Street

This pair of two-storey Victorian shops and residences is located on the north side of Swan Street. The double-storey facades have solid parapets, pairs of double hung windows with bracketed window hoods and lion head motifs at the base of strip pilasters at first floor level.

This place is considered to be of potential individual significance.



Figure 15: 323-325 Swan Street



Figure 16: 319-325 Swan Street

5.2 Places with potential for inclusion in the Heritage Overlay as part of a precinct

The following place is not currently included in the Heritage Overlay. From our review, we believe that further investigation could be considered for potential inclusion in a precinct-based Heritage Overlay.

5.2.1 229-239 Swan Street

The east end of the northern side of the Swan Street Precinct terminates at a single-storey non-contributory building at 221 Swan Street which is next door to a two-storey Victorian shop and residence at 219 Swan Street. 219 Swan Street is an individually significant building within the precinct. Further to the east are a group of two-storey Victorian shops and residences from 229-239 Swan Street, which flank Charles Street. 229-235 Swan Street is a group of four buildings with various unadorned facades, simple parapets and rectangular window openings at first floor level. 237-239 Swan Street is a pair of two storey buildings with unadorned facades, simple parapets and regular window openings at first floor level. 237 Swan Street addresses both Swan and Charles Streets. The buildings between 221 and 229 Swan Street are considered to be non-contributory.



Figure 17: East end of existing Swan Street Precinct showing the two-storey Victorian at 219 Swan Street to right (end of the Swan Street Precinct)



Figure 18: Eastern end of HO335 showing the proposed extension shown in yellow with potentially 'contributory' buildings identified in green. (Planning Maps Online, accessed 16 December 2016)

The buildings at 229-239 are considered to be of potential contributory significance to the Swan Street Precinct and it is recommended that HO335 potentially be extended to include 223-239 Swan Street.



Figure 19: 229-235 Swan Street



Figure 20: 237-239 Swan Street

5.3 Possible amendment to gradings of buildings in existing heritage precincts

The following places are already included in Heritage Overlay precincts. From our review, we believe that their current grading within Appendix 8 as either 'contributory' or 'unknown' could be reviewed as their contribution to the precinct is less than comparative examples or their integrity has been diminished to such a point that anything above a 'non-contributory' grading is no longer justified.

5.3.1 129 Swan Street

The three buildings at 127-133 Swan Street are located on the north side of Swan Street in the Swan Street Precinct. Development has occurred above and to the rear of these buildings and this has impacted on their presentation to Swan Street.

The current heritage gradings of these buildings is as follows:

- 127 Swan Street - non-contributory
- 129 Swan Street – unknown
- 133 Swan Street - non-contributory

The meaning of 'unknown' significance is unclear. Even if original fabric exists in the retained façade, it is considered that 129 Swan Street has been so compromised by the development behind and the inappropriate treatment of its façade and first floor windows that it no longer makes a positive contribution to the streetscape. It is considered 129 Swan Street is now 'non-contributory' to the Swan Street Precinct.



Figure 21: 127-133 Swan Street

5.3.2 218 Swan Street

This simple, single-storey parapeted building is located on the south side of Swan Street in the Swan Street Precinct. It is flanked by an 'individually significant' building to the west and a 'non-contributory' building to the east.

The current heritage grading of this place is 'contributory', however it is considered that it is potentially 'non-contributory' to the precinct due to the limited architectural detail that remains, that is a low parapet with unremarkable cornice and brackets.



Figure 22: 218 Swan Street (butcher)

5.3.3 67 Docker Street

Although 65 and 67 Docker Street are identical mid-Victorian houses, 65 Docker Street is identified as 'not contributory' while 67 Docker Street is identified as 'contributory'. This pair of houses are so heavily altered that their nineteenth century form is almost unrecognisable and consideration should be given to regrading 67 Docker Street as 'not-contributory' to match its immediate neighbour to the north.



Figure 23: 65-67 Docker Street (©Google accessed 5 Dec 2016)

5.4 Places identified that have previously been considered in heritage studies

Generally this review has not considered any places known to have been previously assessed for inclusion in the Heritage Overlay (for example in G Butler *City of Yarra Gap Study Stage 2*, 2009) and determined not to satisfy the criteria or threshold for inclusion.

However, the following group of buildings identified during the fieldwork as potentially warranting inclusion on the Heritage Overlay were previously identified by Graeme Butler & Associates. Although they were not taken forward to a planning scheme amendment, it is our view that there remains a *prima facie* case for consideration for inclusion in the Heritage Overlay.

5.4.1 30-40 Swan Street

This row of four parapeted buildings (three Victorian-era and one Edwardian-era) is located to the west of the railway viaduct and is not visually connected with the majority of the Swan Street Precinct. Although of varying height, scale and date of construction, together the buildings form a small but recognisable group that are of potential significance as a small heritage precinct. In particular, the three-storey building at 34 Swan Street is highly intact. The house at 15 Wellington Street (HO294) is nearby, as is the Precinct Hotel to the immediate east of Cremorne Street.

This group was previously assessed and recommended for inclusion by Graeme Butler in his 2009 gap study, and it is recommended that these four buildings be considered for inclusion on the Heritage Overlay as a small precinct.



Figure 24: 30-40 Swan Street.



Figure 25: Extent of possible Heritage Overlay covering 30-40 Swan Street showing the potentially 'contributory' buildings identified in green. Extent of the Study Area shown with dashed red line (Planning Maps Online, accessed 16 December 2016)

Part III: Heritage Advice – Swan Street Built Form Study

Part III considers the SSSP and draft Study in the context of the heritage of the Study Area. An analysis against recent relevant Planning Panel and VCAT decisions is also provided. Recommendations for the shaping of potential DDO controls are provided to ensure heritage places and values are appropriately managed within this changing Major Activity Centre.

6. The Swan Street Structure Plan

6.1 Swan Street Structure Plan - Strategic Context

The SSSP sets out built form, land use, public realm, and access and movement objectives and strategies for Swan Street and the surrounding area. The SSSP extends beyond the area considered in the Study, taking in land from the Yarra River to the south to just north of Swan Street. It identifies a number of principles relating to built form that provides a basis for recommended building heights and recommends further investigation for appropriate zoning to the east of the Study Area to enable mixed use development.

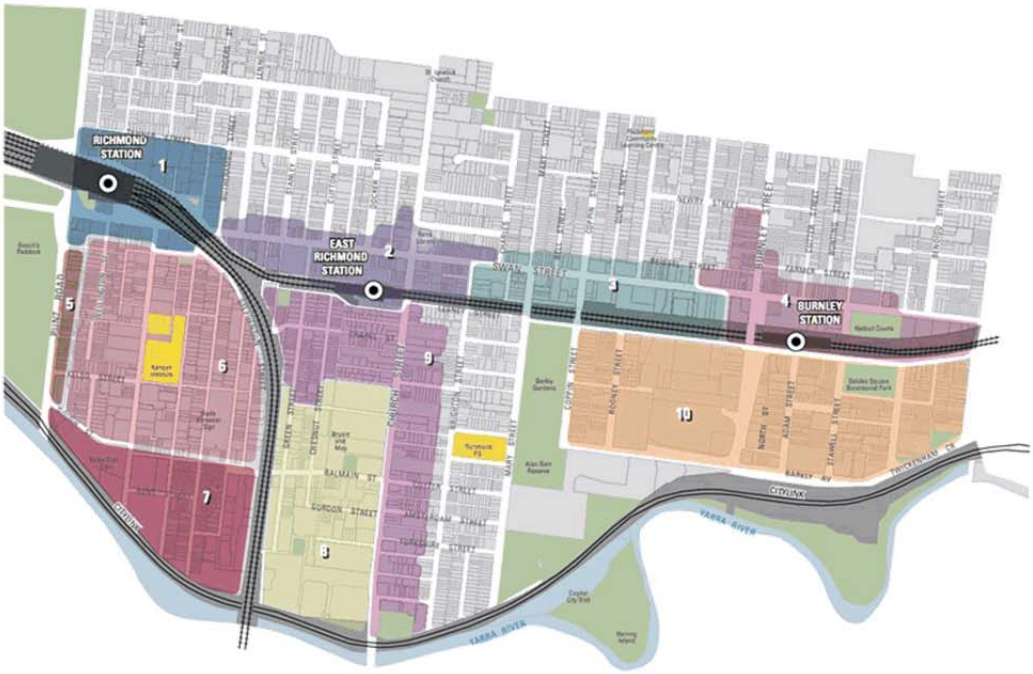


Figure 26: Swan Street Structure Plan area (© David Lock & Associates, SSSP, p.3)

Of the ten precincts identified within the SSSP, five fall within the Study Area:

Precinct 1 - Richmond Station (part)

Precinct 2 - Swan Street Retail (part – except East Richmond Railway Station)

Precinct 3 - Swan Street East (part – except rail corridor)

Precinct 4 - Burnley Station Village (part)

Precinct 6 – Cremorne Mixed Use (a very small part at the top the precinct)

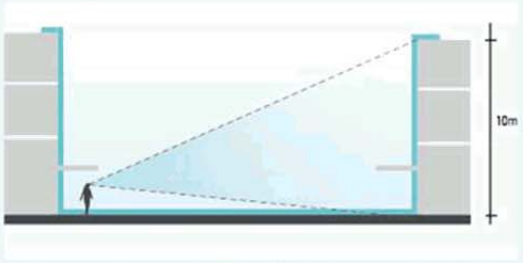
The SSSP discusses the heritage provisions of the Yarra Planning Scheme under Section 1.5 'Policy Basis', referring to the heritage policy contained in Clause 22.02 of the Yarra Planning Scheme and the reference made to heritage in Clause 22.10 'Landmarks and Tall Structures'. Section 2 'Overview of Key Issues' notes

the potential impact of taller buildings on heritage fabric, and provides the following commentary on the role of heritage places and the challenges faced within the SSSP:

> ***Heritage***
>
> *The area is architecturally diverse with buildings encompassing a range of styles from 1860's to the present. As part of this diversity, extensive heritage fabric is found in existing residential areas and parts of the main retail core along Swan Street. Heritage buildings play a significant role in the character and identity of the area and there are many fine examples of historic buildings and streetscapes. A significant part of the Structure Plan area is covered by a Heritage Overlay which influences the extent of potential change to buildings, as shown in figure 7.*
>
> *There are a number of large sites with significant heritage value such as Bryant and May, Dimmeys, Maltings and the Rosella complex that present particular challenges with any future conversion of land use, adaption and reuse of existing buildings. The contraction in the manufacturing sector has led to the under utilisation of several large sites due to constraints faced in converting existing uses and pursuing broader redevelopment. Many of these sites house buildings that cannot be easily adapted to accommodate new uses and this challenge is amplified when buildings include heritage fabric that must be retained.*
>
> *There is increasing demand for new development and pressure to redevelop existing areas to higher densities. As new development occurs, however, there is a risk that the character of the local area can be significantly altered. Established low scale residential areas are particularly sensitive to the impacts of new development. In these areas the process of residential intensification – the redevelopment of existing low-density housing with new, denser housing types – often creates tension with local residents who value the existing character and wish to retain it into the future.*
>
> *Providing more certainty as to where and how new development will occur can help alleviate community concerns about new development. The development of a robust land use and built form framework that effectively controls development to the benefit of the whole community will play a key part in appropriately managing the tension between the desire for higher density development and the desire to preserve the existing heritage character.*

Urban design principles outlined on pages 18 to 20 of the SSSP identify the typical one to three-storey street wall height of Swan Street and the predominance of narrow-fronted Victorian, Edwardian and Inter-war era commercial buildings (see Figure 27). The principles established in the SSSP support new development occurring behind heritage buildings and facades. To ensure a visually recessive response to heritage places, upper levels of new development are proposed to occupy the upper one-third of the view from the street and the heritage façade the lower two-thirds (see Figure 28), that is a ratio of 1/3 upper level development to 2/3 street wall. The principles also note the importance of colour and materiality in creating a recessive design response. The SSSP also identifies a typical existing street wall height of between 9m and 10m.

Street Wall

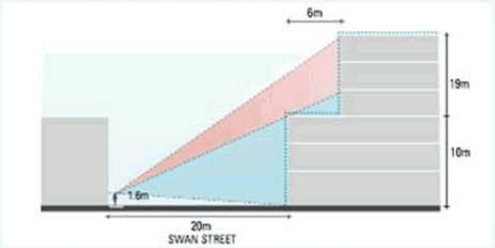


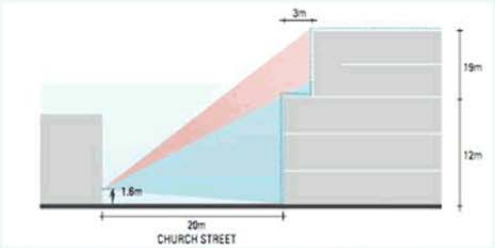
The 'street wall' is created by the front façade of a building. Typically this is where it is built on or close to the street boundary.

Ensuring the right street wall height and design is a key urban design principle. The height and detailed design of a street wall should respond to any valued built form character, including heritage fabric. In Swan Street, the character is often defined by 1 -3 storey, narrow-fronted, Victorian, Edwardian or Inter-war buildings. They generally reach a height of between 9m and 10m. A typical contemporary 3-storey (10 metres) street wall fits comfortably within this traditional streetscape due to its more modest floor-to-floor and parapet heights.

Figure 27: Diagram explaining the concept of the 'street wall' (© David Lock & Associates, SSSP, p.18)

Visually Recessive Upper Levels





The Swan Street Retail Precinct contains a number of heritage buildings. There are a number of individually significant buildings including Dimmeys and the Bryant and May complex on Church Street. These buildings contribute to the distinct character and 'sense of place'.

New built form has the potential to be multi-storey and considerably higher and more prominent than the existing heritage fabric. An urban design principle is that heritage and streetscape qualities of heritage precincts and buildings are preserved whilst allowing sympathetic and responsive opportunities for development.

The urban design principle of setting back taller development is being utilised due to the desire to accommodate urban consolidation in areas, such as traditional activity centres like Swan Street.

The urban design principle is often referred as 'visually recessive' upper levels. The idea is that if additional levels are sufficiently set back from the front building line they will not unacceptably detract from the valued streetscape character generated by lower forms.

As a principle, additional height should be sufficiently setback so that it is visually 'subservient' to the lower form.

Upper forms can be made more 'recessive' through materials creating a lightweight appearance, particularly when this is contrasted with a more 'solid' lower form. Colour can also influence recessiveness. Both light and dark colours tend to draw the eye, whereas, mid-toned colours, such as grey, are less striking against the sky.

The Structure Plan has adopted a formula that limits the proportion of the upper forms occupying the view from across the street to approximately one third of the total view. The lower forms should occupy two thirds.

With respect to the extent of the recessed upper building form, for areas where there is a consistent 10m street wall a setback of 6m is considered appropriate. For areas, such as Church Street, south of the railway line, a street wall height of between 12m to 14m is sought. In this instance a preferred setback of 3m is considered appropriate.

Figure 28: Diagram illustrating setbacks to achieve recessive upper level development (© David Lock & Associates, SSSP, p.19)

6.2 SSSP Heritage Analysis

The following provides a brief analysis of the heritage context for each of the four SSSP precincts falling within the Study Area.

6.2.1 Richmond Station (Precinct 1) and Cremorne Mixed Use (Precinct 6)

The Study Area includes the majority of Precinct 1 lying south of the rail corridor. It also includes a small number of properties within Precinct 6 (6, 8 and 10 Cremorne Street and 2 and 4 Jessie Street). The SSSP notes the degraded nature of this area. The heritage attributes of this precinct are:

Victorian Heritage Register
None

Individual Heritage Overlays
HO294 – 'House', 15 Wellington Street, Cremorne
HO405 – 'The Greyhound Hotel, later Depot Hotel, now Precinct Hotel', 60-62 Swan Street, Cremorne

Precinct Heritage Overlays
HO364 – Wellington Street Precinct (only to the extent 375 and 377 Punt Road – on which two houses were located that were demolished between November 2007 and March 2014)

The objectives and strategies within the SSSP for the Richmond Station precinct relating to heritage are:

Land Use
Strategies
- *Support reuse and adaption of existing heritage buildings*

Built Form
Objectives
- *To encourage development that is respectful of the heritage character of the area*

6.2.2 Swan Street Retail (Precinct 2)

The Study Area contains the entirety of Precinct 2 with the exception of the East Richmond Railway Station south of the rail corridor. The Swan Street Retail Precinct is one of a lmited number of highly intact and significant High Streets that defined the inner suburbs of late nineteenth and early twentieth century Melbourne.

The SSSP notes that heritage buildings are a defining feature of the precinct. In particular the SSSP notes that:

- *Heritage buildings on the south side of Swan Street with their detailed façades and parapets provide visual interest and streetscape character.*
- *Dimmeys remains as an iconic building in the area. The Clocktower is a particularly significant feature which has been identified as an important landmark in the City. Views to the clock tower from the east and west along Swan Street have been identified as primary views to protect.*
- *Development potential on the north side of Swan Street is constrained by the configuration of lots being narrow, shallow and having a direct interface with the heritage residential area to the north.*

This precinct also contains the three places of State-level significance, which are included on the VHR.

The heritage attributes of this precinct are:

Victorian Heritage Register
H0048 – Former Richmond South Post Office, 90-92 Swan Street, Cremorne (HO357)
H2184 – Dimmeys, 40-160 Swan Street, Cremorne (HO360)
H0732 – State Bank, 216 Swan Street, Cremorne (HO288)

Individual Heritage Overlays
None (other than VHR places)

Precinct Heritage Overlays
HO315 – Church Street Precinct, Richmond
HO332 – Richmond Hill Precinct
HO335 – Swan Street Precinct, Richmond

The Precinct 2 boundary directly abuts HO319 – Elm Grove Precinct, Richmond.

The majority of the Swan Street Retail Precinct is subject to HO335 – Swan Street Precinct, Richmond. The Statement of Significance for HO335 reads (in part):

The Swan Street Heritage Overlay Area, Richmond is significant:

- *As one of the two major early commercial thoroughfares in the former City of Richmond, with a good collection of well-preserved, mainly Victorian and Edwardian commercial buildings, containing a mixture of shops, hotels and other commercial buildings, many of which are substantially intact at first floor level, with a number of historic shopfronts at ground floor, including those dating from the interwar period;*
- *For the landmark or individually significant buildings from all eras including early hotels, from the gold rush era, and famous retail stores such as Maples, Dimmey's and Ball and Company, many with architecturally significant upper facades; and*
- *As a good illustration of commercial architectural styles in the City, from the late 1850s to the inter-war period*[1]

The objectives and strategies within the SSSP for the Swan Street Retail precinct relating to heritage are:

Built Form
Objectives

- *Provide opportunities for development while respecting the existing scale and character of the heritage precinct.*
- *To ensure Dimmeys Ball Tower remains the principal built form reference in this precinct.*
- *Ensure the prominence of heritage parapets is retained.*

Strategies

- *Rebuild/reinforce the street wall height along Swan Street to create a consistent 3 storey built form.*
- *Development above the street wall should be set back and visually recessive.*
- *Ensure new development expresses a fine-grain incorporating vertical design elements that complement the existing heritage streetscape.*
- *Ensure upper level development provides building setbacks from the building parapets.*
- *Ensure that the prevailing fine-grain pattern is preserved where site consolidation or development of larger sites occurs.*
- *Ensure new buildings are built to the street boundary and both side boundaries at the street interface.*
- *Protect primary views of the Dimmey's Ball Tower along Swan Street. Taller forms up to 30m (7-10 storeys) should be sufficiently setback to ensure they do not interrupt views of Dimmey's Ball Tower from primary views within Swan Street.*

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1 Swan Street Precinct – Statement of Significance, City of Yarra (Victorian Heritage Database, accessed 15 December 2016).

6.2.3 Swan Street East (Precinct 3)

The Study Area includes the whole of Precinct 3 with the exception of the rail corridor. The SSSP acknowledges the lower number of buildings with heritage value compared with the Swan Street Retail precinct and the opportunity this provides for redevelopment within Precinct 3.

The heritage attributes of this precinct are:

Victorian Heritage Register
None

Individual Heritage Overlays
HO245 – House, 234 Coppin Street, Richmond
HO285 - Former Central Club Hotel, 291 Swan Street, Richmond
HO440 - Swan Street Drill Hall, 309 Swan Street, Richmond
HO441 – 319 Swan Street, Richmond

Precinct Heritage Overlays
None

There are no objectives or strategies within the SSSP that specifically address heritage within Precinct 3 other than the urban design principles to create a three-storey street wall to Swan Street and to ensure that development above the street wall is set back and visually recessive.

6.2.4 Burnley Village (Precinct 4)

The Study Area includes the majority of Precinct 4 but does not include the rail corridor. The Study Area takes in two properties at the corner of Swan and Queen Streets (499 and 501 Swan Street) that are not included within Precinct 3 of the SSSP. The SSSP acknowledges the reduced number of buildings with heritage value compared with the Swan Street Retail precinct and the opportunity this provides for redevelopment within Precinct 4.

Yarra Amendment C183 introduced HO474 – Burnley Street Precinct, Richmond within the Burnley Village precinct. The Statement of Significance for the Burnley Street Precinct states:

> *Historically, the precinct is a representative example of a shopping centre serving local needs that developed in response to the significant population growth of Richmond in the late nineteenth and early twentieth centuries.*[2]

The assessment against criteria goes on to say:

> *This precinct demonstrates how the first local shopping centres in Richmond developed around early hotels, usually at the intersection of main roads and close to a railway station. The mix of single and double storey shops and residences, the corner hotel and a former bank are all characteristic of the centres that developed prior to World War I.*[3]

The Statement of Significance recognises the importance of Burnley Street as a typical example of an early local mixed retail and residential area in the municipality.

The heritage attributes of this precinct are:

Victorian Heritage Register
None

Individual Heritage Overlays
HO286 - Former Burnley Theatre, 365 Swan Street, Richmond

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2 Heritage Gap Study – Review of Central Richmond (Context P/L, 12 November 2014), p.91

3 ibid. p.90

HO429 – 400-402 Burnley Street, Richmond (also included within HO474)
HO442 – 413-415 Swan Street, Richmond (also included within HO474)

Precinct Heritage Overlays
HO309 - Bendigo Street Precinct, Richmond (493-501 Swan Street)
HO474 – Burnley Street Precinct, Richmond

Precinct 4 also includes HO238 – Former Bank of Australasia (377 Burnley Street) and HO429 – 400-402 Burnley Street, but these places fall outside the Study Area for this project.

There are no objectives or strategies within the SSSP that specifically address heritage within Precinct 4 other than the urban design principles that seek to create a three-storey street wall to Swan and Burnley Streets and to ensure that development above the street wall is set back and visually recessive.

7. The Yarra Planning Scheme

Following is a brief analysis of the recommendations arising from the SSSP and the preliminary findings of the Study against Council's heritage planning framework.

7.1 Activity Centre Planning and Heritage

The *Planning & Environment Act 1987* and the Victoria Planning Provisions (VPP) requires planning and responsible authorities to take a balanced approach to strategic and statutory planning functions and to consider potentially competing objectives in an integrated manner to deliver a net community benefit for current and future generations.

The objectives of planning in Victoria as set out in Section 4(1) of the Planning and Environment Act are:

- *To provide for the fair, orderly, economic and sustainable use and development of land.*
- *To provide for the protection of natural and man-made resources and the maintenance of ecological processes and genetic diversity.*
- *To secure a pleasant, efficient and safe working, living and recreational environment for all Victorians and visitors to Victoria.*
- *To conserve and enhance those buildings, areas or other places which are of scientific, aesthetic, architectural or historical interest, or otherwise of special cultural value.*
- *To protect public utilities and other assets and enable the orderly provision and coordination of public utilities and other facilities for the benefit of the community.*
- *To facilitate development in accordance with the objectives set out in the points above.*
- *To balance the present and future interests of all Victorians.*

Clause 10.04 of the VPP addresses 'integrated decision making', and states:

> *Society has various needs and expectations such as land for settlement, protection of the environment, economic well-being, various social needs, proper management of resources and infrastructure. Planning aims to meet these by addressing aspects of economic, environmental and social well-being affected by land use and development.*
>
> *Planning authorities and responsible authorities should endeavour to integrate the range of policies relevant to the issues to be determined and balance conflicting objectives in favour of net community benefit and sustainable development for the benefit of present and future generations.*

Activity Centres identified in *Plan Melbourne* that are also subject to extensive Heritage Overlay controls (like Swan Street) are examples of where the tension between competing planning objectives must be resolved in a balanced way. Swan Street has excellent public transport connections, vibrant commercial and hospitality uses, and a high demand for housing choice. It is also – in part – a highly intact turn of the century High Street containing heritage fabric that is valued by the community. A balance between the demand for higher density development with the protection of the heritage buildings and precincts is therefore required. To achieve this, it is considered necessary that the DDO – and the background work that underpins it – specifically includes heritage considerations which frames the design objectives in terms of mandatory and discretionary controls.

7.2 Yarra Planning Scheme – Heritage Provisions

Council has well-established heritage provisions within its planning scheme at Clauses 21.05-1 and 22.02. Also of relevance to the protection of Swan Street's heritage values is Clause 22.03, which includes policy to protect the visual prominence of the Dimmeys tower in addition to other landmarks within the municipality.

7.2.1 Heritage policy

The relevant objective within Clause 21.05-1 'Heritage' of the Municipal Strategic Statement (MSS) is

Objective 14: To protect and enhance Yarra's heritage places. The relevant strategies to implement this objective are:

- *Strategy 14.1 - Conserve, protect and enhance identified sites and areas of heritage significance including pre-settlement ecological heritage.*
- *Strategy 14.3 - Protect the heritage skyline of heritage precincts.*
- *Strategy 14.4 - Protect the subdivision pattern within heritage places.*
- *Strategy 14.6 - Protect buildings, streetscapes and precincts of heritage significance from the visual intrusion of built form both within places and from adjoining areas.*

Objective 14 and its associated strategies are considered to be compatible with appropriately sited and scaled higher density development on Swan Street as envisaged by the SSSP and the Study, although it would need to be accepted that in most cases Strategy 14.3 'Protect the heritage skyline of heritage precincts' would not be effectively achieved.

Clause 22.02 'Development Guidelines for Sites Subject to the Heritage Overlay' provides detailed guidance within the Local Planning Policy Framework (LPPF) on development within the Heritage Overlay, including demolition. The relevant objectives of Clause 22.02 are:

- *To conserve Yarra's natural and cultural heritage.*
- *To conserve the historic fabric and maintain the integrity of places of cultural heritage significance.*
- *To retain significant view lines to, and vistas of, heritage places.*
- *To preserve the scale and pattern of streetscapes in heritage places.*
- *To encourage the preservation, maintenance, restoration and where appropriate, reconstruction of heritage places.*
- *To ensure the adaptation of heritage places is consistent with the principles of good conservation practice.*
- *To ensure that additions and new works to a heritage place respect the significance of the place.*
- *To encourage the retention of 'individually significant' and 'contributory' heritage places.*
- *To protect archaeological sites of cultural heritage significance.*

Again, these objectives do not preclude higher density development along Swan Street with the possible exception of '*To preserve the scale … of streetscapes in heritage places*', which the SSSP and Study seeks to manage through the retention of a three-storey street wall and setting back of higher built form.

The demolition policy provided at Clause 22.02-5.1 encourages the retention of 'individually significant' and 'contributory' buildings within a heritage precinct. Removal of part of a heritage place or contributory element is contemplated if (in general terms) it can be demonstrated that the removal of the part will not adversely affect the significance of the building, or – for a contributory building – the part is not visible from the street, abutting a park or public open space.

Given that the significance of most heritage places within the Study Area lies predominantly in their streetscape presentation, facade detailing and fine-grained pattern of subdivision, it is considered that a certain amount of rear demolition and redevelopment can be contemplated under the existing heritage policy.

Further, with the exception of those heritage places included on the VHR – and therefore regulated under the *Heritage Act 1995* – internal controls do not apply to the Study Area.

Combined, the planning scheme effectively limits the control of heritage fabric within the Study Area to that which is visible from the public realm, including street facades, rear laneway views (where they exist) and visible roof and chimney elements.

In relation to 'New Development, Alterations and Additions', Clause 22.02-5.7.1 sets out the following policy:

General

Encourage the design of new development and alterations and additions to a heritage place or a contributory element to a heritage place to:

- *Respect the pattern, rhythm, orientation to the street, spatial characteristics, fenestration, roof form, materials and heritage character of the surrounding historic streetscape.*
- *Be articulated and massed to correspond with the prevailing building form of the heritage place or contributory elements to the heritage place.*
- *Be visually recessive and not dominate the heritage place.*
- *Be distinguishable from the original historic fabric.*
- *Not remove, cover, damage or change original historic fabric.*
- *Not obscure views of principle façades.*
- *Consider the architectural integrity and context of the heritage place or contributory element.*

Encourage setbacks from the principal street frontage to be similar to those of adjoining contributory buildings; where there are differing adjoining setbacks, the greater setback will apply.

Encourage similar façade heights to the adjoining contributory elements in the street. Where there are differing façade heights, the design should adopt the lesser height.

Minimise the visibility of new additions by:

- *Locating ground level additions and any higher elements towards the rear of the site.*
- *Encouraging ground level additions to contributory buildings to be sited within the 'envelope' created by projected sight lines (see Figure 1).*
- *Encouraging upper level additions to heritage places to be sited within the 'envelope' created by projected sight lines (for Contributory buildings refer to Figure 2 and for Individually significant buildings refer to Figure 3).*
- *Encouraging additions to individually significant places to, as far as possible, be concealed by existing heritage fabric when viewed from the front street and to read as secondary elements when viewed from any other adjoining street.*

Discourage elements which detract from the heritage fabric or are not contemporary with the era of the building such as unroofed or open upper level decks or balconies, reflective glass, glass balustrades and pedestrian entrance canopies.

While the urban design principles in the SSSP and the Study for upper level setbacks are generally compatible with the intention for development of contributory and significant elements under Council's heritage policy, discretion would need to be applied in relation to the requirements for the full or partial concealment of rear additions described in Figures 2 and 3 of Clause 22.02 (refer Appendix 1). This sightline-based guidance in the heritage policy is designed to preserve and enhance the character and appearance of predominantly one and two-storey dwellings and cannot be readily applied to multi-storey development within an Activity Centre without unreasonably constraining development.

Likewise, the policy to '*Discourage elements which … are not contemporary with the era of the building such as unroofed or open upper level decks or balconies, reflective glass, glass balustrades and pedestrian entrance canopies*' may not achieve appropriate urban design and architectural outcomes in areas such as Swan Street. In such areas a 'contrasting' or 'interpretative' design approach for new taller development is likely to be more recessive than a 'respectful' or 'historicist' one that would lead to the new additions inappropriately mimicking the historic form and being more visually intrusive. This is demonstrated in the redevelopment of the Dimmeys site.

Clause 22.02-5.7.2 provides the following specific policy that applies to buildings on Swan Street that are subject to the Heritage Overlay:

Corner Sites and Sites with Dual Frontages

Encourage new building and additions on a site with frontages to two streets, being either a corner site or a site with dual street frontages, to respect the built form and character of the heritage place and adjoining or adjacent contributory elements to the heritage place.

Encourage new buildings on corner sites to reflect the setbacks of buildings that occupy other corners of the intersection.

...

Industrial, Commercial and Retail Heritage Place or Contributory Elements

Encourage new upper level additions and works to:

- *Respect the scale and form of the existing heritage place or contributory elements to the heritage place by being set back from the lower built form elements. Each higher element should be set further back from lower heritage built forms.*
- *Incorporate treatments which make them less apparent.*

The above two specific policies will help to effectively inform development proposals and statutory planning decision-making to ensure that the heritage values of Swan Street are maintained while accommodating larger scale development and are consistent with the SSSP and Study.

7.2.2 Landmarks and Tall Structures

Clause 22.03 – 'Landmarks and Tall Structures' identifies a number of landmark buildings and advertising signs to which views should be protected. The 'Ball Tower' of Dimmeys in Swan Street is one such landmark.

The relevant policies include:

- *Maintain the prominence of Yarra's valued landmark signs.*
- *Protect views to the silhouette and profile of Yarra's valued landmarks to ensure they remain as the principal built form reference.*
- *Ensure the profile and silhouette of new tall structures adds to the interest of Yarra's urban form and skyline.*

The policy seeks to ensure new buildings within the vicinity of the Dimmeys Tower are designed to ensure the landmark remains the principal built form reference in the area.

7.2.3 Heritage Overlay

The head heritage provision of the VPP, Clause 43.01 'Heritage Overlay', has the following purpose:

- *To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.*
- *To conserve and enhance heritage places of natural or cultural significance.*
- *To conserve and enhance those elements which contribute to the significance of heritage places.*
- *To ensure that development does not adversely affect the significance of heritage places.*
- *To conserve specifically identified heritage places by allowing a use that would otherwise be prohibited if this will demonstrably assist with the conservation of the significance of the heritage place.*

Clause 43.01-4 sets out decision guidelines - in addition to those included in Clause 65 - that the Responsible Authority must consider before determining a permit application. These are:

- *The State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.*
- *The significance of the heritage place and whether the proposal will adversely affect the natural or cultural significance of the place.*
- *Any applicable statement of significance, heritage study and any applicable conservation policy.*

- *Whether the location, bulk, form or appearance of the proposed building will adversely affect the significance of the heritage place.*
- *Whether the location, bulk, form and appearance of the proposed building is in keeping with the character and appearance of adjacent buildings and the heritage place.*
- *Whether the demolition, removal or external alteration will adversely affect the significance of the heritage place.*
- *Whether the proposed works will adversely affect the significance, character or appearance of the heritage place.*
- *Whether the proposed subdivision will adversely affect the significance of the heritage place.*
- *Whether the proposed subdivision may result in development which will adversely affect the significance, character or appearance of the heritage place.*
- *Whether the proposed sign will adversely affect the significance, character or appearance of the heritage place.*
- *Whether the lopping or development will adversely affect the health, appearance or significance of the tree.*

While some of these considerations are not obviously consistent with the addition of higher density development behind heritage buildings, the first purpose and first decision guideline encompasses the whole SPPF and LPPF (integrated decision-making). Therefore a balance must be struck between achieving the objectives of the Heritage Overlay and meeting the objectives of other parts of the VPPs including Activity Centre policy and commercial zoning. It is noted that new rear development can often be accommodated behind heritage buildings in commercial precincts without substantially compromising the identified significant values of these heritage places.

8. Heritage in Design and Development Overlays

Planning Panels Victoria has recently considered three Planning Scheme Amendments that are of direct relevance to the Study and this Heritage Review. Two council-led amendments, Banyule Amendment C93 and Moreland Amendment C134, introduced DDOs to implement Structure Plans for Activity Centres subject to existing heritage controls. Melbourne Amendment C240 was prepared by the Minister for Planning and implemented mandatory and discretionary height and setback controls to the Bourke Hill Precinct through a new DDO as well as amendments to the Heritage Overlay within the precinct.

All three amendments considered the appropriateness of mandatory controls in the context of PPN59 and provide guidance in which circumstances they should be applied. In response to submissions they also considered the issue of whether or not the DDO control should include objectives to protect heritage or whether this should be the sole domain of the Heritage Overlay provisions.

These reports provide useful guidance on the form and wording of DDO controls. In summary, Panel has concluded that:

- The Heritage Overlay identifies what is significant within an Activity Centre.
- Heritage is an appropriate issue for DDOs to provide guidance on to inform future development.
- Mandatory controls should be used in exceptional circumstances and their application should be guided by PPN59 and PPN60.
- Formulae defining the proportion of new built form that can be viewed above the street wall is an appropriate mechanism for informing the design and massing of new built form.

These three reports are discussed in further detail at Appendix 2, with discussion on the most relevant of these, Moreland Amendment C134 provided below.

8.1 Moreland Amendment C134

Sydney Road, Brunswick – like Swan Street – is a Major Activity Centre with highly intact, predominantly Victorian streetscapes covered by the Heritage Overlay. Both Activity Centres share common traits within their commercial cores including being tram routes, the same width of carriageway (approx. 20m), the same mix of historic and current uses, similar historic built form (generally two and three-storey Victorian-era commercial buildings), a high proportion of 'contributory' and 'individually significant' buildings with a high level of intactness, and similar existing street wall heights (generally between 8m and 11m).

The Statement of Significance for Moreland HO149 – Sydney Road Precinct[4] notes the precinct is of historical, architectural and social significance to the City of Moreland. It includes a number of close similarities with the Statement of Significance for HO335 - Swan Street Precinct, including:

- Importance as a predominantly intact late 19th and early 20th century retail and commercial strip;
- Reflecting the considerable expansion and growth of the streets, and the suburbs as a whole, during the 19th century Boom period; and
- Largely intact upper floor facades of the shops.

Gazetted on 11 August 2016, Moreland Amendment C134 introduced DDO18, DDO19 and DDO20. DDO18 set mandatory street wall heights on Sydney Road north of Brunswick Road of between 8m and 11m.

DDO18 also provides a preferred minimum 5m setback for development above the street wall and establishes a preferred ratio of 1/4:3/4 new visible built form to street wall through the following design objective:

- *Be designed to ensure that it occupies no more than one quarter of the vertical angle defined by the*

[4] Retreived from Victorian Heritage Database, 16 June 2017 (http://vhd.heritagecouncil.vic.gov.au/places/56076#sthash.7LcbbSIM.dpuf)

whole building in the view from an eye-level of 1.7 metres[5] on the opposite side of the street, as illustrated in Figure 1 below.

DDO18 goes on to note that:

- *Where an existing building with a street wall height of less than 11 metres is to be retained for heritage reasons new development may occupy more than one quarter of the vertical angle defined by the whole building outlined in Figure 1 above.*

DDO19 and DDO20 establish built form controls for the Lygon Street Local Area and the Nicholson Street Local Area respectively. Although both areas are within the Brunswick Street Activity Centre, neither establish mandatory built form controls or sight line ratios of new built from compared with the street wall.

In relation to the use of mandatory controls, the application of DDO18 and Panel's support for it in relation to street wall height is a useful precedent for Swan Street. Likewise, the adoption of an albeit discretionary ratio of new built form to street wall is relevant to Swan Street given the proposed similar control in the SSSP and the Study.

The strategic work to support the SSSP identified an acceptable ratio of 1/3:2/3 new visible built form to street wall. Like Moreland DDO18, the SSSP proposes a 1.7m eye height; however Council should consider retaining consistency with existing controls within Clause 22.02 and amend this to read 1.6m in the DDO control.

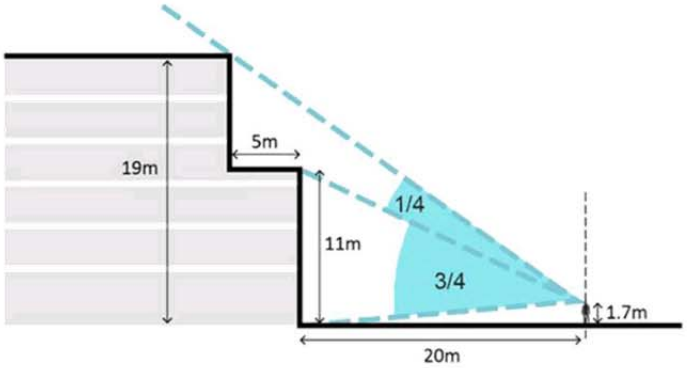


Figure 29: Upper level setbacks along Sydney Road (Figure 1 in Moreland DDO18, retrieved 2 June 2017).

There are practical and regulatory issues with the DLA sight line analysis provided in the SSSP, the draft Tract analysis prepared for the Study, and the analysis provided at Figure 1 in Moreland DDO18. All three examples show a three-storey (mixed-use) building built to the street, with three levels of apartments set 5-6m back from the street edge. However, none of these examples would enable the construction of a three-storey residential addition that complies with Clause 58.07-2 of the Apartment Development Standards which establishes a minimum floor to ceiling height of 2.7m (except where services are provided above the kitchen)[6]. In addition, a 10.4m minimum street wall height would be required to accommodate a commercial ground floor and two levels of apartment or mixed-use development above. Three-storeys of apartments above this would require approximately 9.6m of height plus roof plant and building services, giving a minimum total height of 20m rather than 19m provided in the diagram on page 19 of the SSSP or Figure 1 of Moreland DDO18.

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[5] We note that the City of Yarra use an eye height of 1.6m in Clause 22.02, however this difference is unlikely to make a material difference to the sightline analysis or perception of the view.

[6] A 2.7m floor to ceiling height translates to an approx. 3.2m inter-floor height - allowing 400mm for structure and 100mm for services and finishes.

Although the street width, height of the viewer, setbacks and number of floors are the same between the Moreland DDO18 and draft Tract sight light analysis, the diagrams show different ratios of visible upper level development to street wall of 1/4:3/4 and 1/3:2/3 respectively. This is primarily due to a 11m street wall being assumed in DDO18 (which includes a parapet or balcony element) compared with the 10m street wall described in the diagram within the SSSP.

Moreland DDO18 also provides a useful model for dealing with existing heritage building that may have a street wall height of less than the mandatory 11m street wall height provided in that control. A similar control would be required for any Swan Street DDO to recognise that a larger proportion of new built form would be visible beyond a retained single-storey or low two-storey heritage street wall than the preferred ratio allows for.

Such a control for Swan Street could read:

- Where an existing building with a street wall height of less than 11 metres is to be retained for heritage reasons, new development may occupy more than one third of the vertical angle defined by the whole building.

It is our view that the draft Tract modeling (refer Figure 30) describes a more realistic outcome that is more likely to comply with Clause 58.07 than Moreland DDO18, and that a 1/3:2/3 ratio will achieve an acceptable outcome in heritage terms.

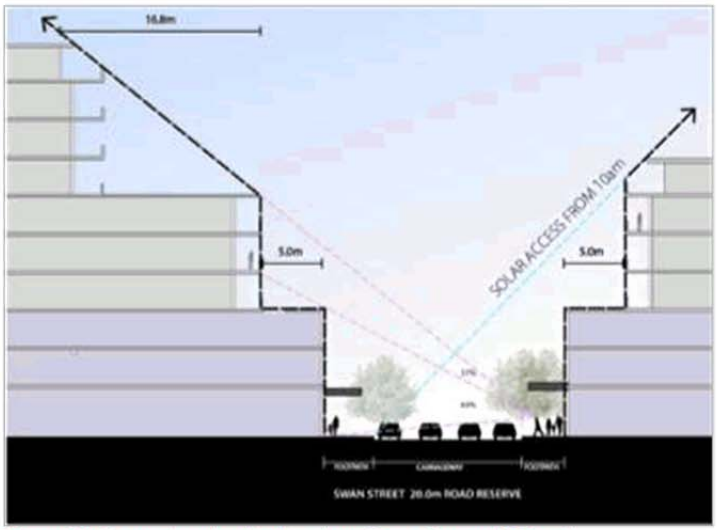


Figure 30: Upper level setbacks along Swan Street (©Tract)

9. Recent VCAT decisions

It is noted that in recent decisions, VCAT has given little weight to the SSSP, despite it containing useful guidance for considering heritage in new development proposals.

Richmond Icon Pty Ltd v Yarra CC [2011] VCAT 2175 and *429 Swan Street Pty Ltd v Yarra CC [2016] VCAT 370* considered new development within parts of the Study Area. Both cases considered the issue of acceptable verses ideal planning outcomes and the balance that must be struck between the protection of heritage values and the competing objectives of accommodating higher built form and increased density and housing provision. In neither case weight was given to the SSSP due to it having no formal status in the Yarra Planning Scheme.

These decisions are summarised in Appendix 3.

10. Mandatory and Discretionary Height and Setback Controls

PPN59 notes that the VPPs are predominantly performance-based and that mandatory provisions are the exception. The PPN sets out a series of five criteria against which to test proposed mandatory provisions, being:

- Is the mandatory provision strategically supported?
- Is the mandatory provision appropriate to the majority of proposals?
- Does the mandatory provision provide for the preferred outcome?
- Will the majority of proposals not in accordance with the mandatory provision be clearly unacceptable?
- Will the mandatory provision reduce administrative costs?

While the Study Area is zoned C1Z and C2Z rather than Activity Centre Zone (ACZ), PPN60 still provides useful guidance on the application of height and setback controls within the Swan Street corridor and particularly the use of discretionary and mandatory controls. PPN60 establishes a threshold of 'exceptional circumstances' that may justify the use of mandatory height and setback controls, and notes that a number of Panels have confirmed that discretionary is the preferred form of control in an Activity Centre. The PPN identifies that:

> *When appropriate maximum and minimum height and setback controls are identified, they should be included in the relevant planning scheme as discretionary controls with clear design objectives.*
>
> *Mandatory height and setback controls (that is, controls that cannot be exceeded under any circumstance) will only be considered in exceptional circumstances.*

PPN60 identifies the following criteria for 'exceptional circumstances' that *"...may be identified for individual locations or specific and confined precincts"*. These are (as relevant):

- *significant heritage places where other controls are demonstrated to be inadequate to protect unique heritage values*
- *sites of recognised State significance where building heights can be shown to add to the significance of the place, for example views to the Shrine of Remembrance...*

Within the Study Area, the protection of the view cones to the Dimmeys Tower, which is included on the VHR for its landmark qualities and recognised in Clause 22.02 – 'Landmarks and Tall Structures', provides the greatest justification in heritage terms for mandatory street wall and setback heights along the south side of Swan Street between the former Richmond Post Office and Church Street. Likewise, the highly intact nature of HO335, its highly consistent street wall and the presence of a number of buildings included in the VHR (i.e. being of 'recognised State significance') suggests that the entirety of the precinct (and the parts of HO332 that abut it and are included in the Study Area) meets the tests within PPN60 for the use of mandatory controls in an Activity Centre.

The Panel that considered Moreland Amendment C134 – Brunswick Activity Centre, provides further guidance on the application of mandatory street wall height and setback controls along the balance of the Swan Street Precinct. This Panel concluded that mandatory controls were appropriate for street wall heights along Sydney Road. It is our view that Sydney Road shares similarities with Swan Street in terms of heritage fabric and streetscape characteristics and this Panel Report provides useful guidance for the application of mandatory controls in parts of Swan Street.

Given the highly intact heritage fabric along the length of the Swan Street Precinct (HO335) and the consistency of the street wall height, it is considered that (like Sydney Road) mandatory street wall heights are appropriate. It is further considered that mandatory upper level setbacks are appropriate within HO335 to retain the prominence of these intact heritage facades. The application of mandatory controls should also apply to:

- Those buildings that are physically located within the Swan Street Precinct but are excluded on the basis of their inclusion in the VHR; and
- Buildings that are subject to a site-specific Heritage Overlay within the Study Area that have met the threshold of individual significance.

Clause 22.02-3 – 'Levels of Significance' defines an 'individually significant' building as *"...a heritage place in its own right"*. These buildings are typically grander in scale and detailing and more architecturally accomplished than 'contributory' buildings. Therefore, 'individually significant' properties within heritage precincts outside of HO335 along Swan Street could be considered to meet the test of *"significant heritage"*.

In contrast, the small parts of the Burnley Street Precinct and Bendigo Street Precinct included within the Study Area are much less homogenous in form and do not present a consistent streetscape. Although these precincts are of local significance, it appears less likely that the tests within PPN59 and PPN60 for the application of mandatory controls can be met on heritage grounds for those buildings that are not designated as 'individually significant'. Therefore, we consider the use of discretionary DDO controls with clear guidance will achieve appropriate development for 'contributory' buildings within these precincts.

The presence of single-storey and lower scale early-Victorian two-storey 'contributory' and 'individually significant' building heights means that each site must be considered on its merits in relation to the proposed 1/3:2/3 ratio and this control should be discretionary to enable flexible design approaches to be undertaken as required by PPN59.

Further analysis underpinning these findings is provided in Sections 11 and 12.

11. Recommended Preferred Built Form Outcomes in Heritage Overlays

A visual review of the Study Area was undertaken during the weeks commencing 17 and 24 October 2016 and on an ad hoc basis from February to June 2017. All buildings and structures within the Study Area were inspected from the public realm and were considered in the context of their heritage features and values as well as the development outcomes that might be achieved if the preliminary recommendations of the Study were to be implemented. In this respect, particular attention was paid to the presentation of heritage buildings to Swan Street (and intersecting streets for corner sites), views along Swan Street, and views towards the Dimmeys Tower. The interfaces between the Study Area and neighbouring residential areas subject to the Heritage Overlay were also considered.

Recommendations regarding the preferred heritage-related built form outcomes along the Swan Street corridor are summarised below for each heritage precinct and for places subject to a site-specific Heritage Overlay. More detailed analysis around the impact of landmark views, street wall heights, upper level setbacks (front and side), rear interfaces and overall heights then follows.

The consideration of the impact of various upper level setback scenarios – in particular those proposed to protect the visual prominence of the Dimmeys Tower – have been informed by the 3D visualisations prepared by Tract Consultants. The heights of existing buildings (and in particular the heights of taller two-storey Victorian-era buildings) are estimates taken from Google Earth Pro.

It is considered that parameters for setbacks and heights of new built form proposed along Swan Street should be established on a block-by-block basis. For both simplicity, and to ensure consistent built form outcomes, any changes in controls should align to streets or laneways rather than individual property boundaries within urban blocks.

In general terms, larger upper-level setbacks are almost always preferable for protecting the visual integrity of a heritage streetscape. The purpose of the Heritage Review is, however, to assist in finding an appropriate balance between recognising and maintaining the heritage values that exist in the Study Area and the need to accommodate reasonable levels of new development to meet the objectives of other aspects of the Yarra Planning Scheme, including housing provision.

Following is a summary of the existing character and preferred future built form outcomes for each of the precinct-based Heritage Overlays within the Study Area as well as places in site-specific Heritage Overlays.

In general terms, and having regard to the identified heritage values of the Study Area, the following preferred future built form outcomes are recommended for Swan Street:

New infill development

New infill development within heritage precincts reinforces the heritage character of the area by:

- Retaining the predominant street wall height of the existing Victorian/Edwardian era shop/residences.
- Ensuring zero setbacks to street frontages.
- Reflecting the predominate historic façade rhythm, including fenestration patterns and proportions and the module of structural bays.
- Being clearly distinguishable from original heritage fabric while also adopting a respectful contextual design response.
- Ensuring façade treatments and the articulation of new development is simple and does not compete with the more elaborate detailing of nineteenth century buildings.
- Ensuring fenestration patterns of new development respects the vertical proportions of nineteenth and early twentieth century façades and avoids large expanses of glazing with a horizontal emphasis except to ground floor shopfronts.
- Maintaining the existing canopy/verandah height.

- Avoiding the replication of existing decorative features and architectural detail.

New upper level development behind the street wall

New upper level development behind the street wall of heritage places should:

- Ensure that unobstructed views to the landmark Dimmeys clock tower are retained.
- Ensure that the design and setback of the addition does not visually dominate the heritage building or surrounding heritage places.
- Retain the primacy of the three-dimensional form of the heritage building within the streetscape, not just a facade.
- Incorporate materials and finishes that are recessive in texture and colour.
- Utilise visually lightweight materials that provide a juxtaposition with the heavier masonry of the heritage facade.
- Incorporate simple architectural detailing so it does not detract from significant elements of the existing building.
- Avoid highly articulated facades with recessed and projecting elements.
- Avoid highly contrasting or vibrant primary colours.
- Avoid unarticulated façades that give a bulky appearance, especially from oblique views.
- Be articulated to reflect the fine grained character of narrow sites.

11.1 Swan Street Precinct (HO335)

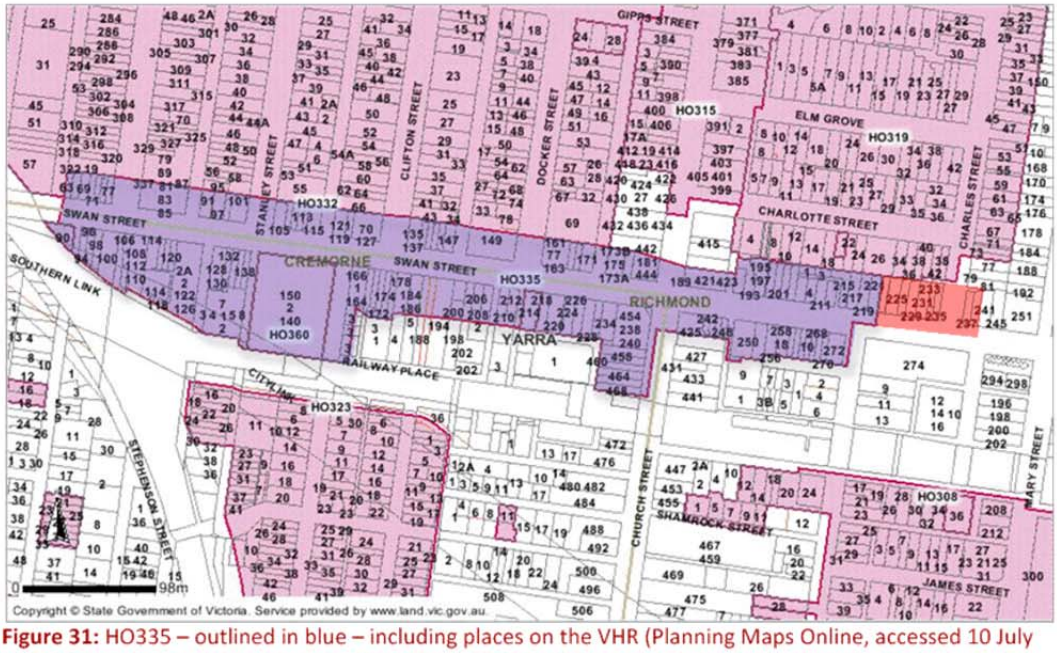


Figure 31: HO335 – outlined in blue – including places on the VHR (Planning Maps Online, accessed 10 July 2017) *Note: this includes the potential extension to HO335 (in red), which is subject to further investigation.

The Swan Street Precinct is a highly intact and architecturally accomplished turn of the century High Street. It includes places within in the VHR, such as Dimmeys, which reflect the high status of this retail strip. This is one of a limited number of highly intact turn of the century High Streets across metropolitan Melbourne, the significance of which warrants the application of mandatory street wall and setback controls to appropriately manage future development.

For the purposes of the following discussion, the Corner Hotel – an 'individually significant' building within the Richmond Hill Precinct (HO332) – should be subject to the same recommendations as those suggested for the Swan Street Precinct (HO335). The Corner Hotel is the only building in the Richmond Hill Precinct fronting Swan Street, and in both history and form it is considered to relate more meaningfully to the Swan Street Precinct than to Richmond Hill.

The preferred built form outcomes for HO335 (including additional properties that may be included, refer to Section 5.2) are:

- Zero setbacks to street frontages to maintain the existing streetscape character.
- The predominant street wall height of two-storey Victorian/Edwardian era shop/residences should be retained. A mandatory maximum of 11m and mandatory minimum of 8m will ensure this occurs; however, controls should encourage that new infill development is to be constructed to the street wall height (being the flat top of the parapet or balustrade) of the higher immediately adjacent two-storey 'contributory' or 'individually significant' building to ensure smooth transitions between heritage and new built form.
- New upper level development (whether above an infill building or heritage façade) should protect landmark views to the Dimmeys clock tower. To achieve this, a mandatory minimum 10m setback behind the parapet to a height of six-storeys (approximately 20m height) is required on the southern side of Swan Street between the former Richmond Post Office and Royal Place. Between Royal Place and Church Street a minimum 5m setback is required above six-storeys (20m). Above six-storeys (20m in height), a 20m setback from Swan Street is required between the former Richmond Post Office and Royal Place.
- New upper level development (whether above an infill building or heritage façade) should ensure the heritage streetscape of Swan Street remains prominent. To achieve this, a mandatory minimum 5m setback behind the parapet (outside of the Dimmeys view cone) is required, including along Church Street south of Swan Street.
- Given the prominence of the Swan and Church Street intersection and the two individually significant buildings addressing it, a 5m upper level setback to both the Swan and Church Street elevations (and to corner splays) should be mandatory for all buildings that address this intersection.
- Cross street setbacks for corner buildings at minor intersections should be a discretionary 5m setback as flexible design approaches are required. Decision making criteria in relation to allowing setbacks of less that 5m on cross streets should include:
  - Is the elevation on the cross street a continuation of the Swan Street façade?
  - Does the setback ensure the heritage building can be read 'in the round' and not appear as a thin façade?
  - Does the setback accord with an existing bay depth or module of the historic façade?
  - Does the setback achieve the 1/3:2/3 relationship between new development and the existing façade height?
  - Does the setback match existing development behind adjacent 'contributory' and 'individually' significant buildings?
- A discretionary ratio of 1/3:2/3 of new built form visible above the street wall should be applied. Where an existing building with a street wall height of less than 11 metres is to be retained for heritage reasons, new development may occupy more than one third of the vertical angle defined by the whole building but should match the setbacks of any adjacent development.
- A maximum building height of 8-10 storeys on the southern side of Swan Street and 5-6 storeys on the northern side of Swan Street is preferred, although these heights are likely to be moderated by

other built form considerations including setbacks and the 1/3:2/3 ratio of new development to heritage fabric.

- New upper level development should be recessive in terms of visibility and massing by subtly contrasting with the masonry structure below through its architectural treatment.
- Where new development has a rear interface with a residential property in the Heritage Overlay, the height of the new development should not exceed one-storey higher than the abutting 'contributory' or 'individually significant' dwelling at that interface (i.e. a maximum height of two-storeys should be constructed against a single-storey dwelling and a maximum height of three-storeys should be constructed against a two- storey dwelling).
- Original or early shop-fronts should be retained. The reinstatement of early shop-front designs is encouraged. Where the form of an early recessed entry has survived this should be retained.
- Where evidence of an early street verandah exists it should be reinstated.
- The conservation of heritage buildings through repair, restoration and reconstruction (where appropriate) is encouraged.
- The roof form of an 'individually significant' building between the parapet and any new development should be retained where it is visible from the public realm and/or contributes to the significance of the heritage place.
- New infill development should:
  - Interpret the historic façade rhythm, including fenestration patterns and proportions, the relationship between solid and void, and the module of structural bays.
  - Be distinguishable from the original heritage fabric and adopt a high quality and respectful contextual design response.
  - Ensure façade treatments and the articulation of new development is simple and does not compete with the more elaborate detailing of nineteenth century buildings.
  - Ensure fenestration patterns of new development respects the vertical proportions of nineteenth and early twentieth century façades and avoids large expanses of glazing with a horizontal emphasis except to ground floor shopfronts.
  - Maintain the existing canopy/verandah height.
  - Avoid the use of unarticulated curtain glazing or highly reflective glass.
  - Avoid the replication of existing decorative features and architectural detail.
  - Ensure ground floor facades facilitate activated street frontages.
- The adaptation of existing 'contributory' and 'individually significant' buildings should:
  - Discourage highly reflective glazing in historic openings.
  - Ensure the inter-floor height of the existing building is maintained and avoid new floor plates and walls cutting through historic openings.
  - Encourage the retention of solid built form behind retained facades and avoid balconies behind existing openings.
- New upper level development behind the street wall should:
  - Ensure that the design and setback of the addition does not visually dominate the heritage building or surrounding heritage places.
  - Retain the primacy of the three-dimensional form of the heritage building within the streetscape.
  - Incorporate materials and finishes that are recessive in texture and colour.
  - Utilise visually lightweight materials that provide a juxtaposition with the heavier masonry of the heritage facades.
  - Incorporate simple architectural detailing so it does not detract from significant elements of the existing building or streetscape.

- Provide a consistent and recessive backdrop to the heritage street wall and individual heritage buildings.
- Avoid highly articulated facades with recessed and projecting elements.
- Avoid highly contrasting or vibrant primary colours.
- Avoid unarticulated façades that give a bulky appearance, especially from oblique views.
- Be articulated to reflect the fine grained character of narrow sites.

11.2 Richmond Hill Precinct (HO332)

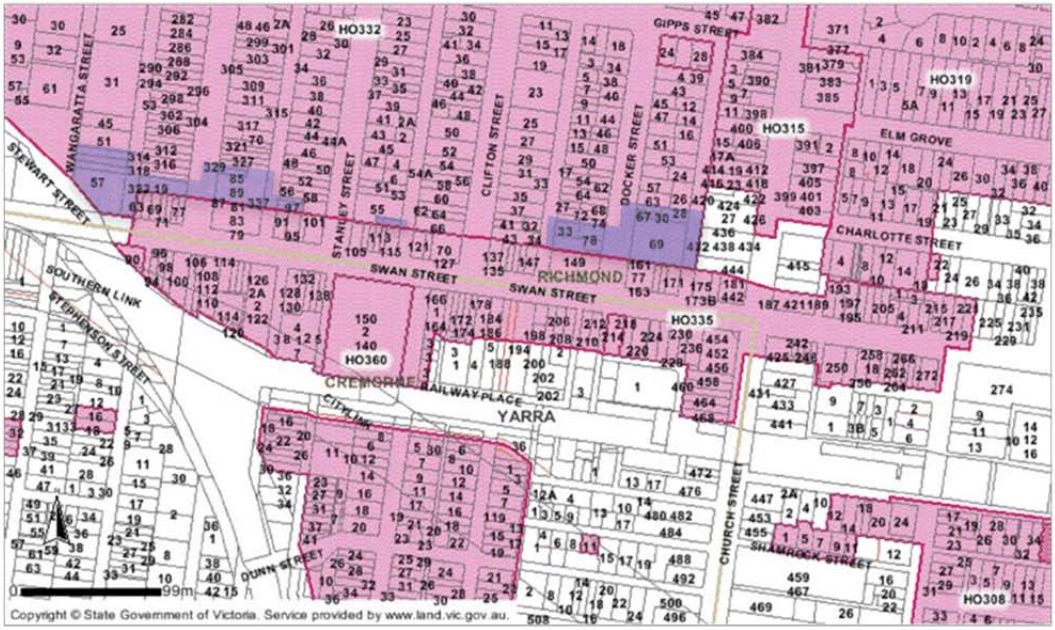


Figure 32: Southern parts of HO332 included within the Study Area – outlined in blue (Planning Maps Online, accessed 30 Nov 2016)

Small fragments of the southern part of the large Richmond Hill Precinct (HO332) are included within the Study Area by dint of their inclusion within the C1Z. This portion of HO332 is identified in the Statement of Significance as being predominantly Victorian residential in character; however the majority of sites included in the Study Area in this precinct are non-contributory later infill and have a less consistent heritage character than the Swan Street corridor at the western end. These sites present as transitional sites between Swan Street and the Victorian streetscapes rising up Richmond Hill.

The preferred built form outcomes for the portion of HO332 within the Study Area are:

- Zero setbacks to street frontages to maintain the existing character.
- The predominant street wall height of two-storey Victorian/Edwardian era shop/residences should be retained. A mandatory maximum of 11m and mandatory minimum of 8m will ensure this occurs as it wraps around the corner from Swan Street and transitions to one and two-storey residences. Controls should encourage new infill development is to be constructed to the street wall height of the higher of the immediately adjacent two-storey 'contributory' or 'individually significant' building.
- New upper level development (whether above an infill building or heritage façade) should ensure the heritage form of buildings in the streetscapes remain prominent. A discretionary 5m setback for new upper-level development should be applied which should only be reduced if it can be

demonstrated that new development will retain the ability for the heritage buildings to remain prominent and be read as three dimensional forms and not simply façades.

- A discretionary ratio of 1/3:2/3 of new built form visible above the street wall should be applied. Where an existing building with a street wall height of less than 11 metres is to be retained for heritage reasons, new development may occupy more than one third of the vertical angle defined by the whole building but should match the setbacks of any adjacent development.
- New upper level development should be recessive in terms of visibility and massing by subtly contrasting with the masonry structure below through its architectural treatment.
- Original or early shop-fronts should be retained. The reinstatement of early shop-front designs is encouraged. Where the form of an early recessed entry has survived this should be retained.
- Where evidence of an early street verandah exists it should be reinstated.
- The conservation of heritage buildings through repair, restoration and reconstruction (where appropriate) is encouraged.
- The roof form of an 'individually significant' building between the parapet and any new development should be retained where it is visible from the public realm and/or contributes to the significance of the heritage place.
- New infill development should:
  - Interpret the historic façade rhythm, including fenestration patterns and proportions, the relationship between solid and void, and the module of structural bays.
  - Be distinguishable from the original heritage fabric and adopt a high quality and respectful contextual design response.
  - Ensure façade treatments and the articulation of new development is simple and does not compete with the more elaborate detailing of nineteenth century buildings.
  - Ensure fenestration patterns of new development respects the vertical proportions of nineteenth and early twentieth century façades and avoids large expanses of glazing with a horizontal emphasis except to ground floor shopfronts.
  - Maintain the existing canopy/verandah height.
  - Avoid the use of unarticulated curtain glazing or highly reflective glass.
  - Avoid the replication of existing decorative features and architectural detail.
  - Ensure ground floor facades facilitate activated street frontages.
- The adaptation of existing 'contributory' and 'individually significant' buildings should:
  - Discourage highly reflective glazing in historic openings.
  - Ensure the inter-floor height of the existing building is maintained and avoid new floor plates and walls cutting through historic openings.
  - Encourage the retention of solid built form behind retained facades and avoid balconies behind existing openings.
- New upper level development behind the street wall should:
  - Ensure that the design and setback of the addition does not visually dominate the heritage building or surrounding heritage places.
  - Retain the primacy of the three-dimensional form of the heritage building within the streetscape.
  - Incorporate materials and finishes that are recessive in texture and colour.
  - Utilise visually lightweight materials that provide a juxtaposition with the heavier masonry of the heritage facades.
  - Incorporate simple architectural detailing so it does not detract from significant elements of the existing building or streetscape.

- Provide a consistent and recessive backdrop to the heritage street wall and individual heritage buildings.
- Avoid highly articulated facades with recessed and projecting elements.
- Avoid highly contrasting or vibrant primary colours.
- Avoid unarticulated façades that give a bulky appearance, especially from oblique views.
- Be articulated to reflect the fine grained character of narrow sites.

11.3 Church Street Precinct (HO315)

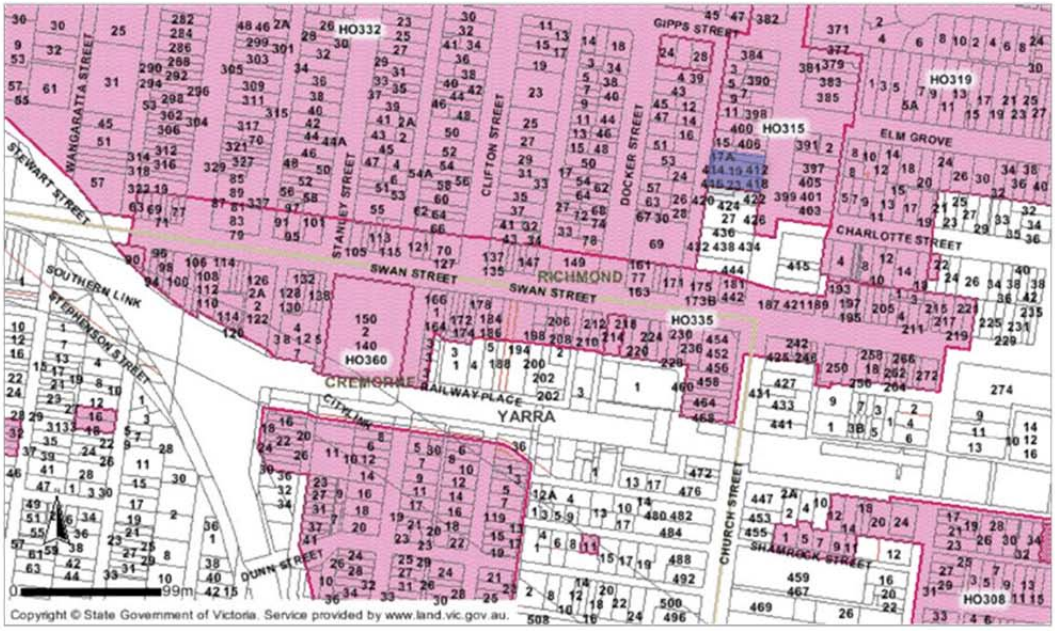


Figure 33: The southern part of HO315 included within the Study Area – outlined in blue (Planning Maps Online, accessed 30 Nov 2016)

The southern part of the Church Street Precinct (HO315) included within the Study Area comprises three properties facing Church Street – 410, 412-414, and 416-418 Church Street – and the properties behind at 17A, 19 and 23 Dickmann Street. Of these, 410 and 412-414 Church Street are identified as 'contributory' in Appendix 8 and 416-418 are 'not contributory'. 410 Church Street is a two-storey mid-Victorian (c.1860-1880) house with what appears to be a later single-storey shop added in the front garden and 412-414 Church Street is a pair of Inter-war (c.1925-25) two-storey shops and residences. While included within the C1Z (and therefore the Study Area), their character is closer to that of the residential component of HO315 to the north of these properties than Swan Street itself.

Given the lack of streetscape consistency and heritage integrity, it is considered that this part of the Study Area would not meet the 'exceptional circumstances' test necessary to warrant mandatory street wall and setback controls on these properties. The future character of this small area should therefore seek to transition between new development between Swan Street to the south and the residential character of the bulk of HO315.

The preferred built form outcomes for the portion of HO315 within the Study Area are:

- Zero setbacks to street frontages to maintain the existing character.

- A discretionary 8m minimum and 11m maximum street wall height, with a preferred maximum street wall height for 416-418 Church Street being equal to the adjacent 'contributory' heritage building at 412-414 Church Street.
- The predominant street wall character on Church Street of solid walls punctuated by window openings above an activated ground floor level should be retained.
- A discretionary 5m setback for new upper-level development on the 'contributory' buildings at 410-414 Church Street, which should only be reduced on the 'contributory' buildings if it can be demonstrated that new development will retain the ability for the heritage buildings to be read as a three dimensional forms and not simply a façade, and the new development will not visually overwhelm heritage fabric.
- A discretionary ratio of 1/3:2/3 of new built form visible above the street wall should be applied to contributory buildings. Where an existing building with a street wall height of less than 11 metres is to be retained for heritage reasons, new development may occupy more than one third of the vertical angle defined by the whole building but should match the setbacks of any adjacent development.
- New upper level development should be recessive in terms of visibility and massing by subtly contrasting with the masonry structure below through its architectural treatment.
- Original or early shop-fronts should be retained. The reinstatement of early shop-front designs is encouraged. Where the form of an early recessed entry has survived this should be retained.
- Where evidence of an early street verandah exists it should be reinstated.
- The conservation of heritage buildings through repair, restoration and reconstruction (where appropriate) is encouraged.
- New infill development should:
  - Interpret the historic façade rhythm, including fenestration patterns and proportions, the relationship between solid and void, and the module of structural bays.
  - Be distinguishable from the original heritage fabric and adopt a high quality and respectful contextual design response.
  - Ensure façade treatments and the articulation of new development is simple and does not compete with the more elaborate detailing of nineteenth century buildings.
  - Ensure fenestration patterns of new development respects the vertical proportions of nineteenth and early twentieth century façades and avoids large expanses of glazing with a horizontal emphasis except to ground floor shopfronts.
  - Maintain the existing canopy/verandah height.
  - Avoid the use of unarticulated curtain glazing or highly reflective glass.
  - Avoid the replication of existing decorative features and architectural detail.
  - Ensure ground floor facades facilitate activated street frontages.
- The adaptation of existing 'contributory' buildings should:
  - Discourage highly reflective glazing in historic openings.
  - Ensure the inter-floor height of the existing building is maintained and avoid new floor plates and walls cutting through historic openings.
  - Encourage the retention of solid built form behind retained facades and avoid balconies behind existing openings.
- New upper level development behind the street wall should:
  - Ensure that the design and setback of the addition does not visually dominate the heritage building or surrounding heritage places.
  - Retain the primacy of the three-dimensional form of the heritage building within the streetscape.

- Incorporate materials and finishes that are recessive in texture and colour.
- Utilise visually lightweight materials that provide a juxtaposition with the heavier masonry of the heritage facades.
- Incorporate simple architectural detailing so it does not detract from significant elements of the existing building or streetscape.
- Provide a consistent and recessive backdrop to the heritage street wall and individual heritage buildings.
- Avoid highly articulated facades with recessed and projecting elements.
- Avoid highly contrasting or vibrant primary colours.
- Avoid unarticulated façades that give a bulky appearance, especially from oblique views.
- Be articulated to reflect the fine grained character of narrow sites.

11.4 Burnley Street Precinct (HO474)

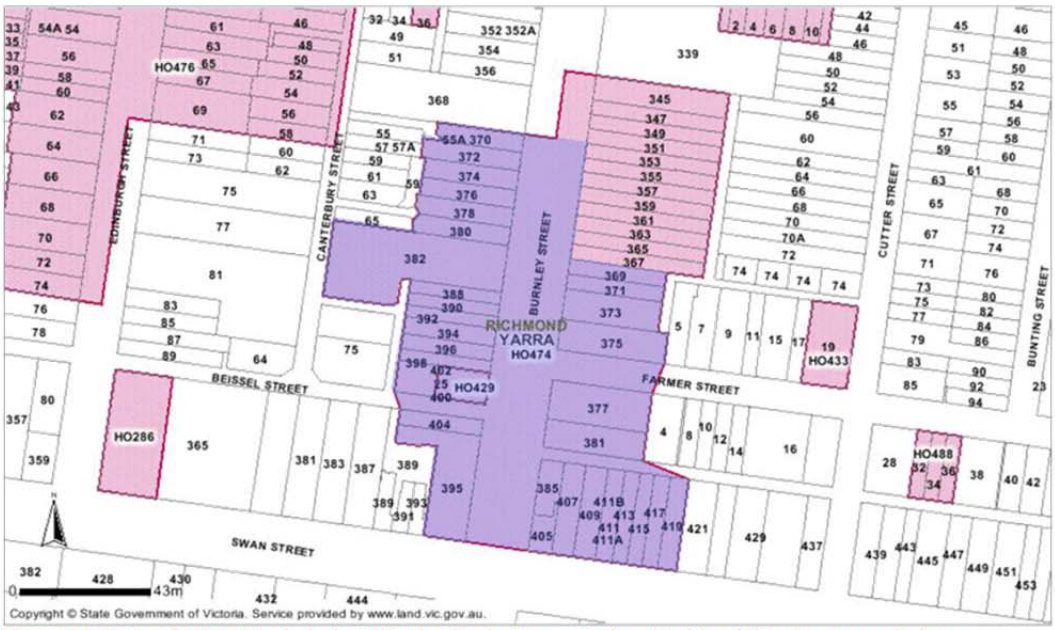


Figure 34: Parts of HO474 included within the Study Area – outlined in blue (Planning Maps Online – accessed 23 June 2017)

The Burnley Street Precinct is a locally significant precinct of late nineteenth and early twentieth century commercial and residential buildings. It comprises a mix of one and two-storey commercial buildings and a row of 12 single-storey late-Victorian terraced houses at its northern end (outside of the Study Area). The buildings included within HO474 that fall within the Study Area comprise the commercial buildings within C1Z.

The majority of the Burnley Street Precinct (HO474) addresses the Burnley Street commercial strip rather than Swan Street. The precinct is less homogenous and architecturally elaborate than the Swan Street Precinct and is a more typical mixed commercial and residential strip. It does not appear to meet the 'exceptional circumstances' test necessary to warrant mandatory built form controls.

The preferred built form outcomes for the portion of HO474 within the Study Area are:

- Zero setbacks to street frontages to maintain the existing character.
- A discretionary 11m maximum street wall height with new infill buildings encouraged not to exceed

the height of the taller of the neighbouring two-storey 'contributory or 'individually significant' building's parapet, even if this is less than 11m in height.

- The predominant street wall character of solid walls punctuated by window openings above an activated ground floor level should be retained.
- A discretionary 5m setback for new upper-level development (excluding for 'individually significant' places, see below). The setback behind the street wall should only be reduced if it can be demonstrated that new development will retain the ability for identified heritage buildings to be read as a three dimensional form and not simply a façade, and the new development will not visually overwhelm the heritage fabric or the heritage streetscape.
- A mandatory 5m upper level setback for the 'individually significant' buildings within the precinct on Swan Street in recognition of their higher level of significance.
- A discretionary ratio of 1/3:2/3 of new built form visible above the street wall should be applied. Where an existing building with a street wall height of less than 11 metres is to be retained for heritage reasons, new development may occupy more than one third of the vertical angle defined by the whole building but should match the setbacks of any adjacent development.
- New upper level development should be recessive in terms of visibility and massing by subtly contrasting with the masonry structure below through its architectural treatment.
- Where new development has a rear interface with a residential property in the Heritage Overlay, the height of the new development should not exceed one-storey higher than the abutting 'contributory' or 'individually significant' dwelling at that interface (i.e. a maximum height of two-storeys should be constructed against a single-storey dwelling and a maximum height of three-storeys should be constructed against a two- storey dwelling).
- Original or early shop-fronts should be retained. The reinstatement of early shop-front designs is encouraged. Where the form of an early recessed entry has survived this should be retained.
- Where evidence of an early street verandah exists it should be reinstated.
- The conservation of heritage buildings through repair, restoration and reconstruction (where appropriate) is encouraged.
- The roof form of an 'individually significant' building between the parapet and any new development should be retained where it is visible from the public realm and/or contributes to the significance of the heritage place.
- New infill development should:
  - Interpret the historic façade rhythm, including fenestration patterns and proportions, the relationship between solid and void, and the module of structural bays.
  - Be distinguishable from the original heritage fabric and adopt a high quality and respectful contextual design response.
  - Ensure façade treatments and the articulation of new development is simple and does not compete with the more elaborate detailing of nineteenth century buildings.
  - Ensure fenestration patterns of new development respect the vertical proportions of nineteenth and early twentieth century façades and avoids large expanses of glazing with a horizontal emphasis except to ground floor shopfronts.
  - Maintain the existing canopy/verandah height.
  - Avoid the use of unarticulated curtain glazing or highly reflective glass.
  - Avoid the replication of existing decorative features and architectural detail.
  - Ensure ground floor facades facilitate activated street frontages.
- The adaptation of existing 'contributory' and 'individually significant' buildings should:
  - Discourage highly reflective glazing in historic openings.

- Ensure the inter-floor height of the existing building is maintained and avoid new floor plates and walls cutting through historic openings.
- Encourage the retention of solid built form behind retained facades and avoid balconies behind existing openings.

- New upper level development behind the street wall should:
  - Ensure that the design and setback of the addition does not visually dominate the heritage building or surrounding heritage places.
  - Retain the primacy of the three-dimensional form of the heritage building within the streetscape.
  - Incorporate materials and finishes that are recessive in texture and colour.
  - Utilise visually lightweight materials that provide a juxtaposition with the heavier masonry of the heritage facades.
  - Incorporate simple architectural detailing so it does not detract from significant elements of the existing building or streetscape.
  - Provide a consistent and recessive backdrop to the heritage street wall and individual heritage buildings.
  - Avoid highly articulated facades with recessed and projecting elements.
  - Avoid highly contrasting or vibrant primary colours.
  - Avoid unarticulated façades that give a bulky appearance, especially from oblique views.
  - Be articulated to reflect the fine grained character of narrow sites.

11.5 Bendigo Street Precinct (HO309)

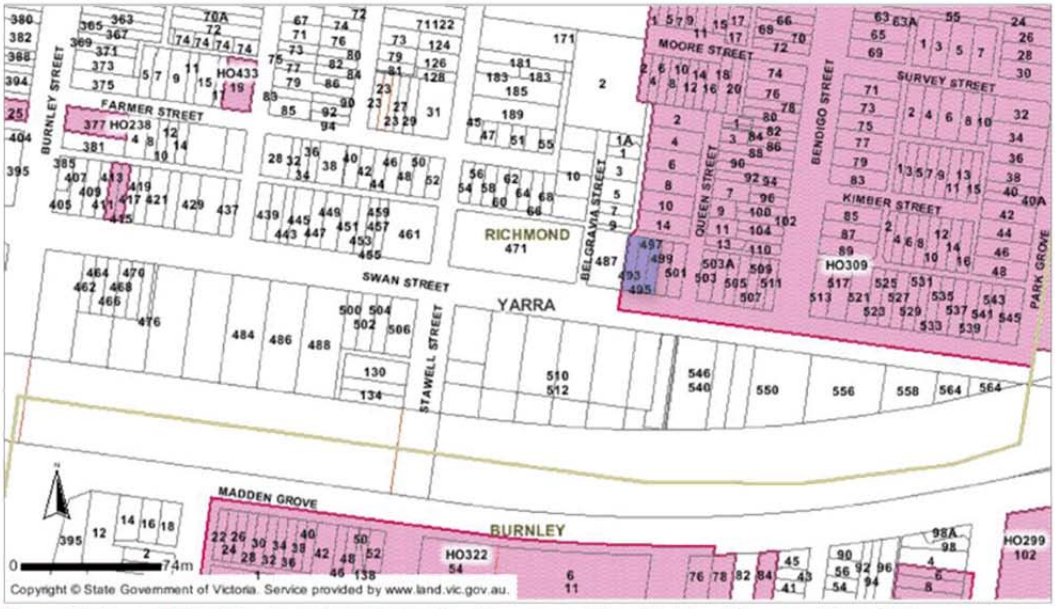


Figure 35: Part of HO309 included within the Study area – outlined in blue (Planning Maps Online, accessed 1 Dec 2016)

The Study Area, again reflecting the extent of commercially zoned land on Swan Street, includes three properties that are subject to the Bendigo Street Precinct (HO309). Other than these three properties, the rest of HO309 is zoned NRZ recognising the low-rise residential character of the area. The three buildings at 493, 495 and 497 Swan Street form part of a row of four single-storey Edwardian-era terraced houses

identified as 'contributory' in Appendix 8. 493 and 495 Swan Street appear reasonably intact, while 497 Swan Street has been converted to commercial use with a shop constructed in front of the house.

The preferred built form outcomes for the portion of HO474 within the Study Area are:

- That the properties should remain low-rise residential in character.
- New development take the form of high quality, contemporary, recessive additions to the predominantly single-storey houses in accordance with Council's heritage policy at Clause 22.02 of the Yarra Planning Scheme.

We recommend that the status of these properties be reconsidered with either all properties included in, or excluded from, the Study Area. In heritage terms, rezoning this land NRZ and removing these properties from the Study Area would be the preferred outcome.

11.6 Wellington Street Precinct (HO364)

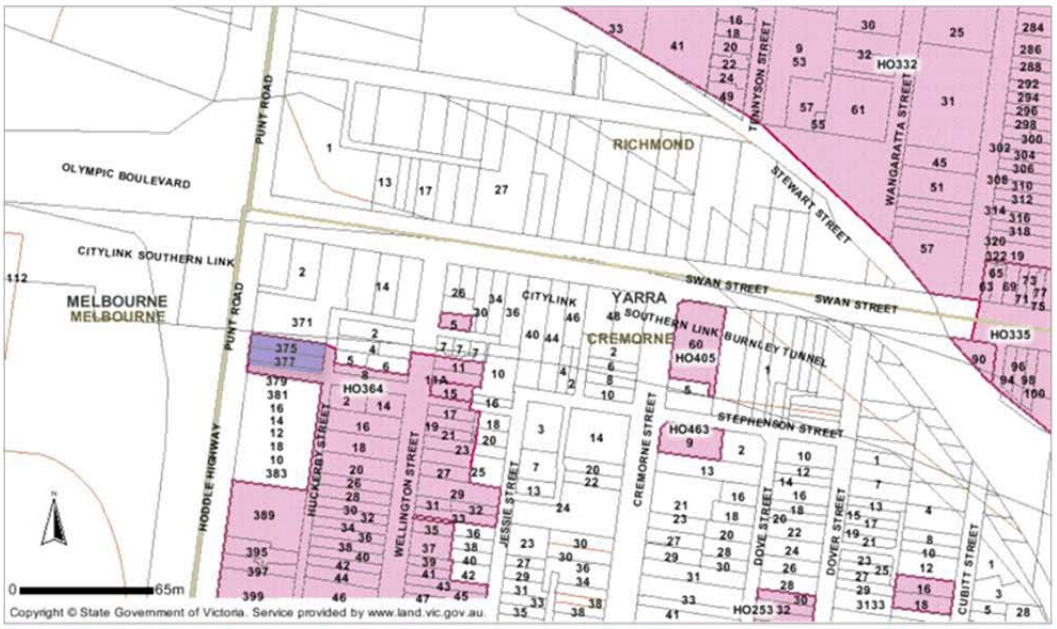


Figure 36: Part of HO364 included within the Study Area – outlined in blue (Planning Maps Online, accessed 1 Dec 2016)

Only two properties within the Wellington Street Precinct (HO364) are included within the Study Area at 375 and 377 Punt Road. The buildings have been demolished and these sites are now vacant. As these sites are somewhat isolated from the balance of HO364 by virtue of their orientation to Punt Road and no heritage controls to the north or south, their redevelopment will not impact on the heritage values of the precinct or on the broader Study Area.

11.7 Site-specific Heritage Overlays

The Study Area includes a number of significant buildings within individual, site-specific Heritage Overlays. These buildings include hotels, houses, the former Burnley Theatre and the Swan Street Drill Hall. These places vary in scale and architectural detailing, although the majority are two or three-storey masonry buildings built to the street with a parapeted form. Development of and around these places – including any other places included in the Heritage Overlay following further assessment (refer to Section 5.1) – should be designed to retain their prominence in the streetscape. Where the opportunity exists for upper

level additions to these individually significant buildings, it is considered that mandatory setbacks from the street frontage are appropriate to manage heritage impacts given the individual and specific nature of the heritage controls.

The preferred built form outcomes for site-specific, individual Heritage Overlays within the Study Area are:

- Where an opportunity exists for infill development on a street frontage within the curtilage of an individually significant place, the street wall height must match the parapet height of the façade of the significant building.
- New upper level development should ensure the heritage fabric of individually significant places remains highly legible and prominent in the streetscape. To achieve this, a mandatory minimum 5m setback behind the street wall is required.
- The former Burnley Theatre at 365 Swan Street (HO286) is atypical in form when compared to the other site-specific Heritage Overlays in the Study Area. The front foyer element is built to the street and the taller theatre auditorium is set further back. In this instance a mandatory 10m setback is justified to allow the foyer element (approximately 7m in depth) to be retained and 3m of the form of the auditorium roof.
- A mandatory 5m setback should be applied to both the Swan and Cremorne Street elevations of The Precinct Hotel at 60-62 Swan Street as it is located at a prominent street corner and has façades that address both Swan and Cremorne Streets equally.
- A discretionary ratio of 1/3:2/3 of new built form visible above the street wall should be applied. Where an existing building with a street wall height of less than 11 metres is to be retained for heritage reasons, new development may occupy more than one third of the vertical angle defined by the whole building but should match the setbacks of any adjacent development.
- The preferred maximum building height for 291 Swan Street (HO285 – former Central Club Hotel), 309 Swan Street (HO440 - former Swan Street Drill Hall), and 365 Swan Street (HO286 - former Burnley Theatre) is 6-7 storeys. 319 Swan Street (HO441) is a smaller site and has a preferred maximum building height of four-storeys.
- Upper-level additions should be scaled to ensure that they are visually recessive and do not dominate the heritage place.
- Original or early shop-fronts should be retained. The reinstatement of early shop-front designs is encouraged. Where the form of an early recessed entry has survived this should be retained.
- Where evidence of an early street verandah exists it should be reinstated.
- The conservation of heritage buildings through repair, restoration and reconstruction (where appropriate) is encouraged.
- The roof form of an 'individually significant' building between the parapet and any new development should be retained where it is visible from the public realm and/or contributes to the significance of the heritage place.
- The adaptation of existing 'contributory' and 'individually significant' buildings should:
  - Discourage highly reflective glazing in historic openings.
  - Ensure the inter-floor height of the existing building is maintained and avoid new floor plates and walls cutting through historic openings.
  - Encourage the retention of solid built form behind retained facades and avoid balconies behind existing openings.
- New upper level development behind the street wall should:
  - Ensure that the design and setback of the addition does not visually dominate the heritage building or surrounding heritage places.

- Retain the primacy of the three-dimensional form of the heritage building within the streetscape.
- Incorporate materials and finishes that are recessive in texture and colour.
- Utilise visually lightweight materials that provide a juxtaposition with the heavier masonry of the heritage facade.
- Incorporate simple architectural detailing so it does not detract from significant elements of the existing building.
- Avoid highly articulated facades with recessed and projecting elements.
- Avoid highly contrasting or vibrant primary colours.
- Avoid unarticulated façades that give a bulky appearance, especially from oblique views.
- Be articulated to reflect the fine grained character of narrow sites.

11.8 Properties adjacent to heritage buildings

It is recommended that built form controls be specified for sites immediately adjacent to (but outside) both precinct-based and site-specific Heritage Overlays (including those subject to Heritage Overlay controls in the future, refer to Section 5) in order to encourage new development to be respectful of its heritage context and to provide a transition to higher built form. Discretionary, rather than mandatory, controls are recommended in these locations as flexibility in design response is desirable in these transitional locations and the 'exceptional circumstances' test identified in PPN60 is not clearly met.

The preferred built form outcomes for properties adjacent to heritage buildings within the Study Area are:

- A discretionary street wall height of 11m or the height of the immediately adjacent 'contributory' or 'individually significant' heritage building.
- A discretionary upper level setback of 5m to encourage new development to be respectful of its heritage context and to allow the important façade features of heritage buildings to remain prominent in the streetscape.

12. Heritage Considerations for Built Form Controls

12.1 Protection of view cones to Dimmeys Tower

The primary views of the Dimmeys Tower from the east start at the apex of the hill, around the intersection of Swan and Charles Streets. From the west the primary views commence to the east of the railway viaduct. Although more distant views of the Tower are afforded from west of Richmond Railway Station, these are less proximate and the view is interrupted by the railway viaduct. All the key views of the Dimmeys Tower are from the northern side of Swan Street. Although the Tower can be clearly seen when driving along Swan Street, our assessment has been based on views from natural eye height (approximately 1.6m) on the northern footpath, where most people can reasonably appreciate the view.

The angle of the view, coupled with the existing height of the three-storey Swan Hotel on the southeast corner of Swan and Church Streets and the three-storey buildings at 234-236 Swan Street, means that built form controls are not required east of Church Street to protect the prominence of the Dimmeys Tower.

Likewise, the former Richmond Post Office (90-92 Swan Street, VHR H0048), immediately east of the railway viaduct, is on a constrained triangular site on the south side of Swan Street. Given its location, it falls outside of the primary view cone to the Tower and specific built form controls to protect Tower views do not need to commence until east of this site.

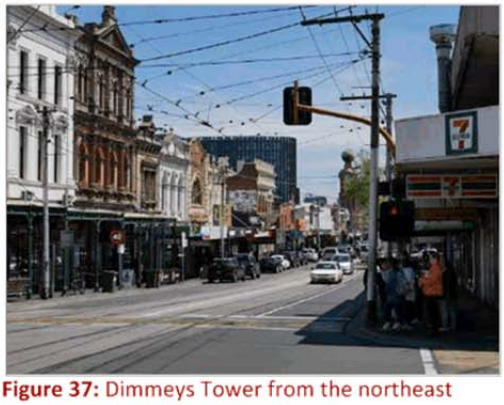


Figure 37: Dimmeys Tower from the northeast corner of Swan and Church Streets



Figure 38: Dimmeys Tower from corner of Swan and Clifton Streets



Figure 39: Dimmeys Tower from the corner of Lennox Street



Figure 40: Former Richmond Post Office

Currently when moving along the length of the view cone, the portion of the Dimmeys Tower that remains highly visible is that section above the central rendered band and including the rectangular openings, clock face and ball. To ensure this part of the Tower retains its landmark status within the streetscape, the upper levels of any new development above the parapet line on the south side of Swan Street between the laneway to the east of the former Richmond Post Office and Church Street should be set back. Upper-level setbacks will ensure that there is clear sky between the upper portion of the Tower and any new development, meaning the Tower can continue to be appreciated "in the round" and as the principal built form at the upper level of the streetscape. We note that this position is consistent with that of the Tribunal in Richmond Icon Pty Ltd v Yarra CC [2011], who found at paragraph 65 that it was important:

> *...that the ball tower remain "the principal built reference". We are of the view this means any nearby structure should be visually subservient to the ball tower having regard to the ball tower's architectural complexity, richness of detailing and its position on the street frontage.*

Based on the modelling prepared by Tract Consultants, it is considered that a minimum 10m setback behind the parapet to a height of six-storeys (approximately 20m height) is appropriate between the former Richmond Post Office and Royal Place to achieve this visual separation. While a larger setback would increase the visual separation between the Dimmeys Tower and the new built form, and would therefore improve the presentation of the Tower when viewed along Swan Street, modelling suggests that 10m is the minimum distance required to achieve adequate visual separation. Between Royal Place and Church Street the setback can be reduced to 5m to a height of six-storeys (20m) and the visual separation from the upper portion of the Tower will still be achieved.

To protect the visual prominence of the Dimmeys Tower there is also a need to set new development above six-storeys further back again. Through their modelling, Tract Consultants identified that a 20m setback from the Swan Street street wall for built form above six-storeys was necessary between the former Richmond Post Office and Royal Place to provide clear sky around the upper portion of the Tower. From our review of Tract Consultant's 3D models, it is our view that this distance achieves adequate visual separation between the upper portion of the Tower and new development. Again, a larger setback would improve the visual separation of new built form from the Tower and increase the clear sky backdrop to the Tower in key views up and down Swan Street; however modelling suggests that 20m is the minimum distance required to achieve adequate visual separation.

In the portion of Swan Street between the former Richmond Post Office in the west and Church Street to the east, development with a street wall height that approximates that of the parapet height of the Dimmeys building (approximately 11m[7]) can be accommodated without any adverse impact on the visual prominence of the Tower.

PPN59 provides guidance in relation to the use of mandatory controls to protect the views such as those of the Dimmeys Tower. The inclusion of the Dimmeys building on the VHR (with explicit recognition of the landmark qualities of its prominent tower) and its inclusion as one of the few landmark buildings identified in Clause 22.03 'Landmarks and Tall Structures' provides the 'sound strategic basis' required by PPN59 for the application of mandatory controls along the south side of Swan Street between the former Richmond Post Office in the west and Church Street in the east.

Likewise, PPN60 provides guidance on the use of mandatory verses discretionary controls in the context of height and setback controls in Activity Centres. The PPN encourages the use of discretionary controls to allow flexibility in new developments to accommodate contextual variation and innovative design. PPN60 sets out criteria for 'exceptional circumstances' that may justify the use of mandatory height and setback controls. In the case of the Dimmeys Tower the following criterion is satisfied:

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[7] Dimensions taken from the town planning drawings for the Dimmeys redevelopment prepared by Armsby Architects, November 2010 indicate parapet height is between 10.24m and 10.74m from pavement level.

- *sites of recognised State significance where building heights can be shown to add to the significance of the place, for example views to the Shrine of Remembrance...*

Therefore it is our view that mandatory controls within the proposed DDO are appropriate on the south side of Swan Street between the former Richmond Post Office and Church Street to protect the important views of the Dimmeys Tower.



Figure 41: 3D model looking east along Swan Street towards Dimmeys from the intersection with Botherambo Street showing 10m setback to six-storeys (20m) and 20m setback above six-storeys (© Tract Consultants)



Figure 42: 3D model looking east along Swan Street towards Dimmeys from the intersection with Lennox Street showing 10m setback to six-storeys (20m) and 20m setback above six-storeys (© Tract Consultants)



Figure 43: 3D model looking west along Swan Street towards Dimmeys from the intersection with Church Street showing 5m setback to six-storeys (20m) and further setback above six-storeys in accordance with the 1/3:2/3 guidance (© Tract Consultants)



Figure 44: 3D model looking west along Swan Street towards Dimmeys from the intersection with Dickmann Street showing 5m setback to six-storeys (20m) and further setback above six-storeys in accordance with the 1/3:2/3 guidance and a 10m setback to six-storeys (20m) and 20m setback above six-storeys beyond Royal Place (© Tract Consultants)



Figure 45: 3D model looking west along Swan Street towards Dimmeys from the intersection with Waverley Street showing a 10m setback to six-storeys (20m) and 20m setback above six-storeys beyond Royal Place (© Tract Consultants)

12.2 Street wall heights

The existing street wall height within the parts of the Study Area subject to the Heritage Overlay is generally two-storey (Victorian-era) in scale with a smaller number of single and three-storey 'contributory' and 'individually significant' buildings. Two-storey mid-Victorian (c.1860-1875) buildings are generally lower than the grander 'Boom-style' later Victorian (c.1875-1901) or Edwardian Freestyle (c.1901-1915) buildings. Inter-war (c1918-1939) two-storey buildings generally adopt a lower street wall, reflecting the move away from large inter-floor heights and flamboyant parapets or balustrades. Post-war and late twentieth century buildings are generally lower in scale and are of more utilitarian design. Almost all of the building façades within the Heritage Overlay terminate with a parapet or balustrading.

While the SSSP identified a street wall height of 10 metres in '3.2 - Urban Design Principles', this is lower than a number of existing two-storey buildings (including the Dimmeys building) and would force new development to be lower than the parapet height of neighbouring buildings. It will potentially reduce the consistency of the street wall height which the SSSP seeks to maintain. A 10m street wall height will generally not allow for three-storey infill development (assuming inter-floor heights of 4m for commercial development and 3.2m per floor for residential development including roof structure and parapet). An 11m street wall height is considered appropriate to accommodate three-storeys while not overwhelming the scale of existing two-storey buildings within the Study Area that are subject to the Heritage Overlay. Although a three (contemporary) storey infill building within the street wall will not continue the inter floor heights of adjacent two (Victorian-era) buildings, this is not considered to have an adverse heritage impact if the fenestration patterns and façade design are appropriate and maintain similar relationships of solid to void and proportions of openings etc. A street wall height of less than a two-storey building (i.e. less than 8m) will not improve heritage outcomes due to lower built form detracting from the consistent rhythm of the streetscape. In addition, the height of infill buildings should not exceed the height of the taller of the neighbouring 'contributory or 'individually significant' building's parapet, if they are less than 11m in height.

Like Sydney Road, Brunswick, the two-storey Victorian-era buildings within Swan Street range in height between 8m and 11m, and the mandatory control established within Moreland DDO18 would provide a reasonable basis for establishing a mandatory range (minimum 8m; maximum 11m) for new street walls along the highly intact parts of Swan Street covered by the Heritage Overlay.

The street wall height of existing buildings should be measured to the top of the balustrade rail or the flat surface of the parapet, not including features such as brackets, pediments, urns, finials or other decorative elements. This is to ensure that new development is aligned to the predominant height of the neighbouring heritage building rather than its tallest architectural feature.

12.2.1 Swan Street Precinct (HO335)

The SSSP and the Study's preliminary recommendations both identify that the preferred street wall height for infill development within the Swan Street Precinct should be taken from the height of the taller commercial (Victorian-era) two-storey buildings with parapets, which will accommodate three modern storeys. Tract Consultants have identified a proposed 11m maximum street wall height for new infill development in this area. Our assessment, based on an estimate of heights taken from Google Earth Pro, is that there are only two two-storey heritage buildings in the Swan Street Precinct that possibly exceed 11m in height to the top of the parapet. Therefore an 11m maximum height would appear reasonable within the extent of the Swan Street Precinct. A street wall height of less than a two-storey building (8m) will not improve heritage outcomes due to lower built form detracting from the consistent rhythm of the streetscape. In addition, the height of infill buildings should be encouraged not exceed the height of the taller of the neighbouring 'contributory or 'individually significant' building's parapet, if they are less than 11m in height.

Given the highly intact heritage fabric along the length of both the north and south sides of the Swan Street Precinct and the consistency of the street wall height, it is considered that a mandatory maximum street

wall height of 11m is appropriate, and to discourage the construction of single-storey buildings, a mandatory minimum of 8m.

However, if a mandatory control is implemented, two qualifiers should be provided:

1. To allow new development to be constructed to the street wall height of the adjacent two-storey 'contributory' or 'individually significant' building if the flat top of the parapet or balustrade of that building exceeds 11m in height. This is necessary to avoid infill development that does not align with the top of the parapet when this will provide a more consistent street wall outcome. The stepping down of the height of a new development to meet a mandatory height limit can create uneven 'gaps' in the street wall if there are extant buildings that exceed the mandatory height.
2. To allow for the accurate reconstruction of heritage buildings or heritage façade features that exceed the mandatory height if those buildings have been damaged or destroyed.

The Panel that considered Moreland Amendment C134 – Brunswick Activity Centre provides guidance on the application of mandatory street wall height and setback controls along the Swan Street Precinct. This Panel concluded that mandatory controls were appropriate for street wall heights along the sections of Sydney Road affected by HO149 – Sydney Road Precinct. We note that Sydney Road shares similar heritage characteristics with Swan Street including the mix of historic and current uses, historic built form (generally two and three-storey Victorian-era commercial buildings), a high proportion of 'contributory' and 'individually significant' buildings with a high level of intactness, and similar existing street wall heights (generally between 8m and 11m). Therefore, it is our view that mandatory controls within the proposed DDO are appropriate within the Swan Street Precinct.

12.2.2 Richmond Hill Precinct (HO332)

The areas of HO332 within the Study Area directly abut the Swan Street Precinct and should adopt the same street wall height controls to those that apply within HO335.

The Corner Hotel (57 Swan Street) and the car parking area immediately to its north are included within HO332, whereas the hotel's address on Swan Street suggests that it should be located within HO335. Given its location at the 'gateway' to the Swan Street Precinct and that the Corner Hotel is identified as 'individually significant' in Appendix 8 it would be appropriate to apply the same mandatory street wall height controls to this site that are proposed for the properties on Swan Street.

322-324 Lennox Street and 19 Botherambo Street behind it are included within the Study Area and HO332. The mid-Victorian house at 19 Botherambo Street is identified as 'individually significant' in Appendix 8 and the Edwardian-era (1900-1915) two-storey shops and residences at 322-324 Lennox Street are identified as 'contributory'. Given these properties abut a series of narrow nineteenth century shops and residences at 63-77 Swan Street and their heritage status, it would be appropriate to apply the same street wall height controls to this site that are proposed for the properties on Swan Street.

The boundary between HO335 and HO332 currently passes through the centre of the two-storey c.1970s post office at 333-337 Lennox Street. The extent of the Study Area includes the 'not contributory' post office and a narrow two-storey Victorian shop and residence at 331 Lennox Street, which is identified as 'contributory' in Appendix 8. As the post office addresses Swan Street, this section of HO332 (including 331 Lennox Street) should be subject to the same mandatory street wall height controls to the rest of the post office property site addressed at 79-89 Swan Street.

A small sliver of land occupied by a brick garage facing Dando Street is located behind two-storey shops and residences at 111, 113 and 115 Swan Street and is included within HO332. The cadastral blocks suggest that this land served as right of way access to these shops and therefore the same mandatory DDO controls should apply to this parcel of land as applies to the parcels fronting Swan Street.

The boundary between HO335 and HO332 passes through the parcel of land occupied by the Vaucluse Hotel at 149-159 Swan Street. The c.1990s bottle shop component of the hotel at 149-155 Swan Street is

identified as 'not contributory' and the c.1850-1890 hotel at 157-159 Swan Street is identified as 'contributory' in Appendix 8. In addition, the Study Area includes 33-35 Waverley Street – a post-war warehouse building identified as 'not contributory' in Appendix 8 – and 78 Docker Street – a 'not contributory' c.1980s office building. The full depth of the Vaucluse Hotel site, 33-35 Waverley Street and 78 Docker Street should be subject to mandatory street wall height controls to protect the heritage scale of Swan Street.

The car park and toilet between Docker and Dickmann Streets is included within HO332 and the Study Area, as are the houses at 65 and 67 Docker Street and 30 Dickmann Street. The car park and toilet block is identified as 'not contributory' in Appendix 8. Although 65 and 67 Docker Street are identical (and very heavily altered) mid-Victorian houses, 65 Docker Street is identified as 'not contributory' while 67 Docker Street is identified as 'contributory'. 30 Dickmann Street is a two-storey office building dating from the c.1980s and is identified as 'not contributory'. This area of HO332 directly abuts the two-storey shops and offices at 161-173 Swan Street and therefore same mandatory street wall height controls should apply to these parcels of land as applies to the parcels fronting Swan Street.

12.2.3 Church Street Precinct (HO315)

The southern part of the Church Street Precinct (HO315) included within the Study Area comprises three properties facing Church Street – 410, 412-414 and 416-418 Church Street – and the properties behind at 17A, 19 and 23 Dickmannn Street. Of these only 410 and 412-414 Church Street are identified as 'contributory' in Appendix 8 with the rest being 'not contributory'.

410 Church Street is a two-storey mid-Victorian (c.1860-1880) house with what appears to be a later single-storey shop added in the front garden and 412-414 Church Street is a pair of Inter-war (c.1925-25) two-storey shops and residences. While included within the C1Z (and therefore the Study Area), their character is closer to that of the residential component of HO315 to the north of these properties than Swan Street itself. The future character of this small area should seek to transition between new development between Swan Street to the south and the residential character of the bulk of HO315.

The properties are separated from HO335 by numbers 420-444 Church Street (which are not subject to the Heritage Overlay). Given the lack of streetscape consistency and heritage integrity, this part of the Study Area is not considered to meet the 'exceptional circumstances' test necessary to warrant mandatory street wall height controls on these properties.

It is therefore considered that a discretionary 11m street wall height be applied to this part of the Church Street Precinct (to the extent that it falls within the Study Area). While not prohibiting a street wall height higher than 11m, the discretionary control will effectively only apply to sites that are identified as 'not contributory'. In addition, a preferred maximum street wall height equal to the adjacent 'contributory' heritage building at 412-414 should be established for development on 416-418 Church Street.

12.2.4 Burnley Street Precinct (HO474)

The majority of the Burnley Street Precinct (HO474) addresses the Burnley Street commercial strip rather than Swan Street. This precinct was identified in the 2014 *Heritage Gap Study – Review of Central Richmond* by Context P/L, which has informed Yarra Amendment C183 that was gazetted on 15 June 2017. HO474 incorporates the existing individual Heritage Overlays covering 413 and 415 Swan Street (HO442) and 400-402 Burnley Street (HO429), which are identified as being 'individually significant' within the precinct.

This precinct is a more typical 'neighbourhood' commercial and residential strip, containing a mix of one and two-storey shops and residences. Given the lack of streetscape consistency it is considered that the precinct does not meet the 'exceptional circumstances' test necessary to warrant mandatory street wall height controls. It is therefore considered that a discretionary 11m street wall height should be applied to the Burnley Precinct (to the extent that it falls within the Study Area), with the street wall height of new infill buildings adopting the height of the taller of the immediately adjacent two-storey 'contributory' or

'individually significant' building's parapet, even if this is less than 11m in height.

12.2.5 Bendigo Street Precinct (HO309)

The status of these properties should be reconsidered with either all properties included in, or excluded from, the Study Area. If all properties remain within the Study Area, a street wall height control will not be required (by virtue of the 'contributory' status of these properties).

12.2.6 Site-specific Heritage Overlays

On Swan Street, east of HO335, a number of buildings are included (or are being considered further for potential inclusion) within site-specific Heritage Overlays. These buildings have been assessed as being *"...heritage places in their own right"* (Clause 22.02-3 – 'Levels of Significance'). These places already have their street wall height established by their historic façade. The presumption against demolition within the Heritage Overlay will protect these façades. Where an opportunity exists for infill development on a street frontage within the curtilage of these places, the street wall height is to match the parapet height of the façade of the significant building.

12.2.7 Properties adjacent to heritage buildings

Further to the above heritage precinct considerations, it is recommended that a preferred street wall height be specified for sites immediately adjacent to (but outside) both precinct-based and individual Heritage Overlays (including those subject to Heritage Overlay controls in the future). A discretionary street wall height of 11m or the height of the adjacent 'contributory' or 'individually significant' heritage building is considered appropriate to encourage new development on Swan Street to be respectful of its heritage context and to provide a transition to higher development at the street frontage. Discretionary, rather than mandatory, controls are recommended in these locations as flexibility in design response is desirable in these transitional locations and the 'exceptional circumstances' test identified in PPN60 is not clearly met.

To encourage appropriate street wall heights for sites immediately adjacent to buildings included within the Heritage Overlay (whether they be 'contributory' or individually significant') a control should be included within the DDO that states the street wall height of new development adjacent to, but not included within a Heritage Overlay, should not exceed the height of its taller 'contributory' or 'individually significant' neighbour where this is less than 11m.

12.2.8 Zero street wall setback from Swan Street

All heritage buildings along Swan Street are built to the street boundary. It is recommended that new infill development follow this precedent to retain the historic built form presentation to the street.

12.3 Upper level setbacks from the street wall (outside of the Dimmeys Tower view cone)

Within the extent of the Study Area, insofar as it is currently – or may in the future be – subject to the Heritage Overlay, setbacks of new development from the street boundary above the street wall height is necessary to:

- retain the historic scale of the predominantly two (Victorian-era) storey street wall along Swan Street;
- ensure key elements of heritage places remain prominent and legible within the streetscape, including the consistent application of parapets to the street frontage of heritage buildings;
- ensure that the new built form remains a recessive element so that upper level development does not visually distract from the heritage streetscapes, particularly in oblique views; and,
- ensure that heritage buildings are read "in the round" rather than as thin façades.

It should be noted that other amenity and planning objectives may require setbacks in excess of those identified below which have been established by heritage analysis based on modelling prepared by Tract

Consultants and a visual assessment of the streetscape.

12.3.1 Swan Street Precinct (HO335)

Within the Swan Street Precinct, the returns of façades on cross (north-south orientated) streets typically have a bay width of between approximately 3.5m and 5m; that is approximately one room (11' to 16') in depth. This also applies to some buildings within individual Heritage Overlays. This depth coincides with the 5m upper-level setback from the Swan Street street wall recommended by Tract Consultants. From our visual analysis on site and Tract's modelling we believe that 5m is an adequate minimum to achieve appropriate heritage outcomes.

There have been few upper level additions to buildings within the Swan Street Precinct (other than the redevelopment of the Dimmeys site itself), but the redevelopment of 127-133 Swan Street illustrates the impact of setbacks less than the recommended 5m. The redevelopment of this consolidated site incorporated a retained two-storey façade, the heritage status of which is currently identified as 'unknown' in Appendix 8. This six-storey development has a new upper level structure rising two-storeys approximately 3m from the street wall with a further storey set back a further 2m (see Figure 46).



Figure 46: 127-133 Swan Street

127-133 Swan Street clearly illustrates the adverse impact of a setback of less than 5m to Swan Street. While the bulk of the new development is partially masked behind the retained two-storey Boom-style Victorian façade and the three-storey contemporary façade to the east, it is highly evident from oblique views over adjacent lower scaled two-storey façades. The new development on this site is considered to unreasonably dominate the heritage streetscape and the heritage buildings due to its limited setback and starkly contrasting colour scheme. A setback less than 5m (which is approximately one room depth) can result in apparent façadism where the heritage building is no longer read as a three-dimensional building.

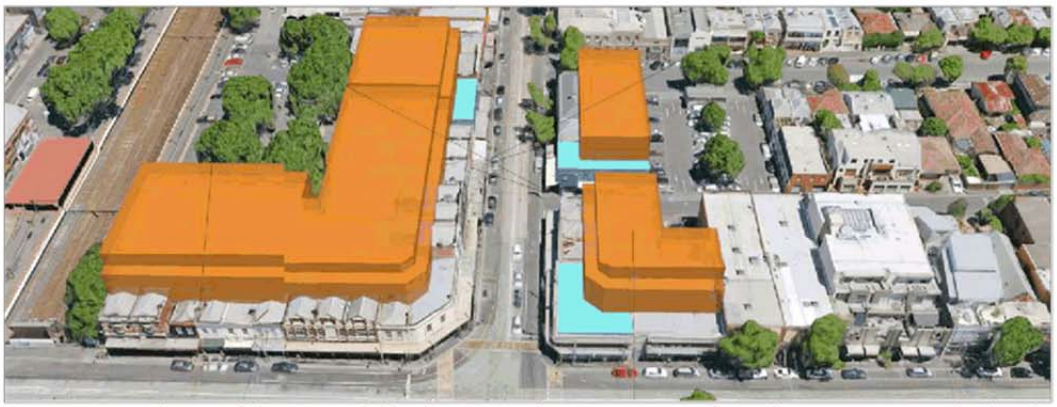


Figure 47: Aerial view of the 3D model looking west along Swan Street from the intersection with Church Street showing a 5m setback to six-storeys (20m) and a further setback above six-storeys in accordance with the 1/3:2/3 guidance (© Tract Consultants)



Figure 48: 3D model looking west along Swan Street from the intersection with Church Street showing 5m setback to six-storeys (20m) and a further setback above six-storeys in accordance with the 1/3:2/3 guidance (© Tract Consultants)



Figure 49: 3D model looking north along Church Street from the railway overbridge showing 5m setback to six-storeys (20m) and a further setback above six-storeys in accordance with the 1/3:2/3 guidance (© Tract Consultants)



Figure 50: 3D model looking east along Swan Street from Docker Street showing 5m setback to six-storeys (20m) and further setback above six-storeys in accordance with the 1/3:2/3 guidance (© Tract Consultants)

Given the highly intact heritage fabric along the length of the Swan Street Precinct and the important contribution the High Street makes to the municipality, the 5m setback should be mandatory for HO335 (and any extension that may occur following further investigation, refer to Section 5.2). It is considered that this meets the 'exceptional circumstances' test and follows the precedent set in Moreland Amendment C134 in relation to Sydney Road within the Brunswick Activity Centre.

The built form character and quality of heritage fabric evident on Swan Street continues on the west side of Church Street between the railway line and Swan Street. To retain the visual prominence of this row of shops – and in particular the building at 238-240 Swan Street with its wide chamfer on the southwest corner of Swan and Church Streets – the mandatory 5m setback should be applied along this section of Church Street.

12.3.2 Richmond Hill Precinct (HO332)

Given the contiguous nature of the small parts of the Richmond Hill Precinct that form part of the Study Area with the Swan Street Precinct (HO335), the same mandatory setback controls should apply where they front onto Swan Street (being the Corner Hotel, 57 Swan Street).

The streetscape character of the side streets off Swan Street are less consistent as they transition to a residential character up Richmond Hill. A discretionary setback control of 5m for these streets is appropriate to allow a variety of design responses that take account of the wider range of existing built form.

To further encourage setbacks that do not adversely impact on the presentation or reading of heritage buildings in the streetscape, a design objective should be included within the DDO that states the preferred minimum setback should only be reduced if it can be demonstrated that new development will retain the ability for identified heritage buildings to be read as three dimensional forms and not simply façades. It should also state that the preferred minimum setback should only be reduced if it can be shown that the new development will not visually overwhelm neighbouring heritage buildings.

12.3.3 Church Street Precinct (HO315)

Given the largely isolated nature of this portion of the Church Street Precinct from the Swan Street Precinct, along with the mixed and less intact heritage nature of this area, it is considered that the 'exceptional circumstances' test for mandatory controls is not justified in this location. It is therefore recommended that a 5m discretionary setback for new development behind existing heritage façades should be applied to development of Church Street Precinct properties within the Study Area.

While it is noted that the SSSP recommends a 3m setback, a 5m setback will encourage setbacks of greater than 3m without imposing mandatory controls, while ensuring heritage fabric remains prominent in any redevelopment. The setback behind the street wall of the 'contributory' buildings at 410-414 Church Street

should only be reduced if it can be demonstrated that new development will retain the ability for identified heritage buildings to be read as a three dimensional form and not simply a façade, and the new development will not visually overwhelm heritage fabric.

12.3.4 Burnley Street Precinct (HO474)

As noted in above, the Burnley Street Precinct presents as a much less homogenous and architecturally accomplished built form than the Swan Street Precinct. This precinct is a more typical mixed commercial and residential strip and it is considered that the 'exceptional circumstances' test necessary to warrant mandatory setback controls is not met. As a result, a discretionary 5m setback should be applied to the Burnley Street Precinct.

As recommended for the Richmond Hill and Church Street Precincts, a design objective should be included within the DDO that states the preferred minimum setback should only be reduced if it can be demonstrated that new development will retain the ability for identified heritage buildings to be read as three dimensional forms and not simply façades, and that the heritage streetscape will remain the prominent built form. It should also state that the preferred minimum setback should only be reduced if it can be shown that the new development will not visually overwhelm neighbouring heritage buildings.

The 'individually significant' buildings within the precinct should have mandatory 5m setback controls applied in recognition of their higher level of significance.

12.3.5 Bendigo Street Precinct (HO309)

As noted above, if all of the single-storey terraces are to be included in the Study Area, then a setback for new built form is required. Given the residential nature of the heritage fabric and the residential character of the area abutting the rear of these sites, it is considered appropriate that new development accords with the principles set out in Clause 22.02 of the Yarra Planning Scheme and is governed by the sightline approach contained at Clause 22.02-5.7.

It is considered that these buildings do not meet the 'exceptional circumstances' test necessary to warrant mandatory setback controls.

12.3.6 Site-specific Heritage Overlays

On Swan Street, outside of HO335, a number of buildings are included – or have the potential to be included – in individual Heritage Overlays. These buildings have been assessed as being *'heritage places in their own right'* (Clause 22.02-3 – 'Levels of Significance'). Given the important contribution buildings within site-specific Heritage Overlays make to the area and the municipality, the 5m setback from the street wall should be mandatory for these sites. It is considered that individual heritage significance meets the 'exceptional circumstances' test in PPN60 and mandatory controls should be applied for upper level setbacks.

Of these buildings, the former Burnley Theatre at 365 Swan Street is atypical in form with the front foyer element built to the street and the taller theatre auditorium set further back. In this instance a mandatory 10m setback is justified to allow the foyer element (approximately 7m in depth) to be retained and 3m of the form of the auditorium roof. The site adjoining this building to the east should have a control that encourages a 5m setback above the discretionary street wall.



Figure 51: Former Burnley Theatre, 365 Swan Street (© City of Yarra)



Figure 52: 3D model of development of the former Burnley Theatre looking east along Swan Street from Edinburgh Street showing a 20m setback to six-storeys (20m) to retain the form of the foyer and front part of the theatre (© Tract Consultants)

12.3.7 Properties adjacent to heritage buildings

Further to the above considerations, it is recommended that a preferred upper level setback be specified for sites immediately adjacent to (but outside) both precinct-based and site-specific Heritage Overlays. A discretionary upper level setback of 5m is considered appropriate to encourage new development to be respectful of its heritage context and to allow the important façade features of heritage buildings to remain prominent in the streetscape. Discretionary rather than mandatory controls are recommended in these locations as a flexible design response is desirable in these transitional locations and the 'exceptional circumstances' test identified in PPN60 is not clearly met.

12.4 Upper level side setbacks

There are a small number of varying corner conditions evident along Swan Street, particularly in relation to how 'contributory' and 'significant' buildings address corner sites, and each requires tailored responses in terms of upper level side setbacks for new built form.

It should be noted that other amenity and planning objectives may require setbacks in excess of that identified below.

12.4.1 Swan Street frontage

At the numerous corner sites along Swan Street it is more common for buildings to address these corners with a splayed form and/or a substantial return of the Swan Street façade treatment onto the cross street or laneway rather than a simple 'end-of-terrace' elevation. Typically the returns of façades on cross (north-south orientated) streets have a bay width (that is the distance between the centres of the windows or pilasters) of between approximately 3.5m and 5m (11' to 16'). This equates to the depth/width of a typical Victorian-era room. The retention of this depth from the Swan Street frontage will help ensure that buildings can be appreciated as three-dimensional forms and avoid 'facadism'. This strengthens the rationale for the proposed 5m setback of new development behind the front façade to Swan Street.

12.4.2 Corner buildings at prominent intersections

On intersections between Swan Street and major cross streets, buildings often have return façades and splays used together. The splays on these corners are larger – up to approximately 9.5m wide in the case of 238 Swan Street.

In these instances the building and its presentation to the cross street is as important visually and historically as the manner in which it addresses Swan Street. These sites are also generally larger than the typical narrow nineteenth and early twentieth century buildings along Swan Street. It is recommended that for these sites the setback applied to the Swan Street frontage should also be applied to the cross street elevation and the 45° angled splay. This is necessary to allow these buildings to be read as three-dimensional forms from both street elevations, with the key view normally being from diagonally opposite the building.

The junction of Swan and Church Streets is the key intersection within the Swan Street Precinct. On the southwest corner of this intersection is 238 Swan Street, the two-storey mid-Victorian former M. Ball & Co. building that boldly addresses the corner with a deep splay. It is identified in Appendix 8 as 'individually significant'. The three-storey late-Victorian Swan Hotel at 425 Church Street occupies the southeast corner of the intersection and is also identified in Appendix 8 as 'individually significant'. Both buildings that occupy the northern sides of Swan and Church Street intersection are two-storey commercial buildings of the c.1970s.

Given the prominence of this intersection and the two individually significant buildings addressing it, the 5m upper level setback should be mandatory for all buildings that address this intersection. It is considered that this meets the 'exceptional circumstances' test.



Figure 53: 238 Swan Street (southwest corner of Swan and Church Streets)



Figure 54: 3D model looking southwest at the intersection of Church and Swan Streets showing 5m setback to six-storeys (20m) and further setback above six-storeys in accordance with the 1/3:2/3 guidance (© Tract Consultants)



Figure 55: The Rising Sun Hotel (northwest corner of Swan and Burnley Street)

The other major intersection along Swan Street is the corner of Swan and Burnley Streets. A short strip of heritage properties are included within HO474 on the north side of Swan Street, terminating at the northeast corner of the intersection, which is occupied by the Rising Sun Hotel. The built form in this area is less homogenous and less architecturally accomplished than the Swan Street Precinct. It is considered that the built form at this intersection would not meet the 'exceptional circumstances' test necessary to warrant mandatory setback controls.

The Precinct Hotel at 60-62 Swan Street is not located at the corner of a 'major' intersection like Church or Burnley Streets, but nonetheless this 'individually significant' building (HO405) is located at a prominent street corner and has façades that address both Swan and Cremorne Streets equally. In this instance, and given its 'individually significant' status, a mandatory 5m setback would be appropriate to be applied to both the Swan and Cremorne Street boundaries.



Figure 56: The Precinct Hotel (60-62 Swan Street)



Figure 57: The Corner Hotel (57 Swan Street)

Like the Precinct Hotel, the Corner Hotel at 57 Swan Street occupies a prominent corner location – in this case addressing three streets - and is identified in Appendix 8 as being 'individually significant'. However, this building is atypical in its form and its heritage value resides more heavily in its social and historical significance than its architectural significance or its contribution to the wider streetscape. Mandatory setbacks other than those proposed to the Swan Street frontage would appear to be unnecessary.

12.4.3 Corner buildings on 'minor' streets or laneways

Returns of facades on minor (north-south orientated) streets generally have no splay or a much smaller splay of no more than 1.2m in width. Those buildings on corner sites within the Swan Street Precinct (HO335) generally have façades that return some distance around the corner. The presence of an often highly detailed façade to the cross street makes some setback from these elevations necessary to protect the identified heritage values of those buildings. Due the narrow frontage of some of these buildings on Swan Street, the return façade can be as long – or longer – than the Swan Street façade (as shown in Figures 58 and 59 below). However, in most cases, the Swan Street façade normally remains the principal elevation that contributes to the heritage values of the precinct or individual building.

Some smaller, earlier Victorian buildings have no return of the main façade onto the cross street and instead have an unadorned end-of-terrace wall to the side street or laneway. The lack of adornment of these sidewalls may mean that new development can be constructed up to the street frontage without adversely affecting their heritage values or their presentation in the precinct.

Due to the variety of different façade return conditions evident on minor streets, cross street setbacks should be articulated as a 5m discretionary setback as flexible design approaches encouraged in PPN59 are required.

Decision making criteria in relation to allowing setbacks of less that 5m should include:

- Is the elevation on the cross street a continuation of the Swan Street façade?
- Does the setback ensure the heritage building can be read 'in the round' and not appear as a thin façade?
- Does the setback accord with an existing bay depth or module of the historic façade?
- Does the setback achieve the 1/3:2/3 relationship between new development and the existing façade height?
- Does the setback match existing development behind adjacent 'contributory' and 'individually' significant buildings?



Figure 58: Southeast corner of Green and Swan Streets



Figure 59: Northeast corner of Clifton and Swan Streets



Figure 60: Southwest corner of Byron and Swan Streets



Figure 61: Southeast corner of Kipling and Swan Streets



Figure 62: Northeast corner of Dickmann and Swan Streets



Figure 63: Northeast corner of St Crispin and Swan Streets



Figure 64: Northwest corner of Dando and Swan Streets



Figure 65: Northwest corner of Charles and Swan Streets

12.5 Visual relationship between street wall and higher built form behind in Heritage Overlays

The SSSP establishes a ratio of new development behind the street wall of less than 1/3:2/3 (i.e. the upper third of the visible form is new development and the lower two thirds is the street wall). The application of this ratio to typical two-storey (Victorian-era) buildings will – when combined with set backs, appropriate façade articulation, materials and finishes – achieve an outcome that will help ensure new development is recessive and does not detract from the heritage streetscape and façades. Whereas the mandatory and discretionary controls proposed will set street wall heights and minimum setback distances, the application of the 1/3:2/3 ratio may necessitate deeper setbacks than the minimum setbacks required in the DDO.

To allow for innovative design responses to the heritage context, the 1/3:2/3 ratio should be treated as a discretionary control. The variation in the predominantly two-storey façade height and the street widths means that a mandatory application of this ratio is unlikely to achieve outcomes that *"...will be appropriate in the vast majority of cases"* as required by PPN59 in order for mandatory controls to be considered. The application of street wall height and setback controls combined with the discretionary 1:3/2:3 ratio will provide adequate guidance for new development.



Figure 66: 145 Swan Street with 'wedding cake' development behind.

The 1/3:2/3 ratio should be a consideration in relation to development above the street wall on side streets as well Swan, Church and Burnley Streets. This will help ensure that new development within the Study Area does not visually overwhelm these streets, which generally act as a transition between the commercial character of Swan Street and adjacent residential areas.

There are a small number of single-storey buildings identified as 'contributory' in the Swan Street Precinct (for instance 184-186 and 244-246 Swan Street – refer Figures 67 and 68). The retention of 'contributory' single-storey buildings and the application of the 1/3:2/3 rule would potentially create a visually distracting backdrop to the heritage streetscapes by causing new development to step up and down depending on whether the façade of the 'contributory' or 'individually significant' building is single, two or three-storeys in height. It is considered that having a more consistent backdrop to the highly intact heritage streetscape is preferable to one that changes based on the height of the façade of the heritage building. Discretion should therefore be applied to the 1/3:2/3 ratio to allow for a higher degree of visibility of new built form behind the single-storey frontage of 'contributory' buildings, similar to that provided in the controls for Sydney Road, Brunswick.

Moreland DDO18 provides a precedent for a control to accommodate more visible built form where the heritage building is lower than the predominant street wall. It states:

- *Where an existing building with a street wall height of less than 11 metres is to be retained for heritage reasons new development may occupy more than one quarter of the vertical angle defined by the whole building…*



Figure 67: 184-186 Swan Street



Figure 68: 244-246 Swan Street

12.6 Rear interfaces

There are a range of rear interfaces between the Study Area and other commercial and residential buildings affected by the Heritage Overlay, in particular HO332 Richmond Hill Precinct, which covers a large area of primarily residential development north of Swan Street. The types of rear interfaces identified between the Study Area and adjoining Heritage Overlays include:

- Rear laneways running parallel with Swan Street
- Low-scale commercial buildings built to their side boundary
- Single-storey detached houses
- Single and two-storey houses built to their side boundary.

Due to the high-density nineteenth century residential development of the Richmond area, terraced housing is one of the most common building types abutting the buildings on the north side of Swan Street. In these instances single and two-storey terraced houses (or shop with dwelling above) are generally built to the boundary of the adjacent commercial building facing Swan Street. As a result, there is no heritage basis for requiring at-grade setback from these buildings. However, the following recommended policy

could assist in ensuring that new development does not overwhelm the scale of residential buildings within the Heritage Overlay where they directly abut the rear of Swan Street properties:

> *Where new development abuts a residential property in the Heritage Overlay, the height of the new development should not exceed one-storey higher than the abutting 'contributory' or 'individually significant' dwelling i.e. a maximum wall height of two-storeys should be constructed against a single-storey dwelling and a maximum wall height of three-storeys should be constructed against a two- storey dwelling.*

It should be noted that in many instances other planning controls, including amenity controls, may require lower built form than would be achieved by the above policy.

In the main, the heritage impacts on adjoining residential properties are ameliorated by the setbacks and height limits developed to deal with daylight, overshadowing and overlooking, especially where a laneway or minor street separates the new development on Swan Street from the residential precinct. While it is important to limit the amenity impacts, it is considered that preferred building envelopes should avoid 'wedding-cake' designs that can lead to poor architectural and urban design outcomes.



Figure 69: Interface between new development and single-storey terraced house built to boundary (western side of Clifton Street)



Figure 70: Interface between two-storey (shop with flat above) Victorian commercial building, single storey commercial building and a detached dwelling (eastern side of Lennox Street)



Figure 71: Interface between existing Swan Street buildings, two-storey Edwardian commercial buildings and two-storey Victorian terraces (western side of Lennox Street)



Figure 72: Interface between two-storey modern development and two-storey Victorian terraced housing (western side of Docker Street)

12.7 Overall height limits within Heritage Overlays

The maximum height that can be achieved by a new development on any one site within the Study Area will be largely determined by a combination of the proposed heritage-related height and setback controls (i.e. wall height, upper level set back, and the 1/3:2/3 ratio) along with the setbacks and height limits required to achieve other planning and amenity outcomes, including the relationship of new built form with adjacent low-scale residential development. The widely differing land parcel size is also a significant determining factor in the height of built form that can be accommodated, with larger or consolidated lots able to accommodate larger scale development than narrow lots typical of the nineteenth century shop and residence.

Some guidance on the maximum height that can be accommodated within the Swan Street Precinct can be drawn from the Dimmeys redevelopment. Although the Dimmeys redevelopment was controversial, it was found to be acceptable both under the *Heritage Act 1995* through the heritage permit process, and by VCAT in *Richmond Icon Pty Ltd v Yarra CC [2011] VCAT 2175* under the Yarra Planning Scheme. The permits ultimately issued by VCAT and the Executive Director, Heritage Victoria were for the construction of a slender, ten-storey tower (36m high) of high-quality design with a deep setback of approximately 23m from the Swan Street facade. Now completed, the height of the new residential tower behind Dimmeys does not appear to be unreasonable or detrimental to the heritage values of the Swan Street Precinct, although it is noted that the design all assists in ameliorating negative visual impacts on the streetscape. Noting this, a ten-storey height (approximately 35m), coupled with a high quality design outcome, could be considered the maximum desirable height within the Swan Street Precinct.

It should also be noted that Dimmeys represents an atypically large site within the Swan Street Precinct, and that there are no other single lots subject to the Heritage Overlay that provide anything approaching Dimmeys in size. Even if major consolidation of land was to occur, it remains unlikely that there will be a site of the size of Dimmeys available for redevelopment.

The Study identifies preferred maximum building heights of generally 8-10 storeys on the southern side of Swan Street within HO335 and 5-6 storeys on the north. Outside the heritage precincts this rises to 10-12 storeys on the southern side of Swan Street and 8 storeys on the north. In the context of the other proposed controls and the 11m maximum street wall height, it is considered that these heights can be accommodated without overwhelming the heritage streetscapes; however these controls should be articulated in metres rather than storeys in accordance with PPN60.

In other parts of the Study Area affected by the Heritage Overlay the Study identifies a 6-7 storey height for 'individually significant' buildings on the north side of Swan Street at numbers 291 (HO285 – former Central Club Hotel), 309 (HO440 - former Swan Street Drill Hall), 319 (HO441) and 365 (HO286 - former Burnley Theatre). While numbers 291, 309 and 365 are larger sites and can accommodate higher built form, number 319 is smaller and is unlikely to comfortably support more than four-storeys.

The section of HO474 – Burnley Street Precinct within the Study Area has a height of 7-9 storeys identified in the Study. This is unlikely to be achieved in this location without adversely affecting the presentation of this precinct. Having said this, the narrow nature of the sites and other proposed controls (including setbacks and the 1/3:2/3 ratio) will also limit the actual height that can be achieved in this area.

The three single-storey properties within the Bendigo Street Precinct (HO309) are identified for development up 5-7 storeys. This cannot be achieved without totally compromising their heritage values and these three 'contributory' buildings should be rezoned NRZ and excluded from the Study Area.

Consideration of height should take account of the impact on both the individual heritage building and the wider heritage precinct. Heights that overwhelm the scale of the street or diminish the prominence of the existing two to three-storey heritage street wall are considered unacceptable.

13. Additional DDO guidance

Having considered the heritage of Swan Street and acceptable envelopes for new built form, the following section outlines additional matters recommended for inclusion in a DDO for the Study Area.

13.1 Development within the Heritage Overlay

In addition to the Heritage Policy at Clause 22.02, it is recommended that the following additional requirement be included within the DDO for the development of all sites subject to the Heritage Overlay within the Study Area:

- An application for the redevelopment of a site within the Heritage Overlay must be accompanied by a heritage impact statement prepared by a suitably qualified heritage consultant providing an assessment of the proposal against the significance of the property (if any) and the precinct it sits within.

It is recommended that the following matters be considered in relation to all 'contributory' and 'individually significant' buildings within the Study Area:

- If an up to date Conservation Management Plan (CMP) exists for the place, its recommendations should inform any decisions with respect to demolition and redevelopment.
- Original or early shop-fronts should be retained. The reinstatement of early shop-front designs is encouraged. Where the form of an early recessed entry has survived this should be retained.
- Where evidence of an early street verandah exists it should be reinstated.
- The conservation of heritage building though repair, restoration and reconstruction (where appropriate) should be encouraged.

13.2 Individually significant buildings

Clause 22.02-3 – 'Levels of Significance' states that an 'individually significant' building *"...is a heritage place in its own right"*. Whether within a precinct or an individual Heritage Overlay, the conservation of these buildings should be given the highest priority. In addition to those already within Clause 22.02 of the Yarra Planning Scheme, the following policy should apply to 'individually significant' buildings within the Study Area:

- The roof form of an 'individually significant' building between the parapet and any new development should be retained where it is visible from the public realm and/or contributes to the significance of the heritage place.
- Redevelopment involving the addition of new floor area to an 'individually significant' building must be accompanied by a condition survey of the façade of the building prepared by a suitably qualified heritage architect and include necessary works to conserve or restore the façade.
- Prior to any redevelopment to increase floor area, a full photographic record to the satisfaction of the responsible authority of the façade/s of an 'individually significant' building must be undertaken and provided to Council.

13.3 Articulation, materials and façade treatment of new development

The built form controls in relation to height and setbacks will need to be complemented with policy to encourage the respectful and recessive design of taller development behind the street walls. The relevant design elements include façade articulation and treatment, and choice of materials, including their colour and texture.

Flexibility in design approaches should be retained to accommodate a range of architectural responses from a 'contextual' approach (that utilises similar materials, fenestration patterns and proportions as the

heritage fabric) to a 'contemporary' approach (that juxtaposes obviously modern materials and façade treatments against the masonry façades). While both approaches can be valid responses to new development within a heritage context, it is more likely that a contextual design approach that respects the masonry form and fenestration patterns of the heritage buildings will be appropriate for the design of infill buildings within the street wall, and that a more contemporary approach that uses visually lightweight materials and finishes will result in contrasting but recessive upper level additions.

Although dealt with in part by the Heritage Policy at Clause 22.02, the inclusion of the following policies within the Swan Street DDO would assist in ensuring recessive new development that does not overtly compete with, or visually overwhelm, the nineteenth and early twentieth century facades:

13.3.1 Infill development within the Heritage Overlay

In relation to new infill buildings within a heritage street wall, the DDO should:

- Encourage new development that interprets the historic façade rhythm, including fenestration patterns and proportions, the relationship between solid and void, and the module of structural bays.
- Encourage new development to be distinguishable from the original heritage fabric and adopt a high quality and respectful contextual design response.
- Encourage façade treatments and the articulation of new development to be simple and not compete with the more elaborate detailing of nineteenth century buildings.
- Encourage fenestration patterns of new development that respects the vertical proportions of nineteenth and early twentieth century façades and avoids large expanses of glazing with a horizontal emphasis except to ground floor shopfronts.
- Maintain the existing canopy/verandah height.
- Avoid the use of unarticulated curtain glazing or highly reflective glass.
- Avoid the replication of existing decorative features and architectural detail.
- Encourage articulation of ground floor facades that facilitate activated street frontages.

13.3.2 'Contributory' and 'individually significant' buildings within the Heritage Overlay

In relation to the adaptation of existing 'contributory' and 'individually significant' buildings, the DDO should:

- Discourage highly reflective glazing in historic openings.
- Ensure the inter-floor height of the existing building is maintained and avoid new floor plates and walls cutting through historic openings.
- Encourage the retention of solid built form behind retained facades and avoid balconies behind existing openings.
- Retain historic shopfront where they exist.

13.3.3 Upper level development

In relation to new upper level development behind the street wall, the DDO should:

- Ensure that the design and setback of the addition does not visually dominate the heritage building or surrounding heritage places.
- Retain the primacy of the three-dimensional form of the heritage building within the streetscape.
- Encourage the materials and finishes utilised for new development behind heritage and infill buildings to be recessive in texture and colour.

- Encourage visually lightweight materials that provide a juxtaposition with the heavier masonry of the heritage facades.
- Encourage simple architectural detailing so it does not detract from significant elements of the existing building or streetscape.
- Encourage a consistent and recessive backdrop to the heritage street wall and individual heritage buildings.
- Discourage highly articulated facades with recessed and projecting elements.
- Discourage highly contrasting or vibrant primary colours.
- Avoid unarticulated façades that give a bulky appearance, especially from oblique views.
- Ensure new development is articulated to reflect the fine grained character of narrow sites.

14. Conclusion

The Swan Street Built Form Study Area contains precincts and individual buildings of local and state-level heritage significance. It also contains one of a limited number of highly intact turn of the century High Streets within the City of Yarra and wider metropolitan Melbourne.

Swan Street is an important and vibrant commercial strip, the character of which changes along its length from Punt Road in the west to Burnley Park in the east. As a Major Activity Centre it plays an important role in the social, retail and commercial life of the City of Yarra, and is defined in part by its heritage buildings and streetscapes.

The identification of heritage places is generally comprehensive throughout the Study Area; however, this Heritage Review has found that there are a small number of places that warrant further consideration for inclusion on the Heritage Overlay.

The Swan Street Structure Plan seeks to provide a sustainable vision that balances the protection of heritage values with the need for increased density and development along the Swan Street corridor. Recent VCAT decisions have shown that additional controls – beyond those provided by the existing heritage provisions – are required within the Yarra Planning Scheme to protect the setting and context of those heritage places that fall within the Swan Street Activity Centre and to implement the Structure Plan.

The draft Swan Street Built Form Study prepared by Tract Consultants has identified the need for both mandatory and discretionary height and setback controls to protect the scale and prominence of heritage buildings and precincts along Swan Street. In particular, the importance of the view shed to the state-significant Dimmeys Building and the consistent scale, character and high architectural quality of the High Street of Swan Street (subject to HO335 – Swan Street Precinct, and part of HO332 – Richmond Hill Precinct) meets the tests for the use of mandatory built form controls set out in Planning Practice Note 59: *The role of mandatory provisions in the planning schemes* and Planning Practice Note 60: *Height and setback controls for activity centres*. In other parts of the Study Area subject to precinct Heritage Overlays, the use of discretionary built form controls with design objectives to inform new development is appropriate for the guiding future development of these areas. This Heritage Review has identified some further refinements to be made as part of the finalisation of the Swan Street Built Form Study.

Recent Planning Panels considering the application of built form controls within areas subject to the Heritage Overlay have concluded that it is appropriate for the Design and Development Overlay to specifically include design objectives intended to protect heritage places. In the case of the Moreland Amendment C134, mandatory controls have been applied to achieve this objective.

The Design and Development Overlay proposed to apply to the Study Area should include built form controls – including but not necessarily limited to: street wall height, setbacks, ratio of new development to heritage façade/street wall, overall height, articulation, materials and finishes – to ensure that new development respects the heritage context and does not visually overwhelm the predominantly two-storey scale of the heritage streetscapes.

It is considered that the existing heritage provisions of the Yarra Planning Scheme (particularly Clause 22.02) will not, in themselves, provide adequate controls to inform new development within the Study Area. A Design and Development Overlay that includes heritage objectives is necessary to ensure that an appropriate balance is struck between the protection of the heritage values of the corridor and other planning objectives. The proposed mandatory and discretionary street wall height and setback controls – in conjunction with the proposed ratio of new built form to street wall, and design objectives for articulation of façades, materials and finishes – should ensure appropriate new development is accommodated while preserving the heritage values of the Swan Street corridor.

Appendix 1: Clause 22.02, page 6

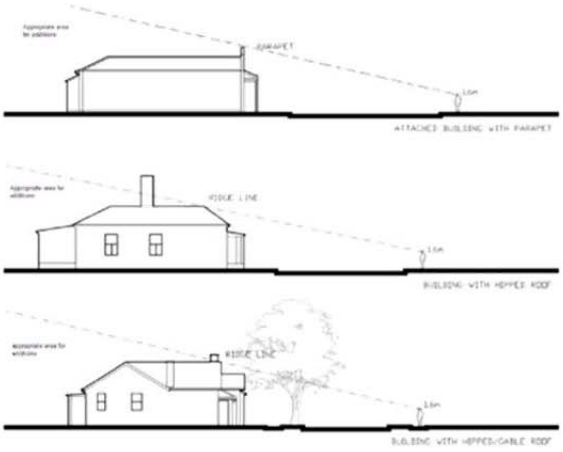


Figure 2 – appropriate areas for upper level additions to contributory buildings are sited within the 'envelope' created by projecting a sight line from 1.6 metres above ground level (eye level of average adult person) from the footpath on the opposite side of the street through the top of the front parapet or the ridge line of the principal roof form.

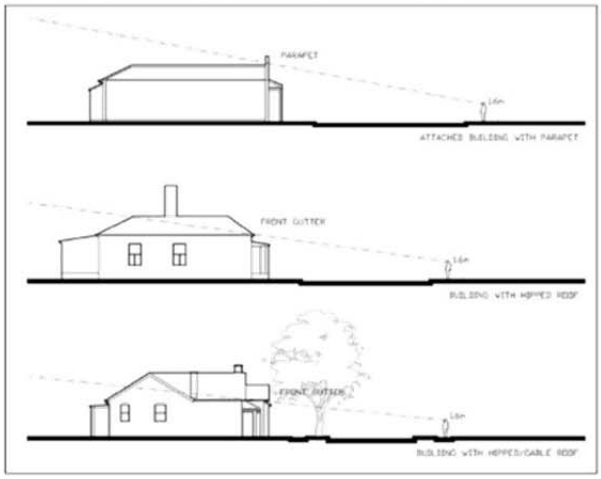


Figure 3 – appropriate areas for upper level additions to individually significant buildings are sited within the 'envelope' created by projecting a sight line from 1.6 metres above ground level (eye level of average adult person) from the footpath on the opposite side of the street through the top of the front parapet or the gutter line of the principal roof form.

Appendix 2: Recent Planning Panels Victoria Reports

Planning Panels Victoria has recently considered three Planning Scheme Amendments that are of direct relevance to the Study and this Heritage Review. Two council-led amendments, Banyule Amendment C93 and Moreland Amendment C134 and Melbourne Amendment C240, which was prepared by the Minister for Planning, are discussed below.

Panel Report, Banyule Planning Scheme Amendment C93

Banyule Planning Scheme Amendment C93: Implementation of the Ivanhoe Structure Plan, 1 July 2014 was prepared by Banyule City Council and sought to:

- Introduce Clause 21.08-3 – 'Ivanhoe Major Activity Area' (MAC), into the Municipal Strategic Statement.
- Make a number of zone and overlay changes to implement the recommendations of the Ivanhoe Structure Plan.

The area covered by the Ivanhoe Structure Plan is centred around the Heidelberg Road and Upper Heidelberg Road shopping strip that was primarily developed between 1915 and 1940. At its northern end is the Heidelberg Town Hall, a Moderne-style civic complex dating from 1937 that is included on the VHR (H2077). Close to the centre are the Ivanhoe Bowling Club, tennis courts, a public golf course abutting the Yarra River and open spaces including Rockbeare Park, the Darebin Parklands, Sparks Reserve and Chelsworth Park. The surrounding residential areas are typified by detached Victorian, Edwardian and Inter-war housing in tree-lined streets. The Heritage Overlay applies to various individual sites and precincts within the MAC, and the *Ivanhoe Activity Centre Heritage Items And Precincts* study by Context P/L (3 June 2013) recommended one additional individual place and two precincts for inclusion in the Heritage Overlay.

Amendment C93 rezoned land within six Structure Plan precincts and introduced DDO controls to guide design and built form for housing growth and other development.

Of relevance to this Study is that the Panel considered submissions in relation to:

- Proposed building height and setbacks
- Maintaining neighbourhood character
- Protection of sensitive interfaces and abuttals.

Precincts 1 (Heidelberg Road) and 5 (Upper Heidelberg Road) are most relevant to the Swan Street context.

In considering height controls within the proposed DDOs, Panel considered that a 15m (i.e. four commercial levels) discretionary height limit was appropriate for the shopping drip on Heidelberg Road (Precinct 1) with a discretionary street wall height of between 7.5m (i.e. two domestic storeys) and 9m (i.e. three domestic storeys). Setbacks varied between 3m and 6m depending on the abutting land use. For properties facing Heidelberg Road a setback of 6m was supported:

> *The Panel supports the retention of Setback 2 on the frontage to Heidelberg Road with any upper level(s) above 7.5m above natural ground level (or the 9m podium?) required to be set back 6m. This would provide a recessive element on the upper levels of the front facade thereby helping avoid unacceptably dominating wall height when viewed from the roadway and dwellings opposite.* (p18).

Panel considered that the Upper Heidelberg Road shopping strip (Precinct 5) could sustain an 18m (i.e. five commercial levels) discretionary height limit and required a 3m setback above a 9m podium to the street, and a 4.5m setback from the property boundary unless it abuts a laneway in which case a 3m setback applies.

It is noted that the approved Schedule 11 to the DDO (DDO11) includes the clause:

> *On land affected by the Heritage Overlay if there is any conflict between this Schedule and the*

Requirements and Objectives of the Heritage Overlay, the provisions of the Heritage Overlay take precedence.

The approved amendment applied discretionary height limits of between 9m and 15m along Heidelberg Road (Precinct 1) and between 12m and 18m along Upper Heidelberg Road (Precinct 5) with podium heights of 9m in Mixed Use Zone areas and 7.5m in other residential zones. Setbacks above the podium are a minimum of 6m from the street or the existing setback of an abutting property if that is less and 3m from laneways.

Panel Report, Moreland Planning Scheme Amendment C134

Moreland Planning Scheme Amendment C134 Brunswick Activity Centre, 15 May 2015 was prepared by the City of Moreland to amend planning controls to the Brunswick Activity Centre (BAC). The BAC is a large activity centre of approximately 800 hectares which, of most relevance to Swan Street, includes the Sydney Road, Lygon Street and Nicholson Street 'corridors'. Panel noted that the amendment is a complex one based on a wide range of investigations and reviews undertaken by Council, commencing with the *Brunswick Structure Plan*, 2010. The amendment was underpinned by a number of reports and investigations including heritage studies dating back to 1990.

A key issue of the Panel was the appropriateness of mandatory controls. The amendment, as originally exhibited, included discretionary controls. However, in response to public submissions, the City of Moreland re-exhibited the amendment with a number of built form controls converted from discretionary to mandatory. Expert urban design and heritage evidence noted the high degree of consistency of height in the Sydney Road corridor ('Local Area 1') and supported a mandatory 11m street wall height limit.

In their discussion on mandatory controls, Panel states:

> *The Panel does not generally support the use of mandatory controls in an Activity Centre which is designated to absorb substantial growth and where they do not meet the threshold requirements for the use of mandatory controls noted in PPN59. Indeed, the Panel notes that the DDOs in this Amendment were underpinned by the strategic work undertaken by DLA which intended the controls to be discretionary in order to allow development proposals the flexibility to respond to site context guided by discretionary built form parameters.*
>
> *Having said this, the Panel supports the use of a mandatory street wall height in Sydney Road because of its consistent and significant heritage qualities. It accepts Mr Sheppard's street wall height analysis and Mr Helms' heritage evidence that the street wall is an important contributory feature of the character and heritage significance of the street which justifies a mandatory street wall height. It supports Council's changes to DDO18 to note that the mandatory street wall height provisions only apply to buildings fronting Sydney Road.* (p27)

In the 'Overall Conclusions and Recommendations' the Panel stated:

> *Importantly, the Panel does not support the use of mandatory controls, except for street wall heights along Sydney Road. Council decided to introduce mandatory controls in its revised Amendment and this was a key issue in many submissions.*
>
> *The Panel has recommended that mandatory controls be converted to discretionary controls, except for mandatory maximum street wall heights along Sydney Road. This approach is consistent with the original Amendment exhibited by Council and with all of the expert evidence presented during the Hearing, including Council's expert evidence. A discretionary framework will provide an appropriate level of flexibility for new development to respond to its site and context.* p(i)

Panel also considered whether heritage is an appropriate built form issue that should be guided by the DDO with some submitters arguing that heritage should only be dealt with through the Heritage Overlay. Panel noted the following 'decision guideline' in the head clause for the DDO:

> *Whether the design, form, layout, proportion and scale of any proposed buildings and works is compatible with the period, style, form, proportion, and scale of any identified heritage places surrounding the site.*

Panel concluded:

> *The Panel agrees with Council and its experts that heritage is an appropriate issue which DDOs can provide guidance on. The head clause of the DDO identifies this. The Heritage Overlay informs decision makers what is significant, but not how development should respond to that significance by way of a built form response. This is an obvious role for the DDO, ... This guidance is important, not only for listed properties, but also for properties which sit next to or could impact on the significance of a listed place.* (p29)

Panel considered the building heights, street wall heights and setbacks proposed in the DDOs and found that the 'mid-rise' vision was appropriate with the width of the street defining the street wall of new development at a ratio of 1:1. The setback of upper levels above the street wall is generally 3-5m (5m to Sydney Road). The setback provided adjacent to residentially zoned land at third floor level and above is 10m with the height at boundary ranging from 5m (where there is no laneway), to 8m (where there is a laneway) and up to 11m where there is a widened laneway.

Schedule 18 to the DDO (DDO18) (Brunswick Activity Centre - Sydney Road and Upfield Corridor) includes the following built form design objectives relevant to heritage:

- *To encourage a new mid-rise built form character with buildings generally ranging from 4-10 storeys with lower built form at the interfaces with the adjoining low rise residential areas.*
- *To complement the valued built form and heritage character along Sydney Road.*
- *To ensure the street wall remains the visually dominant element of all development in Sydney Road and that any height above the street wall is visually recessive, subservient and does not dominate the streetscape appearance.*
- *To ensure new street wall heights along Sydney Road complement the prevailing Victorian and Edwardian streetscape character.*
- *To reinforce the fine grain character of Sydney Road.*

  ...
- *To ensure development is designed to respect the form, design and context of buildings of individual heritage significance.*
- *To retain views along Sydney Road to landmark buildings of individual heritage significance.*

DDO18 provides specific guidance for buildings of individual heritage significance:

> *Development on sites containing buildings of individual heritage significance where no preferred maximum height is specified on Map 1A (North) and Map 1B (South) should demonstrate:*
>
> - *How the proposed building height responds to the heritage significance of the site and its context; and*
> - *How the design objectives of this schedule have been met.*

DDO18 establishes a street wall height of 11m and a minimum setback of 5m to Sydney Road. In addition DDO18 includes a design objective that the upper levels of the building:

- *Be designed to ensure that it occupies no more than one quarter of the vertical angle defined by the whole building in the view from an eye-level of 1.7 metres on the opposite side of the street, as illustrated in Figure 1 below.*
- *Where an existing building with a street wall height of less than 11 metres is to be retained for heritage reasons new development may occupy more than one quarter of the vertical angle defined by the whole building outlined in Figure 1 above.*
- *Adopt the same street setback for at least 75% of the height of the upper levels to avoid*

'wedding cake' built form outcomes.

Where no upper level setback is specified within DDO18 the following guidance is provided:

Development on sites containing buildings of individual heritage significance where no upper level setback is specified should demonstrate:

- *How the proposed upper level setback responds to the heritage significance of the site and its context; and*
- *How the design objectives of this schedule have been met.*

The decision guidelines provided in DDO18 require that:

Before deciding on an application, the responsible authority must consider, as appropriate:

...

- *Whether the maximum building height is achievable having regard to lot size, dimensions (width and depth) and/or those sites within or adjoining the Heritage Overlay.*
- *Whether an increased upper level setback is required having regard to the heritage significance of the site or an adjoining site within the Heritage Overlay.*
- *Whether the preferred maximum street wall height is achievable having regard to the heritage significance of the site or an adjoining site within the Heritage Overlay.*
- *The extent to which development achieves the design objectives in Part 1.0 of this schedule.*

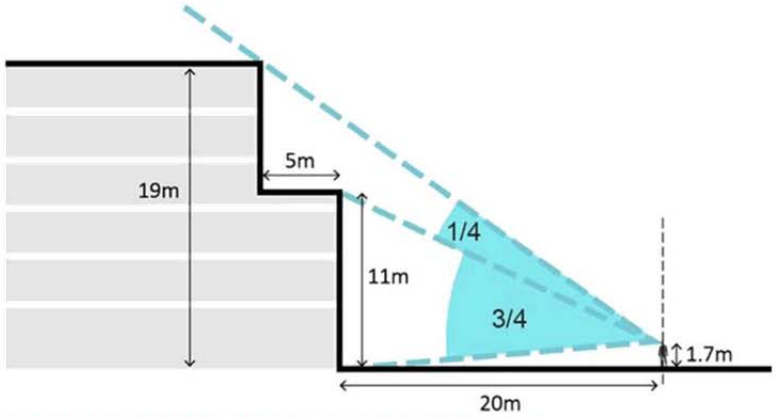


Figure 1 from DDO18 of the Moreland Planning Scheme

Schedule 19 to the DDO (DDO19) (Brunswick Activity Centre – Lygon Street Local Area) addresses heritage less directly than DDO18 but includes the following built form design objectives:

- *To create a new mid rise built form character that accommodates buildings generally ranging from 3 to 9 storeys.*
- *To reinforce the fine grain character of Lygon Street.*

...

- *To retain views along Lygon Street to buildings of individual heritage significance.*
- *To ensure the street wall remains the visually dominant element of all development in Lygon Street and that any height above the street wall is visually recessive, subservient and does not dominate the streetscape appearance.*

...

- *To ensure development is designed to respect the form, design and context of buildings of individual heritage significance.*

DDO19 also provides the following guidance:

Development on sites containing buildings of individual heritage significance where no preferred maximum height is specified on Map 1A (North) and Map 1B (South) should demonstrate:

- *How the proposed building height responds to the heritage significance of the site and its context; and*
- *How the design objectives of this schedule have been met.*

The decision guidelines provided in DDO19 require that:

Before deciding on an application, the responsible authority must consider, as appropriate:

...

- *Whether the maximum building height is achievable having regard to the heritage significance of the site or an adjoining site within the Heritage Overlay.*

Panel Report, Melbourne Planning Scheme Amendment C240

Melbourne Planning Scheme Amendment C240 - Bourke Hill, 4 May 2015 proposed to introduce height and other design controls as well as revised heritage controls in the Bourke Hill area of the CBD.

The area considered for the amendment was bound by Lonsdale Street to the north, Little Collins Street to the south, Exhibition Street to the west and Spring Street to the east. Much of its building stock in this area dates from the nineteenth century, predominantly the pre-boom period. Most buildings fronting Bourke Street are less than 10m tall, generally consisting of two and three-storey Victorian shop buildings with a few taller buildings such as the former Palace Theatre and the Salvation Army building at 18m and 26m respectively. In considering the amendment, Panel noted that the low scale built form on Bourke Street facilitates sunlight access to public places, 'big skies' and a view corridor to and from Parliament House. The Panel went on to say that the presence of numerous laneways makes an important contribution to pedestrian amenity and the permeability of area. The laneway characteristics add to the perceptible heritage values.

Amendment C240 replaced interim mandatory height controls over Bourke Hill introduced through Amendment C237. That interim amendment was specifically sought to protect the heritage values of the precinct as stated in the explanatory report:

Bourke Hill is identified in the Melbourne Planning Scheme at clause 21.12 and clause 22.04 as an important heritage area and a precinct which relies on a consistency of scale for its unique character. Recently planning applications have been made for buildings in the Bourke Hill area which has highlighted the need for a review of the built form controls to protect this significant precinct of Melbourne.

The amendment will ensure that new development is consistent with the long term vision to protect the heritage significance and low scale of Bourke Hill while an amendment to introduce permanent controls undergoes a separate process.

Amendment C240 was underpinned by the *Bourke Hill Precinct Heritage Review* (2014) and the *Bourke Hill Heritage, Planning and Urban Design Review* (September 2014). The Panel Report into Amendment C240 considered the gradings proposed for specific heritage buildings, the role of 'buffer' sites and, importantly for Swan Street, mandatory verses discretionary built form controls.

Like the Panel considering Moreland Amendment C134 this Panel concluded:

- *Height controls designed to protect the special urban and urbane characteristics and amenity of the Precinct are warranted.*
- *There is strategic justification for the application of a mix of discretionary and mandatory height controls in parts of the Precinct.*
- *It is not incorrect or inappropriate for the proposed Design and Development Overlay (Schedule 62) to incorporate objectives which recognise and manage the heritage values of*

the area. (pv)

The Panel Report goes on to address heritage buildings that already exceed a mandatory height limit and recommend that:

> *In addition to height limits, the Panel recommends some wording changes should be made to the Amendment documentation, including adding a 'like for like' clause allowing the replacement to the same height, of buildings which, upon the approval date, are already in excess of the new mandatory height limit.* (pv)

The Panel also considered the use of mandatory controls in the context of PPN 59 and the tests contained within it, specifically:

1. Is the mandatory provision strategically supported?
2. Does the proposed measure have a sound strategic basis having regard to the planning objective to be achieved and the planning policy framework generally?
3. Does the proposed mandatory measure clearly implement a policy or achieve an objective rather than just being a prescriptive tool?

The Panel concluded that mandatory controls proposed in Amendment C240 were strategically justified and could be directly linked to policies at State and local level. The Panel went on to refer to the findings of the Panel considering Bayside Amendment C113, C114 and C115 – 'Mandatory provisions for the Sandringham Village, Bay Street and Church Street Activity Centres' (14 January 2015) and their conclusion that:

- *The Victoria Planning Provisions continue to be performance based*
- *Mandatory provisions should be applied in exceptional circumstances and only where justified and necessary*
- *PPN59 and PPN60 are current and relevant for assessing whether mandatory provisions should be applied*
- *Preferred maximum heights are not to be exceeded unless the proposal provides an exemplary response to the site, its context, design objectives and other policy in the planning scheme* (pp15-16)

In relation to the appropriateness of the use of the DDO to include heritage considerations, the Panel concluded:

> *The Panel does not consider that it is inappropriate to include heritage objectives in a DDO.*
>
> *Clearly DDO objectives which might seek only to conserve heritage buildings would be inappropriate, as the absence of demolition control under a DDO would mean that this objective could ultimately be frustrated – albeit very restrictive height controls under a DDO might act to dissuade redevelopment of heritage sites. The HO is clearly the tool to apply in pursuance of heritage conservation of particular buildings of heritage significance.* (p100)

Appendix 3: Recent VCAT decisions

Richmond Icon Pty Ltd v Yarra CC [2011] VCAT 2175 and *429 Swan Street Pty Ltd v Yarra CC [2016] VCAT 370* consider new development within the Swan Street Precinct (HO335) and the proposed Burnley Street Preinct (HO474) respectively. Both cases consider the issue of acceptable verses ideal planning outcomes and the balance that must be struck between the protection of heritage values and the competing objectives of accommodating higher built form and increased density and housing provision.

Richmond Icon Pty Ltd v Yarra CC [2011] VCAT 2175

Richmond Icon Pty Ltd v Yarra CC [2011] VCAT 2175 is a 'Red Dot' decision that considered the impact of a proposed 10 storey development on the Dimmeys Building at 140-160 Swan Street within HO335 – Swan Street Precinct. In this case, due to Dimmeys inclusion in the VHR, neither Council nor the Tribunal directly considered the impacts of the development on the heritage values of the place. These considerations occurred through the permit process under the Heritage Act, which resulted in a permit being issued for the development by the Executive Director, Heritage Victoria.

After considering the impact of the development on the Swan Street context and its impact on the views to the Dimmeys Tower, the Tribunal concluded that the design was acceptable and directed Council to issue a permit for the development.

The summary of the decision notes:

> *The local planning policy framework seeks an outcome of pockets of taller buildings amongst a generally low rise built form environment and we find the proposal achieves this policy outcome. The design responds to its context by being different to the surrounds. It has an elliptical form that is simplistic and a glass surface that is calm. These attributes ensure the tower does not compete with the heritage facades of Swan Street or the Dimmey's clock ball tower and reveals the modern structure for what it is.*

The Tribunal found *"…that the tower is an acceptable and appropriate addition to the local area, including the adjacent low rise heritage streetscape of Swan Street."* (para. 4). Specifically, in terms of the new built form within the Swan Street context and the Dimmeys tower, the Tribunal found:

> 57 *We agree with the Council that the Swan Street streetscape reflects its largely Victorian era, with predominantly two and three storey buildings on relatively narrow lots. We also agree that this streetscape character will be influenced by the Heritage Overlay that extends along both sides of Swan Street. Within the streetscape there is also finer decorative patterns of doors, windows, parapets and corbels, and the Dimmey's building contains all of these traditional finer Victorian details but without the vertical patterning and variation created by individual, small fronted buildings.*
>
> 58 *In our view, the use of a "calm" glass surface for the tower as backdrop to the heritage facades of the Dimmey's building and the general Swan Street streetscape is appropriate. It does not compete with the heritage facades and reveals the modern structure for what it is. We believe that the detailing of the curtain wall with its pattern of glass and openings will, subject to care, strike an appropriate balance between calmness and a subtle visual interest. We find the use of the glass tower's elliptical form also assists as its simplicity will provide a complementary contrast to the Victorian detailing in the foreground.*
>
> …
>
> 60 *Within the local planning policy framework, it is evident that this built form relationship is contemplated and provided for. As such, we conclude the proposed 10 storey glass tower is acceptable because of its simple elliptical form, calm glass façade and generous setback from*

Swan Street.

61 *One of the most controversial aspects of this proposal is the relationship between the proposed glass tower and Dimmey's ball tower.*

...

65 *The content of the* [Landmark and Tall Structures] *policy leads us to conclude that it does not require there to be no visible structure near Dimmey's ball tower, but rather that the ball tower remain "the principal built reference". We are of the view this means any nearby structure should be visually subservient to the ball tower having regard to the ball tower's architectural complexity, richness of detailing and its position on the street frontage. The question then becomes in which views does the new tower need to be visually subservient? We agree with the findings of the Tribunal in Crema Group that the policy is not intended to preserve and protect every possible view from public spaces. We also agree with the findings of the Tribunal in Cremorne Corporation that key or important views need to be carefully dealt with, not every incidental view.*

66 *Many of the experts before us agreed the key or important views were those from Swan Street, particularly looking west toward the ball tower. Mr Czarny was the only expert who formed the view the proposal was unacceptable having regard to clause 22.03. Mr Biacsi, Mr Deutscher and Professor Reed concluded the new tower will not unreasonably impact upon the landmark status of the ball tower. We are persuaded particularly by Mr Deutscher's analysis that:*

- *There are relatively few places from which the ball tower can be well viewed and that not all views are of equal worth;*
- *Swan Street views are critical to its public appreciation; and*
- *Views of less or little value include the view from White Park, to the south across the railway line, a park that by comparison has relatively minor use and from which the ball tower, while visible, is not a critical skyline feature.*

...

68 *The view analysis submitted with the application (in the urban context report) demonstrates how the generous setback of the proposed new tower from Swan Street ensures the two tall elements will be distinct in the majority of the views along Swan Street. Indeed, there will be a number of views along Swan Street where the ball tower will be seen without any view of the glass tower. We agree with Ms Brennan the new tower may form a backdrop to the ball tower when standing in various locations on the opposite side of Swan Street looking south (including other streets that run north-south off Swan Street). However, we are of the view the ball tower will remain, even then, the principal built reference as it is in the foreground and has significant detailing that will contrast with the 'calm' glass facade.*

69 *We therefore conclude that the proposed 10 storey glass tower is acceptable in terms of its relationship with the Dimmey's ball tower.*

429 Swan Street Pty Ltd v Yarra CC [2016] VCAT 370

429 Swan Street Pty Ltd sough review at VCAT against a condition requiring setbacks from the Swan Street boundary. This matter was considered by VCAT prior to the Panel hearing into Yarra Amendment C183 which sought to introduce Heritage Overlay controls to the Burnley Street Precinct (HO474) and the subsequent adoption of the Amendment by council on 23 August 2016. Therefore, the heritage considerations in Clause 43.01 were not considered relevant on the basis *"there is ... uncertainty about whether a precinct control will come into effect and the subject land is not itself adjacent to a contributory building".*

The subject land is within a block (between Cutter Street and Burnley Street) with eight other buildings that

front Swan Street. The existing street wall height is between one and two Victorian storeys high (equivalent to three modern storeys). The City of Yarra issued a permit for the development of 429-437 Swan Street for the construction of town houses and one multi-storey building with food and drink premises at ground floor, shops, and dwellings, however the permit applicant sought a review of conditions requiring setbacks from Swan Street of the third, fourth and fifth levels.

As proposed, the apartment building would have a five level street wall to most of the Swan Street frontage, with a further level slightly recessed (being set back 1.6m). Through the conditions it applied Council sought a three level street wall or podium.

While 413-415 Swan Street were already included within the Heritage Overlay (HO442) no weight was given to the proposed Burnley Street Precinct (HO474). The Tribunal found:

> 28 *However, Ms Thomas highlighted that Ms Swarup's advice was based on there being 'no heritage restrictions in the immediate area'. She also queried whether Ms Roberts was aware of new or proposed heritage controls – a heritage overlay (HO442) covering the two significant heritage buildings at Nos. 413-415 Swan Street and the eight properties to the west of the subject land in a proposed precinct control (Burnley Street Precinct). Ms Thomas submitted that given the heritage values of most of the properties to the west of the subject land, it cannot be assumed that they will be developed with higher built forms. She suggested that any future redevelopment at Nos. 413-415 Swan Street will need to maintain the front facades, with new buildings set back behind the façade/street wall. She also saw that as a likely scenario for the contributory buildings. Ms Thomas argued that at least two buildings, probably those either side of them, and potentially all eight buildings, will maintain a three modern storey street wall height as part of any future development. Ms Thomas submitted that it follows from that analysis that to achieve a consistent street wall height, as sought by the Structure Plan, the development on the subject land should provide an equivalent three storey street wall.*
>
> 29 *I acknowledge that the internal and external urban design advice received by the Council does not appear to have considered heritage matters. The existence of HO442 will mean that at least the facades of the two significant buildings will be retained. There is, however, uncertainty about whether a precinct control will come into effect and the subject land is not itself adjacent to a contributory building. In any event, heritage considerations are matters to be balanced against other objectives.*

Attachment 4 - Swan Street Heritage Assessments

GJM Heritage

Swan Street Built Form Study

Heritage Assessments & Analysis

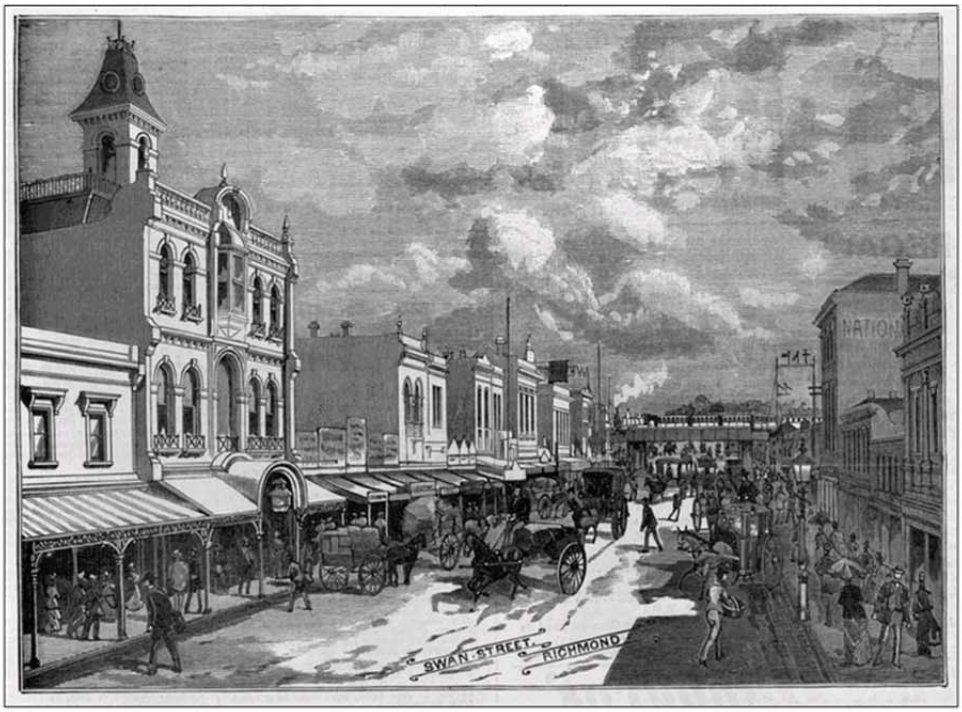


Figure 1: Swan Street, Richmond, 1889. The train crosses the rail bridge in the distance (SLV Image A/S03/10/89/157a).

5 October 2017

Prepared for the City of Yarra

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Attachment 4 - Swan Street Heritage Assessments

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2016-086	0.1 Draft	Andrew Johnson	3 September 2017
	0.2 Final Draft	Andrew Johnson	27 September 2017
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Attachment 4 - Swan Street Heritage Assessments

Summary of Recommendations

Following is a summary of the findings and recommendations arising from the further heritage assessment and analysis work undertaken.

Note: references to 'Appendix 8' in this report relate to the Incorporated Document 'City of Yarra Review of Heritage Overlay Areas 2007: Appendix 8 (revised May 2017)'.

HO number	Address	Recommendation	Report Reference
Statement of Significance Review			
HO335	Swan Street Precinct	Update the Statement of Significance	Section 2
HO309	Bendigo Street Precinct	Update the Statement of Significance	Section 2
HO405	Former Greyhound Hotel – 60-62 Swan Street	Update the Statement of Significance	Section 2
HO286	Former Burnley Theatre – 365 Swan Street	Update the Statement of Significance	Section 2
HO294	House – 15 Wellington Street	Update the Statement of Significance	Section 2
Assessment for Inclusion in the Heritage Overlay			
HO493	30-42 Swan Street	Amend the Yarra Planning Scheme to include the properties in the Heritage Overlay as the Swan Street West Precinct (comprising four 'contributory' buildings).	Section 3
HO494	273A Swan Street	Amend the Yarra Planning Scheme to include the property in the Heritage Overlay on an individual basis.	Section 3
HO495	323-325 Swan Street	Amend the Yarra Planning Scheme to include the properties in the Heritage Overlay on an individual basis.	Section 3
Extension of Swan Street Precinct Heritage Overlay (HO335)			
HO335	223-239 Swan Street	Amend the Yarra Planning Scheme to include the properties in HO335 (Swan Street Precinct)	Section 4
Heritage Grading Review			
HO335	208 Swan Street	Amend Appendix 8 to identify the property as 'not contributory' to the Swan Street Precinct.	Section 5
HO335	218 Swan Street	Amend Appendix 8 to identify the property as 'not contributory' to the Swan Street Precinct.	Section 5
HO332	67 Docker Street	Amend Appendix 8 to identify the property as 'not contributory' to the Swan Street Precinct.	Section 5
Heritage Overlay Boundary Review			
HO364	375-377 Punt Road	Remove the land from the Wellington Street Precinct.	Section 6
HO315	416-418 Church Street	Remove the properties from the Church Street Precinct	Section 6

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		(HO315)	
HO332	57 Swan Street (The Corner Hotel)	Remove the Corner Hotel from the Richmond Hill Precinct (HO332) and include as an Individually Significant place within the Swan Street Precinct (HO335)	Section 7

Attachment 4 - Swan Street Heritage Assessments

1. Introduction

In 2016, the City of Yarra engaged GJM Heritage to undertake a 'Swan Street Built Form Heritage Review' (Heritage Review) to inform the 'Swan Street Built Form Study' (the Study). The purpose of the Study is to give meaningful effect to the Swan Street Structure Plan (SSSP, completed in 2014) in the Yarra Planning Scheme. The Study reviews the existing and desired built environment in the Swan Street corridor within the SSSP area. The Study will in turn inform the content of a Design Development Overlay (DDO), which will form part of a future amendment to the Yarra Planning Scheme.

A key component of the Heritage Review was to:

- Review the suitability of the extent of the existing Heritage Overlays within the Study Area and to identify where gaps or inconsistencies exist (if any); and
- Review the suitability of the existing Statements of Significance for heritage places and precincts against the extant heritage fabric and identify where the statements require updating for the purposes of properly considering built form recommendations.

A series of recommendations arose from the Heritage Review. As a result, GJM Heritage have been engaged to undertake the following further heritage assessments and analysis:

HO number	Address	Current heritage status	Scope of works
Statement of Significance Review			
HO335	Swan Street Precinct, Richmond	Precinct HO	Prepare a brief social and environmental history for the Swan Street High Street to inform an update to the precinct Statement of Significance.
HO309	Bendigo Street Precinct	Precinct HO	Prepare minor updates to the existing Statement of Significance.
HO405	Former Greyhound Hotel, 60-62 Swan Street, Richmond	Individual HO	Prepare minor updates to the existing Statement of Significance.
HO286	Former Burnley Theatre, 365 Swan Street, Richmond	Individual HO	Prepare minor updates to the existing Statement of Significance.
HO294	House, 15 Wellington Street, Cremorne	Individual HO	Prepare minor updates to the existing Statement of Significance.
Assessment for Inclusion in the Heritage Overlay			
-	30-42 Swan Street	Outside HO	Undertake an assessment of the heritage significance of the group of properties. Prepare a heritage citation if inclusion in the HO is recommended. If the HO is not recommended, prepare written reasons detailing why the HO is not appropriate.
-	273A Swan Street	Outside HO	Undertake an assessment of the heritage significance of the property. Prepare a heritage citation if inclusion in the HO is recommended. If the HO is not recommended, prepare written reasons detailing why the HO is not appropriate.

Attachment 4 - Swan Street Heritage Assessments

-	323-325 Swan Street	Outside HO	Undertake an assessment of the heritage significance of the properties. Prepare a heritage citation if inclusion in the HO is recommended as either an individual HO or as an extension to HO441. If the HO is not recommended, prepare written reasons detailing why the HO is not appropriate.
Extension of Swan Street Precinct Heritage Overlay (HO335)			
HO335	223-239 Swan Street	Outside HO	Undertake an assessment of the heritage significance of the properties in the context of the Statement of Significance for HO335. Prepare advice outlining why/why not the HO335 boundary should be extended to include the properties.
Heritage Grading Review			
HO335	129 Swan Street	'unknown'	Undertake a brief analysis of the heritage significance of this property in the context of the Statement of Significance for HO335 and make a recommendation to amend Appendix 8, if appropriate.
HO335	218 Swan Street	'contributory'	Undertake a brief analysis of the heritage significance of the property in the context of the Statement of Significance for HO335 and make a recommendation to amend Appendix 8, if appropriate.
HO332	67 Docker Street	'contributory'	Undertake a brief analysis of the heritage significance of the properties in the context of the Statement of Significance for HO332 and make a recommendation to amend Appendix 8, if appropriate.
Heritage Overlay Boundary Review			
HO364	375-377 Punt Road	Within HO364	Prepare advice which reflects that the houses once occupying these sites have been demolished. Undertake a brief analysis as to whether the parcels of land should be retained in the Wellington Street Precinct (HO364).
HO315	416-418 Church Street	'Non-contributory' within HO	416-418 Church Road is the southern-most property on the west side of Church Street within HO315 (Church Street Precinct), however the buildings are identified in Appendix 8 as 'not-contributory'. Prepare a brief analysis confirming the non-contributory status of these places and amend the precinct boundary if appropriate.
HO332	57 Swan Street (The Corner Hotel)	Within HO332	Undertake an analysis of the heritage significance of the Corner Hotel in the context of the Statement of Significance for HO332 (Richmond Hill Precinct) and HO335 (Swan Street Precinct) and review previous heritage studies to trace the background to the inclusion of the Hotel in HO332. If appropriate, amend the boundaries of HO332 and HO335. Update the relevant Statement of Significance, if necessary.

Attachment 4 - Swan Street Heritage Assessments

2. Statement of Significance Review

A key part of the Heritage Review was to analyse the existing Statements of Significance for the heritage precincts and individually significant places within the Study Area to ensure that they remained current and useful for managing change within the Study Area.

The review found that the majority of the existing Statements of Significance for the individual places and heritage precincts within the Study Area were sound; however, updates were recommended for the following locally significant places and precincts:

- Swan Street Precinct (HO335)
- Bendigo Street Precinct (HO309)
- Former Greyhound Hotel (HO405)
- Former Burnley Theatre (HO286)
- House, 15 Wellington Street (HO294)

In the course of the Statement of Significance review is was noted that the most up-to-date version of the Statement of Significance for a place or precinct within the Study Area was not easily and readily accessible. It was therefore determined that a Reference Document to Clause 22.02 of the Yarra Planning Scheme would be created that would become the repository of the most up-to-date version of every Statement of Significance prepared for a heritage precinct and individually significant place within the Study Area. This is provided at Appendix A.

2.1 Swan Street Precinct (HO335)

The Swan Street Precinct represents one of the City of Yarra's most intact turn of the century High Streets.

While the current Statement of Significance broadly captures the architectural qualities of the precinct, it is considered that it does not adequately reflect the precinct's history and intact turn of the century character.

A social and environmental history for this important High Street has been prepared as part of this review and this has informed an updated Statement of Significance for the precinct (see Appendix B).

2.2 Bendigo Street Precinct (HO309)

The Statement of Significance notes elements that contribute to the Swan Street portion of the precinct. These include:

- Pitched gabled or hipped roofs
- One-storey wall heights
- Face brick walls
- Corrugated iron, tiled and slate roofs
- Brick chimneys

It is recommended that the following additional contributory element be noted:

- Consistent building scale and setbacks.

The updated Statement of Significance is provided in Appendix A.

2.3 Former Greyhound Hotel, 60-62 Swan St, Cremorne (HO405)

It is recommended that the following additional contributory elements of the place be noted in the Statement of Significance:

- Two-storey wall height
- Zero front setback
- Regular pattern of rectangular fenestration at upper level
- Corner building which address both Swan Street and Cremorne Street by continuing the pattern of openings and parapet detailing

- Splayed corner
- Strong horizontal lines defining levels.

The updated Statement of Significance is provided in Appendix A.

2.4 Former Burnley Theatre, 365 Swan St, Richmond (HO286)

The Building Citation provides a description for the place but does not specifically identify a number of physical features that contribute to the significance of the place.

It is recommended that the following contributory elements of the place be noted in the Statement of Significance:

- Capacious building with wide symmetrical façade to Swan Street
- Strong horizontal lines define levels
- Front façade has pattern of windows and engaged columns with wider central bay
- Located on a corner with undecorated side façade to Edinburgh Street
- Large gabled hall behind front façade.

The updated Statement of Significance is provided in Appendix A.

2.5 House, 15 Wellington Street, Cremorne (HO294)

This place is presently undergoing extensive restoration and renovation works resulting in some inaccurate descriptions in the Statement of Significance. The following updates are recommended:

- Recent re-rendering of external walls
- Removal and replacement of cast iron friezes and balustrading
- Reinstatement of a previously bricked in ground level window opening.

The updated Statement of Significance is provided in Appendix A

Attachment 4 - Swan Street Heritage Assessments

3. Assessment of places for potential inclusion in the Heritage Overlay

Nos 30-42 Swan Street, 273A Swan Street and 323-325 Swan Street have been assessed for their potential for inclusion in the Heritage Overlay.

3.1 Methodology

The assessments have been completed having regard to the Department of Environment, Land, Water & Planning's *Planning Practice Note 1: Applying the Heritage Overlay* (July 2015) (PPN1) and the following gradings for heritage places as defined in Council's heritage policy at Clause 22.02 of the Yarra Planning Scheme ('Development Guidelines for sites subject to the Heritage Overlay'):

> ***Individually significant:*** *The place is a heritage place in its own right. Within a Heritage Overlay applying to an area each individually significant place is also Contributory.*
>
> ***Contributory:*** *The place is a contributory element within a larger heritage place. A contributory element could include a building, building groups and works, as well as building or landscape parts such as chimneys, verandahs, wall openings, rooflines and paving.*
>
> ***Not contributory:*** *The place is not individually significant and not contributory within the heritage place.*

Each property was visually inspected from the street and historic research was conducted using a variety of sources including historic plans and maps (including the Kearney Map and Melbourne and Metropolitan Board of Works Plans), Sands and McDougall Directories, rate books and historic photographs and aerials. Comparative analysis against similar places identified in the Heritage Overlay was undertaken to determine whether the places satisfied the threshold for local heritage significance.

3.2 30-42 Swan Street, Cremorne

An assessment of the group of four properties opposite the Richmond Train Station at 30-42 Swan Street, Cremorne has resulted in a recommendation for their inclusion in the Heritage Overlay as the 'Swan Street West Precinct', comprising four 'contributory' buildings.

The heritage citation prepared in support of the recommendation is provided at Appendix C of this report.

3.3 273A Swan Street, Richmond

An assessment of the property at 273A Swan Street, Richmond has resulted in a recommendation for inclusion in the Heritage Overlay on an individual basis.

The heritage citation prepared in support of the recommendation is provided at Appendix D of this report.

3.4 323-325 Swan Street, Richmond

An assessment of the property at 323-325 Swan Street, Richmond has resulted in a recommendation for inclusion in the Heritage Overlay on an individual basis.

The heritage citation prepared in support of the recommendation is provided at Appendix E of this report.

3.5 Further recommendations

It is further recommended that:

- Appendix 8 be updated to reflect the above findings.
- The Statements of Significance for the above places be included within a 'Statements of Significance for Yarra High Streets' reference document to Clause 22.02 of the Yarra Planning Scheme (see Appendix A).

4. Potential extension of the Swan Street Precinct Heritage Overlay (HO335)

The Swan Street Precinct currently terminates on the northern side of Swan Street mid-block at the 'not-contributory' 221 Swan Street. Nos 223-239 Swan Street, Richmond have been assessed for their potential for inclusion in the Swan Street Precinct Heritage Overlay (HO335).

4.1 Methodology

The assessment has been completed having regard to PPN1 and the gradings for heritage places as defined in Council's heritage policy at Clause 22.02 of the Yarra Planning Scheme (see Section 3.1 for definitions).

Each property was visually inspected from the street and historic research was conducted using a variety of sources including historic plans and maps (including the Kearney Map and Melbourne and Metropolitan Board of Works Plans), Sands and McDougall Directories, rate books and historic photographs and aerials. Analysis against similar places included in the Swan Street Precinct was undertaken to determine whether the places warranted inclusion in HO335.

4.2 223-239 Swan Street, Richmond

Summary of assessment findings:

- 223-227 Swan Street are mid to late twentieth century facades which do not contribute to the Swan Street Precinct.
- 229-231 Swan Street are two individual two-storey buildings dating from the Edwardian period which contribute to the character of the Swan Street Precinct.
- 233-239 Swan Street are two pairs of two-storey Victorian-era buildings which flank Charles Street, possibly dating from the late 1860s/early 1870s. These contribute to the character of the Swan Street Precinct.



Figure 2. 223 Swan Street (L) to 235 Swan Street (R)

Attachment 4 - Swan Street Heritage Assessments



Figure 3. 229 Swan Street (L) to 235 Swan Street (R)

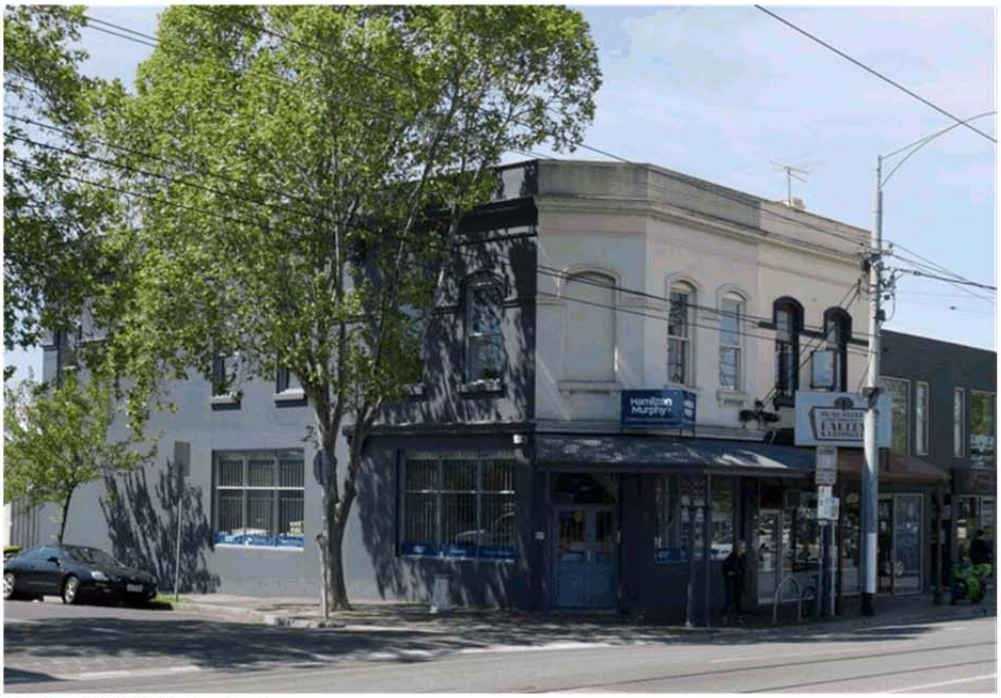


Figure 4. 237-239 Swan Street



Figure 5. Aerial photograph showing current property addresses (adapted from nearmap)

History

Kearney's map of 1855 (Figure 6) shows that a number of buildings were extant on the north side of Swan Street at this date. However, they appear to have been replaced in subsequent years with more substantial buildings, between 223 and 239 Swan Street.

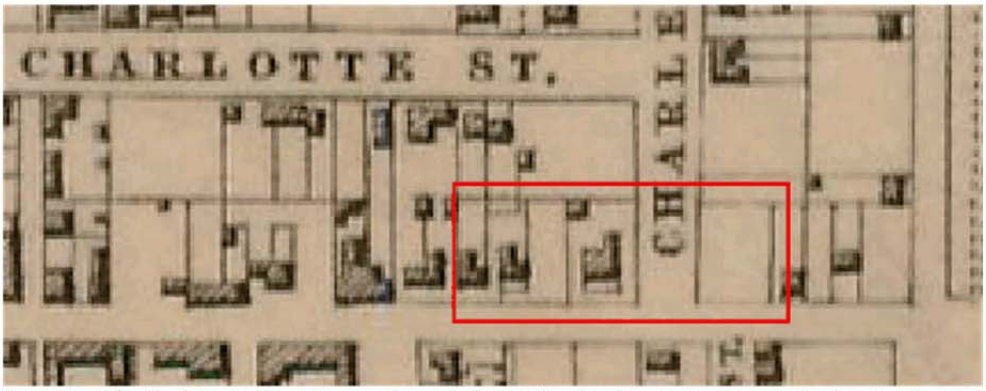


Figure 6. A detail of Kearney's 1855 map showing the north side of Swan Street near Charles Street. Approximate study area denoted by the red polygon.

223 to 225-227 Swan Street

The 1896 Melbourne and Metropolitan Board of Works (MMBW) Detail Plan (DP1065) shows that 223 and 225 Swan Street were occupied by earlier setback houses (since demolished), while the current 229 and 231 were vacant lots (Figure 7).

Attachment 4 - Swan Street Heritage Assessments

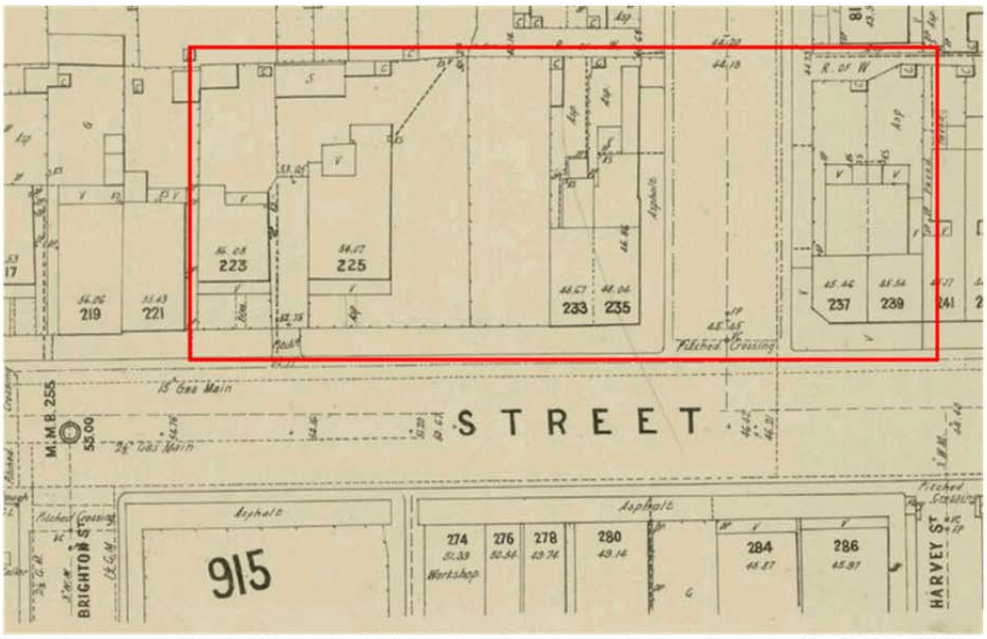


Figure 7. Footprint of the buildings extant in 1896. Study area denoted by the red polygon (MMBW DP 1065).

223 Swan Street

The 1896 MMBW plan (Figure 7) shows that 223 Swan Street was occupied by an earlier house, set back on the lot. This earlier building appears to have been demolished in the late 1890s (when it disappeared from the Sands & McDougall Directories, after serving as a wood and coal yard from 1896). No. 223 re-appeared in the Sands & McDougall Directories in 1907, with occupants listed as Daniel Bray, bootmaker, Thomas A McNeal and Miss K Grant. From 1908 to 1918 the building was solely occupied by Miss K. Grant. Later occupants included F. Malcolm, bird dealer in 1920 and H. E. Burns, printer from c1930 (S&Mc).

The c1933-1950 MMBW Base map (Figure 8) appears to show the existing building at 223 Swan Street. An aerial photo dating to 1945 shows the existing building (Figure 9). The facade appears to have been remodelled c1950s-60s together with adjacent 221 Swan Street.

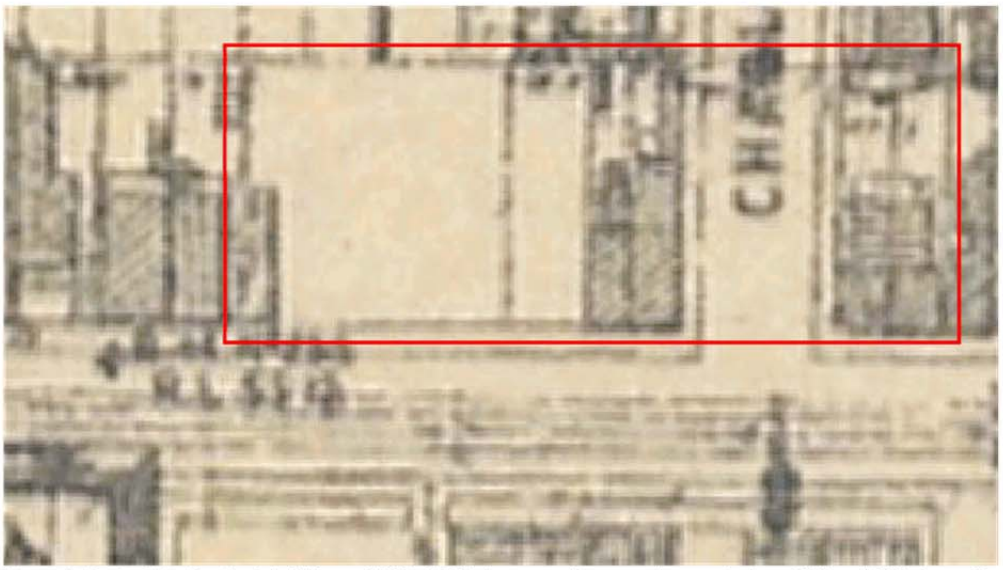


Figure 8. Footprint of extant buildings c1933-c1950; however the map does not show 229 and 231 Swan Street – evidence indicates that these buildings existed during this period. Study area denoted by the red polygon (MMBW Base Map 36, dated c1933-c1950).



Figure 9. Detail of a 1945 aerial of Swan Street; arrow points to 223 Swan Street (Charles D. Pratt, c1945, SLV Image H91.160472).

225-227 Swan Street

The 1896 MMBW plan (Figure 7) shows that 225-227 Swan Street was occupied by an earlier house, set back on the lot (since demolished). The Sands & McDougall Directories note that the property served as a residence and then a woodyard in the 19th century (addressed as no. 175 to 1892). No. 225 ceased to be listed in the directories from 1904, before it reappeared as a farriers from 1915 (until at least 1940).

The c1933-1950 MMBW Base Map shows that the earlier buildings at 225-227 Swan Street had been demolished. A large sawtooth roof building was later constructed and the building now has a modern facade.

229-231 Swan Street – Edwardian shops

229 Swan Street

The 1896 MMBW Plan (Figure 7) shows that the current 229 Swan Street remained vacant at this date. From c1900, 229 Swan Street was listed in the Sands & McDougall Directories as a wood and coal yard. In 1905, no. 229 was also occupied by Mrs Sophie Wilson, Burnley Knitting Co. By 1910 the property was listed as 'vacant' (not confirmed if a vacant site or vacant building), and between 1911 and 1913, 229 Swan Street was omitted from the Sands & McDougall Directories, suggesting the property was vacant. The 1914 Directories record a 'shop being built' in this vicinity in 1914, which may refer to 229 Swan Street and an analysis of the architectural style and detailing suggests the building dates to this period. In 1916, two occupants were listed at 229 Swan Street – Samuel Hassell and E. Stockton, fish shop.

The c1933-1950 MMBW Base Map (Figure 8) shows vacant lots between 223 and 233 Swan Street, however this does not align with the earlier architectural styles of the buildings at 229 and 231, or the Sands & McDougall Directories, which indicate that buildings existed on these lots by this period.

231 Swan Street

The 1896 MMBW Plan (Figure 7) shows that the current 229 Swan Street remained vacant at this date. No. 231 Swan Street was first listed in the Sands & McDougall Directories in 1914, occupied by E. Stockton, greengrocer and an analysis of the architectural style and detailing suggests the building dates to this period. In 1916, the shop and residence at no. 231 had two occupants – Ernest Stockton and G. Farrow, greengrocer (E. Stockton occupied both nos. 229 and 231 as a greengrocer and fish shop from 1916). No. 231 had two occupants listed in the Directories most years from 1918 (S&Mc).

As noted above, the c1933-1950 MMBW Base Map (Figure 8) shows vacant lots between 223 and 233 Swan Street, however this does not align with the earlier architectural styles of the buildings at 229 and 231, or the Sands & McDougall Directories, which indicate that buildings existed on these lots by this period.

233-239 Swan Street – Victorian shops

The 1896 MMBW plan (Figure 7) indicates that the buildings fronting Swan Street at nos. 233, 235, 237 and 239 Swan Street were constructed by this date. The exact construction date of the existing buildings has not been confirmed, however they may date from as early as the late 1860s/early 1870s.

233 Swan Street

The current 233 Swan Street appears to have originally been addressed as 235 Swan Street (until 1883), then as 181 Swan Street, until 1892 when the current numbering system was applied. What was then no. 235 first appeared in the Sands & McDougall Directories in 1863, however the people listed during this period may have occupied an earlier building on the property. Occupants changed almost annually in the 1890s, in 1891 the building served as a 'fancy shop', then served a costumer, fruiterer, tailor and greengrocer. The shop served numerous hairdressers from 1900 to the 1920s (S&Mc).

235 Swan Street

The current 235 Swan Street appears to have originally been addressed as 237 Swan Street (until 1883), then as 183 Swan Street, until 1892 when the current numbering system was applied. What was then no. 237 first appeared in the Sands & McDougall Directories in 1865, occupied by Alexander Gregory, who may have occupied an earlier building on the site. Nathaniel Beesley, grocer, occupied the property for a number of years from 1882 (when he was also listed as a corn dealer) to c1893. Subsequent occupants included a greengrocer, fruiterers, and between c1910 and c1930 – butchers (S&Mc).

237 Swan Street

The current 237 Swan Street appears to have originally been addressed as 239 Swan Street (until 1883), then as 185 Swan Street, until 1892 when the current numbering system was applied. What was then no. 239 first appeared in the Sands & McDougall Directories in 1865, occupied by William Haskin, who possibly

occupied an earlier building on the site. In the late 1860s and 1870s, a number of occupants were listed at 24 Charles Street (listed between Charles St and no. 239), which appears to have referred to the rear of the property. From 1881 no. 239 was listed in the directories adjacent to Charles Street. Grocers occupied the building from the late 1880s until at least the early 1940s (S&Mc). The 1896 MMBW plan shows a verandah to the corner building (Figure 7).

239 Swan Street

The current 237 Swan Street appears to have originally been addressed as 241 Swan Street (until 1883), then as 187 (and possibly 187A) Swan Street, until 1892 when the current numbering system was applied. What was then no. 241 first appeared in the Sands & McDougall Directories in 1865, occupied by James Aitkens, who possibly occupied an earlier building on the property. Residents (occupations not noted) were listed at the property until 1883. From 1884, James Preston, bootmaker was addressed at 187 Swan Street (listed in previous years between nos. 239 and 241). From 1888 to 1891, both 187 and 187A were listed in the directories, occupied by a butcher and bootmaker. From 1892, (under the current numbering system) only 239 Swan Street was listed, occupied by Dennis White, butcher. Later occupants included a hairdresser, costumiere, fruiterer, draper and tailor (S&Mc). The 1896 MMBW plan shows a verandah to the building (Figure 7).

Description

The row of commercial premises at 223-239 Swan Street is situated on the north side of Swan Street, east of Church Street. Nos. 223-235 are located to the west of Charles Street and nos. 337-339 are located to the east of Charles Street.

223-227 Swan Street

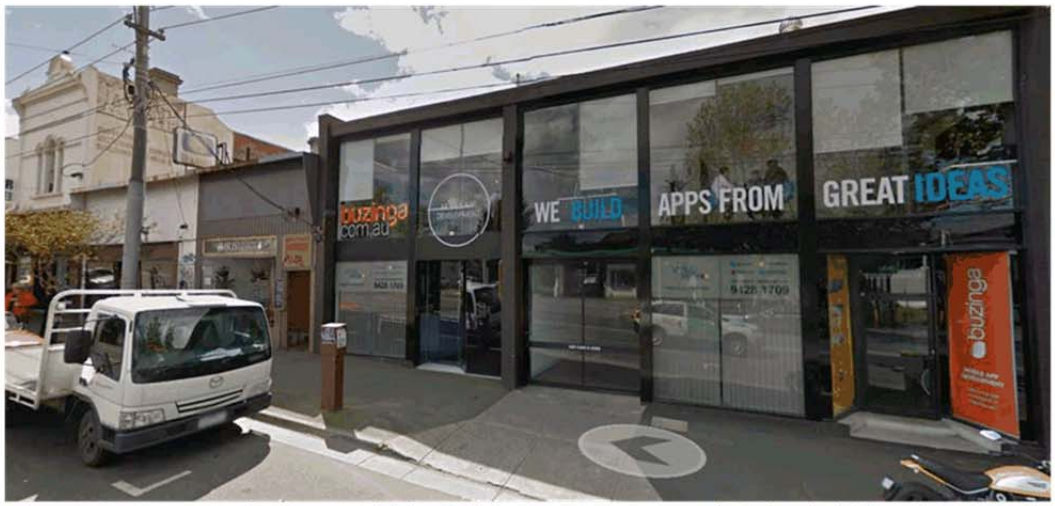


Figure 10. 221 Swan Street (single-storey, left hand side) to 225-227 Swan Street (right hand side) (Google Streetview)

The facades of the commercial premises at 223-227 Swan Street date from the mid to late twentieth century and do not contribute to the heritage significance of the Swan Street Precinct, which is anchored in its intactness as a turn-of-the-century Victorian and Edwardian High Street.

Attachment 4 - Swan Street Heritage Assessments

229 Swan Street



Figure 11. 229 Swan Street

The commercial premises at 229 Swan Street contains a shop with residence above and presents as a single parapeted, two-storey face brick (overpainted) façade to Swan Street, dating from the Edwardian period. The simple upper façade with plain triangular pedimented parapet and flanking pilasters, contains two rectangular window openings. The shopfront has been altered.

231 Swan Street



Figure 12. 231 Swan Street

The commercial premises at 231 Swan Street presents as a single parapeted, two-storey façade to Swan Street, dating from the Edwardian period. The shopfront has been altered at street level, however a pair of windows at first floor level indicates that the building formerly contained two shops with residences above. The façade is of face brickwork with smooth and roughcast render detailing (all overpainted). First floor windows are tripartite, double-hung sash windows with ropework moulding and narrow sidelights with

decorative leadlights. Side and centre pilasters, decorated with simple Art Nouveau-inspired applied decoration, terminate at a low cornice at the base of an unadorned parapet.

233-235 Swan Street



Figure 13. 233-235 Swan Street

The commercial premises at 233-235 Swan Street are located at the north-west corner of Charles Street and comprise two shops with residences above. Both buildings are very simple in style, typical of the early Victorian period. The upper facades contain similar single rectangular window openings with simple moulded frame, plain parapet lines with cornice below, stringcourses and cornices above original verandahs (since removed). The levels of cornices and stringcourses are offset across the two buildings and the detailing varies indicating the buildings were not constructed as a pair. The secondary façade, facing Charles Street, contains two windows of varying size at the upper level only.

Shopfronts have been altered.

237-239 Swan Street



Figure 14. 237-39 Swan Street (Google Streetview)

The commercial premises at 237-239 Swan Street are located at the north-east corner of Charles Street and comprise two former shops with residences above. The façades, facing both Swan and Charles Streets, are

rendered (overpainted) with plain parapet, cornice with decorative terminating consoles at either end, stringcourses, and rows of segmental arch-headed window openings. The building has a splayed corner which contains street level entry and a blind window at the upper level.

All shopfront windows have been altered. A cornice line indicates the location of an original verandah to Swan Street and a portion of Charles Street. A section of this convex corrugated iron verandah appears to have been retained at 239 Swan Street and a reproduction verandah constructed at 237 Swan Street.

Integrity

The buildings at 229 to 239 Swan Street retain a high degree of integrity to the Victorian and Edwardian periods in fabric, form and detail. While the buildings have undergone some alterations, these do not diminish the ability to understand and appreciate the places as typical examples of Victorian and Edwardian shops and residences.

Comparison with other buildings in the Swan Street Precinct

The Swan Street Precinct is significant as a highly intact turn-of-the-century High Street. The precinct contains a large number of 'contributory' heritage places that compare directly with the Edwardian buildings at 229-231 Swan Street (including the 'contributory' buildings at 184, 186, 207 and 262-268 Swan Street) and the Victorian buildings at 233-239 Swan Street (including the 'contributory' corner buildings at 77, 101-103, 135 and 161 Swan Street).

Recommendation

The buildings at 229-239 Swan Street are highly intact to their Victorian and Edwardian period of construction at the upper level and compare directly with similar 'contributory' buildings contained within the Swan Street Precinct. The 'not contributory' buildings at 223 to 225-227 will result in three 'not contributory' land parcels between heritage buildings (including the existing 'not contributory' building at 221 Swan Street); however, this is not considered to be an unreasonable level of non-contributory fabric between heritage buildings in the context of the precinct. The consistent run of six Victorian and Edwardian buildings between 229 and 239 Swan Street are considered worthy of inclusion in the Swan Street Precinct, which is significant as a turn of the century commercial High Street.

It is therefore recommended that:

- The HO335 (Swan Street Precinct) boundary be extended to include 223-239 Swan Street within the precinct (as shown in Figures 15 & 16), and
- Appendix 8 be updated as follows under HO335 Swan Street Precinct, Richmond:
    - 223 Swan Street, Richmond – Shop – not contributory – 1950-1960
    - 225-227 Swan Street, Richmond – Offices – not contributory – 2000-2010
    - 229 Swan Street, Richmond – Shop & Residence – contributory – 1914-1918
    - 231 Swan Street, Richmond – Shop & Residence – contributory – 1914-1918
    - 233 Swan Street, Richmond – Shop & Residence – contributory – 1860-1870
    - 235 Swan Street, Richmond – Shop & Residence – contributory – 1860-1870
    - 237 Swan Street, Richmond – Shop & Residence – contributory – 1880-1890
    - 239 Swan Street, Richmond – Shop & Residence – contributory – 1880-1890

Attachment 4 - Swan Street Heritage Assessments



Figure 15. Aerial image showing recommended extent of the extension to HO335 shaded in red (adapted from nearmap)

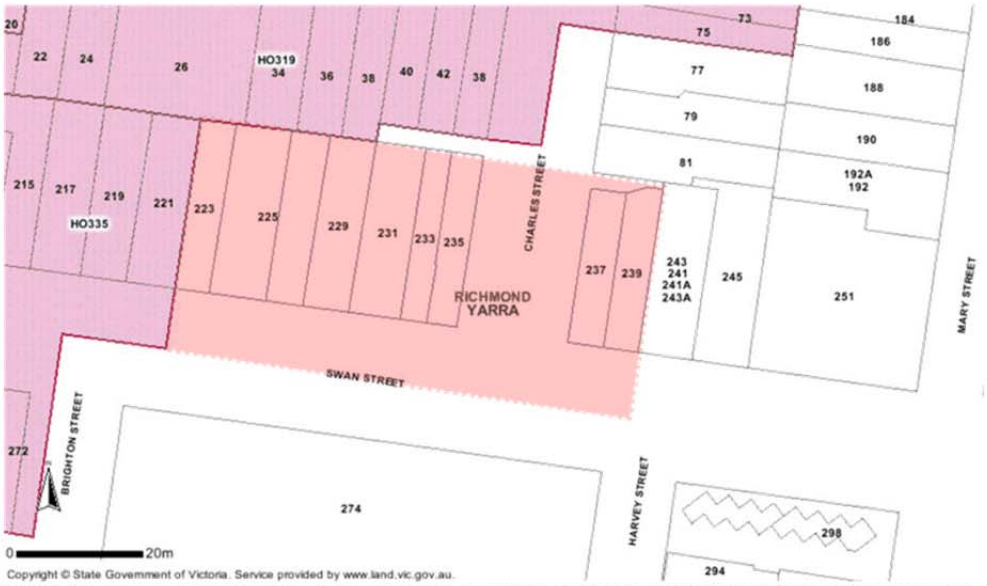


Figure 16. Recommended extent of the extension to HO335 shaded in red (adapted from existing Heritage Overlay map)

Sources

Charles D. Pratt, Airspy Image H91.160472, 1945, accessed via State Library of Victoria, picture collection.

Kearney, James (draughtsman), *Melbourne and its suburbs* [cartographic material], 1855.

Melbourne and Metropolitan Board of Works (MMBW): Detail Plan 1065 (dated 1896); MMBW Base Map 36 (c1933-c1950).

Sands & McDougall Directories (S&Mc)

Attachment 4 - Swan Street Heritage Assessments

5. Potential re-grading of properties in the Swan Street Precinct Heritage Overlay (HO335) and the Richmond Hill Precinct (HO332)

A number of buildings contained within the Swan Street Precinct are currently graded 'contributory' in Appendix 8; however their current presentation to the street suggests that a reassessment of their contribution to the precinct is warranted.

The reassessment of the following properties has been completed having regard to the gradings for heritage places as defined in Council's heritage policy at Clause 22.02 of the Yarra Planning Scheme (see Section 3.1 for definitions), the proposed updated Statement of Significance for the Swan Street Precinct (see Appendix A & B) and the existing Statement of Significance for the Richmond Hill Precinct (in Appendix A).

5.1 129 Swan Street, Richmond



Figure 17. 129 Swan Street, Richmond (grey façade, centre)

The property at 129 Swan Street is currently graded 'unknown' in the context of the Swan Street Precinct in Appendix 8. This two-storey Victorian façade (described in Appendix 8 as 'ANZ Bank, part, former Shop & residence') is shown on the MMBW Detail Plan of 1896 (see Figure 18). More recently, a substantial redevelopment behind the façade – including an upper level addition – has occurred. The current footprint of the property is shown at Figures 19 & 20.

Attachment 4 - Swan Street Heritage Assessments

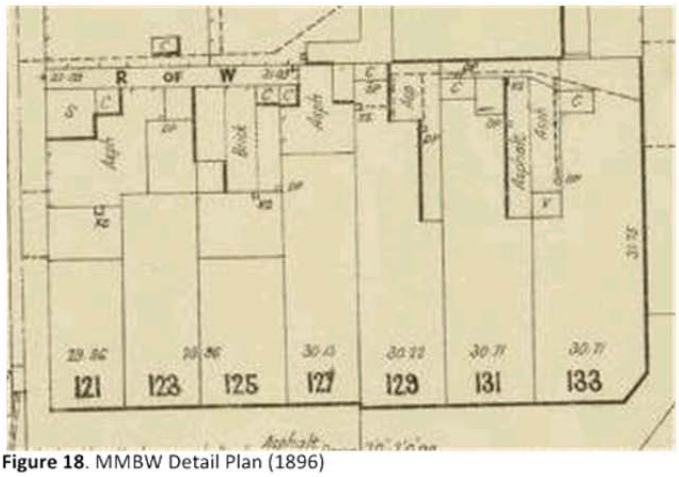


Figure 18. MMBW Detail Plan (1896)



Figure 19. nearmap oblique aerial of development (Feb 2017)



Figure 20. nearmap aerial of footprint (May 2017)

Appendix 8 identifies the adjacent reconstructed or reinstated Victorian-period façade at 127 Swan Street as 'not contributory'. The new corner building constructed at the same time as the reinstated façade is also identified as being 'not contributory' to the precinct.

The façade at 129 Swan Street generally retains (or has had reconstructed) its late Victorian decoration and features, although the glazing in the windows has been removed and the openings have been partially infilled to accommodate two levels of balcony behind the façade (see Figure 23).

Google Streetview images from May 2013 and June 2014 (Figure 21 & 22) show the façades of 127 Swan Street and 129 Swan Street at that time. As the façade of 129 Swan Street had previously been overclad with steel sheet it is not possible to determine what architectural features existed behind the cladding on the first floor façade.

Attachment 4 - Swan Street Heritage Assessments



Figure 21. 127-133 Swan Street – May 2013 (Google streetview)



Figure 22. 127-133 Swan Street – June 2014 (Google streetview)



Figure 23. 129 Swan Street, Richmond

Despite the retention of the architectural decoration, the façade very clearly presents as a thin surface appended to a new development rather than a heritage building with a three dimensional form. The loss of context for this façade is an unfortunate outcome for this property and, in our view, its altered form and presentation to the street means that it no longer contributes to the significance of the Swan Street Precinct.

It is recommended that the property be re-graded from 'unknown' to 'not contributory' in Appendix 8.

5.2 218 Swan Street, Richmond



Figure 24. 218 Swan Street, Richmond (butcher, centre building)

This simple, single-storey parapeted building is currently graded 'contributory' in the context of the Swan Street Precinct in Appendix 8. It is flanked by an 'individually significant' building to the west and a 'non-contributory' building to the east. Appendix 8 assigns a broad construction date range of between 1850-1890. The 1895 MMBW Detail Plan (Figure 25) confirms that the building had been constructed by this date, while Sands & McDougall Directories identifies that Pope & Sons Butchers occupied the building from 1893.

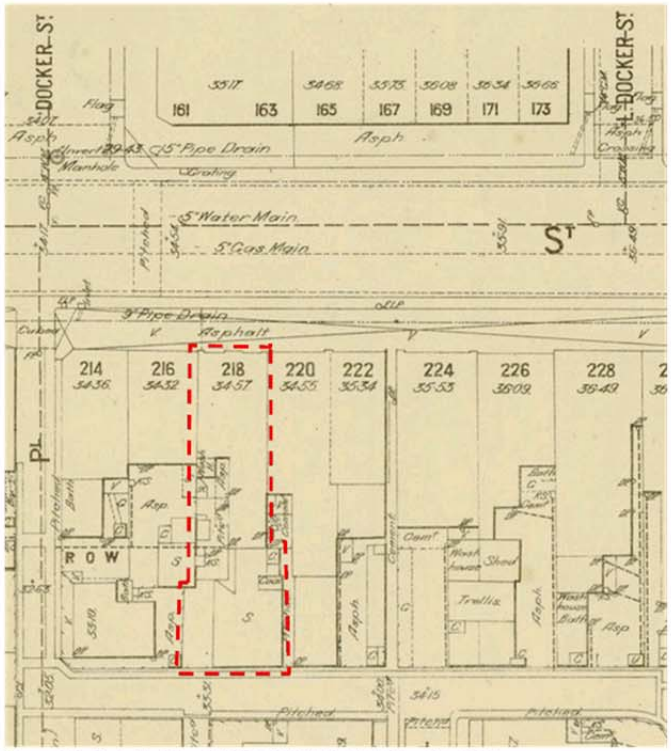


Figure 25. Detail of the 1895 MMBW Detail Plan No. 914

Attachment 4 - Swan Street Heritage Assessments

The building presents to Swan Street as comprising a simple cornice with flanking consul brackets and an unadorned parapet which has been partially over-clad.

The pitched roof form facing Swan Street has been removed leaving a free standing brick gable visible from Swan Street. The shopfront and verandah have also been altered leaving very limited original fabric visible from the public realm.

As the building cannot be readily appreciated as reasonably intact Victorian shop, it is recommended that the property be re-graded to 'not contributory' to the Swan Street Precinct in Appendix 8.

5.3 67 Docker Street, Richmond



Figure 26. 65 (left) & 67 (right) Docker Street, Richmond (Google Streetview)

The single-storey Victorian cottage at 67 Docker Street, Richmond, is currently graded 'contributory' in the context of the Richmond Hill Precinct in Appendix 8. It forms a near-identical pair of terraced houses with 65 Docker Street which is currently graded 'not contributory' in Appendix 8. Both cottages have been significantly altered in a similar manner with infilled front verandahs, porch walls and rear two-storey hipped roof additions.

It is recommended that both 65 and 67 Docker Street should have the same heritage status, and – given their substantial alterations – it is considered that both should be identified as being 'not contributory' to the Richmond Hill Precinct in Appendix 8.

6. Remove land from the Heritage Overlay

6.1 375-377 Punt Road, Cremorne

375 -377 Punt Road, Cremorne and the width of Rout Street to the south is included within the Wellington Street Precinct (HO364) as shown below in Figure 27.

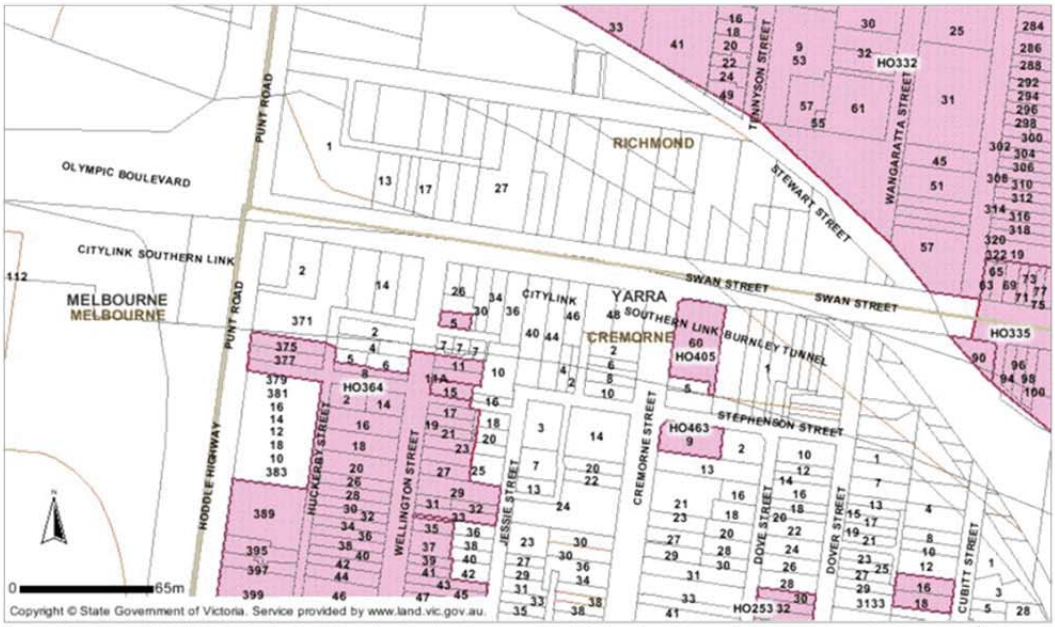


Figure 27. Part of HO364 included within the Study Area – top left (Planning Maps Online, accessed 1 Dec 2016)

The properties at 375-377 Punt Road are identified in Appendix 8 as being 'contributory' to the Wellington Street Precinct. The 'contributory' buildings are identified in Figure 28 below, as they appear in the Victorian Heritage Database.



Figure 28: 375 Punt Road (left) & 377 Punt Road (right) (Victorian Heritage Database)

These two buildings were demolished in early 2014 and the sites have recently been redeveloped (see Figure 29).

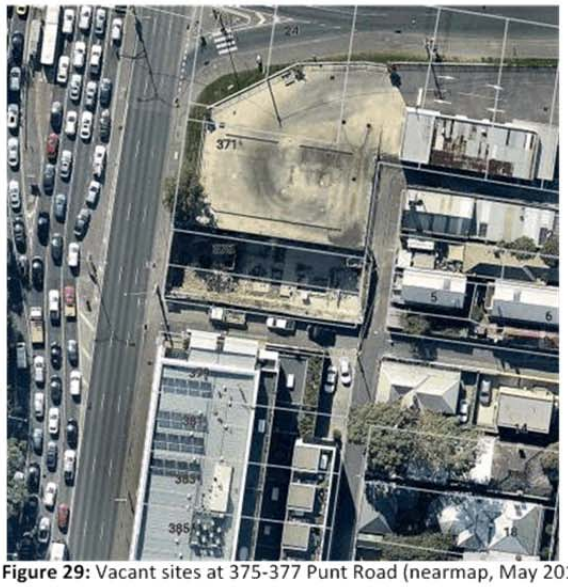


Figure 29: Vacant sites at 375-377 Punt Road (nearmap, May 2017)

As these buildings have been demolished and the sites are alienated from the bulk of the Wellington Street Precinct, it is recommended that 375-377 Punt Road, Cremorne, along with Rout Street, be removed from HO364 and that the two properties be deleted from Appendix 8.

6.2 416-418 Church Street, Richmond

416-418 Church Street, Richmond, on the western side of Church Street is included within the Church Street Precinct (HO315) as shown below in Figure 30. It is the southern-most property on the western side of Church Street that falls within the Church Street Precinct.

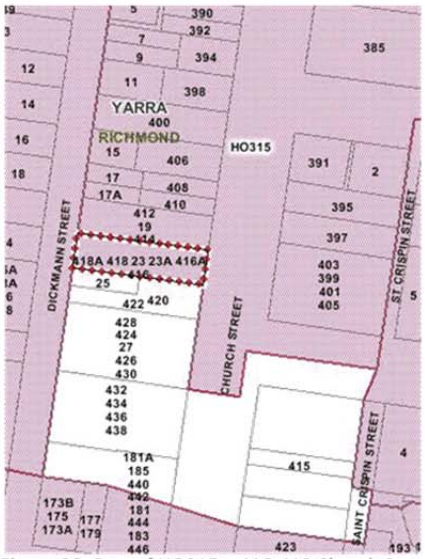


Figure 30: Part of HO315 – 416-418 Church Street highlighted (Planning Maps Online, accessed 22 Aug 2017)

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The land at 416-418 Church Street contains a contemporary two-storey residential/office development as shown in Figure 31. The building is identified in Appendix 8 as being 'not contributory' to the Church Street Precinct. Appendix 8 identifies the rear of 418 Church Street as a former c1900 hall which is 'contributory' to the precinct; however, while the current development appears to have been built utilising a former hall, there is limited evidence from either Church or Dickmann streets of the former hall building and the site can no longer be understood as being a former hall structure (see Figures 31 and 32).



Figure 31: 416-418 Church Street (Google Streetview)



Figure 32: Rear 416-418 Church Street (Google Streetview)

As the building is a 'not contributory' building and is located at the southern edge of Church Street Precinct, it is recommended that 416-418 Church Street, Richmond, be removed from HO315 and that the listings for 416, 418 Church Street and 418 Church Street (rear) be deleted from Appendix 8.

7. Heritage Overlay boundary realignment – Corner Hotel

The Corner Hotel at 57 Swan Street is currently contained within the Richmond Hill Precinct (HO332) but the building addresses Swan Street. This property has been analysed in the context of the Statements of Significance and historic functions of both the Richmond Hill and Swan Street precincts to determine whether it should be included within the Swan Street Precinct or remain in the Richmond Hill Precinct.

It is noted that, in summary, the Swan Street Precinct is significant as a turn of the century commercial High Street and that the Richmond Hill Precinct is significant in this area (south residential sub-area) for its early workers cottages and early residential development.

7.1 Background to the Swan Street & Richmond Hill Precincts

The Swan Street and Richmond Hill precincts were originally identified as conservation areas (or precincts) of local heritage significance in the 1985 *Richmond Conservation Study* by J & T O'Connor and Coleman and Wright Architects (see Figure 33).

The boundary for the Swan Street Precinct excluded the Corner Hotel, presumably on the basis that it is a 1960s building within a predominantly Victorian and Edwardian High Street.

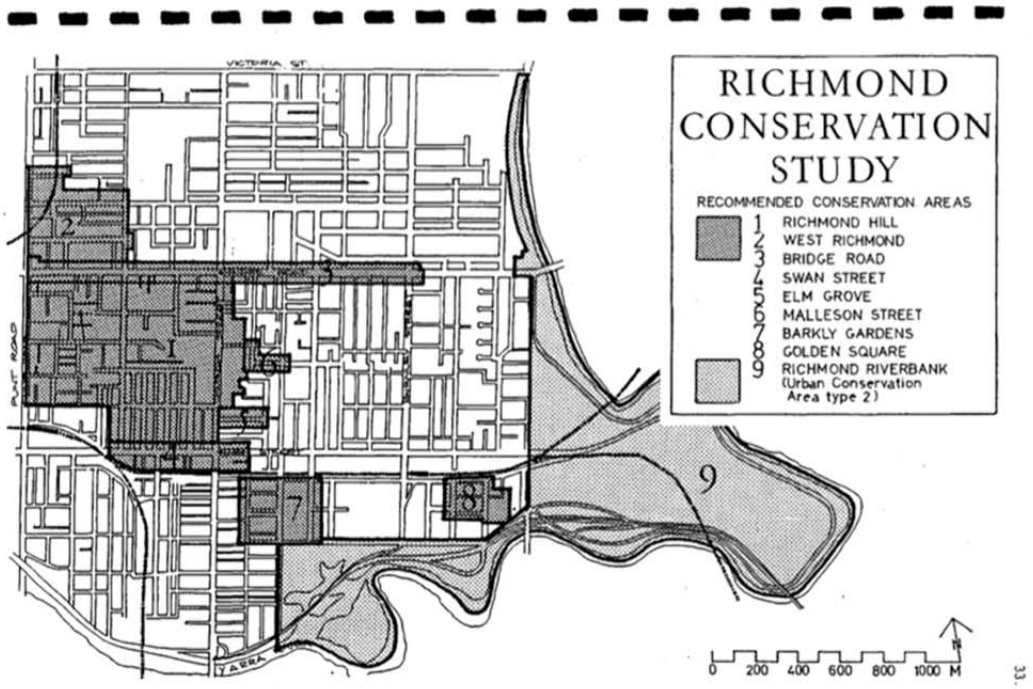


Fig. 3.1 Recommended Conservation Areas.

Figure 33: Recommendations for Conservation Areas in the 1985 *Richmond Conservation Study*.

The heritage precincts were reviewed in the 1998 *City of Yarra Heritage Review* by Allom Lovell and Associates and the Corner Hotel was included in the Richmond Hill Precinct (see Figure 34).

Attachment 4 - Swan Street Heritage Assessments

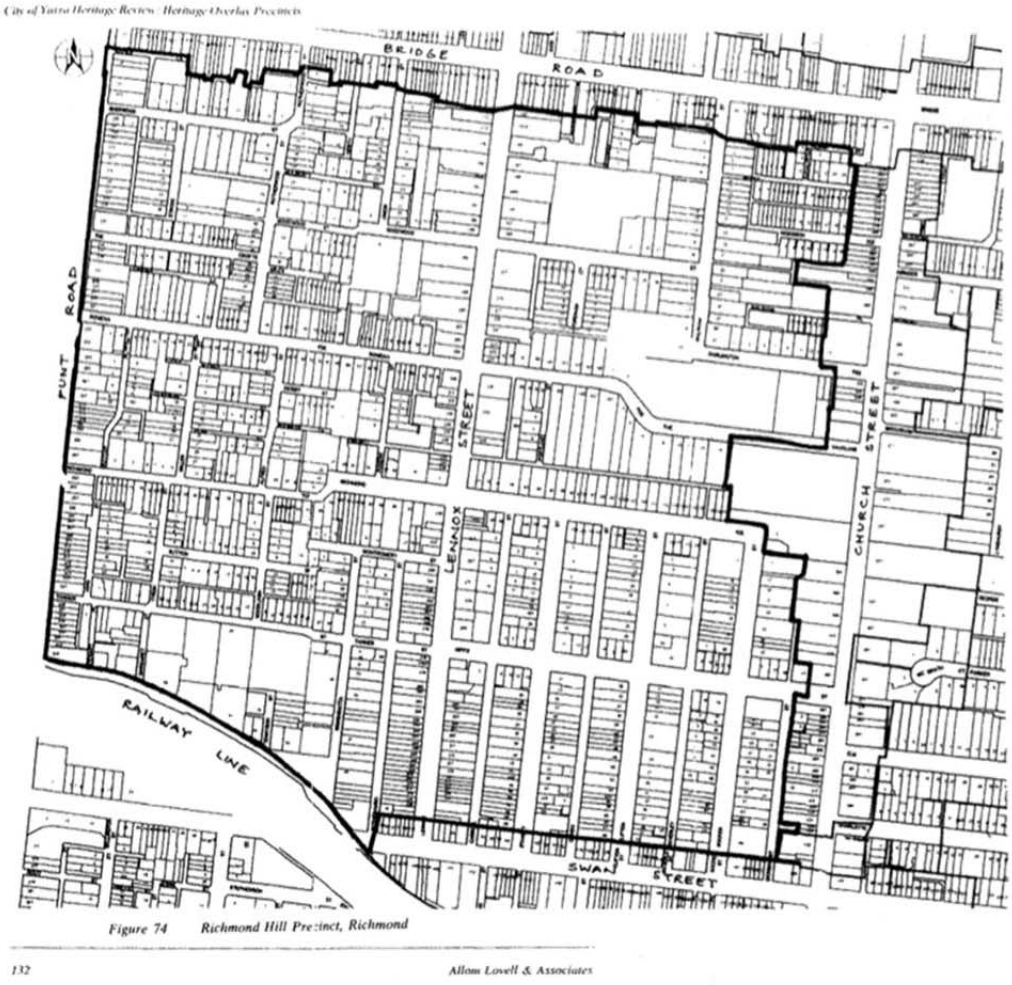


Figure 34: Recommendation for the Richmond Hill precinct boundaries in the 1998 *City of Yarra Heritage Review*.

7.2 57 Swan Street, Richmond (Corner Hotel)

The Corner Hotel fronts Swan Street, directly to the east of the railway line overpass. The original Corner Hotel was constructed on the site in the early 1870s and was rebuilt to its current extent in the 1960s. The hotel is an atypical heritage place in the context of both the Richmond Hill Precinct, in which it is currently included, and the Swan Street Precinct. The heritage values of the Corner Hotel lie in its historical and social value as an important live music venue. An updated Statement of Significance for the Corner Hotel has been prepared to clearly articulate its heritage significance and this is provided at Appendix F to this report.

Notwithstanding the atypical nature of this heritage place, in both its earlier Victorian form and its current c1960s form, the hotel has directly addressed Swan Street. Since the construction of the rail overpass in c1885, the Hotel has formed the north-western gateway to the Swan Street High Street and is intricately woven into the social and recreational history of Swan Street. It is therefore recommended that:

- The entirety of 57 Swan Street be removed from the Richmond Hill Precinct (HO332) and included within the Swan Street Precinct (HO335).
- Appendix 8 be updated to reflect the above change.

Attachment 4 - Swan Street Heritage Assessments

- The updated Statement of Significance for the Corner Hotel be included within a 'Statements of Significance for Yarra High Streets' reference document to Clause 22.02 of the Yarra Planning Scheme (see Appendix A).

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Appendix A – Proposed Reference Document to Clause 22.02 of the Yarra Planning Scheme

gard'ner jarman martin

Attachment 4 - Swan Street Heritage Assessments

Yarra High Streets: Statements of Significance

October 2017

This reference document contains the Statement of Significance for all Heritage Precincts and Individually Significant Places (where a Statement of Significance has been prepared) within:

- The *Swan Street Built Form Review* Study Area (City of Yarra & Tract 2017).

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Precincts

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Individually Significant Places

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8.	HO405	The Greyhound Hotel, later Depot Hotel, now Precinct Hotel	60-62 Swan Street, Richmond	19
9.	HO429	-	400-402 Burnley Street, Richmond	20
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11.	HO441	-	319 Swan Street, Richmond	21
12.	HO494	Shop and Residence	273A Swan Street, Richmond	22
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Individually Significant Places within a Precinct

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1.	HO332	Corner Hotel	57-61 Swan Street, Richmond	24
2.	HO335	Shops and Residences	454-456 Church Street, Cremorne	24
3.	HO335	H. E. McNaughton ironmongery & residence, former	69 Swan Street, Richmond	24
4.	HO335	National Bank of Australasia	105 Swan Street, Richmond	25
5.	HO335	Shop and residence	232-234 Swan Street, Richmond	25
6.	HO335	M. Ball & Co, former	236-240 Swan Street, Richmond	25
7.	HO335	Whitehorse Hotel, former	250-252 Swan Street, Richmond	25
8.	HO474	Shop and Residence	413-415 Swan Street, Richmond	25

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STATEMENTS OF SIGNIFICANCE

PRECINCTS

1. Bendigo Street Precinct, Richmond (HO309)

Source: Graeme Butler & Associates (2007, 2013), *City of Yarra Review of Heritage Overlay Areas*
Updated by GJM Heritage (2017), *Swan Street Built Form Review*

What is significant?

The Bendigo Street Heritage Overlay Area was part of Crown Allotment 16 as sold to J M Chisholm in 1840.17 Plans from 1895 show that, by then, three-quarters of the area was developed with housing, mostly in Park Grove, Kimber, Brooks and Survey Streets. The Wertheim Piano Factory (HO224), later the GTV9 television studios, dominated the area from the Edwardian-era. The factory was once the largest piano factory in Australia, occupying a four acre site, complete with its own power generator and tramline. Designed c1909 by architect Nahum Barnet, the buildings are important heritage elements in the streetscape.

Nearby Richmond Park (now Burnley Park was the pleasure ground for this area as well as the rest of inner Melbourne and now forms the eastern boundary of the area.

Main development era

The main development era evident in the heritage overlay is that of the Victorian and Edwardian-eras, with a contribution from well preserved inter-war buildings and individually significant places of all eras, such as the former Wertheim Piano Factory.

Contributory elements

The contributory buildings in the Bendigo St Heritage Overlay Area include mainly (but not exclusively) small attached and detached Victorian-era and Edwardian-era one-storey houses, but with some well preserved residential examples from the immediate post First-War era, having typically:

- Consistent building scale and setbacks
- Pitched gabled or hipped roofs, with some façade parapets;
- One storey wall heights;
- Weatherboard, face brick (red, bichrome and polychrome), bluestone, or stucco walls;
- Corrugated iron roof cladding, Marseilles pattern terra-cotta tiles, with some slate roofing;
- Chimneys of either stucco finish (with moulded caps) or of matching face brickwork with corbelled capping courses;
- Post-supported verandah or porch elements facing the street;
- Less than 40% of the street wall face comprised with openings such as windows and doors; and
- Front gardens, originally bordered by typically timber picket front fences or wire fences (inter-war) of around 1m height; also
- Corner shops and residences with large display windows and zero boundary setbacks.

Public infrastructure, expressive of the Victorian and Edwardian-eras such as stone pitched road paving, kerbs and channels, and asphalt paved footpaths

How is it significant?

HO309 Bendigo Street Heritage Overlay Area, Richmond is **aesthetically and historically** significant to the City of Yarra (National Estate Register [NER] Criteria E1, A4)

Why is it significant

The Bendigo Street Heritage Overlay Area is significant for:

- Its substantially intact single-storey Victorian-era housing that varies between modest and

Attachment 4 - Swan Street Heritage Assessments

ornate;

- Edwardian house examples, particularly in Swan and Moore Streets, being both typical and highly decorated Edwardian dwelling types, complemented by the significant Edwardian-era former Wertheim Piano Factory;
- The retention of early materials and elements in the public domain, such as street construction, and the retention of many bluestone laneways;
- The demonstration of a typical 19th century suburban area with its attached and detached housing stock and corner shops, that has been subsequently lost in other parts of the inner suburbs; and
- The consistency of building scale and setbacks, creating cohesive and homogeneous streetscapes that are enhanced by mature plane tree avenue plantings.

2. Church Street Precinct, Richmond (HO315)

Source: Graeme Butler & Associates (2012), *City of Yarra Heritage Gaps Review (Review 1)*

What is significant?

Subdivision

The Church Street Heritage Overlay Area includes parts of the first suburban Crown Allotments sold in the City, being Crown Portions 20, 21, 26 and 27, each 25 acres in area. Allotments 21 and 22 were purchased in 1839 by Rev. Joseph Docker (squatter), Allotment 20 by Charles Williams (auctioneer), and Allotment 26 by W H Yaldwyn (squatter, banker).

The Waltham Street and Darlington Parade areas were subdivided in 1853 and further subdivided in the 1880s. Docker had subdivided his two allotments by 1853, with plans for a model village set out on the flat below his townhouse at 370 Church Street. By the turn of the century, most of the Heritage Overlay Area was developed. The topography of the Heritage Overlay Area, the highest point in Richmond, attracted both the churches and the wealthier colonists with the result that the majority of the earliest residences were of a more substantial nature compared with other sections of Richmond.

This area has remained one of the most prestigious parts of Richmond for residential development. As an example, Howard Lawson's Elmhurst Flat block of 1934 aimed to tap into this prestigious residential location, paralleling with his significant Hollywood style Beverley Hills and Stratton Heights Flats, sited across the Yarra River at South Yarra.

Large villas

By 1855, villas with large gardens and orchards had been established in Church Street between Brougham and Elm Streets. Early houses which survive include Doery House (353 Church Street) and Messenger House (333 Church Street, formerly Stonehenge), the latter being built prior to 1843 for Captain John Roach4 and remodelled in the Edwardian period.

Major church complexes

Three major church complexes were established in the Heritage Overlay Area in the mid-1800s. St Stephen's Anglican Church (1850-1876) at 360 Church Street was designed by Blackburn and Newson on land donated to the church by the Rev. Joseph Docker and is one of the earliest bluestone churches built in Victoria. The Wesleyans began the construction of a temporary timber chapel (later the schoolhouse) in 1853, bluestone chapel in 1858, and added a schoolhouse (1871) and a parsonage (1876). St Ignatius' Roman Catholic Church (326) was built in stages between 1867 and 1928, to a design by prominent architect William Wardell, with the bluestone Presbytery added in 1872.

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PRECINCTS

Civic buildings

Other non-residential developments in the Heritage Overlay Area included the former Richmond United Friendly Society Dispensary (1884; 294 Church Street), and the Hibernian Hall (1872; 316 Church Street), which was built as a temperance hall. The Richmond RSL was built in 1922, as an expression of the continuing premier civic status of this part of Church Street in the 20th century. The Richmond Library is the most recent civic development in the area.

Commercial development

Commercial development extended north from the major thoroughfares of Swan St and south from Bridge Road in the late Victorian and Edwardian-eras.

Main development era

The main development period evident in the heritage overlay is that of the Victorian and Edwardian-period, with a contribution from some well preserved inter-war buildings and individually significant places of all eras. Large houses, religious and public buildings from this period are the key elements in the heritage overlay.

Contributory elements

The Church Street Heritage Overlay contributory elements include (but not exclusively) large detached Victorian-era and Edwardian-era and small attached Victorian-era, one and two storey houses having typically:

- pitched gabled or hipped roofs, with some façade parapets;
- face brick (red, bichrome and polychrome) or stucco walls;
- corrugated iron, unglazed Marseilles pattern terra-cotta tiles, and slate roofing;
- chimneys of either stucco finish (with moulded caps) or of matching face brickwork with corbelled capping courses;
- typically with post-supported verandah elements facing the street;
- less than 40% of the street wall face comprised with openings such as windows and doors; and
- front gardens, originally bordered typically by timber picket front fences of around 1m height;

Contributory elements also include shops and residences of the Victorian and Edwardian-eras, with:

- display windows and recessed entries;
- zero boundary setbacks;
- mainly one storey scale;
- attached rectilinear plan form, a parapeted roofline; and

Substantial Victorian-era ecclesiastical buildings with:

- free standing rectilinear form
- pitched roofs, some towers and spires positioned to be visible from a distance;
- fenced yards, with potential use of timber or iron pickets and a stone base for the frontage fence;
- two storey and greater wall heights;
- stone, masonry or stuccoed masonry facades, slate or tiled roofs; and
- less than 40% of the street wall face comprised with openings such as windows and doors.

Contributory elements also include:

- Public infrastructure, expressive of the Victorian and Edwardian-eras such as stone pitched road paving, kerbs and channels, and asphalt paved footpaths - mainly in side streets; and
- Many significant buildings within the Heritage Overlay Area have their own heritage overlay (HO241, HO242, and the St Ignatius complex) but nevertheless are contributory to the Church St Heritage Overlay Area.

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How is it significant?

HO315 Church Street Heritage Overlay Area, Richmond is aesthetically and historically significant to the City of Yarra (National Estate Register [NER] Criteria E1, A4).

Why is it significant?

The Church Street Heritage Overlay Area is significant:

- As one of the first parts of Richmond to be subdivided and developed, as expressed by early buildings like Messenger House 333 Church Street, from the 1840s;
- As the chosen site for a high number of individually significant 19th and early 20th century buildings set in grounds and including early ecclesiastical and civic buildings, and some Melbourne landmarks, as well as substantial residential buildings that were attracted to the area by its elevated topography, high amenity and proximity to churches;
- As the site of key civic or institutional buildings in Richmond from the 19th century through to the 1920s (i.e. The Richmond RSL Hall); and
- For its significant architecture such as the William Wardell designed St. Ignatius Roman Catholic Church as a well known and prominent landmark across the metropolitan area.

The heritage character of the precinct is also supported by the commercial development extending up Church St from the Swan St and Bridge Road shopping areas with shops dating from the late 19th and early 20th centuries, as part of the cultural context of Victorian and Edwardian-era life on the hill.

3. Richmond Hill Precinct (HO332)

Source: Graeme Butler & Associates (2007, 2013), *City of Yarra Review of Heritage Overlay Areas* [see Study for footnote references]

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What is significant?

Subdivision types

The land which now comprises the Richmond Hill Area was purchased from the Crown in 1839 and consisted of six portions each of 25 acres in the parish of Jika Jika (CPs 21-26). The purchasers were Dr. Farquhar McCrae (CP24, surgeon), Rev. Joseph Docker (CP21-22, squatter), W H Yaldwyn (CP26, squatter, banker), Henry Gordon Brock (CP25), and John McNall (CP23, Melbourne's first butcher)96.

From 1840 onwards, Dr. McCrae sold parts of his allotment (at the north west corner of the heritage overlay) to prominent Melbourne figures, including Alexander McCrae , Alfred Woolley, Charles Williams, George Arden, and Thomas Strode (proprietors of the *Port Phillip Gazette*).97 He also subdivided off 36 half acre blocks, creating Rowena Parade, Sherwood and Rotherwood Streets. Further subdivisions took place in the 1870s and 1880s.

Yaldwyn sold his allotment (at the north-east corner of the heritage overlay) to William Meek in 1840 and, by 1853, the Waltham Street and Darlington Parade areas were subdivided, and further subdivided in the 1880s. The Vaucluse area was laid out in the 1860s and a private street was created to link Rowena Parade and Church Street, for the use of abutting landholders only. The Vaucluse, thought to be the only Victorian-era private street in the inner suburbs, has its eastern entry at St Ignatius Church. Large houses were erected on this section, including Richmond Hill for James Henty (Waltham Street, 1851) and a two-storey Italianate house for distinguished architect, James Blackburn Jr.

Docker had subdivided his two allotments by 1853 (at the south-east corner of the heritage overlay),

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creating a model village (Village of Clifton) set out as 365 lots on a grid plan designed by Charles Laing. Its regular layout was unlike the other haphazardly planned private subdivisions in the area. The village was bordered by Wangaratta St (inclusive) on the west, the Richmond Terrace service lane on the north, the Church St on the east and Swan Street on the south98. By 1857 Docker still owned many of the houses built on these allotments. His own townhouse was at 370 Church Street. By the 1880s, this area was almost fully developed. (See South Residential Sub-precinct)

Brock's allotment (at the north-centre of the heritage overlay) was purchased by overlander John Gardiner99 who erected a villa on it when he retired from his grazing activities to take up the position of managing director of the Port Phillip Bank in 1840.100 By 1853, Lennox Street, Rowena Parade and Goodwood Street had been laid out. Further subdivisions occurred in the 1870s and 1880s.

The allotment purchased by McNall (at the south-west corner of the heritage overlay) had undergone minor subdivision by 1853. McNall erected his house there, and his widow continued to live there following his death in the 1850s.101 In 1859, the railway was established, and Richmond Station was constructed at the south-west corner of the allotment. The land had undergone major subdivision by the 1870s and 1880s.

Major industry development
In the early 20th century the expansion of manufacturing across the nation was reflected in new industrial centres that were developed close to rail and road transport, as distinct from the Victorian-era industrial development that had occupied coastal sites or river and creek banks. Near to the transport hub of Richmond Railway Station and busy Punt Road, grew a distinctive group of factories and warehouses, mainly associated with the growth of the clothing manufacturing industry in the City and dating substantially from the early decades of the 20th century. This area had previously been residential.102

The Australian Knitting Mills Ltd. (41-43 Stewart St, knitted goods manufacturers) complex was at the centre of the Stewart-Tanner Streets industrial area development area. It was developed from 1912 when the supply for World War One uniforms was an impetus for its expansion and had another major building addition in 1922-5.103 The company created the `Golden Fleece' and `Kookaburra' brands.

Inter-war residential estates
Set away from this concentrated industrial strip, but related historically to it, was the Pelaco factory (1922-1928), located on a hill on the former site of a Victorian-era mansion.
Houses in Fordham Court and the associated part of Goodwood Street were built speculatively in 1939 for Mrs B.E. Fordham of Yarradale Rd., Toorak, on land sold by Pelaco.104 These houses provide a distinctive enclave within the surrounding Victorian and Edwardian-era development.

A. RICHMOND HILL HERITAGE OVERLAY AREA (WEST SUB-AREA)

Main development era
The main development period evident in the Richmond Hill west sub-area of the Heritage Overlay Area is that of the Victorian era with a substantial contribution from the Edwardian-period. There is also a contribution from some well preserved inter-war buildings and individually significant places of all eras.

Contributory elements
The Heritage Overlay Area contributory elements include (but not exclusively) mainly small, detached and some attached Victorian-era and Edwardian-era houses having typically:

- Pitched gabled or hipped roofs, with some façade parapets,
- One storey wall heights but with some two storey house rows,

- Face brick (red, dichrome and polychrome), weatherboard, or stucco walls;
- Corrugated iron roof and slate cladding, some unglazed Marseilles pattern terra-cotta tiles;
- Chimneys of either stucco finish (with moulded caps) or of matching face brickwork with corbelled capping courses;
- Post-supported verandah elements facing the street, set out on two levels as required with cast-iron detailing for Victorian-era houses and typically timber for Edwardian-era;
- Less than 40% of the street wall face comprised with openings such as windows and doors; and
- Small front gardens, originally bordered by typically timber picket front fences of around 1m height.

Contributory elements also include:

- Corner shops and residences with display windows and zero boundary setbacks.
- Well preserved buildings including typically one storey buildings from the pre Second War era.
- Public infrastructure, expressive of the Victorian and Edwardian-eras such as bluestone pitched road paving, crossings, stone kerbs, channels, and asphalt paved footpaths.

B. RICHMOND HILL HERITAGE OVERLAY AREA (NORTH SUB-AREA)

Main development era
The main development period of the Richmond Hill north sub-area of the Heritage Overlay Area is that of the Victorian-era with a substantial contribution from the Edwardian-period. There is also a contribution from some well preserved inter-war buildings and individually significant places of all eras.

Contributory elements
The Heritage Overlay Area contributory elements include (but not exclusively) mainly detached and some attached Victorian-era and Edwardian-era mainly one and two -storey houses having typically:

- Pitched gabled or hipped roofs, with some façade parapets,
- One and two storey wall heights but with some two storey house rows,
- Face brick (red, dichrome and polychrome), or stucco walls;
- Corrugated iron roof and slate cladding, some Marseilles pattern terra-cotta tiles;
- Chimneys of either stucco finish (with moulded caps) or of matching face brickwork with corbelled capping courses;
- Post-supported verandah elements facing the street, set out on two levels as required with cast-iron detailing for Victorian-era houses;
- Less than 40% of the street wall face comprised with openings such as windows and doors; and
- Front gardens, originally bordered by typically timber or iron picket front fences of around 1m height.

Contributory elements also include:

- Corner shops and residences with display windows and zero boundary setbacks.
- Well preserved buildings including typically one storey buildings from the pre Second War era.
- Public infrastructure, expressive of the Victorian and Edwardian-eras such as bluestone pitched road paving, crossings, stone kerbs, channels, and asphalt paved footpaths.

C. RICHMOND HILL HERITAGE OVERLAY AREA (PELACO, FORDHAM COURT/PART GOODWOOD STREET SUB-AREA)

Main development era
The main development period of the Richmond Hill Fordham Court/Goodwood Street sub-area of the Heritage Overlay Area is that of the Inter-war era.

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Contributory elements

Contributory buildings in theFordham Court/Goodwood Street sub-area are typically:

- Residential;
- Single storey;
- Constructed in brick and rendered masonry;
- Of a hipped and gabled tiled roof form, some with a single hipped or gabled roof form over the two dwellings to appear as single larger houses;
- Semi detached duplexes;
- Set in relatively deep garden setbacks; and
- Fenced originally with front fences of low (500-700mm panel height) brick and rendered masonry pier and panel walls.

And

- Public infrastructure, part expressive of the Victorian and Edwardian-eras such as asphalt paved footpaths but most of the kerb and channel is concrete, as typical of the inter-war period.
- Former Pelaco factory (c1922) as an icon in the area, but unrelated in scale and form to the inter-war housing nearby.

D. RICHMOND HILL HERITAGE OVERLAY AREA (SOUTH SUB-AREA)

Main development era
The main development period evident in south sub-area of the Richmond Hill Heritage Overlay Area is that of the Victorian-era. There is also a contribution from the Edwardian-era and some well preserved inter-war buildings and individually significant places of all eras.

Contributory elements
The Heritage Overlay Area contributory elements include (but not exclusively) mainly detached and some attached Victorian-era (some early Victorian-era), one-storey houses having typically:

- Steeply pitched gabled or hipped roofs;
- One storey wall heights;
- Weatherboard (square or bead edge), face brick (dichrome), stone, or stucco walls;
- Corrugated iron roof and slate cladding;
- Chimneys of either stucco finish (with moulded caps) or of matching face brickwork with corbelled capping courses;
- Simple post-supported timber verandah elements facing the street;
- Less than 40% of the street wall face comprised with openings such as windows and doors; and
- Front gardens, sometimes minimal, originally bordered by typically timber picket front fences of around 1m height.

Contributory elements also include:

- Corner shops and residences with display windows and zero boundary setbacks;
- Well preserved buildings, including typically one storey buildings from the pre Second War era.
- A regular subdivision plan with alternating wide principal streets and narrow service streets; and
- Public infrastructure, expressive of the Victorian and Edwardian-eras such as bluestone pitched road paving, crossings, stone kerbs, channels, and asphalt paved footpaths.

E. RICHMOND HILL HERITAGE OVERLAY AREA (SOUTH INDUSTRIAL SUB-AREA)

Main development era
Main development period in the Richmond Hill south industrial sub-area of the Heritage Overlay Area is

of the Edwardian-era and inter-war period.

Contributory elements
Contributory elements include (but not exclusively) industrial buildings from the early decades of the 20th century with typically:

- Wall heights ranging from 1-5 levels;
- Façade parapets, sometimes with proprietary logos, with pitched roofs behind;
- Limited or no setback from street frontages; and
- Walls of face red brick (some over-painted) with rendered bands.

Contributory elements also include:

- Public infrastructure, part expressive of the Victorian and Edwardian-eras such as some bluestone pitching and asphalt paved footpaths.

How is it significant?
HO332 Richmond Hill Heritage Overlay Area as a whole is aesthetically and historically significant to the City of Yarra (National Estate Register [NER] Criteria E1, A4)

Why is it significant

A. The Richmond Hill Heritage Overlay Area (west sub-area)

The Richmond Hill Heritage Overlay Area (west sub-area) is significant:

- As an illustration of a typical early private subdivision and development in the City, shown by the irregular street patterns, widely varying allotment sizes, and unusual house siting (onto lanes);
- As one of the earliest private development areas in the City for worker housing, dating from the 1840s, as expressed today by the many early small cottages linked historically to developers who resided in the more salubrious elevated parts of this area;

B. The Richmond Hill Heritage Overlay Area (north sub-area)

The Richmond Hill Heritage Overlay Area (north) is significant:

- For the well preserved, well-situated and sometimes large Victorian and Edwardian period houses and for the contribution of well preserved buildings from the inter-war period and individually significant buildings from all periods;
- As one of the early private housing development areas for the wealthy, evolving from the 1840s, and associated with some of Melbourne's most prominent early settlers as seen in their gracious residences, elevated siting and proximity to religious centres of most denominations;
- As particularly indicative (like the west sub-area) of Victorian-era private subdivision with irregular street patterns and lot sizes, and one private road; and
- For the views, from both inside and outside the area, to The Vaucluse Convent, the church spires and towers of St Ignatius and the utilitarian four storey red brick Pelaco factory, with its early neon sign above.

C. The Richmond Hill Heritage Overlay Area (former Pelaco factory, Fordham Court/Goodwood Street sub-area)

The Richmond Hill Heritage Overlay Area (Pelaco, Fordham Court/Goodwood Street sub-area) is significant:

- For the well preserved and visually cohesive groups of inter-war and early post WW2

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residential development

- For the historical and visual links of this inter-war development with the adjacent inter-war landmark Pelaco Factory;
- For the contribution of the iconic Pelaco factory complex and illuminated sign, that is well-preserved externally, large in scale and set prominently on the hill as, historically, a symbol of Richmond's special role in the development of key manufacturing centres in the first half of the 20th century.

D. The Richmond Hill Heritage Overlay Area (south residential sub-area)

The Richmond Hill Heritage Overlay Area (south) is significant:

- As one of the earliest private development areas in the City for worker housing, dating initially from the 1840s but extending in the gold-era of the 1850s, as early small cottages set on small allotments;
- For the historical links of the street layout and subsequent housing development with the Docker family and the estate's designer, the noted architect and surveyor, Charles Laing;
- As an illustration of a rare type of model private subdivision and development in the Melbourne area in the form of a planned `village', as shown by the regular street patterns, similar allotment sizes, and the originally residential land use.

E. The Richmond Hill Heritage Overlay Area (south industrial sub-area)

The Richmond Hill Heritage Overlay Area (south industrial sub-area) is significant:

- As a distinctive and visually related group of externally well-preserved factories and warehouses, associated with the growth of the clothing manufacturing industry in the City, dating from the early decades of the 20th century and symbolic of Richmond's special role in the development of key manufacturing centres in the first half of the 20th century.
- For the precinct's strategic location, next to major transport links (railway, Punt Road) and the resultant distinctive angled siting of key buildings to face the railway.

4. Swan Street Precinct, Richmond (HO335)

Source: GJM Heritage (2017), *Swan Street Built Form Study: Heritage Assessments & Analysis*

What is significant?

Swan Street, Richmond from Botherambo Street to Brighton Street (nos. 63-221 & 90-272), Church Street, south of Swan Street to the railway line (nos. 421-425 & 454-468), Byron Street (nos. 2-8 & 140-160) and Kipling Street (nos. 1, 2, 2A, 3, 5 & 7).

History

Swan Street was designated as a road reserve in Hoddle's Crown survey of 1837. Allotments on the north side of Swan Street were sold from 1839 and the south side from 1846. By 1857 a number of commercial businesses had been established in Swan Street, particularly at the west end, and traders included butchers, drapers, fruiterers, tailors, shoemakers, hairdressers and hoteliers. Amongst the early hotels was the Swan Inn after which the street was named, and the predecessor of the present three-storey Swan Hotel (1889) at the corner of Church Street.

Swan Street ran from Punt Road to the Survey Paddock (now Burnley Park) before extension to the Yarra River sometime between 1874 and 1888. In 1859 a railway line from Princes Bridge to Punt Road provided access to Swan Street and this was extended to Church Street (East Richmond Station) and

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beyond to the present Burnley Park the following year. Running south of, and parallel to, Swan Street, this railway line provided transport to and from the city. In 1916 an electric tram service provided additional transport along Swan Street, encouraging further development along the length of Swan Street.

The commercial western end of Swan Street experienced a development boom in the 1880s and much of the present commercial building stock, particularly between the railway line (which was raised above Swan Street in 1887) and the Church Street intersection, was constructed at this time. This included a number of predominantly two-storey shops with residences above, including the extensive Perrins Building, 128-38 Swan Street (1884), shops opposite at 95-97 Swan Street (1885) and a highly decorative group of buildings at 224-234 Swan Street.

Swan Street was sealed in 1901 and construction of commercial buildings continued on allotments at the western end of Swan Street. Substantial and distinctive commercial and public buildings, such as the Maples Piano Showroom and the Richmond South Post Office in 1905, and Dimmeys and the former State Savings Bank of Victoria in 1907 added an Edwardian presence to the existing Victorian character of the precinct. A highly prominent clock tower with ball, added to the Dimmeys store in the 1910s, became a landmark feature in Swan Street.

Swan Street's long history as a commercial centre has also seen it play a central role in the social life of Richmond. For over 150 years, the street has provided the community with social and recreational opportunities, with the long-term commercial success of the street being predicated upon its attractiveness as a social space. It is this rich social legacy that binds the various phases of the street's development together, and which continues today to attract new residents and visitors.

Description

The main development period of the Swan Street Precinct is from the 1880s to 1920 and the streetscape dates largely from this period. A small number of buildings from both earlier and later periods make a contribution to the precinct. A number of individually significant buildings are contained within the precinct, dating predominantly from the 1880s-1920 period.

Buildings are predominantly attached Victorian and Edwardian shops and residences. They are predominantly two-storey with some three/four and single-storey shops interspersed.

Elements that contribute to the significance of the place include (but are not limited to):

- A variety of simple and highly decorative façade parapets, with pitched roofs behind
- No front or side setbacks
- Face red brick (including polychrome) or rendered walls
- Rendered window frames, sills and hoods to upper stories
- Rendered ornament and incised decoration to upper stories
- Brickwork with corbelled capping courses
- Original post-supported street verandahs
- Strong horizontal lines formed by parapets, cornices, string courses
- Repetitive upper floor fenestration patterns
- Consistent two-storey scale with some one and three-storey buildings
- Shop fronts with display windows, timber or tiled plinths, and entry recesses
- Some red brick storage or stable buildings at the rear or side lane frontage
- Corner buildings with secondary façades to side streets or lanes
- Splayed corners to buildings at intersections
- Corrugated iron and slate roof cladding

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- Bluestone pitched road paving, crossings, stone kerbs and channels and asphalt paved footpaths.

How is it significant?
Swan Street, Richmond is of local historical, architectural and aesthetic significance to the City of Yarra.

Why is it significant?
The Swan Street Precinct is a major 'High Street' in the City of Yarra and has functioned continuously as one of Richmond's two key commercial centres since the 1840s. It retains a substantial collection of intact commercial buildings, predominantly from the Victorian and Edwardian periods, including shops and associated residences, hotels and other commercial and civic buildings. Together these buildings demonstrate the development of this major 'High Street', particularly from the 1880s to c1920 when substantial growth in the street occurred, and are illustrative of the enduring role the street has played in the economic and social life of Richmond since the establishment of the suburb [Criterion A].

The highly intact streetscape of the Swan Street Precinct clearly demonstrates the principal characteristics of a major turn of the century 'High Street' in the City of Yarra. Typical characteristics, including predominantly two-storey Victorian and Edwardian wall heights, parapeted rendered or red brick facades with repetitive upper floor fenestration, and ground floor shopfronts, are displayed in the original forms, fabric and detailing of many of the buildings. The streetscapes on the south side of Swan Street between the former Richmond Post Office and Church street, on the north side of Swan Street between Carroll and Dando Streets, and the west side of Church Street between Swan Street and the railway line are particularly intact and consistent in their architectural form and expression [Criterion D].

The Swan Street Precinct contains a number of landmark and individually significant buildings which are well-considered and carefully detailed examples of commercial and civic buildings. These include, among others, the former State Savings Bank of Victoria (216 Swan Street); the former Richmond South Post Office (90-92 Swan Street); large retail stores such as Maples Pianos (122-126 Swan Street); Dimmeys (140-48 Swan Street); and M Ball & Co (236-240 Swan Street), as well as hotels such as the Swan Hotel (425 Church Street). The clock tower and ball of the Dimmeys building is of particular prominence and is a local landmark. Variations in façade detailing throughout the precinct, including parapet ornamentation, balustrading and pediments, incised and applied decoration and polychromatic brickwork, make an aesthetic contribution to the overall character of the precinct [Criterion E].

5. Wellington Street Precinct (HO364)

Source: Graeme Butler & Associates (2012), *City of Yarra Heritage Gaps Review (Review 1)*

What is significant?
Historical background
In 1839, two years after the first land sales in the township reserve of Melbourne, Crown allotments were auctioned in Richmond, Fitzroy and Collingwood. These allotments were mainly intended for development as farmlets. However many of the purchases in Richmond were speculative for, very soon, allotments were subdivided and advertised for sale in the ``Port Phillip Patriot''. The first was William Wilton's Crown allotment 46 which was to be sold in one or more acre lots. In 1840, at a subdivision sale of Dr. Farquhar McCrae's allotment 24, the auctioneer described Richmond as "...the abode of aristocracy, wealthy and retired opulence..." and 36 half-acre blocks were sold.

This was the boom period leading up to the recession of the early 1840s. As a sign of the times, subdivisions on the Richmond flats were advertised in 1842 as "...well deserving public attention among

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the working class", in contrast to earlier advertising of the higher parts of Richmond as for gentlemen only.

By the mid 1840s the depression had ended and resumption of the Immigration Act resulted in a new influx of workers. The sale of Crown allotments recommenced in Richmond in 1845 and by 1851 a further fifteen Crown Portions were sold. Reserves were also created for police purposes (Crown allotments 13-15), and for churches, recreation, produce market, schools and a mechanics' institute (Crown allotment 35). Thirty-one quarry sites were set aside on Crown allotments 9 to 15 where they abutted the river. The only other clay pits shown are at the locality of Yarraberg which David Mitchell operated in Crown Portion 42, off Burnley St.

Richmond's population in 1846 was 4029. At this time, Fitzroy and Collingwood were also being rapidly subdivided, St. Kilda and Port Melbourne were fashionable picnic spots and Williamstown a busy port. The village at Brighton was the leading pleasure resort, and Heidelberg a prosperous farming community. East Melbourne was little built upon until after 1848 when Bishop Perry chose a site there for the Anglican Bishop's Palace. This gave an impetus to building and the Richmond area went ahead as a select and convenient one in which to live. In 1852 North Melbourne, St. Kilda, South Melbourne, Port Melbourne, Essendon, Remington, Carlton and Hawthorn were laid out. Melbourne's population had trebled by 1853 with people returning from the goldfields, while in Richmond major residential subdivisions had occurred in the north and west. Within the next four years, men who established their suburban villas on the Richmond hills included senior Government officials, Alexander McCrae and William Hull; newspaper proprietors Thomas Strode, George Cavanaugh and George Arden; merchants Patrick Welsh, David Stodart Campbell and Alfred Woolley; and the bankers William Highett and John Gardiner. Their "...comfortable, if not architecturally stylish villas began to dot the place".

Richmond was created a separate municipality in 1855. The survey maps of Magee and Kearney show that at this time many of the existing major streets had been laid out but that almost all buildings, with the exception of those in the Yarraberg area to the northeast, were concentrated in the western half of Richmond, near to Melbourne town and the railway route: large suburban villas and gardens on the hill, and cottages on small blocks in the north and south, often in areas of relatively intense development isolated to individual streets. The factors influencing the location of the earliest development appear to have been a preference for high ground and a position on government roads, especially at cross roads.

Richmond's population in 1857 was 9,029 with 2,161 houses and five architects. The electors' roll for 1856-7 indicates an established retail and service trade in Swan Street and Bridge Road - butchers, drapers, shoemakers, hotels, fruiterers, tailors, hairdressers, grocers and blacksmiths.

With separation from Melbourne in 1855, Richmond, along with Collingwood, became exempt from the `Melbourne Building Act' of 1849 which controlled building and subdivision standards. Developers were free to plan streets, reduce frontages and build what they liked. Closer development of Richmond was also encouraged by the railway which was extended to Brighton from Melbourne by 1859, and by horse drawn omnibuses which connected Richmond with Melbourne along Bridge Road.

Melbourne's population in 1861 was 37,000 (including Carlton and East Melbourne); Richmond, Collingwood and Fitzroy each had about 12,000, Prahran 10,000, South Melbourne 9,000, North Melbourne 7,000 and St. Kilda 6,000. Development was apparent along Punt Road c.1860, with little development in south-east Richmond was in 1869. Unemployment was a major issue during the 1860s and in 1862 the Richmond Council sought the repeal of the `Yarra Pollution Prevention Act 'of 1855 (which forbade fellmongeries, starch and glue factories, and boiling down works discharging waste into the Yarra River upstream from Melbourne) so that the river frontages could be opened to manufacturing. By 1865 a quarry, stone crushing mill, fellmongery and abattoir had been established

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on the river flats in Burnley, and by the 1870's a panoramic view of Richmond carried the caption 'Industry in Arcady'.

As with Melbourne and its other suburbs, the most active period of development in Richmond was in the 1870s and 1880s. The eastern half of the town was partly subdivided by 1874 and by 1888 most subdivision patterns were complete, the major exception being Cole's paddock on Victoria Street. Richmond was proclaimed a town in 1872 and a city in 1882. Its population in 1880 was 23,395 and in 1890 it was 38,797. The residential development trend was a marked increase from the 1850s, steeply rising until c1881 and then a plateau into the 1890s Great Depression. The rate books list 52 industrial establishments in 1880.

Houses constructed between Federation and World War One make up a substantial proportion of Richmond's building stock particularly in the eastern half of the city. Cole's paddock was subdivided by this time.

Encouraged by high tariff protection, new factories and stores were also being established, most notably Bryant & May, Wertheim's piano factory, Dimmey's Model Store, Ruwolt, Rosella, Moore Paragon and Mayall's tannery. By 1919 there were nine tanneries.

This industrial expansion continued after World War One when small gaps in the urban development were filled by inter-war housing estate and Wren's race course was changed to public housing. The Second War was the end of the first wave of urban development in Richmond and hence forms a perceptible period in the historic environment that is the basis for proposed heritage precincts in Richmond, Cremorne and Burnley.

Specific history
This area is part of the 17 acre Crown Portion (CP) 1 sold to Messrs William Burnley, David Lyons and Matthew Cantler in 1849: land sales started immediately in the south-west corner with subdivided lots going to Burnley, Thomas King and Mitchell, Black & Follett. Inspired by the major population increase caused by gold finds in the Colony, William Burnley began to sell more house lots further north in 1852 from an estate plan that included the formation of today's Rout and Blanche Streets running east-west, joined by Wellington Street running north–south. Lots of 32-35 feet width faced onto Wellington Street and backed onto CP2 on the east or the 15 feet wide Huckerby Street, on the west, that Burnley had created to serve the lots facing Punt Road.

The 1853 plan shows Jessie and Cremorne Streets in place within Crown Portions 1&2 and the 1855 plan has buildings distributed across the north part of the Crown Portions, along Wellington (as far as Blanche) and Cremorne Streets, while to the south they front only Cremorne Street. The 1874 plan shows the north part of Wellington, Huckerby, Blanche and Jessie Streets in this precinct.
King, Mitchell, Black and Follett's block, created from the south part of Crown Portion 1 in 1849, was to eventually contain the residential subdivision of Melrose and Kelso Streets in 1884 (Lodged Plan 605) with lots of 33-45 feet frontages. This estate is shown on the Tuxen 1888 plan, along with added streets such as Rout, but still there was no continuity for Wellington Street which stopped at Blanche St. The MMBW Plan 911 of 1896 showed the extension of Wellington Street southwards, past Blanche Street, but named as Melrose Street.

Description
The Wellington Street, Cremorne Heritage Precinct is a largely Victorian-era residential area centred on Wellington Street and extends north from the riverside industrial precinct south of Gough Street to the commercial strip of Swan Street West on the north. The arbitrary crank in the line of Wellington Street shows the two development phases (early and late Victorian-era) and exemplifies the piecemeal nature

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of private development, generally, in the Richmond area.
The haphazard street alignments generate unexpected house groups and vistas. There is the long weatherboard cottage row in Gough Place that now faces out across a large development site towards Punt Road: its unbroken roofline is another testimony of how Richmond, as well as being planned on a free-market basis, was also outside of the building laws that initially applied to the other inner suburbs of Melbourne (Melbourne Building Act). The construction of small, weatherboard and brick cottages in the narrow confines of the early Huckerby and Jessie Streets is another illustration of this evasion of standard building codes. The Richmond Conservation Study (1985) notes of Cremorne Cottage, at 50 Jessie Street: `...Similar size building shown in similar location on Lands Dept 1855 Map of Richmond...' Other early houses such as 375-377 Punt Road can also be traced back in plan form to the 1855 survey map, adjoining the Rout Street entry to the precinct. A small Wellington Street house row (66-68) had rare and early brick-nogged wall construction as an indication of early construction techniques in this precinct. This method of wall construction involves brickwork placed between timber frame members and overclad with weatherboard providing for an uncommon and environmentally sound building method. The Australian Architecture Index cites two other brick nogged houses nearby in Cremorne St auctioned in 1879.

The precinct has a number of individually significant Victorian-era buildings and building rows within its boundaries.

Key buildings
Key buildings include late Victorian-era houses like the row-house pair at 397- 395 Punt Road, described in the 1990s as:

`... A double-storey, rendered, Boom terrace pair, set back with a parapet. The centrepiece is (set) *between abstracted Doric pilasters, supported by scrolls. Cornice and frieze-mould has vermiculated corbels; also to verandah, these on scrollbrackets. The skillion verandah, between wing-walls, has cast-iron lace valence and Composite posts, with first-storey balustrade in an unusual pattern of panels between balusters. Ground-window is tripartite with Tuscan fluted mullions. Doors have fan and sidelights. Chimneys have corbelled brick-bands' as an illustration of the range of ornament that was used in the late 19th century... '*

More typical, late Victorian-era masonry row houses line Wellington Street. Balino Cottage at 44 Wellington St, is an exception:

`A characteristic double-fronted, symmetrical, rendered, Boom cottage, on the street line, with rich decoration. There is a balustraded parapet between piers, surmounted by balloons. The centrepiece has a scallop-shell in a round arch, with acroterion. Piers are supported by small scroll-brackets. A frieze and cornice-mould is supported by brackets, between festoons. The parapet and verandah wing-wall corbels are vermiculated, the latter on scroll-brackets. The brickwork beneath the verandah was exposed, decorated with diamond ceramic tiles. The tripartite window has barleysugar Tuscan mullions and bluestone cill and fanlight over door. The verandah is convex, with cast-iron posts, lace-valence and brackets. There are encaustic geometric tiles. The chimney has deep rendered Classical mould'...

Edwardian-era development is seen in houses facing Kelso Street (5, 9) as well as the former grocer's shop at 12 Kelso Street (Peter Byrne's shop in 1904 and Marcus Steel's in 1920), providing the sense of a self contained domain where provisions were available to householders within walking distance. Intermixed with these are the numerous Victorian-era houses, mainly weatherboard clad, with corrugated iron clad hipped roofs (but with some parapeted forms such as 17 Kelso Street) and little in the way of front gardens. Cremorne Court Flats in Punt Road and the Old English style house Teragram in Wellington Street, represent the well-preserved inter-war buildings that make up a minority of sites

in the precinct.

Main development period
The main development period evident in the heritage overlay is that of the Victorian and Edwardian-eras, with a contribution from well preserved interwar buildings and individually significant places of all eras.

Contributory elements
Contributory elements include mainly (but not exclusively) Victorian-era and Edwardian-era houses, with some well preserved residential examples from the immediate post First-War era, having typically:

- pitched gabled or hipped roofs;
- one storey wall heights;
- weatherboard, face brick, or stucco wall cladding; corrugated iron, with some slate roofing;
- chimneys of either stucco finish (with moulded caps) or of matching face brickwork with capping courses;
- post-supported verandah elements facing the street;
- less than 40% of the street wall face comprised with openings such as
- windows and doors; and
- front gardens, bordered by low front fences, typically of timber picket for the Victorian and Edwardian-eras.

Contributory elements also include public infrastructure, expressive of the Victorian and Edwardian-eras such as stone pitched road paving, kerbs and channels, and asphalt paved footpaths.

How is it significant?
The Wellington Street, Cremorne, Heritage Precinct is aesthetically and historically significant (National Estate Register Criteria E1, A4) to the locality of Cremorne and the City of Yarra.

Why is it significant?
Wellington Street, Cremorne, Heritage Precinct is significant:

- As a well defined area of Victorian and Edwardian-era houses that matches the major growth periods in Richmond's and the City's housing history, complementing the existing adjoining Cremorne Heritage Overlay Area and individual heritage overlays within its boundaries;
- For some distinctive house groups such as in Gough Place, well preserved inter-war examples such as Cremorne Court Flats, and significant individual house examples; and
- For its role as one of the first development plans launched in Richmond, with some houses reflecting the 1850s estates.

6. Burnley Street Precinct, Richmond (HO474)

Source: Context Pty Ltd (2014), *Heritage Gap Study, Review of Central Richmond.*

What is significant?
The Burnley Street Precinct, comprising 345-389 & 370-404 Burnley Street and 395-419 Swan Street, Richmond is significant. The following buildings and features contribute to the significance of the precinct:

- The buildings constructed from c.1880 to c.1940, as shown on the precinct map.
- The overall consistency of building form (buildings with roofs concealed by parapets, with residential quarters above if two storey and behind if single storey), materials and detailing (front walls of stucco with decorative parapets, some original timber or metal-framed

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shopfronts with timber or tiled stallboards and recessed entries), and siting (no front and side setbacks).
- The landmark qualities of the former Bank of Australasia.
- The nineteenth century subdivision pattern comprising regular allotments served by rear bluestone laneways.

The following places are Individually Significant and have their own statement of significance:
- Former Bank of Australasia, 377 Burnley Street,
- Former shop and residence, 380 Burnley Street,
- Shops and residences, 400-402 Burnley Street, and
- Shops and residences, 413-15 Burnley Street.

Non-original alterations and additions to the Contributory buildings shown on the precinct map, and the buildings at 381 & 382 Burnley Street, and 411 Swan Street are Not Contributory.

How is it significant?
The Burnley Street Precinct is of local historic and architectural significance to the City of Yarra.

Why is it significant?
Historically, the precinct is a representative example of a shopping centre serving local needs that developed in response to the significant population growth of Richmond in the late nineteenth and early twentieth centuries. The terrace row at nos. 345-67 Burnley Street provides evidence of the first significant phase of residential development that created the need for the centre in the late nineteenth century. (Criterion A)

The location, close to a railway station, and around a major intersection and the mix of single and double storey commercial premises, some with original shopfronts, the corner hotel and former bank are all characteristic of these local centres. The mix of residential and commercial premises is also typical with places such as nos. 373 and 375 Burnley Street that combine a Victorian house with an Edwardian shopfront demonstrating the evolution of the precinct from residential to commercial. (Criterion D)

The precinct contains late Victorian, Federation, and Inter-war shops and one hotel with consistent and characteristic parapeted form, siting and detailing, including some original shopfronts, which contrast with the Victorian residential terrace row. The former Bank of Australasia is notable as a landmark within the precinct. (Criterion E)

7. Swan Street West Precinct (HO493)

Source: GJM Heritage (2017), *Swan Street Built Form Study: Heritage Assessments & Analysis*

What is significant?
The Swan Street West Precinct comprising 30-42 Swan Street, Cremorne.
Elements that contribute to the significance of the place include (but are not limited to):
- The original external form, materials and detailing of the four buildings
- The high level of integrity of the buildings to their late nineteenth and early twentieth century design.

Later (post 1940) alterations and additions to the rear and shopfront are not significant.

Attachment 4 - Swan Street Heritage Assessments

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How is it significant?

The Swan Street West Precinct is of local historical and architectural significance to the City of Yarra.

Why is it significant?

The Swan Street West Precinct is illustrative of historical development along a major, early commercial thoroughfare in the City of Yarra. As the only remaining group of intact commercial buildings from the Victorian and Edwardian periods west of the Swan Street railway bridge, this precinct demonstrates the commercial development at the west entrance of the major Swan Street 'High Street' up to the 1920s [Criterion A].

The small but intact Swan Street West Precinct clearly demonstrates the principal characteristics of a major Victorian and Edwardian 'High Street' in the City of Yarra. Typical characteristics, including parapeted facades with repetitive upper floor fenestration, rendered facades and ground floor shopfronts, are displayed in the variety of original forms, fabric and detailing of the four buildings [Criterion D].

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INDIVIDUALLY SIGNIFICANT PLACES

1. **House**
234 Coppin Street, Richmond (HO245)

Source: Allom Lovell & Associates (1998), *City of Yarra Heritage Review*

234 Coppin Street, Richmond, is of local architectural significance. The house is representative of the late 19th century double-storey form, and is a good example of the Italianate style. The house is substantially intact, retaining most of the original cement render and cast iron decoration, and is notable for its unusual broken pedimented parapet.

2. **Former Central Club Hotel**
291 Swan Street, Richmond (HO285)

Source: Allom Lovell & Associates (1998), *City of Yarra Heritage Review*

The former Central Club Hotel is of local architectural significance. The hotel is a good example of the late 19th century Italianate Boom style, notable for its lively asymmetrical facade composition ajid florid Victorian Mannerist cement rendered decoration. The three-storey building is a significant local landmark in Swan Street. Its association with the locally prominent Cremean family and their involvement in Catholic politics is of local historical interest.

3. **Former Burnley Theatre**
365 Swan Street, Richmond (HO286)

Source: Allom Lovell & Associates (1998), *City of Yarra Heritage Review*;
Updated by GJM Heritage (2017), *Swan Street Built Form Heritage Review*

The former Burnley Theatre is of local social and architectural significance. Until its closure in 1958, the theatre was popular with the residents of Richmond as a social gathering place. The Swan Street facade, although not of individual architectural importance, contributes to the streetscape and is a notable local landmark.

Additional contributory elements:

- Capacious building with wide symmetrical façade to Swan Street
- Strong horizontal lines define levels
- Front façade has pattern of windows and engaged columns with wider central bay
- Located on a corner with undecorated side façade to Edinburgh Street
- Large gabled hall behind front façade.

4. **Former State Bank**
214-216 Swan Street, Richmond (HO288, VHR H732)

Refer to Victorian Heritage Database for Statement of Significance

5. **House**
15 Wellington Street, Cremorne (HO294)

Source: Allom Lovell & Associates (1998), *City of Yarra Heritage Review*;
Updated by GJM Heritage (2017), *Swan Street Built Form Heritage Review*

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INDIVIDUALLY SIGNIFICANT PLACES

The house at 15 Wellington Street, Richmond, is of local architectural significance. Although the overall form of the house is relatively common, this building is distinguished by its highly unusual Dutch gables, and also by the unusual proportions of the fenestration to the projecting bay. The house is an important heritage element in Wellington Street.

Works in 2016/2017 have resulted in the re-rendering of external walls, removal and replacement of cast iron friezes and balustrading and the reinstatement of a previously bricked in ground level window opening.

6. **Former Richmond South Post Office**
90-92 Swan Street, Richmond (HO357, VHR H48)

Refer to Victorian Heritage Database for Statement of Significance

7. **Dimmeys**
140-160 Swan Street, Richmond (Cremorne) (HO360, VHR H2184)

Refer to Victorian Heritage Database for Statement of Significance

8. **The Greyhound Hotel, later Depot Hotel, now Precinct Hotel**
60-62 Swan Street, Richmond (HO405)

Source: Graeme Butler & Associates (2012), *City of Yarra Heritage Gaps Review (Review 1)*; Updated by GJM Heritage (2017), *Swan Street Built Form Heritage Review*

What is significant?
The Greyhound Hotel, later Depot Hotel and Precinct Hotel has been the site of a public house and gathering place since the 1850s-60s (as 52 Swan St) when licensees included John Davies and William Perrin. The Swan Street West area had consolidated by the 1890s with continuing commercial uses evolving around the new Bowling Club Hotel. The former Bowling Club Hotel, at 36-38 Swan Street, was licensed at another Richmond location to one John Smith in 1868, with a Miss Julia Topey keeping a hotel on this site by the 1880s. The hotel was kept by a M Fitzgerald in the early 1900s but as the new century progressed, the hotel had been delicensed such that by 1920, the only hotel that had survived in this part of Swan Street was the Greyhound Hotel at the Cremorne Street corner (and rebuilt in 1926). Meanwhile shops had occupied the former Bowling Club Hotel. The hotel is a 2 storey Neo-Grec style building, with a simple and boldly executed cemented facade. A deep projecting cornice with brackets underscores the raised parapet entablature with its symmetry to the two elevations expressed through panels, with the focus at the splayed corner. Leadlight glass is evident as is the upper level and ground level joinery (part).

Additional contributory elements include:
- Two-storey wall height
- Zero front setback
- Regular pattern of rectangular fenestration at upper level
- Corner building which address both Swan Street and Cremorne Street by continuing the pattern of openings and parapet detailing
- Splayed corner
- Strong horizontal lines defining levels.

How is it significant?
The building is aesthetically, socially and historically significant (National Estate Register Criteria E1,

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INDIVIDUALLY SIGNIFICANT PLACES

G1, A4) to Richmond.

Why is it significant?
The building is significant: - for its good representation of a key period in the City's history, being as a site, the initial growth of commercial Swan St and as a building, the rebirth of hotel development in the 1920s after the Licence Reduction Board had eliminated other less salubrious pubs; and - as a well-preserved example of a Greek revival style public house in the local context.

9. **400-402 Burnley Street, Richmond (HO429)**

Source: Lovell Chen (2012), *City of Yarra Heritage Gaps Study (Heritage Gaps Amendment two)*

What is significant?
The property at 400-402 Burnley Street, Richmond, dates from 1912, and comprises a pair of two storied Federation red brick shops with combined residences. No. 402 is the larger of the two, with both building components matching in terms of design. The buildings have transverse gable roof forms, and rear roof pitches concealed by brick parapet walls to form asymmetrical side gables. On the east façade to Burnley Street, both buildings are walled in exposed face brick with two oriel gabled bays to the first floors. The bays and the transverse gable roofs are clad in terracotta tiles; the expressed central and side walls are topped by stepped moulded brackets with orbs; and the gables to the bays are half-timbered with roughcast stucco, crown four-light bay windows, and have apron panels clad in roughcast stucco. The ground floor shopfronts are also original or early.

How is it significant?
The property at 400-402 Burnley Street, Richmond, is of local historical and aesthetic/architectural significance.

Why is it significant?
The property at 400-402 Burnley Street, Richmond, dates from 1912, and is of local historical significance. It is associated with the later development of eastern Richmond, in an area of Burnley Street, near the junction with Swan Street, which had developed by the early twentieth century into an established retail precinct. The property is also of local aesthetic/architectural significance. It is a well preserved and substantially externally intact example of a Federation two-storey combined residence and shop, in exposed face brick. It is distinguished by the transverse gable roof form, the prominent oriel gabled bays to the first floors, the substantially intact ground floor shopfronts, and the asymmetrical side gable evident on the south elevation which was increasingly common in early twentieth century shop design. Other elements of note include the roof decoration, brackets with orbs, half-timbered gables to the oriel bays, and the oriel apron panels clad in roughcast stucco.

10. **Swan Street Drill Hall**
309 Swan Street, Richmond (HO440)

Source: Lovell Chen (2012), *City of Yarra Heritage Gaps Study (Heritage Gaps Amendment two)*

What is significant?
The property at 309 Swan Street, Richmond, is a rectangular shaped allotment with three buildings dating from 1916 and 1937. The buildings comprise the large former drill hall abutting the Duke Street (west) boundary; the narrower storage building abutting the Lord Street (east) boundary; and a smaller brick building between these to the Swan Street boundary. Both the hall and storage shed date from 1916 and are single storey, gable-roofed and gable-ended structures, clad in corrugated galvanised iron. Both buildings retain most of their original window framing, with some exceptions.

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The space between the two original buildings is concreted over. The third building dates from 1937, and is a single storey, overpainted brick building, with a transverse gable roof. The 1916 drill hall is the largest building on the site, has the distinctive 'drill hall' form, and was the focus of the original training operations and subsequent Commonwealth use. The 1916 storage shed, although original, and the later 1937 building, are less distinguished elements, and more utilitarian in character and form.

How is it significant?
The property at 309 Swan Street, Richmond, is of local historical and architectural significance.

Why is it significant?
The property at 309 Swan Street, Richmond, was established as a drill hall complex in 1916 and is of local historical significance. It dates from the period when compulsory military service was introduced, and a large number of drill halls were constructed in Australia. Richmond men between the ages of eighteen and thirty, who were called upon to enlist for military service in World War One, did so at the Swan Street drill hall. They were also given some training on the site. Later Commonwealth uses included housing the 2/11th Field Regiment in the 1940s; the Department of Technical Engineering copywriting section, and the Training Depot for the Australian Army's Royal Corps of Australian Electrical and Mechanical Engineers in the 1950s; and cadet battalions in the 1970s. The former drill hall building is also of local architectural significance for demonstrating some of the principal characteristics of World War One drill halls. These include the simple gabled form, albeit carried over a large building, and the large internal space. The galvanised and overpainted corrugated iron cladding is also typical of suburban and regional drill halls around the country. In addition, it is a comparatively externally intact example of a drill hall of this era.

11. **319 Swan Street, Richmond (HO441)**

Source: Lovell Chen (2012), *City of Yarra Heritage Gaps Study (Heritage Gaps Amendment two)*

What is significant?
No. 319 Swan Street, Richmond, was constructed in 1889 as a two storey corner shop and residence. The building is rectangular in plan form with a chamfered corner entry and a hipped roof clad in galvanized corrugated steel, with two stuccoed chimneys with cornices. The first floor is largely externally intact, with original detailing including moulded stringcourses, double-hung sashes with stilted segmental arches, and moulded architraves with accentuated keystones. Other details include half-fluted pilasters (piers) which support a dentilled entablature and above that a continuous bracketed cornice and parapet with waisted balustrading. The chamfered corner is capped with a triangular pediment on two broad piers, enclosing a cartouche panel and topped by an orb finial. At ground level, the shop front has been altered. The rear portion of 319 Swan Street, facing Lord Street, is largely externally intact, albeit more simply detailed than the corner shop component. Beyond this wing is an adjoining contemporary development which is not of heritage significance.

How is it significant?
No. 319 Swan Street, Richmond, is of local historical and aesthetic/architectural significance.

Why is it significant?
No. 319 Swan Street is of local historical significance, as a combined shop and residence constructed in 1889 for James Davison, a baker. At that time commercial development was being consolidating in Swan Street; the 1880s date is also consistent with the core period of commercial building construction in the street. Unusually, the bakery operation in the building was sustained until the mid-1970s. No. 319 Swan Street is also of local aesthetic/architectural significance. While the building

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is broadly consistent with many nineteenth century two-storey shop and house combinations in inner suburban main road locations, it is distinguished by the complexity and vigour of the first floor elevations in particular, and the reasonably intact side elevation to Lord Street. The segmentally arched first floor windows are usual in terraced shops, enlivened here by the Corinthian pilasters with cornice breakfronts above. The parapet and corner pediment, with baluster waisting, dentil mouldings and bracketing, are also largely intact. The chamfered corner enhances the streetscape presentation.

12. **Shop and Residence**
273A Swan Street, Richmond (HO494)

Source: GJM Heritage (2017), *Swan Street Built Form Study: Heritage Assessments & Analysis*

What is significant?
The two-storey corner shop and residence at 273A Swan Street, Richmond, built c1885-90.
Elements that contribute to the significance of the place include (but are not limited to):

- The building's original external form, materials and detailing
- The building's high level of integrity to its original design.

Later (post 1900) alterations and additions to the rear, shopfront and eastern side are not significant.

How is it significant?
The two-storey corner shop and residence at 273A Swan Street, Richmond is of local historical and architectural significance to the City of Yarra.

Why is it significant?
The two-storey corner shop and residence at 273A Swan Street, Richmond is illustrative of historical development that occurred along a major, early commercial thoroughfare in the City of Yarra, particularly in the 'boom' period of the 1880s [Criterion A].

The two-storey corner shop and residence at 273A Swan Street, Richmond is a fine, intact and representative example of a Victorian shop and residence. It displays typical features of the Victorian style popular in the 1880s in Richmond and across Melbourne more broadly, including a parapeted façade with repetitive ground and upper floor fenestration, articulated facades to both streets with splayed corner, rendered facades and ground floor shopfronts [Criterion D].

13. **Pair of Shops**
323-325 Swan Street, Richmond (HO495)

Source: GJM Heritage (2017), *Swan Street Built Form Study: Heritage Assessments & Analysis*

What is significant?
The two-storey pair of shops and residences at 323-325 Swan Street, Richmond, built in 1886.
Elements that contribute to the significance of the place include (but are not limited to):

- The building's original external form, materials and detailing
- The building's high level of integrity to its original design.

Later (post 1900) alterations and additions to the rear and shopfront are not significant.

How is it significant?
The pair of shops and residences at 323-325 Swan Street, Richmond is of local historical and

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architectural significance to the City of Yarra.

Why is it significant?

The pair of shops and residences at 323-325 Swan Street, Richmond is illustrative of historical development that occurred along a major, early commercial thoroughfare in the City of Yarra, particularly in the 'boom' period of the 1880s [Criterion A].

The commercial premises at 323-325 Swan Street, Richmond are a fine, intact and representative example of a pair of Victorian shops and residences. They display typical features of the Victorian architectural style popular in the 1880s in Richmond and across Melbourne more broadly, including a parapeted facade with repetitive upper floor fenestration, rendered facades and ground floor shopfronts [Criterion D].

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INDIVIDUALLY SINGIFICANT PLACES WITHIN PRECINCTS

Some 'Individually Significant' places within heritage precincts have a Statements of Significance. Those places that have one are listed below.

1. **Corner Hotel**
57-61 Swan Street, Richmond (within HO335)

Source: GJM Heritage (2017), *Swan Street Built Form Study: Heritage Assessments & Analysis*

What is significant?
The two-storey hotel known as the Corner Hotel, 57-61 Swan Street, Richmond, built in the 1960s.

How is it significant?
The Corner Hotel, 57-61 Swan Street, Richmond is of local historical and social significance to the City of Yarra.

Why is it significant?
The Corner Hotel, Richmond has made a strong contribution to the commercial and social life of Richmond from its establishment in the early 1870s and an important and highly influential contribution to the music industry as an important live music venue since its rebuilding in the mid 1960s and renovation in the 1990s [Criterion A].

The Corner Hotel, Richmond is of particular social significance for its long-term and continued use as a live music venue. It is a well-established and well-known venue which is considered amongst the most pre-eminent in the City of Yarra and the broader community [Criterion G].

2. **Shops and Residences**
454-456 Church Street, Cremorne (within HO335)

Source: O'Connor, John & Coleman, Roslyn et al. (1985), *Richmond Conservation Study : undertaken for the City of Richmond*

A distinctive group of gabled Edwardian shops by the distinguished architect Nahum Barnet.

3. **H. E. McNaughton ironmongery & residence, former**
69 Swan Street, Richmond (within HO335)

Source: Graeme Butler & Associates (2007, 2013), *City of Yarra Review of Heritage Overlay Areas*

What is significant?
The former H.E. McNaughton ironmongery and residence at 69 Swan Street, Richmond, was created in 1924 for Henry Ernest McNaughton and has a close association with him. The place has a good integrity to its creation date. Fabric from the creation date at the H.E. McNaughton ironmongery and residence is locally significant within the City of Yarra, compared to other similar places from a similar era.

How is it significant?
The H.E. McNaughton ironmongery and residence, former at 69 Swan Street, Richmond is architecturally significant to the locality of Richmond and the City of Yarra.

Why is it significant?
The H.E. McNaughton ironmongery and residence is significant as a well preserved inter-war

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INDIVIDUALLY SINGIFICANT PLACES WITHIN PRECINCTS

Some 'Individually Significant' places within heritage precincts have a Statements of Significance. Those places that have one are listed below.

parapeted brick and stucco shop and residence with original or early shopfront and the owner's name cemented in bas-relief on the parapet.

4. **National Bank of Australasia**
105 Swan Street, Richmond (within HO335)

Source: O'Connor, John & Coleman, Roslyn et al. (1985), *Richmond Conservation Study : undertaken for the City of Richmond*

This suburban branch of the National Bank of Australasia was erected in 1886-7 by the notable bank architect Albert Purchas. Its imposing three storey height, prominent corner location, and fine architectural detailing are important components of the building's significance.

5. **Shops and residences**
232 & 234 Swan Street, Richmond (within HO335)

Source: O'Connor, John & Coleman, Roslyn et al. (1985), *Richmond Conservation Study : undertaken for the City of Richmond*

A rare example of a pair of small shops designed in a boom style classicism, completely intact above verandah level.

6. **M. Ball & Co, former**
236 - 240 Swan Street, Richmond (within HO335)

Source: O'Connor, John & Coleman, Roslyn et al. (1985), *Richmond Conservation Study : undertaken for the City of Richmond*

A Richmond landmark used as a drapery since 1871, retaining some original shop fittings and a now rare aerial cash conveyor.

7. **Whitehorse Hotel, former**
250-252 Swan Street, Richmond (within HO335)

Source: O'Connor, John & Coleman, Roslyn et al. (1985), *Richmond Conservation Study : undertaken for the City of Richmond*

A rare example of an early 1850's stone commercial building designed in a colonial Regency style.

8. **Shops and Residences**
413 - 415 Swan Street, Richmond (within HO474)

Source: Lovell Chen (2012), *City of Yarra Heritage Gaps Study (Heritage Gaps Amendment two)*

What is significant?
Nos 413-415 Swan Street, Richmond is a Victorian two storey brick terrace pair of shops and combined residences. The ground floor shopfronts have been modified, but the rendered first floor facades are intact, with no. 413 remaining unpainted save for the c.1920s 'Monopole Magnum Cigars' sign. Intact details include double-hung sash windows, window architraves, brackets, supporting

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INDIVIDUALLY SINGIFICANT PLACES WITHIN PRECINCTS

Some 'Individually Significant' places within heritage precincts have a Statements of Significance. Those places that have one are listed below.

stringcourse and mouldings, plus pedimented parapets incorporating panels, brackets, cornices and mouldings, urn pedestals and dividers. The buildings have been extended to the rear; these later elements are not of heritage significance.

How is it significant?

Nos 413-415 Swan Street, Richmond is of local historical and aesthetic/architectural significance.

Why is it significant?

Nos 413-415 Swan Street is of local historical significance, as a pair of two storey brick shops and combined residences constructed for carpenter, J Wood in 1892. This was just after the period of commercial development consolidation in Swan Street, and unusually during the severe economic Depression of the early 1890s. The buildings were subsequently occupied by a range of retailers and commercial operations, typical for a main street of the late nineteenth and early twentieth century. These included sellers of dairy produce, a greengrocer, butcher, hairdresser and tobacconist. The subject property is also of local aesthetic/architectural significance. It is a well-preserved pair of two storey shops/residences, broadly consistent with many similar nineteenth century commercial buildings in inner suburban main road locations. However, the first floor facades retain their original form and detailing; in particular, the upper level to no. 415 has remained unpainted. This façade is further distinguished through the retention of the 'Monopole Magnum Cigars' sign. Both first floors also have prominent and well-detailed arched pedimented parapets.

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Appendix B – Swan Street: A Rich Historical Legacy

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Attachment 4 - Swan Street Heritage Assessments

Swan Street: A Rich Historical Legacy

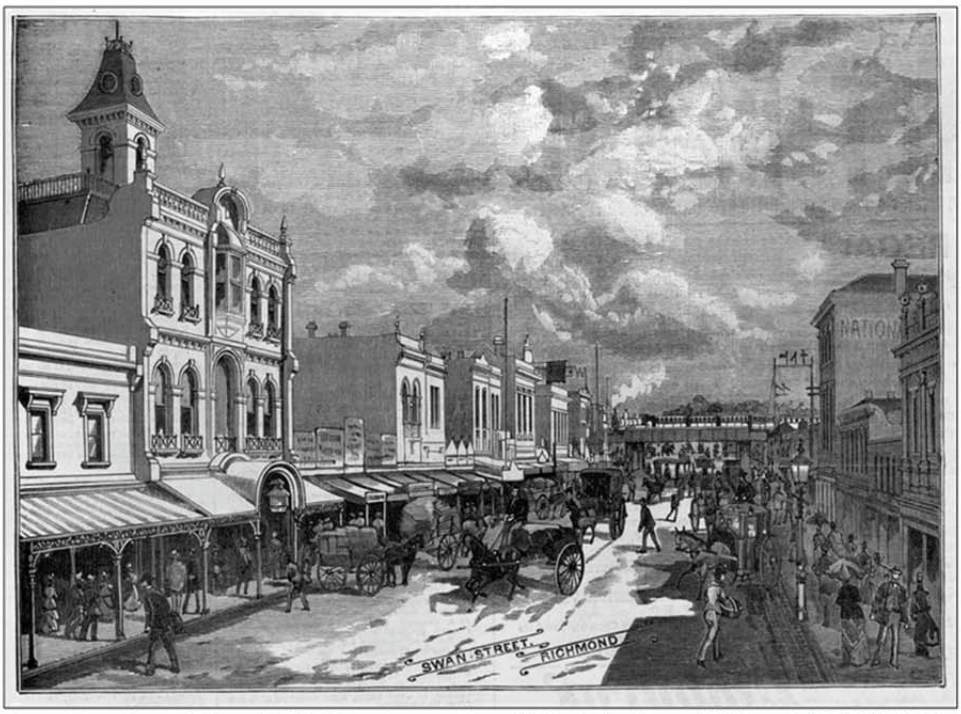


Figure 1: Swan Street, Richmond, 1889. The train crosses the rail bridge in the distance (SLV Image A/S03/10/89/157a).

As one of the two main streets passing from central Melbourne through Richmond to the eastern suburbs, Swan Street has always been at the heart of Richmond's economic and social life.[1]

A study of its economic past takes us on a journey from the days of Melbourne's fledgling development in the 1840s, through the prosperity and buoyancy arising from the gold rush of the 1850s, the boom of the 1880s, the stagnation and decline wrought by the depressions of the 1890s and 1930s, to the revitalisation led by the migrant influxes of the 1950s, and finally, the gentrification of the last 40 or so years.

A study of Swan Street's social past is equally revealing. On one level, Swan Street stood as a physical barrier between the wealthy citizens of Richmond Hill and many of Melbourne's poorest people – confined to the crowded and flood prone dwellings located close to the Yarra River. However, a more intricate analysis shows something more – that it is a rare piece of common ground – catering to the daily needs of both communities. Indeed, in some respects, it was the attempts of Richmond's entrepreneurs to respond to these very different demographics that created the rich architectural legacy that Swan Street enjoys today, and which continues to attract traders and residents to shop, work and live in the area.

[1] Bridge Road is the other main street that connects Richmond to the eastern suburbs.

The early days: 1837-1850

What is today known as Swan Street was designated as a road reserve in Robert Hoddle's Crown Survey of 1837. Along with Bridge Road and Church Street, it was one of the first roads laid out in Richmond (Figure 2).[2] Like most roads in Melbourne at the time, its location was determined without particular reference to the topography of the land. Rather it and Bridge Road – 800 metres to the north – provided a neat east-west axis allowing the geometry of the surveyed land immediately adjacent to the Hoddle Grid to push further into the surrounding 'bush'. The area between these two key thoroughfares was subdivided into regular blocks – providing an artificial sense of order in what was still, for the Colony's new arrivals, a deeply unfamiliar landscape (Figures 3, 4 and 5).[3] Allotments on the north side of Swan Street were sold by the Crown from 1839, while lots on the south side were sold from 1846.[4]

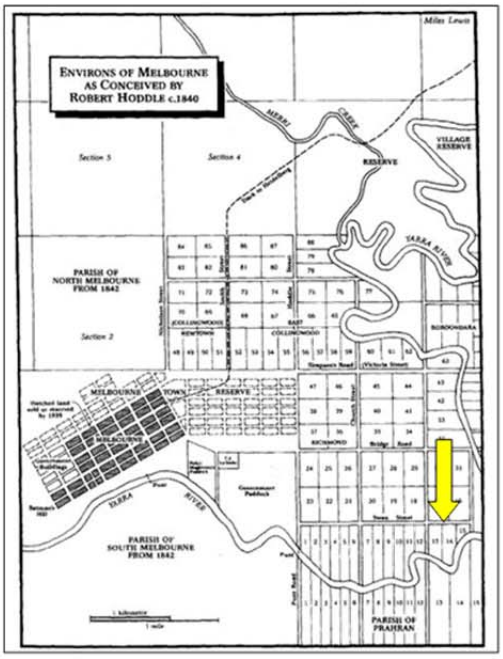


Figure 2. Environs of Melbourne by Hoddle c1840, which showed the further subdivision of the original 1837 allotments (Map by Miles Lewis, cited in Lewis, 1989: 9) The yellow arrow identifies Swan Street.

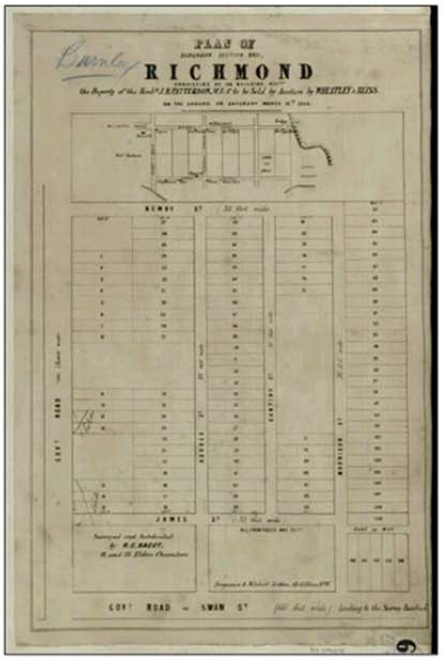


Figure 3. Early Subdivision Plan, showing Swan Street (1858).

Whereas the current Swan Street extends all the way to Wallen Bridge to the east, providing a link over the Yarra River, the street of 1840 started at Punt Road and terminated at the Survey Paddock (now Burnley Park), a designated public park and recreation reserve in the bend of the Yarra River (Figure 4).

[2] Allom Lovell & Associates, *City Of Yarra Heritage Review* (July 1998): Vol 1, 14; Vol 3, 155.
[3] Maxwell Lay, 'Roads', *eMelbourne: The City Past and Present* (www.emelbourne.net.au/biogs/EM01255b.htm). Accessed 18 May 2017.
[4] Jika Jika Parish Plans.

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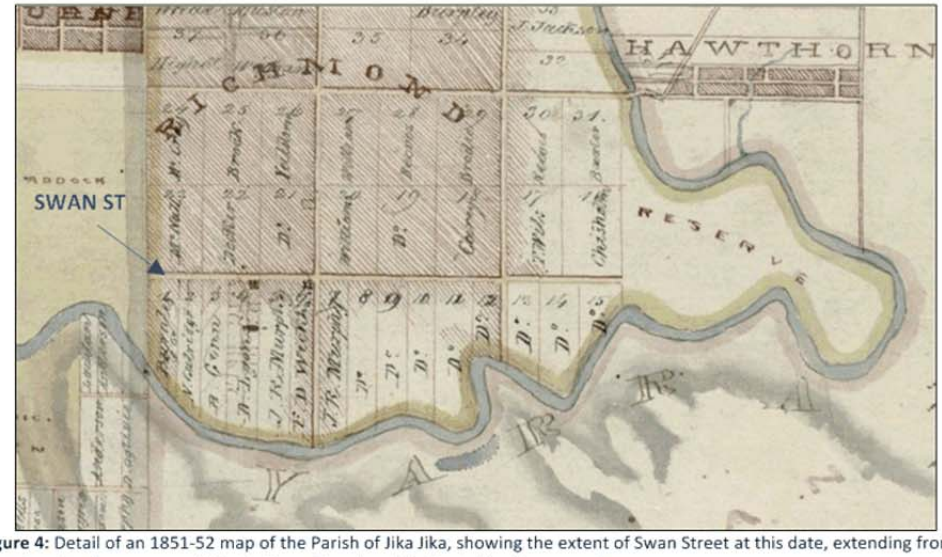


Figure 4: Detail of an 1851-52 map of the Parish of Jika Jika, showing the extent of Swan Street at this date, extending from Punt Road to the reserve within the Yarra River bend (indicated by blue arrow).

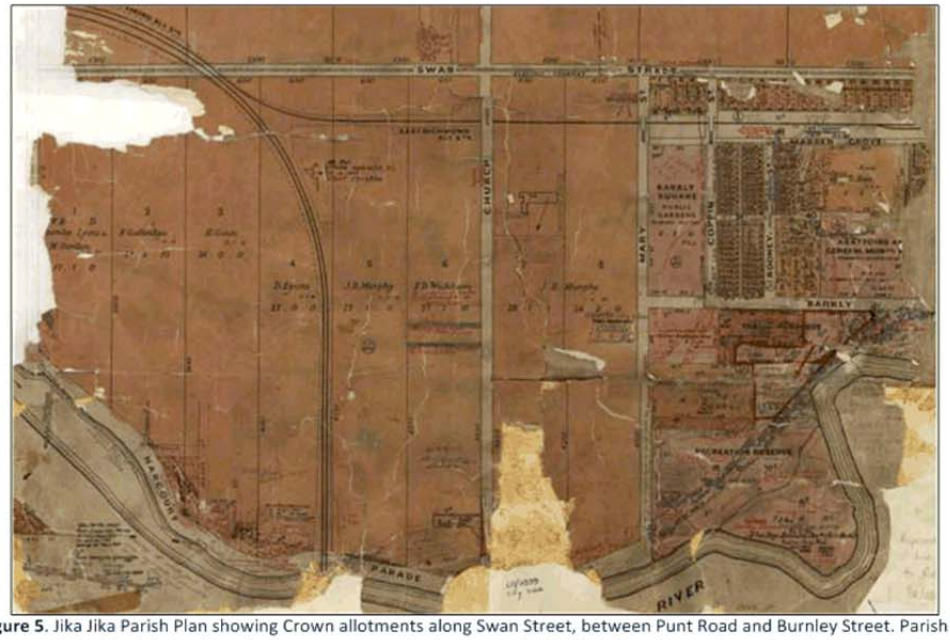


Figure 5. Jika Jika Parish Plan showing Crown allotments along Swan Street, between Punt Road and Burnley Street. Parish Plans have no single 'date', but reflect changes over time. The dates on individual blocks indicate when sale/subdivision occurred.

The 1840s saw the development of primary industry in the vicinity of Swan Street, with a small number of quarries established to the south of Swan Street in what is now Burnley.[5] These fledgling industries ushered in an industrial character in areas surrounding the Swan Street thoroughfare which would persist – in various guises – for well over a century.

[5] Lovell, *Yarra Review* Vol 1, 35. .

Growth and Consolidation: 1851-1879

By 1855, Richmond had undergone significant development, imprinting itself firmly on the landscape. In 1855 Richmond was declared a municipality. James Kearney's 1855 survey map of Melbourne shows development fronting the west end of Swan Street, with a further concentration of development near the intersection with Church Street. To the east of Charles Street there was little construction occurring, with vast areas of vacant land reaching towards Survey Paddock (Figures 6A and 6B).

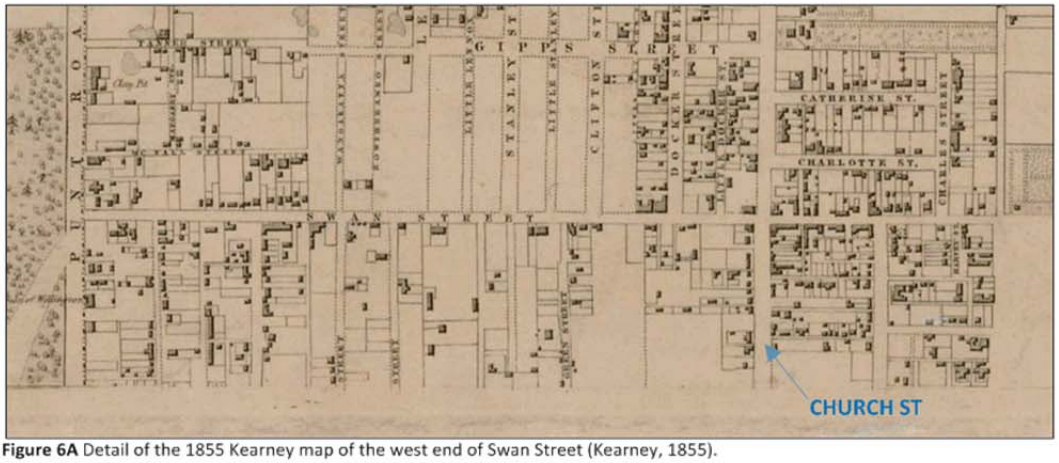


Figure 6A Detail of the 1855 Kearney map of the west end of Swan Street (Kearney, 1855).

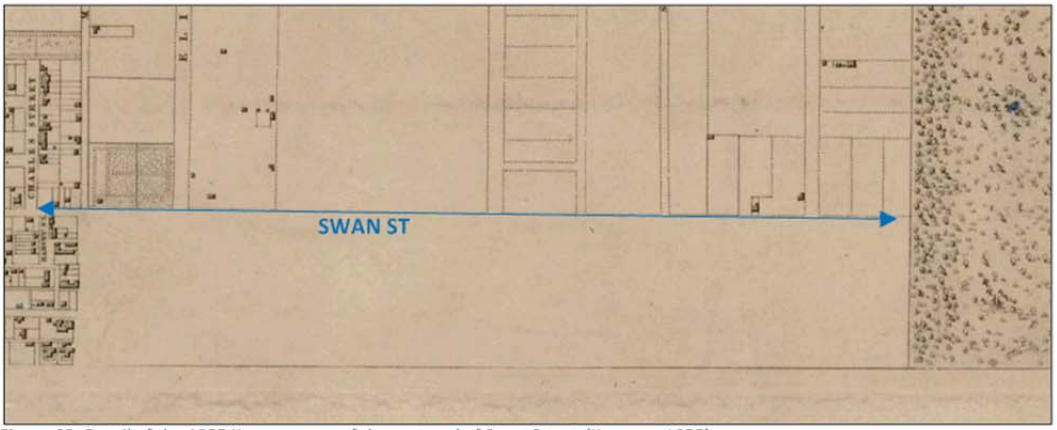


Figure 6B. Detail of the 1855 Kearney map of the east end of Swan Street (Kearney, 1855).

By 1857 Swan Street was a mix of butchers, drapers, fruiterers, tailors, shoemakers, hairdressers and hoteliers, including the Swan Inn (after which the Street was to be named, and the predecessor of the existing three-storey Swan Street Hotel - 1889) the Whitehorse, Dover and Royal Hotels.[6]

A key influence on the development of Richmond was the arrival of the railway. The Swan Street area was first served by public transport following the November 1857 authorisation for the newly formed

[6] Lovell, *Yarra Review* Vol 3, 155.

Melbourne and Suburban Railway Co. to build a line from Princes Bridge Station to Windsor, with a branch line through Richmond to Hawthorn. On 8 February 1859, the line opened as far as Punt Road, and the extension to Church Street station (now East Richmond) and Pic-nic station (which was located between Burnley and Hawthorn) opened in September 1860, which primarily provided access to the pleasure grounds of Richmond Park (now Burnley Park). In 1859 the Punt Road Station was closed and the station relocated to Swan Street (now Richmond station).[7]

Richmond was initially imagined as a residential ideal *'where the well-to-do Melbourne merchants and professionals could retire after the worry and the wear, the profit and the loss, of a busy day....'*[8] As a result, the first settlers were the pioneering gentry who were attracted by the fine views from its central hill, which fell away to the flood-prone areas towards the Yarra River. By 1861, there were more than 2,700 permanent houses in Richmond; predominantly homes for the business and upper class. Blocks in Richmond sold well, boosted by poetic advertising, which emphasised the area's sufficiencies of natural resources, such as water and timber, and it soon became a prosperous township.

Traders quickly established businesses to meet the needs of the growing community, opening along the west end of Swan Street, particularly near the junctions with Punt Road and Church Street. An example of commercial development from this period is the premises of M. Ball and Co. on the corner of Swan and Church streets, built in the 1860s and '70s (Figure 7). By c1865 the Duke of Richmond Hotel (later the Richmond Club Hotel, built between 1915 and 1925) at 100 Swan Street had opened (Figures 8-9).



Figure 7. M. Ball & Co. Building, corner Swan and Church streets (VHD, Place 93579, accessed June 2017).

[7] Lovell, *Yarra Review*, Vol 3, 62, 155.
[8] Lovell, *Yarra Review*, Vol 1, 23.

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Figure 8. Swan Street level rail crossing, c1865-1879, showing the railway line extending to the south prior to the construction of the bridge. The image also shows the Duke of Richmond Hotel at 100 Swan St (marked with blue arrow), which operated from c1865-1879, prior to the construction of the Richmond Club Hotel which remains today (COYL, Image No. RL LF 1).

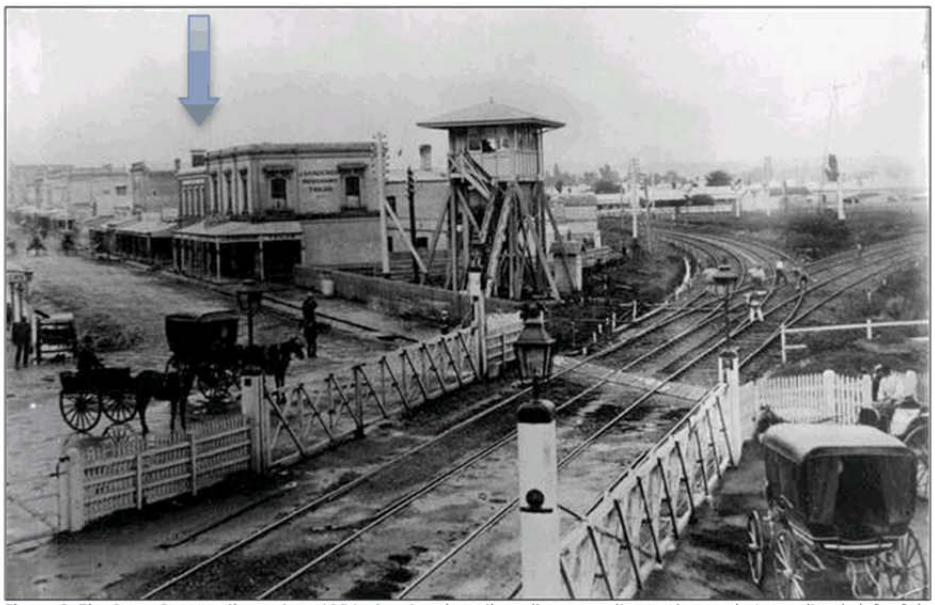


Figure 9. The Swan Street rail crossing c1884, showing the railway line extending to the south. Immediately left of the signal box are the shops that remains at 94-98 Swan Street. The Richmond Club Hotel (the successor of the Duke of Richmond Hotel) is marked with an arrow (COYL, Image No. RL 240).

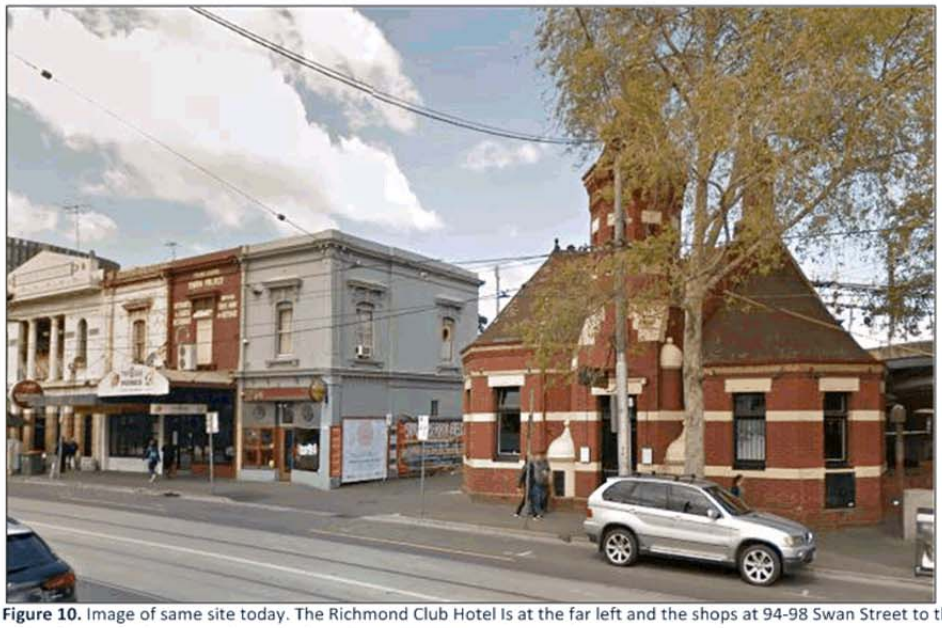


Figure 10. Image of same site today. The Richmond Club Hotel Is at the far left and the shops at 94-98 Swan Street to the right of the Hotel (in Figure 8) remain (Google Streetview, October 2016).

Richmond's proximity to the City was also attractive to industry and from the 1860s a number of (often noxious) commercial enterprises also began to populate the lower parts of the municipality – adjoining the Yarra River. In 1872 Richmond was proclaimed a Town.

Boom Town: 1880-1890

Like Melbourne generally, Richmond experienced a development boom in the 1880s and became the City of Richmond in 1882. Swan Street was extended to the Yarra River to the east sometime between 1874 and 1888, and the Wallen Road Bridge (VHR H0380) was built in 1881[9], linking the street with those areas developing to its east.

[9] Lovell, *Yarra Review*, Vol 3, 155.



Figure 11: Image showing 'Mr Alec Lamb diving' from Wallen Bridge, published in the *Melbourne Weekly Times* 16 February 1907.



Figure 12: A 2008 photo showing Wallen Bridge (State of the Historic Environment Report, 2008).

Commercial development on Swan Street further expanded in the 1880s as a booming population coupled with exorbitant rents and soaring property prices drove shopkeepers out of Melbourne and to the surrounding ring of inner cities, like Richmond. The population of Richmond more than doubled in twenty years – from fewer than 17,000 in 1871 to 39,000 in 1891.[10]

The influx of people resulted in a rapid expansion of Richmond's commercial offerings and acted as a catalyst for the development of a significant number of predominantly two-storey buildings along Swan Street with shops at ground level and residences above (Figures 13-16). This 1880s boom period indelibly shaped the form and character of the street that we know today. Notable buildings that have continued to serve the community since the late nineteenth century include the Perrins Buildings, which extends the full width of the block at 128-138 Swan Street (1884) (Figures 15-17), the Central Club Hotel (no. 291 Swan Street; 1888) (Figure 18) and the two-storey shop at 95-97 Swan Street (1885). Intact and impressive rows of commercial Victorian architecture remains just west of Church Street, between no. 224 and 234 Swan Street (Figures 13 & 14).

[10] Victorian Places, 'Richmond', <http://www.victorianplaces.com.au/richmond>, accessed April 2017.

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Figure 13. Looking west down Swan Street from Church Street, c1912 (SLV Image a03960).



Figure 14. Looking west down Swan Street from Church Street, 2017 (GJM Heritage 2017).

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Figure 15. Perrins Buildings at the corner of Swan and Byron Streets. The photo notes that the business was established in 1885 (COYL, Image no. RL 268 – undated).



Figure 16: Perrins Buildings at the corner of Swan and Byron streets in 2017 (GJM Heritage 2017).



Figure 17: Perrins Buildings, 128-138 Swan Streets in 2017 (GJM Heritage 2017).



Figure 18: Central Club Hotel, 291 Swan Street, Richmond (VHD, Place No. 103085, accessed June 2017)

The growth during this period also generated an increased demand for public transportation, which was quickly met. A significant expansion of the suburban railway network, encouraged by the passage of the *Railway Construction Act*, took place from 1884.[11] The *Argus* pronouncing at the time that '*the hamlet through which the Brighton-line was laid by the Hobson's Bay Company has become a City, and the single line has become a network of permanent ways, upon which year by year a larger numbers of trains will be run*'.[12]

The Richmond stations were some of the busiest in Melbourne. Those in proximity to Bridge Road quietened with the arrival of the cable tram in 1885, however, a cable tram was not built along Swan Street at this time because of the close proximity of the rail line.[13] Towards the eastern end of Swan Street, the opening of Burnley Station in 1880 saw a pocket of Victorian commercial development around the Burnley Street intersection. Towards the end of the decade in 1887, the level crossing at the western end of Swan Street was replaced with a bridge.[14]

[11] Lovell, *Yarra Review*, Vol 3, 155.
[12] *The Argus*, 6 July 1885, 7.
[13] Lovell, *Yarra Review*, Vol 3, 62, 155. Lovell, *Yarra Review*, Vol 3, 62, 155. Vines, *Melbourne Metropolitan Tramway Heritage Study*, 30, 42.
[14] Lovell, *Yarra Review*, Vol 3, 155.



Figure 19. Workmen on Rail Bridge over Swan Street c1885 (SLV Image No. b21194).

The expanded transport options made the commute to and from the city easier and quicker. However, it did not just improve transport to the City from Richmond – the train and tramlines ran through Richmond and out into the hillier areas of Hawthorn and beyond. Suddenly, the necessity to live close to the city was not as great as it had been. As a consequence, some of Melbourne's wealthier citizens chose to escape the increasingly squalid conditions in the city's inner urban areas and built large villas and mansions in the outlying southern and eastern suburbs, beyond the boundaries of the current City of Yarra.[15]

In Richmond the impact of these changes was mixed. There was certainly an outflow of wealthier families looking to escape the cramped and, in parts, unsanitary conditions of the area. There was also a significant influx of men and women looking to work in the many industrial complexes that had been established or the commercial businesses that lined both Swan Street and Bridge Road. These people were typically poorer and could only afford modest accommodation. The growth in blue-collar worker numbers, in conjunction with the relaxed regulations governing building in the area, triggered the construction of small and simple buildings – particularly in the areas adjoining the factories themselves. The number of houses in Richmond was 4,800 by the early 1880s and had doubled again by the end of the decade. During the boom as many as six terrace houses were built on blocks of land previously set aside for one.[16]

There was also a smaller influx of white-collar professionals, attracted by the newly developed transport links to the City. Wealthier than Richmond's poorest, the needs of this class were often met by speculative

[15] Lovell, *Yarra Review*, Vol 1, 28.
[16] Janet McCalman, *Struggletown, public and private life in Richmond 1900-1965* (1985), 7-12.

builders who subdivided larger landholdings to create small blocks of land occupied by neat rows of terrace houses or small-detached dwellings.

Finally, there were the residents of Richmond Hill – many of whom remained in their larger mansions on the Hill, albeit sometimes on reduced land holdings.

An analysis of a Melbourne Metropolitan Board of Works map from 1896 – following the end of the 1880s property boom – clearly illustrates this pattern of residential development and dense development along Swan Street, in the vicinity of Church Street.

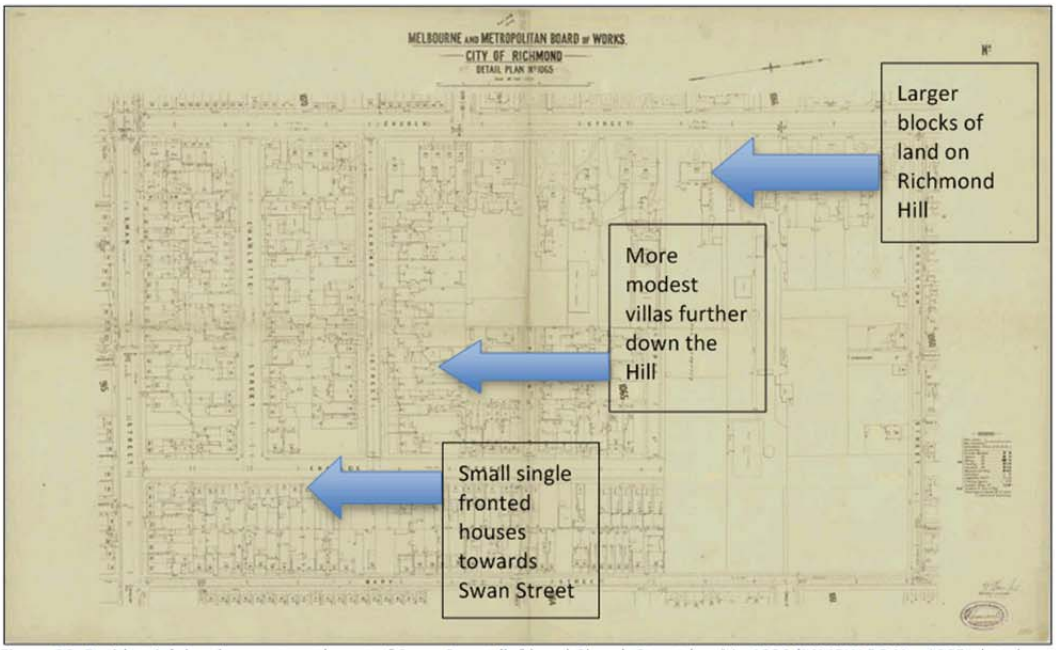


Figure 20: Residential development north-east of Swan Street (left) and Church Street (top) in 1896 (MMBW DP No. 1065, dated 1896).

What emerges is effectively a social and economic hierarchy, with the larger mansions situated on Richmond Hill giving way to terraces and villas occupied by the professional classes and further down the Hill still, the more compact terrace homes near Swan Street itself. Richmond's poorest residents were often located on the southern side of Swan Street where tightly packed terraces were mixed with industrial buildings that required access to the Yarra River to dispose of their waste.

Hutchinson's 1888 map of Richmond (Figure 21) reveals the impact of this growth on Swan Street itself, which now extends from the Yarra River in the west (east of Punt Road) to the Yarra River in the east, where it is joined to Hawthorn via Wallen Bridge.



Figure 21. The extent of Swan Street in 1888, meeting the Yarra River at both the west and east ends. Swan Street is indicated by the blue arrow (Hutchinson, 1888).

Depressions and Recovery 1890-1940

The 1890s depression caused construction in Richmond, and Melbourne more broadly, to virtually cease. Many of Richmond's houses became vacant, with residents unable to pay rent, and the houses deteriorated accordingly.[17] The impoverished areas that established during the depression, particularly in the smaller lanes and flat land near the Yarra River, persisted well into the twentieth century.[18]

The depression of the 1890s also saw many communities turn inwards as the cost of travel was prohibitive and families and friends were kept close and called upon to provide financial and moral support. Perhaps as a result, in 1900, Richmond was largely a community unto itself, with most residents earning their living in their home suburb or close by, and working for employers who also hailed from Richmond.

By the end of the 1890s much of the predominantly Victorian streetscape between Punt Road and Church Street, that we know today, had been formed. The commercial development that fronted Swan Street by this date is evident on the 1895 Melbourne and Metropolitan Board of Works Plan (Figure 22).

[17] Lovell, *Yarra Review*, Vol 1, 25.
[18] McCalman, *Struggletown*, 28, 89.

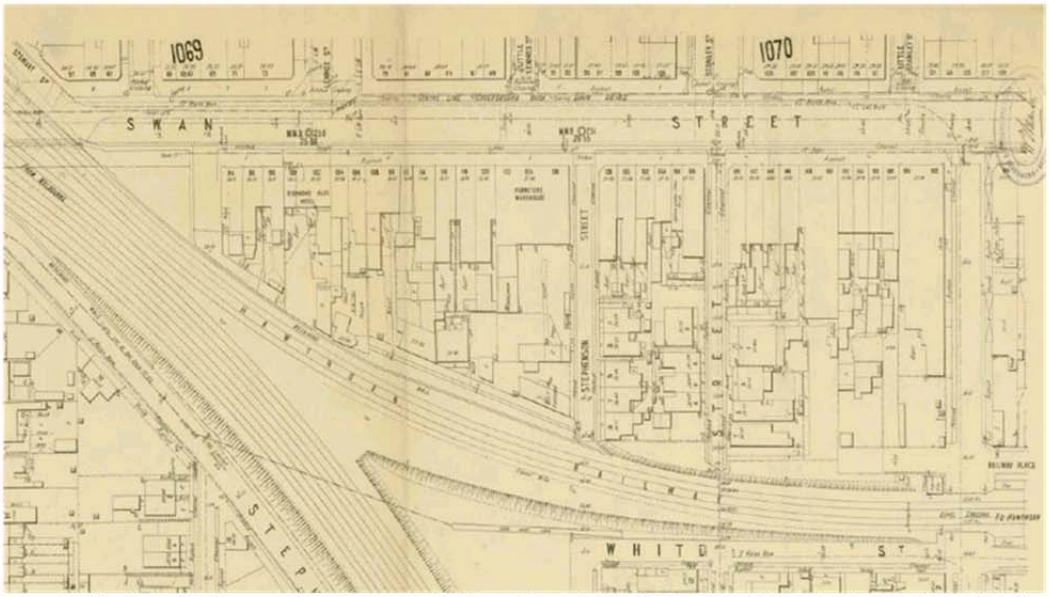


Figure 22. The dense development along the west end of Swan Street, in the vicinity of the railway line, in 1895 (MMBW DP No. 912, dated 1895).

The following Melbourne and Metropolitan Board of Works plans show the sparse and varied development along the eastern reaches of Swan Street – east of Burnley Street – by 1899, which contrasted with the consistent commercial streetscape that had been established to the west.

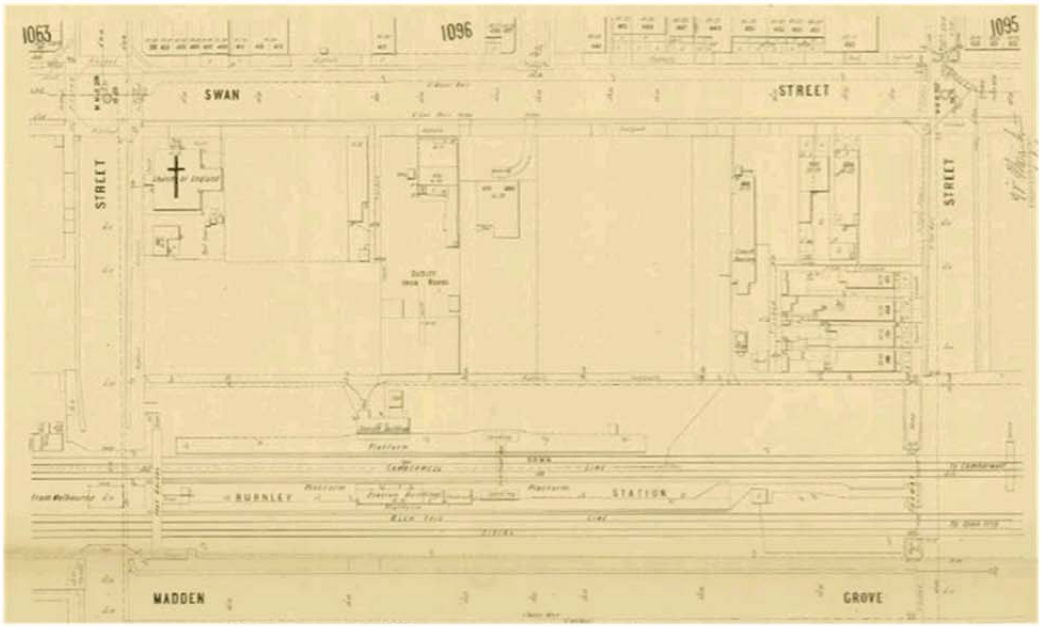


Figure 23. Swan Street east of Burnley Street (left) (MMBW DP 921, dated 1899).

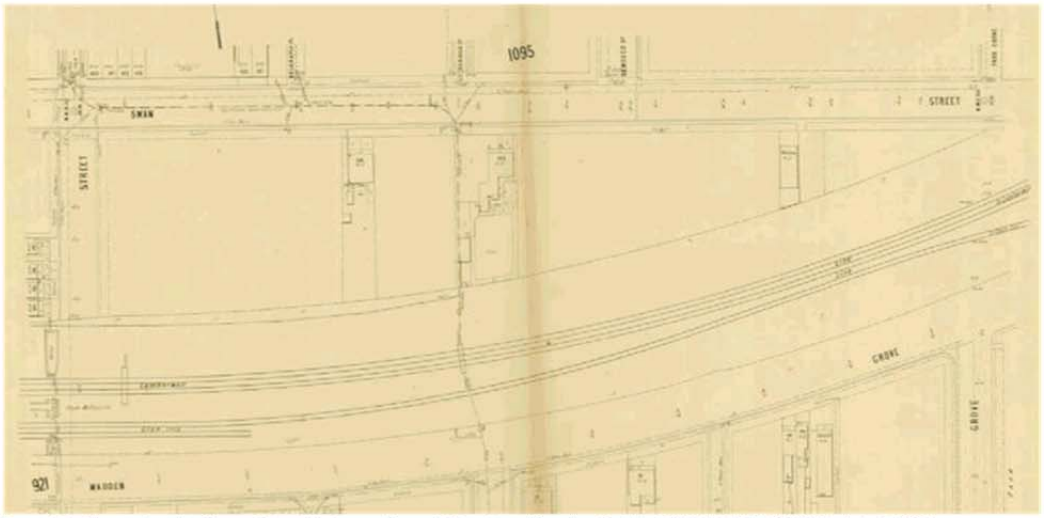


Figure 24. The east end of Swan Street between Stawell Street and Burnley Park in 1899 (MMBW DP 923, dated 1899).

The economic fortunes of Victoria recovered after the turn of the twentieth century and industry increased in Richmond, revitalising the local economy, which again began to develop and grow.[19] From the earliest years of the 20th century, low-cost housing stock in the inner suburbs was attractive to migrants and others who needed to be close to the industrial areas of Richmond and Collingwood, as well as Melbourne's inner western suburbs. Many occupied large terrace houses that had been converted to boarding houses in the 1880s and 1890s.[20]

Commercial development along Swan Street recommenced in about 1900[21], and in 1901 the Swan Street roadway was sealed or 'macadamised'.[22]



Figure 25. A photo of the Swan Street streetscape c1907, looking west (SLV Image H85.70/125).

[19] McCalman, *Struggletown*, 28, 89.
[20] Lovell, *Yarra Review*, Vol 1, 30.
[21] John O'Connor, Thurley O'Connor, Roslyn Coleman, & Heather Wright, *Richmond Conservation Study* (1985), 14.
[22] Graeme Butler and Associates, *City of Yarra Review of Heritage Overlay Areas* (2007), 160.

New building stock constructed in the earlier part of the twentieth century was predominantly single and two-storey shops and residences, harmonising with the prevailing Victorian streetscape. Prominent Edwardian buildings include Maples Pianos Showroom (126 Swan Street) and the South Richmond Post Office, built in 1905 (90-92 Swan Street; VHR H48) (Figure 26).



Figure 26. South Richmond Post Office (GJM Heritage, 2017)

Two notable exceptions to the more common fine-grained form of development included the construction of the ornate State Savings Bank, built in 1907 (216 Swan Street; VHR H732), and the Dimmey's department store at 148 Swan Street (VHR H2184), which is one of the largest commercial developments on Swan Street. Dimelow & Gaylard's original store in Richmond was burnt out in 1906, and in 1907 the new large department store was built, designed by architects H.W. and F.B. Tompkins, and renamed 'Dimmey's Model Stores' in 1912 (Figures 27-32).[23] The building was grand in scale and the erection of the highly prominent clock and ball tower in 1910 provided a local landmark and a strong sense of place. It became, and remains, a dominant streetscape feature.[24]

By the conclusion of the Edwardian period (c1918) the west end of Swan Street was a contiguous row of Victorian and Edwardian architecture. Today, three highly intact sections of Swan Street and the intersecting Church Street can be identified. One section is the row of commercial buildings between nos. 91 and 115 on the north side of Swan Street, predominantly comprising Victorian buildings, with a small number of Edwardian buildings. The second is the impressive, expansive streetscape on the south side of

[23] Lovell, *Yarra Review*, Vol 3, 156.
[24] In 1997 Dimmeys was ranked first in *The Age's* Melbourne Icon series. Despite some changes to the store and its recent conversion to a supermarket and residential complex – the tower and ball remain Swan Street's most prominent landmark.

Swan Street, which extends from 94 Swan Street to Church Street, and retains Victorian and Edwardian building stock, and a small number of notable Interwar buildings. A third section, located on the west side of Church Street, extends south of Swan Street and is a continuation of the notable Victorian and Edwardian built form of Swan Street.



Figure 27. Swan St Richmond c1910s, showing Dimmey's clock tower (NLA No. 146716314).



Figure 28. Swan Street looking towards Dimmey's in 2017 (GJM Heritage 2017).

Attachment 4 - Swan Street Heritage Assessments



Figure 29. A tram timetable (undated but post 1916) with an advertisement promoting Dimmey's on Swan Street 'under the red globe', with 'prices lower than city demands' and trams to the door (RBHS website).

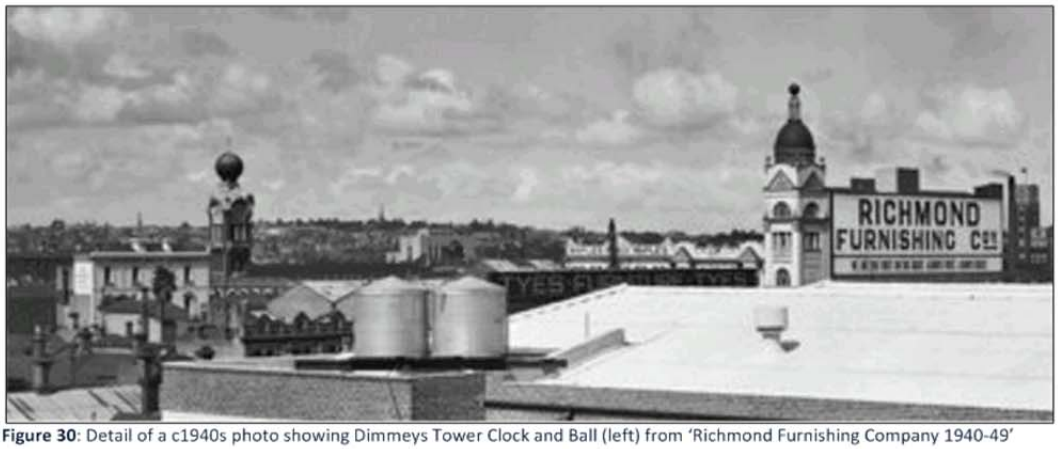


Figure 30: Detail of a c1940s photo showing Dimmeys Tower Clock and Ball (left) from 'Richmond Furnishing Company 1940-49' (SLV Image H2009.177/19).



Figure 31: Dimmeys Tower, c1980s (SLV Image H2009.52/59).



Figure 32. Dimmey's Clock Tower in 2017 (GJM Heritage 2017).

The population of the municipality slowly increased during the first decade of the century, from 38,000 in 1901, to 40,000 in 1911[25], and in 1916 the electric tram service was finally established along Swan Street (Figure 33).[26]

[25] Victorian Places, 'Richmond'.
[26] Graeme Butler and Associates, *Yarra Review*, 159.



Figure 33. A crowd watched Mayoress A. F. Fear in the driver's cabin cut the ribbon held in front of the tram on the corner of Swan St and Punt Rd. The photo was published in the social paper *Table Talk* on 13 April 1916 (COYL, Image no. RL 340).

A pocket of industrial development was established north of Richmond Station from c1900. In the following decades, particularly during the Interwar period, this development expanded to fill the block between Stewart Street and Tanner Street. Key industries established were the Australian Knitting Mills (41-42 Stewart Street; 1899, 1912, 1922-24), the Kookaburra Underwear Factory (24 Tanner Street, c1915-1925) and the Kayser factory (28 Tanner Street, c1925-1930). An aerial image taken between 1924-39 clearly shows the factories in place. The Australian Knitting Mills building is indicated with a yellow arrow.

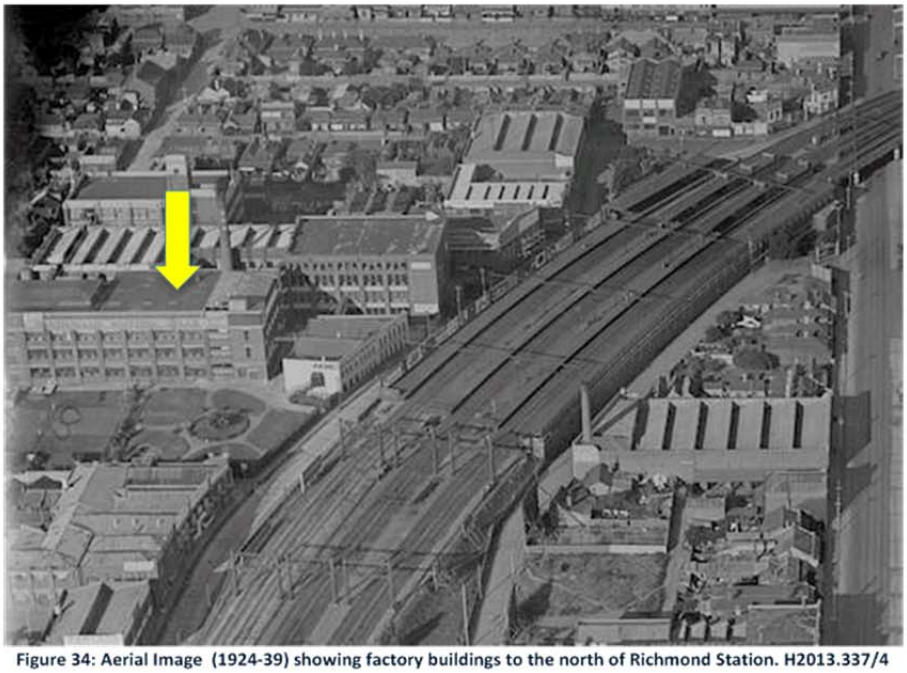


Figure 34: Aerial Image (1924-39) showing factory buildings to the north of Richmond Station. H2013.337/4

Following World War I the municipality of Richmond experienced further growth with the population peaking in 1921, reaching just over 43,000 people.27 This precipitated a further phase of expansion and saw most of the remaining 'gaps' in Richmond's urban landscape filled with residential buildings.

Fronting Swan Street, gaps towards the western end of the street were filled or earlier buildings replaced. Examples of buildings from this Interwar period of development remain at the H.E. McNaughton ironmongery and residence (69 Swan Street; 1924) and the Slattery Building at 173A Swan Street (1923). Along the western end of Swan Street, industry continued to develop on the vacant land on the south side of the street, comprising larger scale buildings on sizeable lots, opposite the rows of single-storey Edwardian houses which remain today. The increasingly dense development at the western end of the Swan Street is evident on the Melbourne and Metropolitan Board of Works plan dating between 1933 and 1950 (Figures 35A-C).

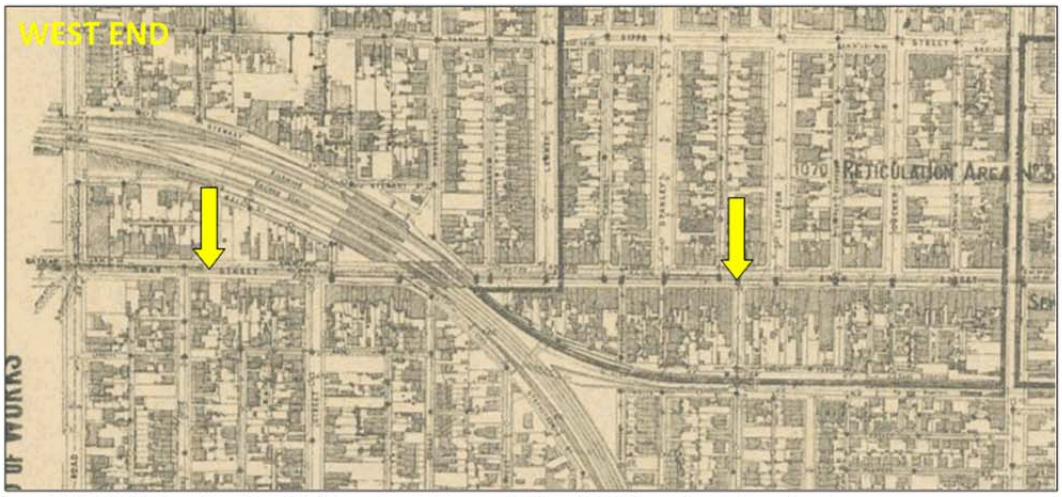


Figure 35A: MMBW Base Map (No. 42) of Swan Street between 1933 and 1950. Swan Street shown by yellow arrow.

[27] Lovell, *Yarra Review*, Vol 1, 28.

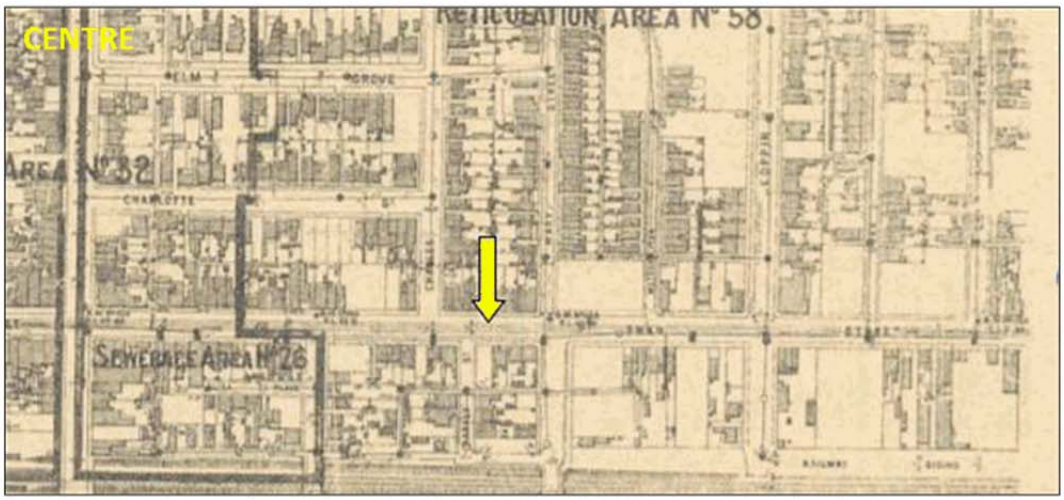


Figure 35B: MMBW Base Map (No. 42) of Swan Street between 1933 and 1950. Swan Street shown by yellow arrow.

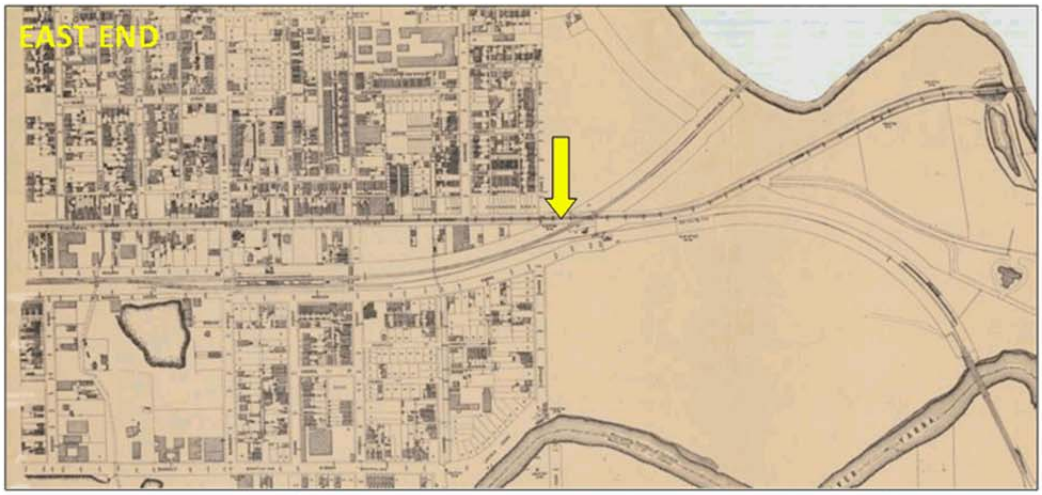


Figure 35C: MMBW Base Map (No. 42) of Swan Street dating between 1933 and 1950. Swan Street shown by yellow arrow.

An aerial image (Figure 36) provides a more graphic representation of the scale of development, towards the western end of the street.



Figure 36. Oblique aerial photo dating between c1925 and c1940, looking east down Swan Street with Punt Road in the foreground (Pratt, c1925-c1940, SLV image H91.1601640).

Despite the grandeur of some individual buildings, the western end of Swan Street and the surrounding suburb remained predominantly working class. Although conditions were often bleak, rent in Richmond's small terrace houses was cheap and they continued to provide accommodation close to the factories that employed large numbers of the suburb's residents.



Figure 37. Workers cottages in Cremorne in 1915. The photo looks north from Richmond Power Station towards Swan Street (blue arrow). To the left is the railway line, and extending north are Green and Chestnut streets (Museums Victoria, Item MM 10376).

It's relative poverty and reliance upon large-scale manufacturing meant that the depression of c1926-c1939[28] hit Richmond particularly hard. Many of the battles are eloquently brought to life in 'Struggletown' by Janet McCalman, who notes that 'for Richmond the depression came early and finished late'.[29]

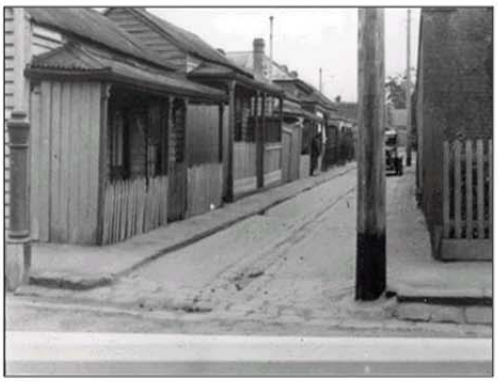


Figure 38: Loughnan Street, c1935 (SLV Image H2001.291/244).



Figure 39: Loughnan Street, 2014 © Google Maps

[28] There's some dispute about the dates of the depression – which is usually seen to coincide with the Stock Market Crash of 1929. However, many communities in Richmond were struggling earlier – see McCalman, *Struggletown*, 153.
[29] McCalman, *Struggletown*, 153.



Figure 40. Children at a condemned house in Richmond in 1936, a photo taken from the *Herald* newspaper's campaign for slum abolition of 1936 (COYL, Image No. RL 167).

The day-to-day effects of the depression were unemployment and poverty. During this period, many houses again became empty as people were too poor to afford rent. In 1938, the Housing Commission was formed, which in the following decades would implement its 'slum clearance' or housing reclamation program.[30]

The establishment of various benevolent and relief funds helped to ease the burden. Nonetheless, the depression influenced all aspects of economic and social life as all events that required money – even engagements, marriages and having children – were delayed due to a lack of funds. However, it was also a time that many remembered fondly as 'Richmond's finest hour', as communities banded together to ensure that no one starved.[31]

Nor did the hard times mean that Richmond residents were without social or recreational options. Serving the social needs of the community, Richmond Park (or Burnley Gardens as it became known; now Burnley Park) was popular with its cricket pitches, football ovals, banked bicycle track and large open spaces. Originally a part of the area of Richmond known as Survey Paddock (as the surveyor's horses grazed there) families would picnic there, trainers would take their animals, and you could swim or fish in the Yarra

[30] Lovell, *Yarra Review*, Vol 1, 32.
[31] McCalman, *Struggletown*, 186.

River.[32] Similarly, the Richmond Football Club provided residents with an important distraction – their Premierships of 1932 and 1934 providing the local community with a source of identity and pride.



Image 41: Richmond Football Club 1933 (SLV Image H2008.122/20).

1945 and Beyond

By 1945 Swan Street was a continuous line of buildings stretching from Punt Road to the Wallen Street Bridge. The western portion (approximately west of Burnley Street) retained its consistent Victorian and Edwardian character while the industrial area continued to expand at the eastern end of Swan Street, particularly south of Swan Street in Burnley. Aerial images demonstrate the scale and density of the development by 1945.

[32] Lovell, *Yarra Review*, Vol 1, 103.

Attachment 4 - Swan Street Heritage Assessments

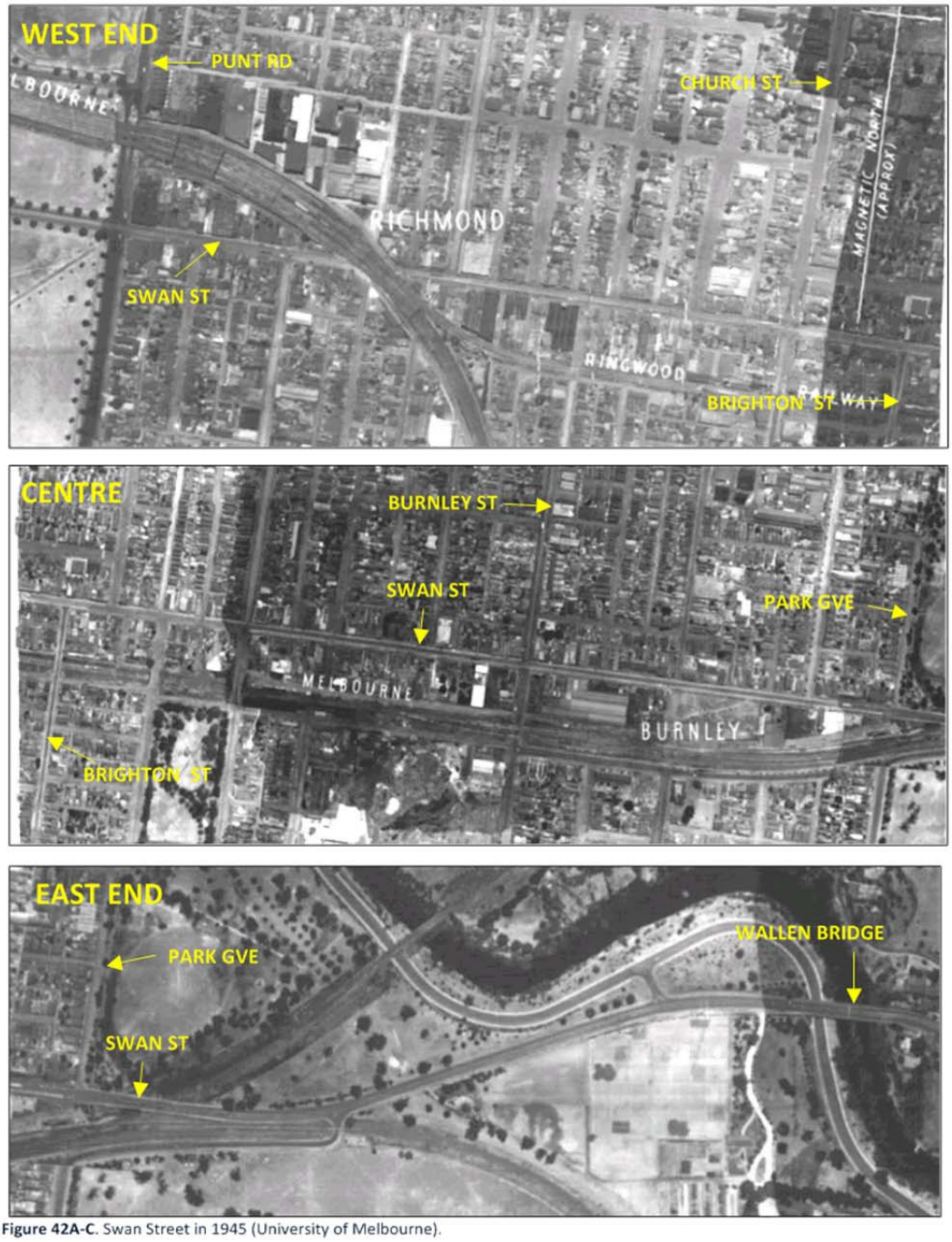


Figure 42A-C. Swan Street in 1945 (University of Melbourne).

While Swan Street had been 'developed', the history of the street did not stop – rather it continued to evolve as different sections were re-developed and transformed.

It was World War II that was to prove the turning point for the social and economic recovery of the working class in Richmond and life and trade on Swan Street.[33] Following World War II, Richmond's boarding houses were particularly attractive to young single male immigrants from Italy, Greece, Macedonia and Eastern Europe. Small concentrations of immigrants of various ethnic origins developed. Many of the trappings of cultural life were established by these different groups during the post-war period, including places of worship, commercial enterprises and coffee houses.[34]

Despite the influx of new residents, significant parts of Richmond remained Anglo Celtic and working class. The suburb's reputation was fierce. The tabloid newspapers were quick to seize upon details surrounding unsavoury incidents in the suburb – particularly the street fights which occurred upon occasion. In June 1944, for example, 400 people are reported to have watched a family fight between two men and two women outside a Swan Street Hotel; while in December 1958 the police raided a party in Lincoln Street where over 300 men and thirty six women were gathered around 171 gallons of beer on Sunday afternoon to raise bail and defence money for a 'popular lad' on a 'serious charge'.[35]

Things were changing though; the Housing Commission became increasingly active in the area purchasing large areas of modest homes, and demolishing them to make way for new public housing in the form of flats – such as those built between Bridge Road and Victoria Street.[36] The increased population and the rise of cars also saw an increase in the traffic running through the suburb. This increase in personal mobility, in turn, undermined the traditional street life of Richmond's high streets, while the arrival of supermarkets saw the gradual decline of the corner store, the local butcher and green grocer.

There was also a growing trend of gentrification, as from the 1970s and '80s students and artists began to move into the suburb, attracted by its large sections of terrace housing, proximity to the city and cheap rents. Professionals – seeking reasonably priced housing within walking distance of the city – arrived next and, along with investors, have again transformed the suburb. While the recession of the early 1990s slowed re-development, by the mid-late 1990s it was again accelerating. The impact was compounded by planning reforms that encouraged urban consolidation (in preference to greenfield development on Melbourne's urban fringe). As a result, a number of significant heritage buildings were 're-developed' for both commercial and residential accommodation. Major developments to occur in the late 1990s and early 2000s included the re-development of the Bryant & May Factory (VHR H0626), and the Rosella complex (HO349).

[33] McCalman, *Struggletown*, 152, 213.
[34] Lovell, *Yarra Review*, Vol 1, 30.
[35] McCalman, *Struggletown*, 270.
[36] Howe, R. Nichols, D. and Davison, G. *Trendyville: The Battle for Australia's Inner Cities* (2014), 64-65.



Figure 43. Bryant and May Factory (c1940-50), SLV H2012.195/27

As the population of students and professionals has increased, so has the demand for cafes, specialist shops and entertainment venues. Many new businesses have sprung up to meet the demand, while others that previously existed have expanded.

On Swan Street, the Corner Hotel (re-built in 1966) is one of the most visible pieces of evidence of this new class of resident and has become synonymous with live music in Melbourne, hosting well-known international and local acts.



Figure 44. The Corner Hotel live music venue in 2017 (GJM Heritage 2017).

The impact on other businesses has been mixed. On the one hand, the changing demographic has helped to secure the future of the banks, post office and many retail shops. However, it has also placed pressure on several of Richmond's long-established stores. Perhaps the most significant of these is Dimmeys, which closed its Swan Street store in 2014/15. While the building and famous clock tower remains, the ground floor is now occupied by Coles with an apartment complex to the rear.



Figure 45. Sales day at Dimmeys in 1952 (COYL, Image No. RL 269A).



Figure 46. Sales day at Dimmeys in 1984 (COYL, Image No. RL 269B).

Swan Street's proximity to the city and its strong cultural and entertainment precinct continues to make it a sought after place to live and work. As a result, significant development pressures have emerged, and the difficult challenge of balancing increasing demand for residential and commercial development with the desire to retain key elements of the street's rich history has emerged in the last 30 to 40 years.

In response, the first heritage study for Richmond was completed in 1985 and Swan Street was identified as warranting inclusion in an Urban Conservation Area as '*A fine commercial precinct of nineteenth century buildings which are intact above verandah level and which developed parallel with Bridge Road as Richmond's commercial centre.*'[37]

Swan Street was again assessed for its heritage value in 1998 and was subsequently included in the Heritage Overlay of the new format Yarra Planning Scheme, having been identified as significant as:

> *One of three main east-west thoroughfares through Richmond, it is a Victorian and Edwardian commercial streetscape, containing a mixture of shops, hotels and other commercial buildings, many of which are substantially intact at first floor level. Within the*

[37] John O'Connor, *et al*, *Richmond Conservation Study*, 41.

> *Precinct, there are a number of individually significant buildings, several of which have very intact, elaborate Italianate facades. Collectively they demonstrate the variegated nature of a typical 19th century retailing strip.*
>
> *The most intact streetscapes within the Precinct are the south side of Swan Streets between Brighton Street and Shakespeare Place, and the shops near the south-west corner of Swan and Church Street. Non-heritage building stock occurs throughout the Precinct, with small grouping on the north side of Swan Street between Lennox and Carroll, and Waverley and Docker Streets, and on the south side, west of Shakespeare Place.*[38]

In 2017, the highly intact turn of the century commercial 'High Street', known as the 'Swan Street Precinct' (HO335), is valued by the community for the following reasons:

What is significant?

Swan Street, Richmond from Botherambo Street to Brighton Street (nos. 63-221 & 90-272), Church Street, south of Swan Street to the railway line (nos. 421-425 & 454-468), Byron Street (nos. 2-8 & 140-160) and Kipling Street (nos. 1, 2, 2A, 3, 5 & 7).

History

Swan Street was designated as a road reserve in Hoddle's Crown survey of 1837. Allotments on the north side of Swan Street were sold from 1839 and the south side from 1846. By 1857 a number of commercial businesses had been established in Swan Street, particularly at the west end, and traders included butchers, drapers, fruiterers, tailors, shoemakers, hairdressers and hoteliers. Amongst the early hotels was the Swan Inn after which the street was named, and the predecessor of the present three-storey Swan Hotel (1889) at the corner of Church Street.

Swan Street ran from Punt Road to the Survey Paddock (now Burnley Park) before extension to the Yarra River sometime between 1874 and 1888. In 1859 a railway line from Princes Bridge to Punt Road provided access to Swan Street and this was extended to Church Street (East Richmond Station) and beyond to the present Burnley Park the following year. Running south of, and parallel to, Swan Street, this railway line provided transport to and from the city. In 1916 an electric tram service provided additional transport along Swan Street, encouraging further development along the length of Swan Street.

The commercial western end of Swan Street experienced a development boom in the 1880s and much of the present commercial building stock, particularly between the railway line (which was raised above Swan Street in 1887) and the Church Street intersection, was constructed at this time. This included a number of predominantly two-storey shops with residences above, including the extensive Perrins Building, 128-38 Swan Street (1884), shops opposite at 95-97 Swan Street (1885) and a highly decorative group of buildings at 224-234 Swan Street.

[38] Lovell, *Yarra Review*, Vol 3, 156.

Swan Street was sealed in 1901 and construction of commercial buildings continued on allotments at the western end of Swan Street. Substantial and distinctive commercial and public buildings, such as the Maples Piano Showroom and the Richmond South Post Office in 1905, and Dimmeys and the former State Savings Bank of Victoria in 1907 added an Edwardian presence to the existing Victorian character of the precinct. A highly prominent clock tower with ball, added to the Dimmeys store in the 1910s, became a landmark feature in Swan Street.

Swan Street's long history as a commercial centre has also seen it play a central role in the social life of Richmond. For over 150 years, the street has provided the community with social and recreational opportunities, with the long-term commercial success of the street being predicated upon its attractiveness as a social space. It is this rich social legacy that binds the various phases of the street's development together, and which continues today to attract new residents and visitors.

Description

The main development period of the Swan Street Precinct is from the 1880s to 1920 and the streetscape dates largely from this period. A small number of buildings from both earlier and later periods make a contribution to the precinct. A number of individually significant buildings are contained within the precinct, dating predominantly from the 1880s-1920 period.

Buildings are predominantly attached Victorian and Edwardian shops and residences. They are predominantly two-storey with some three/four and single-storey shops interspersed.

Elements that contribute to the significance of the place include (but are not limited to):

- A variety of simple and highly decorative façade parapets, with pitched roofs behind
- No front or side setbacks
- Face red brick (including polychrome) or rendered walls
- Rendered window frames, sills and hoods to upper stories
- Rendered ornament and incised decoration to upper stories
- Brickwork with corbelled capping courses
- Original post-supported street verandahs
- Strong horizontal lines formed by parapets, cornices, string courses
- Repetitive upper floor fenestration patterns
- Consistent two-storey scale with some one and three-storey buildings
- Shop fronts with display windows, timber or tiled plinths, and entry recesses
- Some red brick storage or stable buildings at the rear or side lane frontage
- Corner buildings with secondary façades to side streets or lanes
- Splayed corners to buildings at intersections
- Corrugated iron and slate roof cladding
- Bluestone pitched road paving, crossings, stone kerbs and channels and asphalt paved footpaths.

How is it significant?

Swan Street, Richmond is of local historical, architectural and aesthetic significance to the City of Yarra.

Why is it significant?

The Swan Street Precinct is a major 'High Street' in the City of Yarra and has functioned continuously as one of Richmond's two key commercial centres since the 1840s. It retains a substantial collection of intact



commercial buildings, predominantly from the Victorian and Edwardian periods, including shops and associated residences, hotels and other commercial and civic buildings. Together these buildings demonstrate the development of this major 'High Street', particularly from the 1880s to c1920 when substantial growth in the street occurred, and are illustrative of the enduring role the street has played in the economic and social life of Richmond since the establishment of the suburb [Criterion A].

The highly intact streetscape of the Swan Street Precinct clearly demonstrates the principal characteristics of a major turn of the century 'High Street' in the City of Yarra. Typical characteristics, including predominantly two-storey Victorian and Edwardian wall heights, parapeted rendered or red brick facades with repetitive upper floor fenestration, and ground floor shopfronts, are displayed in the original forms, fabric and detailing of many of the buildings. The streetscapes on the south side of Swan Street between the former Richmond Post Office and Church street, on the north side of Swan Street between Carroll and Dando Streets, and the west side of Church Street between Swan Street and the railway line are particularly intact and consistent in their architectural form and expression [Criterion D].

The Swan Street Precinct contains a number of landmark and individually significant buildings which are well-considered and carefully detailed examples of commercial and civic buildings. These include, among others, the former State Savings Bank of Victoria (216 Swan Street); the former Richmond South Post Office (90-92 Swan Street); large retail stores such as Maples Pianos (122-126 Swan Street); Dimmeys (140-48 Swan Street); and M Ball & Co (236-240 Swan Street), as well as hotels such as the Swan Hotel (425 Church Street). The clock tower and ball of the Dimmeys building is of particular prominence and is a local landmark. Variations in façade detailing throughout the precinct, including parapet ornamentation, balustrading and pediments, incised and applied decoration and polychromatic brickwork, make an aesthetic contribution to the overall character of the precinct [Criterion E].

Attachment 4 - Swan Street Heritage Assessments

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Attachment 4 - Swan Street Heritage Assessments

Appendix C – Heritage Citation: Swan Street West Precinct (30-42 Swan Street)

gard'ner jarman martin

Attachment 4 - Swan Street Heritage Assessments

GJM Heritage

Heritage Citation

SWAN STREET WEST PRECINCT

Address: **30-42 Swan Street, Cremorne**

Prepared by: GJM Heritage

Date: August 2017

Place type: Commercial shops	**Architect:** Not known
Grading: Locally significant precinct comprising four contributory buildings	**Builder:** Not known
Integrity: High (above street level)	**Construction Date:** Victorian, Edwardian
Recommendation: Include in Heritage Overlay (Swan Street West Precinct)	**Extent of Overlay:** Refer to Figure 20

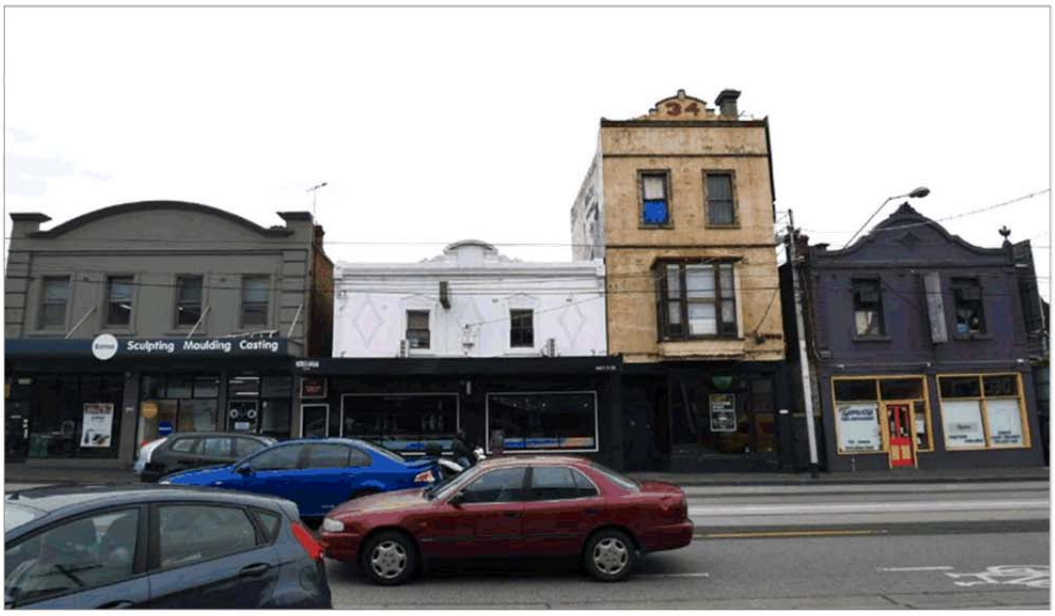


Figure 1. 30-42 Swan Street, Cremorne (GJM Heritage, October 2016)

Attachment 4 - Swan Street Heritage Assessments

Statement of Significance

What is significant?

The Swan Street West Precinct comprising 30-42 Swan Street, Cremorne.

Elements that contribute to the significance of the place include (but are not limited to):

- The original external form, materials and detailing of the four buildings
- The high level of integrity of the buildings to their late nineteenth and early twentieth century design.

Later (post 1940) alterations and additions to the rear and shopfront are not significant.

How is it significant?

The Swan Street West Precinct is of local historical and architectural significance to the City of Yarra.

Why is it significant?

The Swan Street West Precinct is illustrative of historical development along a major, early commercial thoroughfare in the City of Yarra. As the only remaining group of intact commercial buildings from the Victorian and Edwardian periods west of the Swan Street railway bridge, this precinct demonstrates the commercial development at the west entrance of the major Swan Street 'High Street' up to the 1920s [Criterion A].

The small but intact Swan Street West Precinct clearly demonstrates the principal characteristics of a major Victorian and Edwardian 'High Street' in the City of Yarra. Typical characteristics, including parapeted facades with repetitive upper floor fenestration, rendered facades and ground floor shopfronts, are displayed in the variety of original forms, fabric and detailing of the four buildings [Criterion D].

Historical Themes

The place illustrates the following themes as outlined in the *City of Yarra Thematic History* (1998):

4.0 Developing local economy

- 4.4 Smaller Retailers: Strip Shopping

7.0 Leisure and Entertainment in the Suburbs

- 7.1 Licensed Hotels and 'Sly Grog'

Precinct History

Swan Street was designated as a road reserve in Robert Hoddle's Crown Survey of 1837. Along with Bridge Road and Church Street, it was one of the first roads laid out in Richmond.

The land within the Swan Street West Precinct was part of Crown Allotments 1 and 2 (Parish of Jika Jika) sold by the Crown in 1849. By 1855, Richmond had undergone significant development. James Kearney's 1855 survey map of Melbourne (Figure 2) shows development fronting the west end of Swan Street, with a further concentration of development near the intersection with Church Street. Early structures evident along Swan Street, including within the Precinct, appear to have been demolished during later development. In 1859 the Richmond Railway Station opened, spurring development in its vicinity.

Like Melbourne generally, Richmond experienced a development boom in the 1880s. Commercial development on Swan Street expanded as an increasing population coupled with exorbitant rents and soaring property prices drove shopkeepers out of Melbourne to the surrounding ring of inner cities, like Richmond. By the end of the 1890s much of the predominantly Victorian streetscape between Punt Road and Church Street had been formed (Figure 3). In 1901 Swan Street was sealed and intermittent construction and development of commercial buildings continued at the western end of Swan Street during

the Edwardian period. The arrival of the tramline in 1916 provided easier access to the Swan Street shopping strip.

Following World War I, vacant lots at the western end of Swan Street (between Punt Road and Church Street) were filled, and a number of earlier buildings replaced. The dense development along Swan Street at this time is evident on an aerial dating to c1925-c1940 (Figure 8). Redevelopment at the western end of Swan Street has seen the demolition of the majority of early commercial buildings on Swan Street between Punt Road and the railway line (Figures 9-10).

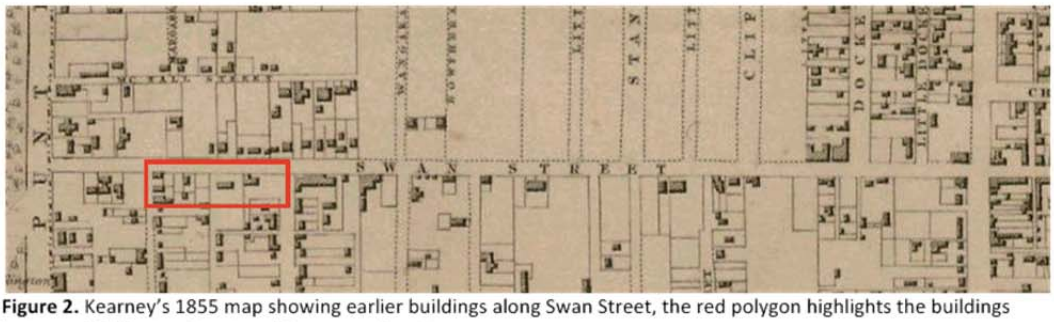


Figure 2. Kearney's 1855 map showing earlier buildings along Swan Street, the red polygon highlights the buildings between Wellington Street and Cremorne Street.

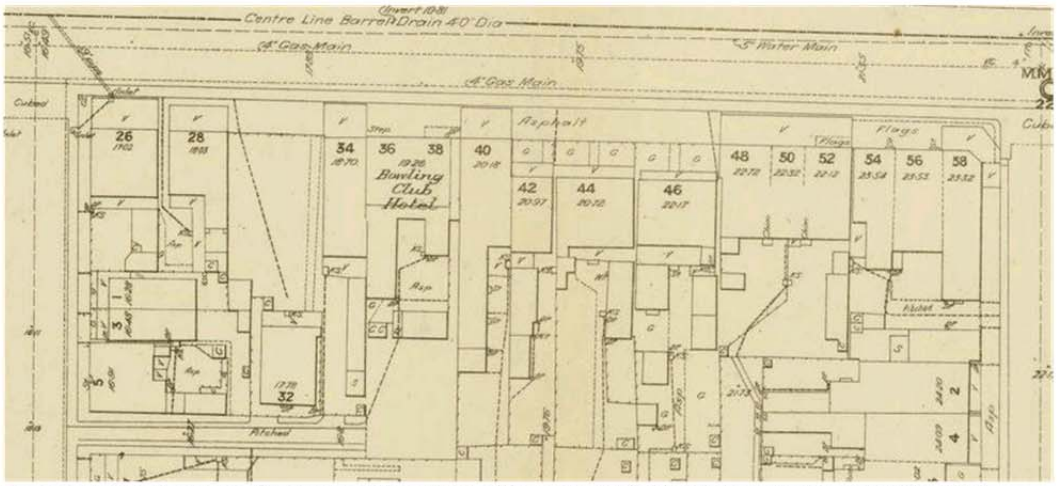


Figure 3. The southern side of Swan Street, between Wellington Street (left) and Cremorne Street (right) in 1896 (MMBW DP 910).

30-32 Swan Street

In 1854, Richard Dunstone purchased the front portion of the current 30-32 Swan Street, while George H. Knight purchased a lot fronting Wellington Street (current 5 Wellington Street), which included the rear portion of the current 30-32 Swan Street (Old Law Note 2518). Knight built a weatherboard house at the rear of the property, which is evident on the 1896 Melbourne Metropolitan Board or Works (MMBW) plan (then part of 32 Swan Street; Figure 3). In 1882 Knight purchased the land fronting Swan Street at 30-32 Swan Street, to form the extent that exists in 2017 (LV:V1400/F951). In 1887 the property passed to Charles E Knight, Hobart gentleman, and John Mann, fruiterer. The property continued to change hands – in 1889 it was sold to Duncan Kerr, bookbinder, in 1894 to John Hurrey, gentleman, and in 1906 it was sold to John William Gipson (LV:V1400/F951). The property remained in the Gipson family until 1938, who also owned the adjacent 34 Swan Street (LV:V3141/F056; RB).

Images of this part of Swan Street, dating to c1891 and 1892, indicate that no building had been constructed on the Swan Street boundary of nos. 30-32 Swan Street by this date (Figures 4-6). The 1896 MMBW detail plan confirms that the front of 30-32 remained vacant, and the house remained at the rear of the property (since demolished) (Figure 3).

Nos. 30 and 32 Swan Street were first listed in the Sands & McDougall Directories in 1907; 30 was occupied by John Reardon, bootmaker, and 32 occupied by Walter Cameron, cabinetmaker. The 1910 Rate Books confirm that John Gipson was the owner of nos. 30 and 32 Swan Street, each described as a five room brick 'house', with different occupants (Gipson was also rated as the owner and occupant of 34 Swan Street) (RB).

An analysis of the architectural style and detailing of the building suggests that it may date from the early Edwardian period (1901-1918), and was probably constructed for Gipson. The single-storey section to the rear of the shop does not appear to be evident in the c1925-c1940 photo; built date not confirmed (Figure 8).

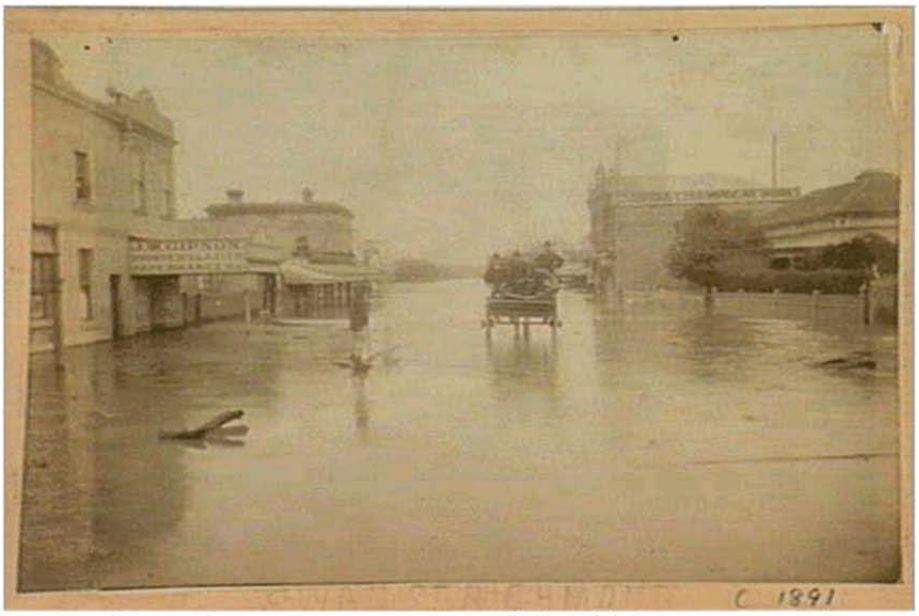


Figure 4. Looking west down Swan Street c1891, during a flood. Far left is 36-38 Swan Street, the next building with the verandah is no. 34. Beyond this, vacant lots are visible (SLV, Image a14552).

34 Swan Street

The current 34 Swan Street was sold to Charles E. Knight in 1854, then to George H. Knight in 1862 (Old Law Note 31103). It has been suggested that the existing building dates to 1870, however research indicates an earlier timber building existed at this date (Butler 2009:404). In 1884 the property was sold to Mark F. Toner and his wife Sarah (Old Law Note 31103). The rate books confirm that in 1886 Mark Toner, blacksmith, was rated as the owner and occupant of a timber (weatherboard) shop and 3 rooms, with a Net Annual Value of 20 pounds (RB). By 1889 Toner, a grocer, was rated as the owner and occupant of a 4 room weatherboard house and shop, with a Net Annual Value of 28 pounds (RB).

In 1890 Amelia M. Jago purchased the property. The following year in 1891 Walter Jago, Richmond butcher, was rated as the owner of the 4 room weatherboard house and shop, with an increased Net Annual Value of 38 pounds, now occupied by John W. Gipson, painter (RB). Images dating to c1891 and 1892 (Figures 4-6) show that a two-storey building existed at this date, with signage advertising Gipson's business. Figure 6 suggests there was timber cladding to the façade of the second storey in 1892. The 1896 MMBW Detail

Plan (Figure 3) shows the building located on the front title boundary Swan Street, with a verandah over the footpath and a verandah on the rear elevation, as well as a long narrow outbuilding with a stables in the backyard (outbuilding since removed).

In 1897 the property was sold to Mary M. Gipson; the family remained the owner of 34 (and 30 and 32) Swan Street until 1938 (LV:V5124/F714). In 1900 John Gipson, painter, was rated for a 4 room brick house at 34 Swan Street. By 1910 the building was described with 7 rooms and a NAV of 45 pounds (RB).

In 1920, 34 Swan Street was still described as a 7-room brick building, with a NAV of 60 pounds (RB). However by 1925, the building at 34 Swan Street had a large increase of the NAV to 140 pounds (with no description). This large increase in Net Annual Value indicates substantial improvements at the property (RB). This evidence suggests that the third storey was added between 1920 and 1925, at which date the bay window may have also been added to the second storey. The large two-storey building on the rear boundary, evident in the c1925-c1940 photo (Figure 8), may also have been constructed during this period (date not confirmed).

A photo (Figure 7) shows the three-storey building at 34 Swan Street (which remains in 2017); the photo reportedly dates to c1900 however it probably dates later, as it shows the first floor bay window which probably dates to a later period. A c1925-c1940 aerial shows the three-storey (two-storey to the rear) building from the west, with Gipson's advertisement on the side of the building, and the two-storey outbuilding to the rear (Figure 8).

An analysis of the architectural style and detailing of the building suggests that it may date from the late Victorian period (1875-1901), with a second floor addition and alterations made in the 1920s.



Figure 5. An image published in a local newspaper in 1892, showing the earlier form of 34 Swan Street. To the left is the extant building at 36-38 Swan Street (*Reporter*, 23 Sep 1892:4).



Figure 6. A better reproduction of the same image, 1892 (Latrobe Library Picture Collection cited in O'Connor, Coleman et al, 1985:120).



Figure 7. A photo of 34 Swan Street with three-storeys, reportedly dating to c1900 but probably dating to the 1920s; the c1900 date does not correlate with other evidence and the first floor bay window appears to date to the early Interwar period (Richmond Historical Society as cited in O'Connor, Coleman et al, 1985:67).

36-38 Swan Street

John Smith purchased the current 36-38 Swan Street in 1865, and was first listed in the Sands & McDougall Directories on this part of Swan Street as a grocer in 1869 (Old Law Note 14766; S&Mc). The 1869 rate books confirm that Mrs John Smith, publican, was the owner and occupant of a 6 room brick 'house', with a Net Annual Value of 52 pounds (RB). The following year in 1870, Mrs Smith was listed in the Sands & McDougall Directory as the publican of the Daniel O'Connell Hotel. Five years later in 1875, Smith's building was described as an 8 room brick hotel with a similar NAV of 50 pounds. During this period Smith was also rated for a 3 room wooden house at the rear of the property, which was tenanted (RB). Mary Smith, wife of the late John Smith, died in 1876, with her residence noted as the Daniel O'Connell Hotel in Swan Street (*Argus*, 6 Apr 1876:8).

In 1875 the property was sold to Stephen Stapleton and in 1879 Ludwig Merick was the publican of the 8 room hotel (Old Law Note 14766; RB; S&Mc). In 1881 William J. Cuddon, accountant, purchased the hotel for a short period, before selling to Thomas Fogarty and Lawrence Doyle, wine and spirit merchants in 1882 (LV:V1280/F981; V1380/F900). By 1884 the hotel was renamed the Bowling Club Hotel, retaining an 8 room extent until the late 1880s when the hotel was recorded with 10 rooms. Miss Julia Torpey was the publican of the hotel from 1883 until c1900, when M. M. Fitzgerald took over (S&Mc; RB).

The building and its original ground floor facade are evident in c1891 and 1892 images (Figures 4-6). The footprint of the hotel is evident on the 1896 MMBW plan, with wings extending to the rear of the building with outbuildings in the backyard (Figure 3).

The hotel was sold by Doyle to Michael Fitzgerald in 1913 and subsequently leased to tenants (LV:V1380/F900). From 1919 the Bowling Club Hotel ceased to be listed in the Directories, after which nos. 36 and 38 Swan Street were listed with various commercial occupants (S&Mc). After Fitzgerald's death in 1933, the building had various owners (LV:V1380/F900).

An analysis of the architectural style and detailing of the building suggests that the building dates from the mid-Victorian period (1860-1875). Various stages of additions and outbuildings are evident to the rear of the building (dates not confirmed).

Attachment 4 - Swan Street Heritage Assessments

40-42 Swan Street

The building at 40-42 Swan Street appears to have been constructed as two separate buildings, with no. 42 extended towards the street, and a unifying facade constructed, at a later date. The current aerial photograph (Figure 19) clearly shows two different roof forms behind the later façade.

In 1865 Abraham England purchased the property (the current 40-42), and was subsequently listed in the Sands & McDougall Directories, however it is not clear what building existed at this date. In 1869 the property was sold to Matilda J. W. Thorpe (Old Law Note 13829).

In February 1881 Ernest A. Avery, 'general dealer' officially purchased the property (LV:V1226/F124). However prior to this, the 1879-80 rate books recorded that Avery, greengrocer, was rated as the owner and occupant of the property just east of the hotel, with a 6 room brick house and a Net Annual Value of 36 pounds (RB). In 1880, Ernest A. Avery, dairy and greengrocer was listed for the first time in the Directories, just east of the hotel (S&Mc).

By 1881, Avery, a dairyman, was listed as the owner of the two adjacent lots east of the hotel. Next to the hotel was a 5 room brick and weatherboard shop with a NAV of 30 pounds, which was occupied by Avery. The second lot held a 5 room brick house with a NAV of 20 pounds (RB). By 1884 both of Avery's lots were occupied by a 6 room brick 'house', both occupied by David Chambers, timber merchant; no. 40 had a NAV of 30 pounds, while no. 42 had a NAV of 24 pounds.

In 1891 the property was transferred to John Hall, bottle merchant (LV:V1226/F124). After Hall's death in 1901, the property was jointly owned by Joseph Hall, a cellarman, and George Whaley, a bottle merchant (LV:V1226/F124). The 1896 MMBW plan (Figure 3) shows that two individual buildings existed at this date, with no. 42 setback from Swan Street with a verandah along the facade, which probably served as a residence at this date. Both buildings are shown with wings and outbuildings extending to the south (which appear to all have been replaced with later additions; dates not confirmed).

Between 1910 and 1922 the property was officially owned by Equity Trustees following the death of the previous owners (LV:V1226/F124). In 1910 the NAV of the properties (each with 6 rooms) was similar to that of 1884. By 1920, the NAV of no. 40 had increased from 32 pounds in 1910 to 45 pounds, while no. 42 had increased from 20 to 33 pounds (RB). John Jeffrey purchased the property in 1922; the Jeffrey family retained ownership until 1954 (LV:V3482/F274).

The rate books do not give a clear indication of when the facade was constructed for both 40 and 42, and when no. 42 was presumably extended to reach the front title boundary (as evident from the 1896 MMBW plan, Figure 3), however an analysis of the architectural style and details suggests that the façade dates to the early twentieth century. The two buildings were separately listed in the Directories, with various occupants, until c1925 when Robert Jeffrey 'motor cars for hire' was addressed at 40-42 Swan Street, with John Jeffrey, motor accessories and leather goods also addressed at 40 Swan Street (S&Mc).

An analysis of the architectural style and detailing of the building suggests that the building façade dates from the Edwardian period (1901-1918).

Attachment 4 - Swan Street Heritage Assessments

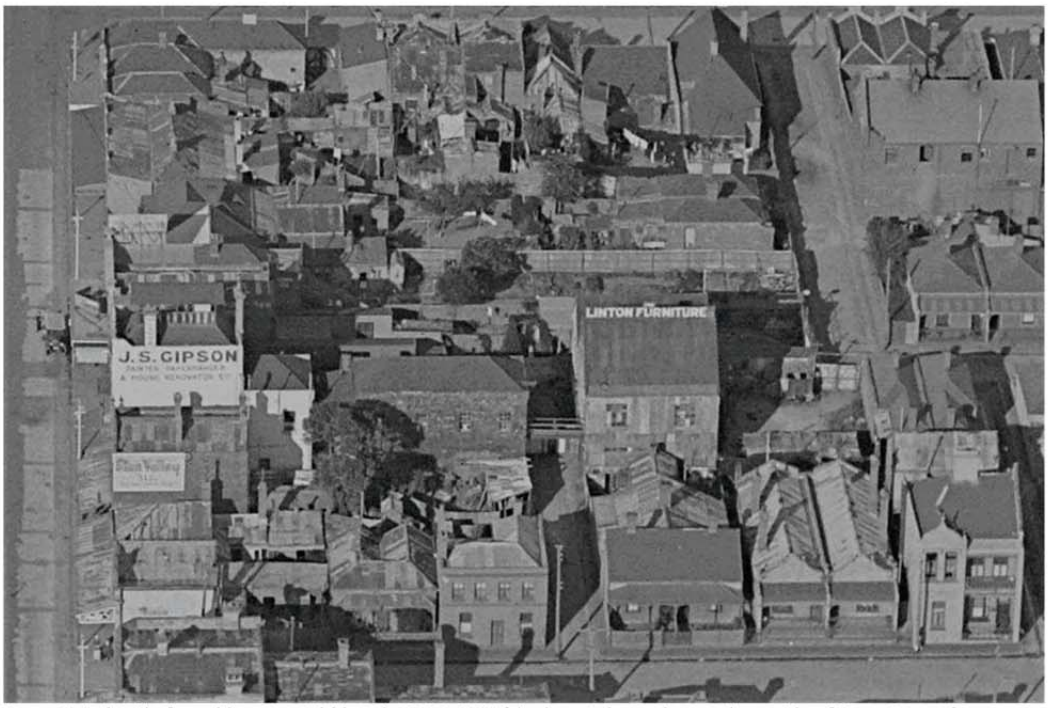


Figure 8. A detail of an oblique aerial (dated c1925-c1940) look east down the southern side of Swan Street from Wellington Street, with Gipson's three-storey building prominent at 34 Swan Street (Charles D. Pratt, c1925-c1940, SLV Image H91.160/1640).



Figure 9. Swan Street off Punt Road (looking east) c1925-c1940 (Charles D. Pratt, c1925-c1940, SLV Image H91.160/1640).



Figure 10. Swan Street off Punt Road (looking east) in 2017 (Google Maps, 2017).

Attachment 4 - Swan Street Heritage Assessments

Physical Description

The row of commercial premises at 30-42 Swan Street is situated on the south side of Swan Street between Wellington and Cremorne Streets, opposite the Richmond Railway Station. The row is flanked by vacant allotments and is therefore viewed as an isolated group of commercial buildings with no front set back and little or no side setbacks. All buildings have rendered facades and roofs set behind parapets.

30-32 Swan Street (Figure 11)

The commercial premises at 30-32 Swan Street contains two shops with residences above and presents as a parapeted, two-storey rendered (overpainted) facade to Swan Street with detailing typical of the late Victorian/early Edwardian period. The upper façade contains two rectangular windows with prominent sills and simple label head mouldings. Central glazing bars divide the lower window sashes while air conditioning units have replaced the upper sashes. These windows are separated and flanked by raised vertical panels containing decorative mouldings. The parapet above has a central curved pediment with crowning scrolled motif, side urns on vermiculated rusticated pedestals (one missing) and a central diamond motif similarly rusticated. Front verandahs have been removed and the simple timber shopfront is more recent.

34 Swan Street (Figure 12)

The commercial premises at 34 Swan Street is a three-storey building which contains a single shopfront. The building dates from the late Victorian period with additions and alterations made in the 1920s. The front façade is rendered (overpainted) and contains two rectangular double-hung one-over-one sash windows at the upper level, with moulded stringcourses above and below, and a rectangular bay window at first floor level. The parapet is a plain cornice, with crowning curved pediment containing the number '34', flanking scrolls and small central curved pediment.

The bay window at first floor level has a small hipped roof of corrugated iron, timber framed windows and diagonal timber panelling below. The shopfront has a recessed timber-framed side entry and large shop windows, which are likely to date from the 1920s (Context, 2014). A front verandah has been removed.



Figure 11. 30-32 Swan Street (GJM Heritage, October 2016)

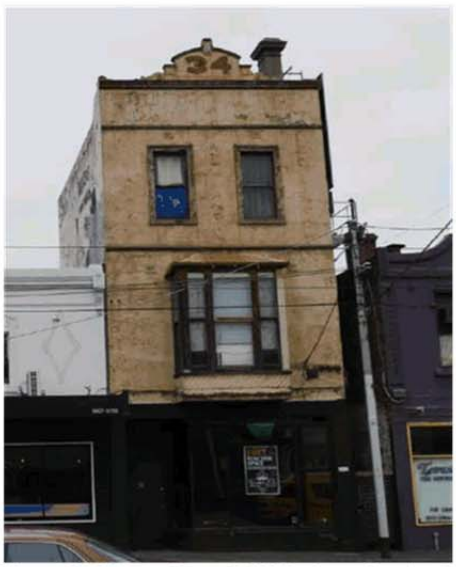


Figure 12. 34 Swan Street (GJM Heritage, October 2016)

36-38 Swan Street (Figure 13)

The commercial premises at 36-38 Swan Street presents as a single parapeted, two-storey building to Swan Street, dating from the mid-Victorian period. The broad upper façade is rendered (overpainted) with three large incised diamond-shaped motifs and two rectangular double-hung two-over-two sash windows. These windows have moulded frames with incised scrolled decoration in pedimented window heads. The crowning parapet cornice has elaborate side consoles and central curved broken pediment with flanking scrolls. Shopfronts at street level are recent metal framed openings with a single entrance on the east side.

40-42 Swan Street (Figure 14)

The commercial premises at 40-42 Swan Street comprises two adjoining buildings and presents as a single parapeted, two-storey building to Swan Street. The symmetrical rendered façade, which dates from the Edwardian period, has rusticated side pilasters and a simple curved parapet line. The upper façade contains a row of four rectangular double-hung one-over-one sash windows with simple moulded frames. At street level shopfronts have been rebuilt and a cantilever canopy constructed.



Figure 13. 36-38 Swan Street (GJM Heritage, October 2016)



Figure 14. 40-42 Swan Street (GJM Heritage, October 2016)

Integrity

The buildings retain a high degree of integrity to the Victorian and Edwardian periods in fabric, form and detail. While the buildings have undergone some alterations, as described above, – including the loss of verandahs and some shopfronts at street level – these do not diminish the ability to understand and appreciate the places as highly intact examples of Victorian and Edwardian shops and residences.

Comparative Analysis

The commercial premises at 30-42 Swan Street, Cremorne are of note as an intact and representative row of commercial buildings, constructed in the Victorian and Edwardian periods.

Substantial numbers of commercial buildings were constructed in the City of Yarra from the 1880s to the 1920s. Those of the late nineteenth century typically incorporated classical elements and motifs into symmetrical parapeted facades with varying degrees of elaboration. Rendered facades were most common, with some facades of red brick and contrasting render and others of polychromatic brickwork. Rendered decoration, in the form of classical elements such as cornices, architraves, balustrading, urns, stringcourses and pediments, was commonly applied to facades and wall render was occasionally incised. Windows were typically rectangular, sometimes arch-headed, and these were repeated regularly across upper facades. Commercial buildings of the early twentieth century were typically built of face red brick with render contrasts and parapetted facades were generally symmetrically composed. Facades often

incorporated simple classical elements and non-classical detailing, such as Art Nouveau-inspired decoration.

Commercial buildings from this period were most commonly of two-storeys, with fewer single-storey and three or four-storey premises constructed. They were typically built as rows of attached buildings, as pairs, or as individual buildings with no side setbacks from adjoining properties and no front setback. Corner properties commonly had a splayed corner and addressed both streets, to various degrees.

Within the City of Yarra, large numbers of commercial premises built in the Victorian and Edwardian periods are included in the Heritage Overlay as individually significant and contributory places within precincts. Comparative groups of buildings within existing precincts, which broadly display characteristics similar to the precinct at 30-42 Swan Street, Cremorne, include:

- 409-417 Swan Street (Burnley Street Precinct, HO474)
- 91-101 Swan Street (Swan Street Precinct, HO335)
- 129-141 Bridge Road (Bridge Road Precinct, HO310)
- 178-186 Bridge Road (Bridge Road Precinct, HO310).

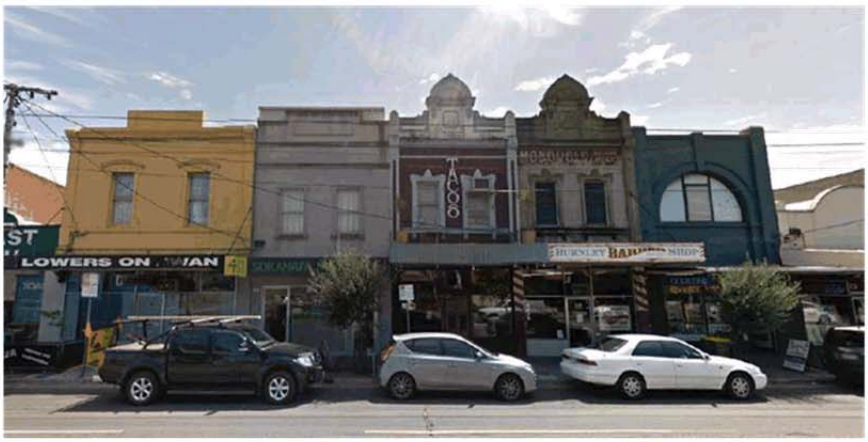


Figure 15. 409-417 Swan Street (Burnley Street Precinct, HO474) (Google, Feb 2017).



Figure 16. 91-101 Swan Street (Swan Street Precinct, HO335) (Google, Oct 2016).

Attachment 4 - Swan Street Heritage Assessments



Figure 17. 129-141 Bridge Road (Bridge Road Precinct, HO310) (Google, Nov 2016).



Figure 18. 178-186 Bridge Road (Bridge Road Precinct, HO310).

Like these places, the commercial premises at 30-42 Swan Street, Cremorne display a range of characteristics which have strong associations with the Victorian and Edwardian periods and the buildings remain highly intact to demonstrate these associations.

The commercial premises at 30-42 Swan Street, Cremorne demonstrate the following Victorian characteristics:

- A variety of simple facade parapets, with pitched roofs behind
- No front setbacks
- Rendered walls
- Rendered window frames, sills and hoods to upper storeys
- Rendered ornament and incised decoration to upper storeys
- Horizontal lines formed by parapets, cornices, and string courses
- Repetitive upper floor fenestration patterns
- Corrugated iron roof cladding.

Attachment 4 - Swan Street Heritage Assessments

Assessment Against Criteria

Following is an assessment of the place against the recognised heritage criteria set out in *Planning Practice Note 1: Applying the Heritage Overlay* (July 2015).

Criterion A: *Importance to the course or pattern of our cultural or natural history (historical significance).*

The Swan Street West Precinct is illustrative of historical development along a major, early commercial thoroughfare in the City of Yarra. As the only remaining group of intact commercial buildings from the Victorian and Edwardian periods west of the Swan Street railway bridge, this precinct demonstrates the commercial development at the west entrance of the major Swan Street 'High Street 'up to the 1920s

Criterion D: *Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments (representativeness).*

The small but intact Swan Street West Precinct clearly demonstrates the principal characteristics of a major Victorian and Edwardian 'High Street' in the City of Yarra. Typical characteristics, including parapeted facades with repetitive upper floor fenestration, rendered facades and ground floor shopfronts, are displayed in the variety of original forms, fabric and detailing of the four buildings.

Grading and Recommendations

It is recommended that the place be included in the Heritage Overlay of the Yarra Planning Scheme as a heritage precinct comprising four 'contributory' buildings.

Recommendations for the Schedule to the Heritage Overlay (Clause 43.01) in the Yarra Planning Scheme:

External Paint Controls?	No
Internal Alteration Controls?	No
Tree Controls?	No
Outbuildings or Fences not exempt under Clause 43.01-3?	No
Prohibited Uses Permitted?	No
Incorporated Plan?	Incorporated Plan under No the provisions of clause 43.01 Heritage Overlay, Planning Permit Exemptions, July 2014
Aboriginal Heritage Place?	No

Attachment 4 - Swan Street Heritage Assessments

Extent of the recommended Heritage Overlay

To the property title boundary, as indicated by the polygon on the aerial below.



Figure 19. Aerial image showing recommended extent (adapted from nearmap)

Attachment 4 - Swan Street Heritage Assessments



Figure 20. Recommended extent of the Swan Street West Precinct shaded in red (adapted from existing Heritage Overlay map)

Identified by:

Context (2014), *City of Yarra Heritage Gap Study: Review of 17 Heritage Precincts.*

> This study re-assessed the Swan Street West Precinct and concluded that it did not meet the threshold of local significance.

Butler, Graeme & Associates (2009), *City of Yarra Heritage Gap Study Stage Two.*

> This study identified 'Swan Street West Cremorne, Commercial Heritage Precinct' which included 30, 36 and 40-42 Swan Street as 'contributory' buildings and 34 Swan Street as an 'individually significant' building.

O'Connor, John & Roslyn Coleman & Thurley O'Connor & Heather Wright & Australian Heritage Commission et al. (1985), *Richmond Conservation Study.*

> The 1985 Study graded 34 Swan Street 'C' in the Building Index.
>
> Nos. 30, 36-38 and 40-42 were graded 'D' in the Building Index.

References:

Butler, Graeme and Associates (2009), *City of Yarra Heritage Gap Study Stage Two.*

Charles D. Pratt, Airspy image, c1925-c1940, accessed via State Library of Victoria picture collection.

Context (2014), *City of Yarra Heritage Gap Study: Review of 17 Heritage Precincts.*

City of Richmond Rate Books, South Ward: 1886, entry 5902; 1869-70, entry 3087; 1875, entry 4323; 1879-80, entry 4499; 1879-80, entry 4500; 1881, entries 4461-62; 1882, entries 4620-21; 1884-85, entry 5398; 1889-90, entry 7278; 1890, entry 7280; 1900, entry 2126; 1910-11, entries 2276-87; 1920, entries 2393-34; 1925, entries 2377-80.

Kearney, James (draughtsman), *Melbourne and its suburbs* [cartographic material], 1855.

Attachment 4 - Swan Street Heritage Assessments

Land Victoria (LV), Certificates of Title, as cited above.

Melbourne and Metropolitan Board of Works (MMBW), Detail Plan 910, dated 1896.

O'Connor, John & Roslyn Coleman & Thurley O'Connor & Heather Wright & Australian Heritage Commission et al. (1985), *Richmond Conservation Study.*

Old Law Notes, as cited above.

Reporter [Box Hill].

Sands & McDougall Directories (S&Mc)

State Library of Victoria (SLV), Images as cited.

The Argus.

Attachment 4 - Swan Street Heritage Assessments

Appendix D – Heritage Citation: 273A Swan Street, Richmond

gard'ner jarman martin

Attachment 4 - Swan Street Heritage Assessments

GJM Heritage

Heritage Citation

SHOP AND RESIDENCE

Address: **273A Swan Street, Richmond**

Prepared by: GJM Heritage

Date: August 2017

Place type: Commercial shop	**Architect:** Not known
Grading: Individually Significant	**Builder:** Not confirmed
Integrity: High	**Construction Date:** 1885-1890
Recommendation: Include in Heritage Overlay	**Extent of Overlay:** To property title boundaries



Figure 1. 273A Swan Street, Richmond (GJM Heritage, October 2016)

Attachment 4 - Swan Street Heritage Assessments

Statement of Significance

What is significant?

The two-storey corner shop and residence at 273A Swan Street, Richmond, built c1885-90.

Elements that contribute to the significance of the place include (but are not limited to):

- The building's original external form, materials and detailing
- The building's high level of integrity to its original design.

Later (post 1900) alterations and additions to the rear, shopfront and eastern side are not significant.

How is it significant?

The two-storey corner shop and residence at 273A Swan Street, Richmond is of local historical and architectural significance to the City of Yarra.

Why is it significant?

The two-storey corner shop and residence at 273A Swan Street, Richmond is illustrative of historical development that occurred along a major, early commercial thoroughfare in the City of Yarra, particularly in the 'boom' period of the 1880s [Criterion A].

The two-storey corner shop and residence at 273A Swan Street, Richmond is a fine, intact and representative example of a Victorian shop and residence. It displays typical features of the Victorian style popular in the 1880s in Richmond and across Melbourne more broadly, including a parapeted façade with repetitive ground and upper floor fenestration, articulated facades to both streets with splayed corner, rendered facades and ground floor shopfronts [Criterion D].

Historical Themes

The place illustrates the following themes as outlined in the *City of Yarra Thematic History* (1998):

4.0 Developing local economy
- 4.4 Smaller Retailers: Strip Shopping

Place History

In November 1884 Lawrence Cremean, timber merchant of Swan Street, Richmond, purchased the current 273-275 Swan Street (comprising a 66 foot frontage to Swan Street) (LV:V1627/F325).

The Cremeans were a prominent Catholic family in Richmond. Several members were heavily involved in politics, first with the ALP, then with the DLP after the 1955 party split. Herbert M (Bert) Cremean was Mayor of Richmond in 1928-29 (Allom Lovell 1998, Vol 2:340). Lawrence Cremean was included in an 1891 selection of portraits entitled *The Pioneers of Burnley, Victoria*. Cremean owned various lots along this part of Swan Street during this period, including an adjacent timber yard on the west side of Bell Street (originally Metropolitan Street) and Cremean's Family Hotel at 291 Swan Street (built 1888, now the Central Club Hotel), both of which are shown on the 1895 and 1896 MMBW plans (Figures 2 & 3) (RB; S&Mc). In 1887 and 1888 Cremean also ran an ironmongers east of 273 Swan Street (addressed at the time as 207 Swan Street) (S&Mc). A newspaper notice in 1887 (reporting on his application for a victualler's license for his then proposed hotel) recorded Cremean's occupation as a builder (*Argus*, 1 Mar 1887:7).

In 1885, the current 273-275 Swan Street – with a 66ft frontage to Swan Street – remained vacant land (RB). In 1890, Cremean was rated for a 7 room brick house that was occupied by Ralph Dillon, hairdresser, with a Net Annual Value of 60 pounds. Dillon was listed as the occupant of 273 Swan Street in the 1891 and 1892 Sands and McDougall Directories. This indicates that the two-storey building was constructed between 1885 and 1890, possibly by Cremean, and an analysis of the architectural style and details suggests the building dates to this period. The footprint of the building is evident on the 1896 Melbourne and Metropolitan Board of Works (MMBW) detail plan, with a corner verandah (since removed) (Figure 3).

Additions were later constructed off the rear and east elevations of the original hipped roof building (dates not confirmed).

By 1900, 273 Swan Street was occupied by J Newman, greengrocer and fruiterer (S&Mc). In February 1901, Cremean subdivided 273-75 Swan Street to form the current extent of no. 273A, which was sold to Alfred Thompson, piano manufacturer, who occupied the premises as a 'piano and organ maker' (LV:V1627/F325; S&Mc). By 1905, the premises were occupied by Mrs Kate Loveday, confectioner (S&Mc).

Subsequent owners of the property were Joseph Justins, civil servant, from 1906, who sold to Ellen Luce, the wife of Swan Street grocer Ernest W. Luce, in April 1910. The property remained owned and occupied by the Luce family for 52 years until 1962. Subsequent later owners were the Diaco's (poultry farmers) from 1962 and Michelle Inserra (shoemaker) and his wife Rosaria from 1963 (LV:V2807/F215;V7440/F885).

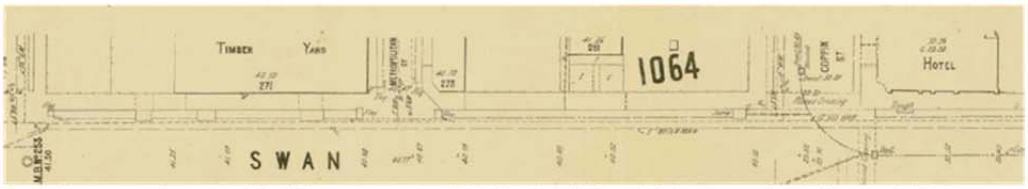


Figure 2. Lots on the north side of Swan Street in 1895, showing (left to right) Cremean's Timber Yard, 273 Swan Street and Cremean's Hotel east of Coppin Street (MMBW DP 919, dated 1895).

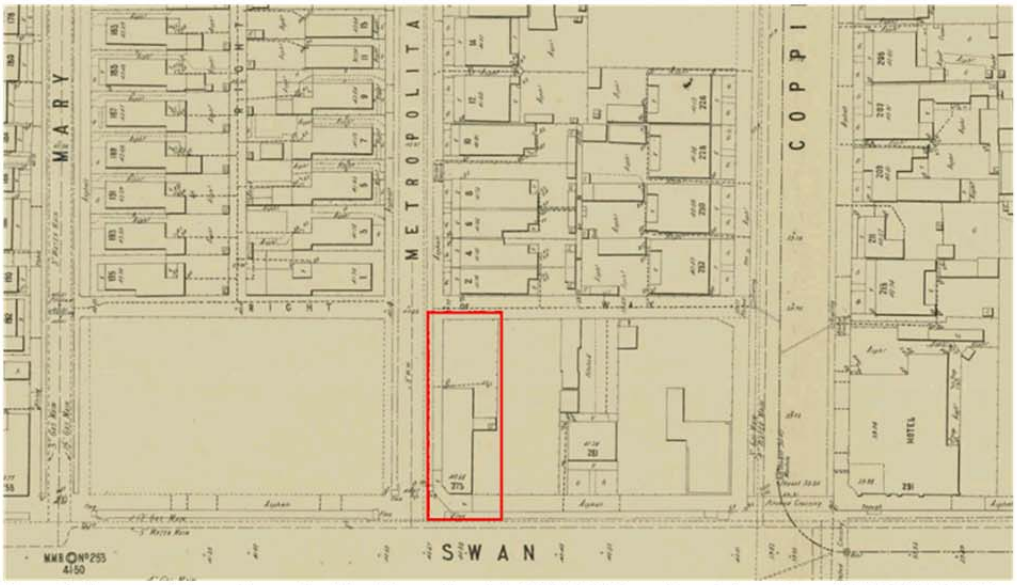


Figure 3. The same lots on the north side of Swan Street in 1896; 273 Swan Street shown in red (MMBW DP 1064, dated 1896).

Physical Description

The two-storey commercial premises at 273A Swan Street, Richmond is situated on the north side of Swan Street at the east corner of Bell Street. Built in the late 1880s, this building displays characteristics typical of the Victorian period. It is of rectangular form with narrow, two-window façade facing Swan Street and an extensive, five-window façade facing Bell Street. A splayed corner contains a single window opening at street level and a blind arch-headed window above. Openings are generally plain with one-over-one double-hung sash windows, except for the two upper windows facing Swan Street which have simple

moulded hoods and a stringcourse forming the sills. Rendered (overpainted) facades are parapeted with a dentilled cornice.

A portion of cornice between ground and first floor levels indicates removal of a corner verandah from the Swan Street frontage and part of the Bell Street frontage. Original street access to the building, whether from Swan Street or the angled corner bay, has been removed and converted into a window opening.

Integrity

The building retains a high degree of integrity to the Victorian period in fabric, form and detail. While the building has undergone some alterations, including those described, these do not diminish the ability to understand and appreciate the place as a fine example of a Victorian shop and residence.

Comparative Analysis

The commercial premises at 273A Swan Street, Richmond is of note as a representative and intact example of a shop and residence built in the Victorian 1880s boom period.

Substantial numbers of commercial buildings were constructed in the City of Yarra from the 1880s to the 1920s. Those of the late nineteenth century typically incorporated classical elements and motifs into symmetrical parapeted facades with varying degrees of elaboration. Rendered facades were most common, with some facades of red brick and contrasting render and others of polychromatic brickwork. Rendered decoration, in the form of classical elements such as cornices, architraves, balustrading, urns, stringcourses and pediments, was commonly applied to facades and render was occasionally incised. Windows were typically rectangular, sometimes arch-headed, and these were repeated regularly across upper facades.

Commercial buildings from this period were most commonly of two-storeys, with fewer single-storey and three or four-storey premises constructed. They were typically built as rows of attached identical buildings, as pairs or as individual buildings with no side setbacks from adjoining properties and no front setback. Corner properties commonly had a splayed corner and addressed both streets, to various degrees.

Within the City of Yarra, large numbers of commercial premises built in the Victorian period are included in the Heritage Overlay, both on an individual basis and as individually significant places within precincts. Comparative examples which broadly display characteristics similar to the commercial premises at 273A Swan Street, Richmond include commercial premises at:

- 275-77 Victoria Street, Abbotsford (1890) (HO58)
- 166 Swan Street, Cremorne (c1870-90), individually significant in HO335 Swan Street Precinct
- 418-22 Bridge Road (c1870-90), individually significant in HO310 Bridge Road Precinct.



Figure 4. 275-77 Victoria Street, Abbotsford (1890) (HO58) (Google, Jul 2014).



Figure 5. 166 Swan Street, Cremorne (c1870-90), individually significant in HO335 Swan Street Precinct (Google Oct 2016).



Figure 6. 418-22 Bridge Road (c1870-90), individually significant in HO310 Bridge Road Precinct

Like these places, the commercial premises at 273A Swan Street, Richmond display a range of characteristics which have strong associations with the Victorian period and the building remains highly intact to demonstrate these associations.

The commercial premises at 273A Swan Street, Richmond demonstrate the following Victorian characteristics:

- Simple facade parapet, with pitched roof behind
- No front setbacks
- Rendered walls
- Horizontal lines formed by parapet, cornice and string courses
- Repetitive upper floor fenestration patterns
- Corrugated iron roof cladding
- Splayed corner and articulated facades to both streets.

Attachment 4 - Swan Street Heritage Assessments

Assessment Against Criteria

Following is an assessment of the place against the recognised heritage criteria set out in *Planning Practice Note 1: Applying the Heritage Overlay* (July 2015).

Criterion A: *Importance to the course or pattern of our cultural or natural history (historical significance).*

The two-storey corner shop and residence at 273A Swan Street, Richmond is illustrative of historical development that occurred along a major, early commercial thoroughfare in the City of Yarra, particularly in the 'boom' period of the 1880s.

Criterion D: *Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments (representativeness).*

The two-storey corner shop and residence at 273A Swan Street, Richmond is a fine, intact and representative example of a Victorian shop and residence. It displays typical features of the Victorian style popular in the 1880s in Richmond and across Melbourne more broadly, including a parapeted façade with repetitive ground and upper floor fenestration, articulated facades to both streets with splayed corner, rendered facades and ground floor shopfronts.

Grading and Recommendations

It is recommended that the place be included in the Heritage Overlay of the Yarra Planning Scheme as an individually significant heritage place.

Recommendations for the Schedule to the Heritage Overlay (Clause 43.01) in the Yarra Planning Scheme:

External Paint Controls?	No
Internal Alteration Controls?	No
Tree Controls?	No
Outbuildings or Fences not exempt under Clause 43.01-3?	No
Prohibited Uses Permitted?	No
Incorporated Plan?	Incorporated Plan under No the provisions of clause 43.01 Heritage Overlay, Planning Permit Exemptions, July 2014
Aboriginal Heritage Place?	No

Attachment 4 - Swan Street Heritage Assessments

Extent of the recommended Heritage Overlay

To the property title boundary, as indicated by the polygon on the aerial below.

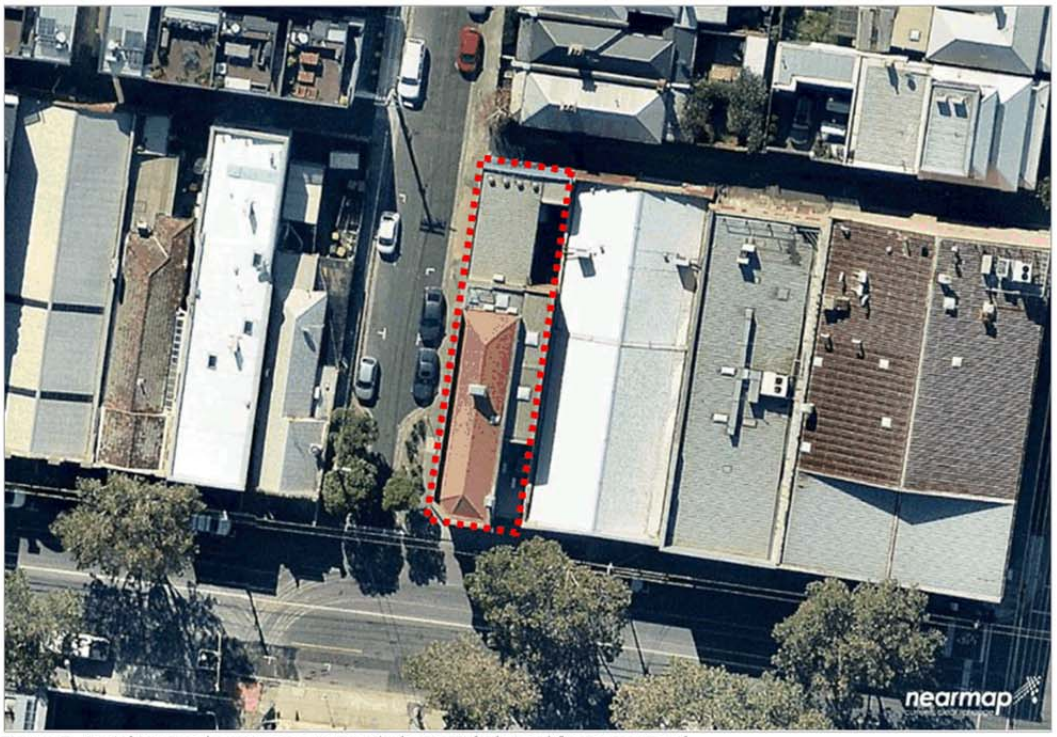


Figure 7. Aerial image showing recommended extent (adapted from nearmap)



Figure 8. Recommended extent shaded in red (adapted from existing Heritage Overlay map)

Attachment 4 - Swan Street Heritage Assessments

Identified by:

Butler, Graeme and Associates (2007, updated 2013), *City of Yarra Review Of Heritage Overlay Areas*.

The 2007 Study graded the place as Contributory (information accessed via Hermes).

O'Connor, John & Roslyn Coleman & Thurley O'Connor & Heather Wright & Australian Heritage Commission et al. (1985), *Richmond Conservation Study*.

The 1985 Study graded the placed 'D' in the Building Index.

References:

Allom Lovell &Associates (1998), *City of Yarra Heritage Review*, Volume 2: Building Citations.

City of Richmond Rate Books (RB), Central Ward: 1885, entry 5291; 1890, entry 8509.

Land Victoria (LV), Certificates of Title, as cited above.

Melbourne and Metropolitan Board of Works Detail Plan 1064, dated 1896.

Sands & McDougall (S&Mc) Directories.

The Argus.

The Pioneers of Burnley, Victoria [images] (1891), Accession no. H84.316/1, State Library of Victoria.

Attachment 4 - Swan Street Heritage Assessments

Appendix E – Heritage Citation: 323-325 Swan Street, Richmond

gard'ner jarman martin

Attachment 4 - Swan Street Heritage Assessments

GJM Heritage

Heritage Citation

PAIR OF SHOPS AND RESIDENCES

Address: **323-325 Swan Street, Richmond**

Prepared by: GJM Heritage

Date: August 2017

Place type: Commercial shops	**Architect:** Not known
Grading: Individually Significant	**Builder:** Not confirmed
Integrity: High	**Construction Date:** 1886
Recommendation: Include in Heritage Overlay	**Extent of Overlay:** To property title boundaries

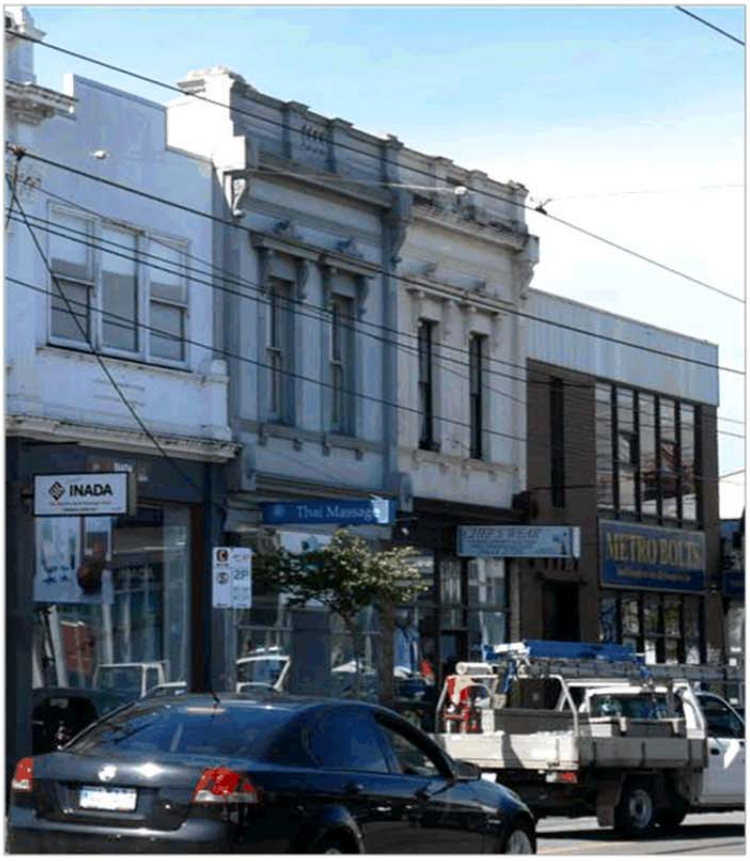


Figure 1. 323-325 Swan Street, Richmond (GJM Heritage, October 2016)

Attachment 4 - Swan Street Heritage Assessments

Statement of Significance

What is significant?

The two-storey pair of shops and residences at 323-325 Swan Street, Richmond, built in 1886.

Elements that contribute to the significance of the place include (but are not limited to):

- The building's original external form, materials and detailing
- The building's high level of integrity to its original design.

Later (post 1900) alterations and additions to the rear and shopfront are not significant.

How is it significant?

The pair of shops and residences at 323-325 Swan Street, Richmond is of local historical and architectural significance to the City of Yarra.

Why is it significant?

The pair of shops and residences at 323-325 Swan Street, Richmond is illustrative of historical development that occurred along a major, early commercial thoroughfare in the City of Yarra, particularly in the 'boom' period of the 1880s [Criterion A].

The commercial premises at 323-325 Swan Street, Richmond are a fine, intact and representative example of a pair of Victorian shops and residences. They display typical features of the Victorian architectural style popular in the 1880s in Richmond and across Melbourne more broadly, including a parapeted facade with repetitive upper floor fenestration, rendered facades and ground floor shopfronts [Criterion D].

Historical Themes

The place illustrates the following themes as outlined in the *City of Yarra Thematic History* (1998):

4.0 Developing local economy
- 4.4 Smaller Retailers: Strip Shopping

Place History

Timber merchant and local landholder Lawrence Cremean purchased the current nos. 323-325 Swan Street in August 1884 (LV:V1595/F996). The 1885-1886 rate books indicate that the property remained land under Cremean's ownership during this period. In August 1886, Cremean sold the land to Margaret B. Leitch, wife of William Leitch, Richmond builder (LV:V1846/F197). The pair of buildings first appeared in the Sands and McDougall Directories in 1887, as two vacant buildings, indicating the pair were constructed in 1886. An analysis of the architectural style and detailing suggests that the building dates to this (late-Victorian) period. It is probable that Leitch constructed the two buildings. The buildings were first addressed as 233 and 235 Swan Street, until 1892 when the current street numbers were applied. The two shops had various commercial occupants from this early period including grocers, meat suppliers, dressmakers, butchers and saddlers (S&Mc).

Little is known about William Leitch. In 1885, a probate notice for his late father George Leitch reported that George was a builder 'of Cremorne Street, Richmond' while William, also noted as a builder, was addressed at Burnley Street, Richmond (*Argus*, 22 Jul 1885:8). This suggests a local family business.

In November 1887, the pair of shops was sold to William J. Cuddon, accountant of 100 Swan Street. The following year in July 1888, the property was sold to Thomas H. Woodroffe, civil engineer of 'Lesville' in South Yarra (LV:V1846/F197). In 1890, the two buildings were described as 4 room brick houses (both with a Net Annual Value of 50 pounds), with Woodroffe also rated for a third 4 room brick house 'off' 323 Swan Street (Note: all commercial premises on Swan Street were described as 'houses' in the rate books during this period). The 1896 Melbourne and Metropolitan Board of Works (MMBW) plan shows footprints of the

two buildings fronting Swan Street and a third building on the rear boundary (which doesn't appear to remain), with access to all provided by a right of way on the rear of the property (Figure 2). Later outbuildings were constructed to the rear of the two-storey buildings (dates not confirmed).

Woodroffe retained ownership of the property until April 1920, when 323-325 Swan Street was sold to William G. Russell, Hawthorn tanner (LV:V1846/F197). James A. Christie, 'printers mechanic' owned the property from April 1928 (joint ownership from 1945) until his death in 1967, at which time the property was subdivided into two lots and on-sold (LV:V4305/F949; V8737/F156). It is likely that the building on the rear boundary was removed at (or before) this time. Modern carports have been constructed on the rear boundary.

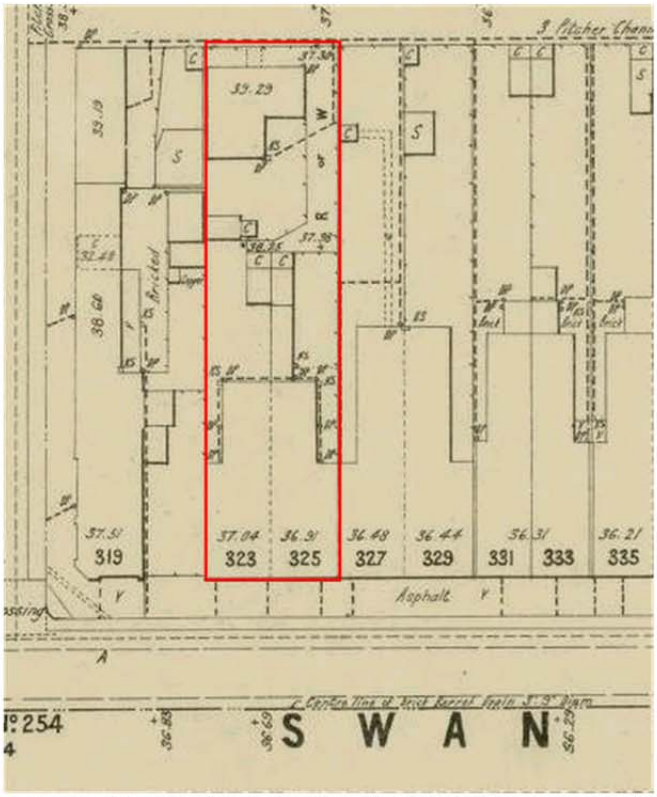


Figure 2. Footprint of the pair of shops in 1896, with a third building on the rear boundary (MMBW DP 1063, dated 1896).

Physical Description

The commercial premises at 323-325 Swan Street, Richmond are situated on the north side of Swan Street to the east of Lord Street. They are a pair of parapeted two-storey shops and residences with rendered (overpainted) upper facades, typical of the Victorian period of the 1880s. Pilaster strips, with lion head mouldings at the base and large consoles above, delineate the two upper facades, and a solid parapet, with balustraded central section (removed from 325 Swan Street), crowns the pair of buildings. Pairs of first floor one-over-one double-hung sash windows, with fluted pilaster frames, have console-supported cornice hoods with scrolled detail, and sills formed by a stringcourse across the façade.

The shopfront at 323 Swan Street retains an early form of central entry with flanking display windows, while the shopfront at 325 Swan Street has been replaced.

Attachment 4 - Swan Street Heritage Assessments

Integrity

The building retains a high degree of integrity to the Victorian period in fabric, form and detail. While the building has undergone some alterations, including those described, these do not diminish the ability to understand and appreciate the place as a fine example of a Victorian shop and residence.

Comparative Analysis

The commercial premises at 323-325 Swan Street, Richmond are of note as a representative and intact example of a shop and residence built in the Victorian 1880s boom period.

Substantial numbers of commercial buildings were constructed in the City of Yarra from the 1880s to the 1920s. Those of the late nineteenth century typically incorporated classical elements and motifs into symmetrical parapeted facades with varying degrees of elaboration. Rendered facades were most common, with some facades of red brick and contrasting render and others of polychromatic brickwork. Rendered decoration, in the form of classical elements such as cornices, architraves, balustrading, urns, stringcourses and pediments, was commonly applied to facades and render was occasionally incised. Windows were typically rectangular, sometimes arch-headed, and these were repeated regularly across upper facades.

Commercial buildings from this period were most commonly of two-storeys, with fewer single-storey and three or four-storey premises constructed. They were typically built as rows of attached identical buildings, as pairs or as individual buildings with no side setbacks from adjoining properties and no front setback. Corner properties commonly had a splayed corner and addressed both streets, to various degrees. Within the City of Yarra, large numbers of commercial premises built in the Victorian period are included in the Heritage Overlay, both on an individual basis and as individually significant places within precincts. Comparative examples which broadly display characteristics similar to the pair of buildings at 323-325 Swan Street, Richmond include commercial premises at:

- 413-15 Swan Street (1892), individually significant in HO474, Burnley Street Precinct
- 84-86 Bridge Road (c1870-90), individually significant in HO310, Bridge Road Precinct
- 219 Swan Street (c1870-90), HO335
- 319 Swan Street (1889), HO441.



Figure 3. 413-15 Swan Street (1892), individually significant in HO474, Burnley Street Precinct (Google, Feb 2017).



Figure 4. 84-86 Bridge Road (c1870-90), individually significant in HO310, Bridge Road Precinct (Google, Nov 2016).

Attachment 4 - Swan Street Heritage Assessments



Figure 5. 219 Swan Street (c1870-90), HO335 (Google, Oct 2016).



Figure 6. 319 Swan Street (1889), HO441 (Google, Feb 2017).

Like these places, the commercial premises at 323-325 Swan Street, Richmond display a range of characteristics which have strong associations with the Victorian period and the building remains highly intact to demonstrate these associations.

The commercial premises at 323-325 Swan Street, Richmond demonstrate the following Victorian characteristics:

- Facade parapet, with pitched roof behind
- No front setbacks
- Rendered walls
- Rendered window frames, sills and hoods to upper stories
- Rendered detailing and ornament such as pilaster strips, lion heads and consoles
- Horizontal lines formed by parapet, cornice and string courses
- Repetitive upper floor fenestration patterns
- Corrugated iron roof cladding

Assessment Against Criteria

Following is an assessment of the place against the recognised heritage criteria set out in *Planning Practice Note 1: Applying the Heritage Overlay* (July 2015).

Criterion A: *Importance to the course or pattern of our cultural or natural history (historical significance).*

The pair of shops and residences at 323-325 Swan Street, Richmond are illustrative of the historical development that occurred along a major, early commercial thoroughfare in the City of Yarra, particularly in the 'boom' period of the 1880s.

Criterion D: *Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments (representativeness).*

The commercial premises at 323-325 Swan Street, Richmond are a fine, intact and representative example of a pair of Victorian shops and residences. They display typical features of the Victorian architectural style popular in the 1880s in Richmond and across Melbourne more broadly, including a parapeted facade with repetitive upper floor fenestration, rendered facades and ground floor shopfronts.

Attachment 4 - Swan Street Heritage Assessments

Grading and Recommendations

It is recommended that the place be included in the Heritage Overlay of the Yarra Planning Scheme as an individually significant heritage place.

Recommendations for the Schedule to the Heritage Overlay (Clause 43.01) in the Yarra Planning Scheme:

External Paint Controls?	No
Internal Alteration Controls?	No
Tree Controls?	No
Outbuildings or Fences not exempt under Clause 43.01-3?	No
Prohibited Uses Permitted?	No
Incorporated Plan?	Incorporated Plan under No the provisions of clause 43.01 Heritage Overlay, Planning Permit Exemptions, July 2014
Aboriginal Heritage Place?	No

Extent of the recommended Heritage Overlay

To the property title boundaries, as indicated by the polygon on the aerial below.



Figure 7. Aerial image showing recommended extent (adapted from nearmap)

Attachment 4 - Swan Street Heritage Assessments

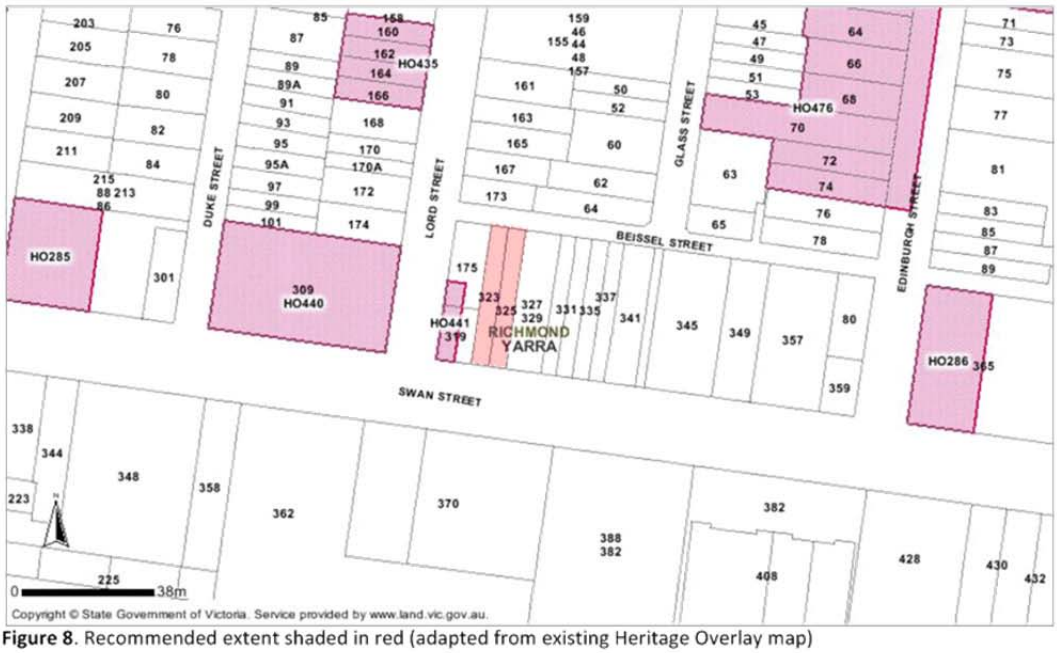


Figure 8. Recommended extent shaded in red (adapted from existing Heritage Overlay map)

Identified by:

Butler, Graeme and Associates (2007, updated 2013), *City Of Yarra Review Of Heritage Overlay Areas*.

The 2007 Study graded the places as Contributory (information accessed via Hermes).

O'Connor, John & Roslyn Coleman & Thurley O'Connor & Heather Wright & Australian Heritage Commission et al. (1985), *Richmond Conservation Study.*

The 1985 Study graded the placed 'D' in the Building Index.

References:

Land Victoria (LV), Certificates of Title, as cited above.

Melbourne and Metropolitan Board of Works Detail Plan 920, dated 1895.

City of Richmond Rate Books (RB), Central Ward: 1886, entry 5785; 1890, entries 8498-8500; 1892, entries 8645-47.

Sands & McDougall (S&Mc) Directories.

The Argus.

Attachment 4 - Swan Street Heritage Assessments

Appendix F – Statement of Significance: Corner Hotel

gard'ner jarman martin

Attachment 4 - Swan Street Heritage Assessments

GJM Heritage

Heritage Citation

THE CORNER HOTEL

Address: **57-61 Swan Street, Richmond**

Prepared by: GJM Heritage

Date: August 2017

Place type: Hotel	**Architect:** Not known
Grading: Individually significant in Swan Street Precinct (HO335)	**Builder:** Not known
Integrity: Fair	**Construction Date:** 1966



Figure 1. 57-61 Swan Street, Richmond (GJM Heritage, October 2016)

1

Attachment 4 - Swan Street Heritage Assessments

Statement of Significance

What is significant?

The two-storey hotel known as the Corner Hotel, 57-61 Swan Street, Richmond, built in the 1960s.

How is it significant?

The Corner Hotel, 57-61 Swan Street, Richmond is of local historical and social significance to the City of Yarra.

Why is it significant?

The Corner Hotel, Richmond has made a strong contribution to the commercial and social life of Richmond from its establishment in the early 1870s and an important and highly influential contribution to the music industry as an important live music venue since its rebuilding in the mid 1960s and renovation in the 1990s [Criterion A].

The Corner Hotel, Richmond is of particular social significance for its long-term and continued use as a live music venue. It is a well-established and well-known venue which is considered amongst the most pre-eminent in the City of Yarra and the broader community [Criterion G].

Historical Themes

The place illustrates the following themes as outlined in the *City of Yarra Thematic History* (1998):

7.0 Leisure and Entertainment in the Suburbs
- 7.1 Licensed Hotels and 'Sly Grog'

Place History

The Corner Hotel was first listed in its Swan Street location in the Sands & McDougall Directories in 1872 with the license held by David and Jane McCormick (Johnston, 2005). The hotel occupied the western end of a two-storey building (which comprised three premises; Figures 2-3) that may have been built as early as 1869 (S&Mc). From 1873, John French was listed as the publican of the Corner Hotel (S&Mc).

An early newspaper article (post-1916 when the tramline was established; RBHS) advertised the sale of the 'Corner Hotel Richmond' with a photo of the earlier building on the site and the Corner Hotel occupying the western premises (Figure 2). An oblique aerial photo dating to 1945 (Figure 4) shows the earlier Corner Hotel building and outbuildings to the rear. The roof form of the earlier building appears to have been 'updated' during the Interwar period.

The following extract from Chris Johnston's article on the Corner Hotel chronicles the hotel's history (2005):

> *In 1881 a William Malone renovated the pub to include "first class" hotel accommodation with "best brands" of ales, wines and spirits. Malone held the pub until 1895; owners with the surnames of Hall, Horrigan, Murphy, Kerr, Dwyer, Munro and Marriot looked after it until the 1930s, Nelly O'Connor and her husband had the pub from 1929 until 1935; Nelly's father had the Plough Inn in Avenal, near Seymour.*
>
> *Music at The Corner seems to have begun in the 1940s jazz era, but only by day. Details are sketchy, although many Richmond old-timers distinctly remember music from the roof garden on top of the pub. In the 1950s the pub fell under the control of the Melbourne Cooperative Brewing Company, an offshoot of Carlton and United Breweries, with the site titled as "Crown portion 22, Parish of Jika Jika, County of Bourke". It was the height of the six o'clock swill era, when pubs had to shut at 6pm. Working men would charge in at 5.30pm, fighting to the bar, ordering beers five at a time. "The pub was very famous then," says Austin Black, a former CUB property inspector. "It had a very long bar." The law was abolished in Victoria in*

1966. Closing time became 10pm, but the old Corner Hotel, intact for 100 or so years, was then completely demolished, just as it stood to make a killing, to make way for wider railway lines out of Richmond station, which was busier now with the growth of the eastern and southern suburbs. It was rebuilt quickly, however, as a stand-alone, larger hotel, without the previous adjoining shops, a 1000-square-metre building on the same site, just shifted a little to let the trains through. It had a beer garden on the roof, hotel accommodation upstairs, and two bars - one of which would become the famous Corner Hotel band room.

From 1985 until 1987, Wayne Gale co-owned the pub with the Italian-born Gualtieri brothers, Joe and Frank. Joe was a legendary Melbourne music identity through the 1970s and 1980s - he owned Bombay Rock and Earl's Court in St Kilda, which became the Venue. He also had two Joey's bars, in St Kilda and Prahran. In 1987, Gualtieri and the other partners sold up and Wayne Gale bought the business back with his share of the proceeds. In 1988, two lucky strikes bathed The Corner in lights, if only briefly. Pink Floyd guitarist Dave Gilmour played unannounced at The Corner in February, with an all-star band, as The Fishermen. Then in October, Mick Jagger came calling and played an impromptu gig at The Corner.

By 1993, The Corner was near-derelict. Biker gangs had claimed the smaller public bar as their own and it had turned into a no-go zone and eventually it was deserted. New owners swooped, and Michael Geoghagen bought the lease in late 1993. He found The Corner "wrecked". The cellars were flooded, he says, the bar was vandalised, the upstairs rooms were damaged and there was evidence of squatters. He spent $14,000 on renovations, and tried to get the bands back. It worked, to a degree, but Geoghagen left The Corner after only a year, and it lay idle for another six months. Then the current owners came in, Tim Northeast and Mat Everitt, who bought the place in 1995. The Corner is now universally considered the best medium-sized rock venue in town.

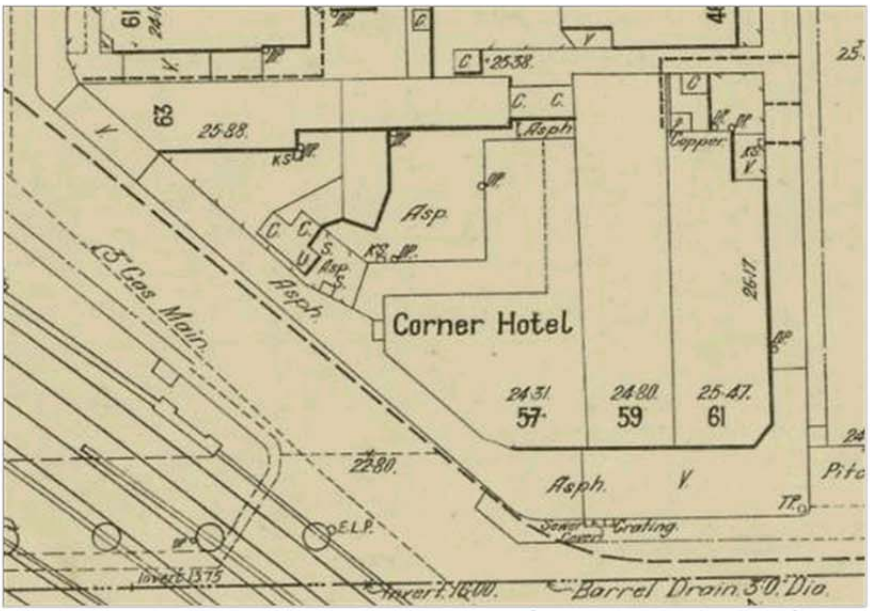


Figure 2. The Corner Hotel at 57 Swan Street in 1896 (MMBW DP 1069, dated 1896).

Attachment 4 - Swan Street Heritage Assessments

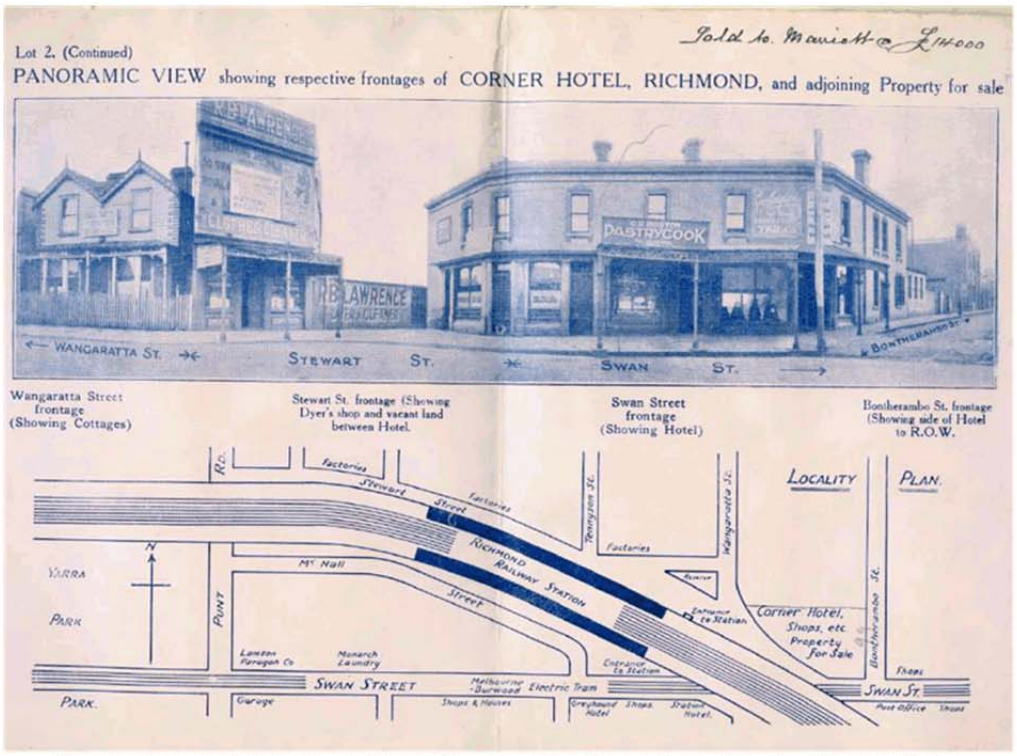


Figure 3. The earlier building comprising the Corner Hotel and two adjacent shops. No date recorded on advertisement but dates to post-1916 when the tramline was constructed on Swan Street (RBHS HS03064).



Figure 4. Detail of a 1945 aerial photo showing the earlier building that the Corner Hotel occupied (Charles D. Pratt, c1945, SLV Image H91.160472).

Attachment 4 - Swan Street Heritage Assessments

Physical Description

The Corner Hotel, 57-61 Swan Street, Richmond is located on the north side of Swan Street between Wangaratta and Botharambo Streets. It occupies an irregularly shaped allotment which faces Swan Street and the adjoining Stewart Street. The latter runs at an angle along the north side of the elevated railway line.

The Swan Street/Stewart Street facade is simple and two-storey, with tiled lower face and lightweight cladding, enclosing a roofed beer garden, at the upper level. To the north is a two-storey red brick rectangular building, with tiled hipped roof, which runs east-west between Wangaratta and Botharambo Streets. An assortment of open air decks and building sections link these two main buildings.

Intactness and Integrity

The current hotel was constructed in the 1960s. Additions and alterations have since been made to the building. The place retains a fair level of physical intactness to its 1960s construction. The place retains a high level of integrity to its historical and social values.

Assessment Against Criteria

Following is an assessment of the place against the recognised heritage criteria set out in *Planning Practice Note 1: Applying the Heritage Overlay* (July 2015).

Criterion A: *Importance to the course or pattern of our cultural or natural history (historical significance).*

The Corner Hotel, Richmond has made a strong contribution to the commercial and social life of Richmond from its establishment in the early 1870s and an important and highly influential contribution to the music industry as an important live music venue since its rebuilding in the mid 1960s and renovation in the 1990s

Criterion G: *Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of the place to Indigenous peoples as part of their continuing and developing cultural traditions (social significance).*

The Corner Hotel, Richmond is of particular social significance for its long-term and continued use as a live music venue. It is a well-established and well-known venue which is considered amongst the most pre-eminent in the City of Yarra and the broader community.

Grading and Recommendations

The Corner Hotel has occupied a prominent position at the western end of the commercial heart of Swan Street, Richmond since it was first constructed in the early 1870s. The place is strongly linked to the historic function and form of Swan Street. It is recommended that the place be included in the Heritage Overlay of the Yarra Planning Scheme as an individually significant heritage place within the Swan Street Precinct (HO335).

Identified by:

Butler, Graeme and Associates (2007, updated 2013), *City Of Yarra Review Of Heritage Overlay Areas*.

> The 2007 Study graded the place as Individually Significant within the Richmond Hill Precinct (HO332).

Allom Lovell & Asociates (1998), *City of Yarra Heritage Review*.

> The 1998 Study recommended the place be included in the Richmond Hill Precinct.

Attachment 4 - Swan Street Heritage Assessments

References:

Charles D. Pratt, Airspy Image H91.160472, 1945, accessed via State Library of Victoria picture collection.

Johnston, Chris (2005), 'Corner - House of Rock', published in *Age Melbourne Magazine*, November 2005. Accessed via 'The Corner Hotel 15 years anniversary', <https://flipflashpages.uniflip.com/2/45976/81822/pub/html/31.html>, accessed July 2017.

Melbourne and Metropolitan Board of Works (MMBW) Detail Plan 1069, dated 1896.

Richmond and Burnley Historical Society (RBHS), Image No. HS03064 (no date), via City of Yarra Library catalogue.

Sands & McDougall (S&Mc) Directories.

Attachment 5 - Swan Street Traffic, Access and Movement Review

TraffixGroup
Traffic Engineers and Transport Planners

Traffic Engineering Assessment

Traffic and Access Review

Swan Street Activity Centre, Richmond

Prepared For
City of Yarra

July, 2017
G22441R-01A

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Attachment 5 - Swan Street Traffic, Access and Movement Review

Traffic Engineering Assessment

Traffic and Access Assessment

Swan Street, Richmond

Document Control

Issue No.	Type	Date	Prepared By	Approved By
1	Draft	19/05/2017	L. Furness / J. Place / M. Koorn	L. Furness
1	Final	28/07/2017	L. Furness / J. Place / M. Koorn	L. Furness

Our Reference: G22441R-01A

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Attachment 5 - Swan Street Traffic, Access and Movement Review

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Attachment 5 - Swan Street Traffic, Access and Movement Review

1 Introduction

Yarra City Council recently adopted the Swan Street Structure Plan (SSSP). The structure plan is being implemented through a Design and Development Overlay (DDO). The DDO will be introduced in a future planning scheme amendment that will also rezone large areas from a Commercial 2 Zone to a Commercial 1 Zone. The rezoning will facilitate an increased level of residential development along the Swan Street corridor.

The rezoning and increased residential development pose transport challenges for all modes along the Swan Street corridor and immediate area. Specific issues which have arisen as part of the structure plan process include:

- community concern in relation to the impact additional development may have on the transport network, including the network performance of Swan Street and the local road network,
- VicRoads and PTV concerns relating to vehicle access arrangements to properties on Swan Street and the potential impact on the safety and efficiency of the road and tram network,
- the suitability of narrow laneways to provide appropriate access to new development and movement opportunities for people, cyclists, cars and service vehicles, and
- the need for an overall access and movement plan setting out the preferred arrangements for the Swan Street corridor to support the level of development being proposed and to guide decision making and policy formulation.

While the traffic impacts of this growth on this constrained network this is acknowledged as a consideration, there is strong and committed strategic policy support to facilitate increased commercial and residential development in Swan Street. In considering the planning of similar centres across Melbourne, Planning Panels have acknowledged that "future congestion should not stifle development"[1] and the "challenge of managing the road network should not prevent the Amendment from progressing"[2].

It is important that this project recognises the network constraints, the strong strategic support for development in the precinct, and the approach of Planning Panels in the discussion and advice on the future traffic conditions and future performance of Swan Street and the local road network. In particular, this project must help to ensure that future consideration of traffic issues is focused on how best to manage the impacts of future development through improved access arrangements and measures to promote sustainable and active modes of travel through new development.

Traffix Group has been engaged by Yarra City Council to undertake a high level assessment of the future traffic conditions and performance of Swan Street and the local street network taking into account the planned future development along Swan Street, prepare access and movement plans and provide input into the content of the future Design and Development Overlay to facilitate appropriate access and movement throughout the Swan Street Structure Plan area. The objective of the access and

[1] Panel Report for Moreland Amendment C123

[2] Panel Report for Moreland Amendment C134

movement plans and the DDO is to facilitate 'best practice' access controls to properties abutting Swan Street and specifically:

- To maximise the efficiency of Swan Street.
- To minimise impacts on tram and public transport services.
- Provide a high quality pedestrian environment along Swan Street.
- To minimise where possible the number of vehicle access points directly to Swan Street.
- Provide appropriate vehicle access to properties, including loading and waste collection considerations.

2 Scope & Methodology

The purpose of this study is to provide:

- a high level assessment of the future traffic conditions and performance of Swan Street and local street network with the planned future development along Swan Street,
- access and movement plan for the study area showing the location and form of new, altered and retained access arrangements and laneways required to provide appropriate access to future developments, and
- advice on the content of the future Design and Development Overlay to facilitate appropriate access and movement through new development, including:
  - design objectives and outcomes,
  - permit application requirements, and
  - decision guidelines for assessing future planning permit applications.

2.1 Methodology

The adopted methodology for undertaking this study was as follows:

- Undertake a case study of Victoria Street, which is a similar nearby inner urban area which has experienced significant growth in residential development along the corridor over the past 10 years, focusing on the "before" and "after" data for key transport measures, including traffic volumes, bicycle usage and public transport changes.
- Use the Victoria Street example as a basis for assessing the potential impacts additional development may have on the transport network, including the network performance of Swan Street and the local road network as well as increased public transport use and the like.
- Undertake thorough site inspections of the entire study area to document and map:
  - existing access arrangements for each individual property,
  - existing traffic management treatments for all arterial and local roads and rear laneways within the study area,
  - existing configuration of each road and laneway within the study area (including carriageway width and road reservation width), and

Attachment 5 - Swan Street Traffic, Access and Movement Review

- foreseeable access constraints to each individual property should development occur.

- Liaise with stakeholders including representatives from Council, VicRoads and the Department of Economic Development, Jobs, Transport and Resources (DEDJTR) to understand the relevant authority concerns and desirable access outcomes having regard to the potential impact on the safety and efficiency of the road and tram network.
- Prepare "access" maps showing the location and form of new, altered and retained access arrangements and laneways required to provide appropriate access to future developments, in consultation with representatives from Council, VicRoads and DEDJTR.
- Prepare draft wording for the traffic engineering aspects of the future Design and Development Overlay, which sets out design objectives and outcomes, permit application requirements, and decision guidelines for assessing future planning permit applications, based on the desired access outcomes for future development.

3 Policy Context

3.1 Plan Melbourne 2017-2050

Plan Melbourne is the State Government plan that will guide the growth of Melbourne city for the next 35 years. It sets the strategy for supporting jobs, housing and transport, while building on Melbourne's legacy of distinctiveness, liveability and sustainability.

The plan includes a number of key transport and urban planning objectives that the Swan Street Structure Plan aims to facilitate. The most relevant objectives are listed in the table below.

Table 1: Key Objectives of Plan Melbourne in relation to the Swan Street Activity Centre

Outcome	Directions	Policy
Outcome 2 Melbourne provides housing choice in locations close to jobs and services.	Manage the supply of new housing in the right locations to meet population growth and create a sustainable city.	Facilitate an increased percentage of new housing in established areas to create a city of 20-minute neighbourhoods close to existing services, jobs and public transport.
	Deliver more housing closer to jobs and public transport.	Facilitate well-designed, high-density residential developments that support a vibrant public realm in Melbourne's central city. Direct new housing and mixed-use development to urban renewal precincts and sites across Melbourne. Support new housing in activity centres and other places that offer good access to jobs, services and public transport Provide support and guidance for greyfield areas to deliver more housing choice and diversity.
Outcome 3 Melbourne has an integrated transport system that connects people to jobs and services and goods to market.	Transform Melbourne's transport system to support a productive city.	Provide high-quality public transport access to job-rich areas. Improve arterial road connections across Melbourne for all road users. Provide guidance and certainty for land use and transport development through the Principal Public Transport Network and the Principal Freight Network. Improve the efficiency of the motorway network. Support cycling for commuting.
	Improve local travel options to support 20-minute neighbourhoods.	Create pedestrian-friendly neighbourhoods. Create a network of cycling links for local trips. Improve local transport choices.
Outcome 5	Create a city of 20-minute neighbourhoods.	Create mixed-use neighbourhoods at varying densities.

Outcome	Directions	Policy
Melbourne is a city of inclusive, vibrant and healthy neighbourhoods.		Support a network of vibrant neighbourhood activity centres.
	Create neighbourhoods that support safe communities and healthy lifestyles.	Improve neighbourhoods to enable walking and cycling as a part of daily life.

3.2 State Planning Policy Framework (SPPF)

Clause 18 of the SPPF details state-wide objectives, strategies and policy guidelines relating to transport, including land use and transport planning, the transport system, walking, cycling, the principal public transport network, management of the road system, car parking ports, airports and freights.

The SPPF Transport objectives that are relevant to Yarra are set out in Table 2 below.

Table 2: SPPF Transport Objectives

Clause	Objectives
18.01-1 Land Use and Transport Planning	To create a safe and sustainable transport system by integrating land-use and transport.
18.01-2 Transport System	To coordinate development of all transport modes to provide a comprehensive transport system.
18.02-1 Sustainable Personal Transport	To promote the use of sustainable personal transport.
18.02-2 Cycling	To integrate planning for cycling with land use and development planning and encourage as alternative modes of travel.
18.02-3 Principal Public Transport Network	To upgrade and develop the Principal Public Transport Network and local public transport services in Metropolitan Melbourne to connect activity centres, link activities in employment corridors and link Melbourne to the regional cities.
18.02-4 Management of the Road System	To manage the road system to achieve integration, choice and balance by developing an efficient and safe network and making the most of existing infrastructure.
18.02-5 Car Parking	To ensure an adequate supply of car parking that is appropriately design and located.

A copy of Clause 18 of the Planning Scheme is attached at Appendix A, and details the strategies and policy guidelines relating to each of the objectives listed in Table 1.

Detailed state-wide requirements in relation to car parking, loading and bicycle parking are set out at Clause 52.06, 52.07 and 52.34 of the Planning Scheme respectively.

3.3 Local Planning Policy Framework

While Clause 18 sets out the state-wide planning policy in relation to transport, each Council also sets its own local policies at Clauses 20, 21 and 22 of the Planning Scheme.

Clause 21 sets out the Municipal Strategic Statement (MSS).

Clause 21.03 sets out the vision for the municipality, as follows:

Land Use

- *The City will accommodate a diverse range of people, including families, the aged, the disabled, and those who are socially or economically disadvantaged.*
- *Yarra will have increased opportunities for employment.*
- *There will be an increased provision of public open space.*
- *The complex land use mix characteristic of the inner City will provide for a range of activities to meet the needs of the community.*
- *Yarra's exciting retail strip shopping centres will provide for the needs of local residents, and attract people from across Melbourne.*

Built Form

- *Yarra's historic fabric which demonstrates the development of metropolitan Melbourne will be internationally recognised.*
- *Yarra will have a distinctive identity as a low-rise urban form, with areas of higher development and highly valued landmarks.*
- *People will safely get together and socialise in public spaces across the City.*
- *All new development will demonstrate design excellence.*

Transport

- *Local streets will be dominated by walkers and cyclists.*
- *Most people will walk, cycle and use public transport for the journey to work.*

Environmental sustainability

- *Buildings throughout the City will adopt state-of the-art environmental design.*
- *Our natural environment will support additional species of flora and fauna.*

This vision is pursued by the objectives and strategies set out in the land use, built form, transport, environmental sustainability and neighbourhood sections under Clauses 21.04- 21.08.

Clause 21.06 sets out Yarra's detailed local Transport policy. The preamble states the following:

> *Yarra needs to reduce car dependence by promoting walking, cycling and public transport use as viable and preferable alternatives. This is also a key message of Melbourne 2030 and fundamental to the health and well-being of the community.*

While the scope of the planning scheme in managing an integrated transport system is limited, Council will work towards improving the quality of walking and cycling infrastructure as a priority. Note that the term "walking" includes people who use wheelchairs.

Parking availability is important for many people, however in Yarra unrestricted car use and parking is neither practical nor achievable. Car parking will be managed to optimise its use and to encourage sustainable transport options.

The specific objectives and strategies for Transport management in Yarra are detailed in Table 2 below.

Table 3: LPPF Transport Objectives & Strategies

Clause	Objective	Strategies
21.06-1 Walking & Cycling	To provide safe and convenient pedestrian and bicycle environments.	30.1 Improve pedestrian and cycling links in association with new development where possible. 30.2 Minimise vehicle crossovers on street frontages. 30.3 Use rear laneway access to reduce vehicle crossovers.
21.06-2 Public Transport	To facilitate public transport usage.	31.1 Require new development that generates high numbers of trips to be easily accessible by public transport.
21.06-3 The Road System & Parking	To reduce the reliance on the private motor car.	32.1 Provide efficient shared parking facilities in activity centres. 32.2 Require all new large developments to prepare and implement integrated transport plans to reduce the use of private cars and to encourage walking, cycling and public transport.
	To reduce the impact of traffic.	33.1 ensure access arrangements maintain the safety and efficiency of the arterial and local road networks. 33.2 Ensure the level of service needed for new industrial and commercial operations does not prejudice the reasonable needs of existing industrial and commercial operations to access Yarra's roads.

The City of Yarra is currently undertaking a review of a number of Municipal Strategic Statement (MSS) policy themes, including Transport.

Yarra's Planning Scheme Review – Report on Findings (October 2014) sets out the following in relation to the current Transport policy in the Planning Scheme:

An effective and efficient transport network is at the heart of a vibrant, equitable and prosperous municipality. In inner city environments, the management of the limited road and transport space and resources can require balancing of a number of objectives. This is a particular challenge in Yarra, due to the travel demands generated by:

- *the strategic location of the municipality on the edge of the central city*
- *the significant and growing mobile population, and*
- *the presence and proximity of major event attractors.*

Transport is currently addressed separately in the Context and Vision provisions of the Scheme as well as in strategy at Clause 21.06. It is also addressed in some specific policies such as the parking, access and traffic provisions of Built Form and Design Policy (Clause 22.10).

The current policy expresses a preference to reduce car dependency and encourage walking, cycling and public transport use. This appears to have had some success, with Yarra having a higher bicycle use rate than other parts of Melbourne.

There are still, however, inconsistencies regarding the requirement for Green Travel Plans, the use of car share schemes and reductions or waiving of on-site car parking.

Carparking was considered a particularly contested political issue in the initial consultation; any position or strategy regarding carparking is unlikely to satisfy all stakeholders. The Parking Strategy and Local Area Transport Management Policy provides a framework for the development of local area traffic management schemes.

The Scheme would be assisted with clear direction about how Council seeks to facilitate greater use of public transport, walking and cycling, and how and in what circumstances this will translate into reduced car parking, car sharing schemes and the like. The approach should include consideration of car parking in activity centres on a precinct wide basis (rather than site-by-site) as well as strategies relating to visitor car parking and increased bicycle parking.

Relevant additional policies and studies (which do not form part of the Planning Scheme) are summarised below.

3.3.1 Council Transport Statement 2006

City of Yarra's Strategic Transport Statement 2006 sets out a clear desire to reduce car dependence in the City of Yarra by promoting walking, cycling and public transport use as viable and preferable alternatives.

The Strategic Transport Statement sets out the following hierarchy of transport modes which forms the basis for decision making and actions related to transport in the City:

1. Pedestrians (including wheelchairs and walking with prams)
2. Cyclists
3. Tram
4. Bus/train
5. Taxi users/car sharers
6. Freight vehicles
7. Motorcyclists
8. Multiple occupants local traffic
9. Single occupants local traffic
10. Multiple occupants through traffic
11. Single occupants through traffic

The vision of Council's Transport Statement 2006 is … *"to create a city which is accessible to everyone irrespective of levels of personal mobility and where a fulfilling life can be had without the need for a car"*.

There are seven key Strategic Transport Objectives (STO) to achieve this vision.

Of particular relevance is STO 5, which is to … *"ensure Council's response to parking demand is based on Yarra's hierarchy and sustainable transport principles"*.

3.3.2 Transport Statement Review 2012

The City of Yarra's Strategic Transport Statement was reviewed in 2012.

Relevant key actions include the following:

- *Develop guidelines for assessing planning permit applications for car parking dispensation.*
- *Develop guidelines for car share operators that address the issues of location, number of bays and signage so that operators are clear as to the process and responsibilities.*

3.3.3 Yarra Parking Management Strategy

The Yarra Parking Management Strategy provides the framework around Yarra's policies for parking permit schemes, parking enforcement, the provision of disability access parking, managing parking around shopping strips, signage and all other parking-related issues and topics.

Council's website states that the fundamental aims of the Strategy are:

- *to reduce the number of cars parking in Yarra,*
- *to promote public transport as an alternative to driving, and*
- *to ensure visitors contribute to the cost of providing Yarra's parking infrastructure.*

A key aim underpinning this strategy is Council's desire to promote sustainable travel, such as cycling, walking and public transport.

Action Area 4 of Council's Parking Management Strategy is an integrated approach for Municipal Parking Strategy and in particular identifies a need to further develop Yarra's policy to provide a disincentive to car ownership and use by working with other sections of Council to promote behaviour change, sustainable transport and introduce more sustainable transport infrastructure.

3.3.4 Liveable Yarra Project

In 2015 Council undertook an extensive community engagement process known as the "Liveable Yarra Project". The consultation consisted of a number of elements including a People's Panel, Advisory Committees, and Targeted Community Workshops, and covered a range of topics, one of which was "Access and Movement".

The "engagement summary" document prepared by Capire Consulting Group (January 2016) summarised the consultation in relation to access and movement as follows:

> *"Access and movement received the highest number of priority votes at 64. Actions around the improvement of cycling, walking and non-automotive transport modes were strongly supported. Panel members suggested trialling street closures to "reclaim" street share for cyclists and*

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pedestrians. The trade-off of busier arterials was seen as largely acceptable pending the trials. Panel members were very supportive of Council efforts to lobby for public transport upgrades."

The specific Access and Movement recommendations which were summarised in the "engagement summary" document are as set out in Table 3 below.

Table 4: Summary of Parking Recommendations from Liveable Yarra Project

Action No.	Action	Support from People's Panel
1	Articulate targets for street share. Develop a municipality wide plan for transport and access.	86% support 12% not sure 2% disagree
2	Close local (residential) streets to through traffic including living streets.	36% support 48% not sure 16% disagree
3	Increase space for pedestrians and bikes, dedicated lanes/corridors. Decrease car space on the streets.	63% support 22% not sure 15% disagree
4	Require better bicycle parking as part of major development.	76% support 14% not sure 10% disagree
5	Reduce barriers that discourage riding, improve safety, connections, lighting. Council to provide additional cycling infrastructure – a comprehensive network that consistently provides a good level of service.	75% support 18% not sure 7% disagree
6	Move away from a "predict and provide" approach to providing car parking in new development.	86% support 12% not sure 2% disagree
7	Continue to work with State Government to improve performance of current public transport infrastructure assets.	36% support 48% not sure 16% disagree
8	Continue lobbying for improved public transport (new infrastructure and services).	63% support 22% not sure 15% disagree

4 Swan Street Structure Plan

Swan Street is an important commercial and retail area within the Yarra Local Government Area that has been identified in State and local planning policy documents as an area suitable for accommodating significant residential and commercial growth, principally through redevelopment of sites and development in new upper levels to existing buildings.

The Swan Street Structure Plan (SSSP) was adopted in December 2013 and provides a long term vision for the study area around Swan Street. The SSSP is organised around 10 precincts and includes objectives and strategies that outline how the overall vision will be achieved in relation to the four key themes of land use, built form, public realm and access and movement. It aims to:

- *Maintain and protect important employment and business/economic areas and meet future local businesses and employment demand for additional commercial/office and retail accommodation.*
- *Provide capacity to accommodate future housing growth*
- *Manage change by directing growth to appropriate locations and encouraging a sustainable compact city form*
- *Protect established residential areas and valued heritage character.*

Specifically for access and movement, the SSSP recognises that travel demand and traffic generation will increase as urban intensification occurs in some locations creating a need to prioritise and promote sustainable and active forms of transport over vehicular based travel. It particularly recognises the importance of promoting pedestrian and cyclist friendly environments, reduced car dependency, and strengthened connections between land use activities, public transport, cycling and pedestrian networks.

Access and Movement is a core theme of the SSSP and the SSSP states that:

> *The study area is a transport rich location enjoying good access to the three train stations located along Swan Street, trams, pedestrian and cycling links and an extensive road network. The Access and Movement theme addresses movement in and through the study area with the aim of promoting a well-connected accessible place. As part of this theme, opportunities to promote pedestrian and cycling friendly environs, reduce car dependency and strengthen connections between land use activities, public transport, cycling and pedestrian networks are encouraged.*

The SSSP also acknowledges and places emphasis on the availability of public transport services within the structure plan area, notably the Richmond, East Richmond and Burnley Train Stations and the 70 tram.

With regards to access to properties, it encourages vehicular access from the rear or side of sites that have frontage to Swan Street where possible.

Yarra City Council is advancing the implementation of the SSSP principally through a Design and Development Overlay (DDO) that will apply along the length of Swan Street. The DDO will be introduced as part of a future Amendment to the Yarra Planning Scheme that will also see land rezoned from Commercial 2 Zone to Commercial 1 Zone to enable increased residential development.

This report informs and supports the traffic engineering aspects of the DDO and provides access and movement plans that encourage alternative vehicle access arrangements that avoid direct access to Swan Street. An objective of the DDO and access plans is to support the SSSP by encouraging rear or side access to sites instead of Swan Street and thereby promoting pedestrian and cycle friendly environments and support public transport services.

5 Existing Conditions

5.1 Study Area

The study area extends for an approximately 2.3km long section of Swan Street between Punt Road and Park Grove and encompasses effectively all of the properties adjacent to Swan Street between Punt Road and Park Grove as shown in the locality plan provided on the following page at Figure 1.

Land within the study area is generally zoned either 'Commercial 1 Zone' or 'Commercial 2 Zone' with Swan Street itself zoned Road Zone Category 1, as shown in the Land Use Zoning Map at Figure 2 on the following page.

Land use within the study area generally comprises a mixture commercial and light industrial businesses along Swan Street and residential areas immediately north and south of Swan Street. Significant land uses within the vicinity of the study area include:

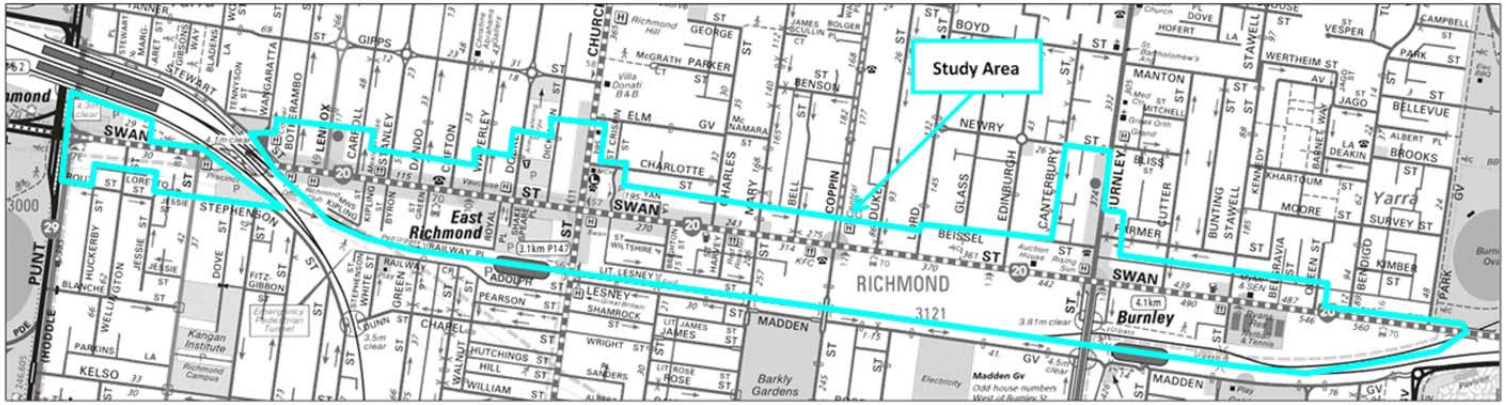
- Richmond Station, located at the north-west corner of the study area.
- East Richmond Station, located on Church Street and centrally within the study area.
- Burnley Station, located east of Burnley Street.
- 'Richmond Icon', formally 'Dimmeys', a large mixed use development that includes a Coles supermarket on the corner of Swan Street and Green Street.
- Richmond Library, located on the corner of Church Street and Charlotte Street.
- Ryans Reserve, Netball and Tennis Courts located at the intersection of Swan Street and Stawell Street.

In the wider area, the following Activity Centres and key land uses are located in close proximity to the study area:

- Melbourne's Sports Precinct is located west of Punt Road and the western end of the study area.
- Royal Botanical Gardens is located approximately 650m south-west of the study area.
- The Melbourne CBD begins approximately 2km from the western end of the study area.
- The Bridge Road Activity Centre is located approximately 800m north of Swan Street.
- The Victoria Street Activity Centre is located approximately 1.6km north of Swan Street.
- The Prahran/South Yarra Activity Centre commences approximately 1km south of Swan Street.
- Monash Freeway, located between 500-800m south of the study area.

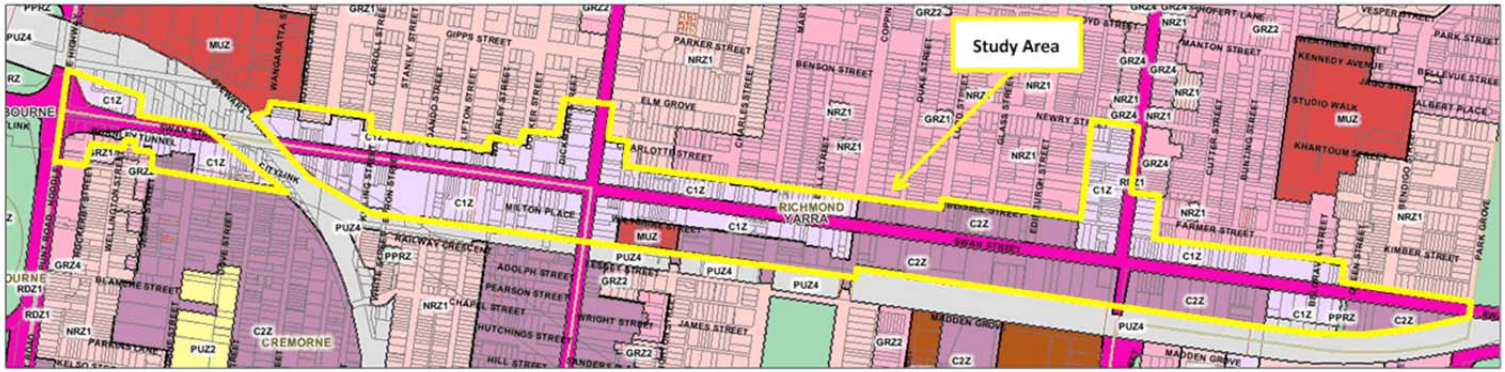
All of these areas are readily accessible from the study area via walking, cycling or a short public transport trip.

Attachment 5 - Swan Street Traffic, Access and Movement Review



Source: Melway

Figure 1: Locality Map



Source: Planning Schemes Online

Figure 2: Land Use Zoning Map

5.2 Road Network

The following describes the higher order roads within the study area. This study has also reviewed the local roads and laneways within the study area and a detailed review of the existing conditions of these streets is included at Appendix B of this report.

A map of existing vehicle access points to properties within the study area is included at Appendix C of this report.

Swan Street is a VicRoads declared arterial road and Road Zone Category 1 which extends in an east-west direction for approximately 3km between Punt Road in the west (where it continues as Olympic Boulevard) and the Yarra River in the east (where it continues as Riversdale Road).

Within the study area, Swan Street typically provides with two through traffic lanes in each direction, with tram lines running within the central traffic lane. The outer traffic lanes also provide kerbside parallel parking with clearways applying during the AM peak (7am-9:15am) on the southern side of the street and during the PM peak (4:30pm-6:30pm) on the northern side of the street. U-turns are prohibited on Swan Street due to the solid white centreline. West of Church Street, a 40km/h speed limit applies to Swan Street. East of Church Street, a 60km/h speed limit applies.

Photographs of Swan Street, taken west of Coppin Street, depicting the typical cross section of Swan Street are presented in Figure 3 and Figure 4.



Figure 3: Swan Street - View East



Figure 4: Swan Street - View West

Church Street is a VicRoads declared arterial road and Road Zone Category 1 which extends in a north-south direction for approximately 3km between the Yarra River in the south (where it continues as Chapel Street) and the Yarra River in the north.

Within the study area, Church Street typically provides two through traffic lanes in each direction, with tram lines running within the central traffic lane. A 40km/h speed limits to Church Street.

Photographs of Church Street, taken either side of Swan Street, are presented in Figure 5 and Figure 6.

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Figure 5: Church Street - View North



Figure 6: Church Street - View South

Burnley Street is a VicRoads declared arterial road and Road Zone Category 1 which extends in a north-south direction between CityLink/Barkly Avenue and Victoria Street. Burnley Street is also nominated as a Traffic Route and Bicycle Priority Route.

Within the study area, Burnley Street is constructed with an approximately 14.4m wide carriageway providing for a single through traffic lane in each direction and kerbside parallel parking in both directions. Immediately south of Swan Street, Burnley Street is elevated over the railway line with a one-way loop road running under the elevated section providing access to the properties abutting Burnley Street to the south of Swan Street. A 60km/h speed limits to Burnley Street.

Photographs of Burnley Street, taken at Swan Street, are presented in Figure 7 and Figure 8 below.



Figure 7: Burnley Street - View North



Figure 8: Burnley Street - View South

Lennox Street functions as a Collector Road managed by Council. Lennox Street provides a north-south link between Swan Street and Victoria Street. Within the study area, Lennox Street is constructed with an approximately 14.8m wide carriageway providing for a through traffic lane, bicycle lane and alternating kerbside parallel parking or angle parking in both directions. Photographs of Lennox Street are presented in Figure 9 and Figure 10.



Figure 9: Lennox Street - View North



Figure 10: Lennox Street - View South

Coppin Street functions as a Collector Road managed by Council. Coppin Street provides a north-south link between Barkly Avenue and Highett Street. Coppin Street is a Bicycle Priority Route. Within the study area, Coppin Street is constructed with an approximately 14m wide carriageway providing for a through traffic lane, bicycle lane and kerbside parallel parking in both directions. Photographs of Coppin Street are presented in Figure 11 and Figure 12 below.



Figure 11: Coppin Street - View North



Figure 12: Coppin Street - View South

Cremorne Street functions as a Collector Road managed by Council and is a key access point to the suburb of Cremorne (outside of the study area). Within the study area, Cremorne Street is constructed with an approximately 10.3m wide carriageway providing for a single through traffic lane and kerbside parallel parking in both directions. Photographs of Cremorne Street are presented in Figure 13 and Figure 14.

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Figure 13: Cremorne Street - View North



Figure 14: Cremorne Street - View South

Madden Grove is outside of the study area, but forms a parallel road link to Swan Street on the south side of the railway line. Madden Grove functions as a Collector Road, providing an east-west link between Mary Street and Loyola Grove. Madden Grove generally provides a single traffic lane in each direction with kerbside parking on one side of the road.

Punt Road is a VicRoads declared arterial road which extends in a north-south direction at the western boundary of the study area. Punt Road is a preferred traffic route and key north-south link on the eastern side of the Melbourne CBD.

Monash Freeway/CityLink is located to the south of Swan Street and is most readily accessible via Hoddle Street or Burnley Street.

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5.2.1 SmartRoads

VicRoads have developed the SmartRoads tool in order to better manage competing interests for limited road space by giving priority use of the road to different transport modes at particular times of the day.

Under SmartRoads, all road users continue to have access to all roads, but over time the Smartroads plan aims to change how roads managed in order to:

- facilitate good pedestrian access into and within activity centres in periods of high demand,
- prioritise trams and buses on key public transport routes that link activity centres during morning and afternoon peak periods,
- encourage cars to use alternative routes around activity centres to reduce the level of 'through' traffic,
- encourage bicycles through further developing the bicycle network, and
- prioritise trucks on important transport routes that link freight hubs and at times that reduce conflict with other transport modes.

The SmartRoads Plan for Swan Street and immediate surrounds is provided at Figure 15.

Table 5 summarises the function of Swan Street and key intersecting arterial roads within the study area.

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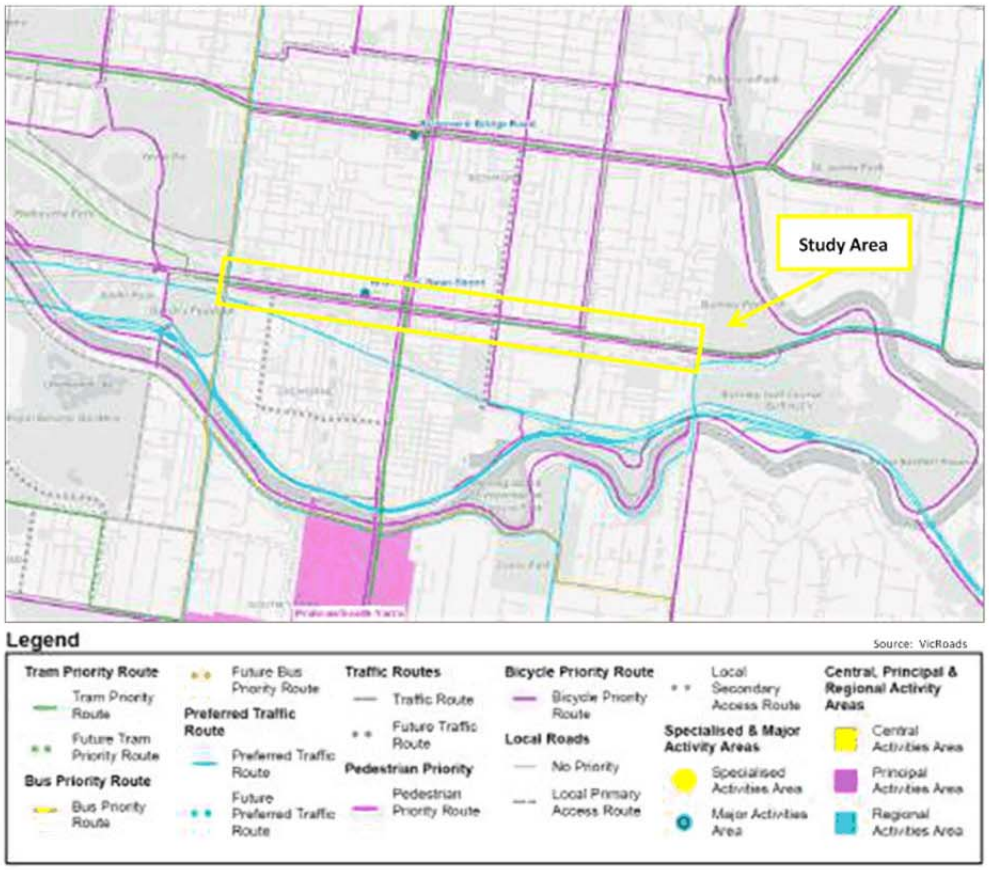


Figure 15: SmartRoads Map

Table 5: Summary of SmartRoads Review

Road	Tram Priority Route	Bus Priority Route	Preferred Traffic Route	Traffic Route	Pedestrian Priority Route	Bicycle Priority Route
Swan Street	Y	N	N	Y	Y	Y
Church Street	Y	N	N	Y	Y	Y
Burnley Street	N	N	N	Y	N	Y
Coppin Street	N	N	N	N	N	Y

The SmartRoads plan clearly sets out that sustainable transport modes are the key priorities for Swan Street into the future. This includes tram services, walking and cycling. While Swan Street has a traffic carrying function, it is not a preferred traffic route.

5.2.2 Traffic Conditions

Key intersections along Swan Street are operating at or near capacity during peak hours. This includes Punt Road, Cremorne Street (in particular the Cremorne Street leg), Church Street and Burnley Street[3]. Various traffic analysis conducted by Traffix Group and other consultants have found that these intersections operate at or near capacity during the commuter peak hours, with congestion on one or more legs at various times.

The provision of Clearways at commuter peak hours provides additional capacity in the peak direction, however Swan Street can experience congestion at other times during the day and on the weekend.

The Burnley Street/Swan Street intersection has also been identified as being inefficient due to its off-set configuration and the rail line overpass. Burnley Street also provides a connection to CityLink/Monash Freeway and as such, carries a significant traffic volume.

5.3 Public Transport

The subject site is located in an area that is well serviced by rail and tram services as follows:

- Richmond Station is located at the western end of the study area and is a major rail interchange providing users with access to the Sandringham, Frankston, Cranbourne, Pakenham, Glen Waverley, Alamein, Belgrave and Lilydale lines.
- East Richmond Station and Burnley Station are situated on the southern boundary of the study area and are located on the Glen Waverley, Alamein, Belgrave and Lilydale lines.
- Tram Route 70 operates between Waterfront City Docklands and Wattle Park and runs along Swan Street through the study area.
- Tram Route 78 operates between North Richmond and Balaclava via Prahran and runs along Church Street through the study area.

In particular, access to the metropolitan railway network via Richmond Station provides a high level of access to Swan Street from Melbourne's eastern and south-eastern suburbs (a total of 8 lines). These connections offer employees and residents a high level access to the Activity Centre.

These public transport services are shown on the Public Transport Map at Figure 16 below.

[3] Swan Street Structure Plan – Existing Transport Provisions and Operations – Memorandum prepared by GTA Consultants dated 14th November, 2013.

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Source: Public Transport Victoria

Figure 16: Public Transport Map

5.4 Sustainable Travel Modes

The study area is well served by alternative transport modes. Figure 17 below shows the Travel Smart Map for the study area.

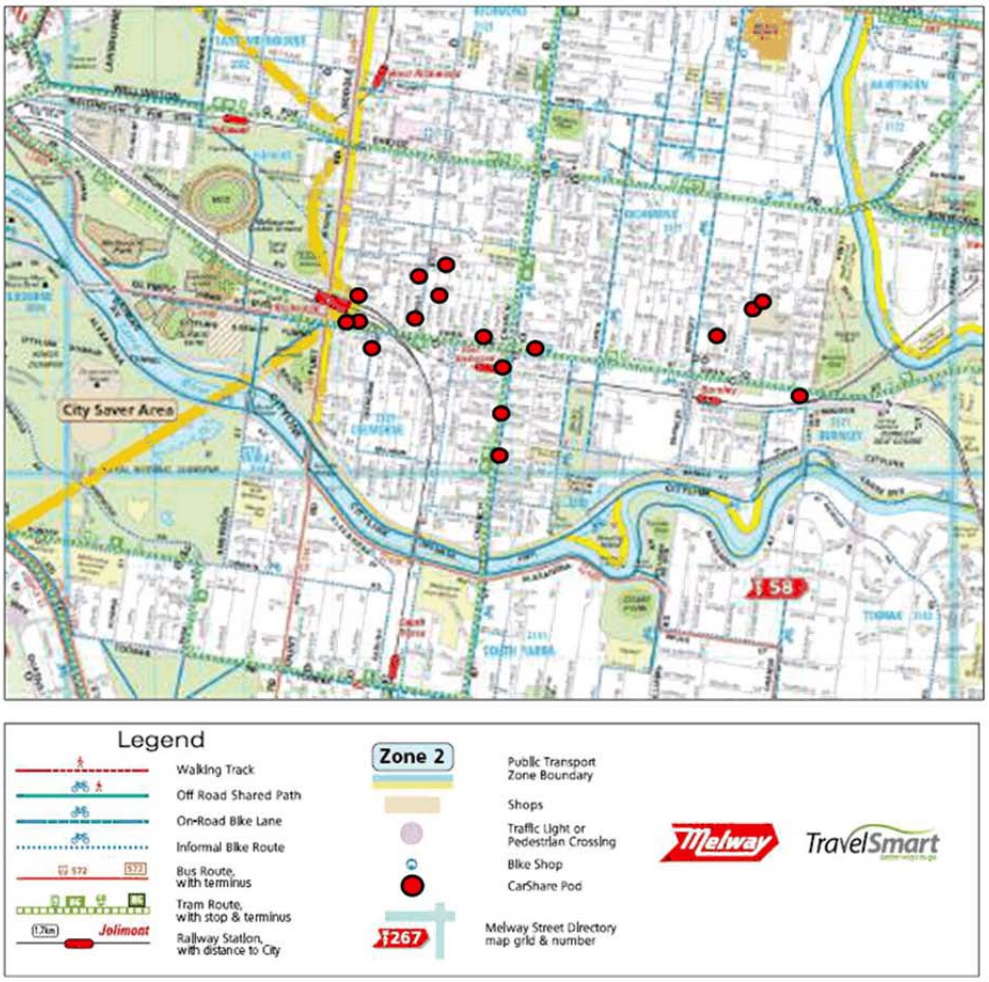


Figure 17: Travel Smart Map

Source: City of Yarra

5.4.1 Cycling

Swan Street is nominated as an informal bicycle route. On-road bicycle lanes are provided on several of the north-south streets which intersect the study area including Church Street, Burnley Street and Coppin Street. Key off-road bicycle routes include the Capital City Trail along the Yarra River to the east and the Main Yarra Trail to the south.

The high level of bicycle infrastructure within and surrounding the study area provides cyclists with convenient access to the surrounding suburbs.

5.4.2 Walking

The study area is highly walkable with many everyday services and destinations within convenient walking distance. The Melbourne CBD, Victoria Street, Bridge Road and Prahran/South Yarra Activity Centres are all within a walkable distance from Swan Street.

5.4.3 Car Share

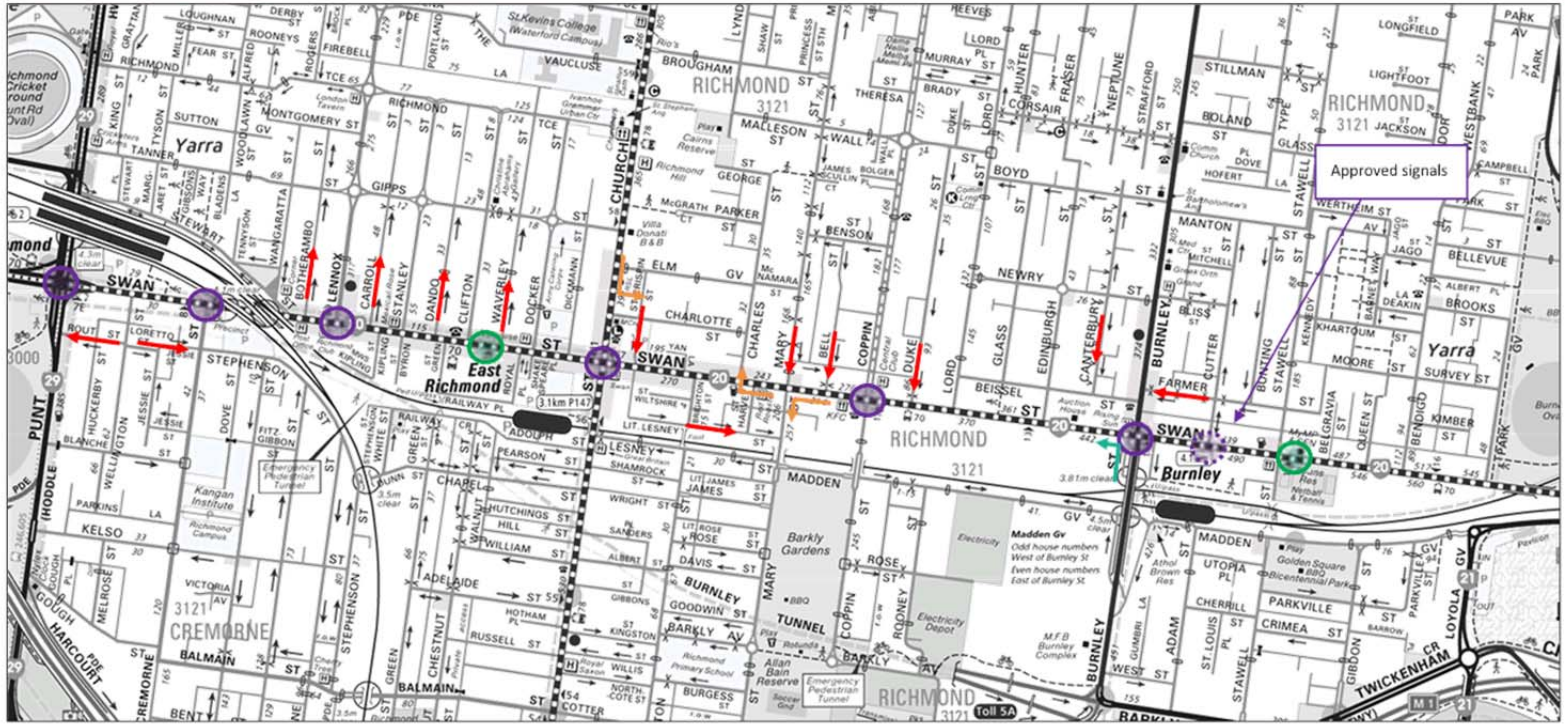
As shown on the TravelSmart map at Figure 17, there are a number of car share vehicles located within the study area and surrounding streets, particularly at the western end of the study area.

The provision of these car share vehicles provides drivers with a viable alternative to owning their own personal vehicle and actively encourages the use of alternative transport modes. Residents within Richmond do not need a car for everyday trips as they have convenient access to public transport and are within convenient walking and cycling distance of many activities within the Melbourne CBD and Activity Centres. Car share vehicles provide a car on demand for those trips that specifically require a vehicle.

5.5 Traffic Management

A detailed review of the existing traffic management measures within the study area is provided at Appendix D. The following map summarises the traffic management measures along or immediately adjacent to Swan Street.

Attachment 5 - Swan Street Traffic, Access and Movement Review



Source: Melway

Figure 18: Locality Map

6 Transport Impacts

This study does not seek to undertake detailed traffic modelling of Swan Street or its key intersections. Traditional traffic modelling relies on estimates of future growth of land use intensity and assumptions about future trip generation rates and transport mode choice to assess the impact on a transport network. In our view, these critical modelling assumptions cannot be determined with any certainty for the Swan Street Activity Centre.

There are a number of factors that mean that preparing a detailed traffic model for this Activity Centre is not possible. At this time, Yarra City Council has not completed a detailed study regarding possible increases in dwelling numbers or commercial floor space on specific sites or within the Swan Street Activity Centre, which is an essential requirement of any model.

Council is also in the process of reviewing car parking provisions within the City of Yarra, including the Swan Street Activity Centre. Future policy is expected to move away from a 'predicted and provide' approach to car parking provision (as identified by the Liveable Yarra Project) towards using car parking as a tool to encourage sustainable transport choices. Car parking provision rates are expected to be lower than have historically been required. The provision of car parking can have a significant impact on the traffic generated by a development site and the mode choice of trips generated by any development and this will greatly affect any assessment of future traffic conditions.

Fundamentally though, a detailed traffic model would not assist in achieving the key objectives of this study, which is to best manage the transport challenges posed by new development. This is primarily achieved by apply best principles access management techniques to manage this new development.

Swan Street is a constrained arterial road with a finite capacity and it is well established that Swan Street is a congested arterial road. Growth in trips to and within the Activity Centre will be largely catered for by alternative transport modes such as public transport, walking and cycling. This study aims to promote these modes in the following key ways:

Public Transport

- Maximise the efficiency of tram services on Swan Street and Church Street, specifically by minimising the impact of traffic accessing properties along Swan and Church Streets.
- Minimise potential conflicts between vehicle access points and future tram stop upgrades

Walking

- Provide a high quality pedestrian environment, including by minimising the impact of vehicle access points along key pedestrian routes, especially arterial roads
- To protect and enhance pedestrian connectivity to key destinations within the Activity Centre
- Promote public transport by providing good pedestrian links to public transport stops

Cycling

- Promote a safe cycling environment by minimising the number of conflict points with vehicles

Key outcome of this assessment is an Access and Movement Plan for properties abutting Swan Street. This plan applies best practice vehicle access management techniques to properties abutting Swan Street to manage the impacts of vehicle access to abutting properties on these three modes and maximise the efficiency of the arterial road network. A detailed model of traffic movement along Swan Street would be of no assistance to this assessment. These techniques would be recommended notwithstanding any traffic model.

To take a historical example, a detailed traffic model of the Swan Street/Lennox Street intersection or Swan Street/Church Street intersection would have no impact on vehicle access locations adopted for the Dimmeys redevelopment at 140 Swan Street. Vehicle access to the rear and side of the property, rather than directly to Swan Street was chosen on best practice access management principles.

This report does include a detailed review of Victoria Street, Richmond, as a case study of how traffic conditions on Swan Street are likely to change over time. Victoria Street has a number of parallels with Swan Street and has experienced some significant development in recent times. This case study provides a high level overview of how additional development on Swan Street will change the transport conditions along Swan Street. In our view, this case study provides the a better guide to the likely future transport conditions along Swan Street than any mathematical model, which would be based on highly uncertain assumptions regarding development scale, future trip generation rates and mode choices.

6.1 Case Study – Victoria Street

In order to assess the likely traffic impacts of increased development along Swan Street, we have undertaken a case study and review of Victoria Street, Richmond. The review generally covers the period between 2006 and 2016.

Victoria Street is similar to Swan Street in many respects, including:

- It is a parallel east-west transport route between Melbourne's inner eastern suburbs and the CBD.
- It has a large number of intersections with minor local roads.
- Land use is a mixture of residential, commercial and industrial land uses.
- It generally has the same cross section and is managed in a similar fashion, including
  - Two traffic lanes in each direction.
  - The kerbside lanes are typically used for kerbside parking, outside of Clearway restrictions which apply westbound in the AM peak and eastbound in the PM peak.
  - The centre lanes accommodate tram tracks and trams share road space with general traffic.

In April, 2010, Yarra City Council adopted the Victoria Street Structure Plan, a document that built on planning work that occurred between 2002 and 2010. Since that time, significant redevelopment has occurred, particularly within the eastern and western precincts identified by this structure plan.

The following reviews the changes to Victoria Street and the changes in transport along Victoria Street as a model for how Swan Street may evolve over time.

6.1.1 Increase in Activity along Victoria Street

The number of people living within the Richmond Statistical Local Area has increased from 23,797 people in in 2001 to 26,121 in 2011[4], which is a 9.7% increase over that time period.

Yarra City Council has provided data on the increased development that has occurred directly adjacent to Victoria Street in the last 10 years. This data was sourced from the valuation and permit information data by Council and Housing Dwelling Development data provided by the State Government.

Table 6 sets out the change in dwelling numbers along Victoria Street.

Table 7 sets out the change in commercial floor space along Victoria Street.

Table 6: Change in Dwelling Numbers along Victoria Street – 2007-2016

Year	Total Dwellings	Yearly Change	Net Change Since 2007
2007	135		
2008	139	+4	+4
2009	200	+61	+65
2010	254	+54	+119
2011	347	+93	+212
2012	626	+279	+491
2013	1499	+873	+1364
2014	2119	+620	+1984
2015-2016	**2490**	**+371**	**+2355**

The change in dwelling density is highlighted in the following two maps.

[4] 2016 data is not available at the time of writing.

Attachment 5 - Swan Street Traffic, Access and Movement Review



Figure 19: Change in dwelling density – 2007-2016

Table 7: Change in Commercial Floor Space along Victoria Street – 2007-2013

Year	Commercial Floor Space	Yearly Change	Net Change Since 2007
Pre-2007	46,737m²		
2009	45,006m²	-1,731m²	-1,731m²
2010	46,609m²	1,603m²	-128m²
2013	42,814m²	-3,795m²	-3,923m²

6.1.2 Review of Arterial Road Traffic Volumes

The following presents a review of arterial road traffic volumes over the last 10 years of available data for the three key parallel traffic routes through Richmond, Swan Street, Victoria Street and Bridge Road. This is set out in detail in Table 8.

Table 8: Arterial Road Traffic Volumes (Source: VicRoads Arterial Road Database - Feb 2017)

Road Name	Two-Way Annual Average Daily Traffic Volume[1] by Year					
	2006	2013	2014	2015	2016	Change 2006-2016
Swan Street						
Btw Church/Lennox	18,000	17,800	17,300	17,200	17,200	-800
Btw Coppin/Church	21,000	21,000	20,600	20,300	20,300	-700
Btw Burnley/Coppin	19,600	20,300	20,200	20,300	20,200	+600
Btw Madden/Burnley	15,300	15,600	15,600	15,600	15,200	-100
Victoria Street						
Btw Church/Hoddle	22,700	18,600	18,300	18,200	18,000	-4,700
Btw Burnley/Church	22,000	20,000	18,800	18,500	18,300	-3,700
Btw High/Burnley	24,000	23,000	23,000	23,000	23,000	-1,000
Bridge Road						
Btw Hoddle/Lennox	20,000	18,400	18,300	18,300	17,900	-2,100
Btw Lennox/Church	19,500	18,700	18,500	18,400	18,200	-1,300
Btw Church/Coppin	22,000	20,800	19,500	19,500	18,600	-3,400
Btw Coppin/Burnley	23,000	20,700	20,600	20,600	20,600	-2,400
Btw Burnley/Yarra	27,000	24,000	24,000	23,000	23,000	-4,000

Note: Annual Average Daily Traffic Volume is the sum of all traffic over the year divided by 365

The above illustrates that arterial road traffic volumes have generally fallen between 2006 and 2016. Traffic volumes on Victoria Street in particular have fallen substantially over the last 10 years. There has not been a significant change to the traffic carrying capacity of these streets within this time period[5].

Furthermore, this decrease in traffic volumes is also reflected at key intersections during the commuter peak hours. Table 9 provides a comparison between current and historical data for two key intersections along Victoria Street and illustrates a drop in traffic volumes at these locations during peak hours. The Burnley Street/Victoria Street and Flockhart Street/Victoria Street intersections are the closest signalised intersections to where the highest level of development has occurred.

Table 9: Review of Peak Hour Traffic on Victoria Street

Intersection & Year of Survey	Two-Way Peak Hour Traffic Volume on Victoria Street	
	AM Peak	PM Peak
Flockhart Street (west of)		
2006[1]	2,203	2,267
2015[2]	1,827	1,957
Change	-376 (-21%)	-310 (-16%)
Burnley Street (east of)		
2012[3]	1,933	1,831
2016[4]	1,709	1,649
Change	-224 (-13%)	-182 (-11%)

Notes:

1. Data collected by Grogan Richards dated 11th July, 2006.
2. Data sourced from VicRoads by Cardno, dated 11-15th May, 2015.
3. Data sourced from VicRoads by Traffix Group, dated 7th June, 2012.
4. Data collected by Ratio Consultants dated 14th April, 2016.

6.1.3 Review of Travel to Work Behaviour

The follow tables review the journey to work data sourced from the Australian Bureau of Statistics for the period from 2001 to 2011[6].

Table 10 presents data for journey to work based on place of residence within the City of Yarra.

[5] Accessible tram stops were installed in Bridge Road in 2013 and Victoria Street in 2016, however these continue to accommodate two traffic lanes during clearway times.

[6] The 2016 census data for journey to work has not been released at the time of writing.

Table 11 presents data for journey to work for people working within the Richmond Statistical Local Area (workers do not necessarily need to reside within Richmond).

The data indicates a clear trend over time for a decrease in the mode share of private cars. For people living within the City of Yarra, this decrease is realised by an increase in bicycle and walking trips. This is a strong indication of local living and working locally.

For people working within Richmond, the decrease in mode share of cars is higher. The change has resulted in a significant increase in public transport use (a relative 60% increase) and to a lesser extent walking and cycling. This is reflective of residents outside of Richmond travelling further and accordingly cycling and walking in particular are not a suitable mode for these longer trips.

Table 10: Journey to Work Data - Place of Residence within City of Yarra

Mode of Travel	Year			Change 2001-2011
	2001	2006	2011	
Car as Driver	48%	43%	40%	-8%
Car as Passenger	4%	3%	3%	-1%
P/Trans	30%	28%	30%	-
Motorcycle	1%	1%	1%	-
Bicycle	5%	8%	10%	+5%
Walked	11%	15%	13%	+2%
Other	1%	2%	3%	+2%
Total	100%	100%	100%	

Table 11: Journey to Work Data - Place of Work within Richmond SLA

Mode of Travel	Year			Change 2001-2011
	2001	2006	2011	
Car as Driver	73%	67%	61%	-12%
Car as Passenger	5%	4%	4%	-1%
P/Trans	15%	19%	24%	+9%
Motorcycle	0%	1%	1%	+1%
Bicycle	1%	2%	3%	+2%
Walked	5%	6%	6%	+1%
Other	1%	1%	1%	-
Total	100%	100%	100%	

6.1.4 Change in Public Transport Services

The key public transport service for Victoria Street is tram services that run the length of the Activity Centre. Victoria Street is currently serviced by the following tram routes:

- Route 109 – service between Box Hill and Port Melbourne via the CBD.
- Route 12 – service between Victoria Gardens and St Kilda. This route commenced operation in July, 2014[7].

The changes in July, 2014 doubled the number of services between Victoria Street, Richmond and the CBD. While Tram Route 24 was removed at the same time, this service only operated during the AM and PM peak periods (approximately 7-9am and 4:30-6:30pm).

On Church Street, the peak hour only service Route 79 was terminated with Route 78 being extended to operate more than 18 hours per day.

Bus Route 684 used to operate along Victoria Street, however this service did not stop along Victoria Street (service between the CBD and Eildon via Healesville).

The key public transport service on Victoria Street is the tram services along Victoria Street and these have significantly improved in frequency over the last 10 years.

6.1.5 Increase in Bicycle Use

As set out in Section 6.1.3, the mode share of bicycles for journey to work purposes has increased from 5% to 10% by residents of Richmond and increased from 1% to 3% for employees within Richmond.

For Victoria Street, the Super Tuesday bicycle counts undertaken by Bicycle Network illustrate an increase in cycling numbers. The Super Tuesday counts are undertaken on an annual basis over the surveyed two hour, 7-9am commuter peak hour.

For the intersection of Victoria Street/Burnley Street/Walmer Street (which connects to the Capital City Trail along the Yarra River), the number of cyclists increased from 298 to 483 cyclists over the two hour period between 2011 and 2015 (62% increase).

6.1.6 Rise of Car Share

Car sharing schemes provide an alternative to car ownership for residents and actively encourage the use of alternative transport modes. Residents within Richmond do not need a car for everyday trips as they have easy access to public transport and are within convenient walking and cycling distance of many activities within the Melbourne CBD and Activity Centres. Car share vehicles provide a car on demand for those trips that specifically require a vehicle.

A study by Phillip Boyle & Associates (dated 18th June, 2015) was recently completed on behalf of the City of Melbourne, which reviewed car share policy in the City of Melbourne. This review found that car share significantly reduced car ownership and car use by members. The review identified that each new car share vehicle results in residents disposing of 10 privately owned vehicles (a net reduction of nine vehicles).

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7 http://web.archive.org/web/20140726093749/http://www.yarratrams.com.au/media-centre/news/articles/2014/capacity-boost-for-tram-passengers/

The study found that car ownership is reduced by:

- People replacing a private car with a car share membership as it is more cost-effective if you travel low kilometres (less than 15,000km per annum) and use alternative modes for many trips, and
- People who do not own a car, postpone or avoid purchasing a car by using a car share service.

In 2006, car share was in its infancy. The two leading car share company's today in Melbourne are Fleixcar (founded in 2004) and GoGet (arrived in Melbourne in 2004).

There are now multiple car share pods operated by three companies within close proximity of Victoria Street. The availability of these car share pods supports residents who do not own a car and businesses by providing a share car for work based business trips (which allows employees not to drive to work).

6.2 Summary of Case Study

Based on the above, the following conclusions can be drawn from the development of Victoria Street over the last 10 years:

- Victoria Street has experienced significant development over the last 10 years, with over 3,000 new dwellings being constructed on properties that directly abut Victoria Street.
- The daily volume of traffic on Victoria Street has decreased, in some sections by up to 25%.
- Sustainable transport modes for journey to work purposes have significantly increased within the City of Yarra and Richmond for both residents and employees in Richmond.
- Public transport services (trams) on Victoria Street have doubled.
- Bicycle usage has increased significantly as a transport mode within Richmond and Victoria Street.
- Alternative transport modes such as car share vehicles have become available over time.

From the review of case study data, a modal shift is certainly occurring and it is modal shift that is accommodating the increased transportation activity within Richmond. While the population and development intensity along Victoria Street has increased, the daily traffic volumes along Victoria Street and parallel traffic routes has reduced over time and been taken up by alternative transport modes.

It is not evident from the arterial road volume data that non-local traffic is dispersing to other routes. The traffic volumes on Victoria Street, Bridge Road and Swan Street have all fallen over the last 10 years. Locally generated traffic within Richmond is discouraging non-local traffic, however the main shift appears to be towards sustainable transport modes.

A key driver of this change is due to:

- Changes in land use over time along Victoria Street with a shift away from manufacturing towards service and professional industries,
- An increasing mix of land uses including a significant increase in dwellings and new mix of commercial uses in place of industrial uses, and
- a change in demographic with the gentrification of Richmond. Residents of Richmond are increasingly younger persons employed in professional industries who live and work locally (including the CBD and nearby Activity Centres). Travel by private car is not necessarily the most

convenient mode of travel for many trips to either work or everyday destinations (shopping, etc.). The increased number of dwellings on Victoria Street are well served for everyday needs by a short walk to Victoria Gardens.

The Swan Street Activity Centre is ideally placed to take advantage of this mode shift and encourage local living and sustainable transport. Swan Street provides a similar level of local services and amenities to Victoria Street, including in the future two supermarkets (at Richmond Icon and the approved supermarket at 462 Swan Street, at the corner of Burnley Street).

While equally accessible by tram or cycling compared to Victoria Street, is has considerably more access to metropolitan rail, connecting Swan Street to eastern and south-eastern Melbourne. Future businesses on Swan Street have a considerably larger potential catchment of workers than those located on Victoria Street.

We are satisfied that the transport impacts of the densification of the Swan Street Activity Centre are manageable for the following key reasons:

- The Activity Centre is highly accessible by existing public transport services, which supports both residents and workers within the centre. This reduces reliance on private car travel.
- The Activity Centre benefits from close proximity to a number of other Activity Centres and the Melbourne CBD, all of which are readily accessible by alternative transport modes to a private car.
- The mix of land uses and local services within the Activity Centre support local living by residents.

7 Access and Movement Plans

The following section sets out our recommended Access and Movement Plans for all properties within the study area. The detailed Access and Movement Plans are attached at Appendix E.

7.1 Access Management Principles

VicRoads generally adopts the AustRoads Guide to Traffic Management with regard to its access management principles for managing the arterial road network. In particular, the AustRoads Guide to Traffic Management Part 5: Road Management sets out the following relevant guiding principles:

- *Transport and other functions served by roads, the needs of abutting land use, along with wider government strategic objectives, all influence how roads are managed. The functional classification of a road relates to its role within the road network. There are two main functions of road networks and roads:*
  - *'mobility' that is concerned with the movement of through traffic and focussed on the efficient movement of people and freight, and*
  - *'access' that relates to the ease with which traffic from land abutting roads can enter or leave the road.*
- *Recent developments in policy and strategic planning initiatives are aimed at giving greater recognition to walking activity in road and transport planning. This has arisen from policy settings in the transport and health sectors recognising the need to move towards more sustainable forms of transport (by foot, bicycle or public transport) and towards healthier activity (walking, cycling) by the community generally (AustRoads 2013a).*
- *This has led to recognition of the need for planning and providing a road network which caters for the potential increase in active travel such as walking and cycling. This is a fundamental factor for consideration in striving for balance between the mobility and access functions of roads in the network.*

Importantly, in the context of Swan Street, as an inner city area (the western end of which is less than 2km walking distance from the CBD), the move to sustainable forms of transport (foot, bicycle or public transport) has more than just health benefits. It is an integral component to the success of the implementation of the Swan Street Structure Plan, having regard to the significant capacity constraints of the existing road network to accommodate additional private vehicle movements.

Accordingly, it is imperative that the planning for an increase in the density of development along Swan Street is accompanied by an access management strategy that recognises the importance of these sustainable transport modes, and also plans for the inevitable increase in pedestrians and cyclists as well as improvements to the public transport network along this important corridor.

The AustRoads Guide to Traffic Management Part 5: Road Management states the following in relation to the role of different road types:

- *The primary function or balance of different functions may be reflected in the classification of a road. In its purest form, road classification may consist of two basic road types which have fundamentally different traffic and environmental goals:*
  - *arterial roads, the main function of which is to provide for the safe and efficient movement of people and freight, and*
  - *local roads, which provide direct access to abutting land uses and which contribute to the overall functioning of areas bounded by arterial roads or other barriers. The basic function of a local road is to provide a good environment in which to live or conduct a business and to enable vehicular access to abutting land.*
- *The need for access planning and management arises because vehicle movements generated by abutting properties can potentially create interruptions in the traffic flow along a road. On many roads, these interruptions are of little or no concern. However, on arterial roads carrying high traffic volumes or fast moving traffic, where traffic efficiency is of greater importance, these interruptions can create a greater risk of crashes, inefficiencies and other costs to the community. An effective access management strategy for a road or site contributes to the best outcome for the community by protecting the level of traffic service on important through traffic routes while providing road users with safe and appropriate access to adjacent land.*

Swan Street is an arterial road (Road Zone Category 1) and accordingly it has an important role in the broader arterial road network context to provide for through traffic. Swan Street is a priority tram route and part of the Principle Public Transport Network (PPTN). It is understood that tram stop upgrades are being considered. As a general principle, tram super stops are not compatible with adjacent direct property access.

The Swan Street Structure Plan envisages a Swan Street which has activated retail/commercial frontages at street level and medium to high rise residential and/or office development above, which will contribute to an increase in pedestrian movements in the east-west direction along both sides of Swan Street.

These (arterial through traffic, priority public transport route and activated pedestrian) roles of Swan Street create an environment which is not conducive to providing direct vehicular access to properties which could create interruptions in the flow of both vehicular and pedestrian traffic along Swan Street.

Accordingly, taking into account Swan Street's primary purpose(s), and noting that within the study area the majority of properties have alternative access potential (via rear laneways and/or local roads), there should be strong policy support within any Planning Scheme amendment (such as a DDO) to guide future access to development to be via the lower order road network.

Safety

Part 13 of the AustRoads Guide to Traffic Management addresses Road Environment Safety, as follows:

- *Managing safety in the road environment means managing the risk that injury will occur, whether it arises from the behaviour of road users, the performance of vehicles or the characteristics of the road environment. Making roads safer means reducing the risk. This applies to all road users – vehicle drivers, riders, passengers, cyclists, and pedestrians.*

- *Safe operation of the road and traffic system is a fundamental goal for road designers and traffic engineers who have a prime responsibility for addressing the safety factors related directly to the road environment itself.*

Fundamental principles for managing safety in road design, traffic management and remedial treatment practice include:

- speed management,
- conflict management,
- hazard management, and
- road user information management.

In the context of managing vehicular access to Swan Street, conflict management is the primary safety principle which can be influenced.

Notably, it is important to provide a continuous safe environment for pedestrians at-grade along the Swan Street public realm, and this can be achieved by minimising (if not removing all together) intermediate private property access points.

Policy Support

Council's Strategic Transport Statement sets out the following hierarchy of transport modes which forms the basis for decision making and actions related to transport in the City:

1. Pedestrians (including wheelchairs and walking with prams)
2. Cyclists
3. Tram
4. Bus/train
5. Taxi users/car sharers
6. Freight vehicles
7. Motorcyclists
8. Multiple occupants local traffic
9. Single occupants local traffic
10. Multiple occupants through traffic
11. Single occupants through traffic

Council's transport modal hierarchy for decision making places pedestrians, cyclists and trams in the top 3, and places vehicular traffic at the bottom.

This hierarchy recognises the importance of sustainable modes into the future, and supports the recommended access management strategy to utilise rear laneways and side streets wherever possible, with direct access to Swan Street being a last resort (with consideration for "no parking provision" potentially being preferable), noting the importance of Swan Street for pedestrians and trams in particular.

7.2 Stakeholder Consultation

As part of this study, consultation has been undertaken with stakeholders including representatives from Council, VicRoads and DEDJTR to understand the relevant authority concerns and desirable access outcomes.

In particular, Council, VicRoads and DEDJTR have important roles to play in road management and efficiency, public transport efficiency and public safety and any access proposal needs to be considered with regard to the potential impact on the safety and efficiency of the road and tram network.

Specific outcomes of the consultation with the relevant authorities were:

- a need to maximise the efficiency and safety of the arterial road (Swan Street),
- a need to not adversely affect the level of service of the tram route,
- recommendations to minimise access points (particularly to single private development sites),
- a requirement to minimise (or eliminate wherever possible) right turning vehicles to private driveways on Swan Street, including right turns in (which delay trams) and right turns out (which have adverse safety implications, especially when turning right out of private driveways into slow moving or queued traffic where there is no gap), and
- vehicles turning right out onto Swan Street typically need to wait longer for a suitable gap than left-turning vehicles, with these vehicles being stopped across the footpath, impeding the flow of pedestrians.

The outcomes of the consultation with the relevant authorities reinforce the need to avoid any new access points to Swan Street and remove existing access points wherever possible as sites are developed, and this should be reflected strongly in any planning scheme amendment affecting Swan Street (DDO).

7.3 Benefits of Limiting Vehicle Access to Swan Street

The principle of limiting direct vehicle access to Swan Street provides the following key benefits:

- It promotes a safe and friendly pedestrian walking environment, by reducing breaks in the footpath, reducing pedestrian-vehicle conflict points and increasing the amount of active street frontage along Swan Street. It also eliminates instances of vehicles blocking the footpath.
- It eliminates the potential conflict between the introduction of future accessible tram stop upgrades and property access points. The design of accessible tram stops is generally incompatible with property access points.
- It limits vehicle access to Swan Street to public road intersections, where Council and VicRoads have a greater degree of control in the implementation of traffic management measures. This improves the efficiency and safety of the road network for all users.
- The reduced number of intersections allows the concentration of effort of traffic management measures and safety improvements at a limited number of locations.
- It reduces the number of locations where right turn movements occur, thereby potentially reducing delays to trams and improving road safety.

However, the benefits of limiting vehicle access to Swan Street need to be tempered against other competing demands, including:

- For some land uses (such as supermarkets), convenient and direct access to the arterial road network is important for the viability of the use and to minimise impact on local roads.
- Access to Swan Street for trucks undertaking on-site loading may be a desirable outcome (although any loading facilities should be internal to the building). This includes business deliveries, waste collection and providing a loading bay for residents to move into/out of buildings. These may not be possible from within laneways for some sites and depending on the land use proposed. Such movements would be infrequent and may be necessary if alternative access is not available.
- Some sites do not have alternative access options and have existing access points to Swan Street. It is not possible to deny access to sites that already have direct access to Swan Street and do not have reasonable alternatives. However, upon redevelopment these accesses can include new controls to limit their impact, in particular left-in/left-out restrictions. A left-in/left-out restrictions results in the smallest impact on the arterial road network from an efficiency and safety perspective.

7.4 Access and Movement Plans

The detailed access and movement plans are attached at Appendix E.

To implement these plans will require some changes to the existing traffic management treatments and the configuration of public roads and laneways. This includes:

- Widening laneways to accommodate additional vehicle movements and loading activities, specifically to accommodate simultaneous two-way traffic flow. This would involve developments abutting certain laneways being required to setback at ground level (although the building could extend over the laneway at upper levels).
- Provision of splays at laneway corners and intersections to increase their functionality.
- Changing laneways to operate in a one-way direction.
- Changes to the operation of short sections of local roads which currently operate one-way. There are a number local roads that operate in a one-way direction away from or towards Swan Street where reinstating two-way traffic conditions for properties abutting Swan Street would limit intrusion of development traffic into local streets and facilitate access to Swan Street.

For example, the single lane slow points on Duke Street, Bell Street and Mary Street could be shifted approximately 40 metres to the north (north of the east-west laneway) to allow vehicles to enter and exit the rear laneway via Swan Street. This would continue to protect the local residential streets from additional traffic, with these streets able to continue to operate one-way to the north of the single-lane slow points whilst allowing for two-way traffic in and out of Swan Street providing for rear access to properties fronting Swan Street.

In some instances, existing laneways are single-width dead-end laneways which will not be suitable to accommodate increased traffic volumes potentially resulting from access provision for higher density development. In these cases, any Planning Scheme amendment (such as a DDO) should provide for

widening of these laneways to support additional vehicular access, in preference to permitting direct access to Swan Street, having regard to the importance of Swan Street as a pedestrian thoroughfare.

Proposed access management plans attached at Appendix E show the recommended traffic management changes and instances where laneways should be widened, to accommodate a rear outcome for redevelopment sites fronting Swan Street.

The plans classify road frontages into three categories:

- **Access prohibited** – this category is where vehicle access is not desirable or supported. This classification generally relates to Swan Street frontages or frontages of other key local roads close to significant intersections (Cremorne Street and Church Street)

  Access not preferred – this category relates to locations where access is not preferred in favour of alternatives, however these sites may not have reasonable alternative access locations (i.e. vehicle access to these sections may be the only option available to the site). Vehicle access solutions that do not involve access to these locations are encouraged. This may include consolidation of sites that allow vehicle access to a preferred location or the non-provision of car parking for smaller development sites.
- **Access preferred**– vehicle access to these frontages is supported and encouraged.

It is noted that there are three "problem" areas, where access is not currently available via either a side (local) road or a rear laneway or are otherwise constrained, as follows:

Block 1: south side of Swan Street between Coppin Street and Burnley Street (in particular property numbers 344 to 442).

Block 2: south side of Swan Street between Stawell Street and Park Grove (in particular property numbers 540 to 564).

Block 3: north side of Swan Street between 199 and 233 Swan Street, generally between Charles Street and Saint Crispin Street.

Block 1: south side of Swan Street between Coppin Street and Burnley Street

Block 1 is shown in the figure below.



Source: Nearmap

Figure 20: Aerial Photo - Block 1

Most of the lots between Coppin Street and Burnley Street on the south side of Swan Street are deep lots (approximately 57 metres) and the Swan Street Structure Plan envisions significant development potential (10 – 12 storeys). Most of the properties have at least one existing crossover to Swan Street, providing for fully-directional turning movements. Many are currently car dealerships, which typically generate peak traffic demands on weekends, outside of traditional road network peak times.

Any redevelopment at the scale anticipated by the Swan Street Structure Plan would likely increase the volume of traffic accessing these sites during the road network peak hours and would therefore constitute a change to the nature of the access (i.e. alteration of access to a Road Zone Category 1) under the provisions of Clause 52.29 of the Planning Scheme, which would trigger a referral to VicRoads as a determining authority regardless of whether it is proposed to utilise an existing crossover or not.

This presents an opportunity to specify a better access outcome for these properties under a DDO, to provide better certainty for developers and the road authority.

There are a number of options for vehicle access to these sites, which are set below.

1. New traffic signals to one or more properties to facilitate safe, fully directional access to key development sites. These could be limited to existing easements and allowing access to multiple properties.
2. Provide a rear laneway between Coppin Street and Burnley Street using Victrack Land.
3. Provide a new rear laneway between Coppin Street and Burnley Street by requiring individual developments to set back from their southern boundaries.
4. Vehicle access is restricted to one per property, with no access limitations.
5. Vehicle access is restricted to one per property and to left-in/left-out only.

The following table summarises the benefits and challenges of each option.

Attachment 5 - Swan Street Traffic, Access and Movement Review

Table 12: Review of Access Options

Option		Advantages	Disadvantages/Challenges	Recommendation
1	New Traffic Signals, either to individual sites or to existing easements.	• Facilitates safe vehicle access • Provides a safe pedestrian crossing point of Swan Street • Limited impact on public realm • May reduce the number of access points	• Increases delays to trams and through traffic • High cost • Sharing of costs problematic without a Development Contributions Plan (DCP)	Discard. High cost and has highest impact on trams and traffic on Swan Street.
2	Provide a rear laneway using VicTrack Land between Coppin Street and Burnley Street.	• Facilitates safe vehicle access • No impact public realm on Swan Street • No impact on trams and traffic through new access points. Eliminates right turn impacts.	• High cost due to land acquisition • Requires VicTrack to sell the land • Issue regarding timing and potential delay to development • Sharing of costs problematic without a DCP	Investigate further, but only if VicTrack are prepared to review this option.
3	Provide a rear laneway between Coppin Street and Burnley Street by requiring developments to setback from southern boundary.	• Facilitates safe vehicle access • No impact public realm on Swan Street • No impact on trams and traffic through new access points. Eliminates right turn impacts of direct vehicle access to Swan Street.	• High cost due to land lost[Note 1] • Issue regarding timing and potential delay to development[note 2]	Preferred Option. Investigate further.
4	Limit vehicle access to one per property.	• Somewhat reduces the number of access points • Lost cost, easy to implement	• Crossovers detract from pedestrian walking environment and safety. Impacts on public realm • Impacts of right turn traffic on trams and through traffic on Swan Street (both in and out of sites). • No new pedestrian crossing points of Swan Street	Discard. Does not achieve key objectives of improving pedestrian environment and minimising impact on trams traffic on Swan Street.
5	Limit vehicle access to one per property and left-in/left-out.	• Somewhat reduces the number of access points • Lost cost, easy to implement • No barrier to development • Eliminates right turn impacts.	• Crossovers detract from pedestrian walking environment and safety. Impacts on public realm • No physically possible to prevent right turn movements at crossovers due to insufficient verge. • No new pedestrian crossing points of Swan Street.	Second option, only if creation of rear laneway is not possible. This may be the only practical alternative in some instances.

Note 1: Could be offset by allowing additional building height and/or allowing building over the laneway on the levels above.

Note 2: Could be overcome by a temporary lease of VicTrack lane to allow temporary access until such time as the laneway is connected at one end.

Having regard to the various access management principles affecting Swan Street, including the need to balance the arterial "through-traffic" function with the highly pedestrianised footpath environment, the ideal scenario would be to utilise the mechanisms of the DDO to provide for a rear property access outcome for these affected properties on the south side of Swan Street between Coppin Street and Burnley Street.

The preferred options would be either:

- utilising the existing laneway which is located on VicTrack land and extends between Coppin Street and Burnley Street at the rear of the properties, or
- creating a new laneway by requiring developments to set back from their rear boundary (which would be more than off-set by their substantially increased development potential under the provisions of the Structure Plan).

There is also an option where developments are required to setback their properties to create a future laneway, however in the interim, the VicTrack land is available for vehicle access to isolated properties in the short-term, until the laneway is completed.

The advantages of utilising the VicTrack land on a permanent basis would be:

- no (or reduced) rear setback required on the development sites,
- no new access points created to the arterial or local road network, and
- the laneway is already there, and extends the full length between Coppin Street and Burnley Street, allowing development to occur on any site without relying on neighbouring developments.

The disadvantages of utilising the VicTrack land would be:

- this option relies on VicTrack agreeing to make the land available,
- potential high costs if the land was to be purchased, and
- potential uncertainty if the land was to be leased.

The advantages of constructing a new rear laneway by setting developments back from the rear boundary would be:

- doesn't require purchase from VicTrack, and
- no new access points created to Swan Street (and gradual removal of existing access points as sites are redeveloped).

The disadvantages of constructing a new rear laneway by setting developments back from the rear boundary would be:

- there may be a loss of development potential (albeit offset by the increased development potential allowed by the Structure Plan compared with the current planning controls) at the rear of the sites (the laneway could potentially be built over at upper levels to limit this), and
- there may be uncertainty for developers that propose out-of-sequence development, due to the lack of access in the interim (reliant on their neighbours also developing), effectively land-locking some properties until adjacent properties are developed. This could be offset by a short-term lease arrangement of the VicTrack Land was able to be secured by Council.

Out-of-sequence developments could potentially provide a temporary intermediate north-south laneway connecting the rear future laneway to Swan Street, but with provision for the temporary laneway to be closed at the northern end at such time that continuous access to either Coppin Street or Burnley Street is available at the rear. Any temporary connection should be at least 6m wide to provide simultaneous two-way traffic flow.

The figure below sets out three options for temporary laneway connections between the new rear laneway and Swan Street.

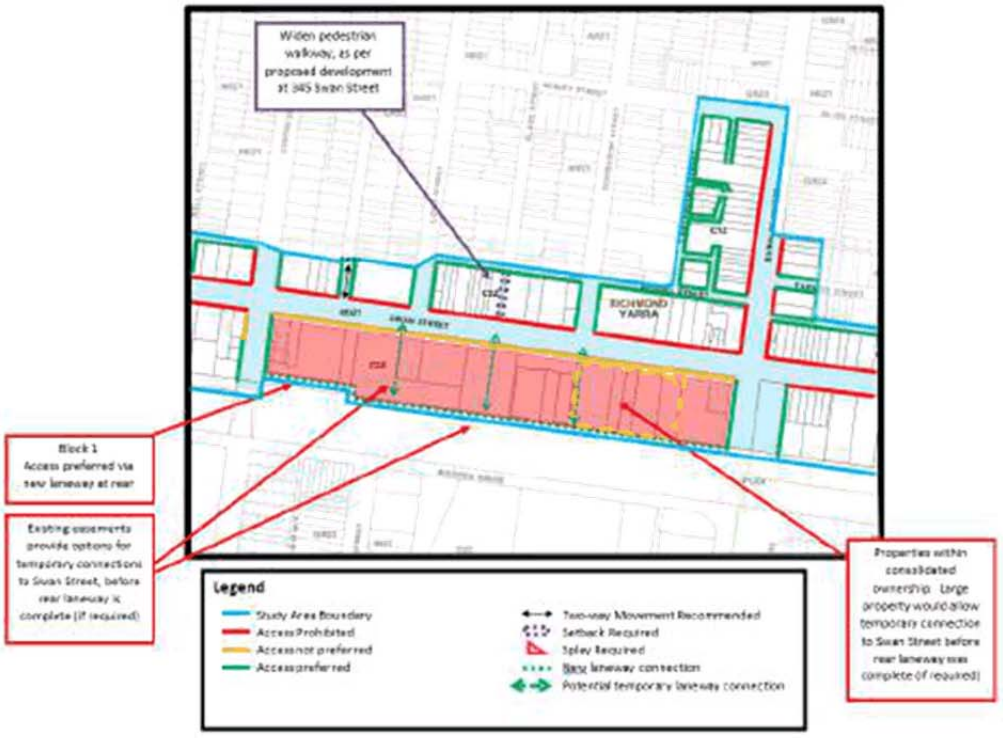


Figure 21: Access options to Block 1 (reproduced from Appendix E)

There are two existing carriageway easements (the left and centre potential new laneways) within this block. A temporary laneway would use these easements for vehicle access to abutting properties until such time as the read laneway was connected to Coppin Street or the Burnley Street service road. For the western laneway, this easement would need to be extended slightly to the rear of the site.

The right most laneway is located on the western portion of a number of land parcels current in single ownership. This temporary laneway would facilitate access to the large land parcel and the land to the immediate west.

In the event that all reasonable options for vehicle access other than Swan Street are exhausted, it is recognised that vehicle access to a property cannot be denied (especially for properties with existing access rights to Swan Street). If all options have been demonstrated to be unfeasible, vehicle access

to Swan Street should be permitted, however it should be restricted to left-in/left-out movements to minimise the impact of the access on Swan Street. We are satisfied that the local road network offers alternative routes for vehicles arriving from the west or wishing to depart the area to the east.

Either laneway option would mean that development traffic would ultimately access this block from Coppin Street and the Burnley Street service road (under the rail bridge). Given the higher level of access Coppin Street provides (fully directional access via signals, compared to left-out onto Swan Street only from the Burnley Street service road), Coppin Street between the laneway and Swan Street may carry a significant volume of traffic.

At this time, it is not possible to estimate what level of traffic this might be. There are currently no accurate estimates of floor space yield or dwelling numbers and the number of car spaces to be provided. It is also noted that car parking requirements of new developments are likely to reduce within the City of Yarra, inline with the direction of the Liveable Yarra Project. It is not reasonable to estimate the possible traffic impacts and assess possible intersection treatments at this point of time.

However, we are satisfied that there is a traffic engineering solution to accommodate the additional traffic and that this can be resolved at a later date. The intersection created will effectively be between two local roads (Coppin Street south of Swan Street is a local road) and is unlikely to require significant works (such as traffic signals). Any treatment at intersection of the laneway and Coppin Street is preferable to the alternative solutions of direct vehicle access to Swan Street.

Block 2: south side of Swan Street between Stawell Street and Park Grove

Block 2 is shown in the figure below.



Source: Nearmap

Figure 22: Aerial Photo - Block 2

In this case, we are satisfied that access to Swan Street is an acceptable outcome for these properties for the following reasons:

- Block 2 will have significantly lower traffic impacts compared with Block 1, with a total land area of approximately 5,300m^2 and a development height potential of 5 – 6 storeys at the eastern end and 6 – 8 storeys at the western end of Block 2. This is compared with a total land area of approximately 21,000m^2 and a development height potential of 10 – 12 storeys for Block 1.
- The majority of properties currently have at least one existing crossover to Swan Street. It needs to be recognised that vehicle access cannot be denied to these properties.
- Providing a rear laneway outcome is challenging. Out of sequence development issues, similar to those in Block 1 are a concern, including a lack of existing options for temporary laneway solutions (lack of existing carriageway easements or large landholdings).
- This block does not have potential side road connections at each end. At the eastern side, the sharply triangular nature of the site's makes providing a rear laneway challenging without compromising the development potential of the block.
- These properties are located at the far eastern end of the Swan Street Activity Centre, with land opposite (to the north) located within a Neighbourhood Residential Zone. This area is less congested that the remainder of Swan Street and pedestrian volumes are also lower.

Left-in/left-out access restrictions should be imposed on new developments accessing this section of Swan Street to minimise the impact of the access points.

Block 3: North side of Swan Street between 199 and 233 Swan Street, generally between Charles Street and Saint Crispin Street

Block 3 is shown in the figure below.



Source: Nearmap

Figure 23: Aerial Photo - Block 3

Block 3 has a relatively low development potential. This block is finely grained, includes a number of heritage properties and a development height potential of 3 storeys abutting Swan Street and 5 - 6 storeys for some properties towards the rear of these sites. Most properties do not have alternative road frontages, except for Yan Lane. Most do not have existing vehicle access to Swan Street.

Yan Lane services some of these properties, however it is only 2.6m wide in its north-south section from Swan Street. This is narrow (a laneway is typically at least 3m wide, as a guide Clause 52.06-9 of the Yarra Planning Scheme requires accessways to have a minimum width of 3m) and only provides a single lane for two-way traffic flow. Increased traffic within this laneway would create additional vehicle conflict, with conflicts resulting vehicles either propped waiting on Swan Street to allowing other cars to exit the laneway or vehicles reversing within the laneway.

In order to support additional traffic, the laneway would require widening. Both sides of the laneway are occupied by Heritage buildings built to the edge of the Lane. Accordingly, the option to widen the laneway is therefore problematic.

In this area, the challenges of providing an alternative rear access option instead of Swan Street are too great to overcome. In our view, re-development of these smaller sites without existing vehicle access to Swan Street can be supported without on-site car parking, instead of creating new vehicle access points to Swan Street. However, loading and waste collection issues would need to be addressed however the redevelopment of these sites to a modest scale is supported in our view.

A further option open to develop these properties would be for a development to also acquire a property fronting Charles Street, and provide vehicle access to Charles Street instead.

8 Design and Development Overlay – Draft Schedule

The following section sets out our recommendations for the transport engineering aspects of the Design and Development Overlay.

DDO – Swan Street Access Management

Schedule XX to the DESIGN AND DEVELOPMENT OVERLAY

1.0 Design Objectives

- To encourage the creation of a high quality public realm with active street frontages at ground level.
- To ensure that vehicular access to development does not adversely impact on the amenity of neighbouring properties.
- To ensure that vehicular access to development does not adversely impact on the primary pedestrian realm on Swan Street.
- to ensure that vehicular access to development minimises the impact on the level of service, efficiency and safety of the arterial road and tram network.

2.0 Application Requirements

An application for development of land within the precinct must include, as appropriate, the following information to the satisfaction of the Responsible Authority:

- A Traffic Engineering Report prepared by a suitably qualified traffic engineer that demonstrates how the development minimises impacts on the level of service, safety and amenity of Swan Street (including tram services), reduces car dependence and promotes sustainable transport modes to the satisfaction of the Responsible Authority, and identifies, as appropriate:
  - on-site car parking and bicycle parking provisions;
  - expected traffic volumes and impact on the existing road network including impacts on the operational efficiency and road safety of the tram route;
  - any modifications to existing roads and/or laneways and/or provision of new laneway(s) in accordance with the Access and Movement Plan;
  - impact on pedestrian and bicycle routes; and
  - measures to reduce conflict and improve pedestrian and bicycle amenity, and
  - details regarding loading and waste collection.
- A Green Travel Plan prepared by a suitably qualified person outlining site-specific initiatives and actions to encourage the use of more sustainable transport options by the occupiers of the land. The Green Travel Plan should include:
  - a description of the location in the context of alternative modes of transport and objectives for the Green Travel Plan; and
  - outline Green Travel Plan measures for the development including, but not limited to:

(i) occupant welcome packs (details of tram, train and bus timetables relevant to the local area should be included in the pack of information provided to purchasers and/or occupiers as well as relevant information in relation to car share),
(ii) bicycle parking and facilities available on the land, and
(iii) monitoring and review.

- A detailed response as to how the development achieves the objectives of Clause 22.06 Transport, as appropriate.

3.0 Buildings and Works

Pedestrian Access, Movement and Amenity

Any new development should make a positive contribution to the pedestrian environment by:

- providing pedestrian access to buildings from Swan Street and/or a local road where possible and separating vehicular access (including loading and waste collection activities),
- providing high quality streetscape treatment (including street furniture, bicycle parking, lighting and landscaping) along main pedestrian routes;
- providing a canopy for weather protection over the footpath to Swan Street; and
- relocating affected and/or new utilities, cabling and service infrastructure underground where possible.

Car Parking and Vehicle Access

- Car parking should be provided in a manner so as not to be intrusive to the design elements of structures and to not dominate the street frontage.
- Areas set aside for car parking are to be located to avoid fronting on to Swan Street at either ground or podium levels.
- Vehicular access points to Swan Street, Church Street and Burnley Street should be avoided.
- Vehicular access should be from rear lanes or from side streets in accordance with the Access and Movement Plan.
- Direct vehicular access to arterial roads will be considered as a last resort where it has been demonstrated that all other options have been exhausted, and only in instances where it is not practical to waive the car parking and/or loading requirements and facilitate waste collection on-street.
- Vehicle access points to Swan Street, Church Street and Burnley Street should be made redundant and kerb reinstated.
- Development on the south side of Swan Street between Coppin Street and Burnley Street (as shown on the Access and Movement Plan) must incorporate rear setbacks to accommodate the provision and construction of a continuous 6 metre wide laneway with traffic calming measures to facilitate vehicle access. Where development within this section of Swan Street occurs out of sequence and causes a site to be land-locked from utilising rear laneway access, an intermediate north-south laneway connecting to Swan Street could be considered (in approved locations, as shown on the Access and Movement Plan). Any intermediate north-south laneway should be at least 6m wide for two-way traffic flow and provide a continuous connection between Swan Street

and the future rear (east-west) laneway such that the section connecting to Swan Street can be closed to traffic and converted for alternative use(s) at such time that the laneway connection to the rear is established to either Coppin Street or Burnley Street. Consolidation of smaller allotments is encouraged to reduce the need for separate access points.

- Where pedestrian access to new development from Swan Street is not possible (for example where an existing heritage façade prevents access to future above ground development), consideration should be given to setting development back off the rear laneway to improve safety of access from the laneway for pedestrians to provide either separate footpaths or pedestrian spaces clear of the laneway to allow safe pedestrian entrances to the development.
- Where existing laneways are narrower than 6 metres and cannot be converted to one-way traffic flow (i.e. dead-end laneways), developments must be set back such that the built form is set back to allow a 6m wide carriageway to allow for passing opportunities. The affected laneways are identified on the Access and Movement Plan.
- Vehicle ingress and egress into development, including loading facilities and building servicing, must be designed to ensure a high quality pedestrian amenity and limit potential conflict between vehicle movements and pedestrian activity.
- Car parking facilities should not dominate the public realm and should be integrated into the architecture of the building. Basement car parks should be naturally ventilated.

4.0 Decision Guidelines

Before deciding on an application, the responsible authority must consider, as appropriate:

- The extent to which the development makes a positive contribution to the overall vitality of the Swan Street Major Activity Centre.
- The Access and Movement Plans
- The impact on the operation of all transport modes, including public transport services, walking and cycling
- The contribution the development makes to walkability, permeability and streetscape appearance of the area.
- The layout and appearance of areas set aside for vehicular access, loading and unloading and the location of any proposed car parking.
- Proposed access locations and treatments, and the impacts on traffic conditions on surrounding streets, as considered under a Transport Engineering Report.
- The views of VicRoads and DEDJTR.

5.0 References

Swan Street Framework Plan, Tract, July 2016

Swan Street Access and Movement Study, Traffix Group Pty Ltd, July 2017

9 Conclusions and Recommendations

Traffix Group has been engaged by Yarra City Council to undertake the following:

- A high level assessment of the future traffic conditions and performance of Swan Street and the local street network taking into account the planned future development along Swan Street.
- Prepare access and movement plans regarding future vehicle access arrangements to properties within the study area.
- Provide input into the content of the future Design and Development Overlay to facilitate appropriate access and movement throughout the Swan Street Structure Plan area.

The assessment of future traffic conditions is in the form of a case study regarding the changes to transport patterns over the last 10 years along Victoria Street, where significant development has occurred. This review found that there has been a significant mode shift in the area, resulting in reduction in traffic on the arterial road network. This is due to a combination of factors including changes in land use patterns, the changing demographics of Richmond and additional residents working and living locally.

The Swan Street Activity Centre is ideally placed to encourage all of these outcomes. Swan Street is readily accessible by public transport (more so than Victoria Street in terms of metropolitan rail) and alternative transport modes and can readily encourage local living through a greater diversity of land uses. As such, we are satisfied that the traffic impacts of new development on Swan Street can be managed, with a large proportion of the new trips generated being taken up by travel modes other than private car.

Access and Movement Plans have been prepared for all properties abutting Swan Street to map out how vehicle access to new developments can be managed to reduce the impact of vehicle access directly to Swan Street. Suitably designed and controlled vehicle access is a key component in achieving the objectives of maximising the efficiency of Swan Street for trams and vehicles and providing a high quality pedestrian environment.

The greatest challenge identified by this plan involves the block on the south side of Swan Street between Coppin Street and Burnley Street. This block has significant development potential and no existing alternative for vehicle access aside from Swan Street. Further work is required to determine the feasibility of creating a laneway along the southern boundary of these sites (abutting the railway line) either using private land (via building setbacks) or the existing VicTrack land or a combination of the two.

Additional investigations are warranted at a later date regarding the traffic impacts of this laneway at its intersection with Coppin Street. We are satisfied that this traffic can be appropriately managed, however it is not possible to undertake this work at this time due to uncertainties regarding development yields/mixes and future car parking provision controls.

This report also recommends a series of traffic engineering requirements for a future Design and Development Overlay.

Attachment 5 - Swan Street Traffic, Access and Movement Review

Traffic Engineering Assessment
Swan Street Activity Centre, Richmond: Traffic and Access Review

Appendix A: Clause 18 of the Yarra Planning Scheme

G22441R-01A

Attachment 5 - Swan Street Traffic, Access and Movement Review

18 TRANSPORT

31/03/2017
VC134

Planning should ensure an integrated and sustainable transport system that provides access to social and economic opportunities, facilitates economic prosperity, contributes to environmental sustainability, coordinates reliable movements of people and goods, and is safe.

18.01 Integrated Transport

31/03/2017
VC134

18.01-1 Land use and transport planning

31/03/2017
VC134

Objective

To create a safe and sustainable transport system by integrating land-use and transport.

Strategies

Develop integrated transport networks to connect people to jobs and services and goods to market.

Plan urban development to make jobs and services more accessible by:

- Ensuring access is provided to developments in accordance with forecast demand, taking advantage of all available modes of transport and to minimise adverse impacts on existing transport networks and the amenity of surrounding areas.
- Coordinating improvements to public transport, walking and cycling networks with the ongoing development and redevelopment of the urban area.
- Requiring integrated transport plans to be prepared for all new major residential, commercial and industrial developments.
- Connecting activity centres, job rich areas and outer suburban areas through the Principal Public Transport Network.
- Providing for bus routes and stops and public transport interchanges in new development areas.
- Providing safe, convenient and direct pedestrian and cycling access to job rich areas, public transport interchanges and urban renewal precincts.
- Promote walking and cycling when planning for new suburbs, urban renewal precincts, greyfield redevelopment areas and transit-oriented development areas (such as railway stations).

Integrate public transport services and infrastructure into new development.

Policy Guidelines

Planning must consider as relevant:

- *The Victorian Transport Plan* (Department of Transport, 2008).
- *Public Transport Guidelines for Land Use and Development* (Department of Transport, 2008).
- *Cycling into the Future 2013 - 23* (State Government of Victoria, 2012).
- *Principal Public Transport Network 2017* (State Government of Victoria, 2017).

18.01-2 Transport system

31/03/2017
VC134

Objective

To coordinate development of all transport modes to provide a comprehensive transport system.

Strategies

Require transport system management plans for key transport corridors and for major investment proposals.

Reserve land for strategic transport infrastructure.

Incorporate the provision of public transport and cycling infrastructure in all major new State and local government road projects.

Locate transport routes to achieve the greatest overall benefit to the community and with regard to making the best use of existing social, cultural and economic infrastructure, minimising impacts on the environment and optimising accessibility, safety, emergency access, service and amenity.

Locate and design new transport routes and adjoining land uses to minimise disruption of residential communities and their amenity.

Plan or regulate new uses or development of land near an existing or proposed transport route to avoid detriment to, and where possible enhance the service, safety and amenity desirable for that transport route in the short and long terms.

Facilitate infrastructure that connects and improves train services between key regional cities and townships and Melbourne.

Ensure that pedestrian and cyclist access to public transport is facilitated and safeguarded.

Ensure transport practices, including design, construction and management, reduce environmental impacts.

Ensure careful selection of sites for freight generating facilities to minimise associated operational and transport impacts to other urban development and transport networks.

Consider all modes of travel, including walking, cycling, public transport, taxis and private vehicles (passenger and freight) in providing for access to new developments.

Policy guidelines

Planning must consider as relevant:

- *The Victorian Transport Plan* (Department of Transport, 2008).
- *Freight Futures: Victorian Freight Network Strategy for a more prosperous and liveable Victoria* (Department of Transport, 2008).
- *Public Transport: Guidelines for land use and development* (Department of Transport, 2008).
- Any relevant highway strategy published by VicRoads.

18.02 Movement networks

31/03/2017
VC134

18.02-1 Sustainable personal transport

31/03/2017
VC134

Objective

To promote the use of sustainable personal transport.

Strategies

Encourage the use of walking and cycling by creating environments that are safe and attractive.

Develop high quality pedestrian environments that are accessible to footpath-bound vehicles such as wheelchairs, prams and scooters.

Ensure development provides opportunities to create more sustainable transport options such as walking, cycling and public transport.

Ensure cycling routes and infrastructure are constructed early in new developments.

Improve access to the public transport network by:

- Ensuring integration with walking and cycling networks.
- Providing end of trip facilities for pedestrians and cyclists at public transport interchanges.

18.02-2 Cycling

31/03/2017
VC134

Objective

To integrate planning for cycling with land use and development planning and encourage as alternative modes of travel.

Strategies

Direct and connected bicycle infrastructure should be provided to and between key destinations including activity centres, public transport interchanges and major attractions.

Cycling infrastructure (on-road bicycle lands off-road bicycle paths) should be planned to:

- Separate cyclists from other road users, particularly motor vehicles.
- Provide the most direct route practical.

Require the provision of adequate bicycle parking and related facilities to meet demand at education, recreation, shopping and community facilities and other major attractions when issuing planning approvals.

Provide improved facilities, particularly storage, for cyclists at public transport interchanges, rail stations and major attractions.

Ensure provision of bicycle end of trip facilities in commercial buildings.

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.

Policy guidelines

Planning must consider as relevant:

- *Guide to Road Design, Part 6A: Pedestrian and Cycle Paths.*
- *Cycling into the Future 2013 – 23* (State Government of Victoria, 2012).

18.02-3 Principal Public Transport Network

31/03/2017
VC134

Objective

To facilitate greater use of public transport and promote increased development close to high-quality public transport routes in Metropolitan Melbourne.

Strategies

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.

Identify and plan for new Principal Public Transport Network routes.

Support the Principal Public Transport Network with a comprehensive network of local public transport.

Plan for local bus services to meet the need for local travel as well as providing for connections to the Principal Public Transport Network.

Improve the operation of the public transport network by providing for:

- A metro-style rail system.
- Extended tram lines and the establishment of a light rail system.
- Road-space management measures including transit lanes, clearways, stops and interchanges.

Ensure development supports the delivery and operation of public transport services on the Principal Public Transport Network.

Policy guidelines

Planning must consider as relevant:

- *Public Transport Guidelines for Land Use and Development* (Department of Transport, 2008).
- *The Victorian Transport Plan* (Department of Transport, 2008).
- *Cycling into the Future 2013 - 23* (State Government of Victoria, 2012).
- *Principal Public Transport Network 2017* (State Government of Victoria, 2017).

18.02-4 Management of the road system

31/03/2017
VC134

Objective

To manage the road system to achieve integration, choice and balance by developing an efficient and safe network and making the most of existing infrastructure.

Strategies

Plan and regulate the design of transport routes and nearby areas to achieve visual standards appropriate to the importance of the route with particular reference to landscaping, the control of outdoor advertising and, where appropriate, the provision of buffer zones and resting places.

Provide for grade separation at railway crossings except with the approval of the Minister for Transport.

Make better use of roads for all road uses through such techniques as the provision of wider footpaths, bicycle lanes, transit lanes (for buses and taxis) and specific freight routes.

Selectively expand and upgrade the road network to provide for:

- High-quality connections between Metropolitan Melbourne and regional cities, and between regional cities.
- Upgrading of key freight routes.
- Ongoing development in outer suburban areas.
- Higher standards of on-road public transport.
- Improved key cross-town arterial links in the outer suburbs including circumferential and radial movement.

Improve roads in developing outer-suburban areas by providing for all road users including cars, bicycles, public transport, and freight, commercial and service users.

Improve the management of key freight routes to make freight operations more efficient while reducing their external impacts.

Ensure that road space complements land use and is managed to meet community and business needs.

18.02-5 Car parking

31/03/2017
VC134

Objective

To ensure an adequate supply of car parking that is appropriately designed and located.

Strategies

Allocate or require land to be set aside for car parking subject to the existing and potential modes of access including public transport, the demand for off-street car parking, road capacity and the potential for demand management of car parking.

Encourage the efficient provision of car parking through the consolidation of car parking facilities.

Prepare plans for the design and location of local car parking to:

- Protect the role and function of nearby roads, enable easy and efficient use and the movement and delivery of goods.
- Achieve a high standard of urban design and protect the amenity of the locality, including the amenity of pedestrians and other road users.
- Create a safe environment, particularly at night.
- Facilitate the use of public transport.

Protect the amenity of residential precincts from the effects of road congestion created by on-street parking.

Plan adequate provision for taxi ranks as part of activity centres, transport interchanges and major commercial, retail and community facilities.

Policy guidelines

Planning must consider as relevant:

- *Public Transport Guidelines for Land Use and Development* (Department of Transport, 2008).

18.03 Ports

31/03/2017
VC134

18.03-1 Planning for ports

31/03/2017
VC134

Objective

To recognise the transport and logistics role of Victoria's commercial trading ports at Melbourne, Geelong, Hastings and Portland in supporting the State's economy and to facilitate their ongoing sustainable operation and development.

Support the effective and competitive operation of Victoria's commercial trading ports at local, national and international levels.

Strategies

Provide for the ongoing development of ports in accordance with approved Port Development Strategies.

Identify and protect key transport corridors linking ports to the broader transport network.

Manage any impacts of a commercial trading port and any related industrial development on nearby sensitive uses to minimise the impact of vibration light spill, noise and air emissions from port activities.

Policy guidelines

Planning must consider as relevant:

- *The Victorian Transport Plan* (Department of Transport, 2008).
- *Victorian Ports Strategic Framework* (Department of Transport, 2004).
- *Freight Futures: Victorian Freight Network Strategy for a more prosperous and liveable Victoria* (Department of Transport, 2008).
- *Statement of Planning Policy No 1 - Western Port* (1970-varied 1976).
- *Port Futures* (State Government of Victoria, 2009).
- *Port of Hastings Land Use and Transport Strategy* (Port of Hastings Corporation 2009).
- *Port of Portland - Port Land Use Strategy* (Port of Portland Pty Limited, 2009).
- *Port of Geelong - Development Strategy* (Victorian Regional Channels Authority, 2013).

- *Port Development Strategy 2035 Vision (Port of Melbourne Corporation, 2009).*

18.03-2 Planning for port environs

31/03/2017
VC134

Objective

To plan for and manage land in the environs of commercial trading ports so that development and use are compatible with port operations and provide reasonable amenity expectations.

Strategies

Protect commercial trading ports from encroachment of sensitive and incompatible land uses in the port environs.

Plan for and manage land in the port environs to accommodate uses which depend upon or gain significant economic advantage from proximity to the port's operations.

Ensure that industrially zoned land within the environs of a commercial trading port is maintained and continues to support the role of the port as a critical freight and logistics precinct.

Identify and protect key transport corridors linking ports to the broader transport network.

Ensure any new use or development within the environs of a commercial trading port does not prejudice the efficient and curfew free operations of the port.

Ensure that the use and intensity of development does not expose people to unacceptable health or safety risks and consequences associated with an existing major hazard facility.

Ensure that any use or development within port environs:

- is consistent with policies for the protection of the environment.
- takes into account planning for the port.

Policy guidelines

Planning must consider as relevant:

- *Freight Futures: Victorian Freight Network Strategy for a more prosperous and liveable Victoria* (Department of Transport, 2008).
- *Statement of Planning Policy No 1 - Western Port* (1970-varied 1976).
- *Port Futures* (State Government of Victoria, 2009).
- *Port of Hastings Land Use and Transport Strategy* (Port of Hastings Corporation 2009).
- *Port of Portland - Port Land Use Strategy* (Port of Portland Pty Limited 2009).
- *Port of Geelong - Development Strategy* (Victorian Regional Channels Authority, 2013).
- *Port Development Strategy 2035 Vision* (Port of Melbourne Corporation 2009).

18.04 Airports

26/11/2015
VC107

18.04-1 Melbourne Airport

08/10/2015
VC128

Objective

To strengthen the role of Melbourne Airport within the State's economic and transport infrastructure and protect its ongoing operation.

Strategies

Ensure the effective and competitive operation of Melbourne Airport at both national and international levels.

Ensure any new use or development does not prejudice the optimum usage of Melbourne Airport.

Ensure any new use or development does not prejudice the curfew-free operation of Melbourne Airport.

Protect the curfew-free status of Melbourne Airport.

Policy guidelines

Planning must consider as relevant:

- National Airports Safeguarding Framework (as agreed by Commonwealth, State and Territory Ministers at the meeting of the Standing Council on Transport and Infrastructure on 18 May 2012).
- *Melbourne Airport Master Plan* (Australia Pacific Airports (Melbourne) Pty Ltd, December 2013).
- *Melbourne Airport Strategy* (Government of Victoria/Federal Airports Corporation, approved 1990) and its associated *Final Environmental Impact Statement* in relation to planning decisions affecting land in the vicinity of the Melbourne Airport.

18.04-2 Planning for airports

26/11/2015
VC107

Objective

To strengthen the role of Victoria's airports within the State's economic and transport infrastructure and protect their ongoing operation.

Strategies

Protect airports from incompatible land-uses.

Ensuring that in the planning of airports, land-use decisions are integrated, appropriate land-use buffers are in place and provision is made for associated businesses that service airports.

Ensuring the planning of airports identifies and encourages activities that complement the role of the airport and enables the operator to effectively develop the airport to be efficient and functional and contributes to the aviation needs of the State.

Protect the environs of Avalon Airport so it can operate as a full-size jet airport focusing on freight, training and services.

Recognise Essendon Airport's current role in providing specialised functions related to aviation, freight and logistics and its potential future role as a significant employment and residential precinct that builds on the current functions.

Recognise Moorabbin Airport as an important regional and State aviation asset by supporting its continued use as a general aviation airport, ensuring future development at the site encourages uses that support and enhance the State's aviation industry and supporting opportunities to extend activities at the airport that improve access to regional Victoria.

Maintain Point Cook Airfield as an operating airport complementary to Moorabbin Airport.

Preserve long-term options for a new general aviation airport south-east of Metropolitan Melbourne by ensuring urban development does not infringe on possible sites, buffer zones or flight paths.

Policy guidelines

Planning must consider as relevant:

- National Airports Safeguarding Framework (as agreed by Commonwealth, State and Territory Ministers at the meeting of the Standing Council on Transport and Infrastructure on 18 May 2012).
- *Avalon Airport Master Plan* (Avalon Airport Australia Pty Ltd, September 2015).
- *Avalon Airport Strategy* (Department of Business and Employment/AeroSpace Technologies of Australia, 1993) and its associated Aircraft Noise Exposure Concepts.

18.04-3 Planning for airfields

20/09/2010
VC71

Objective

To facilitate the siting of airfields and extensions to airfields, restrict incompatible land use and development in the vicinity of airfields, and recognise and strengthen the role of airfields as focal points within the State's economic and transport infrastructure.

Strategies

Avoid the location of new airfields in areas which have greater long-term value to the community for other purposes.

Plan the location of airfields, existing and potential development nearby, and the land-based transport system required to serve them as an integrated operation.

Plan the visual amenity and impact of any use or development of land on the approaches to an airfield to be consistent with the status of the airfield.

Plan for areas around all airfields such that:

- Any new use or development which could prejudice the safety or efficiency of an airfield is precluded.
- The detrimental effects of aircraft operations (such as noise) is taken into account in regulating and restricting the use and development of affected land.

- Any new use or development which could prejudice future extensions to an existing airfield or aeronautical operations in accordance with an approved strategy or master plan for that airfield is precluded.

18.05 Freight

31/03/2017
VC134

18.05-1 Develop freight links

31/03/2017
VC134

Objective

To further develop the key Transport Gateways and freight links and maintain Victoria's position as the nation's premier logistics centre.

Strategies

Improve the freight and logistics network to optimise freight handling and maintain the efficiency and effectiveness of the network.

Improve freight efficiency and increase capacity of Transport Gateways while protecting urban amenity.

Facilitate increased capacity of Interstate Freight Terminals, both in regional areas and metropolitan Melbourne.

Ensuring an adequate supply of land is zoned to allow high-volume freight customers to locate adjacent to Interstate Freight Terminals.

Minimise negative impacts of freight movements on urban amenity.

Limit incompatible uses in areas expected to have intense freight activity by identifying and protecting key freight routes on the Principal Freight Network.

Policy guidelines

Planning must consider as relevant:

- *Freight Futures: Victorian Freight Network Strategy for a more prosperous and liveable Victoria* (Department of Transport, 2008).

Attachment 5 - Swan Street Traffic, Access and Movement Review

Traffic Engineering Assessment
Swan Street Activity Centre, Richmond: Traffic and Access Review

Appendix B: Existing Road Network

G22441R-01A

Attachment 5 - Swan Street Traffic, Access and Movement Review

Appendix B

Swan Street Traffic Study: Existing Road Network

Street Name	Description	Photo
Beissel St (between Edinburgh St and Burnley St)	• Carriageway width – 4.8m-4.5m • Traffic management – Two-way • Parking – No parking • Footpaths – No footpaths	
Beissel St (between Lord St and Edinburgh St)	• Carriageway width – 5.1m-4.6m • Traffic management – Two-way • Parking – No parking • Footpaths – No footpaths	
Belgravia St	• Carriageway width – 4.2m • Road reservation – 6m • Traffic Management – Two-way • Parking – No parking between Swan Street and RoW • Footpaths – Both sides	
Bell St	• Carriageway width - 6.6m • Road reservation - 10m • Traffic management – One-way (southbound) • Parking – kerbside parallel both sides • Footpaths – Both sides	

Attachment 5 - Swan Street Traffic, Access and Movement Review

Appendix B

Swan Street Traffic Study: Existing Road Network

Street Name	Description	Photo
Botherambo St	• Carriageway width - 6.7m • Road reservation - 10m • Traffic management – One-way (northbound) • Parking – kerbside parallel west side only • Footpath – Both sides	
Brighton St	• Carriageway width – 10.8m • Road reservation - 15m • Traffic management – Two-way • Parking – kerbside parallel both sides • Footpath – Both sides	
Byron St	• Carriageway width – 4.9m • Road reservation - 6m • Traffic management – Two-way, signals at Swan Street • Parking – No parking • Footpath – No footpaths	
Canterbury St	• Carriageway width – 3.1-3.7m • Road reservation - 6m • Traffic management – One-way (southbound) • Parking – indented kerbside parallel west side only • Footpath – Both sides	

Attachment 5 - Swan Street Traffic, Access and Movement Review

Appendix B

Swan Street Traffic Study: Existing Road Network

Street Name	Description	Photo
Carroll St	• Carriageway width – 6.7m • Road reservation - 10m • Traffic management – One-way (northbound) • Parking – Kerbside parallel western side only • Footpath – Both sides	
Charles St	• Carriageway width – 11.4m • Road reservation – 17.5m • Traffic management – Two-way, No right into Charles Street from Swan St 7:30am-9:30am Mon-Fri • Parking – Kerbside parallel both sides • Footpath – Both sides	
Charlotte St	• Carriageway width – 10.9m • Road reservation – 19m • Traffic management – Two-way, No left turn into Charlotte Street from Church St 7:30am-9:30am Mon-Fri • Parking – Kerbside parallel both sides • Footpath – Both sides	
Clifton St	• Carriageway width – 13.3m • Road reservation – 20m • Traffic management – Two-way • Parking – Kerbside parallel east side, angle parking west side • Footpath – Both sides	

Attachment 5 - Swan Street Traffic, Access and Movement Review

Appendix B

Swan Street Traffic Study: Existing Road Network

Street Name	Description	Photo
Cutter St	• Carriageway width – 6.5m • Road reservation – 10m • Traffic management – Two-way • Parking – Kerbside parallel eastern side only • Footpath – Both sides	
Dando St	• Carriageway width – 7.3m • Road reservation – 10m • Traffic management – One-way (northbound) • Parking – Kerbside parallel western side only • Footpath – Both sides	
Dickman St	• Carriageway width – 7.1m • Road reservation – 10m • Traffic management – Two-way • Parking – Kerbside parallel both sides • Footpath – Both sides	
Docker St	• Carriageway width – 14.5m • Road reservation – 20m • Traffic management – Two-way • Parking – Kerbside parallel east side, angle parking west side • Footpath – Both sides	

Attachment 5 - Swan Street Traffic, Access and Movement Review

Appendix B

Swan Street Traffic Study: Existing Road Network

Street Name	Description	Photo
Duke St	• Carriageway width – 6.9m • Road reservation – 10m • Traffic management – One-way (southbound) • Parking – Kerbside parallel both sides • Footpath – Both sides	
Edinburgh St	• Carriageway width – 10m • Road reservation – 15m • Traffic management – Two-way • Parking – Kerbside parallel both sides • Footpath – Both sides	
Farmer St	• Carriageway width – 7.05m • Road reservation – 10m • Traffic management – One-way (westbound) • Parking – Kerbside parallel both sides • Footpath – Both sides	
Green St	• Carriageway width – 8.6m • Road reservation – 12.5m • Traffic management – Two-way • Parking – Kerbside parallel eastern side only • Footpath – Both sides	

Attachment 5 - Swan Street Traffic, Access and Movement Review

Appendix B

Swan Street Traffic Study: Existing Road Network

Street Name	Description	Photo
Harvey St	• Carriageway width – 8.4m • Road reservation – 12m • Traffic management – Two-way • Parking – Kerbside parallel both sides • Footpath – Both sides	
Huckerby St (E-W section)	• Carriageway width – 4.85m • Traffic management – Two-way • Parking – No Parking • Footpath – No footpath	
Huckerby St (N-S section)	• Carriageway width – 4.75m • Traffic management – Two-way • Parking – No Parking • Footpath – No footpath	
Jessie St	• Carriageway width – 4.6m • Road reservation – 6.15m • Traffic management – One-way (eastbound) • Parking – No Parking • Footpath – Both sides	

Attachment 5 - Swan Street Traffic, Access and Movement Review

Appendix B

Swan Street Traffic Study: Existing Road Network

Street Name	Description	Photo
Kipling St	• Carriageway width – 5.6m • Road reservation – 8m • Traffic management – Two-way • Parking – Kerbside parallel western side only for a portion of the street • Footpath – Both sides	
Little Lesney St (E-W section)	• Carriageway width – 3.1m-5.8m • Traffic management – Two-way • Parking –No parking • Footpath – No footpath	
Little Lesney St (N-S section)	• Carriageway width – 3.9m-4.1m • Traffic management – Two-way • Parking –No parking • Footpath – No footpath	
Lord St	• Carriageway width – 10.7m • Road reservation – 15m • Traffic management – Two-way • Parking –kerbside parallel both sides • Footpath – Both sides	

Attachment 5 - Swan Street Traffic, Access and Movement Review

Appendix B

Swan Street Traffic Study: Existing Road Network

Street Name	Description	Photo
Mary St (south of Swan St)	• Carriageway width – 14.8m • Road reservation – 20m • Traffic management – Two-way • Parking –kerbside parallel eastern side, angle west side • Footpath – Both sides	
Mary St (north of Swan St)	• Carriageway width – 7.1m • Road reservation – 10m • Traffic management – One-way (southbound) • Parking –kerbside parallel both sides • Footpath – Both sides	
Newry St	• Carriageway width – 8.2m • Road reservation – 15m • Traffic management – Two-way • Parking –kerbside parallel both sides • Footpath – Both sides	
Railway Pl	• Carriageway width – 5.5m • Road reservation – 6.7m • Traffic management – One-way (eastbound) • Parking –kerbside parallel north side only • Footpath – South side	

Attachment 5 - Swan Street Traffic, Access and Movement Review

Appendix B

Swan Street Traffic Study: Existing Road Network

Street Name	Description	Photo
Route St	• Carriageway width – 3.9m • Road reservation – 5.7m • Traffic management – One-way (westbound) • Parking –No parking • Footpath – South side	
RoW (between Burnley St and Queen St)	• Carriageway width – 3.1m-3.8m • Traffic management – Two-way • Parking –No parking • Footpath – South side	
RoW (E-W section off Harvey St)	• Carriageway width – 4.6m • Traffic management – Two-way • Parking –No Parking • Footpath – No parking	
RoW (N-S section adjacent to Richmond Club)	• Carriageway width – 5.0m • Traffic management – Two-way • Parking – No parking • Footpath – No footpaths	

Attachment 5 - Swan Street Traffic, Access and Movement Review

Appendix B

Swan Street Traffic Study: Existing Road Network

Street Name	Description	Photo
RoW (N-S section off Little Lesney St)	• Carriageway width – 3.8m • Traffic management – Two-way • Parking – No parking • Footpath – No footpaths	
RoW (off Mary St south of Swan St)	• Carriageway width – 3.3m-3.1m • Traffic management – Two-way • Parking – No parking • Footpath – No footpaths	
RoW (NW-SE section adjacent to Richmond Club)	• Carriageway width – 2.7m • Traffic management – Two-way • Parking – No parking • Footpath – No footpaths	
RoW (Off Kipling Street)	• Carriageway width – 4.6m • Traffic management – Two-way • Parking – No parking • Footpath – No footpaths	

Attachment 5 - Swan Street Traffic, Access and Movement Review

Appendix B

Swan Street Traffic Study: Existing Road Network

Street Name	Description	Photo
RoW (off Stawell St)	• Carriageway width – 3m • Traffic management – Two-way • Parking – No parking • Footpath – No footpaths	
RoW (off Wellington St)	• Carriageway width – 3.65m • Road reservation – 4.6m • Traffic management – Two-way • Parking – No parking • Footpath – North side	
RoW (off Jessie St)	• Carriageway width – 4.5m • Traffic management – Two-way • Parking – No parking • Footpath – No footpaths	
Royal Pl	• Carriageway width – 5m • Road reservation – 3.7m • Traffic management – One-way (northbound) • Parking – No parking • Footpath – East side	

Attachment 5 - Swan Street Traffic, Access and Movement Review

Appendix B

Swan Street Traffic Study: Existing Road Network

Street Name	Description	Photo
Saint Crispin St	• Carriageway width – 6m • Road reservation – 4.1m • Traffic management – One-way (Southbound) • Parking – Indented kerbside parallel at northern end of street on east side • Footpath – West side	
Shakespeare Pl	• Carriageway width – 4.2m • Traffic management – One-way (Southbound) • Parking – No parking • Footpath – No footpaths	
Stanley St	• Carriageway width – 14.5m • Road reservation – 20m • Traffic management – Two-way • Parking – kerbside parallel east side and angle parking west side • Footpath – Both sides	
Stawell St (North of Swan St)	• Carriageway width – 6.7m • Road reservation – 10m • Traffic management – Two-way • Parking – kerbside parallel west side only • Footpath – Both sides	

Attachment 5 - Swan Street Traffic, Access and Movement Review

Appendix B

Swan Street Traffic Study: Existing Road Network

Street Name	Description	Photo
Stawell St (South of Swan St)	• Carriageway width – 15.3m • Road reservation – 20m • Traffic management – Two-way • Parking – kerbside parallel parking east side and angle parking west side • Footpath – Both sides	
Stephenson St	• Carriageway width – 10.8m • Road reservation – 15m • Traffic management – Two-way • Parking – kerbside parallel both sides • Footpath – Both sides	
Stewart St	• Carriageway width – 7m • Road reservation – 11m • Traffic management – Two-way • Parking – kerbside parallel both sides, past The Corner Hotel • Footpath – Both sides	
Waverley St	• Carriageway width – 6.8m • Road reservation – 10m • Traffic management – One-way (northbound) • Parking – kerbside parallel west side only • Footpath – Both sides	

Attachment 5 - Swan Street Traffic, Access and Movement Review

Appendix B

Swan Street Traffic Study: Existing Road Network

Street Name	Description	Photo
Wellington St	• Carriageway width – 9.3m • Road reservation – 12m • Traffic management – Two-way • Parking – kerbside parallel both sides • Footpath – Both sides	
Wiltshire St	• Carriageway width – 5.6m • Road reservation – 9m • Traffic management – Two-way • Parking – kerbside parallel south side only • Footpath – Both sides	
Yan Ln (N-S section)	• Carriageway width – 2.6m • Traffic management – Two-way • Parking – No parking • Footpath – No footpaths	
Yan Ln (E-W section)	• Carriageway width – 3.4m • Traffic management – Two-way • Parking – No parking • Footpath – No footpaths	

Attachment 5 - Swan Street Traffic, Access and Movement Review

Traffic Engineering Assessment
Swan Street Activity Centre, Richmond: Traffic and Access Review

Appendix C:
Existing Vehicle Access Points

G22441R-01A

Attachment 5 - Swan Street Traffic, Access and Movement Review



Attachment 5 - Swan Street Traffic, Access and Movement Review



Legend

- Study Area Boundary
- Access to Swan Street or arterial road
- Access to side street
- Access to RoW

Attachment 5 - Swan Street Traffic, Access and Movement Review



Legend

- Study Area Boundary
- Access to Swan Street or arterial road
- Access to side street
- Access to RoW

Attachment 5 - Swan Street Traffic, Access and Movement Review



Legend

- Study Area Boundary
- Access to Swan Street or arterial road
- Access to side street
- Access to RoW

Attachment 5 - Swan Street Traffic, Access and Movement Review

Traffic Engineering Assessment
Swan Street Activity Centre, Richmond: Traffic and Access Review

Appendix D:
Existing Traffic Management

G22441R-01A

Attachment 5 - Swan Street Traffic, Access and Movement Review



Legend

- Study Area Boundary
- Traffic Signals
- Pedestrian Signals
- Threshold Treatment
- AM Peak Hour Turn Ban
- Left-turn Only
- One-way

Attachment 5 - Swan Street Traffic, Access and Movement Review



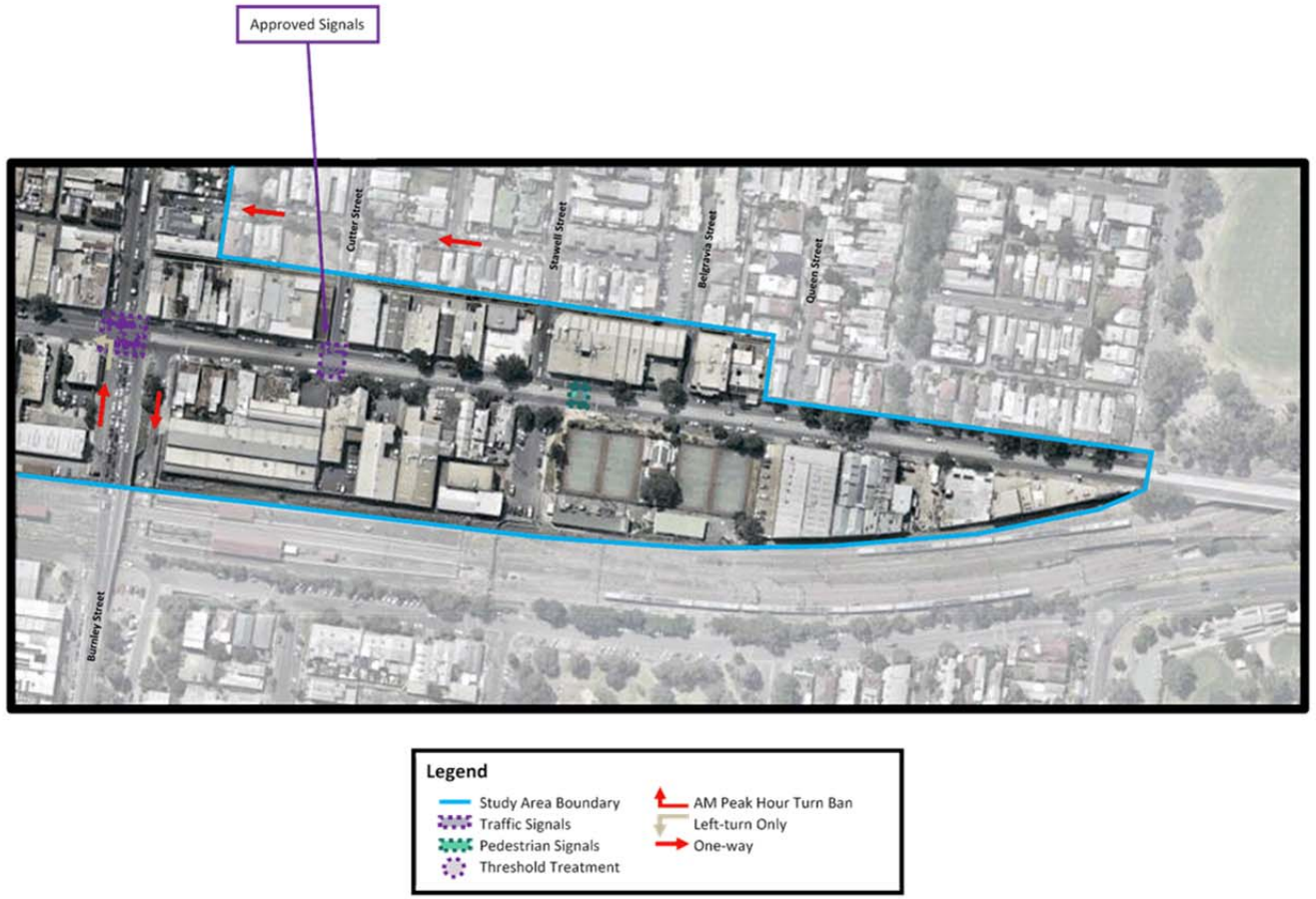
Attachment 5 - Swan Street Traffic, Access and Movement Review



Legend

- Study Area Boundary
- Traffic Signals
- Pedestrian Signals
- Threshold Treatment
- AM Peak Hour Turn Ban
- Left-turn Only
- One-way

Attachment 5 - Swan Street Traffic, Access and Movement Review



Attachment 5 - Swan Street Traffic, Access and Movement Review

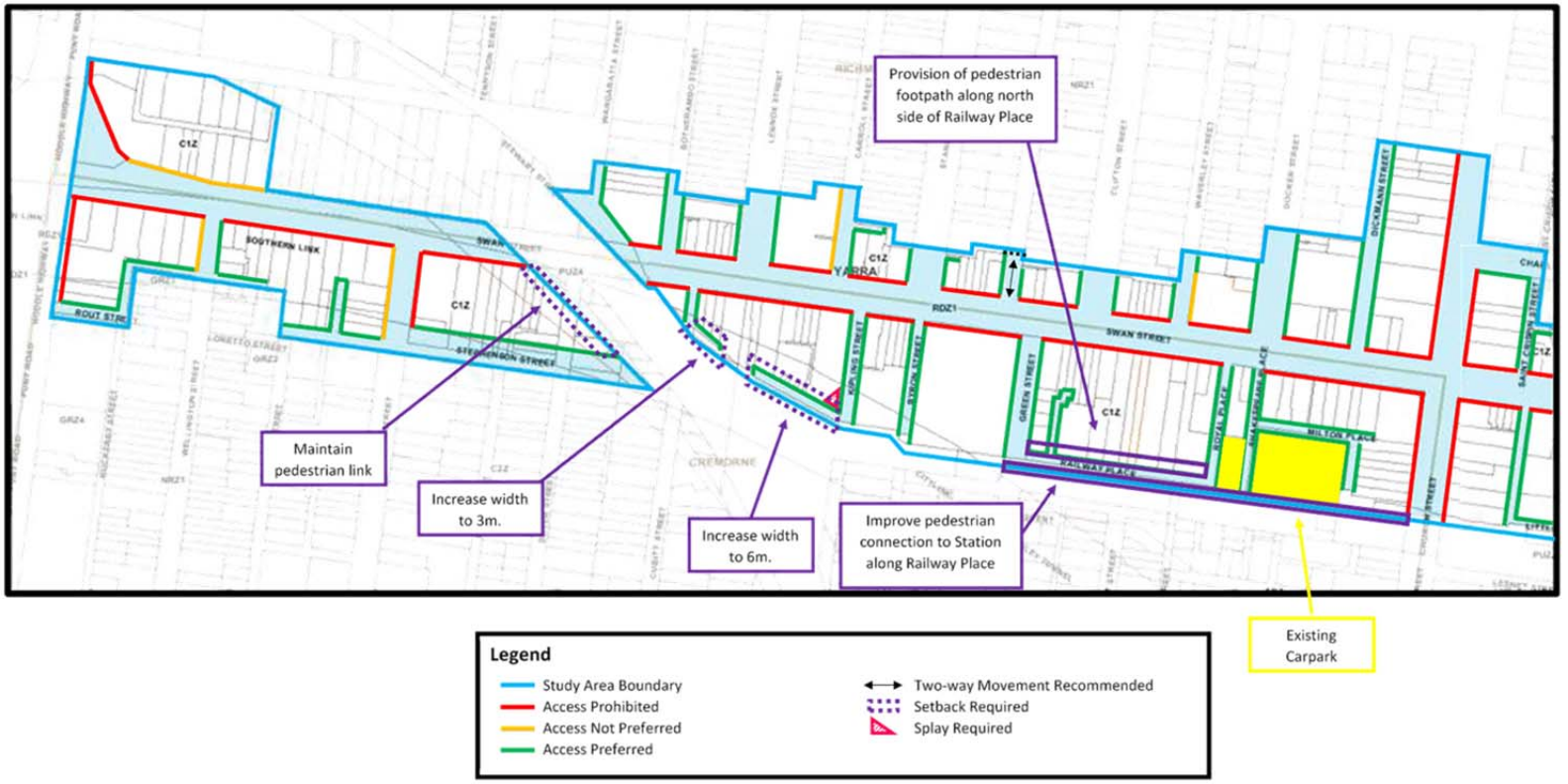
Traffic Engineering Assessment
Swan Street Activity Centre, Richmond: Traffic and Access Review

Appendix E:
Access and Movement Plans

G22441R-01A

Attachment 5 - Swan Street Traffic, Access and Movement Review

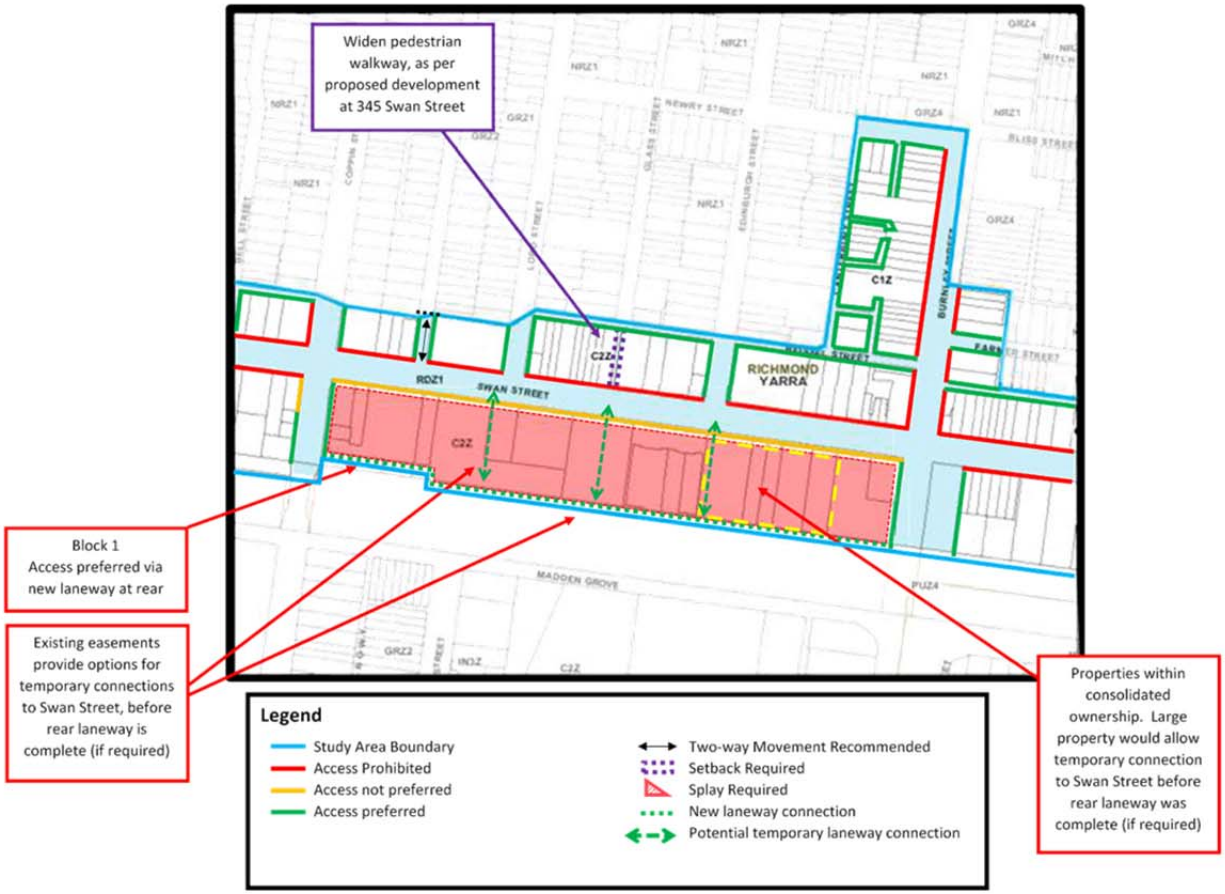
Appendix E
Swan Street Traffic Study: Access Maps



Attachment 5 - Swan Street Traffic, Access and Movement Review

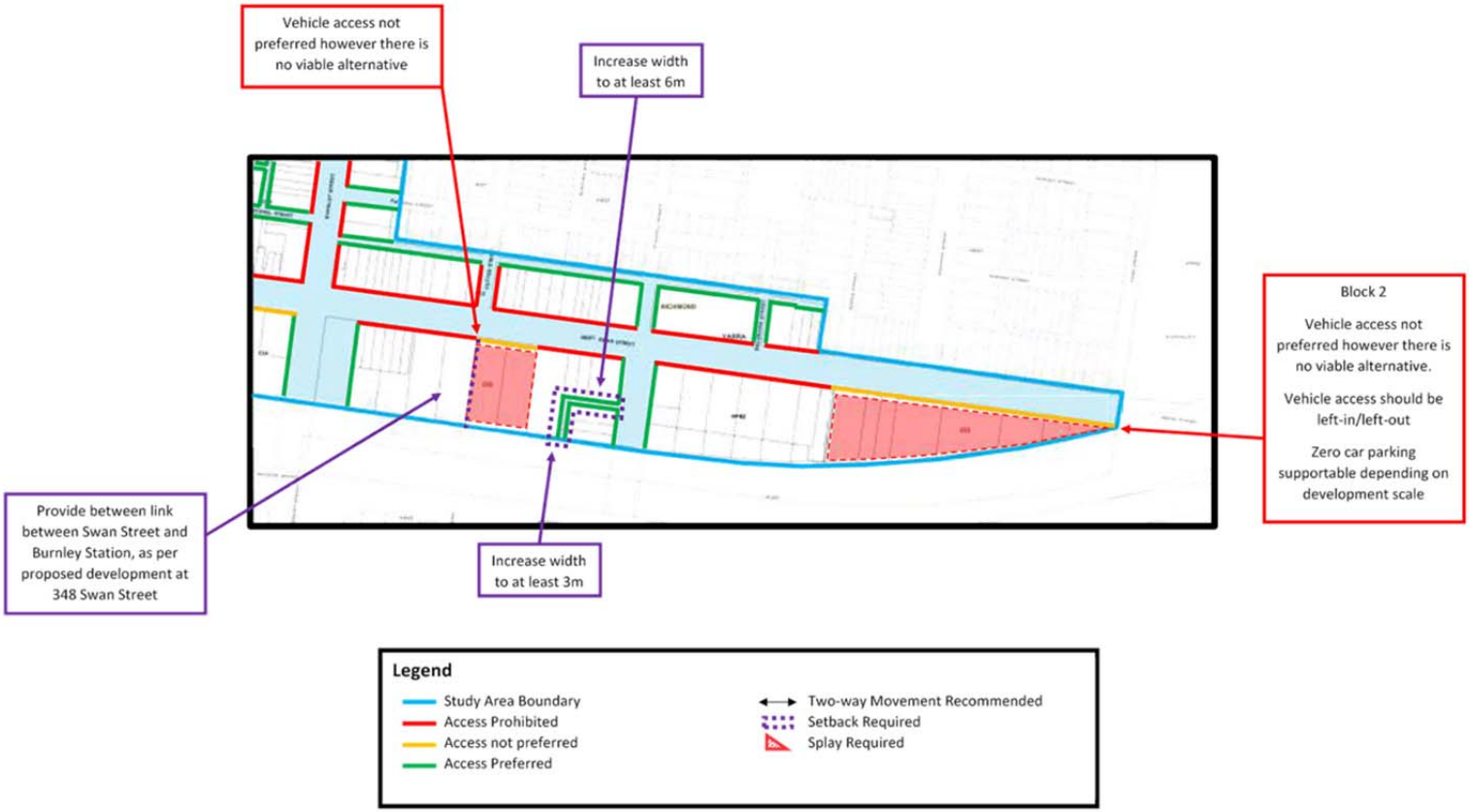


Attachment 5 - Swan Street Traffic, Access and Movement Review



Attachment 5 - Swan Street Traffic, Access and Movement Review

Appendix E
Swan Street Traffic Study: Access Maps



Attachment 6 - Design Development Overlay DDO17

DD/MM

SCHEDULE 17 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO17.**

SWAN STREET ACTIVITY CENTRE

1.0 General design objectives

DD/MM/YYYY

- To recognise and respond to the distinct character and varying development opportunities defined by the four precincts along Swan Street:
  - Precinct 1 – Richmond Station
  - Precinct 2 – Swan Street Activity Centre
  - Precinct 3 – Swan Street East
  - Precinct 4 – Burnley Station.
- To support a new mid rise scale built form character (5 to 12 stories) with lower built form at the interfaces with streets and the adjoining low rise residential areas that:
  - Maintains an active, high quality and pedestrian friendly environment.
  - Provides a high quality interface to all streets and public spaces, and to laneway and pedestrian connections to Swan Street and each of the railway stations - Richmond, Burnley and East Richmond.
  - Provides for variation in the skyline.
- To ensure new development respects the unique architectural form and the qualities of heritage buildings, precincts and the heritage streetscapes.
- To minimise the amenity impacts on residential properties adjoining the Swan Street Activity Centre including overlooking, overshadowing and visual bulk impacts.
- To ensure that vehicular access to development does not adversely impact the level of service, efficiency and safety of the arterial and tram network.

2.0 Buildings and works

DD/MM/YYYY

A permit is required to construct a building or construct or carry out works.

2.1 Definitions

Street-wall is the facade of a building. Street wall height is measured at the vertical distance between the footpath at the centre of the frontage and the highest point of the building at the street edge, with the exception of architectural features and building services.

Building height is measured from the footpath to the highest point of the building, with the exception of architectural features and building services.

Building height does not include architectural features and service equipment including plant rooms, lift overruns, structures associated with green roof areas and other such equipment provided that all of the following criteria are met:

- The total roof area occupied by the equipment (other than solar panels) is minimised;
- The equipment is located in a position on the roof so as to minimise its visibility and minimise additional overshadowing of neighbouring properties and public spaces;
- The equipment does not extend higher than 3.6 metres above the maximum building height; and
- The equipment and screening is integrated into the design of the building to the satisfaction of the responsible authority.

Setback is the shortest horizontal distance from a building façade, including projections such as balconies, building services and architectural features, to the boundary.

Parapet height does not include features such as brackets, pediments, urns, finials or other decorative elements.

Road boundary is the boundary between the public road and the private property.

Shared zone is a road or network of roads where pedestrians, cyclists and vehicles share the roadway.

Upper level is development above the height of the street wall.

2.2 General design requirements

The following general design requirements apply to an application to construct a building or construct or carry out works and must be read in conjunction with the relevant precinct design requirements.

2.2.1 Building heights

A permit cannot be granted to construct a building or construct or carry out works which exceeds the mandatory maximum building height shown in the Height and Interface Plans (Plan 1, 3, 5 and 7).

A permit may be granted to construct a building or construct or carry out works which exceeds the preferred building height shown in the Height and Interface Plans (Plan 1, 3, 5 and 7) where all the following requirements are met to the satisfaction of the responsible authority:

- the built form outcome as a result of the proposed variation satisfies the general design objectives in Clause 1.0, the relevant precinct design requirements specified in this schedule, and the provisions of Clause 21.11-2;
- the proposed building height achieves the preferred future mid-rise character for Swan Street of generally 5 to 12 storeys; and
- the proposal will achieve each of the following:
  - greater building separation than the minimum requirement in this schedule
  - housing for diverse households types, including people with disability, older persons, and families, through the inclusion of varying dwelling sizes and configurations
  - universal access, and communal and / or private open space provision that exceeds the minimum standards in Clauses 55.07 and 58
  - excellence for environmental sustainable design measured as a minimum BESS project score of 70%
  - no additional amenity impacts to residentially zoned properties, beyond that which would be generated by a proposal that complies with the preferred building height.

2.2.2 Street wall and setbacks

A permit can only be granted to construct a building or construct or carry out works which are in accordance with the relevant mandatory street wall height and setback requirements specified in the relevant Precinct Design Requirements.

A permit may be granted to vary the preferred maximum street wall height and the preferred minimum setbacks specified in the relevant table in Clause 2.3 of this schedule if the development meets the general design objectives and responds to the relevant Precinct Design Requirements to the satisfaction of responsible authority.

2.2.3 Overshadowing

A permit can only be granted to construct a building or construct or carry out works which is in accordance with the mandatory overshadowing requirements specified in the relevant Precinct Design Requirements.

A permit may be granted to construct a building or construct or carry out works which are not in accordance with the preferred overshadowing guidelines specified in the relevant precinct where the resultant overshadowing would not unreasonably prejudice the amenity of the public space to the satisfaction of the responsible authority.

2.2.4 Vehicle and pedestrian access

Development should provide vehicular access from rear lanes or from side streets in the preferred locations in the Access and Movement Plans (Plan 2, 4, 6 and 8) except in locations identified as "Left in - Left Out Access Permitted" in the Access and Movement Plans (Plan 2, 4, 6 and 8).

Development identified as "Left in - Left Out Access Permitted" in the Access and Movement Plan should limit the width of vehicle crossovers and incorporate 'Left in' and 'Left out' only vehicle access.

Development with redundant vehicle access points to Swan Street, Church Street and Burnley Street should reinstate the kerb, linemark parking bays, and relocate any parking signs.

Vehicle ingress and egress into development, including loading facilities and building servicing, should be designed to ensure a high quality pedestrian amenity and limit potential conflict between vehicle movements and pedestrian activity.

Pedestrian access to buildings, including upper level apartments, should be from a street or a shared zone shown on the Access and Movement Plans (Plan 2, 4, 6 and 8). Where pedestrian access can only be provided from a laneway at the rear of buildings the pedestrian entrance should be setback off the rear laneway to enable safe access for pedestrians.

2.3 Precinct design requirements

The following specific Precinct Design Requirements apply in addition to the general design requirements at clause 2.2.

2.3.1 Precinct 1 – Richmond Station

Shown on the planning scheme map as **DDO17-1**

The Precinct Design Requirements for Precinct 1 are as follows:

- Development should create an entry into Swan Street by reinforcing a consistent built form edge to the street.
- The street wall of development on the corner of Swan Street and Punt Road should mark the entry into the Swan Street Activity Centre.
- The street wall of new development east of Wellington Street should reflect the height and fine grain articulation of the heritage buildings.
- Development should improve the pedestrian environment and amenity of the streetscape along Swan Street and the streets leading to the Cremorne Employment Precinct through high quality architectural design and improvements to the public realm.

Building Height	Development should not exceed the preferred building heights shown on Plan 1.
Street wall heights and setbacks	Development should not exceed the relevant preferred street wall height requirements or reduce the preferred setbacks specified in Table 1 and shown on Plan 1. Development should be designed to adopt the same street setback from all interfaces for a minimum of 65% of the height of upper levels to avoid repetitive stepped form. Development at 1 Stephenson Street must be setback to accommodate the provision and construction of a 3.0 metre wide pedestrian connection between Stephenson Street and Swan Street as shown on Plan 2

Attachment 6 - Design Development Overlay DDO17

Building Separation	Where development shares a common boundary and no interface treatment is shown in Plan 1, upper level development should: • be setback a minimum of 4.5m from the common boundary, where a habitable window or balcony is proposed • be setback a minimum of 3.0m from the common boundary where a commercial or non habitable window is proposed. Where the common boundary is a laneway, the setback is measured from the centre of the laneway.
Building Facades and Street Frontages	Frontages at ground floor and within the street wall should be designed with floor to floor ceiling heights suitable to accommodate commercial activity. Frontages at ground floor should incorporate verandahs, consistent with the form and scale of adjoining verandahs, into the façade design.
Upper Levels	Upper level development should be designed to ensure buildings are expressed in the round and provide detail on facades when viewed from all directions.
Overshadowing	Development should not overshadow any part of the opposite footpath of Cremorne Street (measured as 2.0 metres from the boundary of Cremorne Street between 10am and 2pm at 22nd September)
Heritage	For development within and immediately adjoining a Heritage Overlay the requirements in Table 5 apply.
Access and movement	Development at 1 Stephenson Street must construct a 3.0m wide pedestrian connection as shown on Plan 2 and be designed to activate and provide passive surveillance to this connection. Vehicle and pedestrian access must be in accordance with the requirements of Clause 2.2.4 and Plan 2.

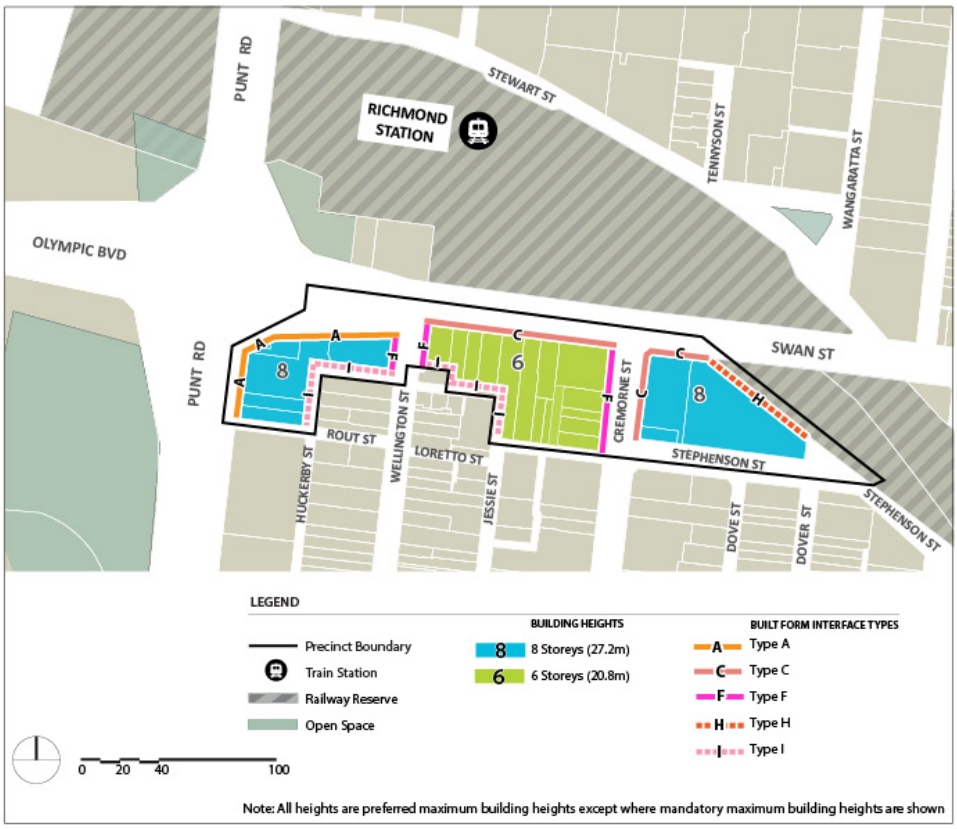
Attachment 6 - Design Development Overlay DDO17

Table 1 – Street Wall Heights and Setbacks for Precinct 1

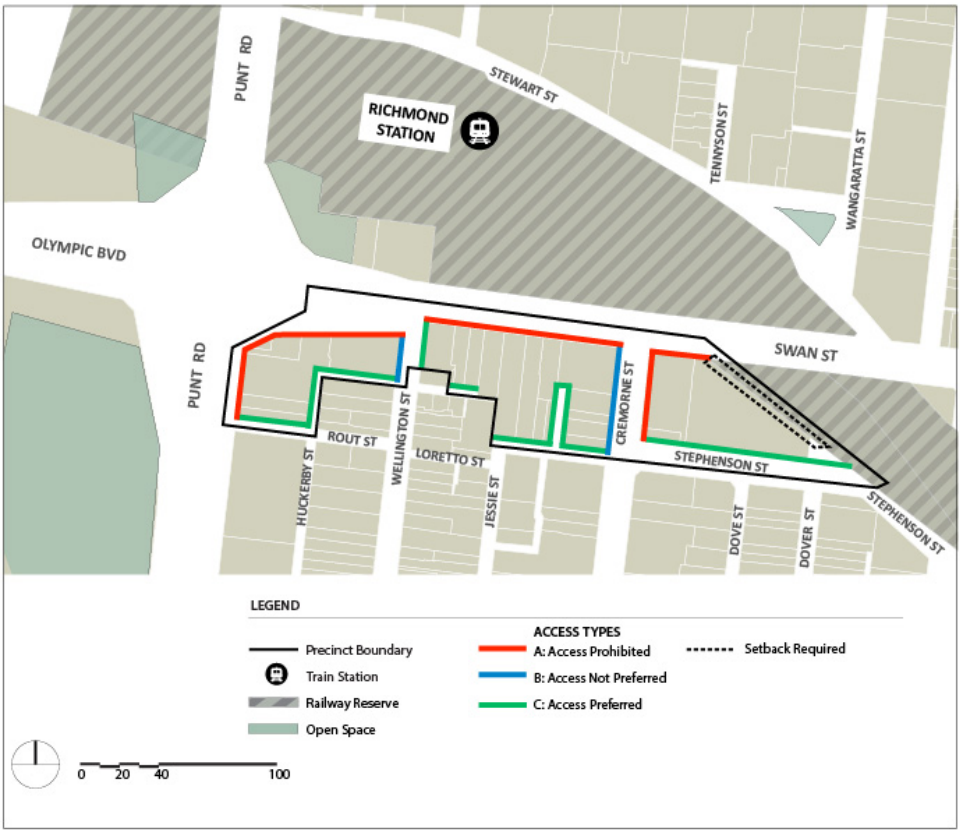
Interface Ref	Design Element	Mandatory Requirements	Preferred Requirements
A	Street wall height		21m maximum
	Street wall setback		0m
	Upper level setback		5m minimum
C	Street wall Height		11m maximum (3 storeys) or the parapet height of the adjoining individually significant or contributory building if higher than 11m. 8m minimum. Match the parapet height of the taller adjoining heritage building.
	Street wall setback	0m	
	Upper level setback	Minimum 5m for individually significant heritage buildings.	Minimum 5m elsewhere. Any part of a building above the street wall should be designed to ensure that it occupies no more than one third of the vertical angle defined by the whole building in the view from a sight line of 1.7 metres (on the opposite side of the street).
F	Street wall height		11m (3 storeys).
	Street wall setback		0m.
	Upper level setback		3m minimum.
H	Street wall height		N/A.
	Street wall setback		0m minimum unless setback is identified on Plan 2.
	Upper level setback		0m.
I	Side and rear wall height		8m maximum on a common boundary with a property in a residential zone. 11.5m maximum if boundary abuts a laneway.
	Side and rear boundary setback		0m.
	Upper level setback		Development should be setback in accordance with Figure 1 and Figure 2. Development should minimise repetitive stepped form.

Attachment 6 - Design Development Overlay DDO17

Plan 1: Height and Interface Plan – Precinct 1 – Richmond Station



Plan 2: Access and Movement Plan – Precinct 1 – Richmond Station



Attachment 6 - Design Development Overlay DDO17

2.3.2 Precinct 2 – Swan Street Activity Centre

Shown on the planning scheme map as **DDO17-2**

The Precinct Design Requirements for Precinct 2 are as follows:

- Development should respect the consistent scale, grain and architectural quality of the heritage precinct, including the highly intact heritage streetscapes and the individually significant buildings in the precinct.
- Development along the rail corridor should avoid a continuous wall of taller development when viewed from local streets south of the rail corridor.
- Development on the south side of Swan Street should maintain Dimmey's Tower as the prominent landmark in the streetscape when viewed from the northern footpath of Swan Street east of the rail bridge and west of Church Street.
- Taller built form adjoining the rail corridor should not compete with the architectural form and complexity of the Dimmey's Clock Tower.
- Development should improve the pedestrian environment and amenity of streets and laneways that provide pedestrian connection to Swan Street, Church Street, East Richmond Train Station, and entrances to buildings.
- Development adjoining Milton Place should be designed to address the potential future public park adjoining East Richmond Railway Station.

Building Height	Development must not exceed the mandatory building heights shown on Plan 3. Development should not exceed the preferred building heights shown on Plan 3.
Street wall heights and setbacks	Development must not exceed the relevant mandatory street wall height requirements or reduce the mandatory setbacks specified in Table 2 and shown on Plan 3. Development should not exceed the relevant preferred street wall height requirements or reduce the preferred setbacks specified in Table 2 and shown on Plan 3. Development should be designed to adopt the same setback from all street interfaces for a minimum of 65% of the height of upper levels to avoid repetitive stepped form. Development of 108-120 Swan Street and 2 Kipling Street must be setback to accommodate the provision and construction of a widened laneway of 6.0m as shown in Plan 4. Development of 94-98 Swan Street must be setback to accommodate the provision and construction of a widened laneway of 3.0m as shown in Plan 4. Development must be setback to accommodate the provision and construction of a 2m pedestrian footpath on properties fronting Railway Place as shown on Plan 4.
Building Separation	Where development shares a common boundary and no interface treatment is shown in Plan 3, upper level development should: • be setback a minimum of 4.5m from the common boundary, where a habitable window or balcony is proposed • be setback a minimum of 3.0m from the common boundary where a commercial or non habitable window is proposed. Where the common boundary is a laneway, the setback is measured from the centre of the laneway.
Building Facades and Street Frontages	Frontages at ground floor and within the street wall should be designed with floor to floor ceiling heights suitable to accommodate commercial activity. Frontages at ground floor should incorporate verandahs, consistent with the form and scale of adjoining verandahs, into

	the façade design.
Upper Levels	Upper level development should be designed to ensure buildings are expressed in the round and designed to provide detail on facades when viewed from all directions.
Overshadowing	Development must not overshadow any part of the southern footpath of Swan Street (measured as 4.0 metres from the southern road boundary of Swan Street between 10am and 2pm at 22nd September). Development must not overshadow any part of the opposite footpath of Church Street (measured as 4.0 metres from the road boundary of Church Street between 10am and 2pm at 22nd September). Development should not overshadow any part of the opposite footpath of Lennox Street, Stanley Street, Clifton Street and Docker Street, (measured as 2.0 metres from the road boundary of the street between 10am and 2pm at 22nd September). Development should not overshadow any part of the potential future open space adjacent to the East Richmond Station (measured as beyond 7.0m from the eastern road boundary of Milton Place and beyond 10.0m from the southern road boundary of Milton Place between 10am and 2pm at 22nd September).
Heritage	For development within and immediately adjoining a Heritage Overlay the requirements in Table 5 apply.
Access and movement	Development of 108-120 Swan Street and 2 Kipling Street must construct a widened laneway of 6.0m as shown on Plan 4. Development of 94-98 Swan Street must construct a widened laneway of 3.0m as shown on Plan 4. Development of properties fronting Railway Place must construct a pedestrian footpath of a minimum of 2m as shown on Plan 4. Development should facilitate the creation of a shared zone where properties abut a future shared zone as shown on Plan 4. Vehicle and pedestrian access must be in accordance with the requirements of Clause 2.2.4 and Plan 4.

Attachment 6 - Design Development Overlay DDO17

Table 2 – Street Wall Heights and Setbacks for Precinct 2

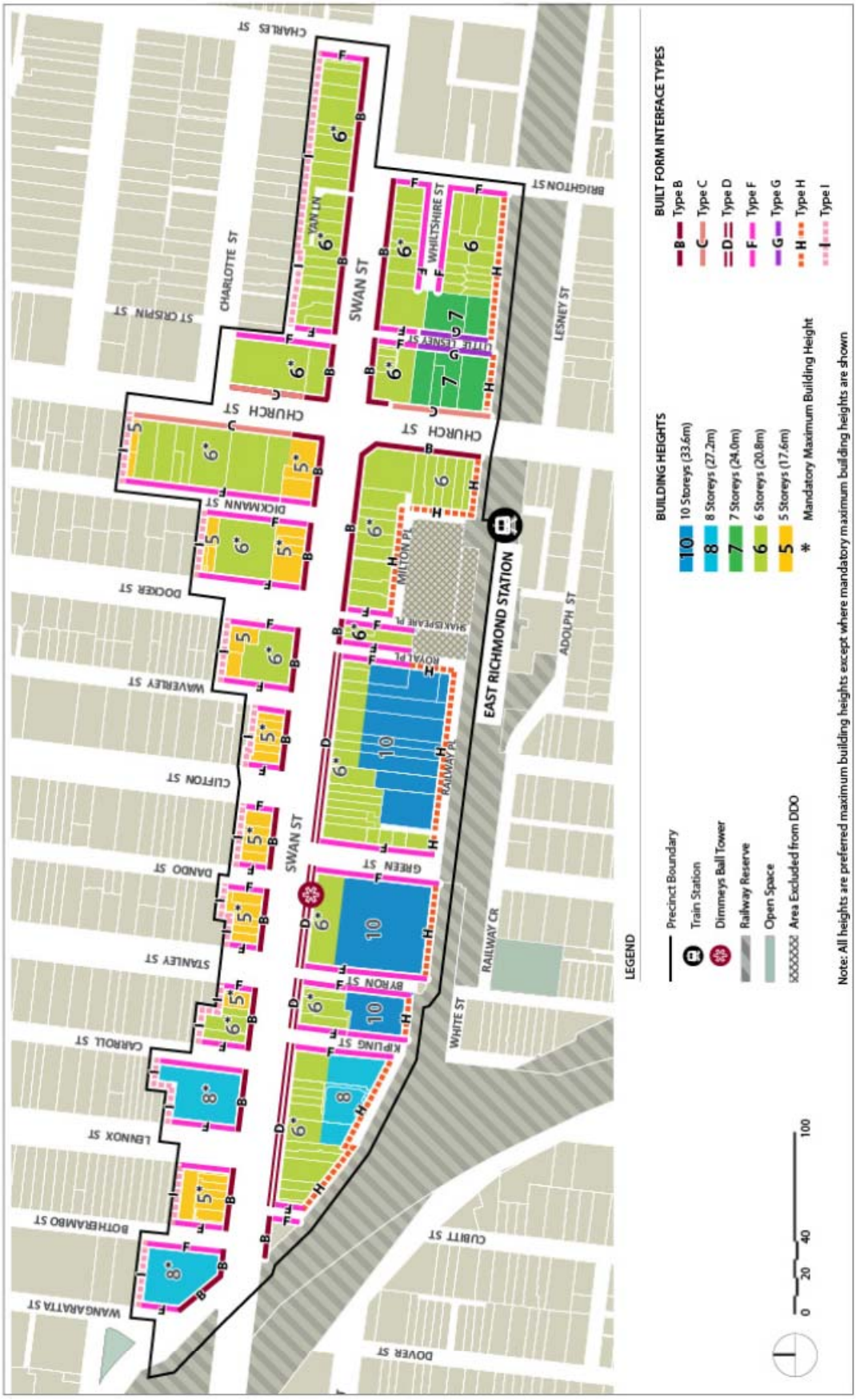
Interface Ref	Design Element	Mandatory Requirements	Preferred Requirements
B	Street wall height	11m maximum (3 storeys) or the parapet height of the adjoining individually significant or contributory building if higher than 11m. 8m minimum.	Match the parapet height of the adjoining heritage building.
	Street wall setback	0m	
	Upper level setback	5m minimum setback	For all development in a heritage overlay, any part of the building above the heritage street wall should be designed to ensure that it occupies no more than one third of the vertical angle defined by the whole building in the view from a sight line of 1.7 metres (on the opposite side of the street).
C	Street wall Height		11m maximum (3 storeys) or the parapet height of the adjoining individually significant or contributory building if higher than 11m. 8m minimum. Match the parapet height of the taller adjoining heritage building.
	Street wall setback	0m	
	Upper level setback	5m minimum for individually significant heritage buildings.	Minimum 5m elsewhere. Any part of a building above the street wall should be designed to ensure that it occupies no more than one third of the vertical angle defined by the whole building in the view from a sight line of 1.7 metres (on the opposite side of the street).
D	Street wall height	11m maximum (3 storeys) or the parapet height of the adjoining individually significant or contributory building if higher than 11m. 8m minimum.	Match the parapet height of the taller adjoining heritage building.
	Street wall setback	0m.	
	Upper level setback	10m minimum for development up to 21m (6 storeys). 20m minimum for any height above 21m (storeys).	

Attachment 6 - Design Development Overlay DDO17

Interface Ref	Design Element	Mandatory Requirements	Preferred Requirements
F	Street wall height		11m (3 storeys).
	Street wall setback		0m.
	Upper level setback		5m minimum for land affected by HO335 and individually significant buildings. 3m minimum elsewhere.
G	Street wall height		14m (4 storeys) maximum.
	Street wall setback		0m.
	Upper level setback		3m minimum.
H	Street wall height		N/A.
	Street wall setback		0m minimum unless setback is identified on the Plan 4.
	Upper level setback		0m.
I	Side and rear wall height		8m maximum on a common boundary with a property in a residential zone. 11.5m maximum if boundary abuts a laneway.
	Side and rear boundary setback		0m.
	Upper level setback		Development should be setback in accordance with Figure 1 and Figure 2. Development should minimise stepped form.

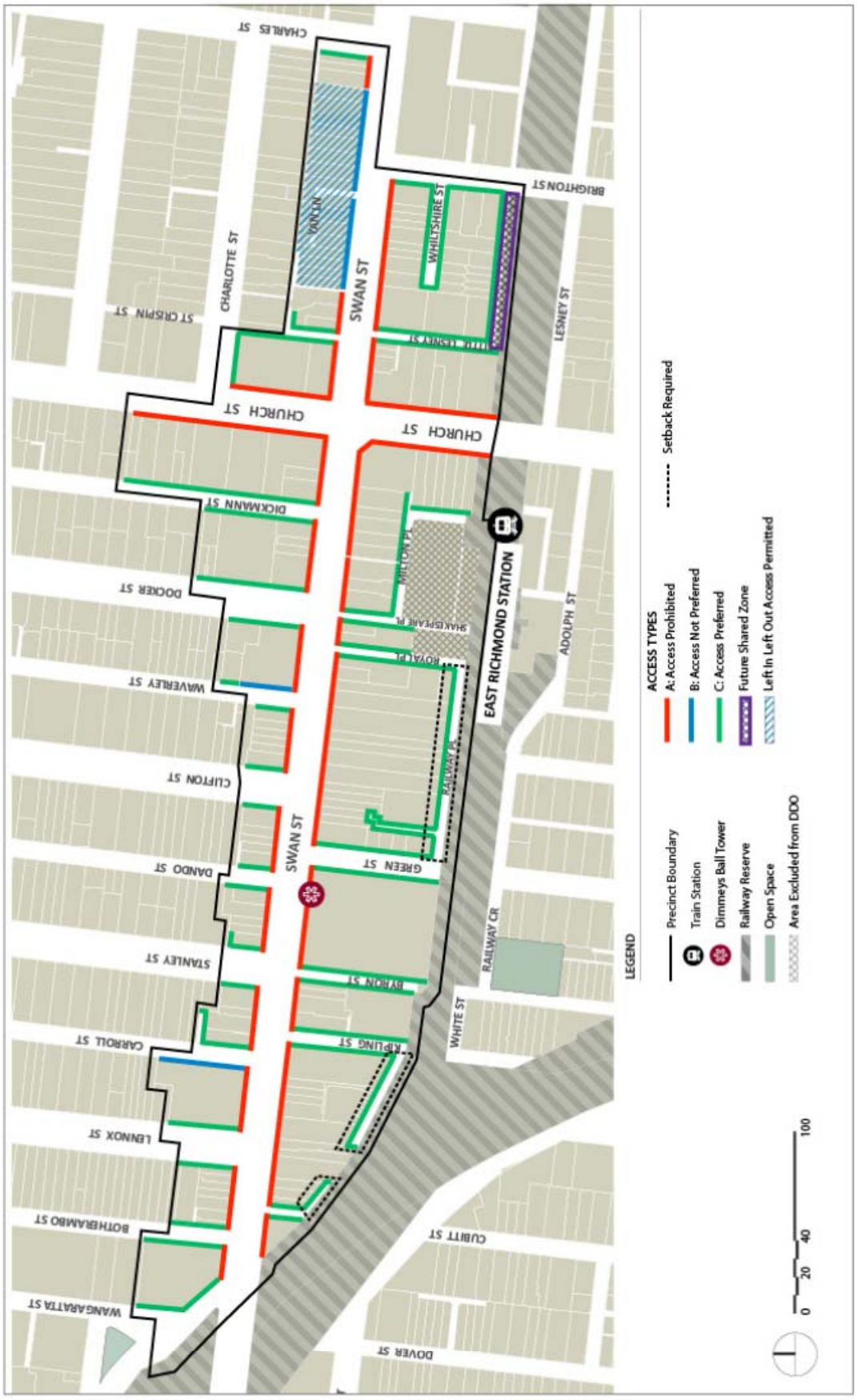
Attachment 6 - Design Development Overlay DDO17

Plan 3: Height and Interface Plan – Precinct 2 – Swan Street Retail Centre



Attachment 6 - Design Development Overlay DDO17

Plan 4: Access and Movement Plan – Precinct 2 – Swan Street Retail Centre



Attachment 6 - Design Development Overlay DDO17

2.3.3 Precinct 3 – Swan Street East

Shown on the planning scheme map as **DDO17-3**

The design requirements for Precinct 3 are as follows:

- Development along Swan Street should continue the street level experience of the Swan Street and Burnley Street heritage precincts by maintaining the prominence of the street wall.
- Development along Swan Street should enable views to the sky between buildings when viewed from street level on Swan Street and along Lord Street and Edinburgh Street.
- Development should improve the pedestrian environment and amenity of Swan Street, and easements and laneways that provide pedestrian connection to Swan Street and to the entrances to new developments.

Building height	Development must not exceed the mandatory building heights shown on Plan 5. Development should not exceed the preferred building heights shown on Plan 5.
Street wall heights and setbacks	Development must not exceed the relevant mandatory street wall height requirements or reduce the mandatory setbacks specified in Table 3 and shown on Plan 5. Development should not exceed the relevant preferred street wall height requirements or reduce the preferred setbacks specified in Table 3 and shown on Plan 5. Development should be designed to adopt the same setback from all street interfaces for a minimum of 65% of the height of upper levels to avoid repetitive stepped form. Development at 300 – 312 Swan Street must be setback to accommodate the provision and construction of a 6.0m laneway as shown on Plan 6. Development on the south side of Swan Street between Coppin Street and Burnley Street identified as “New Laneway Required” in Plan 6 must incorporate a rear setback to accommodate the provision and construction of a continuous minimum 6 metre rear (east-west) laneway with traffic calming measures.
Building Separation	Where development shares a common boundary and no interface treatment is shown in Plan 3, upper level development should: • be setback a minimum of 4.5m from the common boundary where a habitable window or balcony is proposed • be setback a minimum of 3.0m from the common boundary where a commercial or non habitable window is proposed. Where the common boundary is a laneway, the setback is measured from the centre of the laneway. Development of properties in the locations shown as “Upper Level Building Breaks” on Plan 5 should incorporate side setbacks greater than the standards above and enable clear views to the sky between buildings along Swan Street when viewed from the opposite side of Swan Street, and along Lord Street and Edinburgh Street.
Building Facades and Street Frontages	Frontages at ground floor and within the street wall should be designed with floor to floor ceiling heights suitable to accommodate commercial activity. Frontages at ground floor should incorporate verandahs, consistent with the form and scale of adjoining verandahs, into the façade design.
Upper Levels	Upper level development should be designed to ensure buildings are expressed in the round and designed to provide detail on facades when viewed from all directions.

Attachment 6 - Design Development Overlay DDO17

Overshadowing	Development must not overshadow any part of the southern footpath of Swan Street (measured as 4.0 metres from the southern road boundary of Swan Street between 10am and 2pm at 22nd September). Development should not overshadow any part of the opposite footpath of Mary Street and Coppin Street (measured as 2.0m from the road boundary between 10am and 2pm at 22nd September)
Heritage	For development within and immediately adjoining a Heritage Overlay the requirements in Table 5 apply.
Access and movement	Development on the south side of Swan Street between Coppin Street and Burnley Street identified as "New Laneway Required" in Plan 6 must construct the laneway to the site boundary to provide for the completion of the laneway through the adjoining site **See note* Development at 300 – 312 Swan Street must construct a widened laneway of 6.0m as shown on Plan 6. Development should be designed to enhance, activate and provide passive surveillance to the pedestrian connection between Glass Street and Swan Street as shown on Plan 6. Development should be designed to enhance, activate and provide passive surveillance to the pedestrian connection between Glass Street and Swan Street as shown on Plan 6. Vehicle and pedestrian access must be in accordance with the requirements of Clause 2.2.4 and Plan 6.

Note: *Prior to the completion of the rear (east-west) laneway, development may access Swan Street via an intermediate north-south laneway in the locations shown on the Access and Movement Plan 6. Any intermediate north-south laneway must be a minimum of 6 metres wide, provide a continuous connection between Swan Street and the future rear (east-west) laneway, enable access from adjoining properties (where relevant) and incorporate 'Left in' and 'Left out' only vehicle access onto Swan Street.*

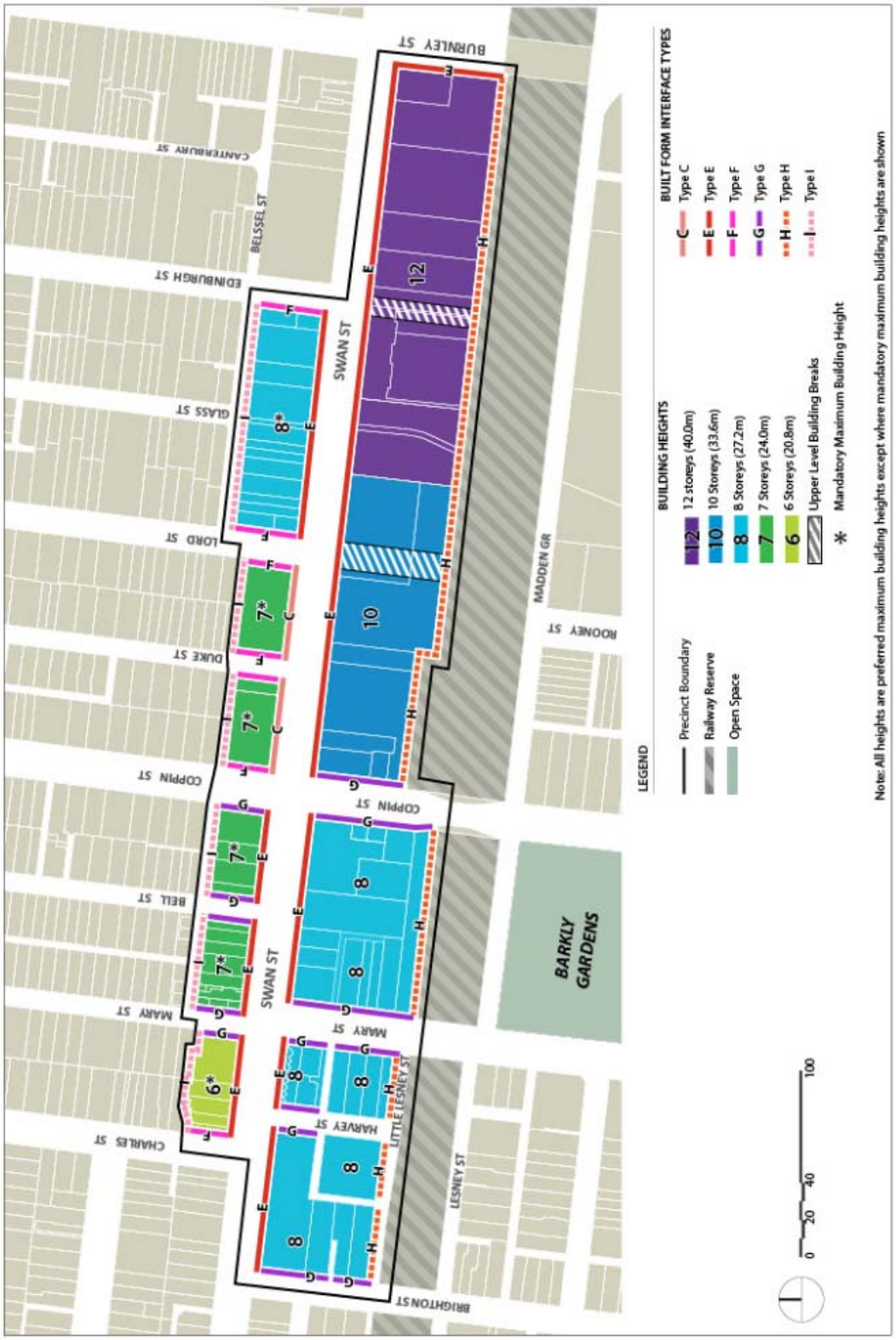
Attachment 6 - Design Development Overlay DDO17

Table 3 – Street Wall Heights and Setbacks for Precinct 3

Interface Ref	Design Element	Mandatory Requirements	Preferred Requirements
C	Street wall Height		11m maximum (3 storeys) or the parapet height of the adjoining individually significant or contributory building if higher than 11m. 8m minimum. Match the parapet height of the taller adjoining heritage building
	Street wall setback	0m	
	Upper level setback	Minimum 5m for individually significant heritage buildings.	Minimum 5m elsewhere. Any part of a building above the street wall should be designed to ensure that it occupies no more than one third of the vertical angle defined by the whole building in the view from a sight line of 1.7 metres (on the opposite side of the street).
E	Street wall height		14.5m maximum (4 storeys).
	Street wall setback		0m.
	Upper level setback		5m minimum.
F	Street wall height		11m (3 storeys).
	Street wall setback		0m.
	Upper level setback		5m minimum for individually significant buildings. 3m minimum elsewhere.
G	Street wall height		14m (4 storeys) maximum.
	Street wall setback		0m.
	Upper level setback		3m minimum.
H	Street wall height		N/A.
	Street wall setback		0m minimum unless setback is identified on the Plan 6.
	Upper level setback		0m.
I	Side and rear wall height		8m maximum on a common boundary with a property in a residential zone. 11.5m maximum if boundary abuts a laneway.
	Side and rear boundary setback		0m.
	Upper level setback		Development should be setback in accordance with Figure 1 and Figure 2. Development should minimise stepped form.

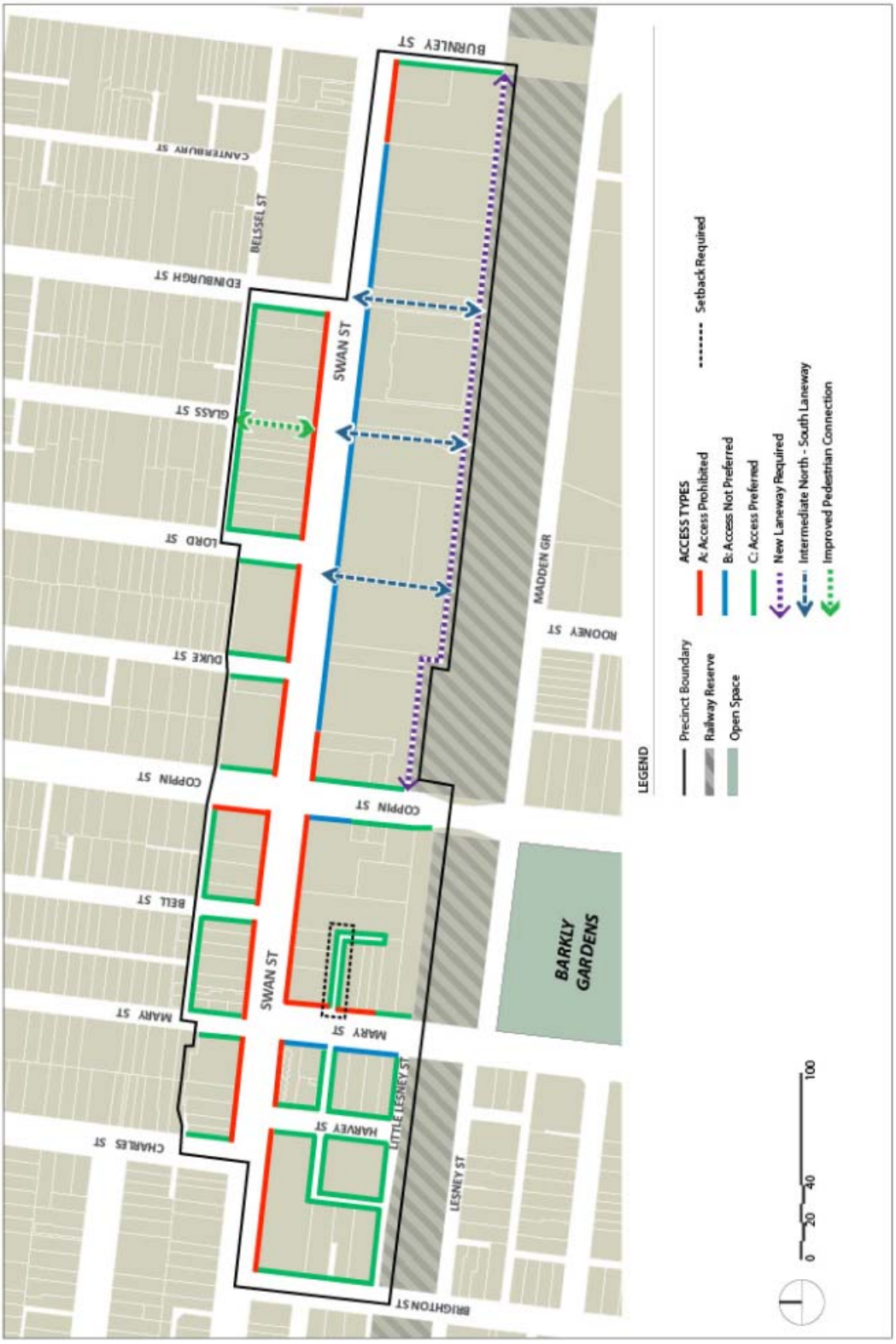
Attachment 6 - Design Development Overlay DDO17

Plan 5: Height and Interface Plan – Precinct 3 – Swan Street East



Attachment 6 - Design Development Overlay DDO17

Plan 6: Access and Movement Plan – Precinct 3 – Swan Street East



Attachment 6 - Design Development Overlay DDO17

2.3.4 Precinct 4 – Burnley Station

Shown on the planning map as **DDO17-4**

The Precinct Design Requirements for Precinct 4 are as follows:

- Development should respect the scale, rhythm, and architectural detail of the precinct and the heritage buildings in the Burnley Street Heritage Precinct.
- Development along Swan Street should provide an appropriate transition in the street wall height to the Burnley Street and Bendigo Street heritage precincts.
- Development along Swan Street should enable views to the sky between buildings when viewed from street level on Swan Street and along Cutter Street and Bendigo Street.
- Development should maintain the amenity of Ryan's Reserve.

Building height	Development must not exceed the mandatory building heights shown on Plan 7. Development should not exceed the preferred building heights shown on Plan 7.
Street wall heights and setbacks	Development should not exceed the relevant preferred street wall height requirements or reduce the preferred setbacks specified in Table 4 and shown on Plan 7. Development should be designed to adopt the same setback from all street interfaces for a minimum of 65% of the height of upper levels to avoid repetitive stepped form. Development at 500 to 506 Swan Street must be setback to accommodate the provision and construction of a 6.0 metre wide laneway as shown on Plan 8. Development at 130 to 136 Stawell Street must be setback to accommodate the provision and construction of a 3.0 metre wide laneway as shown on Plan 8. Development at 484 Swan Street should be setback to accommodate the provision and construction of a 3.0 metre wide pedestrian connection between Swan Street and Burnley Railway Station as shown on Plan 8.
Building separation	Where development shares a common boundary and no interface treatment is shown in Plan 7, upper level development should: • be setback a minimum of 4.5m from the common boundary, where a habitable window or balcony is proposed • be setback a minimum of 3.0m from the common boundary where a non habitable window is proposed. Where the common boundary is a laneway, the setback is measured from the centre of the laneway. Development of properties in the locations shown as "Upper Level Building Breaks" on Plan 7 should incorporate side setbacks greater than the standards above to enable clear views to the sky between buildings along Swan Street when viewed from the opposite side of Swan Street, and along Cutter Street and Bendigo Street.
Building Facades and Street Frontages	Frontages at ground floor and within the street wall should be designed with floor to floor ceiling heights suitable to accommodate commercial activity. Frontages at ground floor should incorporate verandahs, consistent with the form and scale of adjoining verandahs, into the façade design.
Upper Levels	Upper level development should be expressed as a building in the round and designed to provide detail on facades when viewed from all directions.

Attachment 6 - Design Development Overlay DDO17

Overshadowing	Development must not overshadow any part of the southern footpath of Swan Street (measured as 4.0 metres from the southern road boundary of Swan Street between 10am and 2pm at 22nd September) Development must not overshadow any part of the opposite footpath along Burnley Street (measured as 4.0 metres from the road boundary of Burnley Street between 10am and 2pm at 22nd September) Development should not overshadow the opposite footpath of Stawell Street (measured as 2.0m from the road boundary between 10am and 2pm at 22nd September).
Solar access	Development should maintain solar access to Ryan's Reserve as follows: • Beyond 16m of the eastern boundary of the reserve from 10am onwards on 22 September • At the western boundary of the reserve until 2pm on 22 September.
Heritage	For development within and immediately adjoining a Heritage Overlay the requirements in Table 5 apply.
Access and movement	Development at 500 to 506 Swan Street must construct a 6.0 metre wide laneway as shown on Plan 8. Development at 130 to 136 Stawell Street must construct a 3.0 metre wide laneway as shown on Plan 8. Development at 484 Swan Street should construct a 3 metres wide pedestrian connection between Swan Street and Burnley Railway Station as shown on Plan 8 and be designed to activate and provide passive surveillance to this connection. Vehicle and pedestrian access must be in accordance with the requirements of Clause 2.2.4 and Plan 8.

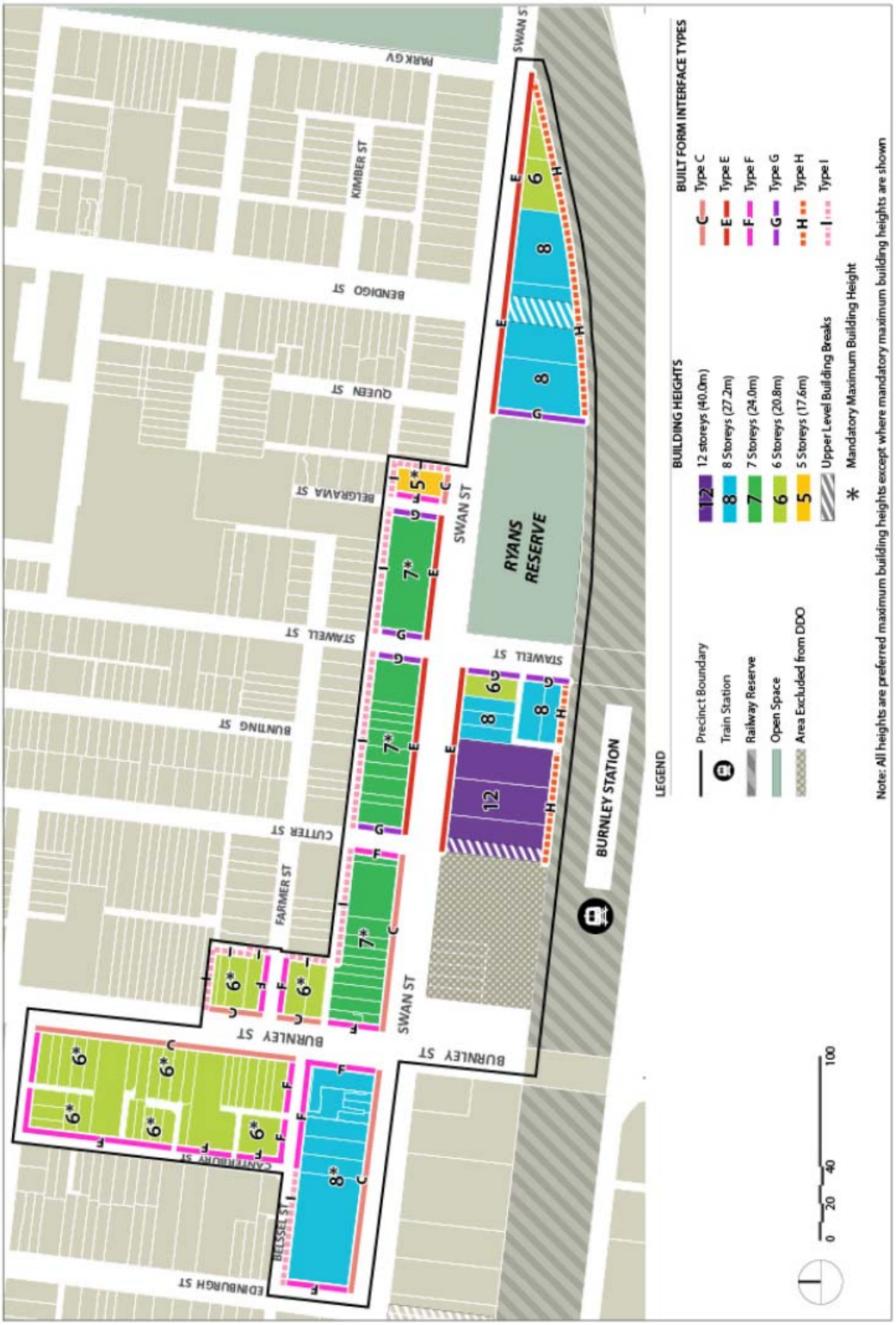
Attachment 6 - Design Development Overlay DDO17

Table 4 – Street Wall Heights and Setbacks for Precinct 4

Interface Ref	Design Element	Mandatory Requirements	Preferred Requirements
C	Street wall Height		11m maximum (3 storeys) or the parapet height of the adjoining individually significant or contributory building if higher than 11m. 8m minimum. Match the parapet height of the taller adjoining heritage building.
	Street wall setback	0m.	
	Upper level setback	10m minimum from Swan Street setback for land affected by HO 286 (365 Swan Street). Minimum 5m for other individually significant heritage buildings.	Minimum 5m elsewhere. Any part of a building above the street wall should be designed to ensure that it occupies no more than one third of the vertical angle defined by the whole building in the view from a sight line of 1.7 metres (on the opposite side of the street).
E	Street wall height		14.5m maximum (4 storeys)
	Street wall setback		0m.
	Upper level setback		5m minimum.
F	Street wall height		11m (3 storeys).
	Street wall setback		0m.
	Upper level setback		5m minimum for individually significant buildings. 3m minimum elsewhere.
G	Street wall height		14m (4 storeys) maximum.
	Street wall setback		0m.
	Upper level setback		3m minimum.
H	Street wall height		N/A.
	Street wall setback		0m minimum unless setback is identified on the Plan 8.
	Upper level setback		0m.
I	Side and rear wall height		8m maximum on a common boundary with a property in a residential zone. 11.5m maximum if boundary abuts a laneway.
	Side and rear boundary setback		0m.
	Upper level setback		Development should be setback in accordance with Figure 1 and Figure 2. Development should minimise stepped form.

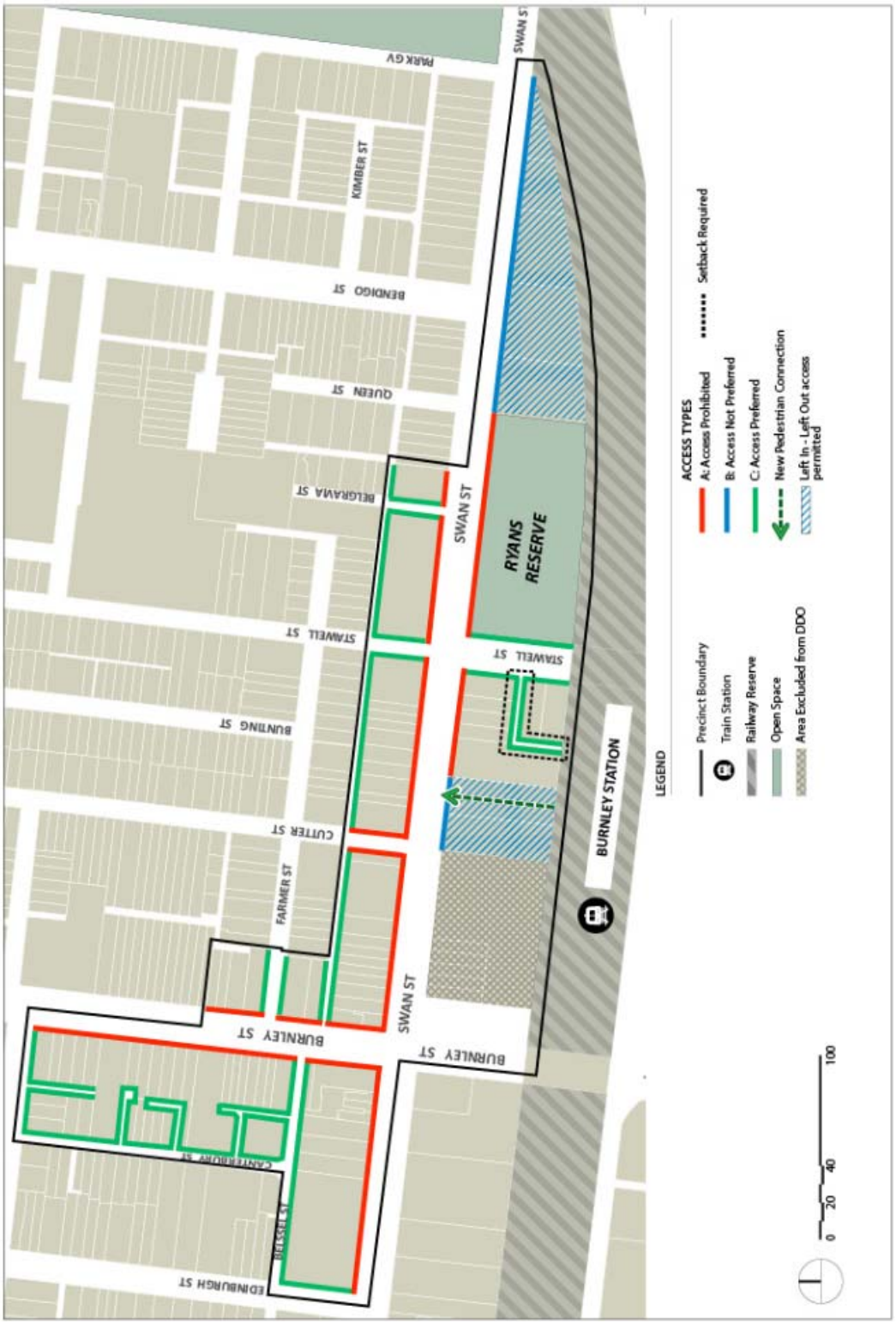
Attachment 6 - Design Development Overlay DDO17

Plan 7: Height and Interface Plan – Precinct 4 – Burnley Station



Attachment 6 - Design Development Overlay DDO17

Plan 8: Access and Movement Plan – Precinct 4 – Burnley Station



Attachment 6 - Design Development Overlay DDO17

2.4 Application Requirements

Unless with the written consent of the Responsible Authority, an application must provide:

- Perspectives showing the form, massing, profile, material finishes and detailed design of the proposed building(s).
- Sightline analysis for the proposed building(s) taken from nature eye level (1.7m above the level of the footpath, 1 metre from the kerb) from the opposite side of the street.
- For development in Precinct 2 on the south side of Swan Street between Church Street and the rail bridge, perspective and modelling of the proposed building(s) relationship to the Dimmey's Clock Tower when viewed from the north side of Swan Street to Council's spécifications.
- For development along Swan Street in Precinct 3 and 4, perspective and modelling showing the separation between existing and proposed building(s) when viewed from the opposite of Swan Street and the local streets specified in Clauses 2.3.3 and 2.3.4 as relevant.
- The following information in the Traffic Engineering Report, as appropriate:
  - measures to reduce conflict and improve pedestrian and bicycle amenity
  - details regarding loading and waste collection
  - any impacts on the operational efficiency and road safety of the tram route
  - any modifications to existing roads and/or laneways and/or provision of new laneway(s) in accordance with Plan 2, 4, 6 or 8
  - a Green Travel Plan prepared by a suitably qualified person outlining site-specific initiatives and actions to encourage the use of more sustainable transport options.
- An environmental wind assessment prepared by a suitably qualified professional to undertake measurements of environmental wind conditions around the proposed development and develop wind amelioration features as necessary.

3.0 Subdivision

DD/MM/YYYY None specified.

4.0 Advertising

DD/MM/YYYY None specified.

5.0 Decision guidelines

DD/MM/YYYY The following decision guidelines apply to an application for a permit under Clause 43.02, in addition to those specified in Clause 43.02 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- Whether the General Design Requirements and the Precinct Design Requirements in Clause 2.0 are met.
- The design of the streetscape interface and its contribution to an active street environment.
- Whether the proposal contributes to and improves the pedestrian connectivity and amenity of the public realm.
- The shadowing impacts of the development on footpaths and public spaces.
- The wind effects created by the development.
- Whether heritage buildings on street corners retain their prominence when viewed on both streets.

Attachment 6 - Design Development Overlay DDO17

- Whether heritage buildings retain their three-dimensional form as viewed from the public realm.
- Whether upper level development above the heritage street wall is visually recessive and does not overwhelm the heritage buildings.
- The impact of development on view lines to the Dimmey's Clock Tower.
- The impact of development on the operation of the tram routes along Swan Street and Church Street.

Reference Documents

Swan Street Built Form Analysis and Recommendations, Tract, 2017

Attachment 6 - Design Development Overlay DDO17

Table 2 to Schedule 17 - General design requirements for development on land affected by a Heritage Overlay or immediately adjacent to a heritage overlay

Design Element	Design Requirement
Building facades and street frontages	Development should retain the existing heritage facade of individually significant and contributory buildings. **Infill Buildings and Development Adjoining a Heritage Building** Façade treatments and the articulation of infill buildings on land affected by a heritage overlay or immediately adjoining a heritage building should: • Adopt a high quality and respectful contextual design response by interpreting the historic façade rhythm of the heritage streetscape and/or adjoining heritage building including fenestration patterns and proportions, the relationship between solid and void, and the module of structural bays • not compete with the more elaborate detailing of the adjoining nineteenth century heritage buildings, in particular avoid the replication of existing decorative features and architectural detail • respect the vertical proportions of nineteenth and early twentieth century facades of the heritage streetscape and/or adjoining heritage building • avoid large expanses of glazing with a horizontal emphasis except to ground floor shopfronts • maintain the existing canopy/verandah height of the heritage streetscape and/or adjoining heritage building • avoid the use of unarticulated curtain glazing or highly reflective glass **Contributory or Individually Significant Buildings** Adaptation of contributory or individually significant buildings should: • avoid highly reflective glazing in historic openings • maintain the inter-floor height of the existing building and avoid new floor plates and walls cutting through historic openings • avoid balconies behind existing openings • retain original or early shop fronts.
Upper Levels (above street wall height)	Upper level development on land within a heritage overlay and immediately adjoining a heritage building should: • retain the roof form of individually significant buildings between the parapet and new development where this contributes to the significance of the place and/or is visible from the public realm • incorporate an angled splay comparable with that of the heritage street wall where present on a corner site • utilise visually lightweight materials and finishes that are recessive in texture and colour, and provide a juxtaposition with the heavier masonry of the heritage facades • incorporate simple architectural detailing that does not detract from significant elements of the existing building or streetscape • be articulated to reflect the fine grained character of narrow sites and avoid highly articulated facades with recessed and projecting elements.

Attachment 6 - Design Development Overlay DDO17

Figure 1 to schedule 17 – Residential interface with an existing laneway

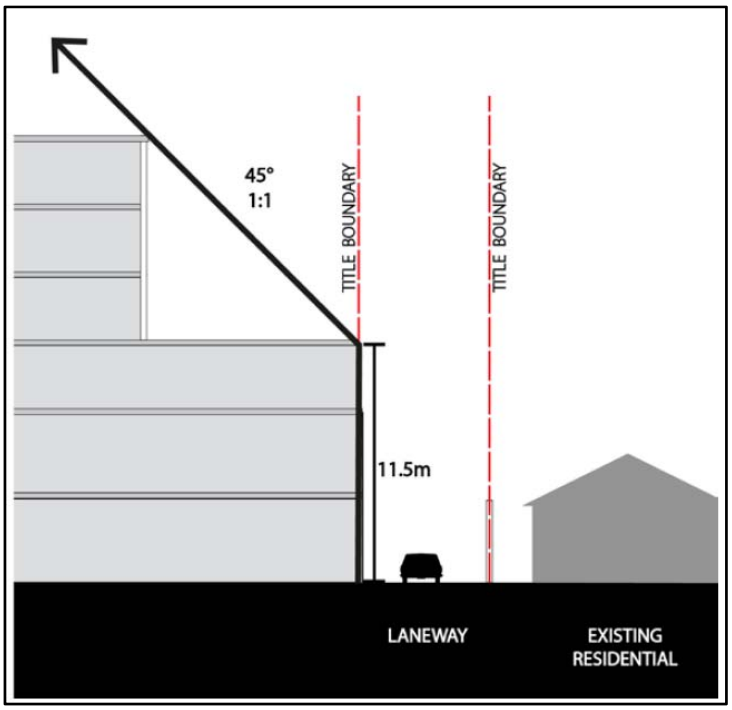
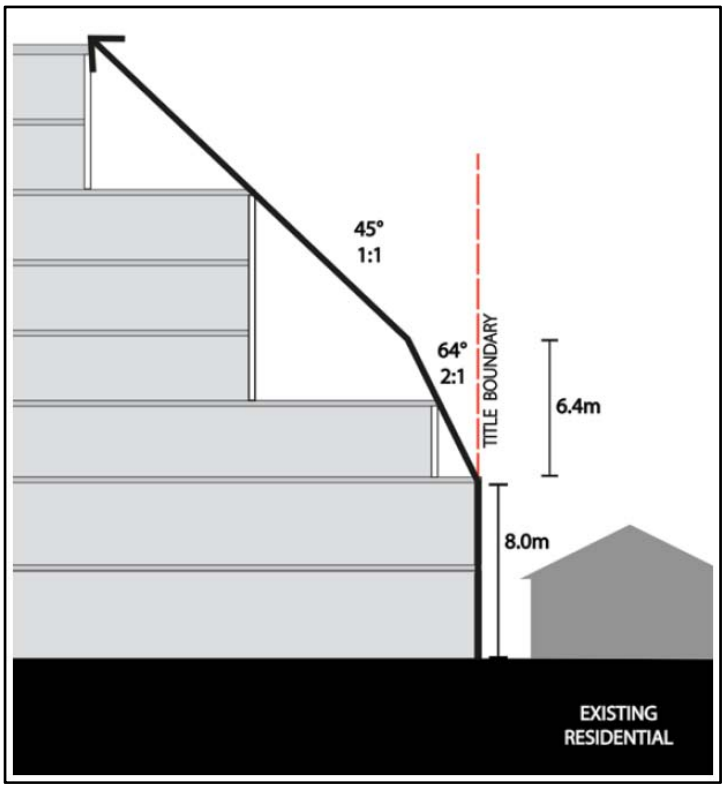


Figure 2 to schedule 17 – Residential interface direct abuttal



Attachment 7 - Swan Street Local Area Policy

21.11 LOCAL AREAS

--/--/20- This Clause focuses on the local area implementation of the objectives and strategies set out in the MSS. Each Section relates to a particular precinct within the municipality and should be read in conjunction with the rest of the Municipal Strategic Statement and not in isolation.

The sections are organised under the Local Area headings.

21.11-2 Swan Street Acivtiy Centre

--/-- Swan Street's diverse range of entertainment and retail activities, public transport options and close proximity to Melbourne's Central Business District and Sports and Entertainment Precinct have attracted residents, visitors and workers to the Activity Centre for well over a 100 years.

The character of the Activity Centre varies significantly along the length of Swan Street, moving from a cohesive and highly intact turn of the century 'High Street' with a prominent fine grain subdivision pattern, to a diverse and less historically intact retail and residential area towards the eastern end. The Activity Centre contains a number of landmark heritage commercial buildings, including the Dimmeys Clock Tower.

The preferred future character of each precinct reflects this diversity with moderate built form change planned for the highly intact heritage area west of Brighton Street and higher change at the eastern end of the Activity Centre where there is currently a more mixed built form character. This built form change will support the Activity Centre's role as a location for an extensive mix of retail, entertainment and commercial uses, and high quality apartment living.

The Framework Plan as shown in Figure 1 illustrates the boundary of the Swan Street Major Activity Centre and the precincts, which make up the centre:

- Precinct 1: Richmond Station
- Precinct 2: Swan Street Retail
- Precinct 3: Swan Street East
- Precinct 4: Burnley Station

Vision

Council's vision is to develop Swan Street Activity Centre into a vibrant and thriving mixed use centre that allows for well designed midrise commercial and residential development whilst preserving the prominence of the heritage streetscape and buildings and maintaining acceptable levels of amenity.

Local area implementation

Ensure that any proposed use or development within the Swan Street Activity Centre is generally consistent with the Swan Street Built Form Framework Plan as shown in Figure 1.

Preferred Future Character

- Ensure new development supports and contributes to the future preferred character of each precinct:

  Precinct 1 – is an exciting place anchored by the Richmond Train Station with shops, entertainment uses and alfresco dining areas that is a destination for visitors and the workers and students from the surrounding employment and education uses in Cremorne. The entry to the centre is more defined with high quality contemporary buildings that wrap the corner with Hoddle Street. Looking east the Precinct Hotel and other heritage buildings sit comfortably next to more contemporary buildings that reflect a similar scale at street level with new development above and behind a well defined street wall.

Precinct 2 – is the major focus for retail and entertainment uses located within existing fine grain heritage shop fronts. The footpaths are the key public spaces providing opportunities for outdoor dining and public engagement. Activated linkages connect people to East Richmond Station and a potential new public park. Looking along Swan Street, the intact heritage buildings remain prominent defining a valued heritage streetscape where new development above and behind the street wall is visually recessive. The Dimmey's Tower remains a clear focal point in the street standing out from surrounding buildings. Taller development along the railway line is visible and provides a greater sense of enclosure along side streets and laneways but is designed and spaced to contribute to a varied skyline that remains subservient to the heritage streetscape.

Precinct 3 – is a true mixed use precinct providing for a range of retail, commercial and residential uses within new mid rise developments of varying heights, widths and character. The consistent front setback and continuation of the broad scale of the street wall of Precinct 2 provides a continuity with the balance of the centre and an improved pedestrian experience at street level. On the north side of Swan Street, the heritage buildings remain visually prominent in the streetscape and development is scaled and sited sensitively to the adjoining low scale residential area. On the south side of Swan Street high quality taller buildings gradually scale up to Burnley Street denoting the importance of the station. Breaks between these buildings maintain views to the sky from street level and create a varied skyline and backdrop to the shopping strip when viewed from surrounding residential and commercial areas. New and improved laneways connecting to Swan Street offer opportunities for interesting public spaces that complement improvements to the public realm along Swan Street.

Precinct 4 – is anchored around Burnley Station and the Burnley Street Village. High quality new buildings adjoining Burnley Station with a range of retail, office, hospitality, residential and personal services activate new and improved pedestrian connections to the station. Along Burnley Street, the heritage buildings remain prominent with new infill development integrating as a cohesive part of the streetscape. Buildings behind Burnley Street and along the north side of Swan Street scale sensitively to the adjoining low scale residential area. Breaks between buildings at upper levels maintain views to the sky from street level and create a varied skyline when viewed from surrounding residential areas.

Economic Development

- Support sensitive reuse and adaptation of existing heritage buildings for a range of retail, entertainment and commercial uses.
- Support Precinct 2: Swan Street Retail as a compact, fine grain retail precinct.
- Support the area west of Church Street as a core entertainment precinct that contains a range of licensed premises that make a significant contribution to the Night Time Economy.
- Facilitate opportunities for office and residential uses throughout the centre, principally above the ground floor.
- Facilitate a range of uses that cater for the everyday needs of residents, visitors and workers.
- Maintain and increase land uses that support street level activation and passive surveillance of the public realm.

Built Form and Heritage

- Provide for midrise development (5 -12 storeys) that respects the heritage fabric and the adjoining low scale residential neighbourhoods.
- Ensure individually significant and contributory heritage buildings are retained to conserve the intactness of the original heritage streetscape.
- Maintain an intimate pedestrian scale at street level along Swan, Church, and Burnley Street.

- Ensure development respects a consistency and intactness of the heritage streetscapes and the unique architectural form and qualities of heritage buildings within the Activity Centre.
- Promote a gradual transition in height along Swan Street towards Burnley Train Station.
- Ensure tall buildings are well spaced and sited to avoid visual bulk and provide equitable access to an outlook and good daylight.
- Allow for taller buildings with highly articulated street walls in side streets and laneways on the southern side of Swan Street.
- Ensure development contributes to the evolution of Precinct 3: Swan Street East and Precinct 4: Burnley Station into vibrant mixed-use precincts with built form that enhances the streetscape character.
- Enhance and mark the entry to the centre from Hoddle Street.
- Protect key views lines on Swan Street to the Dimmey's Clock Tower.

Access and Movement

- Facilitate widened laneways and new laneways to provide for safe vehicular access to and from new development.
- Ensure that pedestrian movement is given priority along Swan Street.
- Limit direct vehicular access on to Swan Street, Burnley Street and Church Street.
- Facilitate new footpaths and shared zones to provide safe pedestrian access to buildings.
- Encourage the provision of vehicular access from either the side or rear of buildings.

Public Realm

- Maintain daylight and sunlight to the key streets and public spaces.
- Encourage enhancement of the amenity and appearance of the public realm.
- Facilitate new and improved pedestrian connections to Swan Street and the railway stations.
- Safeguard the future amenity of the potential public park at the carpark adjoining East Richmond Train Station.
- Improve amenity and pedestrian safety under the railway bridge in Swan Street.
- Ensure that new development provides adequate weather protection for footpaths along Swan, Burnley, and Church Street.

Attachment 7 - Swan Street Local Area Policy

Figure 1: Swan Street Framework Plan

11.2 Investing in Community Grants 2018-2020 Recommendations Report

Executive Summary

Purpose

That Council endorse the recommendations of grants to 10 community organisations by the Community Panel for the Investing in Community Grants 2018-2020 for the amount of $290,000 per annum over three years, subject to future budget approval.

Key Issues

Yarra City Council's Investing in Community Grants 2018-2020 (ICG) provide three year funding to community organisations that run programs which serve the community and align with Council's funding priorities. This program opened in May 2017 and attracted 36 applications, 13 more applications than in 2014.

This round of ICG focused on the funding priorities that represent the Council's key social plans. Applicants were asked to elect at least one priority from the plans as the focus for their ICG application.

A multi-staged assessment process was undertaken including eligibility and internal assessment by Council Officers. All applications were then reviewed by a panel of external community experts and the Community Panel recommendations are the basis for the recommendations of this report.

Financial Implications

The amount that has been approved in the 2017/18 budget for 2018 is $290,000. $290,000 (plus CPI) has also been recommended in 2018/19 and 2019/20, pending budget approval.

PROPOSAL

That the Council endorse the recommendations of the Community Panel for the Investing in Community Grants as outlined in the attachments.

11.2 Investing in Community Grants 2018-2020 Recommendations Report

Trim Record Number: D17/121162
Responsible Officer: Community Partnerships Unit Manager

Purpose

1. That Council endorse the recommendations of grants to 10 community organisations by the Community Panel for the Investing in Community Grants 2018-2020 for the amount of $290,000 per annum over three years, subject to future budget approval.

Background

2. The Investing in Community Grants is a three year granting program within Council's Community Grants Program. The grants offer substantial amounts of funding to not-for-profit organisations to run their programs over three years. The program is worth around $882,000 over three years.
3. The grants application process is an open competitive round which is then assessed by a community panel comprised of selected community members. The programs recommended to be funded must serve the community and align with Council's plans and policies.
4. On 4 April 2017 Council approved the broad objectives, guidelines, assessment process and budget for Investing in Community Grants 2018-2020 (ICG). Investing in Community Grants opened for applications on 8 May 2017 and closed on 26 June 2017. The grants were advertised in the Yarra News, on Council's website, on Twitter and through the Yarra Grants E-Newsletter which is sent to all previous grant recipients.
5. There were 36 applications submitted in this round, 13 more applications than in the previous round three years ago.
6. The funding priorities for Investing in Community were determined by the priorities of Council's social plans.
7. The council plans and policies that the programs address include:
   (a) Aboriginal Partnerships Plan 2015-18
   (b) Access and Inclusion Plan 2014-2017
   (c) Early Years Strategy 2015-2018
   (d) Middle Years Strategy 2014-17
   (e) Multicultural Partnerships Plan 2015-18
   (f) River of Life Positive Ageing Strategy, Stage Two Action Plan 2014 – 2017
   (g) Yarra Environment Strategy 2013-2017
8. A multi-staged assessment process was undertaken including eligibility and internal assessment by Council Officers. All applications were then reviewed by a panel of external community experts and the Community Panel recommendations are the basis for the recommendations of this report.

9. The following nine organisations have been recommended to receive grants **(Table 1)**. There are ten projects in all. See **Attachment 1** for complete details.

Table 1

Applicant	Project Title	First year recommended grant amount	Total recommended over three years
3CR Community Radio	3CR Beyond the Bars	$ 22,353	$ 68,069.92
3CR Community Radio	Disability Day Radio	$ 22,353	$ 68,069.92
Abbotsford Convent Foundation (ACF)	Convent Kids	$ 23,015	$ 70,085.86
Concern Australia	LiveWires	$ 25,000	$ 76,130.63
Wellington Collingwood Inc	The Wellington Collingwood	$ 25,000	$ 76,130.63
Victorian Association for the Care and Resettlement of Offenders (VACRO)	Second Chance Cycles (SCC)	$ 27,500	$ 83,743.69
Open Table	Open Table Free Community Lunch Program	$ 29,915	$ 91,097.91
Merri Creek Management Committee	Confluence: Investing in the cultural and environmental values of Merri-Yarra confluence with community	$ 29,950	$ 91,204.49
Skills2Connect / Fitzroy Learning Network	Skills2Connect	$ 39,520	$120,347.29
Australian Catholic University	Yarra Blue Light, Victoria Police and Australian Catholic University Sport Programs for Middle Years	$ 45,000	$137,035.13
		$289,606	**$881,915**

10. Of the former ICG recipients for the 2015-2017 program, VACRO, Concern Australia, 3CR (Beyond the Bars) and Skills2Connect (formally Brainbank) were successful once more. There were six new grant projects (though Blue Light are working with the ACU application that was successful). Artful Dodgers, Collingwood Basketball Association and Infoxchange were not successful this time around. St Mary's also was not successful, although their application was for a different project than the one for which they were previously funded.

External Consultation

11. Two information sessions were held to promote the Investing in Community Grants; one in the evening at Richmond Town Hall and one during the day at Collingwood Library. Both sessions were well attended.

12. All applicants are required to directly consult Council officers before submitting their application to discuss project ideas and gain assistance with the application process, including understanding funding priorities and eligibility requirements.

13. Free Skills and Training sessions were provided prior to the grants opening and throughout the application period. Session topics relevant to grant applicants focussed on applying for grants, evaluating projects, governance, understanding finances, strategic planning, and media and communications strategies.

Internal Consultation (One Yarra)

14. All of the grants were assessed by at least two Council Officers who have expertise in the particular Council plan and priorities addressed in the application. The officers who assessed the grants were from across a wide range of Council units including Family, Youth and Children, Community Partnerships, Sustainability, Arts and Culture, Aged and Disability Services and Social Policy. Their assessment and advice was made available to the external Community Panel to inform their decision making.

Financial Implications

15. The total amount requested from 36 applicants in the Investing in Community Grants was $3.37m over three years for projects totalling $11.4m.

16. The Council has approved a budget of $290,000 for the 2017/18 financial year. The program extends over three years so there will be a further $290,000 per annum (plus CPI) distributed in 2018/19 and 2019/20, pending Council budget approval. The total recommended funding amount over the three years 2018-2020 is $881,915.

17. Applicants were asked to specify the total cost of their project, as well as the amount requested from Council. Applications ranged from asking Council for the entire cost of a project, to asking for only a small portion of the overall budget. In funding these projects, Council is enabling larger projects to take place.

18. The ten recommended applicants requested $925,000 over three years for projects totalling $3.85m in value.

19. The average recommended grant is $28,960 per annum.

Economic Implications

20. Most of the recommended programs contain a component in the budget for wages. Many of these programs fund a community worker who then supports the groups they engage to develop skills that in turn will increase their employability.

21. ICG strengthen the community sector by providing a flexible and responsive source of funds to community based not for profit organisations. Funding is used to support projects that deliver the outcomes outlined within the Council Plan and target the areas of highest need within the community.

22. Grants redistribute funds through community run projects to those less advantaged in the community. Projects that are funded to support new arrivals, young people and families through skills development or projects that support service co-ordination also have an indirect economic benefit.

Sustainability Implications

23. Two of the recommended applications directly address sustainability issues. The Open Table Free Community Lunch Program aims to reduce the amount of edible food that is currently going to waste in the community by developing a network of local food donors, thus reducing the environmental impact of food waste. While the Merri Creek Management Committee's project Confluence aims to increase local biodiversity by planting indigenous species and weed control for overall environmental restoration and to undertake conservation work, free guided walks and free mini-festivals incorporating Wurundjeri cultural values.

24. Applicants were advised that Council would give preference to all applicants who consider incorporating activities that improve the sustainable outcomes of their projects. The applicants are asked to consider ways of reducing and reusing resources.

Social Implications

25. The ICG aims to address a broad range of social needs across several Council social plans. By providing three year funding, community organisations can plan medium term projects. Through funding programs identified by community organisations as best meeting community needs, ICG supports both the participants of the funded program and the capacity of community organisations themselves.

Human Rights Implications

26. ICG Guidelines are in alignment with the Victorian Charter of Human Rights and Responsibilities Act 2006 and actively supports people to participate in and contribute to their community.

Communications with CALD Communities Implications

27. The promotion of diversity is built into the grants program which prioritises supporting initiatives which recognise and promote the rich cultural, linguistic and religious diversity of Yarra, through models of social inclusion, capacity building and sector strengthening.

Council Plan, Strategy and Policy Implications

28. The 2017-2021 Council Plan closely guides the Community Grants objectives. Community Grants are intended to support the delivery of the Council Plan and are a key way in which those objectives can be achieved in partnership with the community.

29. Five of the seven strategic objectives of the Council Plan relate to the Grants Program:

30. *Community health, safety and wellbeing* - The Community Grants Program provides a flexible and responsive source of funds to support projects and initiatives within the not-for-profit community sector. The program supports Council's commitment to social justice and social inclusion principles, and provides support to communities living in Yarra's public housing estates. The program also supports community organisations within the recreational and sporting sector, to encourage greater participation and strengthen their capacity to deliver additional activities for the whole of the Yarra community.

31. *Inclusion, diversity and uniqueness* - The program provides support for community groups to offer inclusive and diverse activities, services, information and cultural celebrations, particularly in the arts and cultural and community development stream.

32. *Sustainability and the natural environment* - The provision of a Sustainability Stream in the Annual Grants provides support to local community groups through community education and engagement in environmental sustainability. All applicants are asked to consider the environmental impact of their project.

33. *The character and heritage of the city* - The community grants contribute immeasurably to Yarra's liveability. The extra support provided to local community groups, schools, artists to run their projects adds to the diversity of activities available for residents to participate in. Many of the grants address social issues which improve the liveability of Yarra by seeking to resolve some of the urban problems of poverty, drug addiction and family violence.

34. *Transparency, performance and community participation* - Yarra City Council's Community Grants Program is a recognised leader among Local Government in Victoria. As well as having one of the largest grant programs, Yarra's grants have been an innovative means of connecting with and supporting local communities and our administrative processes are highly regarded by other councils. The community participate in the deciding of the grants through the community panel making the recommendations.

Legal Implications

35. The grants program enables Council to achieve some of the basic tenets of the Local Government Act 1989:

    (a) Section 3C to promote the social, economic and environmental viability and sustainability of the municipal district;

    (b) Section 3D fostering community cohesion and encouraging active participation in civic life; and

    (c) Section 3E planning for and providing services and facilities for the local community.

36. Council has not sought legal advice in relation to the grants program this year.

Other Issues

37. There are no other issues.

Options

38. There are no other options.

Conclusion

39. The ICG program is a competitive, three year program that partners with community organisations in delivering on priorities articulated in the Council Plan 2017-2021 and Councils' social policies. It has grown to be a very popular grants program and demonstrates how Council can support grass roots local initiatives delivering positive outcomes for those involved and beyond. Unfortunately not all applicants can be recommended for funding though they can all be commended for their efforts.

RECOMMENDATION

1. That Council:

    (a) endorse the recommendations of the Community Panel for the Investing in Community Grants 2018-2020 as outlined in Attachment 1; and

    (b) formally thank the Investing in Community panel for their voluntary contribution to the grants assessment process.

CONTACT OFFICER: **Michael Van Vliet**
TITLE: **Community Grants Team Leader**
TEL: **9205 5146**

Attachments

1 Investing in Community Grants 2018-2020 Recommended Applications

Attachment 1 - Investing in Community Grants 2018-2020 Recommended Applications

INVESTING IN COMMUNITY GRANTS 2018-2020 RECOMMENDED GRANTS

Applicant ID: ICG2018-2002

Applicant: Concern Australia

Project Title: LiveWires

Brief Project Description: LiveWires offers vulnerable children on the Collingwood Public Housing Estate with sport and recreation activities, expressive arts, cooking and baking classes, play-based education, social learning and encourages mindfulness. This program runs every Tuesday and Wednesday afternoon in the school term and one week during the school holidays. We welcome people of all cultures, backgrounds and beliefs and teach each child principles of inclusivity and to value each individual's story. We explore the sharing of cultural food, music and art as components of multicultural education.

We provide a safe, stimulating and caring space where children can receive care, healthy meals, and engage in activities while building relationships with supportive adults. Children engage in play-based learning with hands-on skill coaching in a variety of areas. We partner with schools, sport clubs, local artists, and government to give children access to diverse experiences, skill-based coaching and community centres. We teach children the values of staying healthy through nutrition, exercise, community and mindfulness. Children will learn:

- social skills and principles of respect and participation
- self-expression through the arts
- teamwork
- cultural practices and perspectives
- numeracy and literacy through play
- motor-skills
- leadership
- positive codes of behaviour

We deliver an early-intervention program to reduce the risk of vulnerable children exhibiting mental health issues or anti-social behaviour in the future. This is a social and economically cost-effective strategy. We have a zero-tolerance policy for bullying and poor behaviour and provide clear boundaries and structure. Our aim is to support the enhancement of each child's well-being and development.

Amount requested Year 1: $25,000

Recommendation Year 1: $25,000

Total recommended over three years: $76,130.63

Panel Comments: A well thought out application that proposes to deliver quality activities for young people in the early years and middle years. The application has realistic aims and goals, and addresses clear community needs within Yarra. A known program with good capacity to deliver, and targeting Collingwood where there are fewer activities available.

Applicant ID: ICG2018-2003

Applicant: Wellington Collingwood Inc

Project Title: The Wellington Collingwood

Brief Project Description: The Wellington Center provides a safe and inclusive environment for people to meet daily. It runs a number of self-help groups including Narcotics Anonymous, YOGA, African Drumming, Tai Chi, community singing, a food pantry and a Knitting group. A number of social activities are also run during the week. In partnership with St. Vincent's Hospital the Wellington Center offers a free community lunch to people in the Collingwood area once a fortnight. Meals are also provided on other days and participants are encouraged to cook for others.

Of particular importance are the allied and complementary health services that The Wellington Center delivers to the local community of Collingwood and Fitzroy. These services include preventative health measures via Chiropractic clinics, Myotherapy clinics, Osteopathy Clinic, Counselling, Optometry, Naturopathy, and Chinese

Attachment 1 - Investing in Community Grants 2018-2020 Recommended Applications

Medicine including Acupuncture and Massage treatments all run under the umbrella of 'Hands on Health Australia' Clinics.

An important aspect of The Wellington's work is providing a place of sanctuary for some and connection for many. We aim to provide a place of wellbeing providing a point of connection, inclusion and belonging.

Amount requested Year 1: $30,000

Recommendation Year 1: $25,000

Total recommended over three years: $76,130.63

Panel Comments: This was a strong application for a program that has a wide reach in Yarra, and provides services that have strong benefits for the most vulnerable in the community. Great to see the partnership with RMIT for the evaluation, as well as partnerships with other organisations for the delivery of services.

Applicant ID: ICG2018-2003

Applicant: Victorian Association for the Care and Resettlement of Offenders (VACRO)

Project Title: Second Chance Cycles (SCC)

Brief Project Description: Since July 2009, VACRO has run a community bicycle workshop. The Second Chance Cycles workshop takes discarded bicycles and unclaimed stolen bikes and restores them for community use. We provide people from the City of Yarra with hands on training and a workshop environment, the opportunity to learn how to repair and maintain their own bikes, the opportunity to reduce, recycle and reuse, the opportunity to give back to the community and provide people from marginalised backgrounds an opportunity to socialise in a supportive setting.

Amount requested Year 1: $32,500

Recommendation Year 1: $27,500

Total recommended over three years: $83,743.69

Panel Comments: A well written application for a successful program that provides a needed service in Yarra and impacts on a lot of people. The application strongly aligns with multiple funding priorities.

Application ID: ICG2018-2011

Applicant: Merri Creek Management Committee Inc

Project Title: Confluence: Investing in the cultural and environmental values of Merri-Yarra confluence with community

Brief Project Description: Merri Creek Management Committee (MCMC) and Wurundjeri Council (WC) will increase the City of Yarra community's appreciation of Wurundjeri Country at the Merri-Yarra Confluence based on our partnership work over eight years for Murnong Gathering (City of Moreland) and three years for Merri's Magical Morning (City of Darebin). We will leave no footprint when we invest in Yarra's community and:

1. Build on our established relationship to shape an engagement plan to build community recognition of Yarra as Wurundjeri Country near the confluence's new scar trees.

2. Use our strong track record and proven ability to undertake conservation work, free guided walks and free mini-festivals with Wurundjeri cultural values and presence at the core.

3. Invite and integrate past recipients of City of Yarra's Investing in Community Grants in new opportunities as a key platform of our Investing in Community Engagement Strategy.

4. Aim for a self-sustaining business base for walks and mini-festivals to ensure lasting impact in the City of Yarra.

Amount requested Year 1: $29,950

Recommendation Year 1: $29,950

Total recommended over three years: $91,204.49

Panel Comments: A well written and well thought out application that cleverly addresses a number of priorities with one strategy. There is great potential to increase the engagement of the Yarra population with the river and the Wurundjeri understanding and practice and this application can do so.

Attachment 1 - Investing in Community Grants 2018-2020 Recommended Applications

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Application ID: ICG2018-2013

Applicant: Skills2Connect **Auspice:** Fitzroy learning Network

Project Title: Skills2Connect

Brief Project Description: Skills2Connect matches skilled volunteers from the Yarra community with refugees, migrants and people seeking asylum who need support to access pathways to community connection, education and employment. Mentors support, guide, and encourage those eager to build positive long term community relationships that overcome cultural barriers, isolation, limited skills, lack of confidence and barriers to employment and education.

Skills2Connect provides intensive, group and one-to-one practical support for:

- Adults seeking employment, education pathways;
- Youth at risk of disengaging from education/employment pathways;
- All who seek networks and connections that enable full community participation

Support provided will include:

- English language support; career guidance and understanding of the Australian workplace;
- resume writing, job search opportunities;
- education guidance, homework tutoring;
- community network understanding and connection;
- grant-writing and grant management for new and emerging community groups

Skills2Connect builds on BrainBank delivered by Brotherhood of St Laurence (BSL) until October 2016, but now successfully managed by FLN. With its new brand, Skills2Connect consolidates the achievements of BrainBank and builds on its impact through a greater focus on strength-based mentoring, capturing the aspirations of participants, and expanding the number of mentors and mentees participating in the program.

Our vision for Skills2Connect is to support vulnerable groups to develop the assets, resources and knowledge they need to develop their community. We will achieve this by:

- Building the capacity, skill base and community connections for local residents;
- Reducing social isolation and building community cohesion and connectivity;
- Strengthening social capital and fostering individual resilience.

Amount requested Year 1: $39,520

Recommendation Year 1: $39,520

Total recommended over three years: $120,347.29

Panel Comments: The panel felt that this was a strong application that delivers significant benefits to the participants. The application demonstrated a very strong need for the program and fits very well with several of Council's strategic objectives.

Application ID: ICG2018-2018

Applicant: 3CR Community Radio

Project Title: 3CR Beyond the Bars

Brief Project Description: Beyond the Bars is a cutting-edge project presenting a series of live prison radio broadcasts with Aboriginal and Torres Strait Islander (ATSI) inmates from within Victorian jails during NAIDOC Week. The radio broadcasts are presented by ATSI broadcasters and distributed via 3CR 855AM, 3CR Digital, streamed live online and made available to other community stations around Australia. The broadcasts are preceded by workshops that engage, challenge and prepare the inmates for their time on air. The broadcasts are an opportunity to speak out, build confidence, connect with community and explore cultural and social issues. Beyond the Bars gives voice to over 100 ATSI women and men and is unique throughout Australia and the world in facilitating the participation of

Attachment 1 - Investing in Community Grants 2018-2020 Recommended Applications

ATSI prisoners via live radio. It is our intention that the prisons include: Port Phillip Prison, Dame Phyllis Frost Centre, Barwon prison, Middleton/Loddon prison, Marngoneet and Fulham Correctional Centres. Following the annual broadcasts a double CD (1000 in quantity) of highlights is produced and launched at a free, public event in the City of Yarra that celebrates the project with live music and a panel of speakers. The CD features the songs, poetry and stories from ATSI prisoners and is distributed free to community broadcasters, prisoner participants, ATSI individuals and organisations, prison management and services, and other media outlets. The CD distribution ensures that the broadcast event is not just a one-off listening opportunity. In addition, to increase accessibility, Beyond the Bars audio is available online www.3cr.org.au/beyondthebars

Amount requested Year 1: $22,353

Recommendation Year 1: $22,353

Total recommended over three years: $68,069.92

Panel Comments: This was a strong application with a strong, high reach and impact. The panel felt that a program like this links in well other community organisations, which strengthened the impact and benefits of this program. The application provided confidence in the organisation's ability to achieve its outcomes and deliver on the benefits to the community.

Application ID: ICG2018-2033

Applicant: Open Table

Project Title: Open Table Free Community Lunch Program

Brief Project Description: Open Table facilitates free, monthly, open-invite Community Lunches. The Lunches are made with surplus food from the local area, serving up hearty, vegetable based meals with the goal of developing community cohesion and unity, whilst tackling the growing issue of food insecurity. The Community Lunches are volunteer-run, are free to attend and are open to all members of the community.

The lunches are held at the Atherton Gardens Community Food Hub in Fitzroy, Belgium Avenue Neighbourhood House in Richmond and Carlton Neighbourhood Learning Network in Carlton North.

To support the growing demand for the lunches, an aspect of the program will involve developing a network of surplus food donors among local businesses in the City of Yarra, whereby businesses donate to Open Table any edible, unspoiled food which would have otherwise been thrown away.

Amount requested year 1: $29,915

Recommendation Year 1: $29,915

Total recommended over three years: $91,097.91

Panel Comments: This was a clear and strong application. The organisation has demonstrated that they have capacity to deliver the outcomes. That the organisation is already running a program of this nature that is at capacity demonstrates the strong need for this program. This program also stood out because of the networks and partnerships and in-kind support built in to this program.

Application ID: ICG2018-2034

Applicant: Australian Catholic University

Project Title: Yarra Blue Light, Victoria Police and Australian Catholic University Sport Programs for Middle Years

Brief Project Description: Yarra Blue Light, Victoria Police and Australian Catholic University have joined forces in 2017 to provide Sport, Health and Education programs for the middle years children in the City of Yarra. One of the main purposes of these programs is to provide a safe environment for middle years children to be involved in activities that promote engagement, inclusion and participation. Sport for development programs have been shown to be a powerful tool to engage the local youth in the middle years of low social economic communities to believe in themselves so they contribute positively to their community and society.

Furthermore, research by Victoria Police has identified that a key ingredient in preventing youth crime and empowering local youth to transition safely through the middle years is to provide community led sport and health programs that engage the youth.

Attachment 1 - Investing in Community Grants 2018-2020 Recommended Applications

The sport for development programs that would be partially funded by this successful grant application are all established programs that have been developed in consultation with the community on the housing estates in Fitzroy, Collingwood and Richmond. Collectively, these programs provide sport opportunities, health and education to more than 250 children per week in the "middle years" demographic as defined by council.

The 6 combined programs:

1. Collingwood All-Stars Soccer Program (CASP) in Collingwood;
2. Fitzroy Activity & Sport (FASTA) in Fitzroy;
3. Police & Community Sports Equipment Library (PACSEL) – Richmond.
4. Fitzroy Thunder Girls Soccer program in Fitzroy
5. Boys Soccer program in Fitzroy
6. Multicultural Auskick Centre (Richmond)

Amount requested Year 1: $45,000

Recommendation Year 1: $45,000

Total recommended over three years: $137,035.13

Panel Comments: High quality application that highlights the need for this program, and clearly articulates the expected outcomes and benefits for the community. The panel was happy to see the strong proposed partnership between ACU and Victoria Police Blue Light, and the number of local children who would benefit from the program.

Application ID: ICG2018-2038

Applicant: 3CR Community Radio

Project Title: Disability Day Radio

Brief Project Description: The Disability Day Radio project will deliver 12 hours of dynamic radio featuring the voices, ideas and creative talents of the Yarra-based disability community. The project will employ a worker with a disability to design and oversee the radio shows, podcasts and manage the event. The worker will collaborate closely with a Yarra-based advisory committee made up of people with a disability from the areas of advocacy, radio production and local service organisations. A production assistant skilled in radio and project management will provide resourcing and support to the Disability Day Radio worker in delivering the radio programming by and for the disability community on 3 December. Across a six month period the worker will facilitate the ideas of the advisory committee along with existing disability day radio programmers at 3CR in producing 12 hours of radio that is podcast, broadcast live on 855AM and 3CR Digital, and streamed via 3cr.org.au Additionally, segments of the material will be made available nationally via the Community Radio Network to community stations around Australia. The result will be an exceptional series of podcasts available on the day and into the future that are designed and delivered by the Yarra disability community. The project will provide a unique opportunity for training and professional development for the worker in project management and delivery, along with facilitating the voices of the Yarra disability community coming to the fore across multiple media platforms in celebration of Disability Day.

Amount requested Year 1: $26,769

Recommendation Year 1: $22,353

Total recommended over three years: $68,069.92

Panel Comments: A well thought out and well written application for an important project. The panel felt that the training aspect was really well explained, that there was a lot of depth and benefit to the program, a clearly considered process. This program provides a range of opportunities for people with disabilities and a self-determined approach which is empowering and relevant.

Application ID: ICG2018-2041

Applicant: Abbotsford Convent Foundation (ACF)

Project Title: Convent Kids (working title)

Brief Project Description: Convent Kids is a new, annual program of free hands-on arts activities for young children and families focused on creative learning, diverse literacies and community engagement. Presented by the Abbotsford Convent, Convent Kids will encompass a range of new programs each year, delivered by leading artists of diverse practice areas.

Attachment 1 - Investing in Community Grants 2018-2020 Recommended Applications

We know that early childhood is a vital period in children's learning and development. Convent Kids is designed to foster lifelong engagement with the arts and improve children's educational outcomes by firmly placing children at the centre of arts and cultural activity.

Convent Kids will be a significant new public offering within Yarra, directly connecting large-scale audiences with artists and encouraging children, parents and carers to participate in arts activities together, equipping them with new methods of creative play which can then be implemented at home.

Programs will open up the many possibilities of the arts by showcasing diverse practice areas, and creating a platform for creative expression and community interaction. In this way, children will be given a rare agency in a public institution, inviting their active participation and celebrating their citizenship.

Convent Kids will offer free entry, open-ended time scheduling ("come and go"), and options to participate or simply observe. All programs will:

- Celebrate children's varied experiences
- Offer different modes of aesthetic expression
- Provide unique opportunities for children and families to become co-creators of new artistic works
- Deliver high-calibre contemporary art and cultural experiences to broad audiences within Yarra.

Amount requested Year 1: $23,015

Recommendation Year 1: $23,015

Total recommended over three years: $70,085.86

Panel Comments: A compelling and well written application that aligns with the funding priority of hearing young people's voices within Yarra. A strong application for a program with benefits for a wide range of children.

11.3 Annual Grants 2018 Recommendations Report

Executive Summary

Purpose

This report seeks Council endorsement of the Community Grants Panel recommendations of grant applicants for the Annual Grants 2018 program.

Key Issues

The Annual Grants program continues to strengthen the community sector through providing a flexible and responsive source of funds to community-based not-for-profit organisations. Funding is used to support projects that deliver the outcomes outlined within the Council Plan and target the areas of highest need within the community.

Financial Implications

A total of 201 applications were received across seven categories of grants. One hundred and thirty four applications have been recommended to receive funding totalling $842,374. Council approved the 2018 Annual Grants budget in the Community Grants Program 2018 Initiation Report in April 2017.

PROPOSAL

That Council accepts and endorses the Community Grants Panel recommendations of grant applicants for the Annual Grants 2018 program as presented in the attachments to this report.

11.3 Annual Grants 2018 Recommendations Report

Trim Record Number: D17/154121
Responsible Officer: Community Partnerships Unit Manager

Purpose

1. This report seeks Council endorsement of the Community Grants Panel recommendations of grant applicants for the Annual Grants 2018 program.

Background

2. Yarra City Council's Community Grants Program is a significant investment in the community. It is one of Victoria's leading local government grant programs, through which Yarra has established a reputation for its strong support for the community.

3. The Community Grants Program aims are to:

   (a) develop partnerships between Council and community groups to achieve Council's strategic directions;

   (b) direct resources to both the emerging and specific needs of disadvantaged groups;

   (c) develop a positive approach to the resolution of local social issues;

   (d) support local groups, activities and community connectedness; and

   (e) support community organisations to develop skills and increase community participation.

4. The Annual Grants program is one the primary avenues of support by Council to community-led projects and activities. The grants provide funding to a wide range of activities by some of Yarra's leading not-for-profit organisations and grassroots community organisations as well as to individual artists.

5. A total of 201 applications were received across seven categories of grants requesting a total of $2.2m funding. One hundred and thirty four applications have been recommended to receive funding totalling $842,374.

6. On 11 April 2017 Council approved the Annual Grants 2018 objectives, guidelines, assessment process and budget in the Community Grants 2017/18 Initiation Report (TRIM reference D17/35689). A total of $864,500 was committed to the various funding streams of the Annual Grants. The Annual Grants were open for applications between 12 June 2017 and 24 July 2017.

7. The Annual Grants are divided into seven funding categories: Community Development; Arts and Culture; Family, Youth & Children; Youth-Led Grants; Sport and Recreation; Community Housing; and Sustainability.

8. The Annual Grants are subject to regular review to improve the administration of the program as well as accessibility for applicants. Feedback provided by previous grant applicants, Council officers and other local government grant makers was incorporated into the current program.

9. Consultation and engagement activities were undertaken to support access to the grants program. Community information sessions were held in June at the Collingwood, Richmond and Fitzroy Town Halls, as well as separate sessions at Yarra Youth Services.

10. Applicants were advised to contact Council officers before submitting their application to discuss project ideas and gain assistance with the application process, including understanding program objectives, criteria and eligibility requirements.

External Consultation

11. The Annual Grants are assessed by several external panels on a competitive basis each year. The assessment process comprises the following stages as listed in the Initiation Report:

    (a) Stage 1: An eligibility check conducted by Council officers;

    (b) Stage 2: Internal Assessment. Council officers assessed the applications against a series of criteria such as the capacity of the applicant to deliver on project outcomes, clearly defined project aims, a complete and realistic budget and alignment with Council funding priorities;

    (c) Stage 3: Community Panels assess the applications and decide on the final recommendations to Council. Community Panels comprise a majority of external experts and some Council officers with relevant knowledge; and

    (d) Stage 4: Council endorsement.

Internal Consultation (One Yarra)

12. Council officers from the Sustainability team, Family, Youth & Children, Sports & Recreation, Arts & Culture, and the Community Partnerships unit are closely involved with the grants process. Officers from each unit determined the criteria of the grants and oversaw the Community Panels which make the grant recommendations.

13. We ask for feedback on the grants process from Council Officers and have created a culture of continuous improvement.

Financial Implications

14. A total of $842,374 has been recommended to 134 grants. This compares with $814,705 for 136 grants in 2017 and $839,462 for 145 grants in 2016. The allocated budget for annual grants in 2017/18 is $864,500. Unallocated funding will be redirected towards the Small Project Grants program.

15. A summary list of applications recommended for funding has been included as **Attachment 1**. For a detailed list of applications recommended for funding see **Attachment 2.** The table below outlines the numbers of applications received in each funding category and compares funds recommended to the previous year. There were 31 fewer applications overall to this year's grants.

Funding Category	**Number of Applications Received**		**Total Amount Recommended**	
	AG17	**AG18**	**AG17**	**AG18**
Community Development	96	84	$318,990	$324,014
Art & Culture	62	62	$209,999	$209,940
Family, Children & Youth	31	25	$156,999	$156,975
Sport & Recreation	13	12	$42,717	$36,785
Sustainability	27	10	$53,000	$52,660
Community Housing	2	1	$27,000	$50,000
Youth-Led	3	7	$6,000	$12,000
Total	**234**	**201**	**$814,705**	**$842,374**

16. Applicants were asked to specify the total cost of their project, as well as the amount requested from Council. In total, more than $1.68m was requested for projects worth more than $6.8m. Through funding these projects, Council is enabling larger projects to take place.

17. For example, if a project's total cost is $10,000 and $2,000 is requested with the remaining $8,000 to be raised by the community or provided by in-kind donations or other grant funding, then Council's $2,000 enables a $10,000 community benefit. **Table 1** shows that $842,000 of Council funding enables projects to occur that have a dollar value of more than $3.79m. This does not include the sizable social value also generated by these projects.

Table 1

Overall spending on Grants by Council	Overall project value that Council has enabled	Leverage potential of Granting
$842,000	$3,790,000	$1 spent : $4.50 value

Economic Implications

18. The Annual Grants continue to strengthen the community sector through providing a flexible and responsive source of funds to community-based not-for-profit organisations. Funding is used to support projects that deliver outcomes outlined within the Council Plan and target the areas of highest need within the community. The ultimate aim is to improve the long term outlook for local families and businesses through strengthening the capacity of the local not-for-profit sector to generate economic activity.

19. Annual Grants also redistribute funds to the disadvantaged in the community. The festivals and events bring economic benefits and assist with branding Yarra as a destination city. Projects that are funded to support new arrivals, young people and families through skills development or projects that support service coordination have an indirect economic benefit.

Sustainability Implications

20. The Sustainability Stream grants aim to encourage and support projects that align with the Yarra Environment Strategy.

21. Applicants were advised that Council will give preference to those who consider incorporating activities that improve the sustainable outcomes of their projects. The application form asks applicants to consider the following ways of reducing and reusing resources including;

    (a) use recycled paper/packaging and environmentally friendly printing for promotional material;

    (b) include sustainable transport information on promotional material;

    (c) buy locally produced and seasonal and/or organic food for meals;

    (d) use reusable plates and cutlery when possible;

    (e) minimize landfill with composting and recycling;

    (f) purchase recycled products; and

    (g) use Green Energy.

22. Annual Grants applications are submitted and managed through an online grants management system. The online system means that applications do not need to be printed as all stages of the assessment process are performed online. The online grants management system has resulted in the amount of paper used in the grants process being reduced significantly.

Social Implications

23. Annual Grants aims to address a number of social needs across such areas as: arts and culture, sustainability, community development, sport and recreation, family, children and youth. The following social objectives are addressed within the grants program as they build a sense of community through:

(a) cultural activities (community celebrations, observance of traditional celebration days, cultural festivals and events);

(b) recognition of diversity (projects that strengthen Yarra's diverse community or celebrate and recognise diversity);

(c) social cohesion (projects which seek to bring people together and support the development of communities with shared aims and aspirations); and

(d) promoting and improving community health and wellbeing through:

(i) recreation opportunities (sports, social recreation, walking and improving access to recreational activities);

(ii) improving health and wellbeing (food insecurity, nutrition, skills development, health information, social engagement and support); and

(iii) promoting community safety through diversionary or preventive projects.

24. Ninety-six applications (47% of all applications) were for projects that take place in one of Yarra's public housing estates or primarily engage public housing residents, compared to 98 last year.

Human Rights Implications

25. The Annual Grants Guidelines are in alignment with the Victorian Charter of Human Rights and Responsibilities Act 2006 and actively supports people to participate in and contribute to their community.

Communications with CALD Communities Implications

26. Personal assistance in completing grant applications was provided to more than 20 groups from culturally and linguistically diverse backgrounds (CALD). The grants unit assisted groups to clarify their projects, develop project plans and also provided technical assistance to submit the applications using the online grants management system. Interpreters were used as necessary.

27. A communications plan was designed and enacted in consultation with Yarra's Communications unit. Actions included notices and an article in the Yarra News, A3 posters with translations for display at libraries, maternal and child health centres and leisure centres, Brightsign for Richmond Town Hall and libraries, email newsletter to subscriber database, website update, grants webpage and Hot Topics feature, Facebook and Twitter.

Council Plan, Strategy and Policy Implications

28. The 2017 - 2021 Council Plan closely guides the Community Grants objectives. Community Grants are intended to support the delivery of the Council Plan and are a key way in which those objectives can be achieved in partnership with the community.

29. All seven strategic objectives of the Council Plan are supported through the Grants Program:

(a) *Community health, safety and wellbeing* - The Community Grants Program provides a flexible and responsive source of funds to support projects and initiatives within the not-for-profit community sector. The program also supports community organisations within the recreational and sporting sector, to encourage greater participation and strengthen their capacity to deliver additional activities for the wellbeing of the whole Yarra community;

(b) *Inclusion, diversity and uniqueness* - The Community Grants Program supports Council's commitment to social justice and social inclusion principles, and provides support to communities living in Yarra's public housing estates. The program empowers community groups to offer inclusive and diverse activities, services, information and cultural celebrations, particularly in the arts and cultural and community development stream;

(c) *Sustainability and the natural environment* - The provision of a Sustainability Stream in the Annual Grants provides support to local community groups through community education and engagement in environmental sustainability. All applicants are asked to consider the environmental impact of their project;

(d) *The character and heritage of the city* - The community grants contribute immeasurably to Yarra's liveability. The extra support provided to local community groups, schools, artists to run their projects adds to the diversity of activities available for residents to participate in. Many of the grants address social issues which improve the liveability of Yarra by seeking to resolve some of the urban problems of poverty, drug addiction and family violence;

(e) *Local businesses prosper and creative and knowledge industries thrive* – The Community Development grants support a stream of grants providing funding and support to social enterprise small businesses within the City of Yarra. $30,000 was awarded to three small businesses through the social enterprise stream;

(f) *Connectivity and travel options are environmentally sustainable, integrated and well-designed* – The Community Strengthening stream of grants encourages projects that support community members to cycle and adopt cycling as a long term transport alternative, and help to improve perceptions of cyclists among non-cycling road users; and

(g) *Transparency, performance and community participation* - Yarra City Council's Community Grants Program is a recognised leader among Local Government in Victoria. As well as having one of the largest grant programs, Yarra's grants have been an innovative means of connecting with and supporting local communities and our administrative processes are highly regarded by other councils. The community participate in the deciding of the grants through the community panel making the recommendations.

30. Some of the other key strategic plans and policies which inform Annual Grants include the Health Plan, Yarra Aboriginal Partnerships Plan, the Municipal Early Years Plan, Positive Ageing Strategy, Multicultural Partnerships Plan and the Youth Services Policy.

Legal Implications

31. The grants program enables Council to achieve some of the basic tenants of the Local Government Act 1989:

(a) Section 3C - to promote the social, economic and environmental viability and sustainability of the municipal district;

(b) Section 3D - fostering community cohesion and encouraging active participation in civic life; and

(c) Section 3E - planning for and providing services and facilities for the local community.

32. Council has not sought legal advice in relation to the grants program.

Other Issues

33. There are no other issues.

Options

34. There are no other options.

Conclusion

35. The recommendations of Yarra City Council's Annual Grant program for 2018 are provided in the attachments to this report. All applicants are to be commended for their efforts to improve local amenity through their work. The grants round is competitive and there is significant commitment from the citizens of Yarra and local groups and organisations to be involved in this process to everyone's benefit.

36. The Annual Grants 2018 is a major way in which Yarra City Council demonstrates its commitment to supporting the community and with its seven different streams highlights the diversity of community initiated projects, events and activities that take place across the municipality and making Yarra such a vibrant place to live in.

RECOMMENDATION

1. That Council:
   (a) endorse the recommendations of the Annual Grants 2018 Community Panels for the allocation of funding to eligible organisations for a total amount of $842,374 as outlined in Attachment 1; and
   (b) formally thank the Annual Grants Community Panels for their voluntary contribution to the grants assessment process.

CONTACT OFFICER: **Michael Van Vliet**
TITLE: **Community Grants Team Leader**
TEL: **9205 5146**

Attachments
1 Annual Grants 2018: Summary of Recommended Applications
2 Annual Grants 2018: Detailed List Recommended Applications

Attachment 1 - Annual Grants 2018: Summary of Recommended Applications

Annual Grants 2018:
Summary of Recommended Applications

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Attachment 1 - Annual Grants 2018: Summary of Recommended Applications

Arts and Culture Stream: Arts Development

App ID	Applicant	Auspice	Project Title	Total Project Cost	Amount Requested	Grant Amount	Subsidy Amount	Detailed Report Page
AG18-006	Ms Kelli Alred		Temporal Proximities	$41,270	$9,925	$9,925		2
AG18-051	Mr Govin Ruben		SK!N; a new work about human trafficking spanning dance, participatory performance and post-show discussions.	$76,030	$11,740	$8,500		2
AG18-073	Play On Arts Ltd.		Play On | Series Four	$21,150	$9,750	$8,000		3
AG18-154	Mr Bart Willoughby	Auspicious Arts Incubator	Resonance Live	$16,000	$10,000	$10,000	$1,700	4
AG18-155	Ms Yumi Umiumare	Multicultural Arts Victoria	ButohOUT! ~ Body, Our Closest Nature	$56,455	$14,000	$10,000		4
AG18-183	Speak Percussion		Before Nightfall	$23,420	$7,000	$7,000	$320	5
AG18-195	Ms Natasha Phillips		RESTORE final-development, community workshop and premiere season at Dancehouse in an international double-bill.	$32,672	$8,840	$7,300		6

Arts and Culture Stream: Community Arts

App ID	Applicant	Auspice	Project Title	Total Project Cost	Amount Requested	Grant Amount	Subsidy Amount	Detailed Report Page
AG18-029	All The Queens Men	Auspicious Arts Projects	The LGBTI Elders Dance Club	$32,611	$14,311	$10,000	$10,900	7
AG18-102	Claudia Escobar		EL TARRO 10th Birthday	$14,565	$10,038	$9,068		8
AG18-143	Circus Australia Ltd. T/A Circus Oz		Deadly Elders Circus	$50,900	$10,000	$7,134		8

Attachment 1 - Annual Grants 2018: Summary of Recommended Applications

Arts and Culture Stream: Festivals and Events

App ID	Applicant	Auspice	Project Title	Total Project Cost	Amount Requested	Grant Amount	Subsidy Amount	Detailed Report Page
AG18-032	Progressive Broadcasting Service Co-operative		Rock A Bye Baby	$28,810	$7,571	$0	$5,740	9
AG18-043	Aboriginal Housing Victoria		NAIDOC Family Day at the Farm	$15,650	$10,000	$8,000		10
AG18-054	South Alphington & Fairfield Civic Association Inc. ("SAFCA")		Music From The Wetlands 2018 Festival and Expo	$50,750	$16,000	$12,000		10
AG18-149	Make It Up Club Inc		Make It Up Club 20th Birthday Festival	$30,400	$10,000	$9,000		11
AG18-151	Multicultural Arts Victoria		Emerge in Yarra 2018	$75,500	$25,000	$18,000		11
AG18-173	Collingwood Housing Estate Arts Committee		Collingwood Harvest Festival	$50,000	$20,000	$18,000		12
AG18-185	Dancehouse Inc.		2018 Keir Choreographic Award and Public Program	$71,300	$22,000	$19,000		13
AG18-201	Midsumma Festival		Midsumma Galas: making space for diverse queer communities	$50,841	$9,050	$9,050		13

Arts and Culture Stream: Richmond Theatrette

App ID	Applicant	Auspice	Project Title	Total Project Cost	Amount Requested	Grant Amount	Subsidy Amount	Detailed Report Page
AG18-095	Jesuit Social Services - Artful dodgers Studios		'Writer's Group'	$54,125	$7,000	$7,000	$4,300	14

Attachment 1 - Annual Grants 2018: Summary of Recommended Applications

Community Development Stream: Community Strengthening

App ID	Applicant	Auspice	Project Title	Total Project Cost	Amount Requested	Grant Amount	Subsidy Amount	Detailed Report Page
AG18-003	One Australian One Vietnamese One Community Association		Carers Support Program	$17,420	$10,000	$3,800		15
AG18-004	Greek Orthodox Archdiocese of Australia Parish of Holy Trinity Richmond Senior Citizens Club		Social and Recreational Activities for Richmond Greek Senior Citizens	$17,900	$5,000	$3,000		16
AG18-010	North Richmond Community Health		Chair-Based Exercise	$10,990	$6,000	$3,200		16
AG18-011	North Richmond Community Health		Social Connectedness Through English Conversation	$13,760	$1,760	$1,760		16
AG18-014	North Richmond Community Health		World AIDS Day Event 2018	$6,597	$4,000	$2,874		17
AG18-015	cohealth		Homeless footwear project 2018	$6,000	$6,000	$6,000		17
AG18-020	North Richmond Community Health		Sorry Day Event 2018	$8,382	$3,500	$2,500		18
AG18-021	North Richmond Community Health		Look Good, Feel Good Day 2018	$7,250	$2,000	$2,000		18
AG18-023	Richmond Beijing Opera Study	Belgium Avenue Neighbourhood House	Chinese Opera at the North Richmond Housing Estate for the community	$6,000	$2,500	$2,000		19
AG18-027	Yarra Ethnic Arts Exchange Association		Community Development and Harmony	$10,620	$4,200	$2,000		19
AG18-038	Richmond Community Support Services, The Salvation Army		ART LIFE - a therapeutic art program for the Yarra community	$16,776	$9,170	$7,000		20
AG18-050	Circolo Pensionati Italiani di Richmond		Seniors' Activities	$14,837	$4,200	$1,600		20
AG18-055	Association of Oromo Women in Collingwood City of Yarra		Social connectedness for Oromo women living in Collingwood	$16,000	$13,700	$5,000		21
AG18-057	North Richmond Elderly Chinese Friendship Association		Community Activities and Celebrations	$23,120	$5,000	$2,500		21
AG18-058	Fitzroy Atherton Gardens Table Tennis Association		Fitzroy Atherton Gardens Table Tennis Association	$7,600	$3,000	$2,500		22
AG18-062	Yarra Happy Family Association		Activities & Celebrations for School-age Children and their Families	$31,140	$5,620	$3,000		22
AG18-064	Multi Ethnic Slavic Senior Group Fitzroy		Looking after ourselves Project for Slavic elderly people	$4,400	$3,500	$3,000		23
AG18-065	Yarra Healthy Life		Senior's Activities	$68,550	$5,650	$4,000		23
AG18-067	Fitzroy Sudanese Eritrean Families and Children's Group	Fitzroy learning Network	Fitzroy Sudanese Eritrean Families and Children's Group Activities	$18,500	$10,000	$6,000		23
AG18-069	Afghan and Iranian Women's Group in the City of Yarra	Fitzroy learning Network	Social support for Afghan and Iranian Women living in the City of Yarra	$9,903	$6,378	$4,000		24
AG18-077	Chinese Mandarin Community Friendship Association		Silk Flowers Art Project	$3,500	$1,500	$1,500		24
AG18-079	Chinese Mandarin Community Friendship Association		Celebrating Community	$8,375	$3,000	$2,800		25

Attachment 1 - Annual Grants 2018: Summary of Recommended Applications

App ID	Applicant	Auspice	Project Title	Total Project Cost	Amount Requested	Grant Amount	Subsidy Amount	Detailed Report Page
AG18-080	Circolo Pensionati Italiani Di North Fitzroy		The Ginnastica per Pensionati Exercise Program for Italian Seniors	$11,960	$5,000	$5,000		25
AG18-081	Anglicare Victoria		Gemstone Project	$49,000	$10,000	$10,000		26
AG18-082	Chinese Good Voice (Melbourne)		Atherton Gardens Estate Chinese Choir	$10,000	$5,000	$3,000		26
AG18-083	Project Respect		Capacity building for services to more effectively support women in the sex industry	$36,998	$10,000	$10,000		27
AG18-084	Cultivating Community		Meet and Eat 2018	$19,600	$5,600	$5,600		28
AG18-085	U3A Chinese in Yarra		Chinese U3A in Yarra	$24,000	$8,000	$8,000		28
AG18-086	Yarra Chinese Friendship Association		Activities for the Elderly Chinese	$13,300	$5,000	$5,000		29
AG18-088	Oromo Community Women's Group in the City of Yarra		Social, educational and cultural activities for Oromo women and families in the City of Yarra	$17,430	$10,230	$9,000		29
AG18-090	Performing Older Women's Circus (POW)	Auspicious Arts Projects	POW as an accessible resource for local women	$11,351	$4,751	$4,751		30
AG18-093	Fitzroy Chinese Association		Healthy Living in the Community	$17,300	$7,000	$5,000		30
AG18-106	MiCare-New Hope Foundation		Yarra Women Behind the Wheel	$15,200	$9,600	$8,400		31
AG18-109	HerSpace Limited		HerCircle - A community building mental health group program for women affected by sexual exploitation.	$50,617	$9,980	$6,000		31
AG18-112	Richmond Women's Wellness Group	Belgium Avenue Neighbourhood House	Richmond Women's Wellness Group	$24,760	$9,960	$9,000		32
AG18-119	MiCare-New Hope Foundation		African Women's Group	$12,900	$6,900	$5,800		33
AG18-133	Yarra Chinese Women's Group		Health and Happiness for Chinese Women	$10,900	$5,000	$4,000		34
AG18-134	You Yi Zhi Qiao - Crossing The Bridge		Crossing The Bridge Happily	$8,375	$5,000	$4,500		34
AG18-139	Women and Mentoring - WAM Ltd		Mentor Training in cultural competence	$3,525	$1,950	$1,950		35
AG18-140	Richmond Joy Choir		Richmond Joy Choir	$15,400	$5,200	$3,000		35
AG18-141	Sacred Heart Mission		5 Minute Community Volunteer Program	$35,065	$10,000	$5,000		36
AG18-145	Richmond Hill Senior Citizens Club		Richmond Hill Senior Citizens: An Active Community	$10,400	$5,000	$3,500		36
AG18-147	cohealth		Foodcraft: affordable, seasonal meals	$17,395	$6,540	$5,600		37
AG18-148	Australian Yugoslav Pensioners		Australian Yugoslav Pensioners Social Club	$28,500	$5,000	$4,000		37
AG18-163	headspace Collingwood	YSAS Pty Ltd	More than Just Footy	$36,231	$9,993	$9,000		38
AG18-165	Australian Vietnamese Women's Association		Independent Cald Senior Group Support	$18,698	$10,000	$2,000		38
AG18-166	Victoria Street Business Association		VSBA Community Enhancement	$24,700	$10,000	$7,000		39
AG18-178	Fitzroy Brunswick Resident Solidarity Society		Community Care for Atherton Gardens	$28,280	$4,000	$3,500		39
AG18-180	Infoxchange		Collingwood and Atherton Gardens Live & Learn Hubs Reboot	$22,750	$13,000	$10,000		40

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App ID	Applicant	Auspice	Project Title	Total Project Cost	Amount Requested	Grant Amount	Subsidy Amount	Detailed Report Page
AG18-208	Collingwood Basketball Association		Community Liaison with players and families from local public housing and CALD communities	$18,316	$10,000	$10,000		40
AG18-209	Mei's Art (Mei Lan Fang's Art Chinese Beijing Opera Friendship Association)		Celebrating Chinese Beijing Opera in the City of Yarra	$10,850	$4,000	$3,000		41
AG18-214	Reconciliation Victoria		Victorian Reconciliation Network Forums in Yarra	$12,253	$9,027	$6,500		42
AG18-233	Nuer Community in Victoria		Nuer Language & Cultural Activities in the City of Yarra	$8,000	$3,000	$2,500		42

Community Development Stream: Community Celebrations

App ID	Applicant	Auspice	Total Project Cost	Total Project Cost	Amount Requested	Grant Amount	Subsidy Amount	Detailed Report Page
AG18-028	Melbourne Irish Festival Committee		Melbourne Irish Festival	$4,000	$26,050	$2,500		43
AG18-041	Carringbush Adult Education	Collingwood Neighbourhood House	Annual Yarra Gala Ball 2018	$10,000	$3,000	$3,000		43
AG18-068	North Richmond Community Health		Harmony Day Event 2018	$3,000	$7,042	$2,000		44
AG18-091	Melbourne Comhaltas Inc		St Patrick's Night celebration	$1,500	$4,900	$1,000	$1,379	44
AG18-108	cohealth		Yarra Multicultural Community Lunar Year of the DOG	$4,400	$2,660	$2,660		45
AG18-117	cohealth		Breaking Fast Eid ul Fiter ,Eid Ul Adha Events	$17,500	$9,000	$3,000		45
AG18-124	Societa' Isole Eolie		Children's Christmas Party	$4,000	$2,500	$1,700		46
AG18-126	Oromo Community Women's Group in the City of Yarra Inc		Celebration of the Festival of Sacrifice, Eid Al Adha	$4,550	$11,300	$2,000		46
AG18-130	Boroondara Kindergarten		Educating about and celebrating Aboriginal cultures at Boroondara Kindergarten - Reconciliation Week, NAIDOC and NATSICD	$2,700	$4,406	$2,000		47
AG18-160	Australian Somali Women's Healthcare Community Foundation		Somali Day Festival	$3,000	$9,500	$2,000	$1,840	47
AG18-161	Australian Vietnamese Women's Association Inc.		Vietnamese Tet Festival	$3,000	$4,906	$2,500		48
AG18-200	Atherton Gardens Residents Association		AGRA 2018 Eid Al-Adha Festival	$3,500	$5,500	$1,000		48
AG18-202	Atherton Gardens Residents Association		AGRA' 2018 Multi Cultural Event	$3,500	$5,500	$1,000		49
AG18-204	Atherton Gardens Residents Association		AGRA 2018 Lunar New Year Festival	$3,500	$5,500	$1,000		49
AG18-224	Greek Pensioners Club of North Fitzroy		Exhibition of Traditional Food and Embroidery	$200	$4,400	$1,800		50

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Community Development Stream: Social Enterprise

App ID	Applicant	Auspice	Total Project Cost	Total Project Cost	Amount Requested	Grant Amount	Subsidy Amount	Detailed Report Page
AG18-044	Jesuit Social Services - Artful dodgers Studios		Just Voices Speakers Program	$123,771	$15,000	$15,000		50
AG18-056	SisterWorks Incorporated		Supporting Migrant Women to Access Better Employment Opportunities	$651,680	$15,000	$12,500		51
AG18-129	Conscious Creative Limited (trading as Homeless of Melbourne - HoMie Street Store)		'HoMie work-ready pathways': increasing employment opportunities for disadvantaged young people in Yarra	$486,538	$15,000	$12,500		51

Community Housing Stream

App ID	Applicant	Auspice	Project Title	Total Project Cost	Amount Requested	Grant Amount	Subsidy Amount	Detailed Report Page
AG18-033	Launch Housing		Community Housing Tenants Support Program	$70,000	$50,000	$50,000		52

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Family, Youth & Children Stream: Family & Early Years

App ID	Applicant	Auspice	Project Title	Total Project Cost	Amount Requested	Grant Amount	Subsidy Amount	Detailed Report Page
AG18-025	Northern and Inner Multiple Birth Association		Sustaining the PUMP (Pop Ups for Multiples Project)	$8,230	$4,000	$4,000		53
AG18-105	Yarralea Children's Centre		Wattarang Play and Learn - Children and Community Create a Nature Play Space	$17,420	$10,000	$10,000		54
AG18-118	National Council of Jewish Women (Victoria) Community Services		Caring Mums	$376,000	$10,000	$10,000		54
AG18-127	Fitzroy Primary School		Supporting Knowledge in Language and Literacy (SKILL) Program	$36,700	$10,000	$10,000		55
AG18-158	Kids Space in Yarra	Belgium Avenue Neighbourhood House	Kids Space in Yarra	$19,560	$13,000	$10,000		56
AG18-169	Australian Catholic University		"Talk with me": Speech and Language Support Program	$17,787	$10,000	$9,500		56
AG18-207	Save the Children Australia		It Takes a Village Program - Fitzroy Community Playgroup	$13,075	$10,000	$10,000		57

Family, Youth & Children Stream: Youth & Middle Years

App ID	Applicant	Auspice	Project Title	Total Project Cost	Amount Requested	Grant Amount	Subsidy Amount	Detailed Report Page
AG18-007	Clifton Hill Cricket Club		Clifton Hill Cricket Club Community Youth Development Project 2018	$8,750	$4,000	$4,000		58
AG18-008	Operation Newstart Nothern		Operation Newstart Yarra	$43,620	$10,000	$10,000		58
AG18-030	Sacred Heart School Fitzroy		Atherton Gardens Homework Support Program (AGHSP)	$148,100	$10,000	$10,000		59
AG18-034	Collingwood Homework Club	Belgium Avenue Neighbourhood House	Collingwood Homework Club 2018	$51,000	$3,000	$3,000		59
AG18-040	Yarra Blue light Victoria	Blue Light Victoria	Wild Beasts Basketball Team (WBBT)	$70,500	$10,000	$9,000		60
AG18-047	Yarra Blue Light	Blue Light Victoria	Toolangi Adventure Soccer Camp (TASC)	$33,500	$9,800	$8,800		60
AG18-114	Australian Vietnamese Women's Association		Richmond Tutoring Program (cont.)	$19,567	$10,000	$10,000		61
AG18-120	MiCare-New Hope Foundation		Youth Behind the Wheel	$7,375	$4,675	$4,175		61
AG18-144	1st Fitzroy Scout Group	1st Fitzroy Scout Group	Operation of the 2018 Scouting Program of the1st Fitzroy Scout Group	$61,793	$10,000	$10,000		62
AG18-153	Rotary Club of Richmond Next Step Trust		Rotary Next Step Project	$61,141	$10,000	$10,000		63
AG18-159	Fitzroy Clubhouse	Fitzroy learning Network	Fitzroy Clubhouse School Holiday Program	$12,082	$10,000	$7,500		63
AG18-177	The Song Room		Reading Bug Literacy Program	$11,500	$8,500	$7,000		64

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Youth-Led Stream

App ID	Applicant	Auspice	Project Title	Total Project Cost	Amount Requested	Grant Amount	Subsidy Amount	Detailed Report Page
AG18-026	Mr Joseph Aklilu	Fitzroy learning Network	The Video Club	$6,200	$3,000	$3,000		65
AG18-031	Fitzroy Lions	Fitzroy learning Network	Fitzroy Lions	$7,410	$3,000	$3,000	$800	65
AG18-059	Mr Daniel Cotesta	Australian Catholic University	Fitzroy Youth Alive	$25,000	$3,000	$3,000		65
AG18-076	Ms Davinia Coelho	Australian Catholic University	Read To Learn	$31,500	$3,000	$3,000		66

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Sports and Recreation Stream

App ID	Applicant	Auspice	Project Title	Total Project Cost	Amount Requested	Grant Amount	Subsidy Amount	Detailed Report Page
AG18-089	Morning Starz Football Club		Morning Starz Football Club	$2,650	$1,000	$1,000		67
AG18-122	Edinburgh Cricket Club		Atherton Gardens Housing Estate Cricket Program & Junior Girls Cricket Project	$8,000	$4,000	$3,000		67
AG18-142	Collingwood City Football Club (CCFC)		Richmond Estate Soccer Program	$6,572	$5,000	$5,000		68
AG18-157	FC Clifton Hill		Defibrillator for Coulson/ Yambla	$12,000	$5,000	$3,750		68
AG18-176	Collingwood City Football Club (CCFC)		Collingwood Junior Eagles	$10,995	$4,885	$4,885		68
AG18-188	Richmond Junior Football Club		Richmond Junior Football Club - 2018 Youth Development Scholarships	$13,750	$5,000	$5,000		69
AG18-189	Clifton Hill Cricket Club		Clifton Hill Cricket Club Women's Development Squad	$5,072	$2,000	$2,000		69
AG18-212	Alphington Football Club Inc		Purchase of a Portable Defibrillator	$2,725	$1,650	$1,650		70
AG18-221	Collingwood Basketball Association Inc		Inclusive Beginner Basketball Programs	$26,088	$5,000	$5,000		70
AG18-227	Richmond Junior Football Club		Richmond Junior Football Club - 2018 Coach Development program	$8,000	$1,500	$1,500		70
AG18-230	Collingwood Basketball Association Inc		Support for young basketballers to play competitive basketball	$131,869	$5,000	$4,000		71

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Sustainability Stream: Partnering for Sustainability

App ID	Applicant	Auspice	Project Title	Total Project Cost	Amount Requested	Grant Amount	Subsidy Amount	Detailed Report Page
AG18-072	Wellington Collingwood Inc		Greening St. Martin's	$13,600	$7,000	$7,000		71
AG18-096	Uniting Kildonan on behalf of Uniting (Victoria and Tasmania) Ltd.		Uniting Kildonan Energy Program	$20,000	$15,000	$15,000		72
AG18-110	Gowrie Victoria-Carlton North		Growing Partnerships for Sustainability: Nurturing Urban Greening and Nature Play	$25,232	$8,395	$8,395		73
AG18-179	3000acres		Planter Box Revitalisation	$5,800	$5,000	$5,000		73

Sustainability Stream: General Sustainability Grants

App ID	Applicant	Auspice	Project Title	Total Project Cost	Amount Requested	Grant Amount	Subsidy Amount	Detailed Report Page
AG18-036	Fitzroy North Primary School		Fitzroy North Primary School Kitchen Garden Project	$10,600	$4,000	$3,000		74
AG18-053	Woodside Street Sustainability Group		Woodside Street Community Composting	$13,600	$4,500	$2,500		75
AG18-135	North Fitzroy Community Garden Group		Reducing food waste and improving compost in the North Fitzroy community.	$6,000	$4,000	$4,000		76
AG18-156	Richmond Primary School		Community Garden Off Grid Solar Power	$4,259	$4,000	$4,000		76
AG18-194	Boroondara Kindergarten		Natural shade and shelter at kindergarten - raised garden beds and shade structure with passionfruit vine	$17,080	$3,768	$3,768		77

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Arts and Culture Stream: Arts Development

AG18-006

Ms Kelli Alred

Temporal Proximities

Project Description: TEMPORAL PROXIMITIES is an exhibition of contemporary art curated by Kelli Alred, which highlights the work of seven mid-career and established artists. It will be the first project to be delivered within the newly refurbished Magdalen Laundries at Abbotsford Convent, marking their inauguration as a new arts and culture venue within the City of Yarra.

Focusing on the presentation of video, performance and process-based installation, the exhibition will unfold dynamically across three consecutive evenings from twilight to 10pm. Audiences will be provided with a schedule that outlines trigger points, cycles and sequences within which various events and assemblages occur as part of an evolving mise en scéne.

Working in response to the unique histories and architectural heritage of the site, artists shall explore ideas of displacement, agency, authority and entanglement.

Gabriella and Silvana Mangano will produce a site-specific video installation examining notions of agency and immediacy.

Sarah-Jane Norman will create a durational performance and installation addressing the history of indigenous domestic slavery and displacement.

Helen Grogan will present a site-specific installation with intermittent performances exploring a series of body-object entanglements framed by the unique spatial characteristics of the venue.

Jill Orr will produce a new site-specific performance, which responds directly to the history of the Magdalen Asylum.

Bridie Lunney will create a site-specific installation and durational performance, exploring the psycho-social relationships emerging between the body, objects and architecture.

Katie Lee will explore themes of agency and control through the production of a site-specific installation and performance.

Amount Requested: $9,925 **Total Project Cost:** $41,270

Recommendation: $9,925

Panel Comments: A strong application for a considered project. As the inaugural event of the convent's restored laundry, the event has an extra layer of interest to the Yarra community. The panel were also impressed with the number of accomplished artists recruited to the venture.

AG18-051

Mr Govin Ruben

SK!N; a new work about human trafficking spanning dance, participatory performance and post-show discussions.

Project Description: We are seeking funds to present SK!N at the Abbotsford Convent and its surrounding areas from 6 – 18 March 2018.

Created in consultation with Human Rights NGO Tenaganita (Malaysia), The UNHCR, and a diverse group of individuals affected by human trafficking in South East Asia, SK!N provokes questions about the limits of our compassion and responsibility to each other. After being processed and squashed into a customised shipping container, the audience watch dancers poetically embody the traumatic cycle of forced migration, detention and deportation. Then the container moves and the audience – startled – are shipped off and dumped at a previously unknown location in the city. The work uses dance, participatory performance and post-show discussions to spark a multi-faceted, empathetic but critical response and exploration of human trafficking.

Our Abbotsford season will see us collaborating with our national community partner, Welcome To Australia, migrant communities from the Preston/Reservoir Adult Community Education (PRACE), and local volunteers from the City of Yarra area to perform in sections of the work as well as participate in the post-show discussions. By working closely with local NGOs/human rights organisations, we hope to expose the ways that migrant issues are embedded within their communities, encouraging audiences to understand how these problems affect them directly and create positive change in community attitudes towards new migrants.

This presentation in Abbotsford is part of our three-city 2018 Australian tour of Melbourne, Brisbane and Bendigo. With this application, we are seeking funding for the Melbourne leg of the tour only.

Amount Requested: $11,740 **Total Project Cost:** $76,030

Recommendation: $8,500

Panel Comments: The panel felt that this was a highly innovative and intriguing contemporary project with exceptionally high artistic merit. The panel felt that it will attract new audiences and draw attention to a significant social issue. The application was also supported by a very thorough and clear application.

AG18-073

Play On Arts Ltd.

Play On | Series Four

Project Description: Play On Series Four will take place across three Friday nights in March 2018. The shows will feature Play On's unique model of one classical set followed by one electronic (DJ) set.

The classical set will showcase the talents of Play On company artists such as Kristian Winther (violin) and Mee Na Lojewski (cello) among others. The artists featured in this project are the best young classical musicians in Australia, and their performances captivate and enthral audiences. The second - electronic - set will be an opportunity for this audience to come together after the classical performance, to connect and engage through a shared musical experience in a community setting.

The presentation of classical music is often elitist and exclusive. Tickets are expensive, and the experience of going to see it performed live can be intimidating. Play On was created in response to this situation and its shows are designed to be accessible and enjoyable to diverse audiences. The classical sets are short - 50-60 minutes total - and the second, electronic set, counterbalances and contrasts dramatically. The second set is designed to bring the audience together to socialise and connect, fostering a sense of community.

As with previous Play On series at the Underground Carpark, Play On Series Four will engage residents of the Collingwood Housing Estate in roles such as security and bump in / out. As with the first two series, residents of the estate will again have access to free tickets to the performances.

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Amount Requested: $9,750 **Total Project Cost:** $21,150

Recommendation: $8,000

Panel Comments: The panel felt this project responded exceptionally well to all five stream priorities. The application was clear and articulated the program, aims and benefits very astutely. The panel was also impressed with the promise to ensure that women artists were well represented.

AG18-154

Mr Bart Willoughby **Auspice: Auspicious Arts Incubator**

Resonance Live

Project Description: A live musical performance at the Fitzroy Town Hall, which has been choosen for its acoustic asthetic historic and community based relevance. The performance is a combination of recorded sounds of The Melbourne Town Hall Pipe coupled with sounds from the Bungle Bungles with contributions from remote area artists Gabe Nodia and Stephen Pigram .Recorded sounds filmed and painted imagery on a digital display accompanying the performance will allow for the melding of urban and city cultures sounds and sights in this performance. Combined with the live performance by Bart Willoughby and Soprano Shauntai Batzke, Anita Hustas and Phil Bywater and Kurdish Ude Player Fadil Suna. To be presented as part of Reconciliation week it is a performance in its combination of artists, cultures, genders, genres, and message the essence of Reconciliation in action. Coupled with local community based organizations who will aid in promoting the event and reaching out to community audiences. They will in part help facilitate an ongoing life for the performance through recording and future broadcasting of the event. It is hoped that pod casts and vox pops could be drawn from the audiences and the possibility of workshops or floor talks with the performers prior to the evening show.

Amount Requested: $10,000 **Total Project Cost:** $16,000

Subsidised Use Amount: $1,700 **Venue:** Fitzroy Town Hall

Recommendation: $10,000 **Subsidised Use Recommendation:** $1,700

Panel Comments: This is a worthwhile project involving strong artists. The panel felt that it was an innovative program bringing together diverse members of the community as both audience and performers.

AG18-155

Ms Yumi Umiumare **Auspice: Multicultural Arts Victoria**

ButohOUT! ~ Body, Our Closest Nature

Project Description: The ButohOUT! festival aims to activate artistic and cultural exchange through the powerful performing arts medium, Butoh, by engaging with local arts communities in City of Yarra (CoY). Butoh, originally called 'Dance of Darkness' in late 50's Japan, goes beyond the confines of specific cultures and aims for universal expression that touches the soul of humanity. It crosses the boundaries between dance and theatre, creating unique expressions between body and landscape. ButohOUT! will be a partnership with Abbotsford Convent (AC) and workshops, performances and public forum will be held there between February and April 2018. Multicultural Arts Victoria and the team of local artists will manage the project.

1. PUBLIC WORKSHOP

>Feb-April: Two months of workshops in studio (twice a week) to create short works, conducted by Melbourne-based, international Butoh practitioners, Yumi Umiumare and Tony Yap.

> March: Weekend outdoor workshops at AC, introducing Butoh in accessible and family-friendly ways for the local community.

2. PERFORMANCE PRESENTAION

April: Two weeks season of performances, four nights each week, at indoor and outdoor venues at AC. The works will be by local artists who emerged from the public workshops, and by local and international guest artists including Agung Gunawan from Indonesia.

3. PUBLIC FORUM

April: What is Butoh? for discussing about Butoh, Body and Landscape.

ButohOUT! will be a follow-up to the success of Evocation of Butoh in 2017 (part of AsiaTOPA).

The long-term vision for this festival is to activate and share individual interpretations of this distinctive art form, Butoh.

Amount Requested: $14,000 **Total Project Cost:** $56,455

Recommendation: $10,000

Panel Comments: An exciting and excellent proposal that illustrates established practitioners, solid research and community support and consultation. The project is also inclusive of diverse groups and having a confirmed venue at the Abbotsford Convent will allow for a new and engaged voice. The panel also praised the very strong and highly detailed budget.

AG18-183

Speak Percussion

Before Nightfall

Project Description: Before Nightfall is a series of artistic encounters between Speak Percussion and invited guest artists. Each encounter occurs across the course of a single day, and results in the creation of a new work which at the end of the day is performed and recorded in front of an audience.

For its 2018 Before Nightfall series, Speak Percussion would like to partner with the City of Yarra on three of its Before Nightfall projects. Each performance will occur in a different space in Yarra, and will engage audiences in differing relationships to the performers, from in the round to a traditional theatrical setting to a very intimate context. Each collaboration is documented through high quality audio recording, which is later edited, mixed and released online.

Before Nightfall 18.1: Carolyn Connors (Fitzroy, AUS)

11 Feb 2018

Greenwood Street Projects Abbotsford

Connors is one of Australia's most important improvising vocalists. She has influenced several generations of experimental musicians.

https://carolyn-connors.com

Before Nightfall 18.2: Dans les arbres (NORWAY/FRANCE)

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17 May 2018

The Richmond Theatrette - Richmond

Dans les abres is an internationally revered quartet, touring to Australia for the first time.

http://danslesarbres.net

Before Nightfall 18.3: TBC in consultation with Dancehouse

11 December 2018

Dancehouse - North Carlton

Up to 15 students (5 x 3) Yarra high school students from our Sounds Unheard program will also participate as interns. This will offer the unique opportunity of being closely involved with the creation of new music with some of the world's leading music makers.

Amount Requested: $7,000 **Total Project Cost:** $23,420.40

Subsidised Use Amount: $320 **Venue:** Richmond Theatrette

Recommendation: $7,000 **Subsidised Use Recommendation:** $320

Panel Comments: A well written application for a project with a range of experienced artists, that includes strong engagement with and benefits to the community. The panel also noted and commended solid investment from the applicant in the project.

AG18-195

Ms Natasha Phillips

RESTORE final-development, community workshop and premiere season at Dancehouse in an international double-bill.

Project Description: RESTORE is a new contemporary performance solo developed with an all female team of international artists working in Australia and Europe. After an award-winning Melbourne Fringe 2016 development season, RESTORE will undergo a final-stage development in Carlton (Dancehouse) and in Castlemaine (Punctum Inc). The work will then premier in a double-bill season with Austrian collaborator, Mirjam Sögner's solo performance, LARA also in Carlton (Dancehouse).

RESTORE is facilitating access to best artistic and audience development practices in diverse contexts, having been developed extensively in Europe as well as in regional and metropolitan Victoria. This final-stage development and premiere will enable these discoveries to be fully realised for City of Yarra audiences and artistic communities. Additionally, the artists will lead workshops at both venues aimed at emerging artists, inviting them to engage in the expansion and delivery of these two international performance works. We will work closely with Dancehouse, Punctum and Regional Arts Victoria to develop new audiences by building a targeted engagement campaign.

KEY PROJECT DATES - April 2018:

2-6/04: Publicising workshop and performance, development preparation and creatives' meeting

9-13/04: 1-week Intensive at Dancehouse with entire creative team.

14/04: 1-day Dancehouse community workshop on creative processes and international collaboration

16-22/04: 1-week Intensive at Punctum in Castlemaine with Mirjam and Renae. Outside-eye support from Jude Anderson, artist workshop and public-showing.

24-25/04: Bump-in at Dancehouse

26-28/04: 3 x Double-bill Performances at Dancehouse of RESTORE and LARA followed by an audience exchange format, developed through Renae's selected participation in the 'Mapping Dance EU' program.

Amount Requested: $8,840 **Total Project Cost:** $32,672

Recommendation: $7,300

Panel Comments: The panel felt that this was a good application which addresses the funding priorities directly. They thought the proposal would also take an innovative approach to the dance format. The panel were pleased that the local community will be included and benefit from the free workshops.

Arts and Culture Stream: Community Arts

AG18-029

All The Queens Men **Auspice: Auspicious Arts Projects**

The LGBTI Elders Dance Club

Project Description: The LGBTI Elders Dance Club is a social transformation and dance project for Lesbian, Gay, Bisexual, Transgender and Intersex (LGBTI) elders (65+). Held at the Fitzroy Town Hall on the first Thursday of each month, LGBTI elders attend this interactive creative event for free, learn new dances, enjoy delicious catering and drinks, and interact with other LGBTI elders and allies.

The LGBTI Elders Dance Club addresses ageism, homophobia, lesbiaphobia and transphobia by supporting the recreational, artistic and social rights of LGBTI elders, through creative actions. Central to the project is creating a regular space for LGBTI elders that is safe and inclusive. The creative action of dancing encourages and fosters socialising, friendship and a chance for LGBTI elders to have fun. The project helps strengthen the community of LGBTI elders and promotes their visibility. The LGBTI Elders Dance Club facilitates the physical, cognitive and emotional benefits that come from regular creative and physical practice.

In 2017, the project received in-kind support from City of Yarra for use of the Fitzroy Town Hall. This application augments this in-kind support to cover ongoing costs for catering, transportation for LGBTI elders with mobility issues, documentation (photography / film) administrative wages and artist fees for dance classes.

This project complements a series of social and cultural events created with and for LGBTI elders including: The Coming Back Out Ball (www.comingbackoutball.com) and New Moves High Tea (the largest gathering of LGBTI elders supported by the State Government).

Amount Requested: $14,311 **Total Project Cost:** $32,611

Subsidised Use Amount: $10900 **Venue:** Fitzroy Town Hall

Recommendation: $10,000 **Subsidised Use Recommendation:** $10,900

Panel Comments: Strong project that addresses the funding priority streams well. The project offered a great level of community engagement. The project offers a creative use of facilities and an opportunity for an often overlooked sector of the community to express and celebrate their contribution to diversity in Yarra.

AG18-102

Claudia Escobar

El Tarro 10th Birthday

Project Description: EL TARRO is turning ten years in 2018. Entering the double digits is a major milestone for this project and we want to take this opportunity to bring the community together to strengthen it and open opportunities for the future. We plan to celebrate its 10th birthday with two main activities (free entry) that will increase people's connectedness in the community: 1) An exhibition including historical footage and photographs of the 10 years and artworks by people who have been part of EL TARRO and 2) An EL TARRO experience involving the community that has been built so far and inviting new members to connect to this initiative.

EL TARRO was born in the City of Yarra so many of its community members live there and some of its supporters are based there too (SONIDO!, Trippy Taco) so we would like to run these activities at Schoolhouse Studios. The EL TARRO experience will run on Saturday 24 November from 6pm-12am involving the opening of the exhibition; a community conversation to identify common-problems and explore potential solutions and a mix of micro dance, street, theatre, circus and puppet performances; visual art projections; live and recorded music and South American street food. The exhibition will last 10 days.

To be able to run these activities, there will be a prior work of database update and direct contact with local community members to be completed between February and November. We believe these activities will guide us towards developing the project in the future.

Amount Requested: $10,038 **Total Project Cost:** $14,565

Recommendation: $9,068

Panel Comments: A good application with strong community engagement and a history of producing high-quality art produced by contemporary artists.

AG18-143

Circus Australia Ltd. T/A Circus Oz

Deadly Elders Circus

Project Description: In partnership with the Victorian Aboriginal Health Service (VAHS), in July 2014 Circus Oz established Deadly Elders Circus, a program for Aboriginal and Torres Strait Islander Elders and older clients living in inner city Melbourne. Each week 10 participants come to Circus Oz for two (2) hours of participatory circus skills and music workshop including a shared meal and community time.

The Deadly Elders Circus project provides a mechanism to facilitate and stimulate conversation about leadership and community amongst the participants in tandem with fun, engaging and non-competitive activities that promote their physical and mental wellbeing. In a creative and safe place the participants focus on improving physical strength, balance and coordination, increasing their mental resilience and confidence, learning new skills and trust building with others.

The 2018 program will have a strong focus on social connectedness. Participants will continue to develop their acro-balance and clowning skills that will facilitate laughter and build social cohesion within the group. The program will also focus on drumming skills, as creating music with a group, in particular percussion, has profound mental wellbeing benefits.

The project is part of the Circus Oz broader Aboriginal and Torres Strait Islander Engagement Strategy and links with other activities of Circus Oz. We are committed to working with our local urban Aboriginal communities and providing access for older community members to a circus workshop program that is of great benefit to individuals and their immediate community.

Amount Requested: $10,000 **Total Project Cost:** $50,900

Recommendation: $7,134

Panel Comments: An important and excellent project that significantly benefits the community. It strongly addresses the funding priorities and provides really positive outcomes for Elders of the Aboriginal and Torres Strait Islander community members. The panel noted that there was limited in-kind support from Circus Oz, and in this competitive funding round could not fully fund.

Arts and Culture Stream: Festivals and Events

AG18-032

Progressive Broadcasting Service Co-operative Limited

Rock A Bye Baby

Project Description: Rock-A-Bye Baby is a family friendly event providing a safe and supportive environment for local families to experience high quality live contemporary music. PBS 106.7FM coordinates a musical act - usually sourced from our rich and diverse local music community - to perform a daytime concert at a City of Yarra venue. The event is free for children and only $5 for adults, plus free entry for the first 50 concession card holders - thus making the event accessible for families from varying socioeconomic circumstances. There will be six events in the City of Yarra over the course of the 2018 calendar year (held bi-monthly), each featuring a unique band or artist. The Rock-A-Bye Baby event is already a highly successful one - connecting with families who reside within the City of Yarra, as well as attracting many visitors to the area for the purposes of attending the event and enjoying quality, contemporary music in this unique setting. Rock A Bye Baby is a staple of the local community that welcomes new young families to each gig, it's an exciting place for families to meet and support each other through the early years of childhood. After a very successful 2017 program, PBS will strive to continue to grow the event and increase attendance with more local residents from across the broad mix of cultures and communities living in the Yarra area. We will seek to achieve this through continued diverse programming and broad promotional avenues.

Amount Requested: $7,571 **Total Project Cost:** $28,810

Subsidised Use Amount: $5,740 **Venue:** Fitzroy Town Hall

Recommendation: $0 **Subsidised Use Recommendation:** $5,740

Panel Comments: The panel felt that this is a good application for a strong project with clear benefits to the community. The program is productive and in line with the stream funding priorities, being of high artistic merit and a creative use of the town hall space. In a competitive funding round this could not be fully funded, so the panel has recommended the funding the 100% subsided use of the Fitzroy Town Hall, but could not include any cash funding to be included with this.

Attachment 2 - Annual Grants 2018: Detailed List Recommended Applications

AG18-043

Aboriginal Housing Victoria

NAIDOC Family Day at the Farm

Project Description: Aboriginal Housing Victoria is planning to host a NAIDOC Family Day at the Farm Event at Collingwood Children's Farm on Wednesday 4 July 2018. It will be in its 19th year AHV is hosting the free event as it continues to be a family friendly day out inclusive for everyone to come together to celebrate the history culture and achievements of Aboriginal and Torres Strait Peoples.

We have planned a range of educational and informative activities including traditional dances, musical performances, hip hop workshops, boomerang painting, animal totem, toy weaving and dreamtime story telling. The day will provide a great opportunity for families to experience the rich traditions of Aboriginal cultures and feel the spirit of community connectedness. Historically the day is enjoyed by AHV tenants and their families, many who face challenges to accessing cultural and recreational activities.

Amount Requested: $10,000 **Total Project Cost:** $15,650

Recommendation: $8,000

Panel Comments: An impressive and important long-standing event, with significant community benefits for all, and clear and positive objectives for impact. The panel noted it being particularly positive that the community attending can be involved in the workshops being run.

AG18-054

South Alphington & Fairfield Civic Association Inc. ("SAFCA")

Music From The Wetlands 2018 Festival and Expo

Project Description: The project involves the planning, organisation and management of a range of activities focused around the Yarra River Flats and Alphington Wetlands. The Festival and Expo, celebrating music, environment and community, will be held on 18 November 2018 and includes a free concert showcasing a diverse range of performers with a connection to the local community. There will be a range of interactive displays by local and community organisations such as the Darebin Parklands Association and the Yarra Riverkeeper Association as part of an environmentally focussed Expo intended to build local knowledge, education and appreciation of the value of our Wetlands.

The day will commence with a music march through the streets of Alphington to the festival site gathering local residents and friends along the way. The concert will commence with a Welcome to Country and feature professional and community performers of all ages, including bands, solo performers and choirs. Complementing the concert will be ancillary activities with a strong focus on the natural environment and the importance of the Wetlands to our community, such as story-telling, children's art and craft activities, and tours.

Local community organisations, clubs and traders will be invited to provide locally sourced produce in a market setting. There will be a strong focus on sustainability and low waste.

A festival village will be created with temporary stages, performance spaces, expo area and market stalls where the local community of all ages can meet and enjoy the performances, activities and refreshments.

Amount Requested: $16,000 **Total Project Cost:** $50,750

Recommendation: $12,000

Panel Comments: The mix of events at this festival, including musical performances, workshops, and opportunities for engaging with environmental issues makes this an appealing event for a wide range of people. It is a unique, local event in an area that is not often reached in the Arts and Culture Grants, and the application demonstrated strong evidence of community support for the festival.

AG18-149

Make It Up Club Inc

Make It Up Club 20th Birthday Festival

Project Description: 2018 marks the 20th anniversary of the MIUC and we will be celebrating our mission to present and promote avant-garde improvised music and sound performance of the highest conceptual and performative standards, and to actively cultivate a diverse an engaged community around this scene.

Over four consecutive Tuesday nights in January, the MIUC 20th Birthday Festival will feature over 20 acts, comprising more than 60 individual performers, in collaborations meticulously crafted by our curatorial team to highlight the talent and innovation at the core of contemporary avant garde improvised sound practice in Melbourne. The key thread uniting the festival will be a focus on collaborations between the most exciting and innovative emerging and established artists currently performing with past and present MIUC curators—from the club's founders to current organisers, including: Ren Walters, Belinda Woods, Timothy O'Dwyer, Sean Baxter, Rod Cooper, Ned Collette, Dure Dara, Lloyd Honeybrook, Stephen Richards, Ari Sharp and Annalee Koernig. Additionally, we will be inviting some international performers to play and collaborate, most notably France's Ames Room, which features MIUC founder Will Guthrie, Jean-Luc Guionnet, and Clayton Thomas.

Complementing the sonic component of the festival will be an exhibition of recent and archival visual materials, drawn from both professional and crowd-sourced photographers, artists and videographers who have documented and aesthetically contributed to the MIUCs long history. Additionally, the festival will be recorded by ABC Radio under the direction of esteemed producer and engineer, Chris Lawson, for future broadcast on ABC Classic FM.

Amount Requested: $10,000 **Total Project Cost:** $30,400

Recommendation: $9,000

Panel Comments: The Make It Up Club is a unique Yarra and Melbourne institution, with strong community support, so the panel were happy to see them celebrate what they do and how they do it, on this important anniversary. Great letters of support included in the application and the application has a strong community benefit.

AG18-151

Multicultural Arts Victoria

Emerge in Yarra 2018

Project Description: Commemorating World Refugee Week and celebrating the artistic and cultural diversity of Yarra, Emerge in Yarra takes place on the traditional lands of the Wurrundjeri People of the Kulin Nation with a week long festival spanning a multitude of workshops, theatre performances, cooking demonstrations, live music, storytelling, spoken word, comedy and conversations.

Founded in 2004 as a platform for artists in MAV's Visible Music Mentoring Program, the festival has since grown to encompass talented artists from refugee and emerging communities across the city, diverse art forms, new collaborations, innovations and commissioned works. The festival is timed to coincide with the United Nations World Refugee Day and Refugee Week and celebrates the ever-expanding contributions artists from all sectors of our diverse society have made in building the unique creative landscape and cultural fabric of Yarra, Melbourne & Victoria. The program will include events such as Slow Stylin' sustainable fashion talk and performance at The Social Studio, an exhibition at the Ownership Project, Kitchen Stories and cooking demonstrations on public housing estates, a new commissioned work in the Collingwood Underground Carpark, a theatre, music and storytelling event at Richmond Theatrette, a Refugee Week interactive performance in conjunction with the Ethnic Communities Council of Victoria & Melbourne Playback Theatre, the launch of our Visible 2018 album; Common Ground Interfaith spoken word and improvised music and a muscial finale at the Melba Speigeltent in Collingwood.

Amount Requested: $25,000 **Total Project Cost:** $75,500

Recommendation: $18,000

Panel Comments: This was a strong application for a broad-ranging festival which reaches diverse communities in a meaningful way. It has demonstrated a strong artistic merit and clearly addresses the Arts and Culture priorities.

AG18-173

Collingwood Housing Estate Arts Committee Auspice: Belgium Avenue Neighbourhood House

Collingwood Harvest Festival

Project Description: The Collingwood Harvest Festival is a community arts Festival situated in the heart of Collingwood at Harmsowth Park on the Collingwood Housing Estate. The Festival is created by the community for the community, and invites residents of the Housing Estate and the City of Yarra to connect through music, arts and food. The Festival has been running for over 15 years and is an integral part of Yarra's cultural calendar.

The activities include:

-Opening speech by local resident, a dignitary from the local council and an MP

-Music and acts performed by local and external artists

-Aboriginal sacred fire

-Art and craft sessions facilitated by professional artists

-Circus and juggling workshops

-"Conversation Pit" a community engagement space for anyone to connect and mingle with the community

-Stalls managed by local agencies and groups providing information about their services

-Catering (free of charge) managed by local residents

-Art installations made by local artists

- stalls from local businesses in and around Collingwood, Abbotsford, Fitzroy. These may include second-hand clothing stalls, jewellery stalls, food and tea stalls.

Attachment 2 - Annual Grants 2018: Detailed List Recommended Applications

Amount Requested: $20,000 **Total Project Cost:** $50,000

Recommendation: $18,000

Panel Comments: A grassroots festival that is supported and run by strong involvement from the local community on the estate. It is also a positive that it brings in audiences outside the estate, and extending the event and taking small steps to do this through external relationships is a good way to progress this further. This is a unique event for Collingwood Housing Estate and an event that really reaches different groups and individuals through the community.

AG18-185

Dancehouse Inc.

2018 Keir Choreographic Award and Public Program

Project Description: Dancehouse seeks funding to support the presentation of the eight Keir Choreographic Award (KCA) commissioned artists in a week-long performance season and the adjoining public program.

Presented in partnership with Carriageworks (Sydney) and the Keir Foundation, KCA is a national biennial cash award dedicated to the commission, presentation, promotion and dissemination of new Australian choreography. Now in its third incarnation, KCA has assumed a significant and dynamic place in the Australian dance landscape. It offers eight artists the time and space to create and present a fully funded new work, a remarkable context in which to engage with international perspectives and an opportunity to connect with new and ever-expanding audiences for dance in Australia. The KCA today is an unmissable national mini-festival, assembling an inspiring and diverse community of artists, international guests and audiences, enabled by an inspirational and functional model of public-private funding and interstate collaboration.

The rich and diverse KCA public program with its array of iconic national and international jury members, panellists, guests and workshop leaders, runs concurrently with the performance season, providing a vital context for related and relevant discourse, reflection and debate. Delivered in partnership with Yarra-based arts partners and local businesses, the public program also generates inclusive accessible dance experiences particularly crafted for audiences unfamiliar with contemporary dance.

So far, KCA has directly employed over 60 artists, attracted over 1300 audiences and activated 13 partnerships. The online KCA public program content was accessed over 12,000 times in 2016 alone.

Amount Requested: $22,000 **Total Project Cost:** $71,300

Recommendation: $19,000

Panel Comments: A very strong application that addresses all the funding criteria. There is clearly interest in and a need for the project, including strong evaluation from previous events. The event that is of very high artistic merit. The panel felt the budget was reasonable for an event of this scale, with the grant funds predominately going to artist fees.

AG18-201

Midsumma Festival

Midsumma Galas: making space for diverse queer communities

Project Description: Midsumma Galas are three showcase performance events held at Collingwood's Melba Spiegeltent in the final week of Midsumma Festival 2018. These gala events are produced by Midsumma in partnership with key community organisations, strategically engaging two target demographics historically underrepresented amongst Midsumma's audiences and artists:

- Queer youth

- Indigenous and/or Culturally and Linguistically Diverse (CALD) queer people.

Midsumma will present three dynamic, diverse and vibrant gala events:

- YOUTH GALA (1 Feb 2018): presented in partnership with Minus 18 to engage queer artists and audiences who are 22 and under.

- COCOA BUTTER CLUB GALA (3 Feb 2018): presented in partnership with The Cocoa Butter Club Melbourne (a radical collective of "Queer and Trans People of Colour" producing event nights for and by their community), this event will focus specifically on Indigenous and CALD performers and audiences.

- QUEER COMEDY GALA (2 Feb 2018): this event will feature an exciting line-up of emerging and established queer comedians with an emphasis on showcasing the two key demographics outlined above.

This programme builds on a foundation of consultation with target communities, which identified that presenting full-scale events through the Open Access stream of the festival is a daunting and resource-heavy endeavour for artists engaging with Midsumma for the first time. As an alternative, the proposed showcase model is a "low-risk, high-return" strategy that provides easy-access for community wanting to perform (Galas are Midsumma-produced; performers need only prepare an act of 5 to 10 minutes) and direct connection to an audience.

Amount Requested: $9,050 **Total Project Cost:** $50,841

Recommendation: $9,050

Panel Comments: A very strong application, addressing the stream priorities, and with good detail included. The program includes a wide range of streams. There is strong community benefit, as the event is aimed at a group of people who are high risk of prejudice and cultural invisibility, both in terms of performers and audience.

Arts and Culture Stream: Richmond Theatrette

AG18-095

Jesuit Social Services

'Writer's Group'

Project Description: Support After Suicide (SAS) plans to partner with theatre and arts company Anvil Productions (AP), to rehearse, produce and present the new play 'Writer's Group' at the Richmond Theatrette in 2018.

Rebecca Lister wrote 'Writer's Group' as a commissioned work by SAS in 2015/2016 (funded by Creative Victoria). The work is based on a series of interviews conducted by Lister with members of the community who have been bereaved by the loss of a loved one to suicide. The work is also based on Lister's own experiences as a facilitator of many writing groups with bereaved people for SAS and as a community member bereaved by the loss of her brother to suicide over twenty years ago.

'Writer's Group' was showcased at a reading, with professional actors, at Jesuit Social Services in 2016. The work was very well received and was described as important, real, intense, poignant, moving and funny.

For this project SAS will engage theatre director Hallie Shellam, designer Kat Chan, sound artist Declan Kelly, actors Joanne Davis, Michael Treloar, Donna Steven and Ashton Sly and producer Rebecca Lister.

SAS in collaboration with AP will engage these artists for a three-week rehearsal period, followed by a bump-in period and then a two-week (ten show) season of 'Writer's Group' at the Richmond Theatrette. Discussion forums based on material presented in the play, facilitated by professional staff from SAS, will follow each performance of 'Writer's Group'.

Amount Requested: $7,000 **Total Project Cost:** $54,125

Subsidised Use Amount: $4300 **Venue:** Richmond Theatrette

Recommendation: $7,000 **Subsidised Use Recommendation:** $4,300

Panel Comments: The program proposed in this application clearly aligned with the priorities for this stream. The application was clear and addressed important community issues. The panel felt that this new work was of high artistic merit and that the partnership proposed in the application is a strong driving force which gives confidence in the project.

Community Development Stream: Community Strengthening

AG18-003

One Australian One Vietnamese One Community Association Inc.

Carers Support Program

Project Description: We are going to organise activities and support program for carers / family members of people with disabilities and older residents in Yarra. The activities include:

- Day Outing and excursions
- Cultural Celebrations
- Educational sessions/forum to assist them with self-care and access to relevant social support services.

Amount Requested: $10,000 **Total Project Cost:** $17,420

Recommendation: $3,800

Panel Comments: The project idea has strong merit, and working with an important group who need assistance. There were not enough funds available in this competitive round to offer the full amount requested, but the panel felt that there was room in the budget to work with less funds while still achieving benefits for the community.

AG18-004

Attachment 2 - Annual Grants 2018: Detailed List Recommended Applications

Greek Orthodox Archdiocese of Australia Parish of Holy Trinity Richmond Senior Citizens Club

Social and Recreational Activities for Richmond Greek Senior Citizens

Project Description: We will run social and recreational activities for the Greek elderly of Richmond including meals, games, celebrating national and Saints' days, excursions, health lectures and visits from speakers. We support each other as we grow older and meet once a week together at the Church Hall. The recreational activities help to keep us healthy and active and stay in touch with our community. We go on excursions several times a year and often this is the only opportunity for some of the older ones to go away. We also keep an eye out for those who are now living alone. We welcome all cultures.

Amount Requested: $5,000 **Total Project Cost:** $17,900

Recommendation: $3,000

Panel Comments: This application met a clear and well defined need. It addresses the funding priorities well providing older residents with social opportunities and reducing social isolation with culturally appropriate events.

AG18-010

North Richmond Community Health

Chair-Based Exercise

Project Description: Funding is sought to continue the successful operation of a chair-based exercise program. The program targets older members of the community who reside in Richmond and who experience mobility issues, many of whom are also socially isolated.

The program provides weekly group exercise sessions and opportunities for social connection to members of the community who would otherwise be inactive and isolated.

The exercise sessions are delivered once a week by a qualified instructor who is experienced in older people's fitness training. Participants are encouraged to stay back after the sessions to have a cup of tea and catch up with one another.

It is envisaged that more participants will be recruited in 2018 if funding is obtained. Health seminars will also be linked to the program as many participants have expressed an interest in learning about chronic disease management.

Amount Requested: $6,000 **Total Project Cost:** $10,990

Recommendation: $3,200

Panel Comments: The application was well written on the whole, A good initiative that is enjoyed by participants. Could not fully fund in this competitive grant round, so funding to cover the instructor's wage.

AG18-011

North Richmond Community Health

Social Connectedness Through English Conversation

Project Description: Funding is sought to continue the successful operation of this well-established Social Connectedness Through English Conversation Program. The program aims to develop English conversation skills in a safe, social environment, and in so doing build confidence among culturally and linguistically diverse participants.

The program is facilitated by skilled volunteers with exceptional English language and cross-cultural communication skills. In addition to verbal communication skills, the program provides an opportunity for social connectedness for both the volunteers and participants.

Amount Requested: $1,760 **Total Project Cost:** $13,760

Recommendation: $1,760

Panel Comments: This application successfully demonstrated the ongoing benefits of this program to its participants. It provides a strong support for a community sector with specific needs.

AG18-014

North Richmond Community Health

World AIDS Day Event 2018

Project Description: We plan to host a community event to raise awareness of HIV/AIDS and to reduce the stigma associated with HIV/AIDS. We aim to target community members at risk of acquiring HIV (including people who inject drugs, people from CALD and Indigenous backgrounds) as well as the general community. We will provide education and support to people affected by HIV. The event will be held during the day and will include a BBQ lunch and guest speakers who will reflect on their experience of HIV.

Amount Requested: $4,000 **Total Project Cost:** $6,596.50

Recommendation: $2,874

Panel Comments: An important event, and a great opportunity to highlight the risk and ongoing concern of HIV infection with an at risk group of people.

AG18-015

Cohealth

Homeless footwear project 2018

Project Description: A program supplying suitable footwear, orthotics and aids to a homeless population in the City of Yarra.

The homeless footwear project allows eligible people to receive one free pair of shoes and/or orthotics, in a 12 month period. It can also assist with medical devices required to improve mobility for those with more complex needs, for example ankle foot orthotics.

The program will offer both an in-center and outreach approach to provide podiatry consultation. From the assessment, client eligibility will be determined and a client may receive the following:

1) Footwear for general purpose and every day use if current footwear is unsuitable or in need of replacement

2) Access to specialist mobility aids that assist with improving everyday life of people

who are homeless and suffer from poor mobility, for example post painful injuries (overuse, motor vehicle accident) stroke and cerebral palsy.

3) Access to customized orthopedic footwear/orthotics to prevent foot wounds associated with significant deformity or chronic conditions such as diabetes, which often lead to acute hospital admission.

Amount Requested: $6,000 **Total Project Cost:** $6,000

Recommendation: $6,000

Panel Comments: This application demonstrated the clear need for this unique service. The application has also demonstrated the previous successes of the program offering assistance to this growing sector of the community.

AG18-020

North Richmond Community Health

Sorry Day Event 2018

Project Description: We plan to host an event to reflect on the experiences of the Stolen Generations and recognise moments of resilience, healing and the power of saying Sorry. We aim to target both Indigenous peoples as well as the wider community in order to promote reconciliation. The event will include a bbq with kangaroo steaks and salads. A Welcome to Country and Smoking Ceremony will be conducted by an Elder from the Wurundjeri tribe. A cultural dance performance (corroboree) will also be performed. Attendees will be gifted with a flower (Native Hibiscus) badge to commemorate the day.

Amount Requested: $3,500 **Total Project Cost:** $8,382

Panel Comments: A worthwhile event which recognises the resilience and struggles of the Aboriginal community, while celebrating its talents. Suggestion to develop an evaluation questionnaire to see the effectiveness of achieving objectives.

AG18-021

North Richmond Community Health

Look Good, Feel Good Day 2018

Project Description: We are planning to hold an event where disadvantaged clients who access alcohol and drug services at North Richmond Community Health are given the opportunity to raise their self-esteem and confidence. We plan to hold a bbq and host a team of people to make our clients look and feel great. Services provided on the day would include barbers and hairdressers, massage and podiatry. We would give clients packs including toothpaste and tooth brushes, hairbrushes, women's sanitary items. We will provide information and support to enable clients to gain access to mental health services.

Amount Requested: $2,000 **Total Project Cost:** $7,250

Recommendation: $2,000

Attachment 2 - Annual Grants 2018: Detailed List Recommended Applications

Panel Comments: This program represents an excellent strategy to engage and support this high needs sector in a way is very focused on developing the community. The panel were impressed with the high number of beneficiaries of the program.

AG18-023

Richmond Beijing Opera Study **Auspice:** Belgium Avenue Neighbourhood House

Chinese Opera at the North Richmond Housing Estate for the community

Project Description: The group of around 30 people including singers and musicians meet twice a week to rehearse in order to perform in front of an audience about once a month at the North Richmond Housing Estate. Chinese opera performance does not mean simply showing musical instrumental playing, but with roles singing together to an audience. Our proper Chinese theatrical presentation must firstly choose a main subject of the whole performance, then the theme is to be gradually revealed by suitable stage background. The ingredients include beautiful musical accompaniments; attractive roles, singing; dancing; dialogue, and acrobatic fighting with martial arts. All of our stage accomplishment would aspiring Richmond community life mixed with Chinese long time created oriental features of theatrical beauty.

Amount Requested: $2,500 **Total Project Cost:** $6,000

Recommendation: $2,000

Panel Comments: The project offers excellent value for money and addresses a number of priority areas with regard to community strengthening in the City of Yarra.

AG18-027

Yarra Ethnic Arts Exchange Association Inc.

Community Development and Harmony

Project Description: We want to continue and develop our present activities like free-English class, singing, dancing, painting and calligraphy, cooking, gardening, healthcare lectures, fishing. Later we want to expand our cooperations with more other organizations inside or outside Richmond area to give singing and dancing performances, exchange of arts like painting and calligraphy and gardening skills. We plan to have an exhibition of painting and Chinese calligraphy arts at the early of next year. Besides above we plan to organize elder people to have more suburb trips to enjoy the natural scenery spots of Melbourne if our condition is satisfied. We will invite medical specialists to give us more healthcare lectures and we will intensify the teaching of English words for Chinese elder residents in the emergency use which might save their lives. We invite Chinese painting specialist to teach us Chinese painting and calligraphy.

We want to provide the elder people who attend our activities with more good music equipments and English books and painting books and some other appliances like inks, special papers, wool-pens and plant- or vegetable-seeds for their gardening and others. We will also hold some parties during the important festivals like New-year-party, Christmas Party, Dragon boat party, Mid-Autumn Party, Australia National Day Party and so on. We also want to have other recreational plays like cards or chess play to avoid people gambling as possible.

Amount Requested: $4,200 **Total Project Cost:** $10,620

Recommendation: $2,000

Panel Comments: The panel thought that this new group is offering important opportunities to Chinese seniors in Yarra and fills a gap in the Richmond area. In this competitive round the panel was not able to offer the full amount but has offered $2,000 towards catering and events.

AG18-038

Richmond Community Support Services, The Salvation Army

ART LIFE - a therapeutic art program for the Yarra community

Project Description: The clients of Richmond CSS have identified their need for an evidence-based art therapy program and asked us to assist them with accessing the therapy. We believe it will provide an invaluable intervention for vulnerable people to explore their strengths and strategize positive changes to improve their lives. By engaging in the treatment of art therapy, under the guidance of a qualified art therapist, participants may express, explore and resolve emotional and mental states affecting their everyday lives, as well as identify barriers that reduce their capacity to engage in community. Our clients will experience a sense of well-being within a safe, compassionate and inclusive environment. Each individual will be afforded the opportunity to set goals and actively participate in varied artistic forms, and as a result of the therapeutically focused process, learn to overcome fears and feelings of inadequacy and be able to gain a sense of achievement and empowerment. The program will be held at our centrally located facilities in Richmond. The entire program shall consist of four groups of between 8 to 16 participants, one group for each term, with each group session running for two hours. There will be a total of nine group sessions per term. The participants will be mostly drawn from the least-advantaged sectors of the City of Yarra, with complex needs/chaotic lives. Participants will be assessed for additional needs (accessibility barriers/child care issues), screened for Depression/Anxiety/Stress pre and post program and actively linked into other services in line with their individual goals.

Amount Requested: $9,170 **Total Project Cost:** $16,776

Recommendation: $7,000

Panel Comments: An outstanding application with evidence of client consultation in the project establishment, external partnership building and planning for evaluation. The panel particularly noted that there were good partnerships already established. There is strong evidence included for the effectiveness of art therapy and Salvation Army are well placed to identity and support the vulnerable groups.

AG18-050

Circolo Pensionati Italiani di Richmond

Seniors' Activities

Project Description: We would like funding to help continue running our Wednesday activities. We provide refreshments for our members visiting the club for regular, informal social activities and we also have special lunch outings five times per year to celebrate special events and holidays.

Amount Requested: $4,200 **Total Project Cost:** $14,837

Recommendation: $1,600

Panel Comments: A great service to the community in giving older people a chance to get out and engage with others, so this project is very valuable to the community. Funding less as some items such as the Christmas party are high, but happy to fund for the lunches.

AG18-055

Association of Oromo Women in Collingwood City of Yarra Inc

Social connectedness for Oromo women living in Collingwood

Project Description: Planned activities are:

Seven information sessions to be held and to be organised in co-operation with MiCareLtd/New Hope Foundation

Four community celebrations: Eid Al Fitri,Eid Al Adha, a Cultural Diversity Day and an Australian New Year celebration with local communities

Two excursions for children to an adventure playground in Melbourne, one to be held on each of the two Muslim festival days

Four excursions for women and children and/or families:

- Two BBQs to be held in a park in Melbourne
- Two excursions by bus to an outer area of Melbourne or a nearby park

Equipment requested:

- One video/stills camera for use by the group to record community events

Amount Requested: $13,700 **Total Project Cost:** $16,000

Recommendation: $5,000

Panel Comments: The panel thought that this group does good work and provides important support for this sector of the community. The events they run are important for creating positive cultural awareness and opportunities to connect with the broader communities. In this highly competitive round the funds allocated had to be limited.

AG18-057

North Richmond Elderly Chinese Friendship Association

Community Activities and Celebrations

Project Description: The activities was are planning are classes for English, both oral and written, and a computer class. Other activities are the same as last year, including:

- three cultural events: Dragon boat festival, Mid-autumn festival and Chinese New Year celebration
- monthly cooking class
- bus trip for Chinese seniors twice a year
- weekly singing and dancing activities
- playing mahjong three times a week
- visiting anybody who is sick or the family of somebody who has passed away
- bus for the Peking opera

Amount Requested: $5,000 **Total Project Cost:** $23,120

Recommendation: $2,500

Panel Comments: An organisation providing support and breaking down isolation. Providing important activities, however funding at a less amount to cover cost of one of the festivals and some additional support, as feel activities would be able to happen anyway, and with other funding support that is available.

AG18-058

Fitzroy Atherton Gardens Table Tennis Association Inc

Fitzroy Atherton Gardens Table Tennis Association Inc

Project Description: The Association provides table tennis playing opportunities at Atherton Gardens two days per week on Tuesdays and Thursdays between 7:00pm and 9:30pm. Usually we have between 20 and 30 people playing each week and more than 100 on our competition days which are held three times a year. There are volunteer coaches and people attending come from many different cultures. Everyone is welcome.

Amount Requested: $3,000 **Total Project Cost:** $7,600

Recommendation: $2,500

Panel Comments: The panel thought that it was great that this group brought people together in a way that encouraged physical activity. It address a clear community need and aligned well with the funding priorities.

AG18-062

Yarra Happy Family Association

Activities & Celebrations for School-age Children and their Families

Project Description: We would like funding to continue running weekly language classes for the children of our families at the meetings room on the Fitzroy Housing Estate. We would also like to keep having our family activities so we can run them on a weekly basis. We would like to keep having weekly ping pong activities. And in summer we would like to take the families on fishing outings every two weeks. This year we would also like to run a special overnight excursion for the children and their families. This would be a special trip somewhere to do more fishing.

We would also like to be able to celebrate traditional and Aussie festivals together: including Chinese New Year, Dragon Boat Festival, Moon Cake Festival, Christmas and Easter. These are in addition to our monthly happy family meals together.

Amount Requested: $5,620 **Total Project Cost:** $31,140

Recommendation: $3,000

Panel Comments: The project genuinely wishes to improve the lives of those experiencing disadvantage. Good to see the focus on the children and provision of activities, providing a positive outdoors experience for the children with the fishing trip. Could not fully fund due to competitive great round.

Attachment 2 - Annual Grants 2018: Detailed List Recommended Applications

AG18-064

Multi Ethnic Slavic Senior Group Fitzroy Inc.

Looking after ourselves Project for Slavic elderly people

Project Description: We are going to organize regular weekly meetings, group lunches, information sessions, art and craft workshops, light exercise, healthy life information sessions such as: Shiatsu, Reiki, Healthy Diet, Dementia, Senior Rights etc.. We are going to participate in multicultural event and festivals and hand craft exhibitions. Our group is going to organize one group visit to nursing home in the area and provide information on how to access My Aged Care.

Amount Requested: $3,500 **Total Project Cost:** $4,400

Recommendation: $3,000

Panel Comments: The program responds to a clearly articulated community need. It tackles social isolation with culturally appropriate activities and aligns well with the stream priorities.

AG18-065

Yarra Healthy Life

Senior's Activities

Project Description: We would like to meet weekly for our different activities. These include square dancing classes for seniors, sewing group, seasonal fishing outings to different locations (public transport or carpools arranged as necessary to help members attend), cooking classes sharing local, family and our favourite recipes with each other. We also would like to continue meeting twice a week in the evening for ping ping exercise activities. We will also have special celebrations for Christmas, Chinese New Year, Moon Day and the Dragon Boat Day.

In these classes and groups, we both bring in special speakers and teachers to bring new skills to the group and encourage group members to share their ideas and knowledge. These classes encourage our growing membership to learn new skills, meet new people, stay connected, help each other and save money.

Amount Requested: $5,650 **Total Project Cost:** $68,550

Recommendation: $4,000

Panel Comments: Program that is responding to a community need. The panel noted as a strong positive of this application that the applicant highlighted the fact that they articulated well the need for physical activity for health benefits. Funding at the minimum as not funding the fridge requested. Responding to a community need.

AG18-067

Fitzroy Sudanese Eritrean Families and Children's Group Auspice: Fitzroy learning Network

Fitzroy Sudanese Eritrean Families and Children's Group Activites

Project Description: The Sudanese Eritrean Families and Children's Group involves around 100 women and children from the Sudanese, Eritrean, Somali, Afghan and Ethiopian communities based in the Atherton Gardens Estate. We have planned several activities including summer outdoor gatherings, a holiday playgroup, excursions, overnight camp, and BBQs. The activities will also

include celebrations of Ramadan, Eid and Al-Adha. Especially after Ramadan families meet and eat special meals together, women from different backgrounds exchange recipes, eat and celebrate together. Men from different backgrounds also join the celebration together. Due to limited funding, we were unable to go on an overnight camp in 2017 as planned, we would like to organise an overnight camp in 2018.

Amount Requested: $10,000 **Total Project Cost:** $18,500

Recommendation: $6,000

Panel Comments: The panel felt that this this group offered great supports for a sector of the community in need. The application demonstrated that the program is successfully creating good outcomes and benefits for the community.

AG18-069

Afghan and Iranian Women's Group in the City of Yarra Auspice: Fitzroy learning Network

Social support for Afghan and Iranian Women living in the City of Yarra

Project Description: The group plans to hold the following activities:

- Weekly social get-togethers, to be held at Collingwood CoHealth. Meetings held each week except during Ramadan
- Three trips to Dandenong to visit the markets and Afghan shops, and to have lunch
- One trip to the Dandenong to go cherry picking
- One local trip to a part of Melbourne unfamiliar to members of the group
- Monthly cooking class/session to be held at a local Community Kitchen
- A creative workshop to learn a new craft
- Three celebrations:
    - Nowruz, Afghan-Persian New Year
    - Eid Al Fitri, end of Ramadan
    - Eid Al Adha, Festival of Sacrifice

Amount Requested: $6,378 **Total Project Cost:** $9,903

Recommendation: $4,000

Panel Comments: A worthwhile project, and a well thought out application addressing the stream priorities. Could not fully fund as smaller number of participants in a competitive round. The panel recommended starting with smaller amount/project to see how it is received and build up in the future.

AG18-077

Chinese Mandarin Community Friendship Association Inc

Silk Flowers Art Project

Project Description: The activities that will be undertaken in the project will include: making silk flowers, using a range of fabrics and craft material to create a range of framed designs. The finished designs will be on display at various council and community locations. Some of the project items will be sold as fundraisers for various community initiatives. Some of the art pieces will also be given as birthday presents to the elderly over the age of 85. The project takes place on the Atherton Gardens

Housing Estate over 12 months and aims to encourage the Chinese community living on the estate as well as the elderly and people with disabilities. The project aims to strengthen the engagement and communication with the elderly, improve their mental outlook and create a positive and happy atmosphere. The project will also encourage the artistic creativity and skills of the elderly to assist them to maintain active brain function. The project aims to reduce loneliness and isolation of the elderly and assist them to engage with the broader community.

Amount Requested: $1,500 **Total Project Cost:** $3,500

Recommendation: $1,500

Panel Comments: The panel thought that it was great to see this group teaching and exhibiting this creative skill while also offering important social opportunities and support for the group's members. The exhibitions also extend the benefits to the broader community.

AG18-079

Chinese Mandarin Community Friendship Association Inc

Celebrating Community

Project Description: We meet regularly and have singing, dancing and entertainment sessions to keep our elderly Chinese Australian members healthy and active. As well as providing educational lessons and talks about a range of subjects from healthy living to how to care for the environment. We also regularly visit any sick and frail members who may be in hospital or a nursing home. We are seeking funding to continue with our activities which apart from our weekly get-togethers includes the following four main celebrations; Chinese New Year, Dragon Boat Festival, Mid-Autumn Festival and Christmas. Each celebration involves food and special activities.

Amount Requested: $3,000 **Total Project Cost:** $8,375

Recommendation: $2,800

Panel Comments: A good initiative to get the community members out and about. The panel felt that focusing on the health benefits of engaging older public housing tenants is a great objective.

AG18-080

Circolo Pensionati Italiani Di North Fitzroy

The Ginnastica per Pensionati Exercise Program for Italian Seniors

Project Description: The Ginnastica per Pensionati exercise program for Italian seniors is held in the Edinburgh Gardens. The program has been running since 2010. The program is run by volunteers, and employs an exercise trainer to run the sessions. 50 - 60 people come weekly to the sessions and for a hot lunch, such as soup. Also, four times per year we run a healthy lunch for all members together. These are important because the pensioner members can have a traditional home cooked meal and socialise, which is particularly important for the widows and widowers who live alone.

Amount Requested: $5,000 **Total Project Cost:** $11,960

Recommendation: $5,000

Attachment 2 - Annual Grants 2018: Detailed List Recommended Applications

Panel Comments: Good to see the group promoting healthy eating and active life as well as providing social outlets and support to a sector of the community that is at high risk of social isolation.

AG18-081

Anglicare Victoria

Gemstone Project

Project Description: The Gemstone Project will offer a safe space for women experiencing or at risk of homelessness, providing access to skills, services and support required for them to find and maintain housing.

Gemstone will operate once a week at breakfast time (8-11 am) at St Mark's Community Centre in Fitzroy for 48 weeks of the year. It will be comprised of:

(1) Food. A nutritious breakfast will be served that will not only attract women but also support health and food security.

(2) Services. Health, legal, housing, welfare and other support service providers will attend Gemstone, providing an informal environment for women to connect with the services they need. Royal District Nurses Service (RDNS) and Centrelink Engagement Team are examples of two services that will be in attendance.

(3) Life Skills Training. On-site trainer will provide the following sessions, designed to enhance self-efficacy and increase participation in the community: Health, Literacy, Numeracy, Work Skills. Sessions will be weekly, integrated into session. Participants can develop their work skills further through work experience at the St Peter's Social Enterprise Coffee Cart.

(4) Support. Gemstone will facilitate a supportive community that can provide the emotional and practical support that women need to find and maintain housing.

Amount Requested: $10,000 **Total Project Cost:** $49,000

Recommendation: $10,000

Panel Comments: A very thorough application that is clear about what to do and who will benefit. The beneficiaries being those who strongly need the support. The application addresses a very real need in Yarra and aligns strongly with the funding priorities.

AG18-082

Chinese Good Voice (Melbourne) Inc.

Atherton Gardens Estate Chinese Choir

Project Description: We intend to put on a series of performances for Yarra residents during 2018. We are performing at eight cultural events including Chinese New Year, Dragon Boat Festival, Mid-Autumn Festival, Chinese National Day, Australia Day, Seniors' Week, Housing Week and Christmas.

Amount Requested: $5,000 **Total Project Cost:** $10,000

Recommendation: $3,000

Panel Comments: This group offers good culturally appropriate activities and an important social outlet for the group's members.

AG18-083

Project Respect Incorporated

Capacity building for services to more effectively support women in the sex industry

Project Description: This project has three overarching categories

1) Outreach

PR will conduct outreach to CoY's 7 licensed brothels, allowing us to build rapport &engage with WISI, &provide information about PR services.

We will:

- Provide WISI information about local& state-wide services
- Provide localised CoY newsletter, promoting connectedness &social inclusion
- Deliver giftpacks
- Provide PR brochures in relevant languages
- Monitor compliance of brothels as per Sex Work Act 1994
- Continue mapping unlicensed brothels in CoY

2) Partnership building

PR will develop strong partnerships with social service providers in CoY to better support WISI& women trafficked.

We will:

- Map social/community/welfare services in CoY
- Link WISI/women trafficked with services within CoY
- Develop referral pathways and feedback loops, following up with the woman& the service to gather feedback on processes
- Discuss training opportunities, identifying additional training areas required
- Engage closely with key stakeholders such as CoY

3) Capacity Building Training

PR aims to increase capacity of service provider staff by delivering training about the sex industry, human trafficking, barriers & issues WISI/women trafficked experience, & best practice to support WISI/women trafficked.

We will:

- Deliver 2 full-day training sessions to 50 frontline service providers
- Implement evaluation mechanisms, including follow-up with participants in months following training to identify areas which may require review
- Develop appropriate refresher materials as required

Our activities are informed by an evaluation of our outreach program. Recently, we have not had great success conducting outreach in CoY, with small numbers of women met. However, still attempting to outreach is fundamental as it allows for direct engagement with WISI.

Amount Requested: $10,000 **Total Project Cost:** $36,998

Recommendation: $10,000

Panel Comments: A worthwhile project targeting a difficult to reach groups in Yarra. It will have obvious benefits for the participants, and addresses the stream priorities very well.

AG18-084

Cultivating Community

Meet and Eat 2018

Project Description: Meet and Eat will be a weekly social cooking group and community lunch operating for 2 hours on a Wednesday afternoon during school terms. The group will offer numerous opportunities to build social and health capital for participants as well as increasing people's understanding of their local community and the services available to them. The group will cook together for the first hour enabling participants to develop skills in food preparation, negotiating their contribution to the group, practising verbal and written English skills and learning planning skills. The second hour will involve sitting to eat the prepared meal, practising their social and English skills and learning something about their local community. It is anticipated that there will be guest speakers from various organisations invited to the lunch to discuss programs and services as well as the facilitators of the sessions talking about services offered by Cohealth and offering nutrition advice. The group has been running since 2016 and has rotating attendance from staff and participants learning written and spoken English with the Fitzroy Learning Network, who come from a range of CALD communities. There are other community members who come along including people who are homeless, live in neighbouring rooming houses as well as residents from local public housing blocks. The program will be facilitated and supported by Cultivating Community in partnership with Cohealth dieticians and will be held in the Fitzroy Community Food Centre at Atherton Gardens -Napier street.

Amount Requested: $5,600 **Total Project Cost:** $19,600

Recommendation: $5,600

Panel Comments: This is a well considered application for a program that seeks to improve the lives of some of the City of Yarra's more disadvantaged residents. The application fills a gap for a clearly articulated community need.

AG18-085

U3A Chinese in Yarra

Chinese U3A in Yarra

Project Description: This recently established U3A provides a variety of classes covering history, literature, geographer, English dialogue, Chinese languages, Chinese calligraphy, painting, dancing and cooking. The project would also facilitate excursion, fitness, exercise and other activities for members. The U3A is aimed at providing educational opportunities for seniors from a Chinese background. We have attached a list of activities in the supporting documentation section of this application.

Amount Requested: $8,000 **Total Project Cost:** $24,000

Recommendation: $8,000

Panel Comments: This project is an excellent example of fostering social inclusion and offering cultural specific programming to ensure active minds and bodies. Clear aims and outcomes, with

substantial benefits to the community. Good to see the U3A branching out, and program to reach a very large number of participants.

AG18-086

Yarra Chinese Friendship Association

Activities for the Elderly Chinese

Project Description: This project aims to get elderly Chinese members of our club out of their homes to exercise and socialise for the health benefits. We have around 200 members based at the Atherton Gardens Estate. Our members sing, dance, play chess and mahjong. We hold various seminars on issues like health, Centrelink, consumer affairs and multicultural issues. We undertake day trips twice per year. We meet weekly on Monday and Saturdays and monthly on a Sunday. We hold 12-13 activities per month.

Amount Requested: $5,000 **Total Project Cost:** $13,300

Recommendation: $5,000

Panel Comments: This is an active group with a large membership. They provide culturally appropriate activities and support for a sector of the community that is at high risk of social isolation.

AG18-088

Oromo Community Women's Group in the City of Yarra Inc

Social, educational and cultural activities for Oromo women and families in the City of Yarra

Project Description: This project will provide:

1. Fortnightly social gatherings on a Saturday for Oromo women and their children (every fortnight except during Ramadan)

2. Seven information sessions to be held on a Monday to cover topics such policing and the law, child support, parenting, health and updates on services

3. Weekly children's classes on language and culture

4. Fortnightly knitting classes for women

5. Four excursions for Oromo families, one to a zoo or adventure park for children, two BBQs in local parks for families, and one excursion to outer Melbourne or a nearby town for Oromo women and children

Amount Requested: $10,230 **Total Project Cost:** $17,430

Recommendation: $9,000

Panel Comments: The panel thought that this organisation offers important support for an emerging group in Yarra. The program clearly addresses well articulated community needs and clearly addresses the stream priorities. The panel is well impressed with the selection of topics covered in the information sessions.

AG18-090

Attachment 2 - Annual Grants 2018: Detailed List Recommended Applications

Performing Older Women's Circus (POW) **Auspice: Auspicious Arts Projects**

POW as an accessible resource for local women

Project Description: POW holds regular classes in Fitzroy with a qualified trainer. Our two-hour classes run on a Saturday afternoon from February to December. Our core group of members welcomes new members for introductory, casual and longer term involvement. While we draw members from all over Melbourne, we encourage local women to join by leaving our flyers at nearby cafes and venues and advertising in local free papers. Class fees are tiered and deliberately kept low to promote social inclusion. We participate in Pride March and occasionally do paid gigs. In 2016, we performed at White Night and for Ovarian Cancer Australia and have accepted an invitation to perform at the 'Coming Back Out Ball' during Seniors' Week in 2017. In 2018, we look forward to more public performances.

POW wants to continue employing a qualified trainer (currently Dorota Scully) and sustain concessional class fees. We aim to maintain the Cecil St Dance Studio as a base, an ideal training venue because of its central location, low cost, spaciousness and easy access to public transport. The collectivist, community-based values of the Studio also accord with POW's values.

Some POW members do not drive, have serious medical conditions and English is their second language. These members comment that the combination of a qualified and friendly trainer, accessible venue and low fees results in a 'welcoming and unique space' . City of Yarra funding would POW to continue to flourish, so that our message of positive ageing can reach more women locally.

Amount Requested: $4,751 **Total Project Cost:** $11,351

Recommendation: $4,751

Panel Comments: This is a unique and inventive group. The program offers great benefits to the performer. The program also enriches the cultural life and vibrancy of Yarra through the troupes performances and involvement in other events.

AG18-093

Fitzroy Chinese Association

Healthy Living in the Community

Project Description: The Fitzroy Chinese Association has 170 members and meets weekly and organizes weekly activities for elderly Chinese residents (Cantonese speaking) at the Atherton Garden's Estate. The activities include:

- Workshops delivered by volunteers on well-being, welfare and health
- Mild exercise sessions
- Free lunch for members
- Monthly excursion
- Lawn bowling
- Singing
- Festival celebration

The Association also coordinates volunteers to visit elderly members at home and to help with grocery shopping. The Association provides a social environment for its members and has fostered friendships and a social network among the Chinese community in Yarra. It also helps the elderly members to stay active. The project run by the local residents for the local residents, aims to reduce

the social isolation experienced by Chinese residents and to nurture meaningful and socially inclusive life.

Amount Requested: $7,000 **Total Project Cost:** $17,300

Recommendation: $5,000

Panel Comments: This is a good application that meets an important need within Yarra, but due to the competitive nature of the annual grant process, the decision was made to recommend a lesser amount for this project. It aligns well with the priorities of the stream, and good to see membership fees and contributions from the organisation.

AG18-106

MiCare-New Hope Foundation

Yarra Women Behind the Wheel

Project Description: Women Behind The Wheel is a driving program for refugee and migrant women who have difficulty attaining their license. It was developed in response to a stated need by the women and is supported by a range of agencies including the Neighbourhood Justice Centre, Carringbush Adult Education, Vic Police and Fitzroy Legal Service

The program which we plan to run twice during the year with 15 women in each program.

Program components:

1. Mentoring women in the implementation of the program
2. A series of 3 (2 hour) sessions covering the following topics-road rules and road safety, licensing system and process, infringements and fines, the role of the police, the law and driving, buying and selling a car, consumer law, insurance and child safety restraints. These sessions will engage the expertise of Police, Fitzroy Legal Service, Vic Roads and Carringbush Learning Centre
3. Three 2 hour sessions on road rules using English language support and computer practice sessions
4. 5 subsidized driving lessons through the RACV

The project is a collaboration with Carringbush Adult learning who will use their resources to ensure that information is conveyed in a culturally appropriate and user friendly format.

The program also provides a pathway for Carringbush's proposed fundraising program aimed at supporting women in designing fundraising initiatives to secure additional driving lessons adding to the sustainability of the program.

Amount Requested: $9,600 **Total Project Cost:** $15,200

Recommendation: $8,400

Panel Comments: A good concept, and the application is for a well researched project that demonstrates a need for this support and guidance. A positive and empowering program. Clear aims and outcomes and strong buy in from other local agencies to support the project.

AG18-109

HerSpace Limited

HerCircle - A community building mental health group program for women affected by sexual exploitation.

Project Description: HerCircle will support women who self-identify as being affected by sexual exploitation. Survivors face severe trauma, social isolation, and difficulty finding support services and pathways out of exploitation. HerCircle's specialised counsellors will offer healing through trauma-informed art therapy, mindfulness and psycho-education. This will enable participants to develop interpersonal and emotional regulation skills, address isolation and create support systems to increase safety and address disadvantage.

"This program will create a place for survivors to connect to other survivors in a safe environment - providing them with invaluable, positive and inspiring friendships that enable me to thrive" - Survivor, Brisbane, 26

HerCircle is both a new and innovative approach to addressing the issue of sexual exploitation. Research shows a significant gap in targeted mental health support for sexually exploited women, HerSpace aims to fill this gap and provide community strengthening programs to disadvantaged female victims.

HerCircle group offers 3 hour sessions weekly for 10 weeks, providing 240 hours of specialised trauma-therapy to 8 participating women. HerCircle is carefully planned by our two counselling facilitators and HerSpace Program Manager, all of whom hold expert qualifications in the areas of mental health, trauma-informed practice and women's support. Sessions offer women workshops and activities including:

- Psycho-education and empowerment
- Managing impacts of trauma
- Emotional regulation skills
- Mindfulness
- Art Therapy
- Social space and afternoon tea
- Peer support and sharing experiences
- Linkages to support services
- Life goal setting including safe housing, stable employment, education and financial stability

Amount Requested: $9,980 **Total Project Cost:** $50,617

Recommendation: $6,000

Panel Comments: Strong application with a clear methodology and outcomes. Good to see connections with partners. Addresses stream priorities very well. While recognising the expense of a program like this, given the low number of beneficiaries could not fully fund in a very competitive funding round.

AG18-112

Richmond Women's Wellness Group **Auspice: Belgium Avenue Neighbourhood House**

Richmond Women's Wellness Group

Project Description: The Richmond Women's Wellness Group is a multicultural, interfaith support group established by and for women of the Richmond Housing Estate. The group meets fortnightly in a community hall on the Richmond Housing Estate for social gatherings, information sessions and craft activities. The group also holds a number of community cultural celebrations throughout the

year which are open to all women and their children in the City of Yarra. The group is supported by MiCare-New Hope Foundation, Belgium Avenue Neighbourhood House, Brotherhood of St Laurence and Department of Health and Human Services.

1. Fortnightly sessions that alternate between information sessions (that provide links to local services and other important information related to health and wellbeing) and activity/socially-based sessions. These sessions provide a safe space for women to come together and further develop their skills in a warm and friendly environment. To augment the women's current craft skills, we will employ a local artist to work with the women once every term (four times in the year).

2. Three community events/school holiday events that celebrate the strength and abilities of all women and also the cultural and religious diversity of the City of Yarra. These will provide a safe space for all women and children in the City of Yarra to come together. Examples of these are International Women's Day, Mother's Day, Harmony Day.

Amount Requested: $9,960 **Total Project Cost:** $24,760

Recommendation: $9,000

Panel Comments: This was a strong application with good links to the priority areas. The panel was impressed with how the applicant planned to support women's involvement in the group. They also felt that this program addressed a well defined need and filled a gap in current service provisions.

AG18-119

MiCare-New Hope Foundation

African Women's Group

Project Description: The African Women's Group has been operating within the city of Yarra for several years. It has a base at the Neighborhood Justice Centre in Collingwood and meets monthly. African Women from within Yarra attend the program and originate from South Sudan and North Sudan, Eritrea, Ethiopia-Oromo and Amharic and Somalia. The group is supported by Micare (New Hope Foundation), The Neighbourhood Justice Centre and City of Yarra Family Services. The group has focused the year 2016 on extending both the knowledge and skills on specific issues relevant to the women and on enhancing community connectedness.

In 2018 we plan to build and extend the skills and knowledge of the women through providing them with opportunities to have a greater role in the running of the program and demystifying the processes. Mentoring will be an important element of the program. For example women will have the opportunity to engage more with speakers through taking part in presenting them to the group and opening and closing sessions and they will be supported in developing the skills involved in this. Women will also be mentored to develop flyers for the sessions and outings.

The group will continue with monthly information sessions determined by the women through regular discussions. Two outings will also be planned (one during the school holidays) as well as a cultural celebration.

Amount Requested: $6,900 **Total Project Cost:** $12,900

Recommendation: $5,800

Panel Comments: A very well written application that clearly demonstrated need and highlighted outcomes, and included a clear budget. A worthwhile project that provides opportunities for African

women to participate, develop skills and capacity to contribute to the broader community. Good to see the inclusion of childcare and interpreters in the budget.

AG18-133

Yarra Chinese Women's Group

Health and Happiness for Chinese Women

Project Description: Our group provides a range of activities and weekly meetings for the Chinese women of the City of Yarra. We provide healthy lunches, play Mahjong, do Tai Chi, go on outings and excursions, have seminars and guest lecturers. We have seminars in regard to health and hygiene for women. We have a series of activities and special days that we celebrate throughout the year. These include International Women's Day, Mother's Day, Chinese Dragon Boat Festival, a special Anniversary Celebration, Mid-Autumn Festival, Senior's Week, Christmas and Chinese New Year celebrations. Also people can come and be grouped together with others that enjoy the same things.

Amount Requested: $5,000 **Total Project Cost:** $10,900

Recommendation: $4,000

Panel Comments: This program fits strongly with the priorities of the Community Strengthening category addressing cultural connections for a linguistically and economically disadvantaged group of older women. The application does a good job of highlighting how sharing information and social activities will help with social isolation.

AG18-134

You Yi Zhi Qiao - Crossing The Bridge Inc

Crossing The Bridge Happily

Project Description: "Crossing The Cultural Bridge Happily" is a program of community building/strengthening addressing the social, educational and cultural needs of both senior and younger CALD people in the City of Yarra. The program will be carried out by the You Yi Zhi Qiao - Crossing The Bridge group. We have entered into a partnership with Belgium Avenue Neighbourhood House (BANH) and the Fitzroy Learning Network (FLN). Our activities will include weekly health and well-being classes, cooking classes, excursions, English conversation classes, civics sessions and choir practice. Also included are performances at City of Yarra Citizenship Ceremonies, and a number of performances in collaboration with BANH and FLN. All activities are associated with the aim of gaining yet more cross-cultural members and celebrating diversity.

Amount Requested: $5,000 **Total Project Cost:** $8,375

Recommendation: $4,500

Panel Comments: This project aligns well with the stream priorities and is particularly strong because it provides not only important opportunities for elderly Chinese at risk of social isolation, but because it also helps build connections between this community and the broader Yarra Community.

Attachment 2 - Annual Grants 2018: Detailed List Recommended Applications

AG18-139

Women and Mentoring - WAM Ltd

Mentor Training in cultural competence

Project Description: Last year, with funding from the City of Yarra, WAM's mentors undertook two training sessions that were successful and highly valued. This year we propose to build on their developing skill set by undertaking Cultural Competence training. It is important that WAM engages with all members of the community in which we work, in a culturally safe way. Training delivered by an external professional source will help achieve this. This training would be delivered by the Centre for Culture, Ethnicity and Health, who are based in the City of Yarra.

WAM currently has seven mentors in its Inner North program, with five of these currently matched with participants from the City of Yarra who are in contact with the criminal justice system.

WAM is currently recruiting for new mentors, and has several new participant referrals pending, so it is expected that these numbers will increase by January 2018.

Whilst this training will occur in the City of Yarra, we wish to open it to our mentors in the West as it would greatly enhance the practice of the organisation as a whole.

Amount Requested: $1,950 **Total Project Cost:** $3,525

Recommendation: $1,950

Panel Comments: Very worthwhile organisation with a well thought out application that demonstrated that it is responding to an important community issue. A very good overall project, outcomes and methodology, and the panel felt it was good to see they are building on previous work and upskilling volunteers.

AG18-140

Richmond Joy Choir Inc

Richmond Joy Choir

Project Description: We plan for community celebration activities which can reinforce the function for our choir. These celebration include the major Chinese Festivals as follows:

1) Chinese New Year Festival,
2) Duan Wu Festival
3) Mid-Autumn Festival

We plan to hold our celebration at the community hall at 106 Elizabeth Street Richmond. If the turn out exceed the hall capacity we can extent the celebration outdoors. We believe that it is important to have the celebration within the housing estate because this will most effectively impact everyday community life.

Amount Requested: $5,200 **Total Project Cost:** $15,400

Recommendation: $3,000

Panel Comments: The group provides an important culturally appropriate and community building events. It aligns well with the stream priorities and promotes participation from the broader community.

Attachment 2 - Annual Grants 2018: Detailed List Recommended Applications

AG18-141

Sacred Heart Mission

5 Minute Community Volunteer Program

Project Description: SH Local recruits time-poor volunteers to help our clients who receive our in-home support services and often live alone. Some clients need help with minor everyday tasks such as fitting a light bulb, putting out their rubbish bin, watering plants or just have someone checking in on them on a hot day.

5 Minute Volunteers has been operating in the City of Port Phillip (CoPP) for 4 years and City of Stonnington (CoS) for 2 years with 12 volunteers and 16 clients as at 30 June 2017 (with natural turnover). The grant would enable the program to be expanded to the City of Yarra (CoY) in line with the expansion of services provided by SH Local. We intend to re-employ our current project worker for 1 day per week to expand the program to CoY.

SH Local launched in March 2017 and expands in-home support services for vulnerable and socially isolated individuals living in the community to CoY and northern regions. It extends the traditional Home Care service offering (for clients aged over 65 years) to include supports for adults under 65 years of age who are eligible for NDIS support packages. As a specialist provider of Home Care Packages (HCP) and National Disability Insurance Scheme (NDIS) packages for adults, SH Local provides a range of supports to eligible clients to maintain their housing and independence in the community. SH Local packages make life easier for disadvantaged community members.

5 Minute Volunteers extends the SH Local offering and fosters neighbourliness.

Amount Requested: $10,000 **Total Project Cost:** $35,065.04

Recommendation: $5,000

Panel Comments: A strong application with good linkages in the community. The panel noted the importance of the project given the vulnerable nature of the target groups. The panel also had confidence in Sacred Heart's ability to get volunteers and felt need for this program will increase with a decrease in state and federal funding. However given the small number of participants and this being a pilot program, in this competitive stream could not fully fund.

AG18-145

Richmond Hill Senior Citizens Club

Richmond Hill Senior Citizens: An Active Community

Project Description: The purpose of our Club is to bring together a group of elderly people to socialise, talk to one another, share their joy and problems, provide support, play cards, bingo, singing, dance, have meals and cultivate diversity. During the year we have a few excursions. The project will support our activities and the elderly community of Richmond. The majority of our members are from Italian backgrounds and over the age of 70.

Amount Requested: $5,000 **Total Project Cost:** $10,400

Recommendation: $3,500

Panel Comments: This group offers good culturally appropriate activities and an important social outlet for the group's members.

Attachment 2 - Annual Grants 2018: Detailed List Recommended Applications

AG18-147

Cohealth

Foodcraft: affordable, seasonal meals

Project Description: Foodcraft will comprise of a skill focused cooking program of eight sessions, complimented by one- off seasonal themed events. The two series of eight week programs will bring a small group (8-10 people) together to focus on cooking nutritious meals on a budget using seasonal produce and/or fruit and vegetables that are less than perfect. Participants will learn how to shop for healthy and seasonal foods within a budget and prepare, cook and store food safely. The group will share a healthy meal together at the end of the session. These sessions will be designed by the dietician in consultation with the facilitator and the dietician will co-facilitate some sessions. Kitchen-based sessions will be complimented by a range of other activities and teaching methods, such as market trips, planning and shopping for the group. Four 'themed' community meals will run through the year. themed according to a particular health need/condition e.g. heart healthy, diabetes, arthritis and overweight and include additional content in the form of presentations and/or demonstrations. The program also aims to strengthen connections between Cohealth and Holden Street Neighbourhood House, to raise awareness of what the services offer and to facilitate access to both services to consumers, who may not have been previously aware of them.

This grant would allow us to pilot this program to determine its viability and effectiveness.

Amount Requested: $6,540 **Total Project Cost:** $17,395

Recommendation: $5,600

Panel Comments: A well written application and excellent proposal, addressing a community need for a geographical area that does not always receive as much attention as other parts of Yarra. Strong methodology, good partnership formation and targeting vulnerable people in Yarra. Could not fully fund in a competitive grant round, recommending reduction in staff costs.

AG18-148

Australian Yugoslav Pensioners

Australian Yugoslav Pensioners Social Club

Project Description: The Australian Yugoslav Pensioners have regular luncheons every Wednesday at the new community hub, Bargoonga Nganjin at the North Fitzroy Library, for around 60 pensioners from Yugoslav backgrounds. Our members come from all of the countries of the former-Yugoslavia including Serbia, Bosnia-Herzegovina, Slovenia, Montonegro and Croatia. This year we will be moving to the newly built Council facility, the North Fitzroy Community Hub, to continue our activities. We also organise picnics, camping and other activities like fishing. We visit the sick in hospitals and in homes, assist the elderly with their shopping and visit other multicultural groups. Each year we take two trips - one to Yarrawonga and one to Bright staying for three nights each time.

Amount Requested: $5,000 **Total Project Cost:** $28,500

Recommendation: $4,000

Panel Comments: A good application with clearly articulated plans, events and benefits for participants. It helps to facilitate culturally appropriate participation for an elderly community otherwise at risk of social isolation.

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AG18-163

headspace Collingwood **Auspice: YSAS Pty Ltd**

More than Just Footy

Project Description: The project seeks to address barriers for engagement with health and support services by strengthening the Collingwood Knights program's capacity to provide linkages to services at hsC as well as the multiple other organizations involved with the Collingwood Knights including Victoria Police, VAHS, CoHealth. The project will provide direct preventative and early intervention support by the workers as well as through the linkage to other professionals for mental health, general health, vocational & drug & alcohol support. Using the evaluation that was conducted in 2015, the staff employed to deliver services will look to strengthen the identified positives of the program and work to support individual team members to achieve their identified goals. This worker will also endeavour to enhance current record and evaluation strategies to ensure the wellbeing of participants are monitored to effectively ensure clinical safety is maintained.

Amount Requested: $9,993 **Total Project Cost:** $36,231.36

Recommendation: $9,000

Panel Comments: A great proposal and opportunities for participants to receive targeted individual assistance and early intervention. Capitalising on existing strong networks and existing work, and the application demonstrated that the project will respond to an identified issue. Application also included a good evaluation strategy.

AG18-165

Australian Vietnamese Women's Association Inc.

Independent Cald Senior Group Support

Project Description: AVWA is currently supporting two independent senior groups in its Richmond Office. This project will enable the continuation, enhancement and enlargement of the necessary activities for seniors with Vietnamese and Indochinese background who are residents of Yarra city. These activities consist of:

- Light physical exercise
- Singing practice and performing at cultural functions
- Enhancing English skills
- Educational excursions
- Improving digital skills
- Light lunch and social activities

The time will be between 9:30am to 1:30pm on Monday and Wednesday most weeks

Amount Requested: $10,000 **Total Project Cost:** $18,698

Recommendation: $2,000

Panel Comments: The panel thought that this group offered a good initiative supporting a high need community while promoting positive aging. Due to insufficient funds the panel was unable to fund the group to the full amount given that there was not a clear explanation for all the budget items in the activity descriptions.

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AG18-166

Victoria Street Business Association

VSBA Community Enhancement

Project Description: From what was traditionally an Asian dominated demographics, Victoria Street, and North Richmond at large has evolved with many 'non-traditional' members taking up residence within the community, and on Victoria Street. This project's mission is to diversify VSBA's representation, capture the new business demographics, develop VSBA's systems and organisation, and to broaden VSBA's scope in community projects to ensure long term sustainable growth and development of Victoria Street's businesses, and in-turn their support and services to the local community.

Initiatives to be carried out under this project will include:

- Increase VSBA's membership by 50% through consultation, and campaign with local businesses and traders
- Enhance VSBA's social media platforms through introducing new resources or by further training and developing current resources
- Review and re-organise VSBA's organisational structure with its new and long serving members
- Develop a project pipeline and a sustainable delivery model
- Re-engage local community through consultation and survey

Amount Requested: $10,000 **Total Project Cost:** $24,700

Recommendation: $7,000

Panel Comments: A well thought out application which clearly addresses the funding priorities. If the outcomes can be achieved the benefits of this policy will be far reaching. A well functioning traders association is important for street vitality.

AG18-178

Fitzroy Brunswick Resident Solidarity Society

Community Care for Atherton Gardens

Project Description: We meet every Tuesday, including providing 50 free lunches over the year, and also do the below activities. There are indoor activities:

- Learning community law
- Cooking group
- Sewing group
- Walk chesses
- Exercise group
- Singing group
- Dance group
- Riddles
- Current affairs forum
- ping-pong group
- Festivals (dragon boat festival, mid autumn festival, Christmas, New Year, Chinese New Year)
- Mahjong group
- Teaching tai chi

And there are outdoor activities:

- Farm
- excursion
- Outings excursions

- Walking Groups
- Visiting the elderly and disabled in hospital
- Swimming group
- Participating in Community activities
- Participating in government related activity
- Aged and Disability Services

With festivals such as Chinese New Year, we invite people to perform and guests to come. We also provide a sewing service to the community.

Amount Requested: $4,000 **Total Project Cost:** $28,280

Recommendation: $3,500

Panel Comments: Good application for a project that provides opportunities for the elderly and disabled groups on the estate to engage and participate in a range of social and recreational activities. Also included a good budget which strengthened the application

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AG18-180

Infoxchange

Collingwood and Atherton Gardens Live & Learn Hubs Reboot

Project Description: This project will refresh and support services that Infoxchange currently runs in Atherton Garden and Collingwood public housing estates to support residents' internet use. Atherton Gardens has 16 public access computers and Collingwood has 4 all with free Wi-Fi access for the residents. This project will run a series of learning events (10) to:

1) Introduce Residents to the Internet

2) Deepen the experience for Residents with a degree of digital knowledge

3) Introduce some higher end computing activities such as VR - especially for younger residents and families.

Amount Requested: $13,000 **Total Project Cost:** $22,750

Recommendation: $10,000

Panel Comments: The panel felt that that this is a good application addressing an evidence based need. The organisation has provided good evidence of their capacity to deliver on their outcomes and address the funding priorities well.

AG18-208

Collingwood Basketball Association Inc

Community Liaison with players and families from local public housing and CALD communities

Project Description: Collingwood Basketball has proactively engaged with players from local public housing and CALD communities. There are currently over 100 participants, from many countries, including a majority from South Sudan.

The club wishes to ensure the ongoing success of this engagement by employing a Community Liaison Officer in 2015.

Akech Manyiel has been engaged at the club since April 2013 and has proved invaluable in facilitating connection between players, families, team managers, coaches, and club administration.

The role includes:

- Visiting families in their homes to explain involvement with the club in their own language (Akech speaks 6 languages)
- Encouraging families to attend games, Presentation Day and other activities
- Liaising with team managers and coaches to assist with communication, transport and understanding of individual player and family situations
- Mentoring players regarding behaviour and attitude
- Providing advice to the club and players in responding to racial discrimination from outside the club
- Attending basketball tournaments in Adelaide and Ballarat, providing confidence to African families whose children are attending, mentoring players and liaising with team managers and coaches
- Speaking at community information nights about the challenges for players from CALD backgrounds

The club is very keen to continue Akech's role at the club.

Amount Requested: $10,000 **Total Project Cost:** $18,316

Recommendation: $10,000

Panel Comments: This is a positive and important program worthy of continued support from Yarra. The project strongly aligns a number of the stream priorities and the applicant does an effective job of clearly outlining this. Paid staff support is vital to ensure the social outcomes of the club.

AG18-209

Mei's Art (Mei Lan Fang's Art Chinese Beijing Opera Friendship Association)

Celebrating Chinese Beijing Opera in the City of Yarra

Project Description: We are an amateur Chinese Opera group based at the Richmond Housing Estate. The purpose of our project is to provide an ongoing opportunity for our members to come together and practice in a social setting. Our members enjoy learning and it keeps them in contact with their culture. The members also enjoy performing and sharing their culture with other members of the community. We meet weekly at the community centre at 110 Elizabeth St, Richmond. It is a great social event for our members and helps to prevent social isolation. During the year we perform at many different venues including the Lunar New Year Festival in Victoria St and the Moon Lantern festival at the Richmond Estate. This year we also had a show at the Richmond Theatrette on a Sunday afternoon and we intend to do this again in 2017.

Amount Requested: $4,000 **Total Project Cost:** $10,850

Recommendation: $3,000

Panel Comments: This is good application for a clearly defined project. It promotes cultural awareness and community connections as well as important social opportunities for their members. Unfortunately the panel was not able to provide the full amount requested due to insufficient funds.

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AG18-214

Reconciliation Victoria

Victorian Reconciliation Network Forums in Yarra

Project Description: Reconciliation Victoria will host two Reconciliation Forums in the City of Yarra. They will provide

the public and members of the organisation an opportunity to discuss meaningful reconciliation - what it looks like and how people can get involved. The forums will be an opportunity for local reconciliation networks to share successes, challenges and information around progressing reconciliation across Victoria.

The focus of the forums will be decided closer to the events in response to current developments impacting reconciliation; for example Treaty and Constitutional Reform both in Victoria and nationally and will be informed by the Victorian Aboriginal Community.

The forums will engage expert panel speakers from the Aboriginal Community and will support Aboriginal owned and operated businesses where possible.

The City of Yarra would also be invited to showcase their Aboriginal Partnerships Plan and the work that you do to progress reconciliation in the municipality.

As there is currently no Local Reconciliation Group or network in the City of Yarra we would also encourage interested local attendees to use the opportunity to network with other Local Reconciliation Networks attending the forums and consider progressing a local group.

Amount Requested: $9,027 **Total Project Cost:** $12,252.50

Recommendation: $6,500

Panel Comments: A good sound application with a good evidence base that will provide excellent benefits. The Panel strongly encourages Council to support this program outside of the grants program.

AG18-233

Nuer Community in Victoria Inc

Nuer Language & Cultural Activities in the City of Yarra

Project Description: The project is to provide training and development opportunities to people from a Nuer background. The training is provided in separate activities including Nuer language (Dinka) training, cultural dancing, women's cooking classes, Children's homework club and youth sport activities. All the activities will take place on the Housing Estates of the Collingwood and Richmond Estates.

Amount Requested: $3,000 **Total Project Cost:** $8,000

Recommendation: $2,500

Panel Comments: The panel felt that this was a good application for an emerging group in Yarra. It will help encourage community participation and engagement as well as providing opportunities to strengthen cultural activities.

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Community Development Stream: Community Celebrations Category

AG18-028

Melbourne Irish Festival Committee

Melbourne Irish Festival

Project Description: We will organize a Sunday afternoon of Irish related activities in a city park. The Edinburgh Gardens has been used since 2006.

This is an annual Festival on the Sunday afternoon next to St Patrick's Day (17th March) and always attracts large numbers of people from all cultures.

Everyone is happy to be Irish for St Patrick's Day.

The Festival will run from 12 noon to 5 pm.

The activities will include a main stage where local talent in music and dance will be displayed.

The schools of Irish Dance will put on displays during the afternoon.

Irish music groups such as Comhaltas will have a gig.

Entry is free and families come from all over to picnic on the grass and enjoy catching up with friends and enjoying Irish culture.

Activities will be organised for the children such as face painting, craft activities, music, theatre, sporting events such as team games and also fun type races.

Some vendors will be selling Irish type food (baked potatoes) as well as coffee, ice cream and cold drinks.

No alcohol will be sold.

All the Irish groups will be invited to be present. Many will have their own tent or stall and will be promoting their activities, for example the Irish Families Group, Irish Language group, Irish History Circle, Irish Mothers' Group, and all the sporting groups.

This is especially valuable to new and smaller Irish community groups as a chance to promote themselves and build partnerships.

Amount Requested: $4,000 **Total Project Cost:** $26,050

Recommendation: $2,500

Panel Comments**:** This is a good application with well defined outcomes. A solid festival with a long history and great attendance numbers good that there is a family friendly option for St Patrick's Day.

AG18-041

Carringbush Adult Education **Auspice: Collingwood Neighbourhood House**

Annual Yarra Gala Ball 2018

Project Description: The Yarra Annual Gala Ball is an opportunity to recognise, gather and nurture the partnerships that have been created amongst the residents, artists, groups and organisations that live and operate within the City of Yarra.

This celebration is a chance for the residents of the City of Yarra (in particular residents of Richmond, Collingwood and Fitzroy housing estates), the organisations and its volunteers to celebrate their individual and collective achievements in a healthy, fun and inclusive social event. This is an affordable event featuring local artists residents of Yarra where they showcase their skills in music, performances and dance catered for all ages and abilities. The food is prepared by the social enterprise Cultural Catering which is operated and managed by residents of the housing estates within the City of Yarra.

Amount Requested: $3,000 **Total Project Cost:** $10,000

Recommendation: $3,000

Panel Comments: The panel was happy to fund this iconic event supporting the disadvantaged among Yarra's community. The proposal was supported by a strong and clearly articulated application.

AG18-068

North Richmond Community Health

Harmony Day Event 2018

Project Description: We plan to host a community event to celebrate Harmony Day. We aim to target Richmond Housing Estate residents and other members of the Richmond community who come from diverse cultural and linguistic backgrounds. The event will be held during the day (Wednesday 21st March 2018) and will include a BBQ lunch, live music and Harmony Day promotional materials.

Amount Requested: $3,000 **Total Project Cost:** $7042

Recommendation: $2,000

Panel Comments: The application demonstrated that the event is responding to a community need. This addresses the stream priorities by celebrating cultural diversity.

AG18-091

Melbourne Comhaltas Inc

St Patrick's Night celebration

Project Description: The project aims are to celebrate St Patrick's Day. This is an Irish festival but is now celebrated all over the world, enjoyed by all cultures. It is always on 17th March. In 2018, this will fall on a Saturday so we will expect a bigger than usual crowd and are hoping to put on a big display. Yarra council are kindly renting us the Collingwood Town Hall. Our celebration will start at 6 pm and continue until 10.30 pm. Our night will consist of Irish music, dancing, storytelling and poetry. We will have activities and games for the children, prizes for the child best dressed in green and prizes for children who wish to show their talents in music or dance. We will have a nice supper and tea and coffee will be available all night. Our night will be a real family night, where grandparents will be partying with their grand-kids. It is a night when young and old come together to celebrate their culture and preserve the traditions. It will be advertised widely, among many

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different communities who wish to share the day with the Irish. It promotes cultural diversity and an enjoyment and appreciation of what different cultures have to offer.

Amount Requested: $1,500 **Total Project Cost:** $4,900

Subsidised Use Amount: $1,379 **Venue:** Collingwood Town Hall

Recommendation: $1,000 **Subsidised Use Recommendation:** $1,379

Panel Comments: A well presented application which clearly outlines the benefits of the event. It addresses the stream priorities promoting the celebration of Irish culture in Yarra.

AG18-108

Cohealth

Yarra Multicultural Community Lunar Year of the DOG

Project Description: The Dog figure is the eleventh animal in Chinese/Vietnamese zodiac. Lunar Year cultural event in the South East Asian countries usually meant to farewell all the bad occurrences in the past year, while preparing and predicting a Lucky and successful year on the place where the event occurred - Yarra. The multicultural communities in Yarra will start coming together to discuss the Lunar Year celebrations from the past and plan for the New Year activities such as cooking and entertaining. The celebration will occur on the public housing estate and open to All. Yarra Council Mayor will open the event with representatives from the communities and government. Multicultural performances and entertainment will alternate with a presentation on an issue of choice and interest from the community that themes with the celebration. The entertainment will be discussed and decided by members of the community that would be multicultural and meaningful. There may need to have 2 interpreters. The 2 Dragons will make their entrance and ceremony, opening up the lettuce in their traditional performance, and the Laughing Budha will follow with its big fan and smile, to the happy drums of the Young Chinese team. Young, mature, and older generation from the diverse communities will enjoy sharing the multi-cultural lunch provided by our local caterer of BANH Catering company mixed with the catering from our local community. All will help in the setting up, organising, preparation, cleaning, and the packing up. Evaluation will occur on the day, as well as afterwards.

Amount Requested: $2,660 **Total Project Cost:** $4,400

Recommendation: $2,660

Panel Comments**:** A good application that is strong in its intercultural and partnership approaches. Cohealth have run this event successfully for many years.

AG18-117

Cohealth

Breaking Fast Eid ul Fiter ,Eid Ul Adha Events

Project Description: These are 3 separate cultural events .Breaking fast occurs during the month of Ramadan and will be celebrated in the evening with events in Fitzroy and Collingwood. Each of these events will require separate rooms for Men's and Women's celebration. At the end of Ramadan, Eid Ul Fiter is a community celebration with 100 people expected to attend the festival in Collingwood, Providing Cultural entertainment and also a focus on children's activities .Eid Ul Adha occurs later in the year and would also be a community celebration with a similar scale of the earlier Eid Fastival

,but this time will be held in Collingwood all of these events will invite participation and attendance by both Muslim and non -Muslim Men, Women and Children.

Amount Requested: $9,000 **Total Project Cost:** $17,500

Recommendation: $3,000

Panel Comments: The panel thought these were worthy celebrations however could not fund to the full amount requested because it exceeded the maximum for this stream. The panel have offered $3,000 on the basis that it will fully fund one of the proposed events or more with a scaled back plan.

AG18-124

Societa' Isole Eolie

Children's Christmas Party

Project Description: The Societa' will schedule about 20 events for the 2018 calendar year with others to be organised at short notice, as we sometimes sponsor or host performances and shows by non-members eg the coming St Jude's Anglican Church Carlton Trivia Night of 22/7/17. Our Standard events include: Dinner dances, Bingo nights, Sunday afternoon films, , Bus Trips for Seniors, Stage Events, Cultural Cooking Demonstrations, an annual Luncheon for Seniors and our annual Children's Christmas Party, which is the subject of this application.

We bring children/grandchildren together to be given gifts by Santa Claus and La Befana, a friendly witch who is the Italian counterpart to Father Christmas. As well as food, we will present activities, such as kids games, face painting and a professional magician providing children's magic. All gifts are specially selected (most are educational in nature) and labelled with the child's name- Santa arrives ' by roof helicopter' using special effects- he appears and calls the names of each child who is presented with their gift- the process is assisted by Santa's Helpers. In 2018, the date is still to be confirmed, but will likely be the second-last Sunday in November. Second option is the first Sunday in December.

Amount Requested: $2,500 **Total Project Cost:** $4,000

Recommendation: $1,700

Panel Comments: A great project for linking the families within the Italian community. A great example of intergenerational positive ageing fun with a rich local tradition. Application was clearly written with well defined outcomes.

AG18-126

Oromo Community Women's Group in the City of Yarra Inc

Celebration of the Festival of Sacrifice, Eid Al Adha

Project Description: To hold our annual celebration of the Festival of Sacrifice, one of the two important festivals in the Muslim calendar. We plan to hold an outdoor, all-day festival, probably in the grounds of a City of Yarra housing estate. We will invite all residents of the local City of Yarra public housing, other residents of the City of Yarra, local councillors and other office-holders and organisations, and members of the Oromo community from other parts of Melbourne.

Amount Requested: $4,550 **Total Project Cost:** $11,300

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Recommendation: $2,000

Panel Comments: An important event promoting community connections and cultural awareness of the Oromo community.

AG18-130

Boroondara Kindergarten

Educating about and celebrating Aboriginal cultures at Boroondara Kindergarten - Reconciliation Week, NAIDOC and NATSICD

Project Description: Boroondara Kindergarten recognises Australia's First Peoples and works towards true reconciliation within our community by embedding Aboriginal and Torres Strait Islander cultural perspectives within the teaching program every day. In order to connect with nationally recognised community celebrations and provide an opportunity for families to understand media reports and community events, we focus this learning by marking the following:

• Reconciliation Week/Sorry Day in May: educating both children and families about the impacts of the Stolen Generation

• NAIDOC in late June: a little before official events in July, educative role for families to become involved in official events as well as the strong and positive celebration of Aboriginal culture.

• National Aboriginal and Torres Strait Islander Children's Day on 4 August: celebrating the strength and potential of children – the Elders of tomorrow.

To highlight the Wurundjeri people as traditional custodians of the land on which Boroondara Kindergarten is placed, Uncle Colin Hunter Jnr will spend time with children at the kindergarten during class times, as well as participate in a Reconciliation Week event as organised with the Aboriginal families enrolled in the centre.

Amount Requested: $2,700 **Total Project Cost:** $4,406

Recommendation: $2,000

Panel Comments: A great application for an event that responds to an important community need.

AG18-160

Australian Somali Women's Healthcare Community Foundation

Somali Day Festival

Project Description: The Somali Day Festival will bring together people of the Somali-Australian and African-Australian community to come together to celebrate Somali culture and history. The event will take place a Collingwood Town Hall on a Saturday in August 2018 from early afternoon until late in the evening. There will be traditional Somali dresses, food, dancing, music and other cultural activities. It will be a day packed with community celebration, traditional dance, food and storytelling. the event will bring together the Somali community young and old in celebration of the cultural roots and provide an opportunity to celebrate their new life in Australia. The event will showcase the Somali involvement in developing Melbourne into the multicultural capital of the world. Events such as this are a crucially important in developing Somali connections to the wider community and building links between the Somali community living in the City of Yarra.

Amount Requested: $3,000 **Total Project Cost:** $9,500

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Subsidised Use Amount: $1840 **Venue:** Collingwood Town Hall

Recommendation: $2,000 **Subsidised Use Recommendation:** $1,840

Panel Comments: The group thought that this was a good proposal that addressed an important community need. The element of women's education and empowerment made this application stand out.

AG18-161

Australian Vietnamese Women's Association Inc.

Vietnamese Tet Festival

Project Description: The Vietnamese Tet Festival project is designed to celebrate the Lunar New Year; showcase the artistic talents of the Vietnamese culture; and promote social harmony within the local multicultural community.

This festival will be scheduled around Friday 16th February 2018, being the Lunar New Year's Day.

Amount Requested: $3,000 **Total Project Cost:** $4,906

Recommendation: $2,500

Panel Comments: This was a good application with clear outcomes and well articulated benefits. A great community led event that provides good opportunity for celebration and cultural practice. Recommending the minimum due to limited funds in the competitive grant round.

AG18-200

Atherton Gardens Residents Association

AGRA 2018 Eid Al-Adha Festival

Project Description: The aim of the project is to bridge fear and distrust by promoting social acclimatisation of cultural norms and values, acceptance of diversity and safe opportunities for cultural integration and interaction.

- To strengthen community ties by meeting community needs.
- To promote equality and respect by role modelling through facilitating community events such as these.
- To celebrate cultural diversity and harmony
- To create a safe space which facilitates community connections
- To foster respect for cultural differences and create opportunities for social exchange
- To enhance feelings of well-being and personal/cultural identity in young people
- To provide opportunities for social participation for residents and members of the greater community
- To facilitate connections for socially isolated and vulnerable individuals and groups
- To provide opportunities for personal development and high social return (volunteer work)
- To creatively and respectfully use public spaces for the enjoyment of others
- To decrease social disadvantage and negative stereotyping of CALD groups
- To promote a shared sense of belonging to a community
- To decrease adverse social issues caused by fragmented societies (i.e. prejudice, isolative practices, victimisation, low-level crime caused by disillusionment etc.)

Amount Requested: $3,500 **Total Project Cost:** $5,500

Recommendation: $1,000

Panel Comments: The panel felt that this was a good event that promoted positive cultural awareness among the community. However the panel did not have sufficient funds to fund to full the applications fully.

AG18-202

Atherton Gardens Residents Association

AGRA' 2018 Multi Cultural Event

Project Description: The aim of the project is to bridge fear and distrust by promoting social acclimatisation of cultural norms and values, acceptance of diversity and safe opportunities for cultural integration and interaction.

- To strengthen community ties by meeting community needs.
- To promote equality and respect by role modelling through facilitating community events such as these.
- To celebrate cultural diversity and harmony
- To create a safe space which facilitates community connections
- To foster respect for cultural differences and create opportunities for social exchange
- To enhance feelings of well-being and personal/cultural identity in young people
- To provide opportunities for social participation for residents and members of the greater community
- To facilitate connections for socially isolated and vulnerable individuals and groups
- To provide opportunities for personal development and high social return (volunteer work)
- To creatively and respectfully use public spaces for the enjoyment of others
- To decrease social disadvantage and negative stereotyping of CALD groups
- To promote a shared sense of belonging to a community
- To decrease adverse social issues caused by fragmented societies (i.e. prejudice, isolative practices, victimisation, low-level crime caused by disillusionment etc.)

Amount Requested: $3,500 **Total Project Cost:** $5,500

Recommendation: $1,000

Panel Comments: The panel felt that this was a good event that promoted positive cultural awareness among the community. However the panel did not have sufficient funds to fund to full the applications fully.

AG18-204

Atherton Gardens Residents Association

AGRA 2018 Lunar New Year Festival

Project Description: The project aims to meet the special need of AGRA residents especially the disadvantaged and forgotten families and individuals celebrating Lunar New Year's Festival at their locality. Apart from celebrating the New Year' Eve, family feast at home, it will be equally important for them to do so in the wider community with their family members and friends together. The festival is time for renewal family gatherings, eating rich foods, and paying respect to the ancesters and elders. Also it is believed that how you do and how you act during the period is crucial in determining how the rest of your year will go. New Year celebrations in Asia take on a different and richly diverse flavor. Despite a number of differences, there is one common theme and that is time

for family reunions, gatherings and reflection and reaffirming bonds and affection. And thus what our project is planning to accomplish.

Amount Requested: $3,500 **Total Project Cost:** $5,500

Recommendation: $1,000

Panel Comments: The panel felt that this was a good event that promoted positive cultural awareness among the community. However the panel did not have sufficient funds to fund to full the applications fully.

AG18-224

Greek Pensioners Club of North Fitzroy

Exhibition of Traditional Food and Embroidery

Project Description: Our group is planning to organise an exhibition of Greek traditional food along with an exhibition of Greek embroidery, some pieces of which are more than 100 year old. The exhibition will take place at the new North Fitzroy Community Hub in Brunswick St, North Fitzroy.

Amount Requested: $200 **Total Project Cost:** $4,400

Recommendation: $1,800

Panel Comments: An interesting and innovative project, that is well defined, and different.

Community Development Stream: Social Enterprise

AG18-044

Jesuit Social Services

Just Voices Speakers Program

Project Description: The Just Voices Speakers Program is an initiative that we hope to grow from the Just Act Youth Speaks (JAYS) project previously funded by an Investing in Communities grant 2015-2017. It has been a successful and inclusive project bringing together artists, educators, poets, storytellers and (emerging) leaders to start social justice conversations with the broader community.

JAYS helped develop and enhance the skills of young people to share their aspirations about social justice with schools, community, and corporate groups. These powerful messages traverse many social justice themes and have been delivered in unique and engaging ways, using arts, music and poetry. We are keen to develop the next iteration of the project to include more of an intergenerational focus, and explore ways for the program to become financially sustainable over time.

Under our current proposal, the project will include an older cohort of participants from multicultural communities. We believe adopting an intergenerational approach will be beneficial for younger participants, giving them opportunities to connect with community elders and enhancing social connectedness with all. Having an intergenerational group of speakers will also diversify who we target for speaking engagements.

This project is a developing social enterprise that looks at upskilling participants and offering them opportunities for paid employment. Our goal is to increase these opportunities for our speakers and

look at new partnerships and funding opportunities that will make the program viable in the longer term.

Amount Requested: $15,000 **Total Project Cost:** $123,771

Recommendation: $15,000

Panel Comments: This was a carefully considered application that meets the funding stream priorities very well in its response to a clearly articulated community need. The application demonstrated an impressive track record working with disadvantaged groups in similar programs.

AG18-056

SisterWorks Incorporated

Supporting Migrant Women to Access Better Employment Opportunities

Project Description: Our activities under the 2 key Development Areas are designed to assist the most vulnerable and marginalised migrant and refugee women to take their first steps towards working in the Australian context.

The first step is to engage the women through our Entrepreneurial Development Area where they receive social, emotional and product development support to create either:

(a) Their own handmade product in craft or food; or

(b) SisterWorks Label products (i.e. our self-branded craft and food lines). This is our primary method of supporting the most vulnerable migrant women who come to SisterWorks without an existing product or idea, have little confidence, limited English and little to no work experience beyond the family context. SisterWorks Label products provide these women with crafting skills, industry expert support, vocational English skills and the inspiration to develop their own products.

Once they have handcrafted a product (their own or a SisterWorks Label product), the second step is to engage the women in the Business Development Area. Here they continue to receive mentoring and support as they test their product in the market, develop selling skills, participate in community events and earn an income. Through these activities, they empower themselves to continue on their entrepreneurial/work journey.

Each activity adopts our 'learning by doing' approach. By actively engaging in a variety of contexts (e.g. product conception and development, production and sales) the women have taken their first steps towards earning an income and building a set of transferable skills for the workforce.

Amount Requested: $15,000 **Total Project Cost:** $651,680

Recommendation: $12,500

Panel Comments: A very professional application prepared by an organisation that understands its customers' needs and how to effectively address them. The application has a great purpose and outcomes, and the panel liked the way it is being scaled-up in terms of both beneficiaries and benefits for the agency itself. Could not fully fund due to the competitive nature of this stream.

AG18-129

Conscious Creative Limited (trading as Homeless of Melbourne - HoMie Street Store)

'HoMie work-ready pathways': increasing employment opportunities for disadvantaged young people in Yarra

Project Description: HoMie is incredibly grateful to The City of Yarra for their grant of $12,000 in FY16-17 toward the establishment of the Brunswick Street HoMie Street Store. Funding enabled HoMie's growth - in the past 12 months alone, 250 people have participated in HoMie VIP days and we have distributed 1,082 items of brand new clothing to people experiencing homelessness. HoMie has also been able to introduce Australia's first ever Retail Training and Employment Program for young homeless Melburnians aged 18-25 (known as 'The Pathways Project'). HoMie's first group of trainees entered The Pathways Project in May, 2017. Over the next six months, HoMie trainees will undertake paid employment placements at The HoMie Street Store, whilst being housed by Launch Housing and receiving holistic social support from The Ladder Foundation. Upon their successful graduation, HoMie trainees will be guaranteed short-term employment at either The HoMie Street Store, Cotton On or an employer of the choice.

With the support of The City of Yarra, in 2018 HoMie will:

- train and employ six homeless young people (aged 18 - 25) at The HoMie Street Store through The Pathways Project
- develop 'HoMie work-ready': a comprehensive training course for organisations willing to employ homeless Melburnians in their businesses
- deliver 'HoMie work-ready to businesses operating in The City of Yarra, and match-make youth at risk of, or experiencing homelessness with these organisations for work experience/paid traineeships.

Amount Requested: $15,000 **Total Project Cost:** $486,538

Recommendation: $12,500

Panel Comments: This application was for an excellent initiative offering substantial benefits for participants and broader social attitudes in Yarra. The application demonstrated the successful outcomes of the project.

Community Housing Stream

AG18-033

Launch Housing

Community Housing Tenants Support Program

Project Description: The Community Housing Tenants Support Program (CHTSP) will provide advocacy and support for tenants of community housing in the City of Yarra. The program aims to prevent homelessness by supporting people whose tenancies are at risk, to maintain safe, appropriate and sustainable housing. Our target population are people experiencing housing stress and are at risk of experiencing homelessness.

The activities of the Community Housing Tenants Support Program include:

- providing advice and information;
- offering liaison and support with legal/VCAT interventions;
- addressing rent arrears and making payment plans;
- delivering tenancy skills training and financial counselling;
- making referrals and linkages into a range of mainstream and specialist services;

- providing support and case coordination to people with hoarding behaviours; and
- providing support via a case management approach to address underlying issues impacting on the ability to sustain tenancies.

Sustaining stable and secure housing will be achieved through assertive outreach, practical day-to-day involvement with participants, case work and coordination. Case plans will be created to work towards reducing tenancy concerns or issues, developing participant's skills, accessing relevant services and support, improving their health and wellbeing, enhancing relationships and building resources, addressing challenging behaviours or areas of risk and improving connections with local communities.

Amount Requested: $50,000 **Total Project Cost:** $70,000

Recommendation: $50,000

Panel Comments: A well written application that clearly describes the project's aims, goals and benefits for the consumers and community. This is a very worthwhile project which is supported by a key partner landlord (Unison) to target some of the most vulnerable people to remain housed in the City of Yarra and avoid the damaging and costly experience of homelessness. The continuing strong partnerships with local entities strengthen the applicant's capacity to provide effective timely and targeted support to achieve the project aims.

Family, Youth & Children's Stream: Family & Early Years

AG18-025

Northern and Inner Multiple Birth Association Inc

Sustaining the PUMP (Pop Ups for Multiples Project)

Project Description: The multidimensional project aims to provide critical initiatives to support multiple birth families in Yarra to survive and thrive in the early years. Expanding on the activities NIMBA tested in 2017, the project aims to provide tailored and much needed activities to address the challenges of raising twins or more from pregnancy to preschool. At the heart of the project is to provide opportunities for multiple birth families to connect, play and support each other, supported by expert information delivered by trusted partners.

The project will continue to fund the highly successful monthly weekend playgroup, a Victorian first, at Bargoonga Nganjin. The playgroup will utilise the terrific new space and provide organised activities that can be out of reach given cost, accessibility or work commitments of parents. The project will also support the delivery of two expectant parent sessions, two sleep and settling sessions and an event to reduce the stigma associated with perinatal depression and anxiety.

Lastly we will develop five information sheets to be distributed across Yarra that provide vital information about local support available to multiple birth families in regard to seeking help, government services, premature babies and sleep. These information sheets will provide an ongoing legacy of project funding.

A key focus of the project will be to embed and develop a sustainability strategy for these initiatives to be delivered beyond 2018. This will include further deepening our partnership relationships with Perinatal Anxiety and Depression Australia and the Australian Breastfeeding Association.

Amount Requested: $4,000 **Total Project Cost:** $8,230

Recommendation: $4,000

Panel Comments: A very well written application for a program addressing a cohort that needs support and can often be overlooked. The project is well respected and involves true early intervention, and excellent evidence was provided to support the application. The panel praised the applicant for developing a sustainable program, including the inclusion of matching funding.

AG18-105

Yarralea Children's Centre

Wattarang Play and Learn - Children and Community Create a Nature Play Space

Project Description: Combining the expertise of local artists Kate Herd and Phil Stray, park rangers from Darebin Parklands and the educators of Yarralea Children's Centre (YCC) and Alphington Primary School (APS), we will deliver a unique, enduring nature play project to benefit thousands of children and families over years to come.

Working collaboratively with children, the artists will create an inviting and accessible new nature play space out the front of YCC, with a giant sculpture of the wattarang (Wurundjeri for platypus) at its heart. The wattarang is an important mascot at YCC, and the sculpture will be both a work of art and stimulus for active play. Darebin Parklands rangers will deliver informative talks on recent platypus sightings and lead a discovery walk through its habitat, encouraging children to make connections between their mascot, its significance in Indigenous culture and the animal returning to their local community for the first time in over 20 years.

The children will create a nature-inspired stone mosaic on the platypus sculpture. Workshops with the artists will encourage decision-making about the design process, and Grade 6 students from APS will support pre-school children to explore ideas and materials - experimenting with 'nature' paint brushes, choosing colours and symbols to reflect elements of the natural environment, while exploring sustainability concepts in the materials used. The narrative of the project will be displayed in glass frames at the front of the Centre.

The completed work will be utilised daily by local people to meet, play and form connections.

Amount Requested: $10,000 **Total Project Cost:** $17,420

Recommendation: $10,000

Panel Comments: The panel commended the applicant for inclusion of the community involvement, and the educational aspect in the development process. They noted that the application is strong in terms of building a sense of community, and that it was good to see a strong indigenous component. This is a positive program aimed to build adventurous play and include the broader community in its development.

AG18-118

National Council of Jewish Women (Victoria) Community Services

Caring Mums

Project Description: Caring Mums is a confidential, home-based, free-of-charge, non-denominational program providing emotional support to mothers of infants and pregnant women of all backgrounds. We plan to ensure that new mums living in the City of Yarra don't have to face the journey of motherhood alone.

We will reach out to support additional vulnerable, isolated and at risk women in the City of Yarra by extending the capacity of the program. We will promote the program locally, training local residents as volunteers to add to our already diverse volunteer pool. This will involve training and supervising additional volunteers.

Having completed the 20-hour training, volunteers will be matched with referred mums by the coordinator who would have visited the mum completing a formal intake. Once matched, the volunteers meet with their allocated mum weekly for up to 2 hours. The visit's main focus is for the mother and volunteer to develop a trusting, open, non-judgmental relationship. Volunteers are mentors, role-models, observers, companions and sounding boards. They are often seen as 'stand in mothers' to the new mothers. They support the mother in gaining confidence to leave the house, go for walks and to connect with local resources. This weekly relationship can continue for up to 12 months. Caring Mums is unique in its delivery of support for the well-being of new mothers and pregnant women, as there are no programs available that run for this length of time and accepts all women, including those that don't fit into an identifiable category of need.

Amount Requested: $10,000 **Total Project Cost:** $376,000

Recommendation: $10,000

Panel Comments: This was a strongly written application that demonstrated that the project offers significant benefits to the community, and provided strong evidence to support it. The panel felt that this was an important project that will have a strong ripple effect, and meets a need that is not provided through any other service or program.

AG18-127

Fitzroy Primary School

Supporting Knowledge in Language and Literacy (SKILL) Program

Project Description: -In 2015, the Australian Early Development Census reveals children in the Fitzroy area possess communication skills in "developmentally vulnerable" range- almost twice that of the national average

-Research repeatedly shows that success at school depends on strong language and communication skills

-Children from CALD or language impaired backgrounds in the Fitzroy area are at critical risk of failure at school without additional intervention

-The City of Yarra approved funding in 2017 to run the SKILL program; an evidence-based program proven to develop language capabilities in children through storytelling

-Both schools cite that currently no funding avenues exist via Department of Education or Catholic Education Office to provide language intervention programs for students with mild to moderate language delays

-In 2017, the program is currently running successfully at Sacred Heart Primary and Fitzroy Primary with the full support of teaching staff to continue next year

-By the end of 2017, many students will not have completed the program due to the complex nature of their difficulties and thus, their slow progress through the program.

-In 2018, program organisers seek further funding for current children to complete the program, make adaptations in delivery (such as provision during school hours), include a new cohort of

students, provide further training to staff and parents and conduct additional assessments where required to make recommendations to teachers and parents on the individual needs of students

Amount Requested: $10,000 **Total Project Cost:** $36,700

Recommendation: $10,000

Panel Comments: An outstanding application that addresses in precise detail a cohort in need, and has clear aims and outcomes. The application matched the stream priorities and clearly outlined the benefits for the children.

AG18-158

Kids Space in Yarra **Auspice: Belgium Avenue Neighbourhood House**

Kids Space in Yarra

Project Description: The Kids Space in Yarra project, will provide a twice- weekly opportunity throughout the school term for primary and early high school children to access educational support in the form of homework and reading assistance. Also children will have good time of interacting with their parents to connect with each other a long with culturally diverse volunteers. There will be holiday programs to engage these kids in fun & indirect education

Amount Requested: $13,000 **Total Project Cost:** $19,560

Recommendation: $10,000

Panel Comments: An excellent project that provides a community benefit, particularly for young people that may not usually engage. The panel recognises the strength of the existing program that engages well with the community, and felt this application articulated the goals and outcomes of the project as well as community need.

AG18-169

Australian Catholic University

"Talk with me": Speech and Language Support Program

Project Description: It is well known that communication difficulties may have a significant impact on school success, self-esteem, social skills, literacy development, not to mention behaviour and occupational success.

The 'Talk with me' Program is a new initiative between the Connie Benn Centre and the Speech Pathology discipline at Australian Catholic University. The Program aims to provide quality student delivered speech pathology services onsite, at the Connie Benn Centre, to children and their carers who attend kindergarten, child care or playgroups at the Connie Benn Centre and who would otherwise not be eligible or be unable to access speech pathology support.

'Talk with me' will also offer both formal and informal training, support and consultative services to both voluntary and paid staff of the Connie Benn Centre. These services will equip and up-skill interested adults in their knowledge of paediatric speech and language development, identification of children who may benefit from additional support, and strategies to facilitate and enhance communication opportunities and skills in children 0-6 years of age.

A pilot program will be launched in August 2017, when 2 x year 4 speech pathology students and an ACU funded speech pathology supervisor will provide services for 32 days to children aged 0-6, their

families and support workers at the Connie Benn Centre. This pilot will establish the value of such a service which will be expanded and consolidated into the 'Talk to me' Program in 2018. To enable viability and sustainability, we are seeking assistance from City of Yarra funding.

Amount Requested: $10,000 **Total Project Cost:** $17,786.90

Recommendation: $9,500

Panel Comments: This application demonstrated that the project addresses a pressing need in the community, evidenced by a high level of community consultation. It will provide a great opportunity to students, as well as benefits to the wider community.

AG18-207

Save the Children Australia

It Takes a Village Program - Fitzroy Community Playgroup

Project Description: Save the Children Australia (SCA) established the It Takes a Village (ITAV) program in 2012 to engage with migrant and refugee parents and carers and their young children (ages 0-6) from the Housing Commissions of Fitzroy, Collingwood, Carlton and Richmond.

A key component of the ITAV program has been the Intensive Supported Playschemes (ISP's) where play-based early learning activities prepare children and their families for the transition to school, and parents are supported to develop their parenting skills and improve their community connectedness. Since the establishment of the ISP's, the needs of families have evolved. Consultations with the local communities and other key stakeholders indicated the benefit in transitioning the ISP model to a community-led model where local staff and volunteers take on operational responsibility for the playgroups.

SCA staff support will be slowly phased out resulting in a more sustainable model for communities, while ensuring continuity of care for children and families experiencing vulnerability. SCA commenced this transition at the start of 2017, and local staff and volunteers have already demonstrated the capacity to successfully manage the playgroups in Collingwood, Carlton and Richmond under this model.

Recent feedback from the local community and key stakeholders has indicated a need for a drop in community playgroup in Fitzroy. Given the success of our current model, we are seeking funding for a local Bi-Cultural Worker to support the implementation and delivery of a Community Playgroup at the Cubbies Adventure Playgroup, targeted towards families living in the Atherton Gardens Housing Estate.

Amount Requested: $10,000 **Total Project Cost:** $13,075

Recommendation: $10,000

Panel Comments: A strong application addressing a clearly identified and currently unmet need. The application demonstrated clear consultation, and utilises a terrific model of building community skill. The application also includes clear outcomes and evidence to support the program.

Attachment 2 - Annual Grants 2018: Detailed List Recommended Applications

Family, Youth & Children's Stream: Youth and Middle Years

AG18-007

Clifton Hill Cricket Club

Clifton Hill Cricket Club Community Youth Development Project 2018

Project Description: The Clifton Hill Cricket Club Youth Development Project will build on the previously successful model of community cricket clinics to enhance participation and involvement of local youth from CALD, Indigenous and refugee communities in sporting activities. Cricket clinics will be conducted at Ramsden St Reserve, Clifton Hill, Collingwood College and in partnership with Concern Australia, at the Collingwood Neighbourhood House and Youth Centre. Participants in the clinics will receive free cricket gear (caps, shirts, etc) and be encouraged to continue participation by taking up a free junior playing membership at the Clifton Hill Cricket Club.

Amount Requested: $4,000 **Total Project Cost:** $8,750

Recommendation: $4,000

Panel Comments: A well written application to engage young people in sport. There was a strong articulation of community need, clear objectives, budget, and expected outcomes. The panel felt it was good to see the plan to provide memberships to join the club after the clinic, but would encourage the applicant to increase the number of memberships to be provided.

AG18-008

Operation Newstart Nothern

Operation Newstart Yarra

Project Description: Operation Newstart uses challenging outdoor adventure activities as a means to reconnect young people, deemed to be at significant educational risk who are aged 14-17 and enrolled in a Yarra Secondary School. Outdoor activities in surfing, hiking, mountain biking and caving promote personal growth in line with adventure therapy research. The 8 week program also promotes personal development opportunities through experiences in TAFEs, fitness and physical wellbeing, first aid and community projects. Community partnerships with local agencies such as YSAS and Headspace allow mental health, sexuality and drug and alcohol workshops, as well as providing post program mentoring. The program utilises Yarra facilities such as the Richmond Recreation Centre and Yarra Youth Services space at Napier St to run activities and introduce the young people to the local programs in Yarra. These workshops will include a hip hop session which allows the young person an opportunity to express their life situation through a narrative and a street art project to illustrate their values. Victoria Police Youth Resource Officer, Tony Brewin will engage with students on activities and run community safety awareness classes as part of his proactive policing and community engagement role in Yarra, The donate a bike program will allow our young people to fix up a bike, gain skills in teaching basic bike skills and give the bike and a few lessons to a new arrival student who is experiencing socio economic hardship. As well as providing a school re-engagement focus, the program allows strong community connection.

Amount Requested: $10,000 **Total Project Cost:** $43,620

Recommendation: $10,000

Panel Comments: A well written application for a worthwhile program that is much needed in the Yarra community. The application has clear outcomes, a clear budget and strong support letters. An intensive program that requires high staffing costs.

AG18-030

Sacred Heart School Fitzroy

Atherton Gardens Homework Support Program (AGHSP)

Project Description: The AGHSP runs once a week on Wednesday afternoons and provides support to primary school children from Atherton Gardens Estates in their homework task.

This homework support program is evidence of community partnership between Sacred Heart Primary School, Australian Catholic University (ACU) and The Smith Family (TSF) in response to community concern about ways to improve the children's learning experience in a safe and culturally responsive environment.

The tutors are mainly 3rd year students from ACU's Bachelor of Education with a focus on primary education. Other tutors come from Faculty of Health Sciences and Business. On a yearly basis, more than 200 tutors provide their support to the 125 school children. They have 1 on 1 support from their tutors who are students from Australian Catholic University.

The activities organised by AGHSP are focused upon developing the learning and social experience of the children. Homework sheets are prepared by class teachers according to the respective curriculum and tutors ensure that the school children complete these task sheets. The children benefit from the tutor's individual support and a collaborative approach through peer to peer learning. After their homework tasks, educational games & resources are provided to enhance their literacy & numeracy skills.

Amount Requested: $10,000 **Total Project Cost:** $148,100

Recommendation: $10,000

Panel Comments: An excellent application, with clear objectives and including findings from past successes. The application addresses a clear need, proposed objectives, and budget. Good inclusion of support letters. A very well attended and active program.

AG18-034

Collingwood Homework Club **Auspice: Belgium Avenue Neighbourhood House**

Collingwood Homework Club 2018

Project Description: Every Wednesday Collingwood Homework Club brings together a dedicated group of volunteers to provide free, one-on-one tutoring to primary and secondary students from the Collingwood Housing Estate. For many students, it is the most time they will have one-on-one with a fluent english speaking tutor.

We provide tutoring to around 30 students each week. In 2018 the club would like to continue and expand its activities including:

- deliver tutor retention and attraction activities to expand our capacity and take on more students from our waiting list
- deliver tutor training to improve the confidence and skills of volunteer tutors
- take students, parents and tutors on an excursion to build relationships

- update our educational resources, including text books for junior high school students, stationary, educational games and purchase a new filing cabinet to store materials
- continue to provide catering for students who attend.

Amount Requested: $3,000 **Total Project Cost:** $51,000

Recommendation: $3,000

Panel Comments: A strong application that meets a community need on Collingwood Housing Estate. The application is clear, well written, highlighting the need for the project and proposed outcomes, and meets the stream need and funding priorities.

AG18-040

Yarra Blue light Victoria **Auspice: Blue Light Victoria**

Wild Beasts Basketball Team (WBBT)

Project Description: The Wild Beasts Basketball Team (WBBT) was developed in 2010 in relation to community consultation held in line with the Yarra Blue Light weekly sports and recreation programs evaluation process. An aspiration for a dedicated local African youth basketball team was evident. The ongoing support provided by Victoria Police to the WWBT allows our organization to continue to foster positive engagement between police and young people and to build strong relationships. Being part of the WBBT allows local young people (13-25 years) to connect with other friends and relatives while participating in the South Sudanese Australian National Basketball Association Tournament twice a year. This community basketball program also allows the young locals to increase their skills and live out their basketball passion with others in their community.

In 2018 the squads will be participating in two tournaments, in July and December. One tournament will be held locally in Werribee and it is anticipated that the second tournament will be held in Sydney.

Amount Requested: $10,000 **Total Project Cost:** $70,500

Recommendation: $9,000

Panel Comments: A strong and well written application for a positive program that reaches a large number of young people. The application clearly demonstrates the need for the project, and addresses how it will meet the needs of young people. The panel recommends not funding the grant management fee, as the applicant organisation is a subsidiary of the auspice organisation.

AG18-047

Yarra Blue Light **Auspice: Blue Light Victoria**

Toolangi Adventure Soccer Camp (TASC)

Project Description: The Yarra Blue Light Toolangi Adventure Soccer Camp (TASC) provides young males aged 13-18yrs living on the Yarra High Rise Estates (Richmond, Collingwood & Fitzroy) an opportunity to receive ongoing mentoring to reduce the risk of criminal involvement. TASC has been running for 3 years in partnership with Sports Without Borders, State Blue Light, Anglicare, Australian Sports Commission, APS – Associated Public Schools of Victoria and the City of Yarra. The Camps are coordinated by Tarik Bayrakli, the General Manager of Sports Without Borders.The Yarra

youth that participate are predominantly of African descent and also regularly participate in Yarra weekly programs. The mentors of TASC are selected and recruited from nearby Private Schools (Carey, Hailebury, Scotch, Xavier and St Kevins). TASC attendees are mixed according to needs and strengths to ensure mutual benefits for each individual. The teams compete against each other over the 4 days and gain points through soccer, outdoor and indoor activities. The camp incorporates crucial life skills such as cooking, cleaning, preparation, activity planning and working in a team environment. Melbourne Victory also attends the camp to run a half day clinic. TASC camps are run 4 times per year during school holidays.

Amount Requested: $9,800 **Total Project Cost:** $33,500

Recommendation: $8,800

Panel Comments: A well researched and well written application. The panel commended the move to developing mentors from the local community, recognizing the training and experience this would provide. The application demonstrated clear evaluation methods, and a strong partnership model. The panel recommends not funding the grant management fee, as the applicant organisation is a subsidiary of the auspice organisation.

AG18-114

Australian Vietnamese Women's Association Inc.

Richmond Tutoring Program (cont.)

Project Description: Following the success of the program in previous years, we propose that the Richmond Tutoring Program (RTP) be continued into 2018. This on-going program will provide free tutoring support to primary school students from the disadvantaged CALD families, particularly those in the Richmond housing estate with non-English education background who cannot help their children at home nor afford to pay for private tutoring in order to improve the children's confidence and performance at school.

The tutoring program will be inclusive and supportive of other ethnic communities especially new comers.

The program will be run every Tuesday afternoon during the school terms to strengthen the children's bilingual language and communication skills.

Amount Requested: $10,000 **Total Project Cost:** $19,567

Recommendation: $10,000

Panel Comments: This is an excellent application and a valuable program that addresses a need. The application was strong, well researched and well written. It was helpful to see photos of the program in action.

AG18-120

MiCare-New Hope Foundation

Youth Behind the Wheel

Project Description: This project will provide driver safety education to young people from CALD backgrounds in the City of Yarra. This early intervention project aims to equip young people with essential knowledge and ensure greater safety behind the wheel. This project will reduce barriers to

social participation, education, training and employment by providing greater accessibility and knowledge of safe driving.

The program will consist of five information sessions on important topics such as such as road rules, legal rights and responsibilities, infringements, interactions with the police, dangerous driving (including alcohol and drugs), buying a car, insurance, car maintenance and how to obtain a probationary licence. Two participants will take part in the running of each session, and develop the quiz for the end of the program. This will assist to build their leadership skills and confidence. Each participant will receive driving lesson vouchers from RACV to assist with the development of practical driving skills.

This program has been running for five successful years. A key strength of this program is that participants are able to learn theoretical knowledge and put it into practice by accessing professional driving lessons. It is also developing stronger links with other organisations in Yarra to ensure a collaborative approach. Another key strength is that two young people will have the opportunity to develop their leadership skills and confidence, as they will be involved in aspects of planning and running the program.

Amount Requested: $4,675 **Total Project Cost:** $7,375

Recommendation: $4,175

Panel Comments: A well researched and written application for a project that addresses key barriers that many multicultural young people face in gaining independence and employment. The application clearly articulates the need and proposed outcomes of the project, which compliments the L2P program well. The application is not auspiced so not funding grant management fee.

AG18-144

1st Fitzroy Scout Group **Auspice: 1st Fitzroy Scout Group**

Operation of the 2018 Scouting Program of the1st Fitzroy Scout Group

Project Description: The Project is about operating a successful Scouting program in 2018 for youth members from the Fitzroy Community.

The full array of activities taught and encouraged by Scouting are via learning through instruction, participating, having fun, camping, hiking, bush walking, canoeing, Camberwell Showtime, and including the badge-work schemes relevant across the three youth sections (Cubs, Scouts & Venturers).

The volunteer Adult Leaders will operate a variety of Scouting activities over the course of the year. These range from outdoor activities such as bike rides, hikes, camping, abseiling, and visits to community organisations like the Victorian Police, Emergency Services, and learning activities such as first aid, safety, knot tying, flags, cooking, health, construction, environment, wildlife, singing, acting, and map reading.

The 1st Fitzroy Scout Group commenced in July 2012 and continues to grow in many ways. The youth interest in the program continues to grow with our biggest challenges being financial and having sufficient trained Adult Leaders to conduct the program.

The program is conducted weekly, during school term.

Scouting is about participating in a program that encourages youth of similar ages, in age appropriate sections, to grow through adventure by experiencing new challenges, making new friends, building confidence, building skills, taking responsibility for themselves, and being provided

with opportunities to explore their own abilities, interests, whilst nurturing and building their resilience.

Amount Requested: $10,000 **Total Project Cost:** $61,793

Recommendation: $10,000

Panel Comments: A well written application that would result in benefits for young people around Fitzroy area. The application aligns well with the stream funding priorities, and the panel felt that it was encouraging to see the significant input from volunteer leaders.

AG18-153

Rotary Club of Richmond Next Step Trust

Rotary Next Step Project

Project Description: The Rotary "Next Step" Project is now in its 10th Year. Each year we recruit 30 disadvantaged young people nominated by the Collingwood College and Fitzroy High School Youth Workers because they are disadvantaged, need longer term individual mentoring support and guidance to overcome the effects of their background, life experiences and environment. Our mission is to help them identify and understand their strengths (using online career guidance testing donated by CmyPeople) and guidance from Katrina Dwyer our Youth Worker who is also an experienced recruitment specialist. This strengths analysis helps identify appropriate jobs focus (this discovery is very motivating). We arrange work experience using our Rotary and community networks. This helps discover if the career direction interests the young person. Our next step is to develop job application skills then interviewing skills with volunteer business professionals. The relationship and support with each young person will last until they leave school for their further education at a College or University and or employment or both. This may be at the end of Year 11 or 12. 70% of all the young people who commence this project will achieve this objective. This project is made possible because the schools value this project enough to integrate it into their operations with an office, privileged access to the schools database. Some young people need the support of a young adult, Try Mentoring manages this service. The Rotary Network helps identify the job opportunities and companies provide work experience will also employ the student.

Amount Requested: $10,000 **Total Project Cost:** $61,141

Recommendation: $10,000

Panel Comments: A strong and very well written application that clearly demonstrates capacity to deliver this project which brings significant benefits to young people. The panel commended the inclusion of case studies, which added great value to the application. The panel encouraged the applicant to consider connecting with other organisations or possibly a local university with a view to research for potential further expansion.

AG18-159

Fitzroy Clubhouse **Auspice: Fitzroy learning Network**

Fitzroy Clubhouse School Holiday Program

Project Description: The Fitzroy Clubhouse School Holiday Program builds upon the very successful work of the Clubhouse After-School program which was established in 2001 under the umbrella of

Fitzroy Learning Network. The School Holiday Program fills a gap in our community by providing supervised programs of activities during the school holidays for those age 10 to 18 years.

Our target is young people aged 10 to 18 years from the local community. These young people are predominantly from families who live in DHS public housing estates in Fitzroy and Collingwood and, are predominantly from refugee and migrant background.

The proposed program will be conducted in the informal and culturally sensitive learning environment of the Fitzroy Clubhouse and will offer young people the opportunity to collaborate on projects based on music, the visual arts and digital technologies.

The Fitzroy Clubhouse uses strength-based strategies to engage young people, increasing their confidence and capacity to explore their interests and aspirations to participate in education, employment and community life. These approaches will continue through the proposed school-holiday program.

Young people will be encouraged to actively participate in the planning and development of these programs building on their existing talents and interests.

Amount Requested: $10,000 **Total Project Cost:** $12,082

Recommendation: $7,500

Panel Comments: A strong application with clear objectives and evaluation methods. The program meets a need and will compliment other programs in the area.

AG18-177

The Song Room

Reading Bug Literacy Program

Project Description: The Song Room proposes to work with Save the Children and its Reading Club program at the Atherton Gardens Housing Estate in Fitzroy aimed at African-Australian children aged 5 to 12 years.

The Song Room use music and storytelling as a vehicle to enhance the students' literacy skills and social skills through learning songs in English to complement the after-school Reading Bug homework club.

The Song Room Teaching Artist, in partnership with the Save the Children facilitators, will develop a tailored program plan based on the needs of the student cohort.

The Teaching Artist will deliver music and arts workshops at the Reading Club program for once a week over the school semester – held after school at the Atherton Gardens Housing Estate. The workshops will also work towards a performance for Education Week in May 2018, at a combined-schools performance at Deakin Edge at Federation Square.

Finally, there will be an evaluation of the program undertaken by The Song Room.

Amount Requested: $8,500 **Total Project Cost:** $11,500

Recommendation: $7,000

Panel Comments: The application is well written, with clear links to the funding priorities, for a project that is a strong collaboration attuned to the needs of a key community within Collingwood.

The panel liked that the project was working towards a performance, providing a chance to celebrate success, and felt that there was a good learning component with a nice approach.

Youth-Led Stream

AG18-026

Mr Joseph Aklilu **Auspice: Fitzroy learning Network**

The Video Club

Project Description: This will be a program 13-18 year olds which will run for 6 weeks, at the beginning of the year 2018 in Fitzroy. Each week guest presenters/mentors will come and deliver short workshops to build skills and confidence in film. The Project will finish with an outdoor cinema event which will showcase participants' creative works with their family and community.

Amount Requested: $3,000 **Total Project Cost:** $6,200

Recommendation: $3,000

Panel Comments: This is a great project with strong benefits for the participants and links in with the funding priorities through the peer-to-peer learning and by providing opportunities for youth to showcase their talents. The project will help the participants develop new skills and will also produce public outcomes in the form of films that will be shared with the broader Yarra community.

AG18-031

Fitzroy Lions **Auspice: Fitzroy learning Network**

Fitzroy Lions

Project Description: Two days training for Youth at Artherton Gardens weekly and then joining most participated summer tournaments. We are currently the defending champions of not 1 but 2 tournaments hence we might schedule 3 days training sessions. Also before the tournaments starts we will be organising Family and Youth BBQ at Artherton Gardens.

Amount Requested: $3,000 **Total Project Cost:** $7410

Subsidised Use Amount: $800 **Subsidised Use Venue:** Fitzroy Town Hall

Recommendation: $3,000 **Subsidised Use Recommendation:** $0

Panel Comments: This is a great application that demonstrates strong links with the community. The panel were impressed with the way the program promotes the participation of young women and the involvement of the parents and families in the celebration events. There were insufficient funds available to grant the Council Facility Subsidy in this case. The panel recommends contacting YYS to request use of their space.

AG18-059

Mr Daniel Cotesta **Auspice: Australian Catholic University**

Fitzroy Youth Alive

Project Description: Fitzroy Youth Alive will be run in partnership with the student volunteers from Australian Catholic University (ACU) and Save the Children. ACU student volunteers, from the School of Allied Health and Education respectively, will contribute in the planning, implementation and running of these sessions once a week.

The project will target primary aged children and those in early secondary school years living in the Estates from Collingwood and Fitzroy area. Many of these children come from CALD and Refugee communities and the focus of the project will be on Health & Wellbeing as well as the development of leadership skills for the local youth. The program will provide a safe space for children to engage in a variety of topics including cultural identity, community values, effective communication skills, goal-setting amongst others. The delivery of these topics will be hands-on, fun, engaging and interactive.

The program also aims at including local young people (mainly Year 7 & 8) in the planning and implementation of the sessions. The purpose is to maintain their active engagement in their community, beyond the primary school years. These young people will be given the opportunity to take on roles and responsibilities, which will build their capacity in taking the lead of the project in the future.

Amount Requested: $3,000 **Total Project Cost:** $25,000

Recommendation: $3,000

Panel Comments: The panel thought that this was a strong application that demonstrated very good project planning and management. The program will offer significant benefits for the participants by helping them to develop their communication skills and enhancing their connection and engagement with the community. The project also provides important opportunities for youth who are in a transitional age bracket which often misses out on other programs.

AG18-076

Ms Davinia Coelho **Auspice: Australian Catholic University**

Read To Learn

Project Description: The Read to Learn (RTL) Program is a youth-led initiative which runs once a week on Monday afternoon (3-5pm) with the aim of enhancing the literacy and reading skills of children from the Fitzroy neighbourhood.

Class teachers from Sacred Heart School Fitzroy identify twenty to twenty-five students, from Grades 2 to 6, who have been assessed as having development delay in literacy & reading. The selected children are then matched with one of ACU's students, mainly from the School of Education and Speech Pathology. These tutors support the children by identifying the best strategies to enhance their reading and writing skills. Through a range of diagnostic learning activities and comprehensive assessments, tutors are able to provide specialised and individualized attention to the children. This process contributes to building the children's confidence in reading, writing and comprehension.

Through encouragements and praise, the tutors also help the students to build capacity around deeper thinking skills, beyond word recognition as well as provide them with opportunities to connect their word recognition to experiential learning.

Amount Requested: $3,000 **Total Project Cost:** $31,500

Recommendation: $3,000

Panel Comments: The panel thought this was a fantastic application that strongly aligns with a number of funding priorities. It very clearly articulates the need for the proposed project and outcomes for the children and young people involved. The application was well supported with letters from ACU and other documentation.

Sports and Recreation Stream

AG18-089

Morning Starz Football Club

Morning Starz Football Club

Project Description: After 6 seasons playing in the VCFA on a social basis, our club is determined to continue to be equipped to provide a basis for a strong and healthy sporting club culture for the benefit of players, volunteers and supporters, the majority of whom come from West Papua. Examples of these are effective administration, quality of equipment, injury treatment and prevention, coaching, fitness and use of facilities. The project encompasses our participation the UNITE Cup - a community tournament for Melbourne's diverse multicultural communities. All stakeholders are volunteers and we are applying for this grant to make it easier for everyone who is committed to the club. We are seeking to improve every aspect of our club. We also want to be able to be in a position that is attractive for people to participate so that they can gain a quality experience that will be beneficial to them in the long term, from both an individual and community perspective.

Amount Requested: $1,000 **Total Project Cost:** $2,650

Recommendation: $1,000

Panel Comments: This project has good intentions and is a good project. Used to be a Yarra-based club but fell off recently. They have done some good work. They are no longer a seasonal club. The application fits with the funding priorities to support CALD communities.

AG18-122

Edinburgh Cricket Club

Atherton Gardens Housing Estate Cricket Program & Junior Girls Cricket Project

Project Description: 1. ECC has now for a number of seasons run a successful cricket program at the Atherton Gardens housing estate. The program this round will consist of twelve 2- hour sessions held at Atherton Gardens as well as a gala/come and try day at the Brunswick Street Oval. On average 35 participants at each session, with at least half participants consistently being girls. ECC view this program as a great opportunity to introduced underprivileged children from diverse backgrounds to Cricket, new experiences and potentially diverse and new people.

The sessions include training, games, specialist coaching from International players. The children are all provided with a cricket pack that includes Cap, shirt, bat, ball.

The aim of the program is ensure the children of the housing estate are introduced to cricket, outdoor activities & team sport.

2. At the completion of the AG Project, the ECC has formed a junior girl's side to compete in the ECA junior girls' competition on a Wednesday night at no cost.

Attachment 2 - Annual Grants 2018: Detailed List Recommended Applications

The club will aim to supply equipment, uniform, travel, food for all that participate. It's hoped that the club can enable 50% of the girls from the AG cricket project into a team sport

Amount Requested: $4,000 **Total Project Cost:** $8,000

Recommendation: $3,000

Panel Comments: There was support for the broad objectives of the program although there was a bit of confusion about which parts of the program they were actually applying for – the Atherton Gardens program or the junior girls' cricket. Nonetheless a good program worth supporting.

AG18-142

Collingwood City Football Club (CCFC)

Richmond Estate Soccer Program

Project Description: A soccer program for children from culturally and linguistically diverse backgrounds whose low socioeconomic background limits their opportunity to be involved in formalised sporting activities. Coaches in conjunction with a youth worker from Yarra Youth Services and a worker from the City of Yarra will co-ordinate and run the program to engage local children and youth.

Amount Requested: $5,000 **Total Project Cost:** $6,572

Recommendation: $5,000

Panel Comments: A really good application, very clear about the pathways for young people. Another plus is the involvement of the Yarra youth worker. This program has been running successfully for a while and requires Council's ongoing support to continue.

AG18-157

FC Clifton Hill

Defibrillator for Coulson/ Yambla

Project Description: Defibrillator units for both our playing and training venues for Coulson Reserve and Quarries Park (formerly Yambla Reserve)

Amount Requested: $5,000 **Total Project Cost:** $12,000

Recommendation: $3,750

Panel Comments: This is obviously for a good cause and the panel recommends paying 75% of the cost of the defibrillator.

AG18-176

Collingwood City Football Club (CCFC)

Collingwood Junior Eagles

Project Description: The Junior Eagles program is a soccer skills training program for children and young people aged 6 to 25 years with an intellectual or physical disability. The program has been extended to include 15 weekly training sessions in Terms 2 and 3. The aims of the program include

to provide the children and young people with an opportunity to learn soccer skills in a safe and welcoming environment where the players' abilities and progress is valued; to improve player physical fitness and to prepare children for integration with other teams as appropriate. The program also supports families of children with special needs by providing recreational/ sporting opportunities for their children and inclusion in a community club, being the Collingwood City Soccer club. The goals of the program have been expanded this year to include working with the FFV to develop an All Abilities soccer league which commenced in 2017. The club now has 2 teams playing in the new league. Additionally the program has been expanded to include young people aged 18 to 25 and to incorporate younger children from 6 to 10 years.

Amount Requested: $4,885 **Total Project Cost:** $10,995

Recommendation: $4,885

Panel Comments: One of the better applications which is auspiced by the Collingwood City Football Club. One of the few Access All Abilities programs in Yarra. This is a well planned and written application and it is a great positive to see them building on from last year's program.

AG18-188

Richmond Junior Football Club

Richmond Junior Football Club - 2018 Youth Development Scholarships

Project Description: The RJFC is a junior Australian rules football club located at both Citizens Park and Kevin Bartlett Reserve.

We maintain an ongoing commitment to ensure access to participating in Australian rules football is open to all local residents. This grant represents support the continuation of that commitment to the social housing and CALD community.

The program is year a long commitment, including both in-season and out of season engagement activities.

Amount Requested: $5,000 **Total Project Cost:** $13,750

Recommendation: $5,000

Panel Comments: This is a priority area for Council targeting kids from CALD communities based in the housing estates. The project provides an avenue of participation for people from CALD backgrounds and people living in social housing.

AG18-189

Clifton Hill Cricket Club

Clifton Hill Cricket Club Women's Development Squad

Project Description: As part of its Strategic Plan 2016-19, Clifton Hill Cricket Club is committed to increasing female participation and developing a full pathway for female cricketers from junior girls to senior women's competition. In 2017-18, the club seeks to run a full program for senior women, including a social and training program, the establishment of one or two senior women's competition sides and the development of a pathway from junior girls to senior women's. The CHCC Women's Development Squad will be an important part of this program, focusing on drawing in women who are currently not playing cricket or other organised sport into an open and relaxed

come-and-try program. The focus will be on mothers of junior players and local residents. Participants in the program will be encouraged to take a more active role in junior team management and coaching and undertake level 1 community coaching training where possible. Participants in the program will also be encouraged to join the main training program for the senior women's competition team for season 2018-19. The main activities will be: weekly training program for women in summer; fortnightly indoor program in winter; intra-club and friendly social matches; level 1 community coaching training; training in scoring and team management.

Amount Requested: $2,000 **Total Project Cost:** $5,072

Recommendation: $2,000

Panel Comments: A priority under the guidelines as the project is directly aimed at increasing women's participation by firstly introducing them to cricket and then giving them an opportunity to play for Clifton Hill CC. A great program.

AG18-212

Alphington Football Club Inc

Purchase of a Portable Defibrillator

Project Description: We plan to buy a portable defibrillator for use by our Over 45 Football Teams

Amount Requested: $1,650 **Total Project Cost:** $2,725

Recommendation: $1,650

Panel Comments: A good application. Portable defibs are definitely required for older teams and may become a funding priority for Yarra in next year's grants.

AG18-221

Collingwood Basketball Association Inc

Inclusive Beginner Basketball Programs

Project Description: Beginner basketball programs for young people with special needs and young people from public housing and CALD communities.

Programs include the Access for All Abilities basketball program for boys and girls aged 8 -16 with special needs and the After School beginners basketball programs for primary aged children which particularly target participants from public housing and the CALD communities.

Amount Requested: $5,000 **Total Project Cost:** $26,088

Recommendation: $5,000

Panel Comments: The two programs are both worthy and beneficial to the community and fit the criteria of the grants. CBA have been running these programs for a long while and have strong experience in involving disadvantaged communities in sport.

AG18-227

Richmond Junior Football Club

Richmond Junior Football Club - 2018 Coach Development program

Project Description: In the past 2 years RJFC has grown from 7 teams to 20 teams.

That has placed enormous strain on the talent pool of coaches we are drawing upon. In 2017 we introduced the "RJFC Coaches Connections" support and mentoring program.

In 2018 we are seeking support to expand the mentoring to assist with the cost of attaining junior/youth and girls' accreditation, as well as additional tailored sessions to assist. To date we have had female assistant coaches and hope that someone is able to progress to head coach in 2018, but if not we better support those that are coaching.

RJFC currently has 7 girls' teams, both male and female participation from Melbourne Indigenous Transition School, as well as kids from CALD communities.

Amount Requested: $1,500 **Total Project Cost:** $8,000

Recommendation: $1,500

Panel Comments: The projects matches the grant criteria as it is important for Council to support coaches, especially of female teams.

AG18-230

Collingwood Basketball Association Inc

Support for young basketballers to play competitive basketball

Project Description: Collingwood Basketball Association has proactively engaged with players from local public housing and CALD communities and has over 100 players from these communities playing in the club's teams.

The club currently subsidises registrations and uniforms for financially disadvantaged families.

This project will allow the club to continue to provide this assistance to players from local public housing, CALD communities and financially disadvantaged families.

Amount Requested: $5,000 **Total Project Cost:** $131,869

Recommendation: $4,000

Panel Comments: As one of the only basketball associations based in Yarra it has a unique role to play in the community and for the young people it engages with. The club and the profile it has developed in the community is also acknowledged by a number of partnerships.

Sustainability Stream: Partnering for Sustainability

AG18-072

Wellington Collingwood Inc

Greening St. Martin's

Project Description: This project seeks funds to green the St. Martins building which is used my multiple service users. It will contribute towards the installation of solar power at St. Martins, replacement of high energy using lights with LED lights, blocking of door draughts and rain harvesting for the community courtyard and garden.

We have determined these measures after consulting with the Yarra Energy Foundation and receiving four quotes from approved/endorsed YEF solar providers.

This project will nest within a broader community education program which will see the Wellington along with YEF conduct bi-annual open days and community/information/education workshops for services users of the Wellington and residents from the broader community showcasing the sustainable energy initiatives at the St. Martins facility.

Amount Requested: $7,000 **Total Project Cost:** $13,600

Recommendation: $7,000

Panel Comments: The panel noted that this application had a good budget, and included an excellent project plan, with clear aims, and obvious community and environmental benefits. They noted that it included a novel approach to addressing the issues with partnerships, utilizing strong networks so that the project will have significant reach. They also noted that the applicant has consulted well with stakeholders and experts, which will help the project succeed.

AG18-096

Uniting Kildonan on behalf of Uniting (Victoria and Tasmania) Ltd.

Uniting Kildonan Energy Program

Project Description: This project will partner to provide face-to-face/over-the-phone energy assessments and group community education sessions to vulnerable households in Yarra experiencing financial difficulty and offers a proactive way to get ahead of the growing problem of bill shock. As a member of the current Uniting Emergency Relief network, Uniting Kildonan is aware of the increasing presentation of vulnerable people who are unable to pay utility bills.

Our highly-skilled energy workers will provide support to low income households in Yarra on ways to minimise utility costs without affecting comfort and enhancing financial stability by attempting to match energy usage with affordability and providing sustainable consumption options.

Funding sought in this application will complement Uniting Kildonan's existing Energy Program by providing vulnerable households in Yarra, who are not customers of our corporate partners and/or eligible for existing programs, with access to the benefits of energy assessments. Uniting Kildonan has access to a small pool of funds to provide appliance replacements and retrofit items which will be accessible for Yarra residents through this program. Uniting Kildonan also offers No Interest Loans (NILS) and low interest loans (StepUP) that program participants can access and we are also the lead agency of the North Eastern Tenancy Assistance and Advocacy Program and the North Eastern Financial Counselling Program and receive Federal Emergency Relief funding in the region which will provide program participants with the opportunity to access more in-depth financial and advocacy assistance if required.

Please refer to Appendix 1 for examples of Kildonan Energy Program collateral.

Amount Requested: $15,000 **Total Project Cost:** $20,000

Recommendation: $15,000

Panel Comments: This is a good existing program that is expanding its reach. The application strongly links in with all the identified funding priorities, and the application is well written, demonstrating the track record of the project and the value it provides to the community. The panel

would like to strongly encourage the partnership with the African Australian Food Relief Association noted in the application, to engage their involvement in the program.

AG18-110

Gowrie Victoria-Carlton North

Growing Partnerships for Sustainability: Nurturing Urban Greening and Nature Play

Project Description: Using Gowrie Victoria's Carlton North site, we plan to create a bush kinder-style setting for Gowrie's children, local educators and community members (including Girl Guides and BirdLife volunteers) whilst simultaneously enhancing the biodiversity and habitat value of the area by improving the understorey and availability of water to local fauna. To accomplish this goal, we will install a natural lagoon wet area and plant bush food and local plants. In keeping with Yarra Environment Strategy Pathway 2, we are enhancing community awareness and engagement with local environment by partnering with Girl Guides Victoria, BirdLife Australia, Bunjilaka Aboriginal Cultural Centre (Museums Victoria) and bush kinder guru, Doug Fargher.

The establishment of the environment will include a creek area (recirculated water from a water tank) and local plant and bush foods understorey to existing established trees. This area will be sectioned off with an indigenous shrub hedge so that when children, educators, community members and volunteers enter the space their mind set is shifted into nature-based pedagogy. The space would be shared across Gowrie, as well as with Girl Guide and BirdLife volunteers, for purposeful and meaningful exploration of nature.

To disseminate the pedagogical strategies, Doug Fargher, Director, Bush Kinder will deliver bush kinder workshops to educators from Gowrie and Yarra Early Learning Centres utilising the newly established environment as a demonstration site.

The ultimate outcome is to engage children, staff and local residents in the monitoring of the improvements to the biodiversity and ecosystem health of the site through bird surveys.

Amount Requested: $8,395 **Total Project Cost:** $25,231.50

Recommendation: $8,395

Panel Comments: A strong, thoughtful and well written application for a project that will provide a great environment for inner city children to start their education. The project has a strong community benefit, both through allowing the children to interact with nature and through the workshops available to external educators - Lady Gowrie Centre has experience in innovative projects, and it is positive to see them incorporating sharing their experience with other early learning centres.

AG18-179

3000acres

Planter Box Revitalisation

Project Description: There is lots of potential growing space in the City of Yarra that at present is not utilized to its full potential. The planter boxes scheme is a promising initiative to reclaim this space for the benefit of the community, but there scope to make it even better. 3000acres has recently completed an audit of all the existing planter boxes in the City of Yarra, allowing us to identify the boxes in need of attention and design a tailored revitalization program to maximize their aesthetic potential and productive capacity.

The Planter Box Revitalisation program will involve 2 separate events in the north and south of municipality. These weekend workshops will be designed to give people the skills, materials and connections they to make better use of planter boxes and create stronger neighbourhood dynamics.

Each workshop will involve,

- gardening demonstration, including the processes of replanting and soil conditioning
- how-to for small scale urban composting systems using worm farms.
- kids activities and strategies to beautify the planter boxes through decoration, including community mural painting and craft activities.

Each participant will receive a pack of goods on the day to take home to improve their planter box, including;

- Seedlings, compost, mulch, mini worm farm.
- information pack

Amount Requested: $5,000 **Total Project Cost:** $5,800

Recommendation: $5,000

Panel Comments: A well written and well thought out project which should appeal to residents responsible for the planter boxes. The application included a strong, realistic budget, for a project that empowers and encourages connections within the community, and demonstrates multiple community benefits. The applicant has a good track record in the area of urban agriculture, and this project will enhance council's service of providing planter boxes, ensuring they reach their full potential.

Sustainability Stream: General Sustainability Grants

AG18-036

Fitzroy North Primary School

Fitzroy North Primary School Kitchen Garden Project

Project Description: This application provides information to support a funding request for the establishment of a school-wide composting system at Fitzroy North Primary School (FNPS). The FNPS Comporting Project supports the larger aims of the FNPS Kitchen Garden Project, for which we have submitted an application for an Investing in Community Grant. The FNPS Kitchen Garden Project aims to redevelop the school grounds and purchase materials and equipment to create a fully functioning and innovative permaculture garden, which would be closely linked with the school's Italian curriculum. The establishment of school-wide composting system is one the initial objectives of this larger project.

The FNPS Comporting Project would see a school wide composting collection system established across all areas of the school, including classrooms, staff rooms, the canteen, kitchen and schoolyard. Links will also be made with local businesses in the area in order to collect additional food waste. Food waste will be utilised as a valuable resource to support a slow composting bay system and at least six moveable worm bins. The compost created by the project will be used to enhance the fertility of the school vegetable garden, which supports our Italian Language Kitchen Garden Program.

Amount Requested: $4,000 **Total Project Cost:** $10,600

Attachment 2 - Annual Grants 2018: Detailed List Recommended Applications

Recommendation: $3,000

Panel Comments: A strong application with good and achievable goals. The application included a well thought out project plan to promote sustainable practices and waste reduction to primary school students, which aligns well with the funding stream priorities in that it encourages connections within the community to increase sustainable lifestyles. A lesser amount of funding is recommended to encourage fund-raising activities.

AG18-053

Woodside Street Sustainability Group **Auspice: Holden Street Neighbourhood House**

Woodside Street Community Composting

Project Description: This is a joint project between the Woodside Street Sustainability Group and the Fitzroy High School.

The project is to develop a community composting facility at the Fitzroy High School, which will compost leftovers from local residents, and potentially from the school.

This facility will reduce landfill, and increase awareness about the benefits of composting across local residents, and the whole school - covering the students' years at the school and into the future.

The school is committed to the project, and keen to use the composting as part of engaging with students on sustainability, project management, communication, the mechanics and chemistry of composting, plus the benefits and how to utilise the compost in the garden.

Members of the group are keen to help students with the maintenance of this kitchen garden.

The compost produced will be shared between the residents and used in the school's own existing kitchen garden.

We would set up three compost bins, along the lines of the one designed by Sebastian Beck, at Carlton Neighbourhood House.

We expect three bins and a storage unit for materials, printing, assorted tools, printing and signage. Estimated to cost $4,500.

We see this has having an outstanding legacy in building sustainability and composting awareness to all school students at Fitzroy High School in partnership with residents.

The legacy will reach across residents, students and teachers for many years to come.

Students will decorate the bins, to build ownership. These panels can be refreshed as new students come through.

Amount Requested: $4500 **Total Project Cost:** $13,600

Recommendation: $2,500

Panel Comments: This is a straightforward and well written application for a great initiative with good outreach. The encouragement of the local community to use the composting facilities is a positive point of difference for this application, so that the program is also good for residents and fosters greater connection between the school and the wider community. The application is being funded at the minimum required, with the panel encouraging the applicant to begin as a trial with just the two bins, then evaluate and build on the program in the future.

Attachment 2 - Annual Grants 2018: Detailed List Recommended Applications

AG18-135

North Fitzroy Community Garden Group

Reducing food waste and improving compost in the North Fitzroy community.

Project Description: The project aims to reduce the amount of food waste going to landfill in the local neighbourhood and use this to create quality compost.

This will be done by:

- improving the volume and quality of our compost bins and worm farms;
- promoting the composting facility in the local neighbourhood through letterbox drops, community billboards and City of Yarra newsletters;
- providing improved signage at the compost bins;
- holding 3 workshops/year on good composting and worm farm practices for all garden members and the local community;
- measuring the output (volume and quality) form existing compost bins for 6 months and comparing with the latter 6 months of the project.

Amount Requested: $4,000 **Total Project Cost:** $6,000

Recommendation: $4,000

Panel Comments: A well written and thoughtful application that states the clear need and outcome. The application addressed the funding stream priorities by encouraging community action of sustainable behaviour. The project is simple and easily implemented, with the applicant having identified a shortfall they had with regards to compost bins, and then clearly set out their needs and how these would be addressed.

AG18-156

Richmond Primary School

Community Garden Off Grid Solar Power

Project Description: We would like to set up an off grid solar panel array to:

(a) power the shed in our award winning Community Garden

(b) create a teaching resource for our students about sourcing sustainable energy through solar power

The funding we are seeking would finance the installation of: solar panels; battery storage; a power meter; and signage to help demonstrate to students the purpose of the project and power is obtained for use in support of the garden.

Amount Requested: $4,000 **Total Project Cost:** $4,259

Recommendation: $4,000

Panel Comments: A positive program that would provide a real teaching experience for the students, particularly teaching by example.

Attachment 2 - Annual Grants 2018: Detailed List Recommended Applications

AG18-194

Boroondara Kindergarten

Natural shade and shelter at kindergarten - raised garden beds and shade structure with passionfruit vine

Project Description: Recently a large and established tree, situated in our kindergarten garden, was removed for safety reasons. This liquid amber tree provided the kinder for 80 years with shade and shelter. Now that we no longer have this special tree a large area of garden, including a sandpit, is exposed and children do not have adequate shade. Additionally, what was once a green and private space is unprotected and on display to the surrounding flats overlooking the playground.

We are obliged to provide this area with shade and plan to construct a large wooden frame over the exposed garden. Climbing fruit plants will be planted around this framework, becoming a green blanket of natural shade. Until these climbing plants are established the frame will be covered in shade cloth. Vegetable and herb boxes will surround the base.

Most of this project will be achieved with the help of local families at working bees for the installation, planting and also on-going maintenance of the garden. It will re-create a protected, green space, educate and expose children and the local community to the joys and importance of a greener environment, provide fresh produce to be used by the kindergarten and families, and will also attract a larger variety of bird and insect life.

With the establishment of this space Boroondara Kindergarten will be less exposed to surrounding towers and the local community invited to connect with nature and other families. Existing compost bins will be used to fertilise the garden beds.

Amount Requested: $3,768 **Total Project Cost:** $17,080

Recommendation: $3,768

Panel Comments: A well written application with clear aims, reasoning and budget. The panel was pleased to see that the kindergarten planned to provide green space to replace the tree, rather than a concrete structure, and felt that this was a sound solution to provide shade and ambience for those using the kinder and those looking from outside after the loss of a much loved mature tree.

11.4 Update on Council's Syringe Management Services

Executive Summary

Purpose

To update Councillors on current service levels relating to Council's syringe management services.

Key Issues

There are a number of factors which impact on how Council carries out its syringe management services.

Department of Health & Human Services has funded cohealth to conduct additional syringe management services within the municipality for a period of twelve months (beginning 15 May 2017).

North Richmond Community Health, Youth Support & Advocacy Services and residents collect discarded injecting equipment.

Local organisations have noticed a heightened awareness of discarded injecting equipment in the municipality, and this is reflected in Council's data.

The State Government has begun installing CCTV down both Victoria and Lennox Streets.

Financial Implications

There are no financial implications.

PROPOSAL

That Council:

(a) notes that although the number of syringes collected via sweeps has almost doubled, this is offset by the decrease in the number of syringes collected via community request, and that the overall increase in syringes collected is around 11%;

(b) notes the current activity in this space, including Department of Health & Human Services' contract with cohealth and the installation of CCTV along Victoria and Lennox Streets, is impacting or is likely to impact on Council's syringe management services;

(c) notes that given the current activity in this space, it is inadvisable to make any changes to Council's syringe management services contract at this point in time; and

(d) notes that the contract manager will continue to monitor the situation and update Council as needed.

11.4 Update on Council's Syringe Management Services

Trim Record Number: D17/128333
Responsible Officer: Community Partnerships Unit Manager

Purpose

1. To update Councillors on current service levels relating to Council's syringe management services.

Background

2. On 11 April 2017 Councillor Nguyen moved that having regard to the ongoing community concerns relating to health and safety issues arising from drug activity in the municipality, Council request an Officer's report on:

   (a) the services/processes Yarra City currently manages/uses for the disposal and cleaning of discarded drug paraphernalia; and

   (b) suggestions and recommendations on potential avenues for Council to increase management and service levels in addressing the matter which could include such as increased street and laneway sweeping, installation of additional sharps disposal bins or other relevant programs.

3. The syringe management services contract manager drafted a report outlining options to address community concerns, however Council became aware that the Department of Health & Human Services (DHHS) was funding cohealth to conduct daily sweeps.

4. Thus, on 4 July 2017 Councillor Stone moved that Council note that the data from the current syringe management contract could not be used reliably to inform current or future practice due to the additional collections funded by DHHS since May 2017, without notification to Yarra Council, and which consequently contaminated this data.

5. Council has written to the Minister for Health advising of this and requesting:

   (a) formal notification of DHHS funded syringe collection activity in the North Richmond and Abbotsford precinct and where it overlaps with Council's contract; and

   (b) how DHHS intend to work with Yarra Council to ensure a responsive service and provide accurate and useful data to council officers to inform future planning and reports to Council.

6. The syringe management services contract manager met with representatives from cohealth, DHHS & North Richmond Community Health (NRCH) on Friday 18 August to discuss how to best manage this into the future. It was agreed that the representatives would reconvene in October 2017 once the quarterly statistics for July – September had been collated and analysed.

External Consultation

7. Officers meet quarterly with cohealth staff to review and analyse collated data, and look at how the service can be adapted and improved.

8. Additionally, the contract manager regularly liaises with other local organisations including NRCH and Youth Support & Advocacy Services (YSAS) to discuss syringe management in the municipality.

Internal Consultation (One Yarra)

9. A cross-Council group advises on Council's syringe management services – this includes representatives from Open Space, City Works, Social Policy & Research, Access Yarra and Community Partnerships.

Financial Implications

10. There are no financial implications.

Economic Implications

11. There are no economic implications.

Sustainability Implications

12. There are no sustainability implications.

Social Implications

13. Yarra's community has a unique demographic make-up with many people living at the very lowest end of the socio-economic scale and many more at the highest end of the scale. This brings specific challenges for inclusion and participation.

14. People who inject drugs are often severely marginalised and may be excluded or experience barriers to health and social services and community participation.

Human Rights Implications

15. Under the Charter of Human Rights and Responsibilities, protection from cruel, inhuman or degrading treatment or punishment, freedom of movement, the right to take part in public life, are three rights integral for building a safer Yarra.

16. The World Health Organisation Constitution states that "the enjoyment of the highest attainable standard of health is one of the fundamental rights of every human being".

Communications with CALD Communities Implications

17. Current supporting resources include a translation panel.

Council Plan, Strategy and Policy Implications

18. There are no Council Plan, strategy, or policy implications.

Legal Implications

19. There are no legal implications.

Other Issues

20. There are a number of factors which impact on how Council carries out its syringe management services.

    External collection of syringes

21. DHHS has funded cohealth to conduct additional syringe management services, from Monday through Sunday. This is undertaken for two hours each day from Monday – Friday, and four hours each day on Saturday and Sunday. On the weekend DHHS also respond to Yarra Syringe Disposal Hotline (Hotline) requests.

22. These sweeps are solely undertaken in North Richmond in the block west of the Richmond Housing Estate, bordered by Highett, Regent, Victoria and Lennox Streets.

23. The contract began on 15 May 2017 for a period of twelve months.

24. There is a relatively small amount of overlap in the sweeps undertaken by Council and those by DHHS, including Elizabeth, Victoria, Butler & Little Butler, Garfield, Smith, Egan, Peers and York Streets.

25. Over the course of DHHS's contract with cohealth, from mid-May to Mid-August, they have collected 3273 syringes in total. This averages out to 1091 per month.

26. In the streets which are also swept by Council, DHHS collected an average of 639 syringes per month.

27. In addition to the syringe management undertaken by DHHS, NRCH collects syringes through their peer support program and also respond to requests from local residents.

28. YSAS collect syringes in the municipality while conducting outreach.

29. Residents are also collecting syringes.

30. As a result Council's statistics provide more of an indication, rather than an accurate depiction, of drug related activity in the community.

Heightened community awareness

31. Local services agree that there is a heightened awareness around discarded injecting equipment in the municipality, and this is reflected in an increase in the number of calls to the Hotline in the first quarter of 2017. A number of factors have contributed to this, including groups advocating for a supervised injecting facility in North Richmond and Council's own community engagement around 'Reimagining Victoria Street'.

CCTV

32. The State Government has begun installing CCTV down both Victoria and Lennox Streets. It is likely that there will be significant displacement of drug activity. Anecdotally, local services have concerns that activity may be pushed onto the Richmond Housing Estate – in particular, the multi-deck car park, and as far south as Bridge Road.

33. This displacement will certainly impact on Council's syringe management services.

Options

34. Table 1 overleaf provides a comparison of the number of syringes collected over the first half of 2016 to the first half of 2017.

35. When combined with the data from DHHS, the number of syringes collected via sweeps in 2017 has almost doubled.

36. This is offset by the sharp decrease in the number of syringes collected via community request in 2016 – there is a decrease of over 50% compared with this time last year, which may be the result of the sweeps conducted by DHHS.

37. Syringes collected from disposal units in 2017 remain comparable with those of the first two quarters of 2016. This indicates that the number of people disposing of their injecting equipment safely is remaining steady.

38. There was an increase in the number of calls to the Hotline in the first quarter of 2017 which can be linked back to heightened community awareness around the issues arising from illicit drug use.

39. Overall however, there has only been an 11.1% increase in the number of syringes collected via sweeps, disposal units, and the Hotline.

Table 1: Comparison of Drug Activity: January – June 2016 & January – June 2017

	Jan – Mar 2016	Apr – Jun 2016	TOTAL 2016	Jan – Mar 2017	Apr – Jun 2017	TOTAL 2017	Percentage +/-
Syringes via sweeps	1957	3048	**5005**	3845	4642 (Council) + 959* (DHHS)	**9446**	**+88.7%**
Syringes via disposal units	18 556	15 463	**34 019**	18 900	18 991	**37 891**	**+11.38%**
Syringes via community requests	1729	4404	**6133**	1129	1719	**2848**	**-53.5%**
TOTAL	**22 242**	**22 915**	**45 157**	**23 874**	**26 311**	**50 185**	**+11.1%**
Number of requests	104	115	**219**	169	121	**290**	**+24.5%**

* Figure comprises average number of syringes collected by DHHS over 1.5 months (May-June) in sweeps overlapping with Council's contract

Options to address community concerns

40. The current cost of the Council's syringe management services contract is $102,000.

41. The majority of this cost covers a syringe management worker to monitor and respond to Hotline requests, sweep designated parks and streets, monitor and clear syringe disposal units, and monitor newly identified areas for a reasonable period to determine if it is a drug hotspot requiring further attention.

42. It also covers contractor officer time to conduct quarterly bin condition audits, provide specialist advice, attend meetings and produce materials, training and reports.

43. There are a number of options which could be combined to address ongoing community concerns. All require resourcing to different degrees, and a contract variation. Table 2 on page 7 outlines the pros and cons of each option.

Option 1: Weekend Monitoring of Yarra Syringe Disposal Hotline

44. Currently, Innerspace provides in-kind support to the syringe management service by using needle & syringe program outreach workers to respond to Hotline requests out of hours and over the weekend, 365 days per year.

45. Dedicated staff for after hours or weekend work would involve substantial resourcing.

46. For Innerspace to employ two syringe management workers for a minimum of four hours over the weekend (Saturday and Sunday) would cost Council (at a minimum) an additional $71 000 (+CPI) per year*

47. It should be noted that Council benefits from the DHHS contract with Innerspace, as Innerspace is contracted to do sweeps over Saturday – Sunday, and during these hours they also respond to Hotline requests.

Option 2: Increased Number of Syringe Disposal Units

48. Innerspace is contracted to monitor 83 syringe disposal units. Rather than continually increasing (and monitoring) the number of disposal units, workers monitor drug use hotspots and move units according to activity.

49. Costs for syringe disposal units are as follows:

Product	Price	Price for 5	Price for 25
2L wall unit		$172 +GST	$145 +GST
5L wall unit		$215 +GST	$172 +GST
Installation	$50 +GST		
Locks	$10 +GST		

50. Additional resourcing would be needed to manage an increase in the number of disposal units. For Innerspace to manage an extra 10 disposal units would be approximately an extra 0.1 EFT – approximately $10 348*.

51. Council's current method of moving unused units to emerging hotspots works well.

Option 3: Increased Sweeps

52. Innerspace currently sweeps 40 designated streets between one and five times per week, once per day. The majority of designated streets in Richmond and Abbotsford are swept five days per week.

53. Given the DHHS contract with cohealth, Council wouldn't need to increase sweeps in North Richmond.

54. Sweeps could be increased so that hot spots in Abbotsford (i.e. those that are swept daily, Monday – Friday) are swept twice per day in the morning and afternoon.

55. For Innerspace to conduct additional sweeps in drug hotspots, an additional 0.6EFT would be required – approximately $62 088*.

Option 4: Community Education

56. The syringe management services contract manager has had discussions with stakeholders involved in syringe management across the municipality, including Innerspace, NRCH, Victoria Police, Richmond West Primary School and internal stakeholders from City Works & Open Space, about how the issue might be more effectively managed.

57. NRCH has recruited peer educators who are working in the Victoria St precinct. They distribute and retrieve injecting equipment, and encourage people who inject drugs (PWID) to safely dispose of injecting equipment.

58. Local services agree that the wider community needs to play a part in syringe management and disposal. A number of the community's concerns may be resolved through empowering the community to respond to syringe management issues.

59. This would involve educating the community about local services and how to safely remove syringes, provision of plastic disposal containers to community, and further education with PWID around safely disposing of their used injecting equipment.

60. The cost of 2000 (roughly the number of houses along Council's sweep routes) plastic one litre disposal containers for residents would cost around $7500 (+GST & freight).

61. An extra 0.2EFT would be needed for Innerspace to conduct additional community education – approximately $20 696* (*these figures are an approximation and represent salary costs only.)

Table 2: Pros & Cons of Options

Option	Pros	Cons
1: Hotline	Improved response time over weekends Less discarded injecting equipment May allay community concerns	Requires additional resourcing Regardless of Council's response, there will still be discarded injecting equipment
2: Disposal units	More options for PWID to dispose of injecting equipment safety Less discarded injecting equipment	Requires additional resourcing More disposal units don't necessarily mean more use May increase community's concerns Regardless of Council's response, there will still be discarded injecting equipment
3: Sweeps	Less discarded injecting equipment May allay community concerns	Requires additional resourcing Regardless of Council's response, there will still be discarded injecting equipment
4: Community Education	Less discarded injecting equipment Proactive response from Council Opportunity to strengthen relationships with key stakeholders and the wider community Community is less reliant on Council services Community is empowered to respond to issue May allay community concerns	Community may view this option as Council 'passing the buck' Requires additional resourcing Regardless of Council's response, there will still be discarded injecting equipment

Conclusion

62. There are a number of options which could be combined to address ongoing community concerns around syringe management. These include additional resources directed into the Hotline, disposal units, sweeps and community education.

63. All require resourcing to different degrees, and a contract variation.

64. DHHS' contract with cohealth addresses a number of these options, including weekend monitoring of the Hotline, and conducting additional sweeps.

65. However, DHHS' contract impacts on how Council conducts its syringe management services, and the implementation of CCTV is also likely to have an impact.

66. As such, it would be inadvisable to make any changes to Council's syringe management services at this current time.

RECOMMENDATION

1. That Council:

   (a) notes that although the number of syringes collected via sweeps has almost doubled, this is offset by the decrease in the number of syringes collected via community request, and that the overall increase in syringes collected is around 11%;

   (b) notes the current activity in this space, including Department of Health & Human Services' contract with cohealth and the installation of CCTV along Victoria and Lennox Streets, is impacting or is likely to impact on Council's syringe management services;

   (c) notes that given the current activity in this space, it is inadvisable to make any changes to Council's syringe management services contract at this point in time; and

   (d) notes that the contract manager will continue to monitor the situation and update Council as needed.

CONTACT OFFICER: **Sarah Jaggard**
TITLE: **Community Advocacy Team Leader**
TEL: **9205 5160**

Attachments
There are no attachments for this report.

11.5 Proposed Discontinuance of Road abutting the rear of 27 Rushall Crescent, Fitzroy North

Trim Record Number: D17/149584
Responsible Officer: Chief Financial Officer

Purpose

1. This report seeks Council's authority to commence statutory procedures pursuant to the Local Government Act 1989 (**Act**) to consider discontinuing the road at the rear of 27 Rushall Crescent, Fitzroy North, shown as lot 1 on title plan TP954321U, attached as Attachment 1 to this report (**Title Plan**), and contained in certificate of title volume 2378 folio 507 (**Road**).

Background

2. The Road is shown as lot 1 on the Title Plan and is shown hatched on the plan attached as Attachment 2 to this report (**Site Plan**).
3. The registered proprietors (**Owners**) are the owners of the property known as 27 Rushall Crescent, Fitzroy North, being the land shaded orange on the Site plan, and contained in certificate of title volume 3529 folio 751 (**Owner's Property**).
4. The Road abuts the rear of the Owner's Property.
5. The Road also abuts the following properties (**together the Adjoining Properties**):
   (a) 251 McKean Street, Fitzroy North, being shown green on the site plan; and
   (b) 25 Rushall Crescent, Fitzroy North, being the land outlined pink on the Site Plan.
6. The Owners have requested that Council discontinue the Road and sell the Road to the Owners (Proposal).
7. The Owners have agreed to pay Council's costs and disbursements associated with the proposal together with the market value (plus GST) of the Land.

Discussion

Road

8. The Road is encumbered by a carriageway easement in favour of the Owners Property and the Adjoining Owners Properties and is shown to title as a road. Accordingly, the Road is a road for the purposes of the Act and Council has statutory power to consider discontinuing the Road.
9. Upon being discontinued the Road will vest in Council.

Adjoining Owners

10. The Owners have sought written consent to the Proposal from the owners of the Adjoining Properties however, at the date of this report, the consent has not been provided.
11. A copy of the public notice issued in respect of this proposal will be given to the Adjoining Owners.

Site Inspection

12. A site inspection of the Road was conducted by Kirk Patrick and Webber on 2 February 2017.
13. The site inspection report notes that:
   (a) the Road is fenced within the Owner's property; and
   (b) the Road is not required for public access.
14. A copy of the site inspection report is attached as Attachment 3 to this report.

Statutory/Public Authorities

15. The following statutory/public authorities have been advised of the Proposal and have been asked to respond to the question of whether they have any existing assets in the Road that should be saved under section 207C of the Act: City West Water, Melbourne Water, APA Group, CitiPower, Telstra, Optus and Yarra City Council.

16. APA Group and Yarra City Council advised that they have no known assets in the Road and have no objection to the Proposal.

17. Melbourne Water and CitiPower advised that they have no objection to the Proposal.

18. Telstra advised that it has assets in the Road, but has no objection to the Proposal.

19. Optus advised that it has no known assets in the Road or the vicinity of the Road.

20. City West Water (CWW) advised that it has sewer assets in the Road and has requested the following;

    (a) a 2 metre wide sewerage easement is created over the Road in Favour of City West Water;

    (b) any proposed fences must be located a minimum of 800mm clear of the centreline of the existing sewer mains;

    (c) any proposed fences must be located a minimum of 1m from sewer manholes and/or sewer inspection shafts; and

    (d) any proposal to build over City West Water assets requires City West Water's prior written consent.

21. A Copy of CWW's response is attached as Attachment 4 To this report.

Public Notice

22. Before proceeding with the discontinuance of the Road, council must give public notice of the Proposal in accordance with section 223 of the Act. The Act provides that any person may, within 28 days of the date of the public notice, lodge a written submission regarding the Proposal.

23. When a person has made a written submission to Council requesting that he or she be heard in support of the written submission, Council must permit that person to be heard before a meeting of Council or the Committee which has delegated authority to hear those submissions, giving reasonable notice of the day, time and place of the meeting.

24. After hearing ay submissions made, Council must determine whether the Road is not reasonably required as a road for public use, in order to decide whether the Road should be discontinued.

25. A copy of the public notice issued in respect of this proposal will be given to each Adjoining Owner.

Internal Consultation (One Yarra)

26. Nil

Financial Implications

27. The Owners have agreed to acquire the Road for its market value (plus GST).

28. In addition to the market value of the Road (plus GST), the Owners have agreed to pay Council's costs and disbursements associated with the Proposal.

Economic Implications

29. Nil

Sustainability Implications

30. Nil

Social Implications

31. Nil

Human Rights Implications

32. Nil

Communications with CALD Communities Implications

33. All notices and correspondence issued with respect to this report will contain referral information to Yarralink Interpreter Service.

Council Plan, Strategy and Policy Implications

34. Nil

Legal Implications

35. If the Road is discontinued and sold to the Owner, Council will require;

    (a) the Owner to consolidate the title to the former Road with the title to the Owner's Property within 6 months of the date of transfer of the Road to the Owner, at the Owner's expense;

    (b) create a sewerage easement in favour of City West Water over the Road (this can be effected as part of the transfer of land); and

    (c) agree to observe the conditions imposed by City West Water in respect of the Road.

Other Issues

36. Nil

Options

37. Nil

Conclusion

38. It is proposed that Council should commence the statutory procedures pursuant to clause 3 of Schedule 10 of the Act to discontinue the Road, and transfer the discontinued Road to the Owners.

RECOMMENDATION

1. That Council acting under clause 3 of Schedule 10 of the *Local Government Act 1989* (**Act**):
   (a) resolves that the required statutory procedures be commenced to discontinue the road at the rear of 27 Rushall Crescent Fitzroy North, which is shown marked lot 1 on the title plan attached as Attachment 1 to this report (**Road**);
   (b) directs that, under sections 207A and 223 of the Act, public notice of the proposed discontinuance be given in the Weekly Review, the Age, Council's social media and each Adjoining Owner;
   (c) resolves that the public notice required to be given under sections 207A and 223 of the Act should state that if the Road is discontinued Council proposes to sell the Road to the adjoining owners of the land known as 27 Rushall Crescent, Fitzroy North for market value (plus GST); and
   (d) authorises the Valuations Co-ordinator Bill Graham to undertake the administrative procedures necessary to enable Council to carry out its functions under section 223 of the Act in relation to this matter.
2. Further, should no submissions be received, Council:
   (a) resolves that, having followed all the required statutory procedures pursuant to sections 207A and 233 of the Act pursuant to its power under clause 3 of Schedule 10 of the Act, and being of the opinion that the Road is not reasonably required for public use, it discontinues the Road;
   (b) directs that a notice pursuant to the provisions of clause 3(a) of Schedule 10 of the Act, is to be published in the *Victoria Government Gazette;*
   (c) Directs that, once discontinued, the Road be transferred to the owners of the land known as 27 Rushall Crescent, Fitzroy North, for no less that the market value (plus GST) as determined by the Act;
   (d) Directs that the CEO sign any transfer or transfers of the Road and any other documents required to be signed in connection with the discontinuance of the Road and its subsequent transfer to the adjoining owners; and
   (e) That any easements, rights or interests required to be created or saved over the Road by any authority, be done so and not be affected by the discontinuance and sale.

CONTACT OFFICER: **Bill Graham**
TITLE: **Coordinator Valuations**
TEL: **9205 5270**

Attachments
1 Title Plan
2 Site Plan
3 Site Inspection Report
4 CWW Response

Attachment 1 - Title Plan

TITLE PLAN

EDITION 1 | TP 954321U

LOCATION OF LAND

PARISH: JIKA JIKA
TOWNSHIP: ———
SECTION: 18
CROWN PORTION: ———
CROWN ALLOTMENT: 6 (PART)

LAST PLAN REFERENCE:

TITLE REFERENCE: VOL. 2378 FOL. 507

DEPTH LIMITATION: DOES NOT APPLY

WARNING:
THIS PLAN REPRESENTS AN EXPECTED DIVISION OF LAND.
ANY ONE LOT MAY NOT HAVE BEEN CREATED.
CHECK THE LOT/PLAN INDEX FOR CURRENT INFORMATION.

NOTATIONS

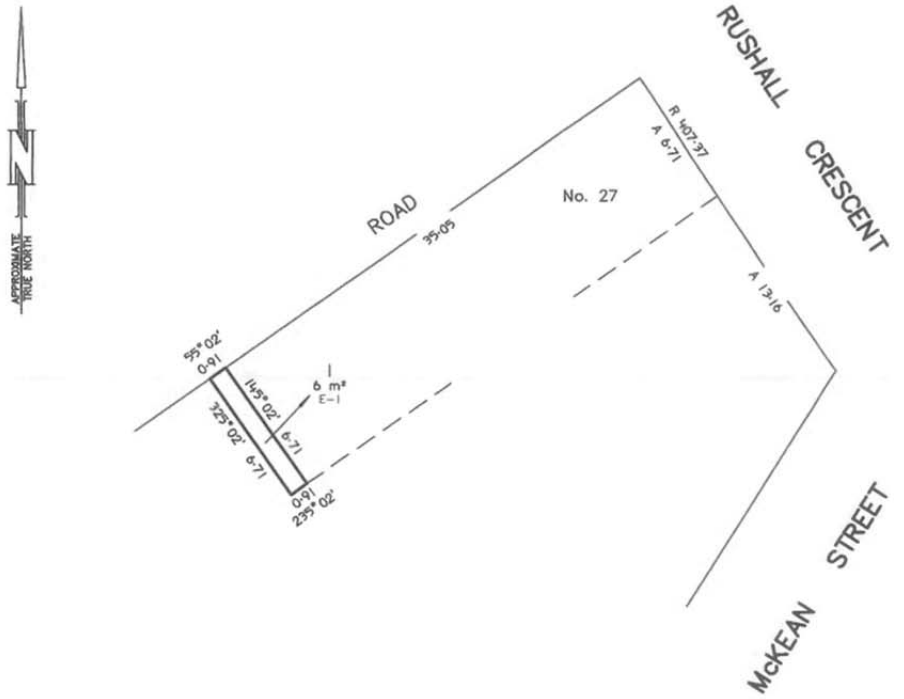
EASEMENT INFORMATION

Easement Reference	Purpose/ Authority	Width (Metres)	Origin	Land Benefited/ In Favour Of
E-1	AS PROVIDED FOR IN SECTION 207(C) OF THE L.G.A. 1989.	0·91	SECTION 207(C) OF THE L.G.A. 1989.	CITY WEST WATER

THIS PLAN HAS BEEN PREPARED FOR LAND VICTORIA TITLE DIAGRAM PURPOSES

Date:

Assistant Registrar of Titles



SCALE 2 0 2 4 6 8
LENGTHS ARE IN METRES

KIRKPATRICK & WEBBER PTY. LTD.
Land Surveyors and Planning Consultants
ABN 84 962 510 405
15 Maroondah Hwy, Croydon Vic. 3136
Tel. (03) 9870 4422 Fax. (03) 9870 5267
E-mail. admin@kirkpatrickwebber.com.au

SCALE 1:200

SHEET SIZE A3

FILE NO: LGD

SURVEYORS REF 9553A
VERSION 2 DATE 27/2/17

DEALING CODE: LGA

SHEET 1 OF 1

TITLEPL.DWG

Attachment 2 - Site Plan



Attachment 3 - Site Inspection Report

Ref MAN:MVP:6558772

Maddocks
Solicitors
Tower 2, Level 25
727 Collins Street
MELBOURNE 3008

Yarra City Council
Proposed Discontinuance of Road at rear of 27 Rushall Crescent, Fitzroy North
Report on Site Inspection

DATE OF INSPECTION: 2 February, 2017

PHOTOGRAPHS OF THE ROAD: Four attached

IS THE ROAD OPEN AND AVAILABLE FOR USE BY THE PUBLIC? ☐ Yes ☒ No

WHAT OBSTRUCTIONS ARE OVER THE ROAD?

Fencing	☒ Yes	☐ No	Vegetation *	☒ Yes	☐ No
Rubbish	☐ Yes	☒ No	Services * #	☒ Yes	☐ No
Other *	☐ Yes	☒ No	(# Including fire hydrants/plugs.)		

The Road contains an underground City West Water sewer main

THE MATERIAL WITH WHICH THE ROAD IS CONSTRUCTED:

☒ Nil ☐ Bitumen

☐ Bluestone ☐ Other _____

EVIDENCE OF THE ROAD BEING USED:

☒ Nil ☐ Gates - Opening onto the road

☐ Tyre marks ☐ Garages - Opening onto the road

☐ Worn grass ☐ Other _____

TYPE OF TRAFFIC:

☐ Pedestrian ☐ Vehicular ☐ Animal ☒ Nil

Attachment 3 - Site Inspection Report

WHAT IS THE ROAD PROVIDING ACCESS TO?

☐ Adjoining properties @ ☐ Reserve/Park

☐ Main Road ☐ Shops/Car-park

☐ Other _____

@ Specify Which Properties:

DETAILS OF OTHER SUITABLE MEANS OF ACCESS NEARBY.

All abutting properties have direct frontage to either Rushall Crescent or McKean Street.

DETAILS OF FENCES, BUILDINGS AND/OR LANDSCAPING PLACED ON OR OVER ANY PORTION OF THE ROAD BY ABUTTING PROPERTY OWNERS, AND THE EXTENT OF SUCH ENCROACHMENT.

The Road is completely enclosed within the fenced boundaries of the property at 27 Rushall Crescent and forms part of the rear garden and yard to that property

IS THE ROAD REQUIRED FOR PUBLIC ACCESS? ☐ YES ☒ NO

OTHER OBSERVATIONS

Signed: _____ Date: _____

Greg O'Neill, DIRECTOR
KIRKPATRICK & WEBBER PTY. LTD.
LAND SURVEYORS & PLANNING CONSULTANTS
15 MAROONDAH HIGHWAY, CROYDON. 3136
TEL 9870 4422 FAX 9870 5267

Attachment 3 - Site Inspection Report

KIRKPATRICK & WEBBER PTY. LTD.
Land Surveyors and Planning Consultants
ABN 84 962 510 405
15 Maroondah Hwy, Croydon Vic. 3136
Tel. (03) 9870 4422 fax. (03) 9870 5767
Email admin@kirkpatrickwebber.com.au
www.kirkpatrickwebber.com.au

In reply please quote:
Ref. 9553

Property Address: 27 Rushall Crescent, Fitzroy North



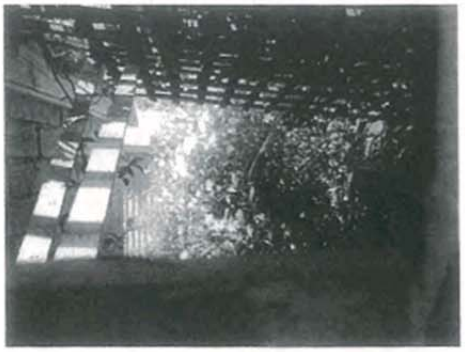
Looking along the Road between 27 & 29 Rushall Crescent



Northern end of the Road at the rear of 27 Rushall Crescent



Looking across the northern end of the Road at the rear of 27 Rushall Crescent



View of the Road within the occupation of 27 Rushall Cresent.

Attachment 4 - CWW Response

City West Water

City West Water Corporation
ABN: 70 066 902 467
1 McNab Avenue
Footscray Vic 3011 Australia
Locked Bag 350 Sunshine Vic 3020
DX 30311 Sunshine
citywestwater.com.au
Telephone (03) 9313 8422
Facsimile (03) 9313 8417

19 December 2016

MARISSA PAPAS
MADDOCKS
LEVEL 25, 727 COLLINS STREET
MELBOURNE VIC 3008

Dear Marissa,

Re:	**PROPOSED ROAD DISCONTINUANCE**
Location:	**REAR 27 RUSHALL CRESCENT, FITZROY NORTH**
CWW Reference:	**16/526**

I refer to your email received by City West Water (CWW) regarding the proposed Road Discontinuance at the above location and request for comment from CWW. Enclosed for your information are copies of CWW's requirements for working in the vicinity of water and sewer assets and a plan of the general area.

As you will see on the plan provided, the parcel of land proposed for Discontinuance contains an existing CWW sewer main. It is with respect to this asset that CWW currently objects to this proposal subject to the following:

1. A certified Title Plan must show a 2.0m wide Sewerage Easement centrally located over the sewer main in favour of CWW pursuant to Section 12(1) of the Subdivision Act. This plan must then be referred to CWW for consideration prior to offering a withdrawal of objection.
2. Any proposed fences must be located a minimum distance of 800mm clear of the centreline of existing CWW sewer mains.
3. Any proposed fence lines must be located a minimum distance of 1.0m from sewer manholes and/or sewer inspection shafts.
4. Any proposal to build over CWW assets will require CWW's written consent (i.e. Build-Over Application approval).

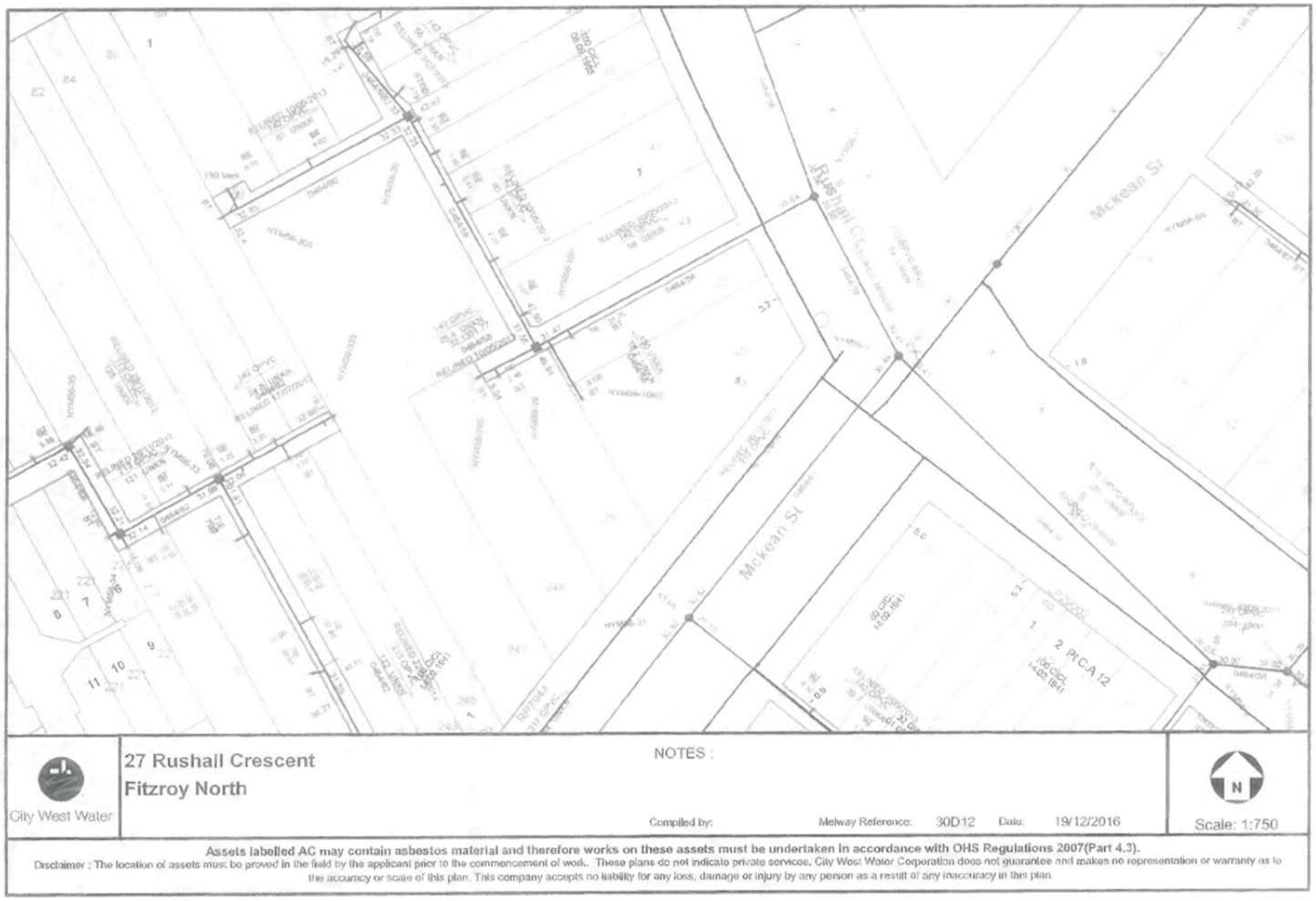
Naturally, extreme care must be taken when working in the vicinity of CWW assets and CWW will seek cost recovery for any damage caused to its assets that can be attributed to your works.

If you have any questions, please do not hesitate to contact me on 0407 528 605.

Yours faithfully,

Mark Abraham
Technical Officer, Other Authorities Works

Attachment 4 - CWW Response



Attachment 4 - CWW Response

City West Water

QES Management System
Issue Date: 18/10/2016

Protection of City West Water's Water and Sewer Assets
Other Authorities Works

Important Information

This document has been provided by City West Water (CWW) as a reference for standard conditions and requirements when working in close proximity to CWW's existing water and sewer assets.

1. The assets referred to in this document are water and sewer assets owned and/or controlled by CWW. Please note that some assets shown on plans provided by CWW may belong to Melbourne Water, South East Water and Yarra Valley Water.
2. Due to the nature, depth and age of CWW's assets and records, it is impossible to ascertain the exact location of all underground assets. CWW does not guarantee and makes no representation or warranty as to the accuracy or scale of information provided.
3. If asset relocation or protection works are undertaken by CWW as part of the required solution, payment for the cost of this work shall be borne by the principal developer, council, client or contractor requiring these works.
4. Unless otherwise stated in this document, all water and sewerage works must be carried out in accordance with the most recent versions of the Water and Sewerage Codes of Australia (MRWA Editions).

Duty to Avoid Damage

1. It is the responsibility of the owner and any consultant engaged by the owner (including, but not limited to; architect, building surveyor, consulting engineer, contractor and the developer) to ensure that CWW's assets are protected from the impact of any works.
2. It is the responsibility of the owner or person/s constructing the works to:
    a) obtain 'Dial Before You Dig' plans showing CWW's assets in the vicinity of the proposed works no more than 30 days prior to the commencement of works
    b) locate all underground assets that may be damaged or interfered with by the proposed works via non-destructive digging or hand excavation prior to commencement of works
    c) contact CWW's Officer for Other Authorities Works (OAW) via email at oaw@citywestwater.com.au if any of CWW's assets will be affected or interfered with in any way by the proposed works
3. If any damage is caused to CWW's assets as a result of works, or if any of CWW's assets are interfered with (including being built over, buried, altered or if any cover or support is removed) without CWW's consent, CWW will seek recovery for the costs of repairing such damage or interference.
4. There are statutory offences under the Water Act 1989 and the Road Management Act 2004 for damaging or interfering with CWW's assets and for building over or removing cover or support of CWW's assets without prior written consent. In the event that damage is caused to CWW's assets, please contact Faults & Emergencies on 132 642.

Attachment 4 - CWW Response

Standard Work Conditions & Requirements

1. When undertaking works in the vicinity of CWW's underground assets, the minimum clearances and cover in the table below must be maintained at all times:

Clearance	Conditions	
150mm	Water main ≤ DN375 Sewer main (any size)	Vertical clearance when crossing an asset
500mm	Water main > DN375	
300mm	Water main < DN225	Horizontal clearance when running beside an asset
600mm	Water main ≥ DN225 Sewer main (any size)	
600mm	Water and sewer	Depth of cover when operating hand-operated vibrating equipment (e.g. jackhammers/vibrating plates)
1000mm	Water main	Depth of cover when operating mechanical excavators and vibrating equipment (e.g. sheep's-foot roller)
1500mm	Sewer main	
300mm	Clearance from any proposed back of kerb to the outer wall of any CWW asset. **Refer to note 4 below.**	
Minimum cover over assets		
1200mm	VicRoads roadways (assessed on an individual basis)	
750mm	Major roadways (assessed on an individual basis)	
600mm	Sealed roadways	
450/600mm	Nature strip, reserve (Residential/Commercial)	

IMPORTANT: CWW's Officer for OAW must be contacted via email at least 14 days prior to any works in the vicinity of water mains 300mm or greater in diameter as additional work conditions may apply.

2. All new and existing covers on CWW surface fittings must match the proposed finished surface levels.
3. No new or existing hydrants are to be located within road pavements or crossovers. Hydrants must be converted below ground and relocated at least 1.0m clear of the roadway or crossover. Valves are not to be positioned within a kerb and channel under any circumstances.
4. No CWW water main which is currently located in a nature/median strip is to be relocated underneath any pavement or kerb and channel without prior written approval from CWW.
5. All works on CWW assets (including abandoned assets) must be undertaken by CWW or CWW accredited consultants and contractors listed at: www.citywestwater.com.au. All relevant CWW procedures and applications remain applicable.
6. Should any of CWW's assets be exposed during the course of the works, 150mm of embedment material similar to existing (unless otherwise specified by CWW) must be placed around the pipe and the trench backfilled and compacted in accordance with requirements relating to asset location.
7. CWW has a target for planned water supply interruptions to be completed in less than **150 minutes**. It is the expectation of CWW that consultants and contractors will assist in decreasing the interruption times and thus reducing the impact of works.

NOTE: If you feel that any of the above requirements cannot be met, please contact CWW's Officer for OAW via email for advice on how best to resolve the situation.

Attachment 4 - CWW Response

City West Water

City West Water Corporation
ABN: 70 066 902 467
1 McNab Avenue
Footscray Vic 3011 Australia
Locked Bag 350 Sunshine Vic 3020
DX 30311 Sunshine
citywestwater.com.au
Telephone (03) 9313 8422
Facsimile (03) 9313 8417

3 March 2017

JONATHAN HOURIGAN
MADDOCKS
LEVEL 25, 727 COLLINS STREET
MELBOURNE VIC 3008

Dear Jonathan,

Re:	**PROPOSED ROAD DISCONTINUANCE**
Location:	**REAR 27 RUSHALL CRESCENT, FITZROY NORTH**
CWW Reference:	**16/526**

I refer to your email received by City West Water (CWW) on 28/02/17 regarding the proposed Road Discontinuance at the above location.

CWW confirms acceptance of the proposed Title Plan (TP954321U) showing the road at the rear of 27 Rushall Crescent, Fitzroy North encumbered by an easement in favour of CWW. As such, CWW withdraws its objection to the Proposed Discontinuance and Sale of the Road.

If you have any further queries, please do not hesitate to contact me on 0407 528 605.

Yours faithfully,

Mark Abraham
Technical Officer, Other Authorities Works

11.6 Proposed Discontinuance of Road between 2 and 6 Fitzgibbon Street, Cremorne

Trim Record Number: D17/152678
Responsible Officer: Chief Financial Officer

Purpose

1. This report seeks Council's authority to commence statutory procedures pursuant to the Local Government Act 1989 (**Act**) to consider discontinuing the road between the properties known as 2 and 6 Fitzgibbon Street, Cremorne, being part of the land contained in memorial book no. 468 (**Road**).

Background

2. The Road is shown as Lot 1 on the title plan attached as Attachment 1 to this report (**Title Plan**) and shown in red on the plan attached as Attachment 2 to this report (**Site Plan**).
3. The Registered Proprietor (**Owner**) is the registered proprietor of the properties known as 36 and 38-40 Cubitt Street, Cremorne, being the land contained in certificate of title volume 8619 folio 651 and outlined green on the site plan (**Owner's Property**), which abuts the southern boundary of the Road.
4. The Road also abuts the following properties:
   (a) 2 Fitzgibbon Street, Cremorne, being the land contained in certificate of title volume 1964 folio 727 and shown outlined blue on the Site Plan;
   (b) 6 Fitzgibbon Street, Cremorne, being the land contained in certificate of title volume 4020 folio 984 and shown outlined orange on the Site Plan; and
   (c) 55 Dover Street, Cremorne, being the land contained in certificate of title volume 6368 folio 473 and shown outlined pink on the Site Plan.
5. The Owner has requested that Council discontinue the Road and sell the discontinued Road to the Owner (**Proposal**).
6. The Owner has agreed to pay Council's costs and disbursements associated with the proposed discontinuance of the Road, together with the market value (plus GST) for the transfer of the discontinued Road to the Owners.

Discussion

Road

7. The Road is shown on title as a road and historically has been used as right of way. The Road is therefore a 'road' for the purposes of the Act which Council has the power to consider discontinuing.
8. Upon being discontinued, the Road will vest in Council.

Adjoining Owners

9. The registered proprietors of 2 and 6 Fitzgibbon Street, Cremorne are related parties of the Owner.
10. The Owner contacted the registered proprietor of 55 Dover Street, Cremorne by email in respect of the Proposal.
11. The registered proprietor of 55 Dover Street, Cremorne responded and advised that they are planning to build on their site within the next 3 years and it is their intention to utilise access to the Road.
12. The rear boundary of 55 Dover Street, Cremorne directly abuts the Road; however no direct access is available from 55 Dover Street to the Road. 55 Dover Street has window access only.

Site Inspection

13. A site inspection of the Road was conducted by DML Land Surveys. The site inspection report notes that:

    (a) the Road is constructed in bluestone;

    (b) the Road provides access to the Owner's Property and the properties at 2 and 6 Fitzgibbon Street, Cremorne;

    (c) the old brick buildings constructed at 2 Fitzgibbon Street and 38 Cubitt Street, Cremorne encroaches by less than 0.1m onto the Road; and

    (d) the Road is not required for public access.

14. A copy of the site inspection report is attached as Attachment 3 to this report.

Public/Statutory Authorities

15. The following public/statutory authorities have been advised of the Proposal and have been asked to respond to the question of whether they have any existing assets in the Road which should be saved under section 207C of the Act; City West Water (CWW), Melbourne Water, CitiPower, APA Group; Telstra, Optus and Yarra city Council.

16. Melbourne Water, CitiPower, APA Group, Telstra, Optus and Yarra City Council have advised that they have no assets in or above the road and no objection to Proposal.

17. CWW have advised that it did not object to the Proposal subject to the following conditions:

    (a) a 2.0 wide easement in favour of CWW must be created;

    (b) any proposed fences must be located a minimum distance of 800mm clear of existing CWW sewer mains;

    (c) any proposed fence lines must be located a minimum distance of 1.0m from sewer manholes and/or sewer inspection shafts; and

    (d) any proposal to build over a sewer asset will require CWW's written consent (i.e. Build-Over Application approval).

18. A copy of correspondence from CWW is attached as Attachment 4 to this report.

Public Notice

19. Before proceeding with the discontinuance of the Road, Council must give public notice of the Proposal in accordance with section 223 of the Act. The Act provides that a person may, within 28 days of the date of public notice, lodge a written submission regarding the Proposal.

20. Where a person has made a written submission to Council requesting that he or she be heard in support of the written submission, Council must permit that person to be heard before a meeting of Council or the Committee which has delegated authority to hear those submissions, giving reasonable notice of the day, time and place of the meeting.

21. After hearing submissions made, Council must determine whether the Road is not reasonably required as a road for public use, in order to decide whether the Road should be discontinued.

Internal Consultation (One Yarra)

22. Nil

Financial Implications

23. The Owner has agreed to acquire the Road for its market value (plus GST).

24. In addition to the market value of the Road (plus GST), the Owner has agreed to pay Council's costs and disbursements associated with the Proposal.

Economic Implications

25. Nil

Sustainability Implications

26. Nil

Social Implications

27. Nil

Human Rights Implications

28. Nil

Communications with CALD Communities Implications

29. All notices and correspondence issued with respect of this report will contain referral information to Yarralink Interpreter Service.

Council Plan, Strategy and Policy Implications

30. Nil

Legal Implications

31. If the Road is discontinued and sold to the Owner, Council will require the Owner to;

    (a) consolidate the title to the former Road with the title to the Owner's Property within 6 months of the date of transfer of the Road to the Owner, at the Owner's expense;

    (b) agree to observe City West Water's conditions in respect of the road; and

    (c) create a sewerage easement in Favour of CWW (this can be affected as part of the transfer of land).

Other Issues

32. Nil

Options

33. Nil

Proposal

34. It is proposed that Council should commence the statutory procedures pursuant to clause 3 of Schedule 10 of the Act to discontinue the Road and sell the discontinued Road to the Owner.

RECOMMENDATION

1. That Council, acting under clause 3 of schedule 10 of the *Local Government Act* 1989 (**Act**):
   (a) resolves that the required statutory procedures be commenced to discontinue the road between 2 and 6 Fitzgibbon Street, Cremorne, which is shown marked as lot 1 on the title plan attached as Attachment 1 to the report (**Road**);
   (b) directs that, under sections 207A and 223 of the Act, public notice of the proposed discontinuance be given in the Weekly Review, The Age and Council's social media;
   (c) resolves that the public notice required to be given under sections 207A and 223 of the Act should state that if the Road is discontinued Council proposes to sell the Road to the Adjoining Owner for market value (plus GST); and
   (d) appoints the Valuations Coordinator Bill Graham to undertake the administrative procedures necessary to enable Council to carry out its functions under section 223 of the Act in relation to this matter.
2. Further, should no submissions be received, Council:
   (a) resolves that, having followed all the required statutory procedures pursuant to sections 207A and 223 of the Act pursuant to its power under clause 3 of Schedule 10 of the Act, and being of the opinion that the Road is not reasonably required for public use, it discontinues the Road;
   (b) directs that a notice pursuant to the provisions of clause 3(a) of Schedule 10 of the Act is to published in the *Victoria Government Gazette*;
   (c) directs that once discontinued, the Road be transferred to the Owner for no less than its market value (plus GST);
   (d) directs that the CEO signs any transfer of the Road and any other documents required to be signed in connection with the discontinuance of the Road and its subsequent transfer to the Owner; and
   (e) that any easements, rights or interests required to be created or saved over the Roads by any authority be done so and not be affected by the discontinuance and sale.

CONTACT OFFICER: **Bill Graham**
TITLE: **Coordinator Valuations**
TEL: **9205 5270**

Attachments
1 Title Plan
2 Site Plan
3 Site Inspection Report
4 CWW Response

Attachment 1 - Title Plan

TITLE PLAN		EDITION 1	TP

Location of Land
Parish: JIKA JIKA
Township: -
Section: -
Crown Allotment: -
Crown Portion: 3 (PART)
Last Plan Reference: Road shown in Memorial Book 60 No.468

Notations
DEPTH LIMITATION DOES NOT APPLY

Easement Information

LEGEND A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)

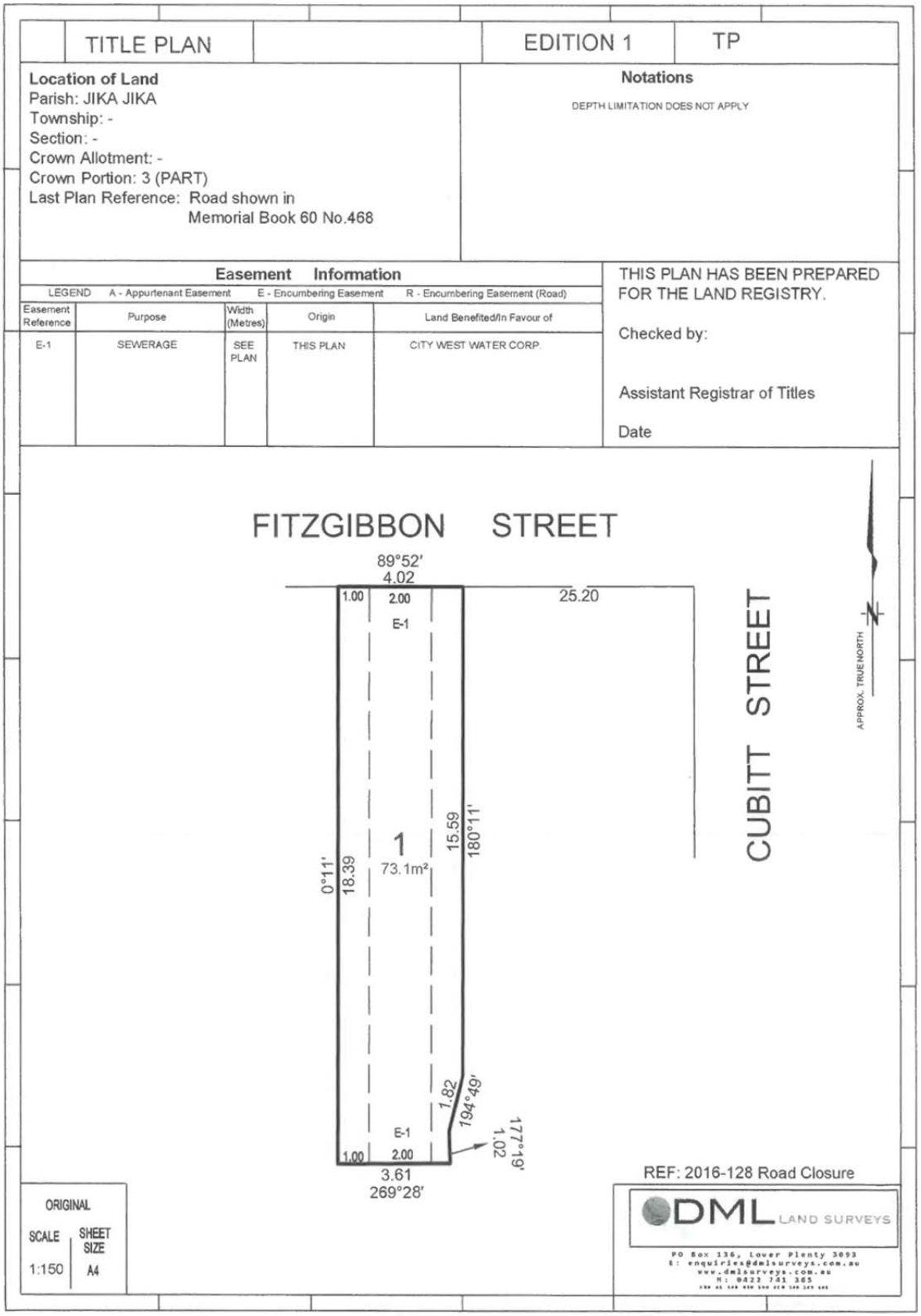
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour of
E-1	SEWERAGE	SEE PLAN	THIS PLAN	CITY WEST WATER CORP.

THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY.

Checked by:

Assistant Registrar of Titles

Date



ORIGINAL

SCALE	SHEET SIZE
1:150	A4

REF: 2016-128 Road Closure

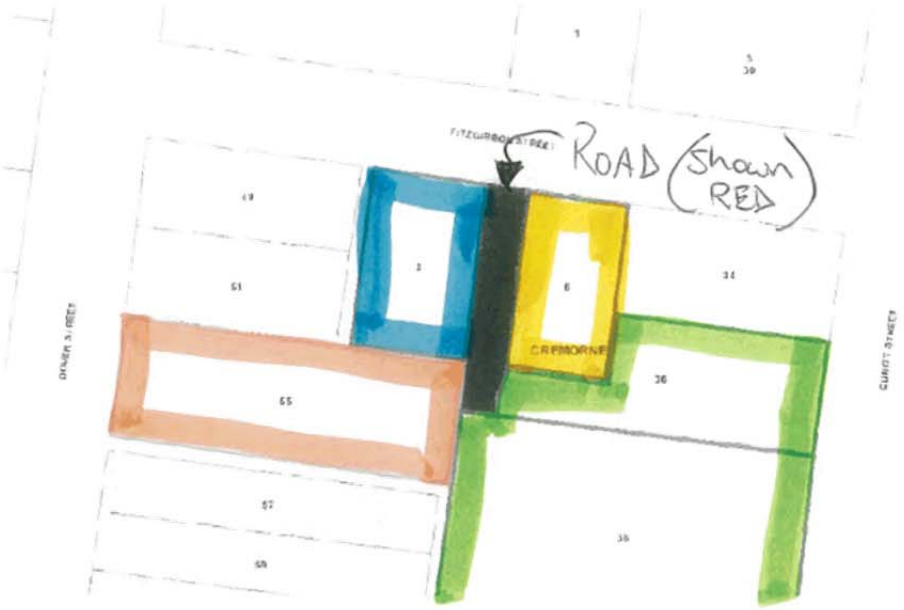
DML LAND SURVEYS

PO Box 136, Lower Plenty 3093
E: enquiries@dmlsurveys.com.au
www.dmlsurveys.com.au
M: 0423 741 365

Attachment 2 - Site Plan

Maddocks

Site Plan



[6796622: 17746055_1]

Attachment 3 - Site Inspection Report

Maddocks

Ref: MAN:JOM:6796622

Maddocks
Lawyers
140 William Street
MELBOURNE 3000

Yarra City Council
Proposed discontinuance right of way between 2-6 Fitzgibbon Street, Cremorne

DATE OF INSPECTION: 16/08/2016

PHOTOGRAPHS OF THE ROAD: Attached at end of report

IS THE ROAD OPEN AND AVAILABLE FOR USE BY THE PUBLIC? Yes ☐ ■ No

WHAT OBSTRUCTIONS ARE OVER OR IN THE ROAD?

Fencing	☐ Yes	■ No	Vegetation*	☐ Yes	■ No
Rubbish	☐ Yes	■ No	Services*#	☐ Yes	■ No
Other*	☐ Yes	☐ No	(# Including fire hydrants/plugs.)		

* Provide Details:

The subject Road is currently used exclusively for access to Fitzgibbon Street by the properties at No.2 & No.6 Fitzgibbon Street and No.36 and No.38 Cubitt Street. The Road is old general law land and is currently not under the operation of the Transfer of Land Act.

THE MATERIAL WITH WHICH THE ROAD IS CONSTRUCTED:

☐ Nil ☐ Bitumen
■ Bluestone ☐ Other _____

EVIDENCE OF THE ROAD BEING USED:

☐ Nil ■ Gates opening onto the road
☐ Tyre-marks ■ Garages opening onto the road
☐ Worn grass ☐ Other _____

TYPE OF TRAFFIC:

☐ Pedestrian ☐ Vehicular ☐ Animal ■ Nil

WHAT IS THE ROAD PROVIDING ACCESS TO?

■ Adjoining properties ☐ Reserve/Park
☐ Main Road ☐ Shops
☐ Other The subject Road is currently used exclusively for access to Fitzgibbon Street by the properties at No.2 & No.6 Fitzgibbon Street and No.36 and No.38 Cubitt Street.

[6796622: 17197454_1]

Attachment 3 - Site Inspection Report

Maddocks

[@] Specify which properties

The properties at No.2 & No.6 Fitzgibbon Street and No.36 and No.38 Cubitt Street.

DETAILS OF OTHER SUITABLE MEANS OF ACCESS NEARBY.

No.2 & No.6 Fitzgibbon Street both have direct access and frontages onto Fitzgibbon Street. No. 36 and No.38 Cubitt Street both have direct access and frontages onto Cubitt Street.

DETAILS OF FENCES, BUILDINGS AND/OR LANDSCAPING PLACED ON OR OVER ANY PORTION OF THE ROAD BY ABUTTING PROPERTY OWNERS, AND THE EXTENT OF SUCH ENCROACHMENT.

There does exist small encroachment into the Road from the old brick buildings at No.2 Fitzgibbon Street and No.38 Cubitt Street. The encroachment is quite small, being less than 0.1m, and should be noted but cause no real concern.

IS THE ROAD REQUIRED FOR PUBLIC ACCESS? Yes ☐ No ●

OTHER OBSERVATIONS:

Signed: Dean Loney (Surveyors Board of Vic. Reg. No.1927) Date: 12/09/2016

Title/Position: Licensed Surveyor Company: DML Land Surveys Pty Ltd.

ATTACH ADDITIONAL PAGES IF THERE IS NOT ENOUGH SPACE ON THIS FORM

[6796622: 17197454_1]

Attachment 3 - Site Inspection Report

DML LAND SURVEYS

PO Box 136, Lower Plenty 3093
E: enquiries@dmlsurveys.com.au
www.dmlsurveys.com.au
M: 0422 741 385
ABN 65 540 850 590 ACN 148 149 438

AERIAL PHOTO & PHOTO POSITIONS



SUBJECT ROAD FOR PROPOSED DISCONTINUANCE IS SHOWN WITH PINK HATCHING ON ABOVE AERIAL PHOTO. NUMBERED PHOTO POSITIONS SHOWN IN YELLOW.

Attachment 3 - Site Inspection Report

PHOTO 1

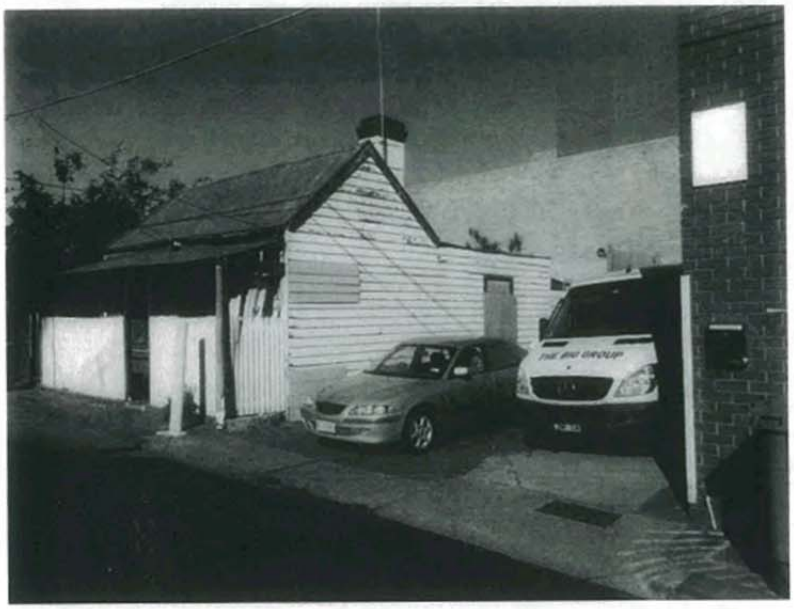


PHOTO 2



Attachment 3 - Site Inspection Report

PHOTO 3



PHOTO 4



Attachment 4 - CWW Response

City West Water

City West Water Corporation
ABN: 70 066 902 467
1 McNab Avenue
Footscray Vic 3011 Australia
Locked Bag 350 Sunshine Vic 3020
DX 30311 Sunshine
citywestwater.com.au
Telephone (03) 9313 8422
Facsimile (03) 9313 8417

11 July 2016

JONATHON MEEHAN
PROPERTY PRACTICE GROUP MADDOCKS
140 WILLIAM STREET
MELBOURNE VIC 3000

Dear Jonathon,

Re:	**PROPOSED ROAD DISCONTINUANCE**
Location:	**2-6 FITZGIBBON STREET, CREMORNE**
CWW Reference:	**16/295**

I refer to your letter received by City West Water (CWW) regarding the proposed road discontinuance at the above location and request for comment from CWW. Enclosed for your information are copies of CWW's requirements for working in the vicinity of water and sewer assets and a plan of the general area.

As you will see on the plan provided, the parcel of land proposed for discontinuance contains an existing CWW sewer main and a sewer manhole. It is with respect to these assets that CWW currently objects to this proposal subject to the following:

1. A certified Title Plan must show a 2.0m wide centrally located Sewerage Easement to be in favour of CWW pursuant to Section 12(1) of the Subdivision Act. This plan must then be referred to CWW for consideration prior to offering a withdrawal of objection.
2. Any proposed fences must be located a minimum distance of 800mm clear of the centreline of existing CWW sewer mains.
3. Any proposed fence lines must be located a minimum distance of 1.0m from sewer manholes and/or sewer inspection shafts.
4. Any proposal to build over a sewer asset will require CWW's written consent (i.e. Build-Over Application approval).

Should you wish to discuss this matter or require any further information, please do not hesitate to contact me on 9313 8602.

Yours Sincerely,

Kritin Kumaran
Technical Officer, Network Operations

Attachment 4 - CWW Response



Attachment 4 - CWW Response

City West Water

QES Management System
Issue Date: 01/10/2015

Protection of City West Water's Water and Sewer Assets
Other Authorities Works

Important Information

This document has been provided by City West Water (CWW) as a reference for standard conditions and requirements when working in close proximity to CWW's existing water and sewer assets.

1. The assets referred to in this document are water and sewer assets owned and/or controlled by CWW. Please note that some assets shown on plans provided by CWW may belong to Melbourne Water, South East Water and Yarra Valley Water.
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3. If asset relocation or protection works are undertaken by CWW as part of the required solution, payment for the cost of this work shall be borne by the principal developer, council, client or contractor requiring these works.
4. Unless otherwise stated in this document, all water and sewerage works must be carried out in accordance with the most recent versions of the Water and Sewerage Codes of Australia (MRWA Editions).

Duty to Avoid Damage

1. It is the responsibility of the owner and any consultant engaged by the owner (including, but not limited to; architect, building surveyor, consulting engineer, contractor and the developer) to ensure that all CWW's underground assets are protected from the impact of any works.
2. It is the responsibility of the owner or person/s constructing the works to:
    a) obtain 'Dial Before You Dig' plans showing CWW's assets in the vicinity of the proposed works no more than 30 days prior to commencement of works.
    b) locate all underground assets that may be damaged or interfered with by the proposed works via non-destructive or hand excavation prior to commencement of works.
    c) contact CWW's Other Authorities Works (OAW) department via email at oaw@citywestwater.com.au if any of CWW's assets will be affected or interfered with in any way by the proposed works.
3. If any damage is caused to CWW's assets as a result of works, or if any of CWW's assets are interfered with (including being built over, buried, altered or if any cover or support is removed) without CWW's consent, CWW will seek recovery for the costs of repairing such damage or interference.
4. There are statutory offences under the Water Act 1989 and the Road Management Act 2004 for damaging or interfering with CWW's assets and for building over or removing cover or support of CWW's assets without prior written consent. In the event that damage is caused to CWW's assets, please contact Faults & Emergencies on 131 642.

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1. When undertaking works in the vicinity of CWW's underground assets, the minimum clearances and cover in the table below must be maintained at all times.

Clearance	Conditions	
150mm	Water main ≤ DN375 Sewer main (any size)	Vertical clearance when crossing an asset
500mm	Water main > DN375	
300mm	Water main < DN225	Horizontal clearance when running beside an asset
600mm	Water main ≥ DN225 Sewer main (any size)	
600mm	Water and sewer	Depth of cover when operating hand-operated vibrating equipment (e.g. jackhammers/vibrating plates)
1000mm	Water main	Depth of cover when operating mechanical excavators and vibrating equipment (e.g. sheep's-foot roller)
1500mm	Sewer main	
300mm	Clearance from any proposed back of kerb to the outer wall of CWW asset. Refer to note 4 below.	
Minimum cover over assets		
1200mm	VicRoads roadways (assessed on an individual basis)	
750mm	Major roadways (assessed on an individual basis)	
600mm	Sealed roadways	
450/600mm	Nature strip, reserve (Residential/Commercial)	

IMPORTANT: CWW's OAW department must be contacted via email at least 14 days prior to any works in the vicinity of water mains 300mm or greater in diameter as additional work conditions may apply.

2. All new and existing covers on surface fittings (e.g. manholes, valves, hydrants, etc...) must match the proposed finished surface level.
3. No hydrants are to be located in road pavements without prior written approval from CWW. Hydrants must be converted below ground and relocated clear of the roadway.
4. No water main which is currently located in a nature/median strip is to be relocated underneath any pavement without prior written approval from CWW.
5. All water and sewerage works must be undertaken by CWW or CWW accredited consultants and contractors listed at: www.citywestwater.com.au. All CWW procedures and relevant applications remain applicable.
6. Should any of CWW's assets be exposed during the course of the works, 150mm of embedment material similar to existing (unless otherwise specified by CWW) must be placed around the pipe and the trench backfilled and compacted in accordance with requirements relating to asset location.
7. CWW has a target for planned water supply interruptions to be completed in less than **150 minutes**. It is the expectation of CWW that consultants and contractors will assist in decreasing the disruption times and thus reduce the impact of works.

NOTE: If you feel that any of these requirements cannot be met, please contact CWW's OAW department via email for advice on how best to resolve the situation.

11.7 Annual Report of the Yarra City Council 2016/17

Trim Record Number: D17/154502
Responsible Officer: Group Manager Chief Executive's Office

Purpose

1. To formally receive Yarra City Council's 2016/17 Annual Report, provided here as ***Attachment 1***.

Background

2. Council's Annual Report is prepared in accordance with the *Local Government Act 1989* ('the Act') and *Local Government (Planning and Reporting) Regulations 2014* ('the Regulations').
3. At its Ordinary Meeting of Tuesday 5 September 2017 Council adopted 'in principle' the following components of the Annual Report 2016/17:
   (a) 2016/17 Annual Financial Statements;
   (b) 2016/17 Performance Statement; and
   (c) 2016/17 Governance and Management Checklist.
4. These documents were formally lodged with the Victorian Auditor-General's Office.
5. A text version of the Annual Report was submitted to the Minister for Local Government prior to the deadline of 30 September 2017.
6. A professionally designed version is currently in production. It is anticipated that this will be published online and in hard copy form by the end of November.

Consultation

7. In accordance with the Act, Council has provided 14 days' public notice of its intention to consider the Annual Report at this meeting. Public notices appeared in The Age and Council's website on Monday 2 October 2017, and the document has been available for inspection at the Richmond Town Hall.

Publication

8. The printed version will be made available at Council customer service centres and libraries.
9. A translations panel will be included in the document for residents from Yarra's CALD communities.
10. Large print versions of the report can be made available on request.
11. Copies will be sent to all local members of parliament and the office of the Victorian Local Government Minister.
12. General promotions will include a Yarra News article, a news item on Council's website, a separate page on Council's website, and posts on Yarra's social media accounts.

Financial Implications

13. Preparation and publication of the Annual Report will be funded within existing resources.

Economic Implications

14. NA.

Sustainability Implications

15. As in previous years, the designed version of the Annual Report will be printed on recycled paper.

Social Implications

16. Not applicable.

Human Rights Implications

17. Not applicable.

Council Plan, Strategy and Policy Implications

18. The Annual Report details Council's progress towards the achievement of the Strategic Objectives outlined in its previous Council Plan (2013–17).

Legal Implications

19. Pursuant to the Act and Regulations, Council must prepare an Annual Report, submit it to the Minister for Local Government within three months of the end of the financial year, and receive the Annual Report at a Meeting of Council within one month of submission to the Minister. These requirements have been met.

RECOMMENDATION

1. That Council:
   (a) receive the Annual Report of the Yarra City Council 2016/17, provided here as Attachment 1; and
   (b) note the lodgement of the audited 2016/17 Performance Statement and Governance and Management checklist data contained in the Annual Report with the Department of Environment Land, Water and Planning in accordance with the Local Government Performance Reporting Framework requirements.

CONTACT OFFICER: **Brooke Colbert**
TITLE: **Acting Manager Communications and Engagement**
TEL: **9205 5142**

Attachments
1 Annual Report 2016-17 for Council Meeting

Attachment 1 - Annual Report 2016-17 for Council Meeting

Annual Report
2016/17

City of Yarra

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Welcome

Acknowledgment

Yarra City Council acknowledges the Wurundjeri as the Traditional Owners of this country, pays tribute to all Aboriginal and Torres Strait Islander people in Yarra and gives respect to Elders past and present.

Introduction

Welcome to Yarra City Council's Annual Report for 2016/17.

Like all Victorian councils, Yarra is required to prepare its Annual Report in accordance with the *Local Government Act 1989*, and to submit it to the Minister for Local Government by 30 September 2017.

The Annual Report is also a great opportunity to share information with our community by:

- detailing our progress towards the objectives we set in the Council Plan 2013–17
- highlighting achievements and challenges
- providing information about our finances and governance.

Your feedback

If you'd like to let us know what you think of this report, or have an idea of what you'd like to see in future reports, give us a call on 9205 5555 or email info@yarracity.vic.gov.au

Printed copy

Printed copies of this report are available at our Customer Service Centres or any Yarra Libraries branch:

Collingwood Town Hall, Connie Benn Centre, Richmond Town Hall, Bargoonga Nganjin – North Fitzroy Library, Carlton Library, Collingwood Library, Fitzroy Library, Richmond Library

Large print

If you would like a large print version, please call 9205 5555 or email info@yarracity.vic.gov.au

Electronic copy

PDF versions of this report can be downloaded from yarracity.vic.gov.au

Translations

FOR INFORMATION IN YOUR LANGUAGE ABOUT THIS DOCUMENT OR ABOUT COUNCIL, PLEASE CALL 9280 1940 AND QUOTE THE **REF** NUMBER BELOW.

ARABIC

للمعلومات باللغة العربية، حول هذا المستند أو عن المجلس البلدي، نرجو الإتصال هاتفيا على الرقم 9280 1930 وأذكر رقم المرجع **REF** المذكور أدناه.

SIMPLIFIED CHINESE

欲知有关本文档或议会的普通话版本信息，请致电9280 1937并报上下列**REF**号码。

TRADITIONAL CHINESE

欲知有關本文檔或議會的粵語版本資訊，請致電9280 1932並報上下列**REF**號碼。

GREEK

ΓΙΑ ΠΛΗΡΟΦΟΡΊΕΣ ΣΤΑ ΕΛΛΗΝΙΚΆ ΣΧΕΤΙΚΈΣ ΜΕ ΑΥΤΌ ΤΟ ΈΓΓΡΑΦΟ Ή ΤΗ ΔΗΜΑΡΧΊΑ, ΠΑΡΑΚΑΛΟΎΜΕ ΚΑΛΈΣΤΕ ΤΟ 9280 1934 ΚΑΙ ΑΝΑΦΈΡΕΤΕ ΤΟΝ ΑΡΙΘΜΌ **REF** ΠΑΡΑΚΆΤΩ.

ITALIAN

PER AVERE INFORMAZIONI IN ITALIANO SU QUESTO DOCUMENTO O SUL COMUNE, SI PREGA CHIAMARE IL NUMERO 9280 1931 E CITARE IL NUMERO DI RIFERIMENTO (**REF** NUMBER) SOTTOINDICATO.

SPANISH

PARA INFORMACIÓN EN CASTELLANO SOBRE ESTE DOCUMENTO O SOBRE EL AYUNTAMIENTO, LLAME AL 9280 1935 Y CITE EL NÚMERO DE **REF** DE MÁS ADELANTE.

VIETNAMESE

ĐỂ BIẾT THÔNG TIN BẰNG TIẾNG VIỆT VỀ TÀI LIỆU NÀY HAY VỀ HỘI ĐỒNG, XIN HÃY GỌI SỐ 9280 1939 VÀ NÊU SỐ **REF** DƯỚI ĐÂY.

Your city

People

The City of Yarra has a relatively young population with 30.6% in the 25 to 34 age group, compared with 16.3% for greater Melbourne. There are fewer households with children (21.2% compared to 43.5%), significantly more group households (12.8% compared to 4.7%), and just over half our residents are renting, compared to just under a third in greater Melbourne.

About a quarter of our community speaks a language other then English at home, compared to a third in greater Melbourne. The most widely spoken non-English languages in Yarra are Vietnamese, Greek and Mandarin. There are 385 Aboriginal and Torres Strait Islander people living in Yarra.

Yarra is economically and socially diverse. While nearly a quarter of households earn over $3,500 per week, more than one quarter earn less than $1000 per week and many are living with economic hardship and social disadvantage. Around 10% of our community lives in public housing. Nearly half of Yarra residents have a Bachelor degree or higher, and just under a third have no tertiary qualifications. As our population continues to grow and general socio-economic status improves, there will be increasing importance for telling the underlying story of disadvantage and social justice to ensure appropriate access to funding and service responses.

Place

Yarra is renowned for its dynamic mix of retail, hospitality and entertainment precincts. Its 235 hectares of parkland and open space offer a welcome buffer to high density living, and its heritage buildings are central to its character. About two thirds of all properties in Yarra are covered by a heritage overlay, including residential, commercial, industrial and civic buildings. In fact, more properties are covered by a heritage overlay in Yarra than in any other municipality in Victoria.

Identity

Yarra's identity as a creative place is built upon the legacy of the students, artists and activists who moved here in the 1970s and 80s. It is home to 60 art galleries, numerous artist studios, over 50 live music venues, three community radio stations and a growing creative industry.

Fitzroy and Collingwood have historical significance for the Aboriginal community as they were a major hub of social and political activity, and today remain a critical centre for Aboriginal services and organisations.

Economy

Yarra has a thriving local economy employing nearly seventy thousand people. The largest employer is the health sector, which accounts for over a fifth of all jobs, closely followed by the retail food and accommodation sector. Most of Yarra's workers (86%) live outside the municipality.

Your Council

The Yarra community is represented by nine elected Councillors.

While individual Councillors are able to consult with their constituents and advocate on their behalf, it is only as a collective that they can make decisions affecting the municipality.

Each December, Councillors elect a Mayor from within their ranks to chair formal meetings and speak on behalf of Council in a variety of forums.

This Council was elected on 22 October 2016.

Its term will conclude on 24 October 2020.

Langridge Ward Councillors

Cr Danae Bosler – elected 2016

Cr Stephen Jolly – first elected 2004 and subsequently re-elected 2008, 2012 and 2016

Cr Amanda Stone – first elected 2008 and subsequently re-elected 2012 and 2016. Cr Stone served as Mayor for 2008/2009 and was elected again for 2016/2017.

Melba Ward Councillors

Cr Mi-Lin Chen Yi Mei – elected 2016

Cr Daniel Nguyen – elected 2016

Cr James Searle – elected 2016

Nicholls Ward Councillors

Cr Misha Coleman – first elected 2012 and subsequently re-elected 2016.

Cr Jackie Fristacky – first elected 2002 and subsequently re-elected 2004, 2008, 2012 and 2016

Cr Mike McEvoy – elected 2016.

Outgoing councillors

Five Councillors concluded their time in office in October 2016.

Cr Geoff Barbour

Cr Roberto Colanzi

Cr Sam Gaylard

Cr Simon Huggins

Cr Phillip Vlahogiannis

Report of operations

The year in review

Following is a snapshot of the year's work towards achieving our strategic objectives.

Strategic Objective 1: Celebrating Yarra's Uniqueness

Highlights

- The Heritage Gap Study focussed on heritage places, particularly in commercial areas and activity centres, to improve statements of significance.
- Multicultural residents and communities continued to be supported through the Multicultural Partnerships Plan. This included the introduction of Council information packs in ten languages.
- The Aboriginal and Torres Strait Islander community continued to be supported through the Aboriginal Partnerships Plan. This included working towards creating a Stolen Generations Marker and garden.
- A range of public art projects were delivered, including a new temporary work on the Edinburgh Gardens plinth.
- Community consultation for the next four-year Council Plan reached out to under-represented groups to ensure their voices were heard.

Strategic Objective 2: Supporting Yarra's Community

Highlights

- Eligible people were assisted to transition to the National Disability Insurance Scheme (NDIS). Yarra is the first council Victoria to roll out the NDIS, with about 750 local residents expected to join.
- A range of evidence-based programs was delivered to support the wellbeing of parents, families and young people. This included a parent education program and a youth mental health program.
- Older residents continued to be supported through the River of Life: Positive Aging Strategy. This year's focus included the LGBTIQ Plan to support inclusive practice within Aged and Disability services.
- Bargoonga Nganjin, the new North Fitzroy library branch and community hub, was opened in April.
- Upgrades and renovations were undertaken at the three leisure centres. These included change room renovations and a heating–cooling upgrade.
- Five Neighbourhood Community Infrastructure Plans were completed. These will guide infrastructure planning for library, leisure and child care services.
- Service reviews were completed for a number of Council services. This is part of a progressive review of long-term direction of all Council services.

Strategic Objective 3: Making Yarra More Liveable

Highlights

- Underground sensors were installed in high-demand time-restricted parking bays to encourage compliance. This will create more free bays for residents in residential areas and customers in commercial areas.
- Sports lights were installed at two soccer fields in Kevin Bartlett Reserve, increasing the capacity for training on these pitches.
- Yarra's Licensed Premises Planning Scheme amendment was put on exhibition. This will help us better manage the location, size, operation and hours of licensed venues.
- A proposed new park in Abbotsford, by way of a road discontinuance, reached detailed design stage.
- Construction on a shared pathway at Coulson Reserve neared completion, helping to make the area safer for pedestrians, cyclists and other park users.
- Advocacy continued for sustainable transport, including bicycle infrastructure and improved public transport.
- A review of Yarra's activity centre built form is near completion. This will inform urban design guidelines and planning height controls.

Strategic Objective 4: Ensuring a Sustainable Yarra

Highlights

- Yarra was named 2016 Sustainable City of the Year at the Keep Victoria Beautiful Awards. Yarra also won three out of eight category awards.
- The Urban Forest Strategy is near completion. This will provide direction for urban greening, with a focus on reducing the urban heat island effect.

- A new four-year funding agreement with the Yarra Energy Foundation was entered into. The foundation helps residents and businesses reduce their carbon emissions.
- The contract for new solar and/or replacement battery installation has been awarded as part of the adaptive assets program.

Strategic Objective 5: Leading Local Government

Highlights:

- A number of advocacy projects were undertaken, including Richmond High School, Regional Sports Facility and affordable housing.
- Twitter and Facebook were added to Yarra's customer service platform. This has expanded options for residents and ratepayers to contact our customer service team.
- A continuous quality improvement framework was trialled for branches undertaking a Service Review to make systems and processes more efficient and effective.
- A successful Council election was held, followed by a comprehensive induction process.

Council Fast Facts

- Yarra maintains four customer service centres, responding to 170,000 community requests each year.
- Yarra's five public libraries attracted 571,513 in person visits and 634,105 web visits in 2016/17.
- Yarra maintains more than 120 parks and gardens, including 35 playgrounds.
- Yarra conducts up to 100 community consultations annually to inform decision making.

Looking ahead

Our new four-year plan, Yarra Council Plan 2017–2021, which was adopted in August 2017, has seven Strategic Objectives.

Objective 1: A healthy Yarra – a place where community health, safety and wellbeing are a focus in everything we do

Objective 2: An inclusive Yarra – a place where inclusion, diversity and uniqueness are welcomed, respected and celebrated.

Objective 3: A sustainable Yarra – a place where Council leads on sustainability and protects and enhances its natural environment.

Objective 4: A liveable Yarra – a place where development and growth are managed to maintain and enhance the character and heritage of the city.

Objective 5: A prosperous Yarra – a place where local businesses prosper and creative and knowledge industries thrive

Objective 6: A connected Yarra – a place where connectivity and travel options are environmentally sustainable, integrated and well-designed.

Objective 7: A leading Yarra – a place where transparency, performance and community participation drive the way we operate.

10 of the actions we have planned for 2017/18

1. **New Parks**
   We will continue to increase the amount and quality of green open space

through the strategic acquisition of land, the conversion of urban land to open space and/or the creation of pocket parks in high-density areas.

2. **Stolen Generations Marker project**
   We will complete the Stolen Generations Marker project in partnership with the local aboriginal community, in particular members of the Stolen Generation.

3. **Reduction in organic waste**
   We will investigate, implement and promote initiatives to divert organic waste from landfill. This will begin with a pilot program to reduce organic waste through diversion programs.

4. **Activity Centre Structure Plans**
   We will continue to develop structure plans for Yarra's major activity centres that build on the unique character of each precinct.

5. **Development Contributions Plan**
   We will prepare a Planning Scheme Amendment to implement a Development Contributions Plan, which will be used to collect payments towards the provision of infrastructure triggered by new development.

6. **Live music support**
   We will continue to support live music in Yarra through advocacy, grants, funding and partnerships.

7. **Yarra Spatial Economic Employment Strategy**
   We will prepare the Yarra Spatial Economic and Employment Strategy to guide Yarra's long-term capacity for employment and economic growth.

8. **Wellington Street Bike Lane (Stage 2)**
   We will complete construction of the Wellington Street Bike Lane (Copenhagen style) to Johnston Street.

9. **Traffic management initiatives**
   We will continue to provide low speed environments and community

education for pedestrians, cyclists, motor-cyclists and vehicle drivers and passengers.

10. Services Policy

We will develop the Services Policy to guide the types of services and service levels we provide. This will be informed by a participatory/deliberative engagement process.

Mayor's message

This year's Annual Report covers the fourth and final year of our Council Plan 2013–17. I'm pleased to say that we finished on a high note, completing 83% of our Annual Plan Activities and meeting 85% of our strategic indicator targets for the year.

Our average Annual Plan completion rate throughout the life of this Council Plan was 81%, which compares favourably to the 67% we recorded during the previous four-year period. Our latest result is a strong reflection of our ongoing commitment to accountability and continuous improvement.

This year we delivered 185 important services to the community, demonstrating once again that local government is about much more than roads, rates and rubbish.

A voice for the community

When a big issue is having an impact on members of our community, we have a legislative responsibility to show leadership and advocate on their behalf.

Over the past year we have taken a leadership position on some issues of critical importance to our community, including the need for a medically supervised injection facility to tackle the high number of overdose deaths occurring in Richmond and surrounding suburbs.

Another example was our strong support for marriage equality, resolving to fly the Rainbow Flag at our each of our town halls until the Marriage Act is changed to recognise the rights of our LGTBIQ community.

We also continued to work with the Yarra Riverkeeper and community groups to highlight the need for better protections for the Yarra River Corridor. Our clear and consistent advocacy was rewarded, with the state government announcing a landmark Yarra River Action Plan.

Listening and learning

Our positions on the issues affecting our community are informed by an

unwavering commitment to local consultation and engagement.

This year we heard from more than 4000 people across more than 30 engagement projects. Community members provided feedback in-person at our pop-up sessions and scheduled workshops, via our Your Say Yarra website, or via more traditional methods such as email and post.

Major consultations included our Council Plan and Budget, Urban Forest Strategy, Reimagining Victoria Street, Bridge Road Streetscape Masterplan, Rose Street Feet First Project, and upgrades to Darling, Langdon, McConchie and Wangaratta reserves.

Celebrating Yarra's achievers

Every year we use our awards program to highlight the ways that local people and organisations are enriching the life of our city.

I was thrilled to present our 2017 Citizen of the Year Award to Lachlan Mosley. The Richmond father of seven was recognised for his work with young people, including driving the establishment of girls teams at the Richmond Junior Football Club and Richmond Union Cricket Club.

Congratulations also to Kerry and Antoinette Braybrook (our Inspirational Women of Yarra Award winners), Riyadh Aden (Young Citizen of the Year), Jeff Lowinger and Sally Clarke (Community Service of the Year) and The Gertrude Street Projection Festival (Community Event of the Year), as well as to the seven winners of our annual Sustainability Awards.

Thank you

A new council was elected in October 2016. I have greatly appreciated the energy and enthusiasm shown by my new and returning colleagues, and I'm proud of all that we have accomplished in 2016/17. I would also like to acknowledge the service of the five Councillors whose terms concluded at the last election. Their work over the past four years has resulted in many great outcomes for our community.

Thanks also to everyone responsible for implementing our ambitious and innovative Council Plan, including our dynamic CEO Vijaya Vaidyanath and our highly skilled workforce. Most of all I'd like to thank our community members for inspiring us with their creative ideas, local knowledge and irrepressible passion for Yarra.

Cr Amanda Stone
Mayor

Chief Executive Officer's message

Welcome to Yarra City Council's Annual Report 2016/17. This has been another year of significant wins for Yarra and also a period marked by difficult challenges. This is our second budget under the new rate capping environment with an unprecedented level of financial restraint. Given the ongoing pressures our staff delivered an excellent 83% completion of our Council Plan and Annual Plan commitments for the year.

Getting the basics right

Our commitment to core service delivery was recently highlighted in Metropolis Research's independent survey of 1,050 Yarra households.

Our top performing services included rubbish collection (8.7 out of 10), services for families and children (8.7), swimming pools (8.6) and local libraries (8.5), while our most improved services included road maintenance, street trees, and parks and gardens.

The annual survey found that in 2016, the average satisfaction with a majority of everyday Council services and facilities to be 7.9, which is categorised as 'excellent'. Yarra's overall performance was higher than the averages for Metropolitan Melbourne and Inner Melbourne.

Yarra's performance was also rated 'good' to 'very good' in the following key categories: responsibility to the environment, consultation and engagement, responsiveness to community needs, maintaining trust and confidence, representation and advocacy, and making decisions in the interests of the community.

Beyond rate revenue

This year the state government capped rate increases at 2.5% and we elected not to apply for an exemption, focusing instead on innovation and financial restraint. We continued to review our operations throughout the year to ensure that we are delivering the most important services and providing the best value for money for the community.

As we journey deeper into the rate capping era, it's vital that we continue to identify alternative funding opportunities and reduce our reliance on rate revenue. A key priority of our advocacy program during 2016/17 was to obtain funding from other sources including state and federal governments. A great deal of research and advocacy goes into each of our successful grant applications, and I'm pleased to say that we secured more than $2.6m in grant commitments during this period.

This year's highlights included $1.8m for various traffic infrastructure improvements from the federal government's Infrastructure Investment Black Spot Programme, $249,665 for the development of a Victoria Street Streetscape Masterplan from the Department of Justice and Regulation's Public Safety Infrastructure Fund, and $30,000 for our annual Leaps and Bounds Music Festival from Creative Victoria.

Celebrating our achievements

My team is 100% focused on delivering exemplary outcomes for the Yarra community, and it is always pleasing when these efforts are formally acknowledged. Our work was celebrated with a range of awards during 2016/17. Here are some highlights:

- Yarra received a prestigious United Nations Association of Australia World Environment Action Award in the category of Local Government Climate Action.
- Our commitment to workplace health and safety was acknowledged with a Leadership in the Public Sector Award for Risk Management from the Institute of Public Administration Australia (IPAA).
- Our program to upskill our staff on LGTBIQ inclusivity was recognised with an LGPro Award in the Diversity and Inclusion category.
- We received the national Keep Australia Beautiful Sustainable Cities Award in the Community Action and Wellbeing category. At the state

level, we received three honours, including Sustainable City of the Year.

- Our commitment to serving our diverse communities was recognised at Victoria's Multicultural Awards for Excellence 2016 at in the Local Government category.
- Council won a Resilient Australia Award (Victoria) in the Government category for increasing awareness of heatwaves in migrant communities living in public housing.
- Our Senior Advisor Emergency and Risk Management was acknowledged with a SACS Leadership Award in the Local Government Non-Executive category.
- Our Manager Leisure Services received the Most Outstanding Contribution in the Aquatics Industry at the Aquatics Recreation Victoria Awards.

Thank you

I'd like to conclude by thanking our Mayor and Councillors for their guidance, energy and support over the past 12 months, as well as our staff who passionately deliver services every day that result in high-quality outcomes for our community.

Vijaya Vaidyanath
Chief Executive Officer

Chief Financial Officer's report

The following pages provide a summary of Council's financial activities over the past year, from 1 July 2016 to 30 June 2017.

Council's financial performance for the year focused on achieving the objectives of the Council Plan 2013–17. Financial performance into the future is guided by both the current Council Plan 2017–21 and the Long Term Financial Strategy. Ensuring financial sustainability and the maintenance and improvement of infrastructure assets, enhancing quality services and outcomes to the community, along with and achieving of future operating surpluses, are key considerations. Full financials available in the Financial Statements section.

Financial snapshot

- $180.7 million revenue in 2016/17 compared to $170.9 million in 2015/16.
- $17.5 million operating surplus in 2016/17 compared to $10 million in 2015/16.
- $34.3 million capital works program in 2016/17 compared to $30.6 million in 2015/16.
- $1.685 billion in assets in 2016/17 compared to $1.671 billion in 2015/16.
- $101.5 million in rates and charges (56.1% of income) in 2016/17 compared to $97.9 million (57.3% in 2015/16).
- $34.1 million in cash holdings in 2016/17 compared to $22.5 million in 2015/16.
- Debt of $46 million (including $13.5 million to fund the Bargoonga Nganjin, North Fitzroy Library) in 2016/17 compared to $32.5 million in 2015/16.

Operating result

The 2016/17 Annual Financial Statements reflect an operating surplus of $17.5 million. This result represents a favourable variance of $12.45 million to the adopted budgeted result of $5.05 million surplus. This is the accrual accounting result, prepared in accordance with the Australian Accounting Standards, it is not a surplus cash result. The operating result includes non-cash items such as depreciation. For Council's cash result, please refer to the cash flow statement.

Operating revenue of $180.7 million was $4.5 million favourable compared to the budget of $176.2 million. The major favourable components were user fees, and operating and capital grants; offset in part by less than expected parking revenue. Some of the additional grant revenue was received in advance for 2017/18 and is required to be utilised this financial year.

Operating expenditure of $163.2 million was $7.9 million favourable to the budget of $171.1 million. This was mainly due to savings on depreciation and materials and services, including legal fees. Some of the savings on materials and services will be required to be utilised this financial year. For example, for grant-funded programs where the funding has not been spent by the end of the financial year, these savings will need to be carried over into 2017/18 so the grant funds can be spent and fully acquitted.

The full income statement is found in the Financial Statements section.

Net results 2012/13 to 2016/17

	2012/13 $'000s	2013/14 $'000s	2014/15 $'000s	2015/16 $'000s	2016/17 $'000s
Revenue	144,663	157,326	164,462	170,910	180,679
Expenses	137,434	144,653	154,527	160,901	163,173
Net result	7,229	12,673	9,935	10,009	17,506

The net result is Council's operating result comprising operating revenue less operating expenditure. It includes non-cash items, such as depreciation and accrual accounting items, and is therefore not a cash surplus. Council's cash movements are reported in the Cash Flow Statement. Council's actual cash has restrictions placed on it for future committed purposes such as trust funds and deposit returns, carry forward capital works and developer contributions received.

Equity

Council continued to build its equity and increase its overall value over the last financial year to $1.65 billion. This is mainly due to the surplus for the year.

Year-end balance 2016/17

	$'000s
Balance at the beginning of year	1,637,562
Surplus for the year	17,506
Net reserves movement (incl. revaluation)	44
Balance at end of financial year	1,655,112

Cash

Cash levels increased due to borrowings taken up towards the end of the financial year. The full statement of cash flows can be found in the Financial Statements section.

Year-end cash position 2016/17

	$'000s
Net cash provided by operating activities	32,988
Net cash used in investing activities	(33,369)
Net cash provided by financing activities	11.989
Net increase in cash held	11,608
Cash at the beginning of the financial year	22,544
Cash at the end of the financial year	34,152

Balance Sheet

Council increased total equity during the year by $17.5 million. Refer to the Financial Statements section for the full Balance Sheet.

Summary Balance Sheet 2016/17

	$'000s
Current assets (incl. cash assets $34.1m)	48,848
Non-current assets	1,685,274
Total assets	1,734,122
Current liabilities	32,434
Non-current liabilities	46,576
Total liabilities	79,010
NET ASSETS	1,655,112
Accumulated surplus	598,773
Reserves	1,056,339
EQUITY	1,655,112

Capital Works Program

Council delivered a $34.3 million capital works program, including: $15 million on buildings, $14.8 million on infrastructure such as roads, footpaths, drainage, and open space/recreational facilities, and $4.5 million on plant, technology and other assets. Refer to the Financial Statements section for more detail on Council's capital works program.

Financial Statements

Council's financial statements detail the total financial transactions and activities for the year and also provide an overview of Council's financial position. The financial report includes five major financial statements: the Comprehensive Income Statement, the Balance Sheet, the Statement of Changes in Equity, the Statement of Cash Flows, and the Capital Works Statement. Refer to the Financial Statements section for full details.

Comprehensive Income Statement

Major categories of both income and expenditure to determine the surplus (or deficit) for the year are included in the Comprehensive Income Statement. The operating surplus for 2016/17 (income less expenditure) is $17.506 million. Total operating income of $180.68 million was achieved and total operating expenditure of $163.17 million was incurred. Major income categories include rates and charges, statutory fees and fines, user fees, government grants, contributions and reimbursements. The following table details the composition of Council's $180.68 million total operating income for 2016/17.

Income by category 2016/17

Income by category	Income ($'000s)	%
Rates and charges	101,482	56.1
Statutory fees and fines	26,929	14.9
User fees	27,582	15.3
Government grants	16,338	9.0
Contributions	5,888	3.3
Net gain/(loss) on disposal of non-current assets	563	0.3
Other income	1,897	1.1
Total	**180,679**	**100**

Expenditure by category

The majority of Council's expenditure relates to direct service delivery. Major expenditure categories include employee costs, materials and services, bad/doubtful debts, depreciation, and borrowing costs. The following table details the allocation of Council's $163.17 million total operating expenditure for 2016/17.

Expenditure by category 2016/17

Expenditure by category	$'000s	%
Employee costs	78,003	47.8
Materials and services	60,218	36.9
Bad and doubtful debts	2,392	1.5
Depreciation	20,347	12.5
Borrowing costs	1,605	1.0
Other expenses (e.g. auditors' fees, Councillors' allowances)	608	0.3
Total	**163,173**	**100**

Balance Sheet

Council's Balance Sheet (see the Financial Statements section) shows what Council owns (its assets) and what it owes (its liabilities) and its net worth. The major components of assets include property (land and buildings), infrastructure assets (roads, footpaths, drains) plant and equipment, cash and investments and debtors. As at 30 June 2017, Council held $1,734 million in assets, an increase on the previous year of $26 million.

Council assets 2012/13 to 2016/17

	2012/13 $'000s	2013/14 $'000s	2014/15 $'000s	2015/16 $'000s	2016/17 $'000s
Assets	1,479,576	1,534,760	1,605,856	1,708,562	1,734,122

Liabilities

Council's liabilities include amounts owed to suppliers, employee leave entitlements and debt. As at 30 June 2017, Council's liabilities total $79 million, which is an increase of $8 million on the previous year.

Other liabilities and debt 2012/13 to 2016/17

Increased debt in 2016/17 reflects a loan taken to support the building of Bargoonga Nganjin, North Fitzroy Library.

	2012/13 $'000s	2013/14 $'000s	2014/15 $'000s	2015/16 $'000s	2016/17 $'000s
Other liabilities	31,338	33,281	35,279	38,501	33,010
Debt	13,137	32,500	32,500	32,500	46,000

Statement of Changes in Equity

The Statement of Changes in Equity (see the Financial Statements section) details the changes in Council's retained earnings, including reserves movement, over the reporting period. Council's equity as at 30 June 2017 is $1.65 billion, which is an increase of $17.5 million during the year due to the surplus on operations and minor asset revaluation.

Council equity 2012/13 to 2016/17

	2012/13 $'000s	2013/14 $'000s	2014/15 $'000s	2015/16 $'000s	2016/17 $'000s
Community equity	1,435,101	1,468,981	1,538,077	1,637,561	1,655,112

Statement of Cash Flows

The cash flow statement (see the Financial Statements section) details Council's cash inflows and outflows for the year. Council's cash balance as at 30 June 2017 is $34.1 million, which increased by $11 million on the previous year due to loan borrowings taken up for capital works. This cash balance will be utilised to meet Council's current liabilities, as well as covering carry-forward capital works and grants received in advance.

Cash balance 2012/13 to 2016/17

	2012/13 $'000s	2013/14 $'000s	2014/15 $'000s	2015/16 $'000s	2016/17 $'000s
Cash balance	18,918	21,719	22,435	22,544	34,152

Audit opinion

The Victorian Auditor General has given Council a clear audit opinion and expressed that the 2016/17 statements present fairly.

Future directions

Council's cash position continues to be tight. Meeting the demand for services and infrastructure within a rate capping framework will be Council's biggest challenge in terms of future financial sustainability. Council will continue to seek efficiency savings and revenue opportunities as part of its long term financial strategy.

Capital works

Yarra's capital works program is our investment in our city and our community. It provides new community infrastructure and renewal or upgrade of existing infrastructure.

The adopted 2016/17 capital works budget was $42.05 million across 310 projects. This budget was adjusted throughout the year to $36.61 million to reflect changes in the program.

As at the end of June, there were 295 capital works projects completed (95% of number of budgeted projects), with actual expenditure of $34.27 million (81% of budgeted expenditure). Compared to the adjusted budget of $36.61 million, the result is 94%.

Capital works summary 2016/17

	$'000s
Buildings	15,053
Roads, footpaths, kerb and channel constructions, drains, cycleways	11,359
Open space improvements	3,389
Information systems	2,231
Plant and equipment and other	1,585
Library resources	662
Total	34,279

Capital works highlights 2016/17

Buildings and facilities	$000s
Bargoonga Nganjin, North Fitzroy Library construction	9,007
Richmond Recreation Centre renovations	1,117
Collingwood Town Hall roof restoration	989
Fitzroy Swimming Pool change rooms renovations	726
Fitzroy Town Hall roof restoration	484
Collingwood Leisure Centre works	392
Collingwood Seniors Centre/Willowview Centre works	305
Yarra Community Youth Centre renovations	233

Open space	$000s
Shared pathway – Merri Creek Trail to Couslon Reserve	737
Williams Reserve works	476
Yarra Primary School works and Joint Use Agreement	348
Kevin Bartlett Reserve – Fletcher soccer grounds	202
Mayors Park tennis court resurfacing	139
Scullin Walk works	120

Civic and culture	$000s
Library resources	662
Edinburgh Gardens war memorial restoration	51

Roads and drains	$000s
49 road pavement renewal projects	3,027
Various local area traffic management and transport projects	2,648
45 footpath renewal projects	1,955
13 drainage renewal/upgrade projects	1,324
13 right-of-way (lanes) renewal projects	958
11 kerb and channel renewal projects	580
9 tree root barrier treatments	415
Targeted *Disability Discrimination Act* infrastructure upgrades to improve accessibility	175

Capital works spotlight

As part of this years' capital works program we have invested in four projects that will contribute to the health and wellbeing of our community, and one that will support our businesses and residents alike.

Bargoonga Nganjin, North Fitzroy Library construction

2016/17 expenditure: $9,007,000

The Bargoonga Nganjin, North Fitzroy Library facility was successfully completed and opened on 8 April, bringing to fruition a state-of-the-art community facility and realising a long-held dream of the local community.

Over three levels, Bargoonga Nganjin is home to a library, maternal child health service, playgroup spaces, Council customer service centre, community meeting rooms, exhibition space and a spectacular roof top garden.

Bargoonga Nganjin has a six star Green Star rating – the highest environmental rating awarded by the Green Building Council of Australia. It also incorporates a range of best-practice universal access provisions throughout the facility, which provide for the needs of people with a disability, including a Changing Places facility that meets the requirements of the internationally recognised standard.

Leisure centres renovation

2016/17 expenditure: $2,285,000

Major renovation works were undertaken across Yarra's three leisure centres to upgrade assets for compliance with the *Disability Discrimination Act 1992* and to improve the amenity and customer experience of the facilities. Also included was the replacement of mechanical plant/equipment and renewal of flooring and internal paint finishes.

This program of works included a major renovation of the wet-side change rooms at the Richmond Recreation Centre and stage one renovation (male change rooms) at the Fitzroy Swimming Pool, with completion of stage two renovation (female change rooms) at that facility to follow in 2017/18.

Yarra Primary School open space – joint school and community use

2016/17 expenditure: $348,000

A new open space for school and community use has been developed on the existing school grounds at Yarra Primary School as part of a Joint Use Agreement between Yarra City Council and the school.

Features of the new open space include:

- a new rain garden and nature play areas
- parkour facilities
- table tennis area
- games area with hopscotch and a maze
- BBQ and picnic settings
- improved and expanded turf mound

The school's existing playground area and synthetic sports surfaces were retained, along with all of the trees on the site.

The park is open for community use from 7 to 8am and after 5pm on school days, and all day on weekends and holidays.

New parking technology

2016/17 expenditure: $323,000

Council invested in a suite of new technology to support parking operations.

A key part of this project is the installation of underground sensors in unmetered time-restricted parking bays in high-demand and highly contested parking areas. This new technology encourages drivers to comply with time restrictions, creating more free bays for residents in residential areas and customers in commercial areas.

A total of 1750 sensors were installed up to June, with about 4,000 sensors ultimately to be rolled out. These will be located primarily in Richmond and Cremorne, as well as in other high-demand areas.

The project also involves the implementation of new infringement processing technology in both the field and the office to support effective and efficient parking compliance operations.

Lastly, a new PayStay solution for paid parking was also rolled out, making payment of parking fees via smartphone more convenient.

Your investment in Yarra

Your rates provide vital Council services that help improve your neighbourhood and create a healthy, vibrant and connected community. These are:

Family, youth and children's services
Maternal and child health, family and support services, community planning and advocacy, childcare, kindergarten, playgroup and youth services.

Aged and disability services
Community care services and community transport for older people.

Leisure, arts, culture and venues
Three leisure centres and the Burnley Golf Course, community meeting spaces, public art and festivals such as Leaps and Bounds and Gertrude Street Projection Festival.

Library services
Five library locations across Yarra, creative activities and events for the community.

Parks and recreation
Maintenance of open spaces, including 120 parks and 35 playgrounds, street tree planting and sports field allocation to clubs.

Strategic transport and sustainability
Bicycle and pedestrian infrastructure, advocacy for public transport improvements, reduction in energy consumption and waste.

Compliance, parking and traffic
Animal management local laws, food safety, parking enforcement and traffic studies.

Waste and recycling

Rubbish and recycling, hard and green waste, street cleaning, graffiti removal, litter, dumped rubbish, weed control and drain maintenance.

Infrastructure and asset management

Management and maintenance of community buildings and facilities, roads, drains, footpaths.

Construction management

Building and other safety permits, monitoring of major developments, protection of local amenity and 24/7 emergency call out to assist the community

Strategic and statutory planning

Yarra planning scheme review, urban design frameworks, planning permit applications, planning and heritage advice, and VCAT advocacy

Customer service

Four customer service centres, telephone call centre, after-hours service and 170,000 community requests processed annually.

Advocacy, engagement and communications

Up to 100 community consultations per year, advocacy on key strategic issues, print and website publications, social media and communications.

Finance, performance and risk

Long-term financial planning, annual budgeting, financial management, performance reporting, auditing, risk management and emergency management

Governance

Two Council meetings per month, Council agendas and minutes, records management, freedom of information and privacy and legal expenses for a range of matters such as planning, compliance and construction management.

Administrative support services

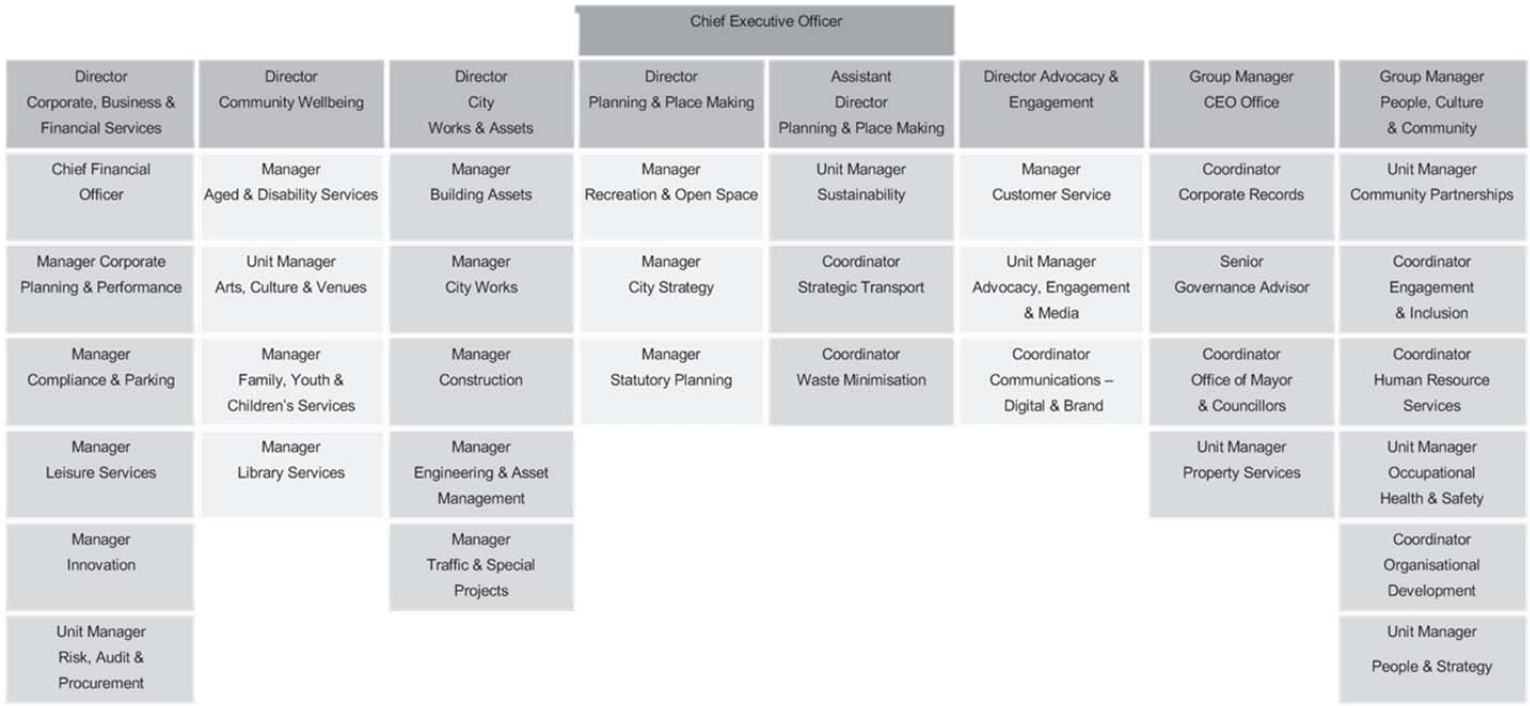
Human resources, organisational development, innovation, computer and telecommunication support across all Council services.

Attachment 1 - Annual Report 2016-17 for Council Meeting

Council staff

Organisational structure

Current at 30 June 2017



Executive Management Team

Vijaya Vaidyanath – Chief Executive Officer

The Chief Executive Officer is responsible for the implementation and maintenance of Council's policies. As the primary conduit between Yarra's elected Council and its workforce, Vijaya ensures that the organisation's day-to-day activities are in alignment with its long-term strategic objectives. The Chief Executive Officer provides high-level advice to Councillors and acts on behalf of the organisation in a range of contexts. She is ultimately responsible for all services provided by the Council.

Andrew Day – Director Corporate, Business and Finance

The Corporate, Business and Finance Division is responsible for managing Council's financial performance and long-term financial sustainability. It is also responsible for key corporate planning processes and information systems, along with providing innovation, strategic procurement and risk management support to the organisation, as well as business continuity and emergency management coordination. Externally the division manages local laws compliance, and parking enforcement and administration services.

Ivan Gilbert – Group Manager, CEO's Office

Ivan oversees the Governance Support Unit, the Mayor and Councillors Office, the Records Branch and Property Services, and also assists the Chief Executive Officer. Areas of responsibility include organising council meetings business, facilitating legal advice, and maintaining the Policy Management Framework. Ivan is also responsible for processing Protected Disclosure matters in association with IBAC, Freedom of Information and State Ombudsman inquiries, maintenance of Council's Public Register and Instruments of Delegation. The Group Manager Chief Executive's Office also fills the role of Internal Ombudsman.

Chris Leivers – Director Community Wellbeing

The Community Wellbeing Division enhances community wellbeing through policy development, service delivery, community planning and partnerships. Chris oversees activities focussed on community participation, through services and activities related to leisure, libraries, senior citizens, children, young people and families, arts, culture, venues, access and inclusion. Chris also has responsibility for Emergency Management as the Municipal Recovery Manager and his divisional responsibilities include project sponsorship for major community infrastructure initiatives.

Joanne Murdoch – Director Advocacy and Engagement

Jo is responsible for customer service, internal and external communications, stakeholder engagement, issues management, strategic advocacy, media relations, design, corporate brand and publications, digital communications (including website and social media) and civic events. She is also the Chair of Yarra's staff Gender Equity Committee and a sponsor of a number of cross-organisational projects.

Bruce Phillips – Director of Planning and Place Making

The services provided by the Planning and Place Making Division are designed to protect and enhance Yarra's physical, social and economic environment. Bruce oversees activities related to economic development, environmental management and advocacy, urban design, parks, gardens and recreation, statutory and strategic planning and sustainable transport. Bruce also has responsibility in implementing the Inner Melbourne Action Plan.

Guy Wilson-Browne – Director City Works and Assets

Guy is responsible for the provision and maintenance of public infrastructure in the City of Yarra. As Director City Works and Assets, he oversees roads and

footpaths, asset management, construction management, and recycling and waste, along with a range of other activities related to the management of buildings and property. He is responsible for the implementation of Council's annual capital works program.

Jane Waldock – Assistant Director Planning and Place Making

Jane's primary area of responsibility is the Sustainability and Strategic Transport branch, which includes the Environment, Waste Minimisation, Urban Agriculture and Strategic Transport units. These teams undertake advocacy and engagement projects as well as initiating and delivering transport and environmental capital works programs. Jane also manages Council's relationship with the Yarra Energy Foundation.

Fred Warner – Group Manager People, Culture and Community

Fred is responsible for organisational development, recruitment and diversity, culture and leadership, employee and industrial relations, occupational health and safety, and management of WorkCover. Fred is also responsible for community partnerships, Aboriginal and multicultural affairs, community grants, housing and homelessness, and community safety.

Workforce positions at 30 June 2017

At 30 June 2017, Council had a total of **837.92** equivalent full-time positions (which includes temporary and casual positions)

Equivalent Full Time workforce positions by seniority and gender 2016/17 (including casual and temporary positions)

WORKFORCE POSITIONS										
Structure	Band 1	Band 2	Band 3	Band 4	Band 5	Band 6	Band 7	Band 8	All other	Total
Classification	FTE	FTE	FTE	FTE	FTE	FTE	FTE	FTE	FTE	FTE
Permanent Full Time - Female	0.00	1.00	34.50	58.50	67.00	63.30	32.80	28.50	23.50	309.10
Permanent Full Time - Male	0.00	0.00	39.50	31.50	44.00	59.30	39.00	34.50	33.50	281.30
Permanent Part Time - Female	0.26	4.14	30.41	23.15	15.77	13.87	6.33	2.23	13.08	109.23
Permanent Part Time - Male	0.52	2.42	23.95	16.28	5.55	2.14	1.10	0.00	3.50	55.45
Temporary – Female	0.00	0.21	1.00	1.84	3.52	1.61	1.50	1.30	1.00	11.98
Temporary – Male	0.00	0.21	1.00	0.42	1.83	2.61	0.50	0.50	1.00	8.07
Casual – Female	5.11	0.51	15.38	7.34	0.21	0.00	0.00	1.00	1.85	31.40
Casual - Male	5.11	0.51	15.38	7.34	0.21	0.00	0.00	1.00	1.85	31.40
TOTAL	11.00	9.00	161.12	146.37	138.07	142.83	81.23	69.03	79.27	837.92

Equivalent Full Time workforce positions by division and gender 2016/17 (includes casuals and temporary positions)

Attachment 1 - Annual Report 2016-17 for Council Meeting

Employment type/gender	CEO's Office	Planning & Place Making	City Works & Assets	Community Wellbeing	Business & Financial Services	Advocacy & Engagement	People, Culture & Community	Total
Permanent FT – F	11.50	45.60	30.00	153.00	42.50	18.50	8.00	**309.10**
Permanent FT – M	5.50	37.80	98.00	57.00	65.50	8.50	9.00	**281.30**
Permanent PT – F	1.42	5.25	2.60	82.84	6.47	6.77	3.88	**109.23**
Permanent PT – M	0.00	2.51	1.64	38.73	8.51	3.27	0.80	**55.45**
Temporary – Female	0.60	2.22	3.02	2.83	1.71	1.40	0.20	**11.98**
Temporary – Male	0.00	0.80	4.02	1.54	1.71	0.00	0.00	**8.07**
Casual – Female	0.04	0.50	0.50	23.47	5.29	1.61	0.00	**31.40**
Casual - Male	0.04	0.50	0.50	23.47	5.29	1.61	0.00	**31.40**
TOTAL	**19.10**	**95.18**	**140.28**	**382.87**	**136.96**	**41.65**	**21.88**	**837.92**

* As at 30 June 2017

Performance report

The *Local Government Act 1989* requires each council to adopt and report against a four-year Council Plan, which sets out the medium-term direction of Council and the outcomes sought by Councillors for their term.

The plan must include Strategic Objectives, Strategies, Strategic Indicators and a Strategic Resource Plan. The following report reflects year four (2016/17) of the Council Plan 2013–17.

Council produces an Annual Plan alongside each year's Budget, setting out projects and activities that Council will undertake towards achieving the Strategic Objectives.

Strategic Objectives

The Council Plan 2013–17 is divided into five directions known as Strategic Objectives:

- Celebrating Yarra's Uniqueness
- Supporting Yarra's Community
- Making Yarra More Liveable
- Ensuring a Sustainable Yarra
- Leading Local Government

Strategies

Each Strategic Objective is supported by Strategies, which identify the focus for the next four years.

Activities

Activities represent the work undertaken by Council in pursuit of Strategic Objectives and Strategies. Drawn from Initiatives in the Council Plan 2013–17 and Actions in and the Annual Plan 2016/17, Activities provide a framework for measuring Council's progress towards each Strategic Objective.

Strategic Indicators

Strategic Indicators provide a second framework for measuring Council's progress towards each Strategic Objective.

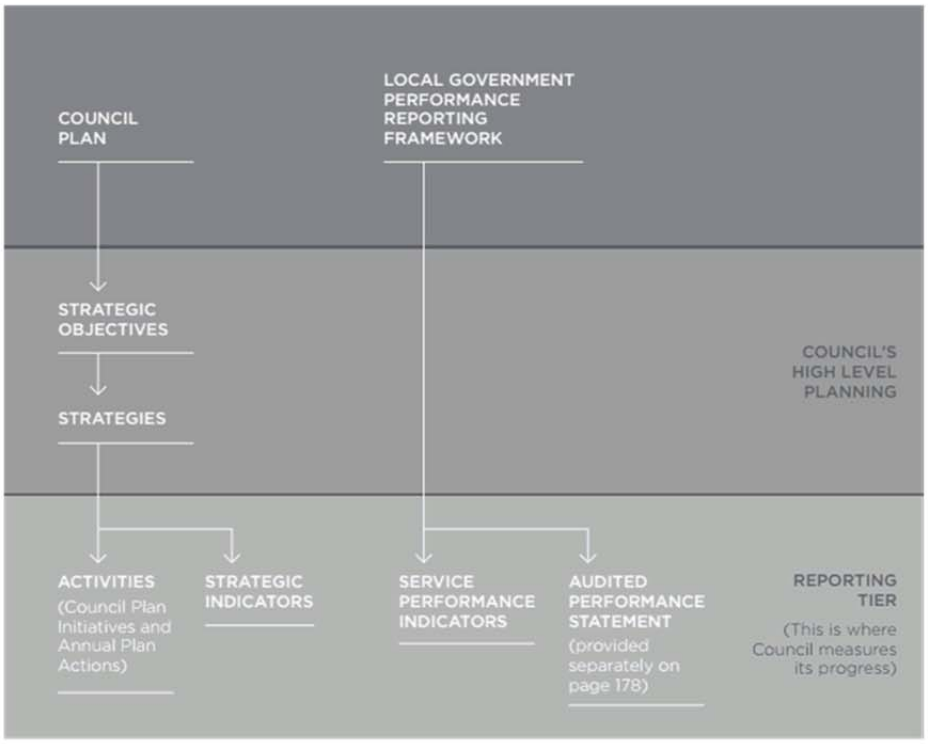
Service Performance Indicators

Local Government (Planning and Reporting) Regulations require Councils to report on Service Performance Indicators, which align to Strategic Objectives. Results of these indicators, including comparisons with other councils and sector averages, will be published the Victorian Government's Know Your Council website knowyourcouncil.vic.gov.au in November 2017.

Performance Statement

Council is also required to publish an audited Performance Statement as part of its Annual Report.

The Performance Statement contains a selection of the Service Performance Indicators as well as a number of Financial Performance Indicators and Sustainable Capacity Indicators. This is provided in the Performance Statement section.


COUNCIL PLAN
LOCAL GOVERNMENT PERFORMANCE REPORTING FRAMEWORK
STRATEGIC OBJECTIVES
STRATEGIES
COUNCIL'S HIGH LEVEL PLANNING
ACTIVITIES
(Council Plan Initiatives and Annual Plan Actions)
STRATEGIC INDICATORS
SERVICE PERFORMANCE INDICATORS
AUDITED PERFORMANCE STATEMENT
(provided separately on page 178)
REPORTING TIER
(This is where Council measures its progress)

Performance summary

Of the 46 Annual Plan Activities, 38 (83%) were completed or on-track.

One of the 47 Strategic Indicators, one was deferred by Council resolution on Tuesday 7 June 2016 and therefore has not been considered in these figures. Of the remaining 46 Strategic Indicators, targets for 39 were exceeded or were within 10% of target for an achievement rate of 85%.

Performance against Activities for each Strategic Objective 2016/17

	Activities		
Strategic Objective	#	# complete or on track	% complete or on track
Celebrating Yarra's Uniqueness	8	8	100%
Supporting Yarra's Community	12	11	93%
Making Yarra More Liveable	13	8	61%
Ensuing a Sustainable Yarra	5	3	60%
Leading Local Government	8	8	100%
TOTAL	46	38	83%

Annual Plan completion rates 2013–17

(% Activities complete or on track)

Year	% Activities complete or on track
2016/17	83%
2015/16	92%
2014/15	81%

Performance against Strategic Indicators for each Strategic Objective 2016/17

	Strategic Indicators		
Strategic Objective	#	# exceeded or within 10%	% exceeded or within 10%
Celebrating Yarra's Uniqueness	12	12	100%
Supporting Yarra's Community	7	6	86%
Making Yarra More Liveable	11	8	73%
Ensuing a Sustainable Yarra	7	5	71%
Leading Local Government	9	9	100%
TOTAL	46	39	85%

Strategic Objective 1 – Celebrating Yarra's uniqueness

Identity is a passionate and recurring theme throughout Yarra. This is about our community diversity, our history and our sense of place – be it our street, neighbourhood, suburb or municipality.

An ongoing focus for Council is how to keep a sense of history and place, as reflected by streetscapes, shops and houses, and how to pay tribute to the lived history, connecting with the stories and experiences of those who came before us and shaped the character of Yarra.

Strategies

The following strategies guide Council's work in this area:

1. Protect heritage and the Yarra River corridor.
2. Recognise the value of Yarra's Aboriginal cultural heritage.
3. Foster and promote Yarra's arts, culture, history, diversity and vitality.
4. Represent the community's views and needs, through strategic advocacy to state and federal governments, as well as local services and organisations.
5. Engage and strengthen connections with diverse groups in our community.
6. Support Yarra's business community and celebrate and promote sustainable, innovative and creative business.
7. Advocate to businesses, landowners and state government to ensure Yarra's commercial and retail businesses are provided in accessible buildings.
8. Strengthen relationships with key community partners such as Australian Catholic University, St Vincent's Hospital, Epworth Hospital and others.
9. Advocacy for increased social and affordable housing in Yarra, including

a minimum of 5% of apartments designed to be wheelchair accessible and comply with DDA standards.

Services

The following services have primary responsibility for delivering Strategic Objective 1:

Arts, Culture and Venues

Works with communities, artists, organisations, businesses and governments to achieve community wellbeing, economic strength and cultural vitality within Yarra. It achieves this through involving local people, investing in local practice, and supporting a shared sense of place.

City Strategy

Promotes land use planning that achieves more sustainable development outcomes, supports a growing local economy and facilitates high quality public spaces. Promotes the health, safety and wellbeing of Yarra residents through social policy initiatives.

People, Culture and Community

Supports community development in Yarra. Promotes, competency, effectiveness and wellbeing as a shared responsibility of the organisation and its people.

Highlight activities

- Work on the Stolen Generations Marker and garden, which will honour the struggles and resilience of the Stolen Generations, is well underway. The Aboriginal and Torres Strait Islander community shared thoughts, ideas and stories by participating in our community survey and conversations, and after an expressions of interest process, five Aboriginal and Torres Strait

Islander artists with links to Victoria invited to develop concept designs for the project.

- Speaking Your Language information packs have been produced in ten languages. Each pack contains 11 cards with an outline of services for youth, families, older people and people with a disability, as well as information about rubbish and recycling services, leisure centres, libraries and more.
- A new temporary artwork, Adam Stone's 'A Fall From Grace (Self Portrait Crash) II' has been installed on the empty plinth in the Edinburgh Gardens. The plinth originally held a statue of Queen Victoria, which disappeared shortly after it was erected in 1901.
- Community consultation for the next four-year Council Plan reached out to under-represented groups such as young people, older residents, people with low proficiency in English and people who are disadvantaged or vulnerable. This included workshops for a diverse range of groups from Chinese elderly residents to people experiencing homelessness, a Vietnamese disability group to BBQ participants (local Aboriginal community) and a combined workshop for our 14 advisory groups.

Activities

Of the eight Activities within this Strategic Objective, all eight (100%) are complete.

	Activity	Derived from	Summary	% of target met

	Activity	Derived from	Summary	% of target met
1.01	Heritage Gaps Study	Annual Plan Activity	Council is progressively assessing areas and places for their heritage significance. A focus this year was reviewing heritage places, particularly in commercial areas and activity centres, to improve statements of significance.	100%
1.02	Yarra River planning controls	Council Plan Initiative	The state government has introduced new interim planning controls along the Yarra River and will be establishing a Yarra River trust and preparing legislation to provide greater protection and improved management of the river.	100%
1.03	Aboriginal Partnerships Plan 2015–2018	Annual Plan Action	The Aboriginal Partnerships Plan guides Council's work with the local Aboriginal and Torres Strait Island community and includes actions in the areas of community connection, culture, employment and events.	100%

1.04	MulticulturalPartnerships Plan 2015–2018	Annual Plan Action	The Multicultural Partnership Plan guides Council's relationship with its multicultural residents and communities, and includes actions in the areas of relationship building, access and inclusion, opportunities and anti-racism.	100%
1.05	Room to Create	Annual Plan Action	The Room to Create Charitable Fund supports arts organisations with infrastructure related expenses.	100%
1.06	Affordable and suitable spaces for community and creative community	Council Plan Initiative	A range of actions has been implemented to provide suitable and affordable community and creative spaces, including exploring options for underutilised spaces such as The Stables and Williams Reserve Community Room.	100%

1.07	Public Art Projects	Annual Plan Action	This year's activities include the Plinth Project in Edinburgh Gardens, the Carlton Library Billboard program and a roving projection art program.	100%
1.08	Accessible communication and engagement	Annual Plan Action	Community engagement and consultation has included access and inclusion initiatives for CALD communities and people with disabilities.	100%

Strategic Indicators (measures of success)

All 12 Strategic Indicators were met or exceeded.

Condition of Council-owned heritage assets.

All Council heritage buildings were considered fit-for-purpose with a condition rating of three or lower, meeting Council's target of three or better (on this five point scale, lower numbers are better).

Increased participation in arts and cultural activities in Yarra.

- Number of attendees at Council sponsored festivals and events: Council exceeded its target of 120,000 attendees, with an estimated 197,000 people attending events such as the Lunar Festival, Leaps and Bounds Music Festival, Gertrude Street Projection Festival, Fiesta and Reclink Community Cup.

- Number of projects funded:
  Council funded 73 arts projects through a range of funding initiatives including small project grants, triennial grants, visual and public art projects. This comfortably exceeded the target of 30.
- Number of participation focus projects funded:
  Council supported 14 participatory community art projects including Blakwiz, Emerge, and Smith Street Dreaming. There is no target for this indicator.
- Number of public art projects funded or produced:
  Council exceeded its target of three new works by funding a total of eight, including, lightbox installations at Carlton Library and projections and pasteups in Peel Street.

Numbers attending events and activities for cultural and ethnically diverse communities at Yarra Libraries.

- Number of attendees at library programs and events:
  Attendance this year was 37,034, which is well above the target of 25,000.
- Conduct an annual review of cultural events and programs delivered by Yarra Libraries:
  Council met its goal by reviewing all plans and programs on a quarterly basis.
- Develop an annual program of learning and reader focused activities:
  A program of learning and reader-focussed activities was delivered across all five library branches.

Sustained or increased space, both Council and privately owned, available for creative practice.

- Develop a Richmond Theatrette Program:
  The program included Slapstick Action Plan – comedy theatre and disability theatre development, Strive – development of new theatre piece, and Quippings – LGBTIQ and disability performance development.

- Number of facilities maintained for medium-term accommodation for creative organisations:
  Council met its target of maintaining five creative spaces, which are Dancehouse, Yarra Sculpture Gallery, Visionary Images, Australian Print Council and Women's Art Register.
- Number of exhibition spaces maintained:
  Exhibition spaces were maintained at the Richmond Town Hall, the Fitzroy and Richmond Libraries, and Baroonga Nganjin. This exceeds the target by one.
- Develop a corpus for the Room to Create Fund of $200,000 in the first four years:
  The Room to Create Fund, a perpetual fund for creative spaces in Yarra, reached $318,957, which is above the target of $265,000.

Number of new MOUs established with key community partners.

Council signed a Memorandum of Understanding with Kangan, Epworth and the Royal Flying Doctors in 2016/17. Council also signed a Memorandum of Understanding with Australian Catholic University and Melbourne and Olympic Park Trust in previous years for a total of five over the life of the Council Plan.

Service Performance Indicators

There are no Service Performance Indicators for this Strategic Objective.

Strategic Objective 2 – Supporting Yarra's community

Yarra is home to a diverse community. It is a great place to live and raise families, with access to a wide range of services, support and facilities.

Council provides many services and facilities important to the community's health and wellbeing. Focus areas include early childhood health, education and development; support for younger adults; access and inclusion for people with disabilities; and support for older residents and people with disabilities. Sports and recreation facilities are also important to local wellbeing, as are thriving local businesses offering jobs and services.

Strategies

The following strategies guide Council's work in this area:

1. Champion rights to civic and community participation for residents experiencing social disadvantage
2. Continue to create a resident-friendly city that reduces isolation, improves access to the built environment and builds social connections.
3. Undertake Community Infrastructure Planning for all Yarra neighbourhoods to inform advocacy, funding applications and developer contribution negotiations.
4. Encourage greater social cohesion and participation through volunteer initiatives and community development activities.
5. Support Yarra's disadvantaged community into employment through direct recruitment, social procurement or development of social enterprises.
6. Deliver Council services that meet community priorities and needs.
7. Ensure Council strategies and plans address community aspirations and

needs and work to deliver outcomes in a highly integrated manner.

8. Ensure Council's Asset Management Plans deliver infrastructure and facilities that are fit for purpose.
9. Implementation of the new Disability Action Plan continuing our focus on the empowerment of residents with a disability.

Services

The following services have primary responsibility for delivering Strategic Objective 2:

Aged and Disability Services
Works towards a cohesive, inclusive and supportive community where older people and people living with a disability are leading healthy and meaningful lives, and are respected and valued members of the community. It works with residents, community groups, agencies and other stakeholders to strengthen local neighbourhoods and communities, plan and deliver services that enhance independence, and support advocacy at all levels.

Family, Youth and Children's Services
Works with the community, agencies and other stakeholders to develop and deliver services that respond to the needs of children, young people and families. Also works to plan and partner, lead networks, advocate and facilitate outcomes.

Library Services
Ensures that the current and future information, recreation, educational,cultural and social connectivity needs of the diverse communities of Yarra are met.

Leisure Services
Provides a range of high quality facilities and programs to meet the health, leisure, sporting and social needs of a broad cross-section of the community.

Highlight activities

- Yarra assisted eligible people to transition to the National Disability Insurance Scheme (NDIS) , which commenced on 1 July and will give people with a disability greater choice and control over who provides their services. Yarra is the first council Victoria to roll out the NDIS, with about 750 local residents expected to join.
- Yarra continued to support the Balit Narrum network's advocacy of for employment of full-time positions to support Aboriginal community members and Aboriginal community controlled organisations to prepare for transition onto the NDIS. This advocacy resulted in four funded positions: one at the Aborigines Advancement League and three at the Brotherhood of St Laurence.
- In partnership with Arts Access Victoria and Yarra's Disability Services team, Yarra Libraries developed a library-specific disability-awareness and accessible-customer-service training program. This training was rolled out to all library staff and two officers at each branch have nominated to become Access Ambassadors. Together they will champion accessibility throughout our libraries and be available to help people use our spaces, facilities and services.
- Yarra's Family Services delivered a range of evidence-based programs including Mothers Matter Too for women experiencing perinatal or post-natal depression or anxiety, an after-school soccer program for children, an African Women's Group with New Hope Foundation, Tuning into Kids parent education program and Space 4 Us a youth mental health program with St Vincent's Mental Health.

Activities

Of the 12 Activities within this Strategic Objective, 11 (92%) are complete or on-track.

	Activity	Derived from	Summary	% of target met
2.01	North Fitzroy Community Hub	Council Plan Initiative	Now known as Bargoonga Nganjin, the new hub opened in April. With a focus on service integration, it offers increased space for library collections and activities, and provides the neighbourhood with a new centre of community life.	100%
2.02	Regional Sports Facility	Council Plan Initiative	Council continues to advocate to the state government and relevant agencies for the completion of a funding case for the proposed Regional Sports Facility as part of the mixed-use development of the former Gas Works Site, 433 Smith Street, Fitzroy.	100%
2.03	Leisure Centre Improvements	Annual Plan Action	Improvements include renovation of change rooms at Fitzroy Swimming Pool and Richmond Recreation Centre, installation of dry side heating, ventilating and air conditioning system at Collingwood Leisure Centre. Works will carry over into 2017/18.	50%

	Activity	Derived from	Summary	% of target met
2.04	Hydrotherapy pool feasibility study	Annual Plan Action	The study was completed and hydrotherapy options were to be considered as part of the 2017/18 budget process.	100%
2.05	Community Infrastructure Planning	Council Plan Initiative	Neighbourhood Community Infrastructure Plans guide planning for all types of community infrastructure, including for library, leisure and child care services. Five plans have been completed and will be presented to Council in 2017/2018.	90%
2.06	Service Reviews	Council Plan Initiative	Council is progressively reviewing the long-term direction of all Council services.	100%
2.07	Access and Inclusion Plan	Council Plan Initiative	The Access and Inclusion Plan aims to improve access to community participation, employment and social activities, increase awareness and access to the built environment. A focus this year was advocating for improved access and equity for Aboriginal people with disabilities and their carers.	100%

	Activity	Derived from	Summary	% of target met
2.08	Positive Ageing Strategy	Annual Plan Action	The River of Life: Positive Ageing Strategy responds to opportunities and the challenges of an ageing population in Yarra. It aims to improve opportunities for older residents to participate in the community and remain active and independent. Current focus includes the LGBTIQ I Plan to support inclusive practice within Aged and Disability services.	100%
2.09	National Home Care and Disability Care reforms	Annual Plan Action	The national aged and disability care reforms have significant implications for how Yarra residents are supported into the future. Council has focussed on training staff, working with local agencies, supporting eligible residents, and advocating for special needs groups.	100%

	Activity	Derived from	Summary	% of target met
2.10	Communities that Care	Annual Plan Action	Communities That Care aims to build capacity within communities to improve the healthy development of children and young people. The priority areas are: • reduce alcohol and drug use • strengthen family relationships • improve personal resilience of middle years young people.	100%

	Activity	Derived from	Summary	% of target met
2.11	Socio-economic and social justice advocacy	Council Plan Initiative	Advocacy is a focus of key strategies including the Aboriginal Partnerships Plan, Multicultural Partnerships Plan, Access and Inclusion Plan, as well as the portfolio areas of homelessness, social and affordable housing, Neighbourhood Houses and community safety. Key activities in this area include: • staff training and advocacy on responding to primary homelessness • building partnerships with service providers to the Aboriginal community in Yarra • advocacy around the implementation of harm reduction strategies and issues arising from injecting drug use.	100%
2.12	Richmond High School advocacy	Annual Plan Action	Where feasible Council has ensured community needs are considered in the planning of the new school in the Richmond Town Hall precinct. This has included having a representative on the New School Planning Group and discussing traffic and parking	100%

	Activity	Derived from	Summary	% of target met
			implications with Department of Education and Training.	

Strategic indicators (measures of success)

Of the seven Strategic Indicators, six (86%) were met or exceeded.

Number of submissions made to the state government and the federal Government on Yarra's diverse socio-economic profile.

The Strategic Advocacy Framework guides the advocacy efforts of Yarra City Council and is a key priority of the 2013–17 Council Plan. This Framework, a first for Yarra, outlines Council's strategic advocacy priorities in a planned, coordinated and resourced approach to facilitate action and results. These priorities have been identified through a process of evidence-based research and benchmarking, consultation with the community and the Council Plan 2013–17.

A number of submissions have been made this year including to the review of The *Liquor Control Reform Act 1998* (Department of Justice and Regulation), Plan Melbourne Refresh (Department of Environment, Land, Water and Planning), correspondence to the Commonwealth Attorney General in support of ongoing funding for community legal centres locally, and response to Department of Health and Human Services Rough Sleeping in Victoria Situation Appraisal.

There is no target for this indicator.

Number of new strategies and plans that consider disability access and inclusion.

All key strategies developed in 2016/17 gave consideration to access and inclusion through consultation with Council's Disability Advisory Committee or liaison with the Disability Access and Inclusion Officer.

Community infrastructure plans developed for all neighbourhoods.

Five Community Infrastructure Neighbourhood Plans have been completed, and will be presented to Council in the first quarter 2017/18.

There was no target for this indicator.

Volunteering Strategy adopted by Council

This Strategic Indicator was effectively deferred by Council resolution on Tuesday 7 June 2016.

Service review framework adopted by Council.

The service review framework was adopted by Council during 2014/15.

Number of service areas reviewed in accordance with the service review framework each year.

The target of eight reviews has not yet been achieved. An evaluation of the Service Review program has been commenced to identify achievements to date and issues relating to program implementation. The evaluation will provide recommendations on future program delivery.

Progress is as follows:

- Aged and Disability Services completed a service review.

- Family, Youth and Children's Services service review and related projects will be presented to Executive and Council in the first quarter of 2017/18.
- Statutory Planning presented preliminary findings and recommendations to Executive and a Councillors' Briefing.
- Recreation and Open Space commenced scoping their service review and developed a project plan, which will be presented to Executive in the first quarter of 2017/18.

Achievement against actions and targets in Asset Management Plans

Council's result of 92.5% exceeded its target of 85%.

Highlights:

- A municipal-wide audit of Council's street trees and streetscape plantings was completed.
- The Open Space Asset Management Plan is in draft form.
- The Buildings Asset Management Plan is undergoing final review.
- The revision of Road Asset and Drainage Maintenance Plans has been finalised.
- The Fleet Management Unit is trialling lease arrangements for passenger vehicles.

Service Performance Indicators

Service Indicator Measure	2014/15 Result	2015/16 Result	2016/17 Result	Commentary[1]
Aquatic facilities				
Satisfaction User satisfaction with aquatic facilities (User satisfaction with how council has performed on provision of aquatic facilities)	80.7	81.80	84.2	This continues to be a solid result within acceptable tolerances.
Service standard Health inspections of aquatic facilities (Number of authorised officer inspections of	2.00	3.00	4.33	Additional inspections were carried out on spa pools.

[1] Commentary only required where a result falls outside a certain range or material variation threshold.

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Service Indicator Measure	2014/15 Result	2015/16 Result	2016/17 Result	Commentary[1]
Council aquatic facilities/Number of Council aquatic facilities)				
Health and Safety Reportable safety incidents at aquatic facilities (Number of WorkSafe reportable aquatic facility safety incidents)	0	1.00	0	
Service cost Cost of indoor aquatic facilities (Direct cost of indoor aquatic facilities less income received/Number of visits to indoor aquatic facilities)	$1.14	$1.18	$0.49	Significantly improved revenue, and to a lesser extent reduced expenditure, has reduced the cost per visit for 2016/17 compared to previous years.

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Service Indicator Measure	2014/15 Result	2015/16 Result	2016/17 Result	Commentary[1]
Service cost Cost of outdoor aquatic facilities (Direct cost of outdoor aquatic facilities less income received/Number of visits to outdoor aquatic facilities)	$0.00	$0.00	$0.00	All City of Yarra pools are defined as indoor pools under the LGPRF guidelines
Utilisation Utilisation of aquatic facilities (Number of visits to aquatic facilities/Municipal population)	11.8	11.63	11.96	This continues to be a strong result and reflects significantly higher than average utilisation compared to the all Council's average result.
Home and Community Care (HACC)				
Timeliness Time taken to commence the	27.32	33.72	NA	Reporting on HACC ceased on one July 2016 due to the introduction of the federal government's NDIS and CHSP programs.

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Service Indicator Measure	2014/15 Result	2015/16 Result	2016/17 Result	Commentary[1]
HACC service (Number of days between the referral of a new client and the commencement of HACC NAservice/Number of new clients who have received a HACC service)				
Service standard Compliance with community care common standards (Number of Community Care Common Standards expected outcomes met/Number of expected outcomes under the Community Care Common Standards) x100	83.33%	83.33%	NA	Reporting on HACC ceased on one July 2016 due to the introduction of the federal government's NDIS and CHSP programs.

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Service Indicator Measure	2014/15 Result	2015/16 Result	2016/17 Result	Commentary[1]
Service cost Cost of domestic care service (Cost of the domestic care service/ Hours of domestic care service delivered)	$0.00	$65.34	NA	Reporting on HACC ceased on one July 2016 due to the introduction of the federal government's NDIS and CHSP programs.
Service cost Cost of personal care service (Cost of the domestic care service/ Hours of personal care service delivered)	$0.00	$65.34	NA	Reporting on HACC ceased on one July 2016 due to the introduction of the federal government's NDIS and CHSP programs.
Service cost Cost of respite care service (Cost of the domestic care service/ Hours of respite care service delivered)	$0.00	$65.34	NA	Reporting on HACC ceased on one July 2016 due to the introduction of the federal government's NDIS and CHSP programs.

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Service Indicator Measure	2014/15 Result	2015/16 Result	2016/17 Result	Commentary[1]
Participation Participation in HACC service (Number of people that received a HACC service/Municipal target population for HACC services) x100	16.00%	13.44%	NA	Reporting on HACC ceased on one July 2016 due to the introduction of the federal government's NDIS and CHSP programs.
Participation Participation in HACC service by CALD people (Number of CALD people who receive a HACC service/Municipal target population in relation to CALD people for HACC services) x100	13.00%	10.24%	NA	Reporting on HACC ceased on one July 2016 due to the introduction of the federal government's NDIS and CHSP programs.
Maternal and Child Health (MCH)				

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Service Indicator Measure	2014/15 Result	2015/16 Result	2016/17 Result	Commentary[1]
Satisfaction Participation in first MCH home visit (Number of first MCH home visits/Number of birth notifications received) x100	102.00%	102.72%	93.20%	Overall increase in service delivery hours offered through the service. Proportional decrease in first time participation due to a number of factors, including population increase, population migration and data management changes.
Service standard Infant enrolments in the MCH service (Number of infants enrolled in the MCH service (from birth notifications received)/Number of birth notifications received) x100	100.00%	97.00%	101.85%	This continues to be a solid result within acceptable tolerances.
Service cost Cost of MCH service (Cost of the MCH service/	$0.00	$90.71	$84.55	While Council's financial investment in the service has increased in 2016/17, the service has proportionally delivered more service

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Service Indicator Measure	2014/15 Result	2015/16 Result	2016/17 Result	Commentary[1]
Hours worked by MCH nurses)				hours compared to previous years, due to higher demand resulting in a reduced average cost for 2016/17.
Participation Participation in the MCH service (Number of children who attend the MCH service at least once (in the year)/Number of children enrolled in the MCH service) x100	83.00%	79.82%	79.38	Demand for service delivery has increased as the Yarra population continues to grow. Actual number of service hours has increased, but proportion of the population participating has reduced slightly.

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Service Indicator Measure	2014/15 Result	2015/16 Result	2016/17 Result	Commentary[1]
Participation Participation in the MCH service by Aboriginal children (Number of Aboriginal children who attend the MCH service at least once (in the year) /Number of Aboriginal children enrolled in the MCH service) x100	74.00%	59.72%	63.41%	Increase in overall demand compared to 2015/16 due to minor variations in the Yarra Aboriginal and Torres Strait Islander population and participation rates in the Victorian Aboriginal Health Service
Libraries				
Utilisation Library collection usage (Number of library collection item loans/Number of library collection items)	4.00	4.46	4.30	Temporary closure of Richmond library for refurbishments and closure of North Fitzroy library for the opening of the new Bargoonga Nganjin North Fitzroy Library during 2016/17 had an impact on number of loans which in turn affected the library collection usage

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Service Indicator Measure	2014/15 Result	2015/16 Result	2016/17 Result	Commentary[1]
				compared to the previous year, it remains a positive trend over the three year reporting period.
Resource standard Standard of library collection (Number of library collection items purchased in the last 5 years/Number of library collection items) x100	90%	99.14%	67.67%	The 2017 result is higher than the 2016 average for all Council's (63%) but lower than that for similar Council's (73%) in 2016. The 2015 and 2016 result recorded the percentage of stock purchased in the last five years that remained in circulation and did not include shelf stock over 5 years old. The 2017 calculation now refers to the total collection.

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Service Indicator Measure	2014/15 Result	2015/16 Result	2016/17 Result	Commentary[1]
Service cost Cost of library service (Direct cost to Council of the library service/Number of visits)	$8.25	$9.53	$8.70	Significant savings were achieved in the operational budget 2016/17 due to improved efficiencies and savings due to staff vacancies.
Participation Active library members (Number of active library members/Municipal population) x100	18.94%	17.39%	17.82%	This continues to be a solid result within acceptable tolerances.

Strategic Objective 3 – Making Yarra more liveable

Maintaining Yarra's valued qualities whilst the city continues to grow – in terms of residents, workers and visitors – will occupy more of our attention. Mediating conflicting needs (including parking, travel, recreation, social and environmental needs) will require considered community engagement and creative innovative solutions.

Strategies

The following strategies guide Council's work in this area:

1. Manage competing demands for use of public and green open space.
2. Continue to identify opportunities to convert road spaces and laneways for parks or improved pedestrian spaces.
3. Increase amount of public and open space in areas with least access, in accordance with the Open Space Strategy.
4. Advocate to protect green and open spaces on Yarra's public housing estates.
5. Upgrade and refresh Leisure Centres, sports and recreation facilities and grounds to meet growing demands.
6. Seek to achieve more communal private open space within large developments.
7. Increase cycling through improved access and infrastructure.
8. Increase pedestrian activity and safety through improved access and infrastructure. This needs to include improved access for mobility aid devices.
9. Advocate for public transport improvements.
10. Continue to implement Council's Local Area Traffic Management Study (LATMS) program.

11. Manage competing parking needs of residents, business and visitors.
12. Manage change in Yarra's built form and activity centres through community engagement, land use planning and appropriate structure planning processes.
13. Protect Council assets through effective proactive construction management.
14. Improve disability access to community amenities and built environment.

Services

The following services have primary responsibility for delivering Strategic Objective 3:

Compliance and Parking Services
Implements statutory health protection and compliance services to maximise safety and harmony in the city. Manages the limited parking available to ensure safety of all road users and balance the needs of residents, visitors, businesses and community facilities in a fair and equitable manner.

Statutory Planning
Makes sound judgements about the use and development of land, which gives effect to state and local planning policies. Decisions are based on clear procedures, appropriate public participation and coordination with other branches of Council.

Construction Management
Ensures that developments have minimum impact on the amenity of residents, businesses and Council infrastructure.

Traffic and Special Projects
Maintains and enhances Yarra's traffic infrastructure to ensure a safe, efficient and sustainable traffic environment.

Engineering and Asset Management
Provides policy, strategy and procedures that produce an integrated and multidisciplinary approach to asset management.

Recreation and Open Space
Manages and enhances public open spaces, including parks, gardens, facilities, trees and streetscapes. Manages and provides accessible recreation opportunities.

Highlight activities

- The PayStay parking app has superseded the previous pay by phone option. This offers drivers more flexibility as they pay only for the time they spend in the parking bay, and more convenience as it is also used in the neighbouring Melbourne City Council area.
- Results from the Benchmark Park User Satisfaction Survey identified an overall satisfaction with Yarra's parks of 8.4 out of 10, which was second highest among the 18 participating councils.
- Yarra's Licensed Premises Planning Scheme amendment was put on exhibition. This is an action arising out of the Night Time Economy Strategy and the Health Plan that will help us better manage the location, size, operation and hours of licensed venues and will also provide greater clarity about where new venues are allowed to be established.

Activities

Of the 13 Activities within this Strategic Objective, eight (62%) are complete or on-track.

	Activity	Derived from	Summary	% of target met
3.01	Strategic land acquisition report	Council Plan Initiative	The report seeking Council authorisation to proceed with land acquisition for the purposes of creating new public open space is underway. A market valuation for two parcels of land has been received and further due diligence on one of those parcels has commenced.	20%
3.02	New parks	Annual Plan Action	The proposal for a new park at Charles and Mollison Streets, Abbotsford by way of a road discontinuance is now in the detailed design stage. Construction of the project is expected to be delivered across the next two financial years.	90%
3.03	Installation of sports lights at Kevin Bartlett Reserve	Annual Plan Action	Lights at the two soccer fields at this reserve have been installed to increase the capacity for training on these pitches.	100%
3.04	Shared pathway at	Annual Plan	The path removes a steep descent/climb addressing a	95%

	Activity	Derived from	Summary	% of target met
	Coulson Reserve	Action	significant risk identified in the Merri Creek Trail Review. Construction is underway on the main structure and will be complete in the first quarter of 2017/18.	
3.05	Bicycle Advocacy	Council Plan Initiative	Council continues to advocate for bicycle infrastructure as part of any state funded road projects in Yarra, and improved bicycle route connections across municipal borders.	100%
3.06	Public transport advocacy	Council Plan Initiative	Advocacy included a focus on improved outcomes for Yarra residents on the Hoddle Street project and improved public transport across Chandler Highway. Public Transport Victoria has delayed the Brunswick Street tram route project.	90%
3.07	Wellington Street bicycle lane	Annual Plan Action	The design and the associated engineering specification is nearly complete and will be finalised by the end of October.	60%

	Activity	Derived from	Summary	% of target met
3.08	New parking technology	Council Plan Initiative	Installation of Pay Stay mobile phone payment option and rollout of new ticket system are complete. Installation of parking sensors is underway with 2000 (50%) sensors already installed.	75%
3.09	Traffic management initiatives	Annual Plan Action	Council undertakes Local Area Traffic Management Studies to identify traffic calming measures and safety improvements. Focus this year was on Rose Street Fitzroy, Gold Street Collingwood, and Station Street North Carlton.	%100
3.10	Advocacy on growth and change within Yarra	Council Plan Initiative	Advocacy continues with the Department of Environment Land Water and Planning as well as the local member of parliament regarding the need for greater planning certainty in local planning scheme in order to manage the rate of growth that is occurring. The recent Victorian Auditor General's review of the planning system was another opportunity to advocate for improvements to the legal and operational aspects of the Victorian	100%

	Activity	Derived from	Summary	% of target met
			Planning Provisions.	
3.11	Urban growth management	Council Plan Initiative	This year's initiatives include a draft Economic and Employment Strategy (which is complete), a draft Housing Strategy (which has commenced) and planning scheme amendments for Swan Street and Johnston Street (which are well underway).	75%
3.12	Yarra Activity Centre Built Form review	Council Plan Initiative	This analysis of the built form of all Yarra activity centres will be the basis for preparing urban design guidelines and planning height controls that can be introduced in to the Yarra Planning Scheme.	72%
3.13	Licensed Premises Policy update	Annual Plan Action	The update of the Licensed Premises Policy is an action arising out of the Night Time Economy Strategy and the Health Plan. It relates to amending and updating the licensed premises policy in the Planning Scheme.	97%

Strategic Indicators (measures of success)

Of the 11 Strategic Indicators, eight (73%) were met or exceeded.

Number of new parks planned and constructed

The target of one park was not met, however a proposed new park at Charles and Mollison Streets, Abbotsford, is in the detailed design stage, with construction expected to be delivered across the next two financial years.

Completion of bicycle and pedestrian assets in accordance with the adopted capital works program

Council completed 95% of bicycle and pedestrian assets works, exceeding its target of 85%.

Number of LATMS (local area traffic management studies) precinct plans designed and constructed per annum

Works designed to calm traffic and enhance safety were finalised in Fitzroy and Collingwood, meeting the target of two.

Updated Parking Strategy endorsed by Council

Council fulfilled the requirements of this Strategic Indicator when it adopted its Parking Management Strategy 2013–15 in November 2013.

Effective metrics and measures established to monitor rate of growth and change in Yarra

Additional work has occurred to improve the spatial analysis available using Council's Geographic Information System and Department of Environment, Land, Water and Planning's housing development data. This indicator achieved a 90% result.

Completion of the Yarra Planning Scheme review and preparation of a revised Planning Scheme

The review has been completed and specific policies are being reviewed and redrafted. The need for additional strategic studies has caused a delay in

drafting policy, but these studies are a prerequisite for developing final draft planning policy content. This indicator achieved a result of 85%.

Increased use of disability access audits for Council facilities

- Set up Council's Panel of Accredited Disability Access Consultants:
  Establishment of a specific panel of access consultants is no longer necessary given that accredited access consultants are now required to focus on Universal Design rather than minimum accessibility compliance.

- All redevelopments of Council facilities and capital works identified in the Annual Plan demonstrate the use of panel consultants at all phases from design to completion:
  All capital works projects engaged accredited accessibility consultants at both the planning and construction stages, achieving a 100% result for this indicator.

Monitor and improve turnaround times of planning applications and appeal rates

- Fast track:
  All 188 VicSmart applications were determined within 10 days, meeting the target of 100%.
- Simple:
  A total of 762 Simple Applications were determined. Of these, 497 were determined within 60 days equating to 65%, which exceeds the target of 60%.
- Failure to determine appeals:
  Yarra aimed to ensure that no more than 10% of applications lodges with Victorian Civil and Administrative Tribunal related to 'failure to determine' on the part of Council. Due to the volume and complexity of applications Council fell slightly short of its target, recording a result of 17%.

Service Performance Indicators

Service Indicator Measure	2014/15 Result	2015/16 Result	2016/17 Result	Commentary[2]
Animal management				
Timeliness Time taken to action animal management requests (Number of days between receipt and first response action for all animal management requests/Number of animal management requests)	2.72	2.06	2.46	The time to action requests remains under 3 days and is within acceptable parameters.
Service standard Animals reclaimed	64.00%	72.85%	55.49%	The 2016/17 result includes feral and diseased animals captured or surrendered

[2] Commentary only required where a result falls outside a certain range or material variation threshold.

Service Indicator Measure	2014/15 Result	2015/16 Result	2016/17 Result	Commentary[2]
(Number of animals reclaimed/ Number of animals collected) x100				to the pound service. These animals cannot be reclaimed and were not included in previous years figures reducing the 2016/17 result.
Service cost Cost of animal management service (Direct cost of the animal management service/Number of registered animals)	$44.24	$40.11	$51.98	Staff costs have increased in 2016/17 to include an additional enforcement and education resource
Health and safety Animal management prosecutions (Number of successful animal management prosecutions)	4.00	5.00	11.00	Council has increased its patrol activity in 2016/17 compared to previous years including follow-up of alleged dog attacks where the owner could not originally be identified resulting in an increase in prosecutions.

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Service Indicator Measure	2014/15 Result	2015/16 Result	2016/17 Result	Commentary[2]
Food safety				
Timeliness Time taken to action food complaints (Number of days between receipt and first response action for all food complaints/Number of food complaints)	1.23	1.42	1.88	From 1 July 2016, Time taken to action food complaints has been reported by calendar year. Previously this indicator was reported by financial year. This has been implemented to better align reporting with the Department of Health and Human Services. This may result in some variances year on year. Time taken to action food complaints remains within 2 days.
Service standard Food safety assessments (Number of registered class 1 food premises and class 2 food premises that receive an	100.00%	98.15%	99.83%	This continues to be a solid result within acceptable tolerances.

Service Indicator Measure	2014/15 Result	2015/16 Result	2016/17 Result	Commentary[2]
annual food safety assessment in accordance with the *Food Act 1984*/Number of registered class 1 food premises and class 2 food premises that require an annual food safety assessment in accordance with the *Food Act 1984*) x100				
Service cost Cost of food safety service (Direct cost of the food safety service / Number of food premises registered or notified in accordance with the *Food Act 1984*)	$426.06	$407.79	$356.34	The reduction in costs in 2016/17 compared to previous years is due to operational efficiencies.
Health and safety Critical and major non-compliance notifications	99.00%	100.00%	100.00%	From 1 July 2016, 'Critical and major non-compliance outcome notifications' will be reported by calendar year. Previously this

Service Indicator Measure	2014/15 Result	2015/16 Result	2016/17 Result	Commentary[2]
(Number of critical non-compliance notifications and major non-compliance notifications about a food premises followed up/Number of critical non-compliance notifications and major non-compliance notifications about a food premises) x100				indicator was reported by financial year. This has been implemented to better align reporting with the Department of Health and Human Services. This may result in some variances year on year.
Roads				
Satisfaction of use Sealed local road requests (Number of sealed local road requests/Kilometres of sealed local roads) x100	81.02	96.75	107.49	Slight increase in requests compared to previous years, in 2017 Council introduced a new web portal allowing the community to lodge requests directly into Council's system.
Condition	98.00%	98.39%	98.75%	This continues to be a solid result within acceptable tolerances.

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Service Indicator Measure	2014/15 Result	2015/16 Result	2016/17 Result	Commentary[2]
Sealed local roads below the intervention level (Number of kilometres of sealed local roads below the renewal intervention level set by Council/Kilometres of sealed local roads) x100				
Service cost Cost of sealed local road reconstruction (Direct cost of sealed local road reconstruction/Square metres of sealed local roads reconstructed)	$216.07	$265.71	$247.35	The vast majority of sealed road reconstructions in Yarra involve reconstruction of bluestone laneways. Councils Road Materials Policy stipulates that all laneways in heritage overlay areas are to be constructed in bluestones, which significantly increases costs.
Service cost Cost of sealed local road resealing (Direct cost of sealed local road	$36.93	$36.22	$30.87	Cost reductions were achieved through economies of scale on a number of large resealing projects.

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Service Indicator Measure	2014/15 Result	2015/16 Result	2016/17 Result	Commentary[2]
resealing/Square metres of sealed local roads resealed)				
Satisfaction Satisfaction with sealed local roads (Community satisfaction rating out of 100 with how council has performed on the condition of sealed local roads)	72.40	73.30	72.30	Result from the Annual Customer Satisfaction Survey. This continues to be a solid result within acceptable tolerances.
Statutory planning				
Timeliness Time taken to decide planning applications (The median number of days between receipt of	106.00	117.00	118.00	The Yarra Planning Scheme is complex and the level of rigour of analysis required for applications is high. The indicator is measuring all applications (from minor to

Service Indicator Measure	2014/15 Result	2015/16 Result	2016/17 Result	Commentary[2]
a planning application and a decision on the application)				very major) and is recording a 'median' turnaround time (this statistic is also irrespective of whether or not the 'statutory clock' has stopped because of Further information requests of the applicant). NB. The office charts turnaround times for 4 types of applications for monthly review.
Service standard Planning applications decided within 60 days (Number of planning application decisions made within 60 days/ Number of planning application decisions made) x100	51.00%	43.61%	54.44%	From 1 July 2016 this indicator will be updated to include VicSmart planning applications, which should be assessed within 10 days. This may result in some variances year on year.

Attachment 1 - Annual Report 2016-17 for Council Meeting

Service Indicator Measure	2014/15 Result	2015/16 Result	2016/17 Result	Commentary[2]
Service cost Cost of statutory planning service (Direct cost of the statutory planning service/Number of planning applications received)	$2496.15	$3047.50	$3332.87	While the overall cost of delivering planning services in 2017 was relatively comparable with the 2016 figures, the number of applications received were lower therefore the average cost is higher.
Decision-making Council planning decisions upheld at VCAT (Number of VCAT decisions that did not set aside council's decision in relation to a planning application/Number of VCAT decisions in relation to planning applications) x100	87.00%	78.69%	74.07%	The number of Council decisions upheld by VCAT was lower in 2016/17 compared to previous years, this variance up or down will continue until Council has embedded clear policy within the planning scheme to direct growth. This work is currently being undertaken but won't be incorporated into the planning scheme for another 12 – 18 months.

Strategic Objective 4 – Ensuring a sustainable Yarra

Reducing Yarra's environmental footprint is critical. Council has established a goal of a carbon neutral Yarra by 2020. Other aims include reducing waste going to landfill, increasing renewable energy use, improving biodiversity and increasing local food production, as well as greater use of locally collected rainwater to reduce storm water runoff and dependency on Melbourne's water catchments.

In November 2012 Yarra became the first Victorian Council to be certified carbon neutral. This reflects our commitment to reducing the city's environmental footprint – the resources we use to live – by reducing its reliance on potable water and energy, as well as reducing waste going to landfill. In 2011 Yarra was named as the Sustainable City of the Year, acknowledging the wide range of programs working to make Yarra more sustainable.

Strategies

The following strategies guide Council's work in this area:

1. Develop and renew Council's key environmental strategies.
2. Initiate and implement strategies to reduce Council's carbon emissions and energy use.
3. Support the community to reduce greenhouse gas emissions.
4. Increase implementation of water-sensitive urban design.
5. Encourage urban agriculture.
6. Initiate and implement strategies to reduce Council's potable water consumption.
7. Initiate and implement strategies to reduce waste to landfill in Yarra.

8. Advocate to state and federal governments on their responsibility to achieve a sustainable Yarra.

Services

The following services have primary responsibility for delivering Strategic Objective 3:

Sustainability and Strategic Transport
Uses cutting edge solutions to maintain Yarra's status as a leader in the field of environmentally responsible practices. This includes support and promotion of cycling and walking, along with management of Council's energy and water use.

Building Assets
Maintains and manages Council's building assets.

City Works
Manages and maintains Council's road and footpath infrastructure, along with its fleet, plant and equipment. Oversees all waste services and waste minimisation activities.

Highlight activities

- Yarra was named 2016 Sustainable City of the Year at the Keep Victoria Beautiful Awards. Yarra also won three out of eight category awards including the Community Action and Leadership Award for our Roads to Parks program, which has created five new parks in place of roads and carparks since 2009.
- Yarra entered into a new waste services contract, which includes weekly domestic garbage and recycling collection, housing estate refuse collection and community education, litter bin clearance and maintenance, recyclables acceptance and sorting, festivals and events, and at-call green waste collection.

- Yarra entered into a new four-year funding agreement with the Yarra Energy Foundation, an independent organisation that helps residents and businesses in Yarra take practical steps towards reducing carbon emissions.

Activities

Of the five Activities within this Strategic Objective, three (60%) are complete or on-track.

	Activity	Derived from	Summary	% of target met
4.01	Urban Wildlife Management Plan	Council Plan Initiative	The review of the Urban Wildlife Plan was put on hold until the completion of the Biodiversity Health Survey, which was completed early in 2017.	10%
4.02	Urban Forest Strategy	Council Plan Initiative	This strategy will provide broad directions and key principles for the delivery of urban greening initiatives with a particular focus on reducing the impact of the urban heat island effect.	90%
4.03	Yarra Energy Foundation	Council Plan Initiative	The Yarra Energy Foundation, an independent organisation that helps residents and businesses take practical steps towards	100%

	Activity	Derived from	Summary	% of target met
			reducing carbon emissions, was officially launched in 2011. Council provides funding to support the Foundation.	
4.04	Adaptive Assets Program	Annual Plan Action	The contract for new solar and/or replacement battery installation has been awarded to the successful tenderer and installation has commenced.	80%
4.05	Implementation of new waste management contract	Council Plan Initiative	The new Waste Services contract has commenced.	100%

Strategic Indicators (measures of success)

Of the seven Strategic Indicators, five (71%) were met or exceeded

Targets in the new Environment Strategy met for the following measures

- Reduction in Council's energy use:
  Council's organisational greenhouse gas emissions have further reduced, and are now 40% down on the baseline. This is a very strong result, however the target of 55% has not been met.
- Reduction in community emissions:
  Council is working with the Yarra Energy Foundation to assist the community in achieving zero net emissions by 2020. The Foundation is

responsible for reporting on progress towards this goal. There is no target for this indicator.

- Reduction in Council's potable water use:
  This target was not met due to an increased demand for irrigation of open space and no alternative water or stormwater harvesting projects constructed in 2016/17. We are improving our irrigation methods with the installation of flow meters on all irrigated sports ovals and testing moisture sensors in parks. However we are also increasing the number of areas we irrigate as the long-term environmental effects of not watering are outweighing the short-term water saving.
- Council's energy needs generated from renewable and low-carbon local energy sources:
  Council continued to meet the target of 25%.

Council's carbon neutral status (zero net emissions) for Council operations retained

Yarra remains a certified carbon neutral organisation.

Stormwater and Drainage Asset Management Plans completed

The draft Drainage Asset Management Plan, which will ensure that Yarra's 170 kilometres of drainage assets are maintained and renewed, is in the final stage of review. This indicator is on track with a result of 96%.

Waste per household going to landfill reduced in accordance with the new Waste Management Strategy 2014–20

The total waste generated for kerbside services was 15,680 tonnes, a decrease of 98 tonnes per annum, which is a drop from 3.44 kilograms of waste-to-landfill per person per week to 3.36 kilograms per person per week.

Service Performance Indicators

Service Indicator Measure	2014/15 Result	2015/16 Result	2016/17 Result	Commentary[3]
Waste collection				
Satisfaction Kerbside bin collection requests (Number of kerbside garbage and recycling bin collection requests/Number of kerbside bin collection households) x1000	81.70	57.62	62.19	The new waste collection contracts commenced on 1st July 2016. The collection runs for the new contract were different to the previous contract resulting in an increase in calls to lodge a collection request from residents while the contractor was still collecting.
Service standard	1.27	1.05	3.68	The new kerbside collection contract commenced on 1st July 2016, introducing

[3] Commentary only required where a result falls outside a certain range or material variation threshold.

Kerbside collection bins missed (Number of kerbside garbage and recycling collection bins missed/Number of scheduled kerbside garbage and recycling collection bin lifts) x10,000				changes to the previous collection schedule. Residents were informed of the new collection schedule and time however during the contract transition quarter from 1st July 2016 to 30th September 2017 the number of reported missed collections was unusually high (470). The high number of reported missed collections during the contract transition quarter has inflated the 2016/17 results.
Service cost Cost of kerbside garbage bin collection service (Direct cost of the kerbside garbage bin collection service/Number of kerbside garbage collection bins)	$98.19	$98.56	$115.95	The new waste collection contracts commenced on 1st July 2016. Council entered into a rigorous tendering process to arrive at the best competitive market price for the service.
Service cost	$50.43	$49.81	$71.09	The new waste collection contracts commenced on 1st July 2016. Council entered

Cost of kerbside recyclables collection service (Direct cost of the kerbside recyclables bin collection service/Number of kerbside recyclables collection bins)				into a rigorous tendering process to arrive at the best competitive market price for the service.
Waste diversion Kerbside collection waste diverted from landfill (Weight of recyclables and green organics collected from kerbside bins/Weight of garbage, recyclables and green organics collected from kerbside bins) x100	37.00%	38.52%	37.36	Council continues to promote environmental sustainability and the benefits of recycling. This measurement is based on the behaviour of residents, the continuous increase in Multi Unit Developments (MUD's) within Yarra impacts on this number as recycling behaviour in MUD's appears to be different to that of single dwellings.

Strategic Objective 5 – Leading local government

A changing and divergent community requires an agile and responsive organisation. To ensure that the community receives the right kind of support, Council continuously reviews and enhances its services.

Strategies

The following strategies guide Council's work in this area:

1. Align vision, values and organisational culture.
2. Encourage and support a workforce that reflects our community's diversity.
3. Enhance internal systems and processes, and their integration, to improve community service delivery and governance support.
4. Build Council's emergency management and recovery response.
5. Build community engagement to inform Council's policy development and decision-making.
6. Enhance access to Council information and services, including wider use of digital media.
7. Seek to achieve best practice standards, measured by benchmarking all services.
8. Enhance procurement and contract management practice to extract better value for money.
9. Enhance productivity and business support, and reduce risk for critical business processes.

Services

The following services have primary responsibility for delivering Strategic Objective 5:

Advocacy and Engagement
Provides a consistent strategic approach to communications and issues management, as well as advocacy, media relations, publications, digital communications, customer service and civic events. Enhances cross organisational collaboration and responsiveness.

CEO Office
Organises council meetings business, facilitates legal advice, provides a range of professional services to internal and external clients, with an emphasis on governance-related issues including compliance, regulation, transparency and probity.

People, Culture and Community
Promotes accountability, competency, effectiveness and wellbeing as a shared responsibility of the organisation and its people. Supports community development in Yarra.

Finance
Ensures Council remains financially sustainable and well positioned to deliver quality services to the community into the future. Provides financial accounting, management accounting, revenue management, valuations and payroll services to the organisation.

Corporate Performance
Ensures services and projects are strategically aligned, deliver value for money and are accountable to staff, Councillors and the community.

Risk Audit and Procurement
Ensures policies and procedures are in place to manage risk and engender confidence in Council's corporate governance. Is responsible for oversight of the Internal Audit Program and provides the Secretariat function for Council's

Audit Committee.

Innovation and Information Services

Provides customer service and technical support to optimise business systems, processes and quality of information. Fosters continuous improvement across all operations and ensures the adoption of consistent and effective project management practices.

Highlight activities

- Yarra's customer service platform has broadened with our customer service team now able to engage with residents and ratepayers through Twitter and Facebook.
- Councillor planning workshops were held as part of the 2017/18 Annual Planning Process. Community engagement results were presented to Council for consideration in development of the new four-year Council Plan and Budget.

Activities

All eight Activities within this Strategic Objective are complete or on-track.

	Activity	Derived from	Summary	% of target met
5.01	Organisational Development Strategy	Council Plan Initiative	The strategy has been adopted and implementation has commenced.	100%
5.02	Continuous Quality	Council Plan	A Continuous Quality Improvement framework is being trialled for	%100

	Activity	Derived from	Summary	% of target met
	Improvement Program	Initiative	branches undertaking a Service Review to make systems and processes more efficient and effective.	
5.03	Project Management Framework	Council Plan Initiative	Council will continue to implement its Project Management Framework to ensure a consistent methodology is applied to managing projects with a key objective of providing best value to the community.	90%
5.04	Executive and Council strategic planning sessions	Council Plan Initiative	Councillor planning sessions were held as part of the 2017/18 Annual Planning Process. Community engagement results were presented to Council for consideration in the new four-year Council Plan.	100%
5.05	Capital works program	Annual Plan Action	The capital works program ensures facilities and infrastructure continue to meet community and Council needs. This year 295 projects were completed.	95%
5.06	Council election 2016 and Councillor induction	Annual Plan Action	Council election in October 2016 resulted in the election of nine Councillors for the 2016–20 Council term.	

	Activity	Derived from	Summary	% of target met
5.07	Development of the new Council Plan	Annual Plan Action	Councillors, members of the executive team and senior staff participated in a number of workshops to review feedback from the community engagement sessions and develop the strategic directions and key initiatives to form the proposed Council Plan 2017–21. Adoption of the new Council Plan was held over until 1 August to enable consideration of an alternative budget model.	95%
5.08	Government relations	Annual Plan Action	A key action in Yarra's Strategic Advocacy Framework is to advocate for improved state and federal funding to local government. Key advocacy projects this year included Richmond Secondary College, Regional Sports Facility, affordable housing and Pride Centre.	

Strategic Indicators (measures of success)

Of the nine Strategic Indicators, nine (100%) were met or exceeded.

Agreed project management principles implemented

Agreed project management principles have been implemented and a Project Management Office has been established to promote development of project management capability and culture in the organisation and provide a project assurance role to key projects. This indicator achieved a 100% result.

Council adoption of Strategic Advocacy Framework

Council adopted its Strategic Advocacy Framework in December 2013 to ensure that its advocacy efforts were coordinated, consistent and measurable.

Achievement of Customer Guarantee targets

Council no longer reports on the Customer Service Guarantee since the introduction of the state government's Local Government Performance Reporting Framework (LGPRF). Under the LGPRF, Council is required to report on 41 service performance indicators across nine broad service areas as well as a Governance and Management checklist of 24 items.

Overall performance (as measured through the Annual Customer Service Survey)

Council achieved a score of 6.97 out of a possible 10, exceeding its target of 6.79, for overall performance as measured by its Annual Customer Satisfaction Survey. The survey measures community satisfaction with a range of Council services and facilities as well as community sentiment on issues of concern in the municipality.

Successfully obtain funding as a result of strategic advocacy

A key priority of Yarra's Strategic Advocacy Framework is to obtain government competitive grants.

Council received $2.159m in competitive government grants, achieving a 100% result for this indicator.

Implement new/upgraded finance system

Implementation of the new finance system was completed on 30 June 2014.

Council remains high performing against VAGO Financial Sustainability Indicators

Confirmation of Council's performance against the VAGO Financial Sustainability Indicators will not be available until October. Council's preliminary results suggest that it will be on track in relation to these Strategic Indicators. They have therefore been recorded as successful for the purposes of the Annual Report.

Liquidity was 1.5 against a target of 1.5.

Underlying Result was 6.31 against a target of 0.3.

Completion of capital works projects

The adopted 2016/17 Council's capital works program budget was $42.05 million across 310 projects. As at the end of June, there were 295 capital works projects completed (95% of number of budgeted projects), with actual expenditure of $34.27 million (81% of budgeted expenditure). Compared to the adjusted budget of $36.61 million, the result is 94%. The adjusted budget reflects changes to the program throughout the year approved by Executive.

Attachment 1 - Annual Report 2016-17 for Council Meeting

Service Performance Indicators

Service Indicator Measure	2014/15 Result	2015/16 Result	2016/17 Result	Commentary[4]
Governance				
Transparency Council decisions made at meetings closed to the public (Number of Council resolutions made at ordinary or special meetings of Council, or at meetings of a special committee consisting only of Councillors, closed to the public/Number of Council resolutions made at ordinary or special meetings of Council or at meetings of a special committee	13.00%	12.67%	11.29%	Council has actively sought to increase the transparency of decision-making by reducing the number of resolutions made at closed meetings.

[4] Commentary only required where a result falls outside a certain range or material variation threshold.

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Service Indicator Measure	2014/15 Result	2015/16 Result	2016/17 Result	Commentary[4]
consisting only of Councillors) x100				
Consultation and engagement Satisfaction with community consultation and engagement Community satisfaction rating out of 100 with how Council has performed on community consultation and engagement	69.90	69.90	68.50	Result from the Annual Customer Satisfaction Survey. This continues to be a solid result within acceptable tolerances.
Attendance Councillor attendance at council meetings (The sum of the number of Councillors who attended each ordinary and special Council meeting/(Number of ordinary and special Council meetings) x (Number of Councillors elected at the last Council	88.00%	92.06%	93.00%	This continues to ba a solid result within acceptable tolerances

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Service Indicator Measure	2014/15 Result	2015/16 Result	2016/17 Result	Commentary[4]
general election)) x100				
Service cost Cost of governance (Direct cost of the governance service / Number of Councillors elected at the last Council general election)	$52,164.89	$51,908.85	$41,026.22	There was a decrease in Councillor operational expenditure in 2016/17 compared to previous years, attributed in part to reduced expenditure as a result of Council elections and a change in Councils telecommunications contract resulting in reduction in costs.
Satisfaction Satisfaction with council decisions (Community satisfaction rating out of 100 with how council has performed in making decisions in the interest of the community)	65.80	68.60	67.00	Result from the Annual Customer Satisfaction Survey. This continues to be a solid result within acceptable tolerances.

Governance, management and statutory information

The following information is provided in accordance with legislative and other requirements.

Governance and management

Councillor allowances

In accordance with the *Local Government Act 1989*, Yarra pays Councillors allowances in recognition of the long hours and many obligations associated with the office. The allowances are set by the Victorian Government.

These payments help to ensure that the role of Councillor is not restricted to people with significant independent incomes.

Yarra's Mayor receives $76,521.00 plus 9.5% (being the equivalent of the Superannuation Guarantee Levy) for a total of $83,790.50 per annum.

Other Councillors receive $24,730 plus 9.5% (being the equivalent of the Superannuation Guarantee Levy) for a total of $27,079.35 per annum.

Councillor expenses

The *Local Government Act 1989* provides that the Mayor and Councillors are offered appropriate tools and support to enable them to undertake their statutory obligations.

There are substantial time commitments required of Councillors in order for them to properly represent their constituents and perform their significant legal

responsibilities, which often require travel and late hours. To assist Councillors to carry out their duties, municipalities across Victoria provide them with efficient communication equipment and reimburse their official travel and telephone expenses and (where applicable) childcare expenses.

Combined Councillor expenses and allowances in 2016/17 amounted to $325,680

Councillor expenses 2016/17 (incorporates Councillor allowances)

	Travel	Car mileage	Childcare	Information and communication technology	Conference and training	Unclassified (includes allowance)	TOTAL
	($)	($)	($)	($)	($)	($)	($)
Barbour[1]	217	107	-	333	70	9,018	9,745
Bosler[2]	561	-	-	342	303	18,282	19,488
Chen Yi Mei[2]	752	-	-	342	420	18,447	19,961
Colanzi[1]	-	-	-	744	85	27,249	28,078
Coleman	1,190	-	3,915	994	1,509	27,558	35,166
Fristacky	36	-	-	911	1,533	26,875	29,355

Gaylard[1]	-	-	-	973	-	8,807	9,780
Huggins[1]	-	-	-	600	-	8,807	9,407
Jolly	34	-	-	3,232	-	27,621	30,887
McEvoy[2]	279	-	-	351	581	18,251	19,462
Nguyen[2]	610	-	-	361	314	18,251	19,536
Searle[2]	-	-	-	369	110	18,251	18,730
Stone	182	-	-	732	2,402	63,429	66,745
Vlahogiannis[1]	99	-	-	435	-	8,806	9,340

[1] Term ended in October 2016
[2] Term commenced in October 2016

Special Committees

Council did not establish any special committees under section 86 of the *Local Government Act 1989*.

Governance and management checklist

The following are the results of Yarra's assessment against the prescribed governance and management checklist.

Attachment 1 - Annual Report 2016-17 for Council Meeting

GOVERNANCE AND MANAGEMENT CHECKLIST

	Governance and Management Items	Assessment
1	Community engagement policy (policy outlining Council's commitment to engaging with the community on matters of public interest)	Policy 24/06/2014
2	Community engagement guidelines (guidelines to assist staff to determine when and how to engage with the community)	Guidelines 24/06/2014
3	Strategic Resource Plan (plan under section 126 of the Act outlining the financial and non-financial resources required for at least the next 4 financial years)	Adopted in accordance with section 126 of the Act 01/08/2017
4	Annual budget (plan under section 130 of the Act setting out the services to be provided and initiatives to be undertaken over the next 12 months and the funding and other resources required)	Adopted in accordance with section 130 of the Act 01/08/2017
5	Asset management plans (plans that set out the asset maintenance and renewal needs for key infrastructure asset classes for at least the next 10 years)	Plans Asset Management Strategy 03/04/2012; Roads Asset Management Plan 13/09/2013; Buildings Asset Management Plan 08/10/2013; Arts Collection Asset Management Plan 19/08/2008
6	Rating strategy (strategy setting out the rating structure of Council to levy rates and charges)	Strategy Council has incorporated its rating and revenue strategic elements in its Long Term financial Strategy which is then reflected in its annual budget document. 1/08/2017
7	Risk policy (policy outlining Council's commitment and approach to minimising the risks to Council's operations)	Policy 27/11/2012
8	Fraud policy (policy outlining Council's commitment and approach to minimising the risk of fraud)	Policy 18/11/2015
9	Municipal emergency management plan (plan under section 20 of the Emergency Management Act 1986 for emergency prevention, response and recovery)	Prepared and maintained in accordance with section 20 of the Emergency Management Act 1986 08/12/2014
10	Procurement policy (policy under section 186A of the Local Government Act 1989 outlining the matters, practices and procedures that will apply to all purchases of goods, services and works)	Prepared and approved in accordance with section 186A of the Local Government Act 01/06/2016

GOVERNANCE AND MANAGEMENT CHECKLIST

	Governance and Management Items	Assessment
11	Business continuity plan (plan setting out the actions that will be taken to ensure that key services continue to operate in the event of a disaster)	Plan 28/05/2015
12	Disaster recovery plan (plan setting out the actions that will be undertaken to recover and restore business capability in the event of a disaster)	Plan 28/02/2014
13	Risk management framework (framework outlining Council's approach to managing risks to the Council's operations)	Framework 27/11/2012
14	Audit Committee (advisory committee of Council under section 139 of the Act whose role is to oversee the integrity of a Council's financial reporting, processes to manage risks to the Council's operations and for compliance with applicable legal, ethical, and regulatory requirements)	Established in accordance with section 139 of the Act 09/03/2004
15	Internal audit (independent accounting professionals engaged by the Council to provide analyses and recommendations aimed at improving Council's governance, risk and management controls)	Engaged 15/01/2015
16	Performance reporting framework (a set of indicators measuring financial and non-financial performance, including the performance indicators referred to in section 131 of the Act)	Framework 01/07/2014
17	Council Plan reporting (report reviewing the performance of the Council against the Council Plan, including the results in relation to the strategic indicators, for the first six months of the financial year)	No report Council develops Annual Plans which include the initiatives contained in the Council Plan. Progress of these initiatives against targets is reported on a quarterly basis
18	Financial reporting (quarterly statements to Council under section 138 of the Act comparing budgeted revenue and expenditure with actual revenue and expenditure)	Statements presented to Council in accordance with section 138(1) of the Act 2016/17 Quarter report 24/11/2016 2016/17 Quarter 2 report 22/02/2017 2016/17 Quarter 3 report 16/05/2017 2016/17 Quarter 4 report 5/09/2017
19	Risk reporting (six-monthly reports of strategic risks to Council's operations, their likelihood and consequences of occurring and risk minimisation strategies)	Reports 13/12/2016 30/05/2017

GOVERNANCE AND MANAGEMENT CHECKLIST

	Governance and Management Items	Assessment
		No reports
20	Performance reporting (six-monthly reports of indicators measuring the results against financial and non-financial performance, including performance indicators referred to in section 131 of the Act)	Council develops Annual Plans which include the initiatives contained in the Council Plan. Progress of these initiatives against targets is reported quarterly
21	Annual report (annual report under sections 131, 132 and 133 of the Act to the community containing a report of operations and audited financial performance statements)	Considered at a meeting of Council in accordance with section 134 of the Act 18/10/2016
22	Councillor Code of Conduct (Code under section 76C of the Act setting out the conduct principles and the dispute resolution processes to be followed by Councillors)	Reviewed in accordance with section 76C of the Act 21/02/2017
23	Delegations (a document setting out the powers, duties and functions of Council and the Chief Executive Officer that have been delegated to members of staff)	Reviewed in accordance with section 98(6) of the Act 17/03/2015
24	Meeting procedures (a local law governing the conduct of meetings of Council and special committees)	Meeting procedures local law made in accordance with section 91(1) of the Act 20/12/2011

I certify that this information presents fairly the status of Council's governance and management arrangements.

Amanda J. Stone

Cr Amanda Stone
Mayor
Dated: 22 September 2017

Vijaya Vaidyanath
Chief Executive Officer
Dated: 22 September 2017

Statutory information

The following information is provided in accordance with legislative and other requirements.

Carer support

Under section 11 of the *Carers Recognition Act 2012*, Council is required to provide information on its recognition and support of carers in its Annual Report.

Yarra provides paid carers leave and offers flexible working arrangements for employees with caring responsibilities, guided by our Flexible Working Policy.

We also support community members with carer responsibilities through our Aged and Disability Services. During 2016/17 this included:

- Supporting carers and people with disability who are eligible to transition to the National Disability Insurance Scheme (NDIS) by providing a direct point of contact, follow-up and referral pathways to the eligibility process and support for their planning process.
- Supporting the National Disability Insurance Authority to engage with residents and carers about the new scheme. This included holding forums, mailing out information and working with specialist providers.

Disability Action Plan

Under section 38(3) of the *Disability Discrimination Act 2006*, Council is required to provide an update on implementation of its Disability Action Plan in its Annual Report.

The implementation of the Access and Inclusion Plan actions for 2016 and

2017, which is due by December 2017, is nearing completion.

Of the19 actions allocated for the two-year period, 13 actions were implemented in 2016/17. This is an outstanding result and demonstrates that close to 70% of the Action Plan has been already implemented.

Highlights in 2016/17 include:

- Submission to the Parliamentary Inquiry into Ride Sourcing Services (August 2016)
  In consultation with the Disability Advisory Committee, Yarra advocated for accessibility requirements for these services. Our submission also included community concerns about issues arising from business models of these services.
- Internships for tertiary students with a disability
  As part of the national Stepping Into program, we offered two paid internships. They were completed with great success for both the students and the organisation.
- Access and inclusion performance indicators for managers
  Access and inclusion KPIs have been developed as one of the requirements for all managers in the performance and development review process.
- Universal design seminar
  The City Works and Assets leadership group attended a seminar on Universal Design (UD). They showed strong interest and appreciation of the UD approach in their practice.
- Changing Places facility at community hub
  A new Changing Places facility has been opened at the Bargoonga Nganjin North Fitzroy Library to meet the needs of people with a disability and their carers. Changing Places facilities are larger than standard accessible toilets and have extra features such as a height-adjustable adult-sized changing bench, a tracking hoist system, and space for a carer.

Domestic Animal Management Plan

Under section 68(A)3(c) of the *Domestic Animals Act 1994*, Council is required to provide an update on implementation of its Domestic Animal Management Plan in its Annual Report.

We continued to fulfil our commitments as outlined in the Domestic Animal Management Plan by:

- Publishing regular information on our website about responsible pet ownership and owner responsibilities.
- Conducting regular proactive park patrols to encourage responsible pet ownership.
- Offering and promoting discounted registration fees as per the *Domestic Animals Act 1994*.
- Raising awareness of animal over-population and providing information to help reduce stray animals.
- Collecting and reuniting stray domestic animals with their owners and achieving a high reclaim rate compared to similar inner city councils.
- Completing all relevant staff training programs as per the Plan.
- Conducting one-on-one officer training on best practice and process improvement.
- Updating the standard operating procedures for officers and reviewing the overall process.
- Reviewing the Domestic Animal Management Plan and submitting it to the Department of Economic Development, Jobs, Transport and Resources.
- Undertaking annual audits of registered domestic animal businesses.
- Investigating animal-related complaints, including those related to barking dogs and dog attacks.

- Auditing and updating the Victorian Declared Dog Registry.
- Carrying out annual inspections of declared dangerous, menacing and restricted breed dogs as required.

Freedom of Information applications

Council is committed to making a wide range of information available to residents without the need for a formal request under the *Freedom of Information Act 1982*.

Where legal restrictions on Council mean that formal requests are required, Council strives to provide all information to which applicants are entitled, while preserving the privacy of third parties.

During 2016/17, Council received 83 Freedom of Information applications, a small increase on the previous year. While the *Freedom of Information Act 1982* provides Council with 45 days to respond, we were able to respond to most requests within 14 to 21 days.

Freedom of Information requests 2012–2017

Year	Number of requests
2016/17	83
2015/16	73
2014/15	82
2013/14	75
2012/13	77

Freedom of information application outcomes 2016/17

Outcome	# of requests
Access fully granted	**34**
Access partially granted	**41**
Access refused	**5**

Withdrawn or not proceeded with	**2**
No documents to provide	**1**
TOTAL	**83**

Infrastructure and development contributions

Council doesn't currently have a developer contribution plan, however it does receive open space contributions. Whilst these are not statutorily required to be disclosed, in the interests of transparency, Council is reporting on the contributions received, and where they have been expended. This is reflected in the table below:

Open Space Contributions
2016/17

	$'000s
Open Space Monetary Contributions Received	3,870
Open Space Contributions Received in Kind	0
Total Open Space Contributions Received	**3,870**
Open Space Contributions Expended:	
Abbottsford new park	96
Allen Bain Reserve	6
Barkly Gardens	85
Children's Services Centres - Open Space	35
Darling Gardens	56
Edinburgh Gardens	4
George Knott Reserve	69

Kevin Bartlett Reserve	438
Langdon Reserve	99
Mayors Park	139
McConchie Reserve	123
Merri Creek Parklands	789
Minor Works	181
Open Space Waste Assets	134
Open Space Signage Renewals	60
Ramsden St Oval	13
Rushall Reserve	28
Scullin Walk	120
Studley St Reserve	36
W.T. Peterson Community Oval	25
Wangaratta St/Stewart St Reserve	29
Williams Reserve	476
Yarra Primary School	348
Total Open Space Contributions Expended	**3,388**
Balance transferred to Open Space Reserve	**482**

Inner Melbourne Action Plan Implementation Committee

This committee has delegated powers, duties and functions relating to implementation of the Inner Melbourne Action Plan (IMAP).

The Special Committee is established under section 86 of the *Local Government Act 1989* and is made up of representatives from the Cities of Maribyrnong, Melbourne, Port Phillip, Stonnington and Yarra. The Committee meets quarterly with governance and administration support provided by the IMAP Executive Officer.

Ministerial Directions – *Food Act 1984*

Under section 7E of the *Food Act 1984*, Council is required to detail any Ministerial Directions it has received in relation to its administration of this Act.

Council did not receive any Ministerial Directions during the reporting period.

Ministerial Directions – *Road Management Act 2004*

Under section 22(4) of the *Road Management Act 1984*, Council is

required to detail any Ministerial Directions it has received in relation to its administration of this Act.

Council did not receive any Ministerial Directions during the reporting period.

Non-competitive contracts

Nil.

Protected disclosures

Yarra employees have the right to report alleged unethical practices within the organisation without fear of repercussion.

Reports of this kind are treated in accordance with our Protected Disclosures Policy, which is available from our website or the Governance Support Unit at Richmond Town Hall.

There were no disclosures notified to the Independent Broad Based Anti-corruption Commission under section 21(2) of the *Protected Disclosures Act 2012* during 2016/2017.

For further details, please contact our Protected Disclosure Coordinator, Ivan Gilbert, on 9205 5110 or at Ivan.Gilbert@yarracity.vic.gov.au

Register of public documents

In accordance with regulation 12 of the Local Government (General) Regulations 2015, Council has the following information available for public inspection.

- details of overseas or interstate travel
- agendas and minutes of Council meetings
- minutes of committee meetings
- register of delegations
- details of property leases
- register of authorised officers
- list of donations and grants,

Inquiries regarding these public documents can be made to the Governance Support Unit, located at the Richmond Town Hall.

Financial statements

This section contains comprehensive information about Council's financial position, including Certification of the Financial Report and Standard Statements and the Independent Auditor's Report.

For a more general summary of Council's finances refer to the Chief Financial Officer's report section.

Understanding the financial statements

Council's Financial Statements are presented in accordance with the Australian Equivalents to International Financial Reporting Standards.

Therefore particular terms required by the Standards may not be familiar to some readers. Furthermore, as Council is a 'not for profit' organisation, some of the generally recognised terms used in private sector company reports are not appropriate to Council's reports. Council is committed to accountability, and it is in this context that this guide has been developed to assist readers to understand and analyse the Financial Report.

Council's Financial Report consists of two main sections: the Statements and the Notes. There are five Statements and 38 Notes. These are prepared by Council staff, examined by Council's Audit Committee and by Council itself, and then audited by the Victorian Auditor-General.

The five Statements included in the first few pages of the report are the:

- Comprehensive Income Statement
- Balance Sheet
- Statement of Changes in Equity

- Statement of Cash Flows
- Statement of Capital Works.

Notes to these Statements explain Council's accounting policies and how values contained in these Statements were calculated.

Comprehensive Income Statement

The Comprehensive Income Statement shows:

- Sources of Council's revenue under various income headings
- Expenses incurred in running the Council during the year.

These expenses relate only to the 'operations' and do not include the cost associated with the purchase or building of assets. While asset purchase costs are not included in the expenses, there is an item for 'depreciation'. This value is an accounting entry to record the value of the assets consumed during the year. The key figure is the net result for the reporting period, which is equivalent to the profit or (loss) of Council for the year. A positive result means that revenues were greater than expenses. It is important to note however that this is not Council's cash result for the year. Please refer to the Cash Flow Statement for Council's cash movements.

Balance Sheet

This one-page summary is a snapshot of Council's financial situation as at 30 June 2017. It shows what Council owns as assets and owes as liabilities.

The bottom line of this Statement is net assets. This is the net worth of Council, which has been built up over many years. The assets and liabilities are separated into 'current' and 'non-current' categories. 'Current' means those assets or liabilities that will fall due in the next 12 months. 'Non-current' means those assets or liabilities that will fall due in greater than 12 months time. The components of the Balance Sheet are described below.

Current and Non-current Assets

- 'Cash and cash equivalents' include cash and investments i.e. cash held in the bank and in petty cash, and the market value of Council's investments with a maturity date of less than three months.
- 'Other financial assets' include the market value of Council's investments with a maturity date of greater than three months.
- 'Trade and other receivables' are monies owed to Council by ratepayers and other debtors.
- 'Inventories' represent Council's stock of merchandise and fuels.
- 'Non-current assets classified as held for sale' are any assets that Council has identified will be sold within the next 12 months.
- 'Investments in associates and joint ventures' includes Council's investment in local government business enterprises.
- 'Property, infrastructure, plant and equipment' is the largest component of Council's worth and represents the value of all the land, buildings, roads, vehicles, equipment, etc. which has been built up by Council over many years.

Current and Non-current Liabilities

- 'Trade and other payables' are monies owed to creditors by Council as at 30 June.
- 'Trust funds and deposits' represent monies held in trust by Council.
- 'Provisions' are accrued annual leave and long service leave entitlements.
- 'Interest-bearing loans and borrowings' represent the loan borrowings held by Council.

Net Assets

This term is used to describe the difference between the value of total assets and the value of total liabilities. It represents the net worth of Council as at 30 June. The net assets of Council are also synonymous with the total equity of Council.

Equity

This is the term used to describe the components of net assets. These components are:

- 'Accumulated surplus', which is the value of all net assets accumulated over time.
- 'Reserves', which are made up of the Asset Revaluation Reserve (the difference between the previously recorded value of assets and their current valuations), and Other Reserves (allocations of the accumulated surplus for either general or specific purposes).

Statement of Changes in Equity

During the course of the year, the value of total equity (as set out in the Balance Sheet) changes. This Statement shows the values of such changes and how these changes arose. The main reasons for a change in equity stem from:

- Profit or loss from operations, described in the statement as 'surplus/ (deficit) for the year'.
- Revaluation of assets – this takes place every two years in accordance with Council policy.
- Transfer of monies to or from Council's general or specific Reserves.

Statement of Cash Flows

The Statement of Cash Flows summarises Council's cash payments and cash receipts for the year. This Statement is presented according to a very specific accounting standard and requires careful analysis. The values may differ from those shown in the Income Statement because the Income Statement is prepared on an accrual accounting basis. Cash in this Statement refers to bank deposits and other forms of highly liquid investments that can readily be converted to cash, such as cash invested with fund managers. Council's cash arises from, and is used in, three main areas:

Cash flows from operating activities:

Receipts: All cash received into Council's bank account from ratepayers and others who owed money to Council. Receipts also include the interest earnings from Council's cash investments. It does not include the proceeds associated with the sale of assets.

Payments: All cash paid by Council from its bank account to staff, creditors and other persons. It does not include the payments associated with the creation of assets.

Cash flows from investing activities:

The accounting term 'investing activities' relates to assets such as capital works and other long term revenue-producing assets. This part of the Statement includes all payments associated with the creation of assets and proceeds associated with the sale of assets.

Cash flows from financing activities:

This part of the Statement is where the receipt and repayment of borrowed funds are recorded. The bottom line of the Statement of Cash Flows is the Cash at the end of the financial year. This shows the capacity of Council to meet its debts and other liabilities.

Notes to the Financial Report

The Notes are a very important and informative section of the report. The Australian Accounting Standards are not prescriptive in relation to amount of detail. Therefore, to enable the reader to understand the basis on which the values shown in the Statements are established, it is necessary to provide an explanation of Council's accounting policies. These are described in Note 1.

Apart from the accounting policies, the Notes also give details behind many of the summary figures contained in the Statements. The Note numbers are shown beside the relevant items in the key Financial Statements. Where Council wishes to disclose other information that cannot be incorporated into the Statements, this is shown in the Notes.

The Notes include the cost of the various functions of Council, the breakdown of expenses, revenues, reserves and other assets, transactions with persons related to Council and financial ratios (performance indicators). The Notes should be read together with the other parts of the Financial Report to form a clear picture of Council's financial performance and position.

Statements by Principal Accounting Officer and Councillors

The certification by the Principal Accounting Officer is made by the person responsible for the preparation of the Financial Report. It certifies that, in their opinion, the report has met all the statutory and professional reporting requirements. The certification of Councillors is made by two Councillors on behalf of Council that, in their opinion, the Financial Report is presented fairly and is not misleading or inaccurate.

Auditor-General's Report

The Auditor-General's Report is the external and independent opinion on the Financial Report. It provides the reader with a totally independent opinion on the Financial Report and the information it contains. The opinion covers both the statutory and professional requirements and also the true and fair aspects of the Financial Report.

Financial Glossary

Term	Definition
Annual budget	Council's planned allocation of monetary resources for a specified financial year. The annual budget document sets out Council's short-term goals and objectives as part of its overall strategic planning framework.
Annual operating budget	The budgeted operating result for the specified financial year, with distinction made between revenue received for operating purposes and revenue received for capital purposes.
Capital expenditure	Large expenditure that results in (or prolongs the life of) an asset.
Capital renewal	Expenditure on an existing asset that returns the service potential or the life of the asset, up to that which it had originally.
Financing activities	Activities relating to changing the size and composition of the financial structure of the entity, including equity, and borrowings not falling within the definition of cash.
Infrastructure	Physical assets that contribute to meeting the community's need for access to major economic and social facilities and services.
International Financial Reporting Standards	Australian reporting entities currently report according to International Financial Reporting Standards (IFRS).
Investing activities	Activities that relate to acquisition and disposal of non-current assets, including property, plant and equipment and other productive assets. Investments are not cash.
Key financial indicators	Ratios and comparisons of critical financial data over a period of years to provide a better understanding of key measures, such as indebtedness and liquidity, which are often undisclosed when financial information is presented in a standard statement format.
New assets	New assets or capital expenditure do not have any element of expansion or upgrade of existing assets. New capital expenditure may or may not result in additional revenue for Council. New assets will require maintenance and capital renewal in the future.

Term	Definition
Operating activities	Operating activities relate to the day to day provision of goods and services.
Operating expenditure	Outflows in the form of reductions in assets or increases in liabilities, which result in a decrease in equity during the reporting period.
Operating revenue	Inflows in the form of increases in assets or reductions in liabilities, which result in an increase in equity during the reporting period.
Statutory reserves	Funds set aside for specified statutory purposes in accordance with legislative and contractual requirements. These reserves are not available for other purposes.
Working capital	Funds that are free of all specific Council commitments and are available to meet daily cash flow requirements and unexpected short-term needs.

Attachment 1 - Annual Report 2016-17 for Council Meeting

YARRA CITY COUNCIL
ANNUAL FINANCIAL REPORT
FOR THE YEAR ENDED 30 June 2017

Attachment 1 - Annual Report 2016-17 for Council Meeting

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Comprehensive Income Statement
For the Year Ended 30 June 2017

	Note	2017 $'000	2016 $'000
Income			
Rates and charges	3	101,482	97,912
Statutory fees and fines	4	26,929	26,242
User fees	5	27,582	24,555
Government grants - operating	6	13,178	10,313
Government grants - capital	6	3,160	1,927
Contributions and reimbursements	7	5,888	7,371
Net gain/(loss) on disposal of property, infrastructure, plant and equipment	8	563	49
Other income	9	1,897	2,541
Total Income		180,679	170,910
Expenses			
Employee costs	10	78,003	75,871
Materials and services	11	60,218	61,881
Bad and doubtful debts	12	2,392	1,486
Depreciation and amortisation	13	20,347	19,614
Borrowing costs	14	1,605	1,508
Other expenses	15	608	541
Total Expenses		163,173	160,901
Surplus/(deficit) for the year		17,506	10,009
Other comprehensive income			
Items that will not be reclassified to surplus or deficit in future periods			
Net asset revaluation increment/(decrement)	28	44	89,475
Total Comprehensive Result		17,550	99,484

The above comprehensive income statement should be read in conjunction with the accompanying notes

Balance Sheet
As at 30 June 2017

	Note	2017 $'000	2016 $'000
ASSETS			
Current assets			
Cash and cash equivalents	17	22,152	20,544
Other financial assets	18	12,000	2,000
Trade and other receivables	19	14,197	12,780
Inventories	20	128	130
Non-current assets classified as held for sale	21	-	696
Other assets	22	371	1,443
Total current assets		48,848	37,593
Non-current assets			
Trade and other receivables	19	-	20
Investments in associates and joint ventures	16	235	235
Property, infrastructure, plant and equipment	23	1,685,039	1,670,714
Total non-current assets		1,685,274	1,670,969
TOTAL ASSETS		1,734,122	1,708,562
LIABILITIES			
Current liabilities			
Trade and other payables	24	10,149	17,311
Trust funds and deposits	25	8,569	6,418
Provisions	26	12,582	12,771
Interest-bearing loans and borrowings	27	1,133	-
Total current liabilities		32,434	36,500
Non-current liabilities			
Provisions	26	1,484	1,416
Other Liabilities	25	225	585
Interest-bearing loans and borrowings	27	44,867	32,500
Total non-current liabilities		46,576	34,501
TOTAL LIABILITIES		79,010	71,001
NET ASSETS		1,655,112	1,637,561
EQUITY			
Accumulated surplus		598,773	581,748
Reserves	28	1,056,339	1,055,813
TOTAL EQUITY		1,655,112	1,637,561

The above balance sheet should be read in conjunction with the accompanying notes.

Statement of Changes in Equity
For the Year Ended 30 June 2017

2017		Total $'000	Accumulated Surplus $'000	Revaluation Reserves $'000	Other Reserves $'000
Balance at beginning of the financial year		1,637,561	581,748	1,035,634	20,179
Surplus/(deficit) for the year		17,506	17,506	-	-
Net asset revaluation increment/(decrement)	28(a)	44	-	44	-
Transfers to other reserves	28(b)	-	(3,869)	-	3,869
Transfers from other reserves	28(b)	-	3,388	-	(3,388)
Balance at end of the financial year		**1,655,112**	**598,773**	**1,035,678**	**20,661**

2016		Total $'000	Accumulated Surplus $'000	Revaluation Reserves $'000	Other Reserves $'000
Balance at beginning of the financial year		1,538,077	571,739	946,159	20,179
Surplus/(deficit) for the year		10,009	10,009	-	-
Net asset revaluation increment/(decrement)	28(a)	89,475	-	89,475	-
Transfers to other reserves	28(b)	-	(5,506)	-	5,506
Transfers from other reserves	28(b)	-	5,506	-	(5,506)
Balance at end of the financial year		**1,637,561**	**581,748**	**1,035,634**	**20,179**

The above statement of changes in equity should be read in conjunction with the accompanying notes.

Statement of Cash Flows
For the Year Ended 30 June 2017

	Notes	2017 Inflows/ (Outflows) $'000	2016 Inflows/ (Outflows) $'000
Cash flows from operating activities			
Rates and charges		100,846	99,438
Statutory fees and fines		27,566	24,849
User fees		29,306	23,773
Government grants - operating		13,377	10,424
Government grants - capital		3,161	1,927
Contributions and reimbursements		6,004	9,317
Trust funds and deposits received		14,200	15,232
Other receipts		1,642	1,952
Employee costs		(77,064)	(74,361)
Materials and services		(78,609)	(71,000)
Trust funds and deposits repaid		(14,199)	(15,291)
Net GST refund		6,759	5,788
Net cash provided by/(used in) operating activities	29	32,988	32,049
Cash flows from investing activities			
Payments for property, infrastructure, plant and equipment		(34,187)	(30,578)
Proceeds from sale of property, plant and equipment	8	818	147
Net cash provided by/(used in) investing activities		(33,369)	(30,431)
Cash flows from financing activities			
Finance costs		(1,511)	(1,508)
Proceeds from borrowings		13,500	-
Net cash provided financing activities		11,989	(1,508)
Net increase/(decrease) in cash and cash equivalents		11,608	109
Cash and cash equivalents at the beginning of the financial year		22,544	22,435
Cash and cash equivalents at the end of the financial year	17	**34,152**	**22,544**
Restrictions on cash assets	17		

The above statement of cash flows should be read in conjunction with the accompanying notes.

Statement of Capital Works
For the Year Ended 30 June 2017

	2017 $'000	2016 $'000
Property		
Buildings	15,053	14,636
Total buildings	15,053	14,636
Total property	**15,053**	**14,636**
Plant and equipment		
Plant, machinery and equipment	1,440	894
Fixtures, fittings and furniture	145	157
Computers and telecommunications	2,231	1,990
Library books	662	780
Total plant and equipment	**4,478**	**3,821**
Infrastructure		
Roads	6,639	5,181
Bridges	-	19
Footpaths and cycleways	3,157	2,799
Drainage	1,324	1,036
Recreational, leisure and community facilities	3,389	3,030
Waste management	115	18
Parks, open space and streetscapes	124	100
Total infrastructure	**14,747**	**12,183**
Total capital works expenditure	**34,279**	**30,640**
Represented by:		
New asset expenditure	10,958	10,246
Asset renewal expenditure	20,096	18,809
Asset upgrade expenditure	3,225	1,585
Total capital works expenditure	**34,279**	**30,640**

The above statement of capital works should be read with the accompanying notes.

Notes to the Financial Report for the Year Ended 30 June 2017

Introduction

The City of Yarra was established by an Order of the Governor in Council on 22 June 1994 and is a body corporate. The Council's main office is located at 333 Bridge Road Richmond.

Statement of Compliance

These financial statements are a general purpose financial report that consists of a Comprehensive Income Statement, Balance Sheet, Statement of Changes in Equity, Statement of Cash Flows, Statement of Capital Works and notes accompanying these financial statements. The general purpose financial report complies with the Australian Accounting Standards, other authoritative pronouncements of the Australian Accounting Standards Board, the *Local Government Act 1989*, and the *Local Government (Planning and Reporting) Regulations 2014*.

Notes to the Financial Report for the Year Ended 30 June 2017

Note 1 Significant Accounting Policies

(a) Basis of Accounting

The accrual basis of accounting has been used in the preparation of these financial statements, whereby assets, liabilities, equity, income and expenses are recognised in the reporting period to which they relate, regardless of when cash is received or paid.

Judgements, estimates and assumptions are required to be made about the carrying values of assets and liabilities that are not readily apparent from other sources. The estimates and associated judgements are based on professional judgement derived from historical experience and various other factors that are believed to be reasonable under the circumstances. Actual results may differ from these estimates.

Revisions to accounting estimates are recognised in the period in which the estimate is revised and also in future periods that are affected by the revision. Judgements and assumptions made by management in the application of AAS's that have significant effects on the financial statements and estimates relate to:

- the fair value of land, buildings, infrastructure, plant and equipment (refer to Note 1 (b))
- the determination of depreciation for buildings, infrastructure, plant and equipment (refer to Note 1 (d))
- the determination of employee provisions (refer to Note 1 (g))

Unless otherwise stated, all accounting policies are consistent with those applied in the prior year. Where appropriate, comparative figures have been amended to accord with current presentation, and disclosure has been made of any material changes to comparatives.

(b) Change in Accounting Policy

There have been no changes in accounting policies from the previous period.

(c) Accounting for investments in associates and joint arrangements

Associates

Associates are all entities over which Council has significant influence but not control or joint control. Investments in associates are accounted for using the equity method of accounting, after initially being recognised at cost.

(d) Revenue recognition

Income is recognised when the Council obtains control of the contribution or the right to receive the contribution, it is probable that the economic benefits comprising the contribution will flow to the Council and the amount of the contribution can be measured reliably.

Rates and charges

Annual rates and charges are recognised as revenues when Council issues annual rates notices. Supplementary rates are recognised when a valuation and reassessment is completed and a supplementary rates notice issued.

Statutory fees and fines

Statutory fees and fines (including parking fees and fines) are recognised as revenue when the service has been provided, the payment is received, or when the penalty has been applied, whichever first occurs.

User fees

User fees are recognised as revenue when the service has been provided or the payment is received, whichever first occurs.

Grants

Grant income is recognised when Council obtains control of the contribution. This is normally obtained upon their receipt (or acquittal) or upon earlier notification that a grant has been secured, and are valued at their fair value at the date of transfer.

Where grants or contributions recognised as revenues during the financial year were obtained on condition that they be expended in a particular manner or used over a particular period and those conditions were undischarged at balance date, the unused grant or contribution is disclosed in Note 6. The note also discloses the amount of unused grant or contribution from prior years that was expended on Council's operations during the current year.

Contributions

Monetary and non monetary contributions are recognised as revenue when Council obtains control over the contributed asset.

Sale of property, infrastructure, plant and equipment

The profit or loss on sale of an asset is determined when control of the asset has irrevocably passed to the buyer.

Interest

Interest is recognised as it is earned.

(e) Fair Value Measurement

Council measures certain assets and liabilities at fair value where required or permitted by Australian Accounting Standards. AASB 13 Fair value measurement, aims to improve consistency and reduce complexity by providing a definition of fair value and a single source of fair value measurement and disclosure requirements for use across Australian Accounting Standards.

AASB 13 defines fair value as the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date. Fair value under AASB 13 is an exit price regardless of whether that price is directly observable or estimated using another valuation technique.

All assets and liabilities for which fair value is measured or disclosed in the financial statements are categorised within a fair value hierarchy, described as follows, based on the lowest level input that is significant to the fair value measurement as a whole:

Level 1 — Quoted (unadjusted) market prices in active markets for identical assets or liabilities
Level 2 — Valuation techniques for which the lowest level input that is significant to the fair value measurement is directly or indirectly observable; and
Level 3 — Valuation techniques for which the lowest level input that is significant to the fair value measurement is unobservable.

For the purpose of fair value disclosures, Council has determined classes of assets and liabilities on the basis of the nature, characteristics and risks of the asset or liability and the level of the fair value hierarchy as explained above.

In addition, Council determines whether transfers have occurred between levels in the hierarchy by re-assessing categorisation (based on the lowest level input that is significant to the fair value measurement as a whole) at the end of each reporting period.

Note 1 Significant Accounting Policies (continued)

(f) Cash and cash equivalent assets

Cash and cash equivalents include cash on hand, deposits at call, and other highly liquid investments with original maturities of 90 days or less, net of outstanding bank overdrafts.

(g) Trade and other receivables

Receivables are carried at amortised cost using the effective interest rate method. A provision for doubtful debts is recognised when there is objective evidence that an impairment has occurred.

(h) Recognition and measurement of property, infrastructure, plant and equipment and intangibles

Acquisition

The purchase method of accounting is used for all acquisitions of assets, being the fair value of assets provided as consideration at the date of acquisition plus any incidental costs attributable to the acquisition. Fair value is the price that would be received to sell an asset (or paid to transfer a liability) in an orderly transaction between market participants at the measurement date.

Where assets are constructed by Council, cost includes all materials used in construction, direct labour, borrowing costs incurred during construction, and an appropriate share of directly attributable variable and fixed overheads.

In accordance with Council's policy, the threshold limits detailed in this note have applied when recognising assets within an applicable asset class and unless otherwise stated are consistent with the prior year.

The following classes of assets have been recognised in Note 23. In accordance with Council policy, the threshold limits listed below have been applied when recognising assets within an applicable asset class and unless otherwise stated are consistent with the prior year:

	2017 Periods	2017 Threshold limit
Class of Asset		
Land & Buildings		
Land	Nil	Nil
Land under roads acquired after 30 June 2008	Nil	Nil
Buildings	100 years	$10,000
Heritage Assets		
Heritage assets	100 years	Nil
Plant & Equipment		
Plant & machinery	7-10 years	$500
Furniture, equipment & computers	3-10 years	$500
Library books	6-7 years	Nil
Library audio and visual	4 years	Nil
Infrastructure		
Roads - substructure	120 years	$50,000
- seal	20 years	$15,000
Footpaths - substructure	75 years	$25,000
- seal	30 years	$15,000
Kerb and channel	50 years	$25,000
Drains	120 years	$25,000
Bridges	120 years	$25,000
Lanes - substructure	120 years	$50,000
- seal	50 years	$15,000
Other		
Mobile garbage bins/recycling crates	10 years	$500
Irrigation & sprinkler systems	10 years	$500
Street furniture	20 years	$500
Parks & gardens furniture & equipment	20 years	$500
Playground equipment	10 years	$500

Revaluation

Subsequent to the initial recognition of assets, non-current physical assets, other than plant and equipment, are measured at their fair value, being the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date. At balance date, the Council reviewed the carrying value of the individual classes of assets measured at fair value to ensure that each asset materially approximated its fair value. Where the carrying value materially differed from the fair value at balance date, the class of asset was revalued.

Fair value valuations are determined in accordance with a valuation hierarchy. Changes to the valuation hierarchy will only occur if an external change in the restrictions or limitations of use of an asset result in changes to the permissible or practical highest and best use of the asset. Further details regarding the fair value hierarchy are disclosed at Note 23 Property, infrastructure, plant and equipment.

In addition, Council undertakes a formal revaluation of land, buildings, and infrastructure assets every 2 years. The valuation is performed either by experienced council officers or independent experts.

Where assets are revalued, the revaluation increments are credited directly to the applicable asset revaluation reserve except to the extent that an increment reverses a prior year decrement for that class of asset that had been recognised as an expense in which case the increment is recognised as revenue up to the value of the expense. Revaluation decrements are recognised as an expense except where prior increments are included in the Asset Revaluation Reserve for that class of asset in which case the decrement is taken to the reserve to the extent of the remaining increments. Within the same class of assets, revaluation increments and decrements within the year are offset.

Note 1 Significant Accounting Policies (continued)

(i) Investments and other financial assets

Initial recognition and measurement

Financial assets are recognised when the entity becomes a party to the contractual provisions to the instrument. For financial assets, this is equivalent to the date that the Council commits itself to either the purchase or sale of the asset. Financial instruments are initially measured at fair value plus transaction costs.

(j) Inventories

Inventories of saleable items and consumable stores have been valued at the lower of cost or net realisable value.

(k) Recognition and measurement of property, infrastructure, plant and equipment and intangibles

Acquisition

The purchase method of accounting is used for all acquisitions of assets, being the fair value of assets provided as consideration at the date of acquisition plus any incidental costs attributable to the acquisition. Fair value is the price that would be received to sell an asset (or paid to transfer a liability) in an orderly transaction between market participants at the measurement date.

Where assets are constructed by Council, cost includes all materials used in construction, direct labour, borrowing costs incurred during construction, and an appropriate share of directly attributable variable and fixed overheads.

In accordance with Council's policy, the threshold limits detailed in Note 1(d) have applied when recognising assets within an applicable asset class and unless otherwise stated are consistent with the prior year.

Revaluation

Subsequent to the initial recognition of assets, non-current physical assets, other than plant and equipment, are measured at their fair value, being the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date. At balance date, the Council reviewed the carrying value of the individual classes of assets measured at fair value to ensure that each asset materially approximated its fair value. Where the carrying value materially differed from the fair value at balance date, the class of asset was revalued.

Fair value valuations are determined in accordance with a valuation hierarchy. Changes to the valuation hierarchy will only occur if an external change in the restrictions or limitations of use of an asset result in changes to the permissible or practical highest and best use of the asset. Further details regarding the fair value hierarchy are disclosed at Note 23 Property, infrastructure, plant and equipment.

In addition, Council undertakes a formal revaluation of land, buildings, and infrastructure assets every 2 years. The valuation is performed either by experienced council officers or independent experts.

Where assets are revalued, the revaluation increments are credited directly to the applicable asset revaluation reserve except to the extent that an increment reverses a prior year decrement for that class of asset that had been recognised as an expense in which case the increment is recognised as revenue up to the value of the expense. Revaluation decrements are recognised as an expense except where prior increments are included in the Asset Revaluation Reserve for that class of asset in which case the decrement is taken to the reserve to the extent of the remaining increments. Within the same class of assets, revaluation increments and decrements within the year are offset.

Land Under Roads

Any lands under roads acquired after 30 June 2008 will be bought to account using the deemed cost basis. No land under roads have been acquired since 30 June 2008. Council does not recognise land under roads that it controlled prior to 30 June 2008 in its financial report.

(l) Depreciation of property, plant and equipment and infrastructure.

Buildings, infrastructure, plant and equipment, and other assets (except trees) having limited useful lives are systematically depreciated over their Where assets have separate identifiable components that have distinct useful lives and/or residual values a separate depreciation rate is determined Straight line depreciation is charged based on the residual useful life as determined each year.
Depreciation periods used are listed below and are consistent with the prior year unless otherwise stated.

	Periods	Threshold limit
Property	**2017**	**2017**
Land	N/A	Nil
Land under roads acquired after 30 June 2008	N/A	Nil
Buildings	100 years	$10,000
Heritage Assets		
Heritage Assets	100 years	Nil
Plant & Equipment		
Plant & machinery	7-10 years	$500
Furniture, equipment & computers	3-10 years	$500
Library books	6-7 years	Nil
Library audio and visual	4 years	Nil
Infrastructure		
Roads - substructure	120 years	$50,000
- seal	20 years	$15,000
Footpaths - substructure	75 years	$25,000
- seal	30 years	$15,000
Kerb and channel	50 years	$25,000
Drains	120 years	$25,000
Bridges	120 years	$25,000
Lane - substructure	120 years	$50,000
- seal	50 years	$15,000
Other		
Mobile garbage bins/recycling crates	10 years	$500
Irrigation & sprinkler systems	10 years	$500
Street furniture	20 years	$500
Parks & gardens furniture & equipment	20 years	$500
Playground equipment	10 years	$500
Fencing	10 years	Nil

Note 1 Significant Accounting Policies (continued)

(m) Repairs and maintenance

Routine maintenance, repair costs, and minor renewal costs are expensed as incurred. Where the repair relates to the replacement of a component of an asset and the cost exceeds the capitalisation threshold the cost is capitalised and is subject to depreciation. The carrying value of the replaced asset is expensed.

(n) Impairment of assets

At each reporting date, the Council reviews the carrying value of its assets to determine whether there is any indication that these assets have been impaired. If such an indication exists, the recoverable amount of the asset, being the higher of the asset's fair value less costs of disposal and value in use, is compared to the assets carrying value. Any excess of the assets carrying value over its recoverable amount is expensed to the comprehensive income statement, unless the asset is carried at the revalued amount in which case, the impairment loss is recognised directly against the revaluation surplus in respect of the same class of asset to the extent that the impairment loss does not exceed the amount in the revaluation surplus for that same class of asset.

(o) Trust funds and deposits

Amounts received as deposits and retention amounts controlled by Council are recognised as Trust Funds until they are returned or forfeited (refer to Note 25).

(p) Borrowings

Borrowings are initially measured at fair value, being the cost of the interest bearing liabilities, net of transaction costs. The measurement basis subsequent to initial recognition depends on whether the Council has categorised its interest-bearing liabilities as either financial liabilities designated at fair value through the profit and loss, or financial liabilities at amortised cost. The Council has categorised all its interest-bearing liabilities as financial liabilities at amortised cost.

Borrowing costs

Borrowing costs are recognised as an expense in the period in which they are incurred, except where they are capitalised as part of a qualifying asset constructed by Council. Except where specific borrowings are obtained for the purpose of specific asset acquisition, the weighted average interest rate applicable to borrowings at balance date, excluding borrowings associated with superannuation, is used to determine the borrowing costs to be capitalised.
Borrowing costs include interest on bank overdrafts, interest on borrowings, and finance lease charges.

(q) *Employee costs and benefits*
Wages and salaries and annual leave

Liabilities for wages and salaries, including non-monetary benefits, annual leave and accumulated sick leave expected to be wholly settled within 12 months of the reporting date are recognised in the provision for employee benefits in respect of employee services up to the reporting date, classified as current liabilities and measured at their nominal values.

Liabilities that are not expected to be wholly settled within 12 months of the reporting date are recognised in the provision for employee benefits as current liabilities, measured at present value of the amounts expected to be paid when the liabilities are settled using the remuneration rate expected to apply at the time of settlement.

Long service leave

Liability for long service leave (LSL) is recognised in the provision for employee benefits.

Current liability - unconditional LSL is disclosed as a current liability even when the council does not expect to settle the liability within 12 months because it will not have the unconditional right to defer settlement of the entitlement should an employee take leave within 12 months.
The components of this current liability are measured at :
- present value - component that is not expected to be wholly settled within 12 months.
- nominal value - component that is expected to be wholly settled within 12 months.

Classification of employee costs

Non-current liability - conditional LSL that has been accrued, where an employee is yet to reach a qualifying term of employment, is disclosed as a non - current liability. There is an unconditional right to defer settlement of the entitlement until the employee has completed the requisite years of service.
This non-current LSL liability is measured at present value.

Superannuation

The amount charged to the Comprehensive Operating Statement in respect of superannuation represents contributions made or due by Yarra City Council to the relevant superannuation plans in respect to the services of Yarra City Council's staff (both past and present). Superannuation contributions are made to the plans based on the relevant rules of each plan and any relevant compulsory superannuation requirements that Yarra City Council is required to comply with (refer Note 33).

Note 1 Significant Accounting Policies (continued)

(r) Leases

Finance leases

Leases of assets where substantially all the risks and rewards incidental to ownership of the asset, are transferred to the Council are classified as finance leases. Council does not have any finance leases.

Operating leases

Lease payments for operating leases are required by the accounting standard to be recognised on a straight line basis, rather than expensed in the years in which they are incurred.

(s) Goods and Services Tax (GST)

Revenues, expenses and assets are recognised net of the amount of GST, except where the amount of GST incurred is not recoverable from the Australian Tax Office. In these circumstances the GST is recognised as part of the cost of acquisition of the asset or as part of an item of the expense. Receivables and payables in the balance sheet are shown inclusive of GST.

Cash flows are presented in the Statement of Cash Flows on a gross basis, except for the GST component of investing and financing activities, which are disclosed as operating cash flows.

(t) Financial Guarantees

Financial guarantee contracts are not recognised as a liability in the balance sheet unless the lender has exercised their right to call on the guarantee or Council has other reasons to believe that it is probable that the right will be exercised. Details of guarantees that Council has provided, that are not recognised in the balance sheet, are disclosed at Note 34 contingent liabilities and contingent assets.

(u) Contingent assets and contingent liabilities and commitments

Contingent assets and contingent liabilities are not recognised in the Balance Sheet, but are disclosed by way of a Note and, if quantifiable, are measured at nominal value. Contingent assets and liabilities are presented inclusive of GST receivable or payable respectively.

Commitments are not recognised in the Balance Sheet. Commitments are disclosed at their nominal value by way of Note and presented inclusive of the GST payable.

(v) Rounding

Unless otherwise stated, amounts in the report have been rounded to the nearest thousand dollars.

(w) Pending accounting standards

The following new AAS's have been issued that are not mandatory for the 30 June 2017 reporting period. Council has assessed these pending standards and has identified the following potential impacts will flow from the application of these standards in future reporting periods.

Revenue from contracts with customers (AASB 15) (applies 2018/19)

The standard shifts the focus from the transaction-level to a contract-based approach. Recognition is determined based on what the customer expects to be entitled to (rights and obligations), while measurement encompasses estimation by the entity of the amount expected to be entitled for performing under the contract. The full impact of this standard is not known however it is most likely to impact where contracts extend over time, where there are rights and obligations that may vary the timing or amount of the consideration, or where there are multiple performance elements. This has the potential to impact on the recognition of certain grant income.

Leases (AASB 16) (applies 2019/20)

The classification of leases as either finance leases or operating leases is eliminated for lessees. Leases will be recognised in the Balance Sheet by capitalising the present value of the minimum lease payments and showing a 'right-of-use' asset, while future lease payments will be recognised as a financial liability. The nature of the expense recognised in the profit or loss will change. Rather than being shown as rent, or as leasing costs, it will be recognised as depreciation on the 'right-of-use' asset, and an interest charge on the lease liability. The interest charge will be calculated using the effective interest method, which will result in a gradual reduction of interest expense over the lease term.

Council has a number of operating leases that will be impacted as a result of this change. This will see assets and liabilities of approximately $2.6 million recognised.

Note 2 Budget comparison

The budget comparison notes compare Council's financial plan, expressed through its annual budget, with actual performance. The Local Government (Planning and Reporting) Regulations 2014 requires explanation of any material variances. Council has adopted a materiality threshold of the lower of 10% or $250K where further explanation is warranted. Explanations have not been provided for variations below the materiality threshold unless the variance is considered to be material because of its nature.

The budget figures are those adopted by Council on 7 June 2016. The Budget was based on assumptions that were relevant at the time of adoption of the Budget. Council sets guidelines and parameters for revenue and expense targets in this budget in order to meet Council's planning and financial performance targets for both the short and long-term. The budget did not reflect any changes to equity resulting from asset revaluations, as their impacts were not considered predictable.

These notes are prepared to meet the requirements of the Local Government Act 1989 and the Local Government (Planning and Reporting) Regulations 2014.

(a) Income and expenditure

	Budget 2016/17 $'000	Actual 2016/17 $'000	Variance $'000 Fav/(Unfav)	Variance % Fav/(Unfav)	Note
Revenues from ordinary activities					
Rates and charges	101,964	101,482	(482)	(0.47)	**1.1**
Statutory fees and fines	28,617	26,929	(1,688)	(5.90)	**1.2**
User fees	25,574	27,582	2,008	7.85	**1.3**
Grants - operating	10,975	13,178	2,203	20.07	**1.4**
Grants - capital	1,281	3,161	1,880	146.73	**1.5**
Reimbursements & Contributions	5,644	5,888	244	4.32	
assets	805	563	(242)	(30.03)	**1.6**
Other income	1,334	1,897	563	42.24	**1.7**
Total revenues	**176,194**	**180,680**	**4,486**	**2.55**	
Expenses from ordinary activities					
Employee costs	76,651	78,003	(1,352)	(1.76)	**1.8**
Materials and services	67,725	60,218	7,507	11.09	**1.9**
Bad and doubtful debts	2,540	2,392	148	5.83	
Depreciation	21,561	20,347	1,214	5.63	**1.10**
Borrowing costs	2,139	1,605	534	24.99	**1.11**
Other expenses	527	608	(81)	(15.40)	
Total expenses	**171,143**	**163,173**	**7,970**	**4.66**	
Surplus/(Deficit) for the year	**5,051**	**17,506**	**12,455**	**246.59**	

Note 2 Budget comparison

(b) Explanation of material variations

Note	Item	Explanation
1.1	Rates and charges	Rates and charges are unfavourable to budget by $0.48M (0.5%) mainly due to lower supplementary rate income raised for the year than expected.
1.2	Statutory fees and fines	Parking Revenue is unfavourable to budget by $1.69M (5.9%) mainly due to lower fees received from parking meters. This is primarily due to the delay in implementation of the electronic parking sensors which is expected to be further rolled out in 2017. Some parking bays have been removed (in Victoria Parade and Wellington Street) which has also reduced income from these locations.
1.3	User Fees	User Fees are favourable to budget by $2.01M (7.9%) mainly due to additional town planning fees received in conjunction with the statutory price increase during the year. Increased membership fees for Leisure Services and commercial property rents received are also attributable to the variance.
1.4	Grants - operating	Operating Grants favourable to budget by $2.20M (20.1%) is mainly due to additional grant income received in advance in 2016/17 from the Victorian Grants Commission for 50% ($925k) of the 2017/18 grants program. This funding will need to be carried over into 2017/18. Additional income was also received from State Government for Council's preschool program.
1.5	Grants - capital	Capital Grants favourable to budget by $1.88M (146.7%) mainly due to additional Roads to Recovery and Blackspot funded programs which are included in Council's capital works program.
1.6	Net gain (loss) on disposal of non current assets	Net gain (loss) on disposal of non current assets is $0.24M (30.03%) unfavourable compared to budget due to delayed vehicle trade-ins and the review of leasing options compared to outright purchase acquisition.
1.7	Other Income	Other Income is favourable to budget by $0.56M (42.2%) mainly due to additional income received for non-voter penalties following the Council elections. Additional income was also received due to a transfer of funds for Williams Reserve from trust accounts. These funds were utilised within the capital works program in 2016/17.
1.8	Employee Costs	Employee Costs are unfavourable to budget by $1.35M (1.8%) partly due to additional costs incurred for family leave payments and higher than budgeted superannuation costs. Additional costs were incurred for redundancies and termination payments and additional agency staff costs incurred in children's services at the child care centres and kindergartens, as well as in parking and school crossings programs.
1.9	Materials and Services	Materials and services costs are favourable to budget by $7.507M (11.09%) mainly due to lower than anticipated expenditure in legal fees, as well as a saving for insurance premiums following a change of insurer, and also contract savings for open space maintenance works following contract renegotiation. There were also savings for meals delivery and other aged support services contracts as part of the transition to the NDIS. These are offset by transfers from the capital works program for works that were not capital in nature.
1.10	Depreciation	Depreciation was favourable to budget by $1.21M (5.63%) due to lower than anticipated capital works expenditure and lower capitalisation of assets.
1.11	Borrowing Costs	Borrowing costs is favourable to budget by $0.53M (25%) due to the loan borrowings included in the budget being taken up later in the year than anticipated.

Note 2 Budget comparison

(c) Capital Works

	Budget 2016/17 $'000	Actual 2016/17 $'000	Variance $'000 Fav/(Unfav)	Variance % Fav/(Unfav)	Note
Property					
Buildings	17,973	15,053	2,920	16.25	2.1
Total buildings	17,973	15,053	2,920	16.25	
Total property	**17,973**	**15,053**	**2,920**	**16.25**	
Plant and equipment					
Plant, machinery and equipment	1,195	1,440	(245)	(20.54)	2.2
Fixtures, fittings and furniture	270	145	125	46.25	2.3
Computers and telecommunications	3,352	2,231	1,121	33.45	2.4
Library projects	650	662	(12)	(1.82)	
Total plant and equipment	**5,467**	**4,478**	**989**	**18.08**	
Infrastructure					
Roads	4,927	6,639	(1,712)	(34.75)	2.5
Bridges	50	-	50	100.00	2.6
Footpaths and cycleways	3,775	3,157	618	16.38	2.7
Drainage	1,370	1,324	46	3.33	
Recreational, leisure and community facilities	8,424	3,389	5,035	59.77	2.8
Waste management	60	115	(55)	(91.32)	2.9
Parks, open space and streetscapes	-	124	(124)	-	
Total infrastructure	**18,606**	**14,747**	**3,859**	**20.74**	
Total capital works expenditure	**42,047**	**34,279**	**7,768**	**18.48**	
Represented by:					
New asset expenditure	16,115	10,958	5,157	32.00	
Asset renewal expenditure	25,307	20,096	5,211	20.59	
Asset upgrade expenditure	625	3,225	(2,600)	(416.00)	
Total capital works expenditure	**42,047**	**34,279**	**7,768**	**18.47**	

Note 2 Budget comparison

(d) Explanation of material variations

Material Variance Explanation

Note	Item	Explanation
2.1	Buildings	Buildings are $2.92M (16.3%) below budget mainly due to savings this financial year in the construction of the North Fitzroy Community Hub Project, as well as deferred expenditure for Fitzroy Swimming Pool works and roof works at Fitzroy Town Hall. These works are scheduled for 2017/18.
2.2	Plant, machinery and equipment	Plant, machinery and equipment are $0.26M (20.5%) below budget mainly due to lower passenger fleet replacement
2.3	Fixtures, fittings and furniture	Fixtures, fittings and furniture is $0.13M (46.3%) below budget mainly due to lower than anticipated purchases of furniture for Council owned community facilities.
2.4	Computers and Telecommunications	Computers and telecommunications are $1.12M (33.5%) below budget due to deferred expenditure for the asset management and telecommunications systems, as well as leasing instead of purchase of the parking sensor technology.
2.5	Roads	Roads assets are $1.71M (34.75%) above budget mainly due to additional works associated with the receipt of Black Spot funding during the year.
2.6	Bridges	Bridges assets are $0.05M (100%) lower than budget due to the expenditure being funded via the maintenance program.
2.7	Footpaths and cycleways	Footpaths and cycleways is $0.62M (16.4%) below budget mainly due to deferred expenditure for Rushall Reserve and Williams Reserve.
2.8	Recreational, leisure and community facilities	Recreational, leisure and community facilities is $5.04M (59.8%) below budget due to the budgeted open space land acquisition not proceeding, as well as deferred expenditure for some projects where design, consultation and works have commenced.
2.9	Waste Management	Waste Management is $0.055M (91.3%) higher than budget due to the purchase of more waste bins than originally anticipated.

		2017 $'000	2016 $'000
Note 3	**Rates and charges**		

Council uses Net Annual Value (NAV) as the basis of valuation of all properties within the municipal district. The NAV of a property is its imputed rental value.

The valuation base used to calculate general rates for 2016/17 was $2,509 million (2015/16 $2,073 million) with the increase in the rate base resulting from the return of supplementary valuations for properties constructed and/or building works completed since the return of the previous general revaluation of land for rating purposes as at 1 January 2014.

The 2016/17 rate in the NAV dollar was 4.0109 cents. The 2015/16 rate in the NAV dollar was 4.622 cents.

Residential	72,255	67,612
Commercial	20,700	21,059
Industrial	7,098	6,772
Supplementary rates and rate adjustments	1,028	2,107
Garbage bin charge	50	49
Interest on rates	351	313
Total rates and charges	101,482	97,912

A general revaluation of land for rating purposes within the municipal district was undertaken as at 1 January 2016 and was first applied to the rating period commencing 1 July 2016.

The date of the next general revaluation of land for rating purposes within the municipal district is 1 January 2018 and the valuation will be first applied in the rating year commencing 1 July 2018.

Rate income has increased compared to the previous year mainly due to the specified rate cap increase of 2.5% but also due to supplementary rates raised during the year which has seen residential property classification increases and a reduction in commercial properties.

Note 4	**Statutory fees and fines**		
	Infringements & costs	15,803	15,084
	PERIN court recoveries	2,197	1,938
	Fees - parking meters/ticket machines	7,133	7,499
	Permits	1,796	1,721
	Total statutory fees and fines	26,929	26,242
Note 5	**User fees**		
	Leisure centres and golf course fees	9,657	9,197
	Child care/children's program fees	3,207	2,597
	Town planning fees	2,879	1,894
	Registration fees	1,344	1,364
	Pre schools	647	615
	Aged services fees	209	302
	Road occupation permit fees	2,566	2,501
	Library fees and fines	102	60
	Footpath advertising & display	694	597
	Building services fees	224	221
	Valuation fees/supplementary charges	522	303
	Kerb market fees	232	220
	Land information certificates	116	107
	Local laws fines	922	1,253
	Rent*	1,773	1,518
	Permits - Bins and Skips	152	162
	After School Program	153	126
	Vacation Care Program	144	146
	Report and Consent Fees	135	-
	Road Inspection Fees	719	660
	Hall hire	471	438
	Asset Protection Permits	197	163
	Signs and goods permit fees	176	-
	Other fees and charges	341	111
	Total user fees	27,582	24,555

* In 2016/17 Rent has been reclassified from Other Income to User fees

Note 6 **Government grants**

	2017 $'000	2016 $'000
Government grants were received in respect of the following:		
Summary of grants		
Commonwealth funded grants	11,349	7,150
State funded grants	4,989	5,090
Total Grants Received	**16,338**	**12,240**
Operating Grants		
Recurrent - Commonwealth Government		
Victoria Grants Commission - general purpose	2,714	890
Family Services	4,529	3,551
Aged Services - Home Care Services	957	873
Recurrent - State Government		
Aged Services Assessment and Planning	2,920	2,728
School crossing supervisors	219	229
Library	626	617
Maternal and child health	584	517
Community safety	249	82
Other	66	183
Total recurrent operating grants	**12,864**	**9,670**
Non-recurrent - Commonwealth Government		
Environmental planning	45	320
Non-recurrent - State Government		
Community health	32	26
Family and children	96	297
Other	140	-
Total non-recurrent operating grants	**313**	**643**
Total operating grants	**13,177**	**10,313**
Capital grants		
Recurrent - Commonwealth Government		
Roads to recovery	506	201
Total recurrent capital grants	**506**	**201**
Non-recurrent - Commonwealth Government		
Buildings	170	1,315
Plant, machinery and equipment	92	-
Roads - Black Spot funding	1,769	411
Other	624	-
Total non-recurrent capital grants	**2,655**	**1,726**
Total capital grants	**3,161**	**1,927**
Total grants	**16,338**	**12,240**
Unspent grants received on condition that they be spent in a specific manner		
Balance at start of year	-	-
Received during the financial year and remained unspent at balance date	1,145	-
Received in prior years and spent during the financial year	-	-
Balance at year end	1,145	-

		2017 $'000	2016 $'000
Note 7	**Monetary contributions and reimbursements**		
	Resort and recreation fees*	3,870	5,506
	Road reinstatements	262	154
	Reimbursements Legal Fees	358	394
	Recycling	557	339
	Road maintenance/works (other)	309	311
	Kerb market fees	365	517
	Other	167	150
	Total monetary contributions and reimbursements	5,888	7,371

** Resort and recreation fees received during the year and not spent are transferred to reserves pursuant to section 18 of the Subdivision Act 1988, (Resort and Recreation Reserve) (Note 28(b)).*

Note 8	**Net gain/(loss) on disposal of non-current assets**		
	Plant & Equipment		
	Proceeds from sale of assets	878	147
	Written down value of assets sold/disposed	(323)	(98)
	Profit/(loss) on sale/disposal of property, plant and equipment	555	49
	Roads - Right of way		
	Proceeds from sale of assets	34	-
	Written down value of assets sold/disposed	(26)	-
	Profit/(loss) on sale/disposal of property, plant and equipment	8	-
	Summary		
	Proceeds from sale of assets	912	147
	Written down value of assets sold/disposed	(349)	(98)
	Profit/(loss) on sale/disposal of property, plant and equipment	563	49

Note 9	**Other income**		
	Interest	375	434
	Victorian Electoral Commission fines	340	-
	Hall Hire	95	105
	Waste Management	156	193
	Venues and events	-	70
	Recreational Services	210	-
	Strategic Planning	67	60
	Early Years Unit	69	15
	Disadvantaged Accessibility	96	85
	Leisure Services	35	37
	Financial Accounting	70	90
	Sales proceeds - ROW (Right of way)*	-	1,251
	Other	384	201
	Total other income	1,897	2,541

* In 2015/16 Sales proceeds Right of way were classified as other income (note 9); in 2016/17 Sales proceeds - Right of Way are included as Net gain/(loss) on disposal of non-current assets (Note 8).

		2017 $'000	2016 $'000
Note 10 (a)	**Employee Costs**		
	Wages and salaries	58,349	55,409
	WorkCover	914	555
	Casual staff	3,504	3,924
	Superannuation	5,749	5,592
	Fringe benefits tax	441	441
	Other	9,045	9,950
	Total employee costs	78,003	75,871
Note 10 (b)	**Superannuation**		
	Council made contributions to the following funds:		
	Defined benefit fund		
	Employer contributions to Local Authorities Superannuation Fund (Vision Super)	462	474
	Employer contributions - other funds	-	-
		462	474
	Employer contributions payable at reporting date.	-	-
	Accumulation funds		
	Employer contributions to Local Authorities Superannuation Fund (Vision Super)	3,022	3,027
	Employer contributions - other funds	2,265	2,091
		5,287	5,118
	Employer contributions payable at reporting date.	-	-
	Refer to note 33 for further information relating to Council's superannuation obligations.		
Note 11	**Materials and services**		
	Materials and services	21,879	23,047
	Contract payments	20,578	20,281
	Building maintenance	4,554	4,701
	General maintenance	3,198	3,023
	Utilities	3,214	3,463
	Information technology	2,721	2,642
	Insurance	1,327	1,984
	Consultants	2,747	2,740
	Total materials and services	60,218	61,881
Note 12			
	Bad and doubtful debts		
	Parking infringement debtors	2,392	1,351
	Other debtors	-	135
	Total bad and doubtful debts	2,392	1,486

		2017 $'000	2016 $'000
Note 13	**Depreciation and amortisation**		
	Property	2,421	2,628
	Plant and equipment	3,263	3,074
	Infrastructure	13,229	12,154
	Intangible assets	1,434	1,758
	Total depreciation	20,347	19,614
	Refer to Note 23 for a detailed break down of depreciation and amortisation charges. Property depreciation decreased in 2016/17 due to a devaluation of building assets in 2015/16.		
Note 14	**Borrowing costs**		
	Interest - on borrowings	1,605	1,508
	Total borrowing costs	1,605	1,508
Note 15	**Other expenses**		
	Auditors' remuneration - VAGO - audit of the financial statements, performance statement and grant acquittals	72	66
	Auditors' remuneration - Internal	214	184
	Councillors' allowances	295	291
	Other	28	-
	Total other expenses	608	541
Note 16	**Investments in associates and joint ventures**		
	Council's carrying value (at cost) of investment in Regional Kitchens P/L, incorporating RFK P/L (Trading as Community Chef)	230	230
	Municipal Association Purchasing Scheme (Procurement Australia)	5	5
	Total investments	235	235

		2017 $'000	2016 $'000
Note 17	**Cash and cash equivalents**		
	Cash at bank	1,142	2,034
	Cash on hand	10	10
	Term deposit investments*	21,000	18,500
	Total cash and cash equivalents	22,152	20,544
	*In 2016/17 $12m (2015/16 $2m) of term deposit investments have been reclassified to other financial assets in accordance with Australian Accounting Standard 139 .		
	Council has cash assets of $9.4m ($6.2m in 2015/16) that are subject to restriction:		
	Trust funds and deposits (note 25)	8,794	7,003
	Public open space / parking reserves (note 28b)	561	-
	Total restricted funds	9,355	7,003
	Total unrestricted cash and cash equivalents	12,797	13,541
	Intended allocations		
	Although not statutorily restricted the following amounts have been allocated for specific future purposes by Council:		
	- Cash held to fund carried forward capital works	3,959	6,325
	- Trade and other payables	335	-
	Total funds subject to intended allocations	**4,294**	**6,325**
Note 18	**Other financial assets**		
	Term deposits	12,000	2,000
	Total financial assets	**12,000**	**2,000**
Note 19	**Trade and other receivables**		
	Current		
	Rates debtors	4,492	3,856
	Parking infringement debtors	26,869	24,082
	Provision for doubtful debts - parking infringements	(22,029)	(19,638)
	Other debtors	3,867	4,197
	Provision for doubtful debts - other debtors	(973)	(1,211)
	Workcover	171	152
	GST recoverable from ATO	1,800	1,342
		14,197	12,780
	Non-current		
	Park Place Child Care Centre Inc. - Loan	-	20
	Total Receivables	14,197	12,800
(a)	**Ageing of Receivables**		
	At balance date trade and other receivables debtors representing financial assets were past due but not impaired. These amounts relate to a number of independent customers for whom there is no recent history of default. The ageing of the Council's trade & other receivables (excluding statutory receivables) was:		
	Current and past due by up to 30 days	3,172	1,661
	Past due between 31 and 180 days	1,153	2,822
	Past due between 181 and 365 days	570	2,093
	Past due by more than 1 year	4,809	2,368
	Total trade & other receivables	9,704	8,944
(b)	**Movement in provisions for doubtful debts**		
	Balance at the beginning of the year	20,849	19,353
	New Provisions recognised during the year	2,392	1,496
	Amounts already provided for and written off as uncollectible	(239)	-
	Balance at end of year	23,002	20,849

		2017 $'000	2016 $'000
Note 20	**Inventories**		
	Merchandise	122	126
	General	6	4
	Total inventories	128	130
Note 21	**Non-current assets classified as held for sale**		
	Motor Vehicles held for sale at cost	-	696
	Total non-current assets held for resale	-	696
Note 22	**Other assets**		
	Accrued income - Government grants and interest income	169	280
	Prepayments - vehicle registrations and insurance	202	1,163
	Total other assets	371	1,443

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Note 23 Property, infrastructure, plant and equipment

Summary of property, infrastructure, plant and equipment

	At Fair Value 30 June 2016	Acquisitions	Contributions	Revaluation	Depreciation	Disposal	Transfers	WDV 30 June 2017
	$'000	$'000	$'000	$'000	$'000	$'000	$'000	$'000
Land	827,253	1,680	-	-	-	-	-	828,933
Buildings	178,875	12,934	-	-	(2,374)	-	9,340	198,775
Plant and Equipment	26,044	5,720	-	44	(5,410)	(324)	795	26,867
Infrastructure	628,836	10,854	-	-	(12,562)	(26)	266	627,368
Work in progress	9,705	3,096	-	-	-	-	(9,705)	3,096
	1,670,712	**34,284**	**-**	**44**	**(20,347)**	**(350)**	**696**	**1,685,039**

Summary of Work in Progress	Opening WIP	Additions	Transfers	Write Offs	Closing WIP
Buildings	9,340	2,018	(9,340)	-	2,018
Plant and Equipment	99	178	(99)	-	178
Infrastructure	266	900	(266)	-	900
Total	**9,705**	**3,096**	**(9,705)**	**-**	**3,096**

Land and Buildings	Land - specialised	Land - non specialised	Land improvements	Total Land	Heritage Buildings	Buildings - specialised	Buildings - non specialised	Work In Progress	Total Property
At fair value 1 July 2016	734,166	83,902	9,185	**827,253**	-	257,132	-	9,340	**1,093,725**
Accumulated depreciation at 1 July 2016	-	-	-	**-**	-	(78,258)	-	-	**(78,258)**
	734,166	83,902	9,185	**827,253**	-	178,875	-	9,340	**1,015,468**
Movements in fair value									
Acquisition of assets at fair value	-	-	1,680	**1,680**	-	12,934	-	2,018	**16,632**
Revaluation increments (decrements)	-	-	-	**-**	-	-	-	-	**-**
Fair value of assets disposed	-	-	-	**-**	-	-	-	-	**-**
Transfers	-	-	-	**-**	-	9,340	-	(9,340)	**-**
	-	-	1,680	**1,680**	-	22,274	-	(7,322)	**16,632**
Movements in accumulated depreciation									
Depreciation and amortisation	-	-	-	**-**	-	(2,374)	-	-	**(2,374)**
Revaluation increments (decrements)	-	-	-	**-**	-	-	-	-	**-**
Accumulated depreciation of disposals	-	-	-	**-**	-	-	-	-	**-**
Transfers	-	-	-	**-**	-	-	-	-	**-**
	-	-	-	**-**	-	(2,374)	-	-	**(2,374)**
At fair value 30 June 2017	734,166	83,902	10,865	**828,933**	-	279,407	-	2,018	**1,110,358**
Accumulated depreciation at 30 June 2017	-	-	-	**-**	-	(80,632)	-	-	**(80,632)**
	734,166	83,902	10,865	**828,933**	-	198,775	-	2,018	**1,029,726**

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Note 23 Property, infrastructure, plant and equipment (continued)

Plant and Equipment	Heritage plant and equipment	Motor Vehicles	Plant, machinery and equipment	Irrigation and sprinkler systems	Street furniture	Parks and gardens furniture and equipment	Playground equipment	Fencing	Mobile garbage bins/recycling crates	Computers and Mobile Phones	Office furniture and equipment	Library books	Work In Progress	Total plant and equipment
At fair value 1 July 2016	4,650	5,746	7,340	1,579	15,874	7,788	1,259	1,963	2,606	21,844	11,263	6,827	99	**88,838**
Accumulated depreciation at 1 July 2016	(195)	(3,250)	(3,219)	(1,510)	(11,474)	(6,141)	(1,092)	(1,747)	(2,303)	(18,191)	(8,864)	(4,709)	-	**(62,695)**
	4,455	2,496	4,121	69	4,400	1,647	167	216	303	3,653	2,399	2,118	99	**26,143**
Movements in fair value														
Acquisition of assets at fair value	51	837	157	-	67	747	67	133	249	2,216	534	662	178	**5,898**
Revaluation increments (decrements)	44	-	-	-	-	-	-	-	-	-	-	-	-	**44**
Fair value of assets disposed	-	(1,362)	-	-	-	-	(110)	-	-	(7,359)	-	-	-	**(8,831)**
Impairment losses recognised in operating result	-	-	-	-	-	-	-	-	-	-	-	-	-	**-**
Transfer from Asset held for resale	-	1,927	-	-	-	-	-	-	-	-	-	-	-	**1,927**
Transfers	-	-	-	-	-	-	-	-	-	99	-	-	(99)	**-**
	95	1,402	157	-	67	747	(44)	133	249	(5,044)	534	662	79	**(963)**
Movements in accumulated depreciation														
Depreciation and amortisation	(46)	(1,234)	(689)	(36)	(452)	(202)	(39)	(49)	(47)	(1,450)	(613)	(554)	-	**(5,410)**
Accumulated depreciation of disposals	-	1,038	-	-		-	110	-	-	7,359	-	-	-	**8,507**
Impairment losses recognised in operating result	-	-	-	-	-	-	-	-	-	-	-	-	-	**-**
Transfer from Asset held for resale	-	(1,231)	-	-	-	-	-	-	-	-	-	-	-	**(1,231)**
Transfers	-	-	-	-	-	-	-	-	-	-	-	-	-	**-**
	(46)	(1,427)	(689)	(36)	(452)	(202)	71	(49)	(47)	5,910	(613)	(554)	-	**1,866**
At fair value 30 June 2017	4,745	7,148	7,497	1,579	15,941	8,535	1,215	2,096	2,855	16,800	11,797	7,489	178	**87,875**
Accumulated depreciation at 30 June 2017	(241)	(4,677)	(3,908)	(1,546)	(11,926)	(6,343)	(1,021)	(1,796)	(2,350)	(12,281)	(9,477)	(5,263)	-	**(60,829)**
	4,504	2,471	3,589	33	4,015	2,192	194	300	505	4,518	2,320	2,226	178	**27,045**

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Note 23 Property, infrastructure, plant and equipment (continued)

	Roads	Footpaths and cycleways	Drainage	Kerb and channel	Bridges	Lanes	Trees and Tree Infrastructure	Work In Progress	Total Infrastructure
Infrastructure									
At fair value 1 July 2016	361,350	122,193	102,777	134,294	5,146	89,182	7,318	266	**822,525**
Accumulated depreciation at 1 July 2016	(80,930)	(21,667)	(46,864)	(26,504)	(2,449)	(15,009)	-	-	**(193,423)**
	280,420	100,525	55,913	107,790	2,697	74,173	7,318	266	**629,102**
Movements in fair value									
Acquisition of assets at fair value	2,891	846	3,559	3,559	-	-	-	900	**11,754**
Revaluation increments (decrements)	-	-	-	-	-	-	-	-	**-**
Fair value of assets disposed	-	-	-	-	-	(31)	-	-	**(31)**
Impairment losses recognised in operating result	-	-	-	-	-	-	-	-	**-**
Transfers	-	266	-	-	-	-	-	(266)	**-**
	2,891	1,112	3,559	3,559	-	(31)	-	634	**11,723**
Movements in accumulated depreciation									
Depreciation and amortisation	(5,330)	(2,460)	(1,005)	(2,686)	(51)	(1,030)	-	-	**(12,562)**
Accumulated depreciation of disposals	-	-	-	-	-	5	-	-	**5**
Impairment lossess recognised in operating result	-	-	-	-	-	-	-	-	**-**
Transfers	-	-	-	-	-	-	-	-	**-**
	(5,330)	(2,460)	(1,005)	(2,686)	(51)	(1,025)	-	-	**(12,557)**
At fair value 30 June 2017	364,241	123,305	106,335	137,852	5,146	89,151	7,318	900	**834,248**
Accumulated depreciation at 30 June 2017	(86,259)	(24,128)	(47,869)	(29,190)	(2,500)	(16,033)	-	-	**(205,980)**
	277,982	99,177	58,466	108,662	2,646	73,118	7,318	900	**628,268**

Note 23 Property, infrastructure, plant and equipment (continued)

Valuation of land and buildings

Valuations of land and buildings were undertaken by Westlink Consulting under the supervision of William J Graham, City Valuer, A.V.L.E (Vals),Qualified Valuer. The valuation of buildings was replacement cost less accumulated depreciation and was first applied as at 30 June 2016. The valuation of land is at fair value, being market value based on highest and best use permitted by relevant land planning provisions. Where building use is restricted through existing planning provisions the valuation is reduced to reflect this limitation. This adjustment is an unobservable input in the valuation. The adjustment has no impact on the comprehensive income statement.

Specialised land is valued at fair value using site values adjusted for undeveloped and/or unserviced characteristics, access rights and private interests of other parties and entitlements of infrastructure assets and services. This adjustment is an unobservable input in the valuation. The adjustment has no impact on the comprehensive income statement.

Any significant movements in the unobservable inputs for land and land under roads will have a significant impact on the fair value of these assets.

Details of the Council's land and buildings and information about the fair value hierarchy as at 30 June 2017 are as follows:

	Level 1 $'000	Level 2 $'000	Level 3 $'000	DoV
Land - Non specialised	-	83,902	-	June 2016
Land - Specialised	-	-	745,031	June 2016
Buildings - Specialised	-	-	198,775	June 2016
Total	**-**	**83,902**	**943,806**	

Definition of Land and Buildings Levels 1,2 and 3 - as per note 1(e) fair value measurement

All assets and liabilities for which fair value is measured or disclosed in the financial statements are categorised within a fair value hierarchy, described as follows, based on the lowest level input that is significant to the fair value measurement as a whole:

Level 1 — Quoted (unadjusted) market prices in active markets for identical assets or liabilities
Level 2 — Valuation techniques for which the lowest level input that is significant to the fair value measurement is directly or indirectly observable; and
Level 3 — Valuation techniques for which the lowest level input that is significant to the fair value measurement is unobservable.

Note 23 ***Property, Infrastructure, Plant and Equipment (cont.)***

Valuation of infrastructure assets

Valuation of infrastructure assets was undertaken by Jim Vokolos, B.Eng (Civil), Qualified Engineer. The valuations are at replacement costs less accumulated depreciation and were first applied as at 30 June 2015.

The valuation is at fair value based on replacement cost less accumulated depreciation as at the date of valuation.

Details of the Council's infrastructure and information about the fair value hierarchy as at 30 June 2017 are as follows:

	Level 1	Level 2	Level 3	DoV
	$'000	$'000	$'000	
Roads	-	-	277,982	June 2015
Bridges	-	-	2,646	June 2013
Footpaths, Lanes and Kerb and channel	-	-	280,957	June 2015
Drainage	-	-	58,466	June 2015
Trees	-	-	7,318	June 2004
Total	-	-	**627,368**	

Valuation of bridges

Valuation of bridges were undertaken by Jim Vokolos, B.Eng (civil), Qualified Engineer. The valuations were applied as at 30 June 2013.

Valuation of Trees

Council valuation of trees was performed by Stewart Campbell, Senior Arborist, Advanced Certificate of Arboriculture, Advanced Certificate of Management and was applied in 2004.

Note 23 Property, infrastructure, plant and equipment (cont)
Description of significant unobservable inputs into level 3 valuations

Specialised land is valued using a market based direct comparison technique. Significant unobservable inputs include the extent and impact of restriction of use and the market cost of land per square metre. The extent and impact of restrictions on use varies and results in a reduction to surrounding land values between 15% and 30%. The market value of land varies significantly depending on the location of the land and the current market conditions. Currently land values range between $2,000 and $3,500 per square metre.

Specialised buildings are valued using a depreciated replacement cost technique. Significant unobservable inputs include the current replacement cost and remaining useful lives of buildings. Current replacement costs is calculated on a square metre basis and ranges from $185 to $25,000 per square metre. The remaining useful lives of buildings are determined on the basis of the current condition of buildings and are currently at 100 years. Replacement cost is sensitive to changes in market conditions, with any increase or decrease in cost flowing through to the valuation. Useful lives of buildings are sensitive to changes in expectations or requirements that could either shorten or extend the useful lives of buildings.

Infrastructure assets are valued based on the depreciated replacement cost. Significant unobservable inputs include the current replacement cost and remaining useful lives of infrastructure. The remaining useful lives of infrastructure assets are determined on the basis of the current condition of the asset and vary from 20 years to 120 years. Replacement cost is sensitive to changes in market conditions, with any increase or decrease in cost flowing through to the valuation. Useful lives of infrastructure are sensitive to changes in use, expectations or requirements that could either shorten or extend the useful lives of infrastructure assets.

An independent valuation of Council's specialised land and buildings was undertaken by Westlink Consulting under the supervision of William J Graham, City Valuer, A.V.L.E (Vals),Qualified Valuer. The valuation was performed using either the market based direct comparison method or depreciated replacement cost, adjusted for restrictions in use. The effective date of the valuation is 30 June 2016.

		2017 $'000	2016 $'000
Note 24	**Trade and other payables**		
	Trade creditors	7,848	11,864
	Superannuation	40	154
	Accrued expenses	2,261	5,293
	Total trade and other payables	10,149	17,311
Note 25	**Trust funds and deposits**		
	Current		
	Drainage works deposits	29	-
	Retention amounts*	29	96
	Refundable deposit	3,243	2,331
	Other refundable deposits	214	186
	Income in advance**	147	223
		3,662	2,836
	* In 2016/17 Retention amounts have been reclassified from Trade and other payables to Trust funds and deposits.		
	** In 2016/17 Income in advance has been included with Trust funds and deposits.		
	Fire services levy	4,907	3,582
		8,569	6,418
	Non-current		
	Other Liabilities	225	585
	Total trust funds and deposits	8,794	7,003

Refundable deposits - Deposits are taken by council as a form of surety in a number of circumstances, including in relation to building works, tender deposits, contract deposits and the use of civic facilities.

Retention Amounts - Council has a contractual right to retain certain amounts until a contractor has met certain requirements or a related warrant or defect period has elapsed. Subject to the satisfactory completion of the contractual obligations, or the elapsing of time, these amounts will be paid to the relevant contractor in line with Council's contractual obligations.

Fire Service Levy - Council is the collection agent for the fire services levy on behalf of the State Government. Council remits amounts received on a quarterly basis. Amounts disclosed here will be remitted to the state government in line with that process.

Note 26 Provisions

2017	Employee $ '000
Balance at beginning of the financial year	14,187
Additional provisions	305
Amounts used	(426)
Change in the discounted amount arising because of time and the effect of any change in the discount rate	-
Balance at the end of the financial year	**14,066**
2016	
Balance at beginning of the financial year	13,140
Additional provisions	1,047
Amounts used	-
Change in the discounted amount arising because of time and the effect of any change in the discount rate	-
Balance at the end of the financial year	**14,187**

	2017 $'000	2016 $'000
Current		
Current provisions expected to be wholly settled within 12 months		
Annual leave	4,079	3,931
TOIL	58	-
Long service leave (Notes 1(g))	1,058	1,027
Unfunded Superannuation Liability		
Current provisions expected to be wholly settled after 12 months		
Annual leave	971	992
Long service leave (Notes 1(g))	6,416	6,821
Total current provisions	12,582	12,771
Non-current		
Long service leave (Notes 1(g))	1,484	1,416
	1,484	1,416
LSL representing less than 7 years of continuous service is measured at present value.		
Aggregate carrying amount of employee entitlements		
Current	12,582	12,771
Non-current	1,484	1,416
Total provisions	14,066	14,187
Sum of full-time equivalent staff numbers	666	646

The following assumptions were adopted in measuring the present value of long term employee benefits

Weighted average increase in employee costs	2.0%	4.0%
Weighted average discount rates	2.41%	1.88%
Weighted average settlement period	5.65 years	5.65 years

Note 27 Interest-bearing loans and borrowings

	2017 $'000	2016 $'000
Current		
Loans - secured*	1,133	-
Non-current		
Loans - secured*	44,867	32,500
Total interest-bearing loans and borrowings	46,000	32,500
The maturity profile for Council's borrowings* and other liabilities is as follows:		
Not later than one year	1,275	-
Later than one year and not later than five years	37,762	32,500
Later than five years	6,963	-
	46,000	32,500

** Borrowings are secured by way of mortgages over the general rates of Council.*

Note 28 Reserves

(a) Asset revaluation reserves	Balance at beginning of reporting period $'000	Increment (decrement) $'000	Balance at end of reporting period $'000
2017			
Property			
Land	620,737	-	620,737
Buildings	46,546	-	46,546
Heritage buildings	2,860	-	2,860
	670,143	-	670,143
Infrastructure			
Road Substructure	119,478	-	119,478
Road Seal	10,693	-	10,693
Footpaths Substructure	40,701	-	40,701
Footpaths Seal	28,770	-	28,770
Drains	3,609	-	3,609
Bridges	1,000	-	1,000
Lane Substructure	16,236	-	16,236
Lane Seal	45,636	-	45,636
Kerb and channel	99,355	-	99,355
Trees	13	-	13
Art, Heritage and Culture	-	44	44
	365,491	44	365,535
Total Asset revaluation reserves	**1,035,634**	**44**	**1,035,678**

The asset revaluation reserve is used to record the increased (net) value of Council's assets over time.

2016			
Property			
Land	521,925	98,812	620,737
Buildings	55,883	(9,337)	46,546
Heritage buildings	2,860	-	2,860
	580,668	89,475	670,143
Infrastructure			
Road Substructure	119,478	-	119,478
Road Seal	10,693	-	10,693
Footpaths Substructure	40,701	-	40,701
Footpaths Seal	28,770	-	28,770
Drains	3,609	-	3,609
Bridges	1,000	-	1,000
Lane Substructure	16,236	-	16,236
Lane Seal	45,636	-	45,636
Kerb and channel	99,355	-	99,355
Trees	13	-	13
	365,491	-	365,491
Total Asset revaluation reserves	**946,159**	**89,475**	**1,035,634**

Note 28 Reserves (continued)

(b) Other reserves	Balance at beginning of Year $'000	Transfer to accumulated surplus $'000	Transfer from accumulated surplus $'000	Balance at end of Year $'000
2017				
Statutory Reserves				
Resort and recreation (a)	-	(3,388)	3,870	482
Parking (b)	79	-	-	79
Total Statutory Reserves	**79**	**(3,388)**	**3,870**	**561**
General Reserves				
General reserve (b)	20,100	-	-	20,100
Community Infrastructure Fund (d)	-	-	-	-
Total General Reserves	20,100	-	-	20,100
Total Other Reserves	**20,179**	**(3,388)**	**3,870**	**20,661**
2016				
Statutory Reserves				
Resort and recreation (a)	17,090	(22,596)	5,506	-
Parking (b)	79	-	-	79
Total Statutory Reserves	**17,169**	**(22,596)**	**5,506**	**79**
General Reserves				
General reserve (c)	-	-	20,100	20,100
Community Infrastructure Fund (d)	3,010	(3,010)	-	-
Total General Reserves	**3,010**	**(3,010)**	**20,100**	**20,100**
Total Other reserves	**20,179**	**(25,606)**	**25,606**	**20,179**

(a) Resort and Recreation reserve relates to contributions received as Public Open Space Levies pursuant to the provisions of Section 18 of the *Subdivision Act 1988*. The reserve will be used to fund eligible open space capital works projects.

(b) Parking reserve relates to contributions received in lieu of the provision of parking spaces required for property developments. This reserve will be used in the provision of additional car parking spaces as required.

(c) General reserve relates to unrestricted Council expenditure for a range of possible capital works projects which may include open space projects as assessed with each annual budget process into the future. These are currently not cashed backed.

(d) Council originally set up a Community Infrastructure Fund which was intended for an indoor sporting facility some time in the future.

Note 29 Reconciliation of cash flows from operating activities to surplus/(deficit)	2017 $'000	2016 $'000
Surplus/(deficit) for the year	17,506	10,009
Depreciation	20,347	19,614
Finance costs	1,605	-
(Profit)/loss on disposal of non current assets (refer to Note 8)	(563)	(49)
Change in assets and liabilities:		
(Increase)/decrease in receivables	(1,397)	10
(Increase)/decrease in other assets	1,072	(705)
Increase/(decrease) in payables	(7,614)	1,425
Increase/(decrease) in other liabilities	2,151	749
(Increase)/decrease in inventories	2	5
Increase/(decrease) in employee benefits	(121)	1,047
(Increase)/Decrease in non current assets held for sale	-	(56)
Net cash provided by/(used in) operating activities	32,988	32,048

Note 30 Financing facilities

Bank overdraft	10,000	10,000
Purchasing cards	500	500
Total facilities	10,500	10,500
Used purchasing card facilities	(21)	(44)
Unused facilities	10,479	10,456

Note 31 Commitments

The Council has entered into the following commitments:

2017	Not later than 1 year ($) '000	Later than 1 year and not later than 2 years ($) '000	Later than 2 years and not later than 5 years ($) '000	Later than 5 years ($) '000	Total ($) '000
Operating					
Street cleaning services	2,884	2,971	9,458	6,788	22,101
Garbage collection and recycling	8,176	8,421	26,810	19,240	62,647
Open space management	5,660	5,834	18,595	-	30,089
Information systems & technology	3,106	3,199	3,285	-	9,590
Insurances	1,189	-	-	-	1,189
Cleaning contracts for Council buildings	1,476	1,520	1,613	-	4,609
Family Services	1,245	1,283	-	-	2,528
Home Care	1,833	1,889	-	-	3,722
Capital					
Construction works	1,127	-	-	-	1,127
Total*	**26,696**	**25,117**	**59,761**	**26,028**	**137,602**

* Contract commitments for 2017/18 onwards include Council contracts for known lump sum contract amounts. Contract commitments for 2015/16 included contracts subject to variation, panel contracts and also schedule of rates components where the commitment could vary.

2016	Not later than 1 year ($) '000	Later than 1 year and not later than 2 years ($) '000	Later than 2 years and not later than 5 years ($) '000	Later than 5 years ($) '000	Total ($) '000
Operating					
Street cleaning services	3,761	4,596	14,920	-	23,277
Garbage collection and recycling	6,544	6,740	6,942	29,915	50,141
Open space management	1,817	-	-	-	1,817
Consultancies	3,428	3,428	10,284	-	17,140
Information systems & technology	2,342	-	-	-	2,342
Insurances	1,200	-	-	-	1,200
Home Care	1,748	1,800	-	-	3,548
Cleaning contracts for Council buildings	1,620	1,636	1,652	-	4,908
Family Services	114	115	-	-	229
Parking meter maintenance	150	-	-	-	150
Maintenance	2,524	2,549	13,047	2,651	20,771
Animal pound services	65	65	65	-	195
Professional services	4,072	4,072	4,072	-	12,216
Bioremediation	150	150	450	-	750
Community services	2,373	2,397	7,335	-	12,105
					-
Capital					-
Construction works	10,596	-	-	-	10,596
Plant and equipment	330	330	330	-	990
Total	**42,834**	**27,878**	**59,097**	**32,566**	**162,375**

* During 2015/16 Council re-tendered the garbage collection and recycling contract which extends into future years.

	2017 $'000	2016 $'000

Note 32 Operating lease commitments

At the reporting date, the Council had the following obligations under non-cancellable operating leases for equipment, land and buildings for use within Council activities (these obligations are not recognised as liabilities):

Not later than one year	1,173	142
Later than one year and not later than five years	1,405	124
Later than five years	-	-
	2,578	266

Note 33 Superannuation

Yarra City Council (the Council) makes the majority of its employer superannuation contributions in respect of its employees to the Local Authorities Superannuation Fund (the Fund). This Fund has two categories of membership, accumulation and defined benefit, each of which is funded differently. Obligations for contributions to the Fund are recognised as an expense in Comprehensive Operating Statement when they are made or due.

Accumulation

The Fund's accumulation categories, Vision MySuper/Vision Super Saver, receives both employer and employee contributions on a progressive basis. Employer contributions are normally based on a fixed percentage of employee earnings (for the year ended 30 June 2017, this was 9.5% as required under Superannuation Guarantee (SG) legislation).

Defined Benefit

Yarra City Council does not use defined benefit accounting for its defined benefit obligations under the Fund's Defined Benefit category. This is because the Fund's Defined Benefit category is pooled multi-employer sponsored plan.

There is no proportional split of the defined benefit liabilities, assets or costs between the participating employers as the defined benefit obligation is a floating obligation between the participating employers and the only time that the aggregate obligation is allocated to specific employers is when a call is made. As a result, the level of participation of Yarra City Council in the Fund cannot be measured as a percentage compared with other participating employers. Therefore, the Fund Actuary is unable to allocate benefit liabilities, assets and costs between employers for the purposes of AASB 119.

Funding arrangements

Yarra City Council makes employer contributions to the Defined Benefit category of the Fund at rates determined by the Trustee on the advice of the Fund Actuary.

As at 30 June 2016, an interim actuarial investigation was held as the Fund provides lifetime pensions in the Defined Benefit category. The vested benefit index (VBI) of the Defined Benefit category of which Council is a contributing employer was 102.0%. To determine the VBI, the Fund Actuary used the following long-term assumptions:

Net investment returns	7.0% pa
Salary information	4.25% pa
Price inflation (CPI)	2.5% pa.

The VBI at 30 June 2017 was 103.1%.

The VBI is to be used as the primary funding indicator. Because the VBI was above 100%, the 2016 interim actuarial investigation determined the Defined Benefit category was in a satisfactory financial position and that no change was necessary to the Defined Benefit category's funding arrangements from prior years.

Employer Contributions

Regular Contributions

On the basis of the results of the 2016 interim actuarial investigation conducted by the Fund Actuary, Council makes employer contributions to the Fund's Defined Benefit category at rates determined by the Fund's Trustee. For the year ended 30 June 2017, this rate was 9.5% of members' salaries (9.5% in 2015/2016). This rate will increase in line with any increase to the contribution rate. In addition, Council reimburses the Fund to cover the excess of the benefits paid as a consequence of retrenchment above the funded resignation or retirement benefit.

Funding calls

If the Defined Benefit category is in an unsatisfactory financial position at an actuarial investigation or the Defined Benefit category's VBI is below its shortfall limit at any time other than the date of the actuarial investigation, the Defined Benefit category has a shortfall for the purposes of SPS 160 and the Fund is required to put a plan in place so that the shortfall is fully funded within three years of the shortfall occurring. The Fund monitors its VBI on a quarterly basis and the Fund has set its shortfall limit at 97%. In the event that the Fund Actuary determines that there is a shortfall based on the above requirement, the Fund's participating employers (including Council) are required to make an employer contribution to cover the shortfall. Using the agreed methodology, the shortfall amount is apportioned between the participating employers based on the pre-1 July 1993 and post-30 June 1993 service liabilities of the Fund's Defined Benefit category, together with the employer's payroll at 30 June 1993 and at the date the shortfall has been calculated. Due to the nature of the contractual obligations between the participating employers and the Fund, and that the Fund includes lifetime pensioners and their reversionary beneficiaries, it is unlikely that the Fund will be wound up. If there is a surplus in the Fund, the surplus cannot be returned to the participating employers. In the event that a participating employer is wound-up, the defined benefit obligations of that employer will be transferred to that employer's successor.

2016 interim actuarial investigation surplus amounts

The Fund's interim actuarial investigation as at 30 June 2016 identified the following in the defined benefit category of which Council is a contributing employer:

A VBI surplus of $40.3 million; and

A total service liability surplus of $156 million.

The VBI surplus means that the market value of the fund's assets supporting the defined benefit obligations exceed the vested benefits that the defined benefit members would have been entitled to if they had all exited on 30 June 2016. The total service liability surplus means that the current value of the assets in the Fund's Defined Benefit category plus expected future contributions exceeds the value of expected future benefits and expenses. Council was notified of the 30 June 2016 VBI during August 2016.

2017 Full triennial actuarial investigation

A full actuarial investigation is being conducted for the Fund's position as at 30 June 2017. It is anticipated that this actuarial investigation will be completed in December 2017.

Future superannuation contributions

In addition to the disclosed contributions, Yarra City Council has paid unfunded liability payments to Vision Super totalling $0 during the 2016/17 year (2015/16 $0). There were $0 contributions outstanding and $0 loans issued from or to the above schemes as at 30 June 2017. The expected contributions to be paid to the Defined Benefit category of Vision Super for the year ending 30 June 2018 are $450K.

Note 34 Contingent liabilities and contingent assets

(a) arising from Public Liability

As a local authority we manage parks, reserves, roads, and other land holdings and, as a result, receive potential claims arising from incidents which occur on land managed by Council. There are a number of outstanding claims against Council in this regard. Council carries $200 million of public liability insurance and an excess of $50,000 on this policy in 2016/17. Therefore, the maximum liability of Council in any single claim is the extent of its excess. The primary insurer is Epsilon Underwriting Agencies. There are no claims of which Council is aware which would fall outside the terms of Council's policy.

(b) arising from Professional Indemnity

As a local authority with statutory regulatory responsibilities, including the responsibility of issuing permits and approvals, Council receives potential claims for damages arising from actions of Council or its officers. Council carries $100 million of professional indemnity insurance and an excess of $50,000 on this policy in 2016/17. Therefore, the maximum liability of Council in any single claim is the extent of its excess. The primary insurer is Epsilon Underwriting Agencies. There are no instances or claims of which Council is aware which would fall outside the terms of Council's policy.

(c) arising from Legal Matters

The Council is presently involved in several confidential legal matters, which are being conducted through Council's solicitors. This includes a legal matter involving the Metropolitan Fire and Emergency Services Board (MFESB) and Council concerning possible soil contamination issues at the Burnley Depot site.

As these matters are yet to be finalised, and the financial outcomes are unable to be reliably estimated, no allowance for these contingencies has been made in the financial report.

Note 35 Financial instruments

(a) Objectives and policies

The Council's principal financial instruments comprise cash assets, term deposits, receivables (excluding statutory receivables), payables (excluding statutory payables) and bank borrowings. Details of the significant accounting policies and methods adopted, including the criteria for recognition, the basis of measurement and the basis on which income and expenses are recognised, in respect of each class of financial asset, financial liability and equity instrument is disclosed in Note 1 of the financial statements. Risk management is carried out by senior management under policies approved by the Council. These policies include identification and analysis of the risk exposure to Council and appropriate procedures, controls and risk minimisation.

(b) Market risk

Market risk is the risk that the fair value or future cash flows of our financial instruments will fluctuate because of changes in market prices. The Council's exposures to market risk is primarily through interest rate risk with only immaterial exposure to other price risks and no exposure to foreign currency risk.

Interest rate risk

Interest rate risk refers to the risk that the value of a financial instrument or cash flows associated with the instrument will fluctuate due to changes in market interest rates. Our interest rate liability risk arises primarily from long term loans and borrowings at fixed rates which exposes us to fair value interest rate risk / Council does not hold any interest bearing financial instruments that are measured at fair value, and therefore has no exposure to fair value interest rate risk. Cash flow interest rate risk is the risk that the future cash flows of a financial instrument will fluctuate because of changes in market interest rates. Council has minimal exposure to cash flow interest rate risk through its cash and deposits that are at floating rate.

Investment of surplus funds is made with approved financial institutions under the *Local Government Act 1989*. We manage interest rate risk by adopting an investment policy that ensures:

- diversification of investment product,
- monitoring of return on investment,
- benchmarking of returns and comparison with budget.

There has been no significant change in the Council's exposure, or its objectives, policies and processes for managing interest rate risk or the methods used to measure this risk from the previous reporting period.

Interest rate movements have not been sufficiently significant during the year to have an impact on the Council's year end result.

(c) Credit risk.

Credit risk is the risk that a contracting entity will not complete its obligations under a financial instrument and cause us to make a financial loss. We have exposure to credit risk on some financial assets included in our balance sheet. To help manage this risk:

- we have a policy for establishing credit limits for the entities we deal with;
- we may require collateral where appropriate; and
- we only invest surplus funds with financial institutions which have a recognised credit rating specified in our investment policy.

Receivables consist of a large number of customers, spread across the ratepayer, business and government sectors. Credit risk associated with the Council's financial assets is minimal because the main debtor is secured by a charge over the rateable property.

There are no material financial assets which are individually determined to be impaired.

We may also be subject to credit risk for transactions which are not included in the balance sheet, such as when we provide a guarantee for another party. Details of our contingent liabilities are disclosed in note 34.

The maximum exposure to credit risk at the reporting date to recognised financial assets is the carrying amount, net of any provisions for impairment of those assets, as disclosed in the balance sheet and notes to the financial statements. Council does not hold any collateral.

(d) Liquidity risk

Liquidity risk includes the risk that, as a result of our operational liquidity requirements or we will not have sufficient funds to settle a transaction when required, we will be forced to sell a financial asset at below value or may be unable to settle or recover a financial asset.

To help reduce these risks Council:

- have a liquidity policy which targets a minimum and average level of cash and cash equivalents to be maintained;
- have readily accessible standby facilities and other funding arrangements in place;
- have a liquidity portfolio structure that requires surplus funds to be invested within various bands of liquid instruments;
- monitor budget to actual performance on a regular basis; and
- set limits on borrowings relating to the percentage of loans to rate revenue and percentage of loan principal repayments to rate revenue.

There has been no significant change in Council's exposure, or its objectives, policies and processes for managing liquidity risk or the methods used to measure this risk from the previous reporting period.

With the exception of borrowings, all financial liabilities are expected to be settled within normal terms of trade. Details of the maturity profile for borrowings are disclosed at Note 29.

Unless otherwise stated, the carrying amounts of financial instruments reflect their fair value.

(e) Fair value

Unless otherwise stated, the carrying amount of financial instruments reflect their fair value

Fair value hierarchy

Council's financial assets and liabilities are not valued in accordance with the fair value hierarchy , Council's financial assets and liabilities are measured at amortised cost.

(f) Sensitivity disclosure analysis

Taking into account past performance, future expectations, economic forecasts, and management's knowledge and experience of the financial markets, Council believes the following movements are 'reasonably possible' over the next 12 months:

- A parallel shift of + 2% and -1% in market interest rates (AUD) from year-end rate.

These movements will not have a material impact on the valuation of Council's financial assets and liabilities, nor will they have a material impact on the results of Council's operations.

Note 36 Related party disclosures

(i) Related Parties

Parent entity

Yarra City Council is the parent entity

Subsidiaries and Associates

Interests in subsidiaries and associates are detailed in note 16.

(ii) Key Management Personnel

Last financial year (2015/16), this note was called Responsible Persons, and only required the CEO and Councillors to be included. Accounting Standard AASB124 now requires the disclosure of related party relationships and transactions in all Councils. Key Management Personnel (KMP) are one type of related parties that Council is required to include in its note disclosure, and this note has changed to reflect this.

Details of persons holding the position of Councillor or other members of key management personnel at any time during the year are:

Councillors	Cr Amanda Stone (Mayor)	22 Oct 2016 - 30 Jun 2017
	Cr Amanda Stone	1 July 2016 - 22 Oct 2016
	Cr Roberto Colanzi (Mayor)	1 July 2016 - 22 Oct 2016
	Cr Jackie Fristacky	1 July 2016 - 30 Jun 2017
	Cr Misha Coleman	"
	Cr Stephen Jolly	"
	Cr Sam Gaylard	1 July 2016 - 22 Oct 2016
	Cr Simon Huggins	"
	Cr Phillip Vlahogiannis	"
	Cr Geoff Barbour	"
	Cr Daniel Nguyen	22 Oct 2016 - 30 Jun 2017
	Cr Mike McEvoy	"
	Cr Danae Bosler	"
	Cr James Searle	"
	Cr Mi-Lin Chen Yi Mei	"

Chief Executive Officer & other Key Management Personnel

Chief Executive Officer	Vijaya Vaidyanath
Director Corporate Business & Finance	Andrew Day
Director Community Wellbeing	Chris Leivers
Director City Works & Assets	Guy Wilson-Browne
Director Planning & Placemaking	Bruce Phillips
Director Advocacy & Engagement	Jo Murdoch
Assistant Director Planning and Place Making	Jane Waldock
Group Manager People Culture & Community	Fred Warner
Group Manager CEO's Office	Ivan Gilbert

	2017	2016
Total number of Councillors*	14	9
Chief Executive Officer and other Key Management Personnel	9	10
Total Key Management Personnel	23	19

* Council elections were held in October 2016 resulting in 5 newly elected Councillors

(iii) Remuneration of Key Management Personnel	**2017 $,000**	**2016 $,000**
Total remuneration* of key management personnel was as follows:		
Short-term benefits	2,727	2,872
Long-term benefits	449	393
Termination benefits	-	-
Total	3,176	3,266

* Short and long term benefits for KMP include any leave liability and fringe benefits tax.

Note 36 **Related party transactions (continued)**

The numbers of key management personnel whose total remuneration** from Council and any related entities, fall within the following bands:

	2017 No	2016 No
$1 - $9,999	4	-
$10,000 - $19,999	5	-
$20,000 - $29,999	4	7
$40,000 - $49,999	-	1
$60,000 - $69,999	1	1
$180,001 - $189,999	1	1
$190,000 - $199,999	2	1
$200,000 - $209,999	1	2
$220,000 - $229,999	-	2
$230,000 - $239,999	1	-
$250,000 - $259,999	1	2
$260,000 - $269,999	2	1
$350,000 - $359,999	1	1
	23	19

Key management personnel (KMP) include the current 9 councillors and also the 5 previous councillors who changed as a result of the October 2016 elections, in addition to the CEO and the Executive Management Team.

** Total remuneration includes salary, superannuation and councillor reimbursement allowance but no leave liability.

(iv) **Transactions with related parties**

During the period Council did not enter into transactions with related parties.

(v) **Outstanding balances with related parties**

The were no balances outstanding at the end of the reporting period in relation to transactions with related parties.

(vi) **Loans to/from related parties**

There were no loans in existence at balance date that have been made, guaranteed or secured by the council to a related party.

(vii) **Commitments to/from related parties**

There were no commitments in existence at balance date that have been made, guaranteed or secured by the council to a related party.

Note 37 (a) **Senior Officer Remuneration**

A Senior Officer is an officer of Council, other than Key Management Personnel, who has management responsibilities and whose total annual remuneration exceeds $142,000:

Income range:	2017 No.	2016 No.
$142,000 - $149,999	1	1
$150,000 - $159,999	1	2
$160,000 - $169,999	5	6
$170,000 - $179,999	5	3
$180,000 - $189,999	2	1
$190,000 - $199,999	-	1
	14	14
	$'000	$'000
Total remuneration for the reporting year for Senior Officers included above, amounted to:	2,546	2,355

Note 37 (b) **Other Officer Remuneration**

Other officers whose annual remuneration exceeds $142,000:

Income range:	2017 No.	2016 No.
$142,000 - $149,999	10	7
$150,000 - $159,999	6	7
$160,000 - $169,999	3	3
$170,000 - $179,999	-	1
	19	18
	$'000	$'000
Total remuneration for the reporting year for other officers included above, amounted to:	2,883	2,766

Other officer remuneration may include overtime and/or on-call allowances.

Note 38 **Events occurring after balance date**

No matters have occurred after balance date that require disclosure in the financial report.

Certification of the Financial Report

In my opinion, the accompanying financial report has been prepared in accordance with the *Local Government* Act 1989, the *Local Government (Planning and Reporting) Regulations 2014*, Australian Accounting Standards and Interpretations, and other mandatory professional reporting requirements.

Angelica Marshall
CFO and Principal Accounting Officer

22 September 2017
Richmond

In our opinion, the accompanying financial report presents fairly the financial transactions of Yarra City Council for the year ended 30 June 2017 and the financial position of the Council as at that date.

As at the date of signing, we are not aware of any circumstances which would render any particulars in the financial report to be misleading or inaccurate.

On 5 September 2017, we were authorised by the Council to certify the financial report in its final form on behalf of the Council.

Amanda Stone
Mayor

22 September 2017
Richmond

Misha Coleman
Councillor

22 September 2017
Richmond

Vijaya Vaidyanath
Chief Executive Officer

22 September 2017
Richmond

Independent Auditor's Report

Victorian Auditor-General's Office

To the Councillors of Yarra City Council

Opinion	I have audited the financial report of Yarra City Council (the council) which comprises the: • balance sheet as at 30 June 2017 • comprehensive income statement for the year then ended • statement of changes in equity for the year then ended • statement of cash flows for the year then ended • statement of capital works for the year then ended • notes to the financial statements, including a summary of significant accounting policies • certification of the financial report. In my opinion the financial report presents fairly, in all material respects, the financial position of the council as at 30 June 2017 and their financial performance and cash flows for the year then ended in accordance with the financial reporting requirements of Part 6 of the *Local Government Act 1989* and applicable Australian Accounting Standards.
Basis for Opinion	I have conducted my audit in accordance with the *Audit Act 1994* which incorporates the Australian Auditing Standards. My responsibilities under the Act are further described in the *Auditor's Responsibilities for the Audit of the Financial Report* section of my report. My independence is established by the *Constitution Act 1975*. My staff and I are independent of the council in accordance with the ethical requirements of the Accounting Professional and Ethical Standards Board's APES 110 *Code of Ethics for Professional Accountants* (the Code) that are relevant to my audit of the financial report in Australia. My staff and I have also fulfilled our other ethical responsibilities in accordance with the Code. I believe that the audit evidence I have obtained is sufficient and appropriate to provide a basis for my opinion.
Councillors' responsibilities for the financial report	The Councillors of the council are responsible for the preparation and fair presentation of the financial report in accordance with Australian Accounting Standards and the *Local Government Act 1989*, and for such internal control as the Councillors determine is necessary to enable the preparation and fair presentation of a financial report that is free from material misstatement, whether due to fraud or error. In preparing the financial report, the Councillors are responsible for assessing the council's ability to continue as a going concern, and using the going concern basis of accounting unless it is inappropriate to do so.

Level 31 / 35 Collins Street, Melbourne Vic 3000
T 03 8601 7000 enquiries@audit.vic.gov.au www.audit.vic.gov.au

Auditor's responsibilities for the audit of the financial report

As required by the *Audit Act 1994,* my responsibility is to express an opinion on the financial report based on the audit. My objectives for the audit are to obtain reasonable assurance about whether the financial report as a whole is free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes my opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with the Australian Auditing Standards will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of this financial report.

As part of an audit in accordance with the Australian Auditing Standards, I exercise professional judgement and maintain professional scepticism throughout the audit. I also:

- identify and assess the risks of material misstatement of the financial report, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for my opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the council's internal control
- evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the Councillors
- conclude on the appropriateness of the Councillors' use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the council's ability to continue as a going concern. If I conclude that a material uncertainty exists, I am required to draw attention in my auditor's report to the related disclosures in the financial report or, if such disclosures are inadequate, to modify my opinion. My conclusions are based on the audit evidence obtained up to the date of my auditor's report. However, future events or conditions may cause the council to cease to continue as a going concern.
- evaluate the overall presentation, structure and content of the financial report, including the disclosures, and whether the financial report represents the underlying transactions and events in a manner that achieves fair presentation.

I communicate with the Councillors regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that I identify during my audit.

T. J. Loughnan

MELBOURNE
25 September 2017

Tim Loughnan
as delegate for the Auditor-General of Victoria

Performance statement

Council has prepared the following performance statement in accordance with the *Local Government Act 1989* and Local Government (Planning and Reporting) Regulations 2014.

Please note: the figures for 'Infrastructure per head of municipal population' and 'Rates effort' have changed from what had previously been reported in Yarra's 2015/16 Annual Report due to a retrospective change in calculation methodology, in consultation with Department of Environment Land Water and Planning and the Victorian Auditor General's Office.

Attachment 1 - Annual Report 2016-17 for Council Meeting

Yarra City Council

Performance Statement

For the year ended 30 June 2017

Attachment 1 - Annual Report 2016-17 for Council Meeting

REFERENCES
Reg R
Better Practice BP

Performance Statement

For the year ended 30 June 2017

R17(1) **Description of municipality**

The City of Yarra is an inner metropolitan municipality which is home to a diverse community of people. Yarra is one of Australia's smallest inner city municipalities at 19.5 square kilometres, and features lively arts and entertainment precincts, vibrant shopping and café strips, and numerous sports and recreational facilities.

Created in June 1994, the City of Yarra merged the former municipalities of: Collingwood; Richmond; Fitzroy; (including the annexed part of Carlton North); Northcote (Alphington & Fairfield: South of Heidelberg Road only).

Yarra has a population of 91,300 (at 30 June 2017) and a diverse community profile. Over the previous decade, the City's population had been growing at an average rate of 3.6%, almost double the rate of growth for Victoria. It is estimated that Yarra will continue to grow, with the population predicted to reach 110,512 by 2031.

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Attachment 1 - Annual Report 2016-17 for Council Meeting

Sustainable Capacity Indicators

For the year ended 30 June 2017

		Results			
	Indicator/measure	2015	2016	2017	Material Variations
R15(3) Sch3 R16(1) R17(2)	***Population***				
	Expenses per head of municipal population [Total expenses / Municipal population]	$1,786.32	$1,804.81	$1,787.22	Council's expenses increased by 1.4% in 2017 while the municipal population increased by 2.4%, resulting in expenses per head of population decreasing compared to the previous year. Council expense increases each year are reducing and trending down, whereas population is increasing each year.
	Infrastructure per head of municipal population [Value of infrastructure / Municipal population]	$9,765.52	$9,461.04	$9,376.85	The indicator is trending down due to consistent population increases over the 3 years greater than the increase in infrastructure.
	Population density per length of road [Municipal population / Kilometres of local roads]	275.94	283.92	292.07	This is a solid result and within acceptable tolerances. The trend will continue to increase as Council is experiencing growth.
	Own-source revenue				
	Own-source revenue per head of municipal population [Own-source revenue / Municipal population]	$1,656.50	$1,683.11	$1,735.51	Own-source revenue consists of rates, statutory fees and fines, user fees, and other income. Rates increased by 2.5% in 2017 (in line with the rate cap), statutory fees for planning permits also increased compared to the previous year. The trend is an increasing own source revenue result over time.
	Recurrent grants				
	Recurrent grants per head of municipal population [Recurrent grants / Municipal population]	$128.25	$110.72	$146.45	Additional grant income was received in 2017 for Family Services programs. $1M of the 2018 Victorian Grants Commission allocation was also received in the 2017 financial year. Council also received advance payment of Victorian Grants Commission income in 2015. This did not occur in 2016 which distorts the trend.
	Disadvantage				
	Relative socio-economic disadvantage [Index of Relative Socio-economic	8.00	8.00	8.00	No change to this result. The trend remains steady.

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Attachment 1 - Annual Report 2016-17 for Council Meeting

Disadvantage by decile]

BP

Definitions

"adjusted underlying revenue" means total income other than:
(a) non-recurrent grants used to fund capital expenditure; and
(b) non-monetary asset contributions; and
(c) contributions to fund capital expenditure from sources other than those referred to above

"infrastructure" means non-current property, plant and equipment excluding land

"local road" means a sealed or unsealed road for which the council is the responsible road authority under the *Road Management Act 2004*

"population" means the resident population estimated by council

"own-source revenue" means adjusted underlying revenue other than revenue that is not under the control of council (including government grants)

"relative socio-economic disadvantage", in relation to a municipality, means the relative socio-economic disadvantage, expressed as a decile for the relevant financial year, of the area in which the municipality is located according to the Index of Relative Socio-Economic Disadvantage (Catalogue Number 2033.0.55.001) of SEIFA

"SEIFA" means the Socio-Economic Indexes for Areas published from time to time by the Australian Bureau of Statistics on its Internet website

"unrestricted cash" means all cash and cash equivalents other than restricted cash.

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Attachment 1 - Annual Report 2016-17 for Council Meeting

Service Performance Indicators

For the year ended 30 June 2017

		Results			
	Service/*indicator*/*measure*	2015	2016	2017	Material Variations
R15(1) Sch3 R16(1) R17(2)	**Aquatic facilities** ***Utilisation*** *Utilisation of aquatic facilities* [Number of visits to aquatic facilities / Municipal population]	11.80	11.63	11.96	This continues to be a strong result and reflects significantly higher than average utilisation compared to the all Council's average result.
	Animal management ***Health and safety*** *Animal management prosecutions* [Number of successful animal management prosecutions]	4	5	11	Council has increased its patrol activity in 2016/17 compared to previous years including follow-up of alleged dog attacks where the owner could not originally be identified resulting in an increase in prosecutions.
	Food safety ***Health and safety*** *Critical and major non-compliance notifications* [Number of critical non-compliance notifications and major non-compliance notifications about a food premises followed up / Number of critical non-compliance notifications and major non-compliance notifications about food premises] x100	99%	100%	100%	From 1 July 2016, 'Critical and major non-compliance outcome notifications' will be reported by calendar year. Previously this indicator was reported by financial year. This has been implemented to better align reporting with the Department of Health and Human Services. This may result in some variances year on year.

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Attachment 1 - Annual Report 2016-17 for Council Meeting

Service/*indicator*/*measure*	Results 2015	2016	2017	Material Variations
Governance				
Satisfaction				
Satisfaction with council decisions [Community satisfaction rating out of 100 with how council has performed in making decisions in the interest of the community]	65.80	68.60	67.00	Result from the Annual Customer Satisfaction Survey. This continues to be a solid result within acceptable tolerances.
Home and community care				
Participation				
Participation in HACC service [Number of people that received a HACC service / Municipal target population for HACC services] x100	16%	13.44%	N/A	Reporting on HACC ceased on 1 July 2016 due to the introduction of the Commonwealth Government's NDIS and CHSP programs.
Participation				
Participation in HACC service by CALD people [Number of CALD people who receive a HACC service / Municipal target population in relation to CALD people for HACC services] x100	13%	10.24%	N/A	Reporting on HACC ceased on 1 July 2016 due to the introduction of the Commonwealth Government's NDIS and CHSP programs.
Libraries				
Participation				
Active library members [Number of active library members / Municipal population] x100	31%	17.39%	17.82%	This continues to be a solid result within acceptable tolerances.

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Attachment 1 - Annual Report 2016-17 for Council Meeting

Service/*indicator*/*measure*	Results 2015	2016	2017	Material Variations
Maternal and child health				
Participation				
Participation in the MCH service [Number of children who attend the MCH service at least once (in the year) / Number of children enrolled in the MCH service] x100	83%	79.82%	79.38%	Demand for service delivery has increased as the Yarra population continues to grow. Actual number of service hours has increased, but proportion of the population participating has reduced slightly compared to previous years.
Participation				
Participation in the MCH service by Aboriginal children [Number of Aboriginal children who attend the MCH service at least once (in the year) / Number of Aboriginal children enrolled in the MCH service] x100	74%	59.72%	63.41%	Increase in overall demand compared to 2015/16 due to minor variations in the Yarra Aboriginal and Torres Strait Islander population and participation rates in the Victorian Aboriginal Health Service.
Roads				
Satisfaction				
Satisfaction with sealed local roads [Community satisfaction rating out of 100 with how council has performed on the condition of sealed local roads]	72.4%	73.30%	72.30%	Result from the Annual Customer Satisfaction Survey. This continues to be a solid result within acceptable tolerances.

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Attachment 1 - Annual Report 2016-17 for Council Meeting

Service/*indicator*/*measure*	Results 2015	2016	2017	Material Variations
Statutory Planning ***Decision making*** *Council planning decisions upheld at VCAT* [Number of VCAT decisions that did not set aside council's decision in relation to a planning application / Number of VCAT decisions in relation to planning applications] x100	87%	78.69%	74.07%	The number of Council decisions upheld by VCAT was lower in 2016/17 compared to previous years, this variance up or down will continue until Council has embedded clear policy within the planning scheme to direct growth. This work is currently being undertaken but won't be incorporated into the planning scheme for another 12 – 18 months.
Waste Collection ***Waste diversion*** *Kerbside collection waste diverted from landfill* [Weight of recyclables and green organics collected from kerbside bins / Weight of garbage, recyclables and green organics collected from kerbside bins] x100	37.00%	38.52%	37.36%	Council continues to promote environmental sustainability and the benefits of recycling. This measurement is based on the behaviour of residents, the continuous increase in Multi Unit Developments (MUD's) within Yarra impacts on this number as recycling behaviour in MUD's appears to be different to that of single dwellings.

BP

Definitions

"Aboriginal child" means a child who is an Aboriginal person

"Aboriginal person" has the same meaning as in the Aboriginal Heritage Act 2006

"active library member" means a member of a library who has borrowed a book from the library

"annual report" means an annual report prepared by a council under sections 131, 132 and 133 of the Act

"CALD" means culturally and linguistically diverse and refers to persons born outside Australia in a country whose national language is not English

"class 1 food premises" means food premises, within the meaning of the *Food Act 1984*, that have been declared as class 1 food premises under section 19C of that Act

"class 2 food premises" means food premises, within the meaning of the *Food Act 1984* , that have been declared as class 2 food premises under section 19C of that Act

"Community Care Common Standards "means the Community Care Common Standards for the delivery of HACC

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services, published from time to time by the Commonwealth

"critical non-compliance outcome notification" means a notification received by council under section 19N(3) or (4) of the *Food Act 1984* , or advice given to council by an authorized officer under that Act, of a deficiency that poses an immediate serious threat to public health

"food premises" has the same meaning as in the *Food Act 1984*

"HACC program" means the Home and Community Care program established under the Agreement entered into for the purpose of the Home and Community Care Act 1985 of the Commonwealth

"HACC service" means home help, personal care or community respite provided under the HACC program

"local road" means a sealed or unsealed road for which the council is the responsible road authority under the *Road Management Act 2004*

"major non-compliance outcome notification" means a notification received by a council under section 19N(3) or (4) of the *Food Act 1984*, or advice given to council by an authorized officer under that Act, of a deficiency that does not pose an immediate serious threat to public health but may do so if no remedial action is taken

"MCH" means the Maternal and Child Health Service provided by a council to support the health and development of children within the municipality from birth until school age

"population" means the resident population estimated by council

"target population" has the same meaning as in the Agreement entered into for the purposes of the Home and Community Care Act 1985 of the Commonwealth

"WorkSafe reportable aquatic facility safety incident" means an incident relating to a council aquatic facility that is required to be notified to the Victorian WorkCover Authority under Part 5 of the *Occupational Health and Safety Act 2004*.

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Attachment 1 - Annual Report 2016-17 for Council Meeting

Financial Performance Indicators

For the year ended 30 June 2017

		Results			Forecasts				
	Dimension/*indicator*/*measure*	2015	2016	2017	2018	2019	2020	2021	Material Variations
R15(2)	**Efficiency**								
Sch3	***Revenue level***								
R16(1) R16(2) R17(2) R17(3)	*Average residential rate per residential property assessment* [Residential rate revenue / Number of residential property assessments]	$1,479.90	$1,543.41	$1,617.29	$1,675.17	$1,642.95	$1,611.36	$1,580.37	Average residential rates per residential property have increased from 2016 due to rates increasing in line with the rate cap, as well as supplementary rate revenue received. The trend reflects that this will continue.
	Expenditure level								
	Expenses per property assessment [Total expenses / Number of property assessments]	$3,153.61	$3,128.06	$3,088.70	$3,233.39	$3,185.05	$3,125.34	$3,066.75	Expenses per property assessment have decreased over three years due to property assessments increasing by a higher percentage than expenditure. Council expenditure is trending downward each year whilst property assessments are increasing.

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City of Yarra Annual Report 2016/17

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Dimension/*indicator*/*measure*	Results 2015	Results 2016	Results 2017	Forecasts 2018	Forecasts 2019	Forecasts 2020	Forecasts 2021	Material Variations
Workforce turnover *Resignations and terminations compared to average staff* [Number of permanent staff resignations and terminations / Average number of permanent staff for the financial year] x100	11.16%	15.64%	22.71%	17.26%	17.26%	17.26%	17.26%	Previous year's data has included vacant positions as part of the calculation. Based on the formula within the template, the correct application is to exclude vacant positions, which is reflected in the 2017 indicator. With vacant positions excluded, the trend indicates an increasing result.
Liquidity ***Working capital*** *Current assets compared to current liabilities* [Current assets / Current liabilities] x100	105.31%	102.99%	150.61%	106.90%	105.17%	109.96%	117.91%	Council borrowed an additional $13.5M in May 2017 for capital works funding. There were no additional borrowings in 2015 or 2016.
Unrestricted cash *Unrestricted cash compared to current liabilities* [Unrestricted cash / Current liabilities] x100	0.00%	27.46%	63.57%	40.53%	37.50%	40.83%	47.16%	Council borrowed an additional $13.5M in May 2017 for capital works funding. There were no additional borrowings in 2015 or 2016.

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Attachment 1 - Annual Report 2016-17 for Council Meeting

Dimension/*indicator*/*measure*	Results 2015	Results 2016	Results 2017	Forecasts 2018	Forecasts 2019	Forecasts 2020	Forecasts 2021	Material Variations
Obligations								
Asset renewal *Asset renewal compared to depreciation* [Asset renewal expenses / Asset depreciation] x100	83.69%	95.90%	98.77%	125.02%	115.08%	111.70%	101.41%	This continues to be a solid result within acceptable tolerances. The trend data indicates improved renewal expenditure levels over the three years.
Loans and borrowings *Loans and borrowings compared to rates* [Interest bearing loans and borrowings / Rate revenue] x100	35.60%	33.19%	45.41%	42.78%	40.27%	37.86%	35.53%	Council borrowed an additional $13.5M in May 2017 for capital works funding. There were no additional borrowings in 2015 or 2016.
Loans and borrowings *Loans and borrowings repayments compared to rates* [Interest and principal repayments on interest bearing loans and borrowings / Rate revenue] x100	1.57%	1.54%	1.49%	3.08%	2.97%	2.87%	2.78%	This continues to be a solid result within acceptable tolerances. The historical downward trend is due to repayment of loan principal.

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Dimension/*indicator*/*measure*	Results 2015	Results 2016	Results 2017	Forecasts 2018	Forecasts 2019	Forecasts 2020	Forecasts 2021	Material Variations
Indebtedness *Non-current liabilities compared to own source revenue* [Non-current liabilities / Own source revenue] x100	23.99%	22.99%	29.39%	28.21%	26.77%	25.27%	23.80%	Council borrowed an additional $13.5M in May 2017 for capital works funding. There were no additional borrowings in 2015 or 2016.
Operating position ***Adjusted underlying result*** *Adjusted underlying surplus (or deficit)* [Adjusted underlying surplus (deficit)/ Adjusted underlying revenue] x100	2.11%	1.70%	6.31%	2.44%	3.21%	4.71%	6.20%	Council received $4M more in grant revenue than the previous year. This included $1M of Victorian Grants Commission funding received early as well as additional Roads to Recovery capital funding in 2017. Victorian Grants Commission Grants received in advance in 2015 and 2017 have distorted the trend data over the period.
Stability ***Rates concentration*** *Rates compared to adjusted underlying revenue* [Rate revenue / Adjusted underlying revenue] x100	57.84%	59.82%	58.17%	59.36%	59.60%	59.58%	59.52%	This continues to be a solid result within acceptable tolerances. The trend is variable due to grant revenue received in advance in 2015 and 2017.

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City of Yarra Annual Report 2016/17

Attachment 1 - Annual Report 2016-17 for Council Meeting

	Dimension/*indicator*/*measure*	Results 2015	Results 2016	Results 2017	Forecasts 2018	Forecasts 2019	Forecasts 2020	Forecasts 2021	Material Variations
	Rates effort *Rates compared to property values* [Rate revenue / Capital improved value of rateable properties in the municipality] x100	4.53%	4.73%	4.04%	4.13%	4.23%	4.33%	4.44%	Whilst the long term trend is increasing the reduction in the 2017 result is due to the property revaluation which took effect in 2017 increasing property values at a significantly higher rate compared to the increase in rate revenue.

BP

Definitions

"adjusted underlying revenue" means total income other than:

(a) non-recurrent grants used to fund capital expenditure; and

(b) non-monetary asset contributions; and

(c) contributions to fund capital expenditure from sources other than those referred to above

"adjusted underlying surplus (or deficit)" means adjusted underlying revenue less total expenditure

"asset renewal expenditure" means expenditure on an existing asset or on replacing an existing asset that returns the service capability of the asset to its original capability

"current assets" has the same meaning as in the AAS

"current liabilities" has the same meaning as in the AAS

"non-current assets" means all assets other than current assets

"non-current liabilities" means all liabilities other than current liabilities

"non-recurrent grant" means a grant obtained on the condition that it be expended in a specified manner and is not expected to be received again during the period covered by a council's Strategic Resource Plan

"own-source revenue" means adjusted underlying revenue other than revenue that is not under the control of council (including government grants

LGV means Local Government Victoria

CIV means Capital Improved Value

NAV means Net Annual Value

"population "means the resident population estimated by council

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Attachment 1 - Annual Report 2016-17 for Council Meeting

"rate revenue" means revenue from general rates, municipal charges, service rates and service charges
"recurrent grant "means a grant other than a non-recurrent grant
"residential rates" means revenue from general rates, municipal charges, service rates and service charges levied on residential properties
"restricted cash" means cash and cash equivalents, within the meaning of the AAS, that are not available for use other than for a purpose for which it is restricted, and includes cash to be used to fund capital works expenditure from the previous financial year
"unrestricted cash" means all cash and cash equivalents other than restricted cash.

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Attachment 1 - Annual Report 2016-17 for Council Meeting

Other Information

For the year ended 30 June 2017

BP

1. Basis of preparation

Council is required to prepare and include a performance statement within its annual report. The performance statement includes the results of the prescribed sustainable capacity, service performance and financial performance indicators and measures together with a description of the municipal district and an explanation of material variations in the results. This statement has been prepared to meet the requirements of the *Local Government Act 1989* and the *Local Government (Planning and Reporting) Regulations 2014*.

Where applicable the results in the performance statement have been prepared on accounting bases consistent with those reported in the Financial Statements. The other results are based on information drawn from council information systems or from third parties (e.g. Australian Bureau of Statistics).

The performance statement presents the actual results for the current year and for the prescribed financial performance indicators and measures, the results forecast by the council's strategic resource plan. The *Local Government (Planning and Reporting) Regulations 2014* requires explanation of any material variations in the results contained in the performance statement. Council has adopted materiality thresholds relevant to each indicator and measure and explanations have not been provided for variations below the materiality thresholds unless the variance is considered to be material because of its nature.

The forecast figures included in the performance statement are those adopted by council in its strategic resource plan on 28 June 2017 and which forms part of the council plan. The strategic resource plan includes estimates based on key assumptions about the future that were relevant at the time of adoption and aimed at achieving sustainability over the long term. Detailed information on the actual financial results is contained in the General Purpose Financial Statements. The strategic resource plan can be obtained by contacting council.

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Attachment 1 - Annual Report 2016-17 for Council Meeting

Certification of the Performance Statement

R18(1)
R18(2)

In my opinion, the accompanying performance statement has been prepared in accordance with the *Local Government Act 1989* and the *Local Government (Planning and Reporting) Regulations 2014*.

Ange Marshall
Principal Accounting Officer
Dated: 22 September 2017

In our opinion, the accompanying performance statement of the Yarra City Council for the year ended 30 June 2017 presents fairly the results of council's performance in accordance with the *Local Government Act 1989* and the *Local Government (Planning and Reporting) Regulations 2014*.

The performance statement contains the relevant performance indicators, measures and results in relation to service performance, financial performance and sustainable capacity.

At the date of signing, we are not aware of any circumstances that would render any particulars in the performance statement to be misleading or inaccurate.

We have been authorised by the council and by the *Local Government (Planning and Reporting) Regulations 2014* to certify this performance statement in its final form.

Amanda Stone
Mayor
Dated: 22 September 2017

Misha Coleman
Councillor
Dated: 22 September 2017

Vijaya Vaidyanath
Chief Executive Officer
Dated: 22 September 2017

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VAGO
Victorian Auditor-General's Office

Independent Auditor's Report

To the Councillors of Yarra City Council

Opinion	I have audited the accompanying performance statement of Yarra City Council (the council) which comprises the: • description of municipality for the year ended 30 June 2017 • sustainable capacity indicators for the year ended 30 June 2017 • service performance indicators for the year ended 30 June 2017 • financial performance indicators for the year ended 30 June 2017 • other information and • the certification of the performance statement. In my opinion, the performance statement of Yarra City Council in respect of the year ended 30 June 2017 presents fairly, in all material respects, in accordance with the performance reporting requirements of Part 6 of the *Local Government Act 1989*.
Basis for Opinion	I have conducted my audit in accordance with the *Audit Act 1994* which incorporates the Australian Standards on Assurance Engagements. My responsibilities under the Act are further described in the *Auditor's responsibilities for the audit of the performance statement* section of my report. My independence is established by the *Constitution Act 1975*. I and my staff are independent of the council in accordance with the ethical requirements of the Accounting Professional and Ethical Standards Board's APES 110 *Code of Ethics for Professional Accountants* (the Code) that are relevant to my audit of the performance statement in Australia and have also fulfilled our other ethical responsibilities in accordance with the Code. I believe that the audit evidence I have obtained is sufficient and appropriate to provide a basis for my opinion.
Councillors' responsibilities for the performance statement	The Councillors is responsible for the preparation and fair presentation of the performance statement in accordance with the performance reporting requirements of the *Local Government Act 1989* and for such internal control as the Councillors determines is necessary to enable the preparation and fair presentation of the statement of performance that is free from material misstatement, whether due to fraud or error.

Level 31 / 35 Collins Street, Melbourne Vic 3000
T 03 8601 7000 enquiries@audit.vic.gov.au www.audit.vic.gov.au

Auditor's responsibilities for the audit of the performance statement	As required by the *Audit Act 1994*, my responsibility is to express an opinion on the performance statement based on the audit. My objectives for the audit are to obtain reasonable assurance about whether the performance statement as a whole is free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes my opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with the Australian Standards on Assurance Engagements will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of this financial report. As part of an audit in accordance with the Australian Standards on Assurance Engagements, I exercise professional judgement and maintain professional scepticism throughout the audit. I also: • identify and assess the risks of material misstatement of performance statement, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. • obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the council's internal control • evaluate the overall presentation, structure and content of the statement of performance, including the disclosures, and whether the statement of performance represents the underlying events and results in a manner that achieves fair presentation. I communicate with the Councillors regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that I identify during my audit.

T. J. Loughnan

MELBOURNE
25 September 2017

Tim Loughnan
as delegate for the Auditor-General of Victoria

Glossary

The following table defines some of the key terms used in the Annual Report.

Term	Definition
2016/17	A reference to the financial year beginning 1 July 2016 and ending 30 June 2017.
Act	The *Local Government Act 1989*.
Advocacy	Publicly supporting or recommending programs or services on behalf of the community to other tiers of government or service providers for community benefit.
Annual Plan	A strategic document outlining the actions Council will undertake to implement its Council Plan during a specific financial year.
Annual Plan Action	A specific Annual Plan activity designed to facilitate the achievement of a Council Plan Strategic Objective.
Assets	Everything owned by or owed to Council such as roads, equipment and buildings. Assets are listed in the Financial Report.
Australian Accounting Standards	The accounting standards published by the Australian Accounting Standards Board.

Term	Definition
Budget	A plan setting out the services and initiatives to be funded for the financial year and how they will contribute to achieving the strategic objectives specified in the Council Plan.
Councillors	Elected representatives of Council.
Council Plan	A major strategic document outlining Council's aims and initiatives for a four-year period.
Council Plan Initiative	A specific Council Plan activity designed to facilitate the achievement of a Strategic Objective.
Financial Statements	The financial statements and notes prepared in accordance with the Local Government Model Financial Report, Australian Accounting Standards and other applicable standards as they apply to the general purpose financial reports and statement of capital works, included in the Annual Report.
Financial Year	The period of 12 months ending on 30 June each year.
Freedom of Information Request	A request for Council to provide access to documents pursuant to the *Freedom of Information Act 1982*.
Governance	Governance relates to Council's purpose, objectives, role and functions as set out in the *Local Government Act 1989*.
Greenhouse Gas Emissions	Generated from a large number of processes and from a range of sources. Key sources of greenhouse gases includes energy sector, transport emissions, agricultural, land use change and forestry, industrial processes and waste.

Term	Definition
Indicator	What will be measured to assess performance.
Local Area Traffic Management Study	Targeted research and consultation designed to inform safety and traffic flow improvements in residential streets.
Local Law	The laws adopted by Council that prohibit, regulate and control activities, events, practices and behaviours within Yarra.
Master Plan	A high level document outlining Council's plans for a key location within the municipality.
Measure	How an indicator will be measured and takes the form of a computation, typically including a numerator and denominator.
Minister	Refers to Local Government Minister.
Performance Statement	A statement including the results of the prescribed service outcome indicators, financial performance indicators and sustainable capacity indicators for the financial year and included in the Annual Report.
Planning and Accountability Framework	The key statutory planning and reporting documents that are required to be prepared by councils to ensure accountability to local communities in the performance of functions and exercise of powers under the Act.
Planning Scheme	Planning rules created by Council and endorsed by the state government to guide land use and development.
Regulations	The Local Government (Planning and Reporting) Regulations

Term	Definition
	2014.
Risk Management	A policy and process for identifying business risks and controlling the likelihood and/or impact of a risk event occurring.
Services	Assistance, support, advice and other actions undertaken by a council for the benefit of the local community.
Service Outcome Indicators	The prescribed service performance indicators to be included in the Performance Statement, which measure whether the stated service objective has been achieved.
Service Performance Indicators	A prescribed set of indicators measuring the effectiveness and efficiency of council services covering appropriateness, quality, cost and service outcomes.
Strategic Resource Plan	A plan of the financial and non-financial resources for at least the next four years required to achieve the strategic objectives in the Council Plan.
Strategy	A plan of action intended to accomplish specific objectives.
Sustainable	Meet present day needs without comprising future generations' ability to meet their needs.
Sustainable Capacity Indicators	A prescribed set of indicators measuring whether councils have the capacity to meet the agreed service and infrastructure needs of the local community and absorb foreseeable changes and unexpected shocks into the future covering financial performance, capacity and governance and management.

Term	Definition
Values	Values are beliefs that underpin behaviours and processes. The values of an organisation guide its culture.
Victorian Civil and Administrative Tribunal (VCAT)	A body established by the state government to determine the outcome of disputes (e.g. planning appeals).
Vision	A description of the future we aim to achieve for Yarra – our city development and our community.
Ward	Defined electoral area to which a representative is elected as Councillor.
Wellbeing	A general term to encompass health, happiness, welfare, security, comfort, quality of life and a sense of belonging.

Acronyms

Term	Definition
AAS	Australian Accounting Standards
CALD	Culturally and Linguistically Diverse
CEO	Chief Executive Officer
DDA	*Disability Discrimination Act*
EFT	Equivalent full-time – one EFT is equivalent to one person working 38 hours per week
LGBTIQ	Lesbian, gay, bisexual, trans, intersex, questioning
LGPRF	Local Government Performance Reporting Framework
LGV	Local Government Victoria
M	Million
MAV	Municipal Association of Victoria
MOU	Memorandum of Understanding
NDIS	National Disability Insurance Scheme
VAGO	Victorian Auditor-General's Office
VCAT	Victorian Civil Administrative Tribunal

Contact us

Visit one of our customer service locations

- Richmond Town Hall, 333 Bridge Road, Richmond
- Collingwood Town Hall, 140 Hoddle Street, Abbotsford
- Connie Benn Family and Children's Centre, 160 Brunswick Street, Fitzroy
- Bargoonga Nganjin – North Fitzroy Library, 182–186 St Georges Road, North Fitzroy

There are many ways to contact us

E info@yarracity.vic.gov.au

T 9205 5555

F 8417 6666

P PO Box 168 Richmond VIC 3121

For further reading follow Council's activities online

- yarracity.vic.gov.au
- twitter.com/YarraCouncil
- youtube/YarraCityCouncil
- facebook.com/YarraCityCouncil
- instagram.com/CityofYarra

If you do not have home access to the internet, you can visit Council's website via the computers at your local Yarra library.

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12.1 Notice of Motion No 20 of 2017 - Celebrating Richmond Football Club's 2017 AFL Grand Final Win

Trim Record Number: D17/160667
Responsible Officer: Group Manager Chief Executive's Office

I, Councillor Daniel Nguyen, hereby give notice that it is my intention to move the following motion at the Ordinary Meeting of Council to be held on 17 October 2017:

"That Yarra City Council:

(a) extend special congratulations to the Richmond Football Club on its winning of the 2017 AFL Grand Final;

(b) as a signature to the Club's community supported premiership achievement after many years, enact the permanent placement of banners at the Richmond Town Hall, through to commencement of the 2018 AFL Final Series; and

(c) request Officers to report back to Council, including any other options for commemorating the achievement."

RECOMMENDATION

1. That Yarra City Council:

   (a) extend special congratulations to the Richmond Football Club on its winning of the 2017 AFL Grand Final;

   (b) as a signature to the Club's community supported premiership achievement after many years, enact the permanent placement of banners at the Richmond Town Hall, through to commencement of the 2018 AFL Final Series; and

   (c) request Officers to report back to Council, including any other options for commemorating the achievement.