Council Meeting Agenda

to be held on Tuesday 1 September 2020 at 6.00pm
MS Teams

Participating in Council meetings during the COVID-19 pandemic

In order to ensure the health and safety of Councillors, staff and the community, Council meetings held during the Victorian State of Emergency are closed to the public. This is in accordance with advice provided by the State Government.

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Making a submission

If you have participated in consultation about a matter before this meeting, you do not need to submit your feedback again. However, if you would like to ask a question about something that is not on the agenda, or make a brief submission about something that is listed, you can join the meeting online using the Microsoft Teams platform.

To register for the meeting and receive instructions on how to participate, please register by following the link to this meeting from www.yarracity.vic.gov.au/meetings. Your registration must be lodged by 10.00am on the day of the meeting.

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Order of business

1. **Statement of recognition of Wurundjeri Woi-wurrung 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. **Public question time**
7. **Council business reports**
8. **Notices of motion**
9. **Petitions and joint letters**
10. **Delegates' reports**
11. **General business**
12. **Questions without notice**
13. **Urgent business**

1. Acknowledgment of Country

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

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

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

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

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

2. Attendance, apologies and requests for leave of absence

Anticipated attendees:

Councillors

- Cr Misha Coleman (Mayor)
- Cr Mi-Lin Chen Yi Mei (Deputy Mayor)
- Cr Danae Bosler
- Cr Jackie Fristacky
- Cr Stephen Jolly
- Cr Daniel Nguyen
- Cr Bridgid O'Brien
- Cr James Searle
- Cr Amanda Stone

Council officers

- Vijaya Vaidyanath (Chief Executive Officer)
- Brooke Colbert (Group Manager Advocacy, Engagement and Communications)
- Ivan Gilbert (Group Manager Chief Executive's Office)
- Lucas Gosling (Director Community Wellbeing)
- Gracie Karabinis (Group Manager People and Culture)
- Chris Leivers (Director City Works and Assets)
- Diarmuid McAlary (Director Corporate, Business and Finance)
- Bruce Phillips (Director Planning and Place Making)
- Rhys Thomas (Senior Governance Advisor)
- Mel Nikou (Governance Officer)

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

4. Confidential business reports

Item

4.1 C1535 - Tender for tree and streetscape maintenance services

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

These grounds are applicable because the report contains information submitted on a commercial in confidence basis by private businesses as part of a competitive procurement process.

4.2 C1534 - Tender for Jack Dyer Pavilion redevelopment

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

These grounds are applicable because the report contains information submitted on a commercial in confidence basis by private businesses as part of a competitive procurement process.

4.3 Yarra Energy Foundation – Appointment of Chair and Director

This item is to be considered in closed session to allow consideration of personal information, being information which if released would result in the unreasonable disclosure of information about any person or their personal affairs.

These grounds are applicable because the report contains private information about the personal affairs of an individual.

Confidential business reports

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

RECOMMENDATION

1. That the meeting be closed to members of the public, in accordance with section 66(2)(a) of the Local Government Act 2020, to allow consideration of confidential information.

5. Confirmation of minutes

RECOMMENDATION

That the minutes of the Council Meeting held on Tuesday 4 August 2020 be confirmed.

6. Public question time

Yarra City Council welcomes questions from members of the community.

Public question time procedure

To register to ask a question at this meeting and receive instructions on how to participate, please register by following the link to this meeting from www.yarracity.vic.gov.au/meetings. Your registration must be lodged by 10.00am on the day of the meeting.

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 for initially raising operational matters, which should be directed to the administration in the first instance;

When you are invited by the Mayor to ask your question, please state your name clearly for the record and:

- direct your question to the Mayor;
- refrain from making statements or engaging in debate
- not raise operational matters which have not previously been raised with the Council administration;
- not ask questions about matter listed on the agenda for the current meeting.
- refrain from repeating questions that have been previously asked; and
- if asking a question on behalf of a group, explain the nature of the group and how you are able to speak on their behalf.

Once you have asked your question, please remain silent unless called upon by the Mayor to make further comment or to clarify any aspects.

7. Council business reports

Item		Page	Rec. Page	Report Presenter
7.1	Amendment C245 - Theatres Studies and Fix Up Amendment - Panel Report	8	21	Leonie Kirkwood – Project and Policy Coordinator, City Strategy
7.2	Planning Scheme Amendment C280yara – 32-68 Mollison Street, Abbotsford	562	573	Fiona van der Hoeven – Assistant Manager City Strategy
7.3	Proposed Amendment C281yara - New Cremorne Car Parking Provisions	698	707	Fiona van der Hoeven – Assistant Manager City Strategy
7.4	The design, management and safety of Council parks, reserves and gardens	801	820	Julia Bennett-Mitrovski - Senior Planner Community Health and Safety
7.5	PLN19/0450 - 36-52 Wellington Street, Collingwood - Supplementary Report - Proposed Planning Scheme Amendment C285yara	832	836	Mary Osman – Manager Statutory Planning
7.6	Adoption of the Yarra Open Space Strategy 2020	994	1003	Julia Mardjuki – Open Space Planner
7.7	Graffiti Management Framework 2020 - 2023	1894	1900	Joe Agostino – Project Officer
7.8	Proposed Discontinuance of Roads abutting 53-77 Burnley Street, Richmond.	1923	1926	Bill Graham – Coordinator Valuations
7.9	Economic Development Strategy 2020 - 2025	1939	1953	Simon Osborne – Coordinator Economic Development
7.10	Establishment of an Audit and Risk Committee	2103	2107	Rhys Thomas – Senior Governance Advisor

8. Notices of motion

Item		Page	Rec. Page	Report Presenter
8.1	Notice of Motion No.12 of 2020 - Investing in the post-COVID Recovery	2128	2129	Councillor Amanda Stone
8.2	Notice of Motion No.13 of 2020 - Monitoring of the Merri Creek Trail	2131	2132	Councillor Bridgid O'Brien
8.3	Notice of Motion No. 14 of 2020 - Project Reference Groups	2133	2133	Councillor Bridgid O'Brien

9. Petitions and joint letters

10. Delegate's reports

11. General business

12. Questions without notice

13. Urgent business

Nil

7.1 Amendment C245 - Theatres Studies and Fix Up Amendment - Panel Report

Executive Summary

Purpose

The purpose of the meeting is to consider the report of the independent Planning Panel in relation to Amendment C245 and consider the officer recommendations. Council needs to decide whether to adopt the Amendment with or without changes, or whether to abandon the Amendment.

Key Issues

The report from the Panel, appointed to consider Amendment C245, has been received.

The Panel concluded that the Amendment is generally supported by, and implements the relevant section of the Planning and Policy Framework. It also considered the Amendment generally well founded and strategically justified, although there were some elements the Panel did not support.

Council must now consider whether or not to adopt the Amendment, with or without changes. Alternatively under the *Planning and Environment Act 1987*, Council could choose to abandon the Amendment or parts of the Amendment.

Financial Implications

The financial cost of planning scheme amendments is included in the budget of Council's Strategic Planning Unit for 2019/20.

PROPOSAL

In summary, it is proposed that Council considers the Planning Panel and officer report for Amendment C245 and decides whether to:

(a) adopt all or part of the Amendment, with or without changes; or

(b) abandon all or part of the Amendment.

The report concludes that Council should adopt the Panel's recommendations.

7.1 Amendment C245 - Theatres Studies and Fix Up Amendment - Panel Report

Council at its meeting on 27 August 2020 resolved that the matter be deferred to the meeting to be held on 01 September 2020.

Reference: D20/122149
Authoriser: Director Planning and Place Making

Purpose

1. The purpose of the meeting is to consider the report of the independent Planning Panel in relation to Amendment C245 and consider the officer recommendations. Council needs to decide whether to adopt the Amendment with or without changes, or whether to abandon the Amendment.

Background

2. Amendment C245 proposes to correct identified heritage overlay errors and zone anomalies within the Yarra Planning Scheme and implement the recommendations and findings of recent heritage studies and citations.

3. It applies to 72 different places, of which 44 include errors or anomalies within Heritage Overlays, 11 with zoning and 17 are recommendations from recent heritage studies. A complete summary of places affected and the exhibited proposed changes is at **Attachment 1.**

Exhibition and Submissions

4. Amendment C245 was placed on public exhibition from 18 July – 19 August 2019.

5. Nine submissions were received (including four late submissions) prior to Council considering submissions on 26 November 2019. Two submissions were received after the Council meeting.

6. At the Ordinary Council Meeting of 26 November 2019, Council considered the nine submissions and resolved to refer Amendment C245 and all submissions to an independent Planning Panel.

7. At that meeting Council also resolved to:

   (a) advise the Panel of its intention to abandon the proposal for internal controls for the former Richmond Cinema and Burnley Theatre;

   (b) continue to pursue the internal heritage controls for the former Austral Theatre; and

   (c) advise the Panel of its intention to abandon the proposal to remove HO109 (which applies to the Former William Peatt Boot Factory) from 14 Glasgow Street, Collingwood to enable further work to be undertaken.

8. The two further late submissions received after the Council meeting were also referred to the Panel. These submissions objected to the proposed deletion of the internal controls for the former Richmond Cinema and the former Burnley Theatre.

Planning Panel Hearing

9. A single person panel (Mr. John Roney) was appointed by the Minister for Planning.

10. At the hearing, Council was represented by legal counsel and called two heritage witnesses, Anita Brady and David Helms.

11. The Panel Hearing was held from 22 - 24 April 2020 via video conferencing rather than the usual face to face format due to COVID19.

12. Seven parties were heard by the independent Planning Panel, including the three owners of the theatres, one of the owners of 202-206 Church Street (representing two of the properties), the Collingwood Historical Society and two individual submitters with an interest in heritage. A further submitter made a written submission only to the Panel.

Overall Panel Findings

13. The Panel Report was received on 27 May 2020 and released on 16 June 2020. It is at **Attachment 2.**

14. The Panel recommended the Amendment should be adopted as exhibited subject to changes.

15. The Panel concluded that the Amendment is generally supported by, and implements the relevant section of the Planning and Policy Framework. It also considered the Amendment generally well founded and strategically justified, although there were some elements the Panel did not support.

Next steps in the amendment process

16. The next phase of the Amendment is the final step in the process for Council. The way in which Council considers the adoption is prescribed in the *Planning and* Environment *Act 1987* (the Act).

17. Under Sections 27, 28 and 29 of the Act, Council must:

    (a) consider the Panel's report before deciding whether or not to adopt the amendment; and then;

    (b) either abandon all or part of the Amendment; or

    (c) adopt all or part of the Amendment with or without changes.

18. Section 9 of the *Planning and Environment Regulations 2015* (the Regulations) sets out the information to be submitted to the Minister for Planning under Section 31 of the Act. Council must provide the following:

    (a) the reasons why any recommendations of a Panel were not adopted; and

    (b) a description of and the reasons for any changes made to the amendment before adoption.

19. **Attachment 3** to this report sets out what the Panel recommended. It explains why or why not recommendations were adopted.

20. **Attachment 4** describes every change made by Council to the Amendment from exhibition to the version of the amendment proposed for adoption and gives reasons for the change.

21. **Attachments 5-18** contain the amendment documents for adoption.

Site-specific Panel findings and officer recommendations

22. Officers recommend accepting all changes proposed by the independent Planning Panel (see Attachment 3). (NB - Appendix D of the Panel Report provides a marked-up version of the Panel's proposed changes to the Amendment.)

23. The Panel's findings and officer recommendations for the seven places discussed at the hearing are as follows:

Former Burnley Theatre

Current controls & proposed changes under Amendment C245	Summary of Panel recommendations
Current Site specific (individual) Heritage Overlay (HO286). *Proposed* No change is recommended to the current HO controls and level of significance. Internal controls for the site were proposed, however, after considering submissions Council resolved to indicate to Panel an intention to abandon these controls. New Statement of Significance exhibited reflecting the Theatres Study, work by GJM and the proposal for internal controls. (At the Panel Hearing to align with Council's resolution of 26 November 2019, officers proposed to delete references to interiors.)	The Panel agrees with Council's intention to abandon the internal controls. The Panel found the interior of the building has been extensively modified and does not justify internal heritage controls. No changes should be made to the existing Statement of Significance at this time. Any changes should only proceed following further consideration of the heritage significance of the place and through a separate public process.

Commentary

24. Prior to the Panel hearing, significant water damage had occurred to the interior of the building and large portions of the interiors were removed (an issue of concern to a number of submitters.) However, this was investigated by Council's Planning Enforcement Coordinator and Building Surveyor and it was determined that no planning enforcement was required as there are no current internal controls in the Yarra Planning Scheme that apply to the site. Therefore there was no breach in removing the interior panelling.

25. At the Panel, officers submitted that Council no longer sought the inclusion of internal heritage controls for the former Burnley Theatre (consistent with resolution passed on 26 November 2019).

26. The Panel supported Council's position. It noted that the bar for applying internal controls to buildings is very high. *Planning Practice Note 1 (PPN01) – Applying the Heritage* Overlay is the starting point for the assessment of internal heritage controls. PPN01 states that '*This provision should be applied sparingly and on a selective basis to special interiors of high significance'*.

27. It concluded that having regard to the high threshold required to justify internal controls as set out in PPN01, internal alteration controls were not justified on the former Burnley Theatre.

28. It was also acknowledged at the hearing that a significant amount of the internal fabric which was recognised in the Statement of Significance, included in the Theatres Study, has now been removed (due to the water damage).

29. However the Collingwood Historical Society and two individual submitters submitted that the elaborate ground floor foyer and the balcony appeared to remain intact and should be individually protected. The Panel concluded that the interior (or selected parts) did not meet the required threshold to warrant heritage controls.

30. Officers support the Panel's position and recommends Council abandon internal controls for the former Burnley Theatre. This is consistent with resolution passed by Council on 26 November 2019.

31. The Panel did not support Council's proposed changes (based on the GJM Heritage report and the Theatres Study) to the existing Statement of Significance for the Burnley Theatre. It noted that the GJM Heritage report (which partly informed the Statement of Significance) is the subject of review at the forthcoming Amendment C191 Panel Hearing for Swan Street. The Panel considered that changes to the Statement of Significance should be based on more thorough and comprehensive assessments with the input of heritage experts.

32. The Panel accepted that there may be benefit in updating the existing Statement of Significance at some point in the future, however it did not support changes at this time. Any changes to the Statement of Significance should only proceed following a more considered perspective of the heritage significance of the place and through a separate amendment process.

33. Officers accept the Panel's recommendation.

Former Richmond Cinema

Current controls & proposed changes under Amendment C245	Summary of Panel recommendations
Current Partly within in the Bridge Road Precinct, Richmond (HO310). Graded 'contributory'. *Proposed* Replace the precinct control with a site specific (individual) Heritage Overlay control, which covers the whole of the property. Change grading from 'contributory' to 'individually significant'. Internal controls for the site were proposed, however, after considering submissions Council resolved to indicate to Panel an intention to abandon these controls. New site specific Statement of Significance exhibited reflecting the Theatres Study and the proposal for internal controls. (At the Panel Hearing to align with Council's 26 November 2019, officers proposed to delete references to interiors but include changes to reflect the historical information from the Theatres Study.) New Precinct Statement of Significance also exhibited.	The Panel agrees with Council's intention to abandon the internal controls. The Panel found the interior of the building has been extensively modified and does not justify internal heritage controls. The proposed site-specific Heritage Overlay (HO504) is not supported, however, the current precinct Heritage Overlay (HO310) should be extended to cover the entire property. The Panel did not support Council's proposal to change the cinema to 'individually significant'. The theatre should remain 'contributory' within HO310. Abandon the proposed site specific Statement of Significance and apply the exhibited version for HO310.

Commentary

34. At the Panel, officers submitted that Council no longer sought the inclusion of internal heritage controls for the former Richmond Cinema (consistent with resolution passed on 26 November 2019).

35. Expert evidence provided to the Panel noted the building's interior had been substantially modified. This evidence noted that the most distinctive spaces and elements from the main phases of the building (i.e. roller skating rink, conversion to a cinema, construction of a theatre) have largely been removed or demolished.

36. The Collingwood Historical Society and the two individual submitters acknowledged that the building had undergone significant change, but submitted that the trussed ceiling should be protected. One submitter noting about a quarter of the roof was still visible at the rear.

37. The Panel found that '*The extensive modifications to the interior of the building has diminished the heritage significance of the place to such an extent that it does not meet the required threshold to warrant internal heritage controls*.'

38. Officers support the Panel's position and recommends Council abandon internal controls for the former Richmond Cinema. This is consistent with resolution passed by Council on 26 November 2019.

39. Officers also accept that Panel's recommendations that:

(a) the site should remain in the Precinct Heritage Overlay (HO310) rather than being included in its own specific Heritage Overlay (HO504). The site specific Heritage Overlay was required to enable Council to specify that internal controls would apply to the site; and

(b) HO310 should be extended to cover the whole of the site. This is consistent with *Planning Practice Note 1* and Council's exhibited position.

40. The Panel also did not support the proposed change of grading for the former Richmond Cinema from 'contributory' to 'individually significant'. It based its decision on the evidence from the expert acting for the theatre owner who concluded the site was only just worthy of 'contributory' status.

41. Officers accept the Panel's recommendation based on the further evidence presented at the Panel noting that the extensive changes to the building which had made interpretation of the former uses difficult to understand.

42. Having concluded that the site does not justify a grading of 'individually significant', the Panel found it would be inappropriate and unnecessary to require a Statement of Significance for a 'contributory' building and rejected the proposed site specific Statement of Significance. It also rejected minor changes made to the Precinct Heritage Overlay reflecting work from the Theatres Study.

43. Officers support the Panel's recommendation. The updated Statement of Significance for the Bridge Road Precinct (HO310) as updated in the *Victoria Street and Bridge Road Precinct Review, GJM Heritage (2018)* provides a sound basis to manage the heritage significance of the place.

Former Austral Theatre

Current controls & proposed changes under Amendment C245	**Summary of Panel recommendations**
Current Partly included as an individually significant place in the HO324 Johnston Street Precinct. *Proposed* Replace the precinct control with a site specific (individual) Heritage Overlay control, which covers the whole of the property. Internal controls were also proposed. New Statement of Significance exhibited reflecting the Theatres Study and the proposal for internal controls.	The application of internal heritage controls was not supported. The Panel found the interior of the building has been extensively modified and does not justify internal heritage controls. The proposed site-specific Heritage Overlay (HO499) is not supported, however, the current precinct Heritage Overlay (HO324) should be extended to cover the entire property. The theatre should remain 'individually significant' within HO324. No changes should be made to the Statement of Significance at this time. Any changes should only proceed following further consideration of the heritage significance of the place and through a separate amendment process.

Commentary

44. The former Austral Theatre was the only theatre of the three proposed for inclusion in C245 which Council resolved to progress internal controls following the receipt of submissions.

45. The Collingwood Historical Society submitted that the building and its interior are of architectural significance, was of a high level of social importance to the local community in the Depression of the 1920s and 1930s and reflects its working class context.

46. Expert evidence put to the Panel did not support the application of the internal controls as the interior of the building did not reach the required threshold to justify interior controls and has been extensively modified over time.

47. Council submitted that the Austral Theatre was one of the only surviving picture palaces in Yarra and while the condition and intactness of some internal areas to the theatre have been compromised, the remaining heritage fabric in the interior is of heritage significance. The decorated ceiling in the foyer of the theatre is highly intact as are several ceiling roses on the ceiling of the ground floor room beneath the upper level tier. While other parts of the interior are of varying levels of intactness, the original design and use of the theatre is still evident in the remaining heritage fabric.

48. As with the other theatres, the Collingwood Historical Society and two individual submitters suggested the option to list selected parts of the interior of the former theatre to ensure that those features are protected.

49. The Panel considered the interior of the building had been extensively modified and features have been removed to such an extent that the building does not display the required 'special interior of high significance' to justify internal heritage controls.

50. It did not consider that the Theatres Study (which informed the proposed controls) provides appropriate justification for the inclusion of internal heritage controls for the former Austral Theatre.

51. As with the former Burnley Theatre, the Panel did not believe that the remaining features within the building warrant selective protection.

52. Officers accept that the interior has undergone extensive adaptation including the removal of several key components such as the stage and proscenium. Numerous aspects of the interior emphasised in the Theatres Study are either no longer in evidence or are no longer intact. Officers therefore agree with the Panel and recommend Council abandon internal controls for the former Austral Theatre.

53. Officers also accept the Panel's recommendations that the:

    (a) existing Heritage Overlay should be extended to the entire property. All parties at the hearing agreed with this approach; and

    (b) site should remain in the Precinct Heritage Overlay (HO324) rather than being included in its own specific Heritage Overlay (HO499) as a site specific Heritage Overlay. (Noting the site specific overlay is not required if internal controls are not pursued.)

54. The Panel did not support the changes proposed by Council to the Statements of Significance (i.e. the overall statement for the precinct and the 'individually significant' citation for the former Austral Theatre). It considered that the existing Statements of Significance for the site are adequate and should not be modified at this time.

55. Officers support the Panel's recommendation.

Halls Buildings, 202-206 Church Street, Richmond

Current controls & proposed changes under Amendment C245	**Summary of Panel recommendations**
Current Currently not within a Heritage Overlay. *Proposed* Include in a site-specific (individual) Heritage Overlay control with an individually significant grading. New Statement of Significance	The Panel found there is appropriate strategic basis for the application of heritage controls. It is appropriate to apply HO526 to the properties as exhibited. The exhibited grading of 'individually significant' is appropriate. Proposed Statement of Significance is supported.

Commentary

56. One of the owners of 202-206 Church Street appeared at the hearing (on behalf of himself and another property owner) and outlined numerous concerns about the application of a Heritage Overlay, including:

(a) the proposed heritage controls would be a burden given the commercial zoning of the buildings;

(b) the area surrounding the site is undergoing significant change and development; and

(c) the building has been significantly altered and the facade is poor condition.

57. The Panel accepted there is sufficient strategic justification to apply the Heritage Overlay to the Hall's Buildings in Church Street, Richmond. It also accepted the buildings should be graded 'individually significant'.

58. It did not consider that the contemporary and changing environment surrounding the site detracts from the heritage significance of the place. The Panel did not accept that the imposition of a Heritage Overlay would create an unacceptable burden on the owners nor that the condition of the building as reasons to not apply the Heritage Overlay. But noted it would be a consideration at the planning permit stage.

59. Officers support the Panel's recommendation to include the property in a Heritage Overlay. Officers note that the Heritage Overlay is necessary to ensure places with heritage value are recognised and appropriately managed within the municipality, but does not preclude buildings, works or demolition of a property altogether.

Queens Parade Road Reserve

Current controls & proposed changes under Amendment C245	Summary of Panel recommendations
Current Partly included in Queens Parade Street Trees (HO93). *Proposed* Extend HO93 to include the entire width of Queens Parade (from Alexandra Parade to Delbridge Street, Clifton Hill). New Statement of Significance.	Panel concluded the proposed changes and mapping should proceed as exhibited. The exhibited Statement of Significance is satisfactory. Council should consider a future planning scheme amendment that deals with the unresolved anomalies and gaps in the heritage controls for the place.

Commentary

60. The *3068 Group* submitted that HO93 should be extended further south-west to include the Napier Reserve and the existing substation. They also submitted that the Statement of Significance does not distinguish between plantings of different eras.

61. The Panel supports the extension of HO93 to include the full width of the Queens Parade road reserve. This makes the Heritage Overlay map consistent with the heritage citation and the significance of the place. It did not support the inclusion of Napier Reserve as part of Amendment C245.

62. However it also recommended that Council consider a number of other fix-ups in a future planning scheme amendment (e.g. updating the format of the Statement of Significance to a contemporary format; including a history of the plantings and hard landscaping in an updated Statement of Significance; reviewing where a number of Heritage Overlay's overlap; and considering whether Napier Reserve should be included in HO93).

63. Officers support the Panel's recommendations but note that any changes to the extent of HO93 and the Statement of Significance will require further study. Officers note this could occur as part of a future amendment.

St Brigid's Catholic Church Complex

Current controls & proposed changes under Amendment C245	Summary of Panel recommendations
Current Part of the site is included as an individually significant place in North Fitzroy Precinct (HO327). Schoolroom (the 1897 school and hall), Presbytery and Church are graded 'individually significant'. There is no grading for the 1924 school at 20 York Street or the convent at 27 Alexandra Parade. *Proposed* Extend the Heritage Overlay to cover the entire property. No changes to gradings were proposed by Council (however at the Panel hearing, changes were suggested in expert evidence). At the hearing, officers submitted that the Statement of Significance should be modified to update references to the St Brigid's church complex. (No changes to the existing Statement of Significance were exhibited.)	The Panel found that all land within the St. Brigid's Catholic Church complex should be included within HO327. The City of Yarra Database of Heritage Significant Areas (Appendix 8) should be modified to include all buildings in the complex. The Panel supported the application of 'contributory' gradings to 27 Alexandra Parade (St Brigid's former convent) and 20 York Street (St Brigid's School). The Statement of Significance for HO327 should not be modified at this time. Panel recommended the preparation of an individual citation for the St Brigid's precinct, implemented through a separate planning scheme amendment process.

Commentary

64. The Panel agreed that the boundary to HO327 should be modified as exhibited to include all of the land within the St Brigid's Catholic Church complex to include all buildings of significance.

65. It also supported the application of 'contributory' gradings to 27 Alexandra Parade (St Brigid's former convent) and 20 York Street (St Brigid's School).

66. The Panel supports a more detailed review to determine whether the site should be part of a site specific Heritage Overlay (noting this appeared to be the case). It also recommends work is undertaken to prepare an individual citation for the St Brigid's complex. This should be subject to a separate study and a separate planning scheme amendment process.

67. The Panel did not support any changes to the existing Statement of Significance (noting none were proposed by the amendment). It recommended that work be undertaken to prepare an individual citation for the St Brigid's precinct should be subject to a separate study and a separate planning scheme amendment process.

68. Officers support the Panel's recommendations.

51 Langridge Street and 14 Glasgow Street, Collingwood

Current controls & proposed changes under Amendment C245	Summary of Panel recommendations
Current Part of 14 Glasgow Street, Collingwood is included in HO109, the Former William Peatt Boot Factory. *Proposed* Remove the existing Heritage Overlay (HO109) from the land at 14 Glasgow Street, Collingwood and change the address to 61-75 Langridge Street, Collingwood. Council resolved to advise the Panel of its intent to abandon these proposed changes at the 26 November 2019 Ordinary Meeting (as the issue required further review).	Panel agrees with Council that the proposed changes to HO109 should not proceed at this time. Panel recommends further investigation be conducted for a future planning scheme amendment that deals with the site.

Commentary

69. At the Panel, officers outlined Council's intent to abandon the proposed changes to HO109 pending further study to establish the correct title boundaries of 14 Glasgow Street and the appropriate address of HO109.

70. The Collingwood Historical Society generally supported Council's position to review the extent of the Heritage Overlay and correct the property address.

71. The Panel agreed with Council that the proposed changes to HO109 as part of Amendment C245 should not proceed at this time. The Panel noted the clear need for further assessment of the William Peatt Boot Factory. It considered this further investigation should inform a future planning scheme amendment that deals with the site.

72. Officers support the Panel's recommendations.

Proposed changes to Incorporated and Reference Documents

73. The Panel recommended a number of changes to the form and content of the exhibited Amendment.

74. During the hearing, the Panel questioned the proposed reference and incorporated documents and how Statements of Significance for the places subject of the Amendment were to sit within the Scheme.

75. The specific issues raised were:

Issues raised by Panel	Explanation
Whether the Amendment had addressed State-wide amendment, Amendment VC148	VC148 requires that any 'new' heritage place in the Schedule to the Heritage Overlay must include a reference to its Statement of Significance (which must now be in the form of an incorporated document). If a site is already within a Heritage Overlay (e.g. in a precinct or a site specific overlay), the requirements of VC148 do not apply.
The workability of a large single document containing all the Statements of Significance for Yarra's high streets	At its meeting of 26 November 2019, Council resolved to update the *Yarra High Streets: Statement of Significance* with documents from Amendment C245. (This was in part as a result of changes since Amendment C245 was exhibited.) This meant that the Yarra High Streets document would include the statements of significance for the Queens Parade street trees, the GJM Victoria Street and Bridge Road Heritage Assessment and the Theatres Study as well as Statements of Significance proposed for inclusion in other amendments such as Amendment C231 –

	Queens Parade. The Panel thought the use of the Yarra High Streets document as the single source of all statements of significance for all Yarra's high streets was unwieldy.
The proposal to make all statements of significance part of an Incorporated Document rather than a reference document	In Council's Part B submission to the Panel, officers proposed that all statements of significants should be included in an Incorporated Document rather than a reference document. The purpose was to align with the approach taken for Amendment C231 - Queens Parade and to meet the requirements of VC148. However during the hearing other submitters commented that they considered this a transformation of the Amendment as it was not exhibited. It was also clarified that only 'new' heritage places needed to be included as incorporated documents.

76. In Council's closing submission, officers responded to the Panel's questions and presented a restructure of the reference and incorporated documents. The proposed approach was to:

    (a) include only the Statements of Significance for the eight new heritage places created by the Amendment in an Incorporated Document (in line with the requirements of Amendment VC148). Other statements of significance would remain in reference documents;

    (b) create a new reference document which would include the Statements of Significance for properties in Bridge Road and Victoria Street. Officers proposed that instead of one single document called 'Yarra High Streets', going forward a series of separate 'Yarra High Streets' documents that address the different high streets, such as Bridge Road and Victoria Street or Swan Street, would be created; and

    (c) retain background documents such as the Theatres Study and the GJM Victoria Street and Bridge Road Heritage Assessment as reference documents to the Scheme.

77. The details of the proposal and the Panel response to those proposals are outlined below.

What was proposed	Panel recommendation and comments
Incorporated documents At the Panel, officers proposed Schedule to Clause 72.04 should be amended to include a new incorporated document - *Yarra High Streets (Victoria Street and Bridge Road) Statement of Significance: Incorporated Document (May 2020).* This document would contain the Statements of Significance for the eight places which were 'new' heritage places: • HO525 – Shop and Residence, 637-639 Bridge Road • HO526 – Hall's Building, 202-206 Church Street • HO527 – Pair of Terrace Houses, 32 and 34 Thomas Street • HO528 – James Boland Shop and Residence, 635 Bridge Road • HO529 – Royal Oak Hotel, 529-533 Bridge Road • HO530 – Whipps Terrace, 597-599 Bridge Road • HO531 – Flour Mill and Grain Store Complex (former), 534-534A Bridge Road	The Panel supported the inclusion of the *Yarra High Streets (Victoria Street and Bridge Road) Statement of Significance: Incorporated Document (May 2020)* as an incorporated document to the Scheme which will include the Statement of Significance for the eight new heritage places.

• HO532 – Richmond Town Hall, 325-333 Bridge Road NB – All are located within Richmond. The eight properties identified as 'new' heritage places reflect the officer's recommendations included in this report.	
Reference documents At Panel, officers proposed to locate the other statements of significance in: • *Yarra High Streets (Victoria Street and Bridge Road) Statements of Significance: Reference Document (May 2020); and* • *Heritage Citation: Queens Parade, Fitzroy North Street Trees, John Patrick Landscape Architects Pty Ltd (2018).* As well as the documents above, the background studies which informed the amendment were proposed for inclusion as reference documents in Clauses 22.02 and 22.11: • *Thematic Study of Theatres in the City of Yarra, Context Pty. Ltd. (2017)* (Theatres Study); *and* • *Victoria Street and Bridge Road Built Form Review: Heritage Assessment, GJM Heritage (2018*) (GJM Victoria Street and Bridge Road Heritage Assessment).	The Panel supported the inclusion of the following documents as the location for the Statements of Significance and as reference documents in Clauses 22.02 and 22.11: • *Yarra High Streets (Victoria Street and Bridge Road) Statements of Significance: Reference Document (May 2020)* • *Heritage Citation: Queens Parade, Fitzroy North Street Trees, John Patrick Landscape Architects Pty Ltd (2018).* It did not support the inclusion of reference documents such as the Theatres Study and GJM Victoria Street and Bridge Road Heritage Assessment. It considered they would cause confusion and duplicate material. The Panel noted that key components of these documents had been distilled into the proposed new High Streets reference document.

78. Officers accept the Panel's recommendations in relation to reference and incorporated documents.

79. Officers agree with the Panel's recommendation to abandon the Theatres Study and GJM Victoria Street and Bridge Road Heritage Assessment as reference documents as it will reduce confusion and the doubling up of Statements of Significance.

External Consultation

80. Council has:

    (a) exhibited the amendment for one calendar month, in accordance with the requirements of the *Planning and Environment Act 1987*;

    (b) posted notice of the proposal to all owners and occupiers of land directly affected by the changes, other interested parties (such as historical societies) Prescribed Ministers;

    (c) published formal notice of the amendment in *The Age* and *Government Gazette*; and

    (d) provided comprehensive information on the Council website.

81. Consultation provided the community, land owners and stakeholders the opportunity to make a submission about the proposed changes.

82. Council received 11 submissions to the Amendment:

    (a) nine prior to the 26 November 2019 Council Meeting which considered submissions; and

    (b) two received after this Council Meeting that were referred directly to the Panel.

83. Council officers had preliminary discussions about the amendment with the Department of Environment, Land, Water and Planning (DELWP).

84. Officers have written to the 11 submitters to the Amendment to advise them of the process for consideration of Amendment C245.

Internal Consultation (One Yarra)

85. The proposed amendment has been circulated internally with comments from different team members from the Strategic Planning Unit and the Statutory Planning Team of Council.

Financial Implications

86. The financial cost of planning scheme amendments is included in the budget of Council's Strategic Planning Unit for 2019/20.

Economic Implications

87. There are no significant economic implications from the Amendment.

Sustainability Implications

88. There are no known significant sustainability implications from the Amendment.

Climate Emergency Implications

89. The retention of heritage places reduces building waste and conserves embodied energy in existing buildings.

90. However, older buildings are potentially less energy efficient than newer buildings and the amendment may limit opportunities for future development of sustainable buildings on these sites.

Social Implications

91. There are no known significant social implications from Amendment C245 identified.

Human Rights Implications

92. The Amendment complies with the *Victoria Charter of Human Rights and Responsibilities Act 2006.*

93. There are no human rights implications anticipated from the Amendment.

Communications with CALD Communities Implications

94. Consultation for the amendment is in accordance with the *Planning and Environment Act 1987* and Council's consultation policies.

Council Plan, Strategy and Policy Implications

95. The value of creating a liveable Yarra to Council and the community is acknowledged in the *Council Plan 2017-2021*.

96. A Liveable Yarra is identified as where development and growth are managed to maintain and enhance the character and heritage of the city.

97. The Amendment seeks to promote and conserve areas of growth and significance by:

    (a) applying new Heritage Overlay provisions in the Planning Scheme; and

    (b) correcting errors and anomalies in the Heritage Overlay and zones.

Legal Implications

98. The Amendment complies with the requirements of the *Planning and Environment Act 1987.*

99. There are no known legal implications of this Amendment.

Other Issues

100. There are no other known issues with this Amendment.

Options

101. Council can either adopt the Panels recommendation or abandon in part or full.

Conclusion

102. At its meeting on 26 November 2019, Council resolved to refer Amendment C245 and all submissions to an independent Planning Panel.

103. Council also resolved to:

    (a) advise the Panel of its intention to abandon the proposal for internal controls for the former Richmond Cinema and Burnley Theatre;

    (b) continue to pursue the internal heritage controls for the former Austral Theatre; and

    (c) advise the Panel of its intention to abandon the proposal to remove HO109 from 14 Glasgow Street, Collingwood to enable further work to be undertaken.

104. The Panel Hearing was held from 22 – 24 April 2020.

105. Of the 72 places affected by Amendment C245, seven parties were heard by the independent Planning Panel. One additional party provided a written submission.

106. The Panel Report was received on 27 May 2020.

107. The Report recommended the Amendment be adopted as exhibited, subject to changes.

108. The key Panel recommendations were:

    (a) the Panel supported Council's intent to abandon internal controls for the former Richmond Cinema and Burnley Theatre, but did not support the proposal to regrade the former Richmond Cinema from 'contributory' to 'individually significant';

    (b) the Panel recommended Council abandon the proposal for internal controls for the former Austral Theatre, however, supported extending the boundary of HO324 over the entire site;

    (c) the Panel supported Council's intent to abandon changes to the Heritage Overlay 109 for 51 Landridge and 14 Glasgow Streets (William Peatt Boot Factory);

    (d) the Panel supported the inclusion of the entire St Brigid's Catholic Church complex in a Heritage Overlay and changes to gradings for some buildings on the site;

    (e) the Panel supported the changes to extent of Heritage Overlay 93 which applies to the road reserve and trees along Queens Parade (from Alexandra Parade to Delbridge Street);

    (f) the Panel supported applying HO526, the heritage grading and the Statement of Significance to the properties at 202-206 Church Street (Hall's Buildings); and

    (g) the Panel recommended modifications to the form and content of the Amendment, including incorporated and reference documents.

109. Officers support the Panel's recommendations, as set out in this report.

RECOMMENDATION

1. That Council notes the officer report regarding Amendment C245 including the Panel Report and officer recommendations.

2. That Council undertakes the further heritage work recommended by the Panel for the following places, as part of a future heritage amendment:

    (a) 14 Glasgow Street, Collingwood;

    (b) St Brigid's Catholic Church Complex, North Fitzroy; and

    (c) Queens Parade Street Trees.

3. That Council adopts Amendment C245 to the Yarra Planning Scheme in accordance with Section 29(1) of the *Planning and Environment Act 1987* with the changes set out in Attachment 4 to this report.

4. That Council submits the adopted Amendment C245 as set out in Attachments 5 - 18 to this report to the Minister for Planning for approval, in accordance with Section 31(1) of the *Planning and Environment Act 1987.*

5. That Council submits the information prescribed under Section 31 of the *Planning and Environment Act 1987* with the adopted amendment, including:

   (a) the reasons why any recommendations of the Panel were not adopted as outlined in Attachment 3 of this report; and

   (b) a description of, and reasons for, the changes made to Amendment C245 between exhibition and adoption as outlined in Attachment 4 of this report.

6. That Council delegates to the CEO the authority to finalise Amendment C245, in accordance with Council's resolution, and to make any administrative changes required to correct errors, grammatical changes and map changes.

7. That all submitters are advised of the Council's determination in relation to Amendment C245.

CONTACT OFFICER: **Madeline Riseborough**
TITLE: **Strategic Planner**
TEL: **9205 5002**

Attachments

1 Attachment 1 - Summary of Places
2 Attachment 2 - Yarra C245 Panel Report
3 Attachment 3 - Panel recommendations and officer response
4 Attachment 4 - Yarra C245 - Comparison of exhibited version recommended for adoption
5 Attachment 5 - Yarra C245 - Database of Heritage Significant Areas July 2020
6 Attachment 6 - Yarra C245 - YHS (Victoria Bridge) Statements of Significance Incorporated Doc (May 2020)
7 Attachment 7 - Yarra C245 - YHS (Victoria Bridge) Statements of Significance Reference Doc (May 2020)
8 Attachment 8 - Yarra C245 - Collingwood Mixed Use Pocket: Heritage Analysis & Recommendations, GJM Heritage (2018)
9 Attachment 9 - Yarra C245 - Heritage Citation 18-22 Derby Street, Collingwood, Anthemion Consultancies (2018)
10 Attachment 10 - Yarra C245 - Heritage Citation 33-45 Derby Street, Collingwood, GJM Heritage (2018)
11 Attachment 11 - Yarra C245 - Heritage Citation QP, FN, John Patrick Landscape Architects Pty. Ltd. (2018)
12 Attachment 12 - Yarra C245 - Explanatory Report
13 Attachment 13 - Yarra C245 - Instruction Sheet
14 Attachment 14 - Yarra C245 - Mapping Changes
15 Attachment 15 - Yarra C245 - CLAUSE 21.11 - Adoption
16 Attachment 16 - Yarra C245 - CLAUSE 22.02 - Adoption
17 Attachment 17 - Yarra C245 - SCHEDULE TO CLAUSE 43.01 - Adoption
18 Attachment 18 - Yarra C245 - SCHEDULE TO CLAUSE 72.04 - Adoption

Amendment C245
Summary of Places

Amendment C245 proposes changes to the following 72 places. Yarra City Council is proposing to correct heritage overlay errors and zone anomalies, amend interim heritage controls, implement the recommendations of recent heritage studies, amend the heritage gradings and amend technical errors in the Yarra Planning Scheme. You can find more information about changes to each property in an interactive map online at **yarracity.vic.gov.au/c245**

	Address	Action Required
Changes identified in the Thematic Study of Theatres in the City of Yarra, Context Pty Ltd (2017)		
1	200-202 Johnston Street, Collingwood	Replace existing heritage overlay with a site specific heritage overlay that includes internal heritage protection controls
2	311-317 Bridge Road, Richmond	Replace existing heritage overlay with a site specific heritage overlay that includes internal heritage protection controls
3	365-377 Swan Street, Richmond	Add internal heritage protection controls to the existing heritage overlay
Changes identified in the Victoria Street & Bridge Road Built Form Review: Heritage Assessment, GJM Heritage (2018)		
4	77 Bridge Road, Richmond	Grade as 'not contributory' to the heritage of the area
5	33 Judd Street, Richmond	Grade as 'not contributory' to the heritage of the area
6	655 Victoria Street, Abbotsford	Extend heritage overlay to include the entire property
7	21-23 Lithgow Street, Abbotsford	Remove property from the Database of Heritage Significant Areas
8	637-639 Bridge Road, Richmond	Replace existing heritage overlay with a site specific heritage overlay
9	202-206 Church Street Richmond	Remove interim heritage overlay and replace with site specific heritage overlay
10	32-34 Thomas Street, Richmond	Remove interim heritage overlay and replace with site specific heritage overlay
11	635 Bridge Road, Richmond	Replace existing heritage overlay with a site specific heritage overlay
12	529-533 Bridge Road, Richmond	Replace existing heritage overlay with a site specific heritage overlay
13	597-599 Bridge Road, Richmond	Replace existing heritage overlay with a site specific heritage overlay
14	534-534A Bridge Road, Richmond	Replace existing heritage overlay with a site specific heritage overlay
15	325-333 Bridge Road, Richmond	Replace existing heritage overlay with a site specific heritage overlay
Changes identified in Collingwood Mixed Use Pocket, Heritage Analysis & Recommendations, GJM (2018)		
16	18-22 Derby Street, Collingwood	Extend existing heritage overlay over the entire property
17	33-45 Derby Street, Collingwood	Extend existing heritage overlay over the entire property
Yarra Planning Scheme Anomalies		
18	Queens Parade Trees	Extend existing heritage overlay over the trees and road reserve
19	120 Campbell Street, Collingwood	Grade as 'not contributory' to the heritage of the area
20	1-3 & 5-9 Gordon Street, Cremorne	Include existing heritage overlay in the Yarra Planning Scheme
21	131 Miller Street, Fitzroy North	Grade as 'contributory' to the heritage of the area
22	14 Risley Street, Richmond	Include existing heritage overlay in the Yarra Planning Scheme
23	155 Westgarth Street & 158 Cecil Street, Fitzroy	Extend existing heritage overlay over the entire properties
24	160 Gold Street, 1 & 1A South Terrace, Clifton Hill	Grade as 'not contributory' to the heritage of the area
25	20 Grattan Place, Richmond	Remove property from the Database of Heritage Significant Areas
26	20 Jessie Street, Cremorne	Remove the heritage overlay from the property
27	236A Lennox Street, Richmond	Remove property from the Database of Heritage Significant Areas
28	24-30 Waterloo, 83-91 Rokeby & 23-29 Robert, Collingwood	Grade as 'not contributory' to the heritage of the area
29	25 Little George Street, Fitzroy	Remove property from the Database of Heritage Significant Areas

	Address	Action Required
Yarra Planning Scheme Anomalies		
30	26 Bromham Place, Richmond	Include existing heritage overlay in the Yarra Planning Scheme
31	15-27 Barrow Place, Burnley	Grade as 'not contributory' to the heritage of the area
32	32 Hodgson Street, Fitzroy	Remove property from the Database of Heritage Significant Areas
33	38-42 York Street, North Fitzroy	Remove property from the Database of Heritage Significant Areas
34	4 Eddy Court, Abbotsford	Grade as 'not contributory' to the heritage of the area
35	415-419 Fitzroy Street, Fitzroy	Correct address in the Database of Heritage Significant Areas from 62 Rose Street, Fitzroy to 415-419 Fitzroy Street, Fitzroy
36	37-45 Kerr Street, Fitzroy	Grade as 'not contributory' to the heritage of the area
37	49-53 Lucerne Crescent, Alphington	Extend existing heritage overlay to cover 53 Lucerne Crescent and remove existing heritage overlay from 49 Lucerne Crescent
38	55 Park Street, Abbotsford	Grade as 'not contributory' to the heritage of the area
39	85 Cremorne Street, Cremorne	Include existing heritage overlay in the Yarra Planning Scheme
40	86 Richmond Terrace, Richmond	Grade as 'not contributory' to the heritage of the area
41	Collingwood College Dolls House, Collingwood	Correct address in the Database of Heritage Significant Areas and correct mapping of existing heritage overlay
42	Park Keepers Cottage, Burnley Park	Grade as 'individually significant' to the heritage over the area
43	77-79 Burnley Street, Richmond	Remove expired interim heritage controls to the site
44	378 Nicholson Street, Fitzroy North (St Brigid's Roman Catholic Presbytery)	Extend existing heritage overly to include entire property
45	181 Langridge Street, Abbotsford	Remove the heritage overlay from the property
46	239-247 Johnston Street, Fitzroy	Grade as 'not contributory' to the heritage of the area
47	11 Waverley Street, Richmond	Grade as 'not contributory' to the heritage of the area
48	19 Cambridge Street, Collingwood	Extend existing heritage overlay to include entire property
49	18 Peel Street, Collingwood	Grade as 'not contributory' to the heritage of the area
50	120 Cambridge Street, Collingwood	Extend existing heritage overlay to include entire property
51	61-63 Oxford Street, Collingwood	Extend existing heritage overlay to include entire property
52	37 Oxford Street, Collingwood	Extend existing heritage overlay to include entire property
53	31 Bell Street, Richmond & 204 Coppin Street, Richmond	Extend existing heritage overlay to include entire property of 204 Coppin Street and correct the zone mapping for both properties
54	133 Keele Street, Collingwood	Grade as 'not contributory' to the heritage of the area
55	4-6 Derby Street, Collingwood	Grade as 'not contributory' to the heritage of the area
56	7 Langridge Street, Collingwood	Grade as 'not contributory' to the heritage of the area
57	11 Gleadell Street, Richmond	Correct address to 11 Gleadell Street, Richmond in the Database of Heritage Significant Areas
58	6 Stawell Street, Richmond	Remove expired interim heritage overlay and extend existing heritage overlay to cover the entire property
59	113–115 & 113A–115A Bridge Road, Richmond	Grade 113 as 'contributory' to the heritage of the area
60	61-75 Langridge Street & 14 Glasgow Street, Collingwood	Remove existing heritage overlay from 14 Glasgow Street and correct address of 61-75 Langridge Street in the Database of Heritage Significant Areas
61	261-263 Highett Street, Richmond	Change mapping to existing extend heritage overlays and zone to include entire properties as Neighbourhood Residential Zone
62	22 Best Street, Fitzroy North	Change mapping to include entire property in Neighbourhood Residential Zone
63	522-530 Napier Street, Fitzroy North	Change mapping to include entire property in Mixed Use Zone
64	314-316 Bridge Road, Richmond	Change mapping to include entire property in Commercial 1 Zone
65	4-6 Waltham Street, Richmond	Change mapping to include entire property in Neighbourhood Residential Zone
66	95-103 Johnston Street, Fitzroy	Change mapping to include entire property in Commercial 1 Zone
67	7 Tait Street, Fitzroy North	Change mapping to include entire property in Neighbourhood Residential Zone
68	197 Lennox Street, Richmond	Change mapping to include entire property in Neighbourhood Residential Zone
69	22 Falconer Street, Fitzroy North	Change mapping to include entire property in General Residential Zone
70	24 Falconer Street, Fitzroy North	Change mapping to include entire property in Public Use Zone
71	84 Johnston Street, Fitzroy	Change mapping to include entire property in Commercial 1 Zone
72	34-44 Cromwell Street, Collingwood	Change mapping to include entire property in Commercial 2 Zone

Planning and Environment Act 1987

Panel Report

Yarra Planning Scheme Amendment C245
Heritage Overlay and Zone Fix Up

26 May 2020

VICTORIA State Government | Planning Panels Victoria

How will this report be used?

This is a brief description of how this report will be used for the benefit of people unfamiliar with the planning system. If you have concerns about a specific issue you should seek independent advice.

The planning authority must consider this report before deciding whether or not to adopt the Amendment. [section 27(1) of the *Planning and Environment Act 1987* (the Act)]

For the Amendment to proceed, it must be adopted by the planning authority and then sent to the Minister for Planning for approval.

The planning authority is not obliged to follow the recommendations of the Panel, but it must give its reasons if it does not follow the recommendations. [section 31 (1) of the Act, and section 9 of the *Planning and Environment Regulations 2015*]

If approved by the Minister for Planning a formal change will be made to the planning scheme. Notice of approval of the Amendment will be published in the Government Gazette. [section 37 of the Act]

Planning and Environment Act 1987

Panel Report pursuant to section 25 of the Act

Yarra Planning Scheme Amendment C245

Heritage Overlay and Zone Fix Up

26 May 2020



John Roney, Chair

VICTORIA State Government | Planning Panels Victoria

Contents

Page

1 Introduction 1

1.1 The Amendment 1
1.2 Background 5
1.3 Procedural issues 6
1.4 Summary of issues raised in submissions 12
1.5 The Panel's approach 13

2 Planning context 14

2.1 Planning policy framework 14
2.2 Other relevant planning strategies and policies 16
2.3 Planning scheme provisions 20
2.4 Amendment VC148 20
2.5 Ministerial Directions and Practice Notes 21
2.6 Discussion and conclusion 21

3 Former Austral Theatre 22

3.1 What are the issues? 22
3.2 Internal controls 23
3.3 Site specific Heritage Overlay 29
3.4 Extent of Heritage boundary 30
3.5 Statement of significance 31

4 Former Burnley Theatre 36

4.1 What are the issues? 36
4.2 Internal controls 37
4.3 Statement of significance 40

5 Former Richmond Theatre 44

5.1 What are the issues? 44
5.2 Internal controls 45
5.3 Site specific Heritage Overlay 48
5.4 Extent of Heritage boundary 49
5.5 Statement of significance 51

6 Hall's Buildings, 202-206 Church Street, Richmond 57

6.1 The issues 57
6.2 Evidence and submissions 58
6.3 Discussion 60
6.4 Conclusions and recommendations 61

7 Queens Parade Road Reserve 62

7.1 The issues 62
7.2 Evidence and submissions 62

7.3 Discussion 64
7.4 Conclusions 65

8 St Brigid's Catholic Church 66

8.1 The issues 66
8.2 Evidence and submissions 66
8.3 Discussion 69
8.4 Conclusions and recommendations 70

9 51 Langridge Street / 14 Glasgow Street, Collingwood 71

9.1 The issues 71
9.2 Evidence and Submissions 71
9.3 Discussion 73
9.4 Conclusions and recommendations 73

10 Form and content of the Amendment 74

10.1 General drafting issues 74
10.2 Final form of Clause 21.11 - Reference documents 76
10.3 Final form of Clause 22.02 - Development guidelines for sites subject to the Heritage Overlay 78
10.4 Final form of schedule to Clause 43.01 - Heritage Overlay 79
10.5 Final form of schedule to Clause 72.04 - Documents incorporated in this planning scheme 80
10.6 Final form of Incorporated Documents 80

Appendix A Submitters to the Amendment

Appendix B Parties to the Panel Hearing

Appendix C Document list

Appendix D Panel preferred versions of clauses and documents

D1 Panel preferred version of Clause 21.11

D2 Panel preferred version of Clause 22.02

D3 Panel preferred version of schedule to Clause 43.01

D4 Panel preferred version of schedule to Clause 72.04

D5 Panel preferred version of Reference document

D6 Panel preferred version of Incorporated documents

List of Tables

		Page
Table 1	Land affected by the Amendment	2

List of Figures

		Page
Figure 1	The Johnston Street facade to the former Austral Theatre	22
Figure 2	Heritage Overlay map showing extent of the HO324 Johnston Street Precinct, with former Austral Theatre shaded blue	30
Figure 3	The Swan Street facade to the former Burnley Theatre	36
Figure 4	The Bridge Road facade to the former Richmond Theatre	44
Figure 5	Heritage Overlay map showing extent of HO310 Bridge Road Precinct, with former Richmond Theatre in blue outline, Richmond Police Station (yellow arrow) and Town Hall (blue arrow)	50
Figure 6	202-206 Church Street, Richmond	57
Figure 7	Extent of HO327 North Fitzroy Precinct shown in pink and boundary of St Brigid's Church complex shown by blue dotted line	66
Figure 8	Existing HO109 and HO420 showing 14 Glasgow Street (blue dotted line). The red arrow indicates the section of the 1937 William Peatt building that appears to be within 14 Glasgow Street	72

Glossary and abbreviations

Act	*Planning and Environment Act 1987*
Council	Yarra City Council
CZ1	Commercial 1 Zone
CZ2	Commercial 2 Zone
DDO	Design and Development Overlay
DELWP	Department of Environment, Land, Water and Planning
GJM Heritage review	Victoria Street and Bridge Road Built Form Review: Heritage Assessments, GJM Heritage (2018)
HO	Heritage Overlay
MMBW	Melbourne and Metropolitan Board of Works
MPS	Municipal Planning Strategy
MSS	Municipal Strategic Statement
PPF	Planning Policy Framework
PPN	Planning Practice Note
Theatres Study	Thematic Study of Theatres in the City of Yarra, Context Pty Ltd (2017)
VPP	Victoria Planning Provisions

Overview

Amendment summary	
The Amendment	Yarra Planning Scheme Amendment C245
Common name	Heritage Overlay and Zone Fix Up
Brief description	The Amendment proposes to update and correct a wide range of Heritage Overlay provisions and maps, implement recent heritage studies and correct zone mapping anomalies
Subject land	The Amendment affects a large number of separate land parcels in Abbotsford, Alphington, Collingwood, Cremorne, Fitzroy, Fitzroy North and Richmond
Planning Authority	Yarra City Council
Authorisation	21 December 2018
Exhibition	18 July to 19 August 2019
Submissions	Number of Submissions: 11 (including 2 late submissions)

Panel process	
The Panel	John Roney, Chair
Project Officer	Chris Brennan, Planning Panels Victoria
Directions Hearing	12 February 2020 at Planning Panels Victoria 25 February 2020 at Richmond Town Hall
Panel Hearing	22, 23 and 24 April 2020 by video conference
Site inspections	Unaccompanied 18 and 28 April 2020
Appearances	Refer Appendix B
Citation	Yarra PSA C245 [2020] PPV
Date of this Report	26 May 2020

Executive summary

Yarra Planning Scheme Amendment C245 (the Amendment) seeks to update and correct a wide range of Heritage Overlay provisions and maps. It implements recent heritage studies and corrects anomalies in the Heritage Overlay and related provisions. It also corrects zone mapping anomalies.

The Amendment applies to 72 sites in Abbotsford, Alphington, Collingwood, Cremorne, Fitzroy, Fitzroy North and Richmond.

The COVID-19 pandemic created challenges with respect to the conduct of this Panel Hearing. Due to a variety of restrictions relating to social distancing, the usual face-to-face Hearing format was replaced by video conferencing. The health and safety of all parties and the wider community was paramount in the decision of the Panel to vary the usual Hearing process.

The Panel was cognisant of the need to ensure that all parties were provided with appropriate procedural fairness. A variety of steps were put in place to ensure all parties were given a reasonable opportunity to be heard. The Panel thanks Council for its assistance in helping to facilitate the video conference and appreciates the co-operation of all parties in these unusual circumstances.

Initially, nine submissions were received and considered by Council, and all submissions responded to site specific changes. In summary:

- three submissions objected to the proposed internal heritage controls for three former theatres:
  - the former Austral Theatre in Johnston Street, Collingwood
  - the former Burnley Theatre in Swan Street, Richmond
  - the former Richmond Theatre in Bridge Road, Richmond
- a submission from St Brigid's Catholic Church objected to the extension of heritage controls over its site in Nicholson Street, North Fitzroy
- a submission from the Collingwood Historical Society dealt with a wide range of site specific matters
- a submission from the '3068 Group' dealt with the proposed extension to the Heritage Overlay in Queens Parade
- three submissions objected to the Heritage Overlay proposed for 202-206 Church Street, Richmond.

Two late submissions were referred by Council to the Panel. These submissions objected to the proposed deletion of the internal controls to the former Richmond Theatre and the former Burnley Theatre.

This Report deals with the issues in the following chapters:

- Planning context
- Former Austral Theatre
- Former Burnley Theatre
- Former Richmond Theatre
- Hall's Buildings, 202-206 Church Street, Richmond
- Queens Parade Road Reserve
- St Brigid's Catholic Church

- 51 Langridge Street and 14 Glasgow Street, Collingwood
- Form and content of the Amendment.

For the reasons set out in the report, the Panel concludes that the Amendment is generally supported by, and implements, the relevant sections of the Planning Policy Framework. The Amendment is generally well founded and strategically justified, although there are several elements that the Panel does not support. The Amendment should proceed subject to addressing the more specific issues raised in submissions as discussed in the report.

With respect to each of the key issues, the Panel concludes:

Former Austral Theatre

- The application of internal heritage controls would be inconsistent with PPN01.
- The interior of the building has been extensively modified and features have been removed to such an extent that the building does not display the required 'special interior of high significance' to justify internal heritage controls.
- The evidence presented on behalf of Council and the owner of the building is compelling and consistent.
- The few remaining heritage features within the building do not warrant the application of selective protection.
- The recommendations in the Thematic Study of Theatres in the City of Yarra, Context Pty Ltd (2017) with respect to the application of internal heritage controls for the former Austral theatre are not supported.
- The Panel accepts that the heritage significance of the former theatre is appropriately protected by the current controls in place.
- The proposed site specific Heritage Overlay (HO499) is not appropriate.
- The former Austral Theatre should remain within the Johnston Street Precinct (HO324).
- The boundary of the Johnston Street Precinct Heritage Overlay (HO324) should be extended over the entire site at 200-202 Johnston Street, Collingwood (former Austral Theatre).
- The former Austral Theatre should remain an 'individually significant' place within the Johnston Street Precinct (HO324).
- The existing Statements of Significance for HO324 should not be modified at this time. This applies to the Statements for the precinct as a whole and the site specific statement for the former Austral Theatre.
- Any changes to the Statements of Significance should only proceed following a more considered perspective of the heritage significance of the place and through a separate public process.

Former Burnley Theatre

- The application of internal heritage controls would be inconsistent with PPN01.
- The interior of the building has been extensively modified and features have been removed to such an extent that the building does not display the required 'special interior of high significance' to justify internal heritage controls.
- The evidence presented on behalf of Council and the owner of the building is compelling and consistent.

- The few remaining heritage features within the building do not warrant the application of selective protection.
- The recommendations in the Thematic Study of Theatres in the City of Yarra, Context Pty Ltd (2017) with respect to the application of internal heritage controls for the former Burnley theatre are not supported.
- The Panel accepts that the heritage significance of the former Burnley theatre is appropriately protected by the current controls in place.
- The existing Statement of Significance for the former Burnley Theatre (HO286) should not be modified at this time.
- Any changes to the Statement of Significance should only proceed following a more considered perspective of the heritage significance of the place and through a separate public process.

Former Richmond Theatre

- The application of internal heritage controls would be inconsistent with PPN01.
- The interior of the building has been extensively modified and features have been removed to such an extent that the building does not display the required 'special interior of high significance' to justify internal heritage controls.
- The evidence presented on behalf of Council and the owner of the building is compelling and consistent.
- The few remaining heritage features within the building do not warrant the application of selective protection.
- The recommendations in the Thematic Study of Theatres in the City of Yarra, Context Pty Ltd (2017) with respect to the application of internal heritage controls for the former Richmond Theatre are not supported.
- The Panel accepts that the heritage significance of the former Richmond Theatre is appropriately protected by the current controls in place.
- The proposed site specific Heritage Overlay (HO504) is not appropriate.
- The former Richmond Theatre should remain within the Bridge Road Precinct (HO310).
- The boundary of the Bridge Road Precinct Heritage Overlay (HO310) should be extended over the entire site at 311-317 Bridge Road, Richmond (former Richmond Theatre).
- The former Richmond Theatre should remain a 'contributory' place within the Bridge Road Precinct (HO310).
- It is not necessary or appropriate to prepare a site specific Statement of Significance for the former Richmond Theatre.
- The proposed changes to the Statement of Significance for the Bridge Road Precinct (HO310) recommended by Ms Brady are not supported.
- The Statement of Significance for the Bridge Road Precinct (HO310) as updated in the Victoria Street and Bridge Road Precinct Review, GJM Heritage (2018) provides a sound basis to manage the heritage significance of the place.

Hall's Buildings, 202-206 Church Street, Richmond

- The Victoria Street and Bridge Road Built Form Review, GJM Heritage, 2018 provides an appropriate strategic basis for the application of heritage controls at 202-206 Church Street, Richmond.

- It is appropriate to apply HO526 to the properties at 202-206 Church Street, Richmond as exhibited.
- The exhibited grading of the buildings as 'individually significant' is appropriate.
- The Statement of Significance included in the Victoria Street and Bridge Road Built Form Review, GJM Heritage, 2018 should be included as an Incorporated Document and referred to in the schedule to Clause 43.01 and the schedule to Clause 72.04.

Queens Parade Road Reserve

- The proposed changes to the mapping of HO93 should proceed as exhibited.
- The exhibited Statement of Significance is satisfactory.
- Council should consider a future planning scheme amendment for the site that addresses a range of unresolved anomalies and gaps in the heritage controls for this place.

St Brigid's Catholic Church

- All of the land within the St Brigid's Catholic Church complex should be included within HO327.
- The City of Yarra Database of Heritage Significant Areas, July 2019 (as exhibited) should be modified with respect to the buildings at:
  - 378C Nicholson Street - renamed St Brigid's Roman Catholic School and hall
  - 27 Alexandra Parade (St Brigid's former convent) – a new listing and included as a contributory place
  - 20 York Street (St Brigid's School) – a new listing and included as a contributory place.
- The Statement of Significance for the Heritage Precinct HO327 should not be modified at this time.
- Any change to the Statement of Significance should be made following a broader review of the heritage status of the St Brigid's complex as part of a separate planning scheme amendment process.

51 Langridge Street / 14 Glasgow Street, Collingwood

- The proposed changes to HO109 should not proceed at this time.
- Further investigations into the heritage significance, boundary and address of the William Peatt Boot Factory are required.
- Consideration should be given to combining HO109 and HO420 into a single Heritage Overlay that deals with the whole of the site.
- The results of these further investigations should form part of a separate planning scheme amendment.

Form and content of the Amendment

- A number of changes to the form and content of the exhibited documents are necessary in order to ensure consistency with the recommendations of this report and the requirements in Clause 43.01-5 of the planning scheme. These are detailed in Chapter 10.

Recommendations

Based on the reasons set out in this Report, the Panel recommends that Yarra Planning Scheme Amendment C245 be adopted as exhibited subject to the following:

Former Austral Theatre

1. **Abandon the application of internal heritage controls to 200-202 Johnston Street, Collingwood (former Austral Theatre).**
2. **Abandon HO499 as a site specific Heritage Overlay to 200-202 Johnston Street, Collingwood (the former Austral Theatre).**
3. **Delete HO499 from the schedule to Clause 43.01.**
4. **Delete HO499 from the City of Yarra Database of Heritage Significant Areas, July 2019.**
5. **Extend the boundary of HO324 over the entire site at 200-202 Johnston Street, Collingwood (former Austral Theatre).**
6. **Abandon the proposed Statement of Significance for the former Austral Theatre.**

Former Burnley Theatre

7. **Abandon the application of internal heritage controls to 365-377 Swan Street, Richmond (former Burnley Theatre).**
8. **Amend HO286 in the schedule to Clause 43.01 under the heading 'Internal alteration controls apply?' to delete the word 'Yes' and replace with 'No'.**
9. **Abandon the proposed Statement of Significance for the former Burnley Theatre.**

Former Richmond Theatre

10. **Abandon the application of internal heritage controls to 311-317 Bridge Road, Richmond (former Richmond Theatre).**
11. **Abandon HO504 as a site specific Heritage Overlay to 311-317 Bridge Road, Richmond (the former Richmond Theatre).**
12. **Delete HO504 from the schedule to Clause 43.01.**
13. **Delete HO504 from the City of Yarra Database of Heritage Significant Areas, July 2019.**
14. **Extend the boundary of HO310 over the entire site at 311-317 Bridge Road, Richmond (former Richmond Theatre).**
15. **Abandon the proposed site specific Statement of Significance for the former Richmond Theatre.**
16. **Apply the version of the Statement of Significance for the Bridge Road Precinct (HO310) as shown in the Panel preferred version in Appendix D5.**

Hall's Buildings, 202-206 Church Street, Richmond

17. **Amend HO526 in the schedule to Clause 43.01 to include the Statement of Significance as an Incorporated document in accordance with the Panel preferred version of the schedule in Appendix D3.**
18. **Amend the schedule to Clause 72.04 to include the Statement of Significance for HO526 as an Incorporated Document in accordance with the Panel preferred version of the schedule in Appendix D4.**

19. **Include the Statement of Significance for HO526 in the Panel preferred version of the Incorporated document as shown in Appendix D6.**

St Brigid's Catholic Church

20. **Amend the City of Yarra Database of Heritage Significant Areas, July 2019 for HO327 as shown in the Panel preferred version in Appendix D6.**

51 Langridge Street / 14 Glasgow Street, Collingwood

21. **Abandon the proposed changes to HO109 relating to the extent of the Heritage Overlay.**

22. **Abandon the proposed address for HO109 in the schedule to Clause 43.01 and retain it as 55 Langridge Street, Collingwood.**

23. **Abandon the proposed address for HO109 in the City of Yarra Database of Heritage Significant Areas, July 2019 and retain it as 55 Langridge Street, Collingwood.**

24. **Complete further investigations into the appropriate boundary, address and heritage significance of the William Peatt Boot Factory and consider consolidating HO109 and HO420 into a single Heritage Overlay with a single Statement of Significance. The results of that work should inform a separate planning scheme amendment.**

Form and content of the Amendment

25. **Modify Clause 21.11 in accordance with the Panel preferred version in Appendix D1.**

26. **Modify the Yarra High Streets (Victoria Street and Bridge Road) Statements of Significance: Reference Document (May 2020) in accordance with the Panel preferred version in Appendix D5.**

27. **Modify clause 22.02 in accordance with the Panel preferred version in Appendix D2.**

28. **Modify the schedule to Clause 43.01 in accordance with the Panel preferred version in Appendix D3.**

29. **Modify the schedule to Clause 72.04 in accordance with the Panel preferred version in Appendix D4.**

30. **Include the Yarra High Streets (Victoria Street and Bridge Road) Statements of Significance: Incorporated Document (May 2020) as shown in the Panel preferred version in Appendix D6.**

1 Introduction

1.1 The Amendment

(i) Amendment description

The Amendment updates and corrects a wide range of Heritage Overlay provisions and maps. It implements recent heritage studies and corrects anomalies in the Heritage Overlay and related provisions. It also corrects zone mapping anomalies.

More specifically, the exhibited Amendment:

- Amends Clause 21.11 'Reference Documents' to include the following new reference documents under the heading 'Heritage':
  - Thematic Study of Theatres in the City of Yarra, Context Pty Ltd (2017)
  - Victoria Street and Bridge Road Built Form Review: Heritage Assessment, GJM (2018)
  - Collingwood Mixed Use Pocket, Heritage Analysis & Recommendations, GJM Heritage (2018)
  - Heritage Citation: 18-22 Derby Street, Collingwood, GJM Heritage (2018)
  - Heritage Citation: 33-45 Derby Street, Collingwood, GJM Heritage (2018)
  - Heritage Citation: Queens Parade, Fitzroy North Street Trees, John Patrick Landscape Architects Pty Ltd (2018)
- Amends Clause 22.02 'Development Guidelines for Sites Subject to the Heritage Overlay' by:
  - Changing the title of the Incorporated document referred to in Clause 22.02-3 and Clause 22.02-5.1 from "*City of Yarra Review of Heritage Overlay Areas 2007 Appendix 8* (as updated from time to time)" to "City of Yarra Database of Heritage Significant Areas, July 2019[1]".
  - including the following studies as references in Clause 22.02-8:
    - Thematic Study of Theatres in the City of Yarra, Context Pty Ltd (2017)
    - Victoria Street and Bridge Road Built Form Review: Heritage Assessment, GJM (2018)
    - Collingwood Mixed Use Pocket, Heritage Analysis & Recommendations, GJM Heritage (2018)
    - Heritage Citation: 18-22 Derby Street, Collingwood, GJM Heritage (2018)
    - Heritage Citation: 33-45 Derby Street, Collingwood, GJM Heritage (2018)
    - Heritage Citation: Queens Parade, Fitzroy North Street Trees, John Patrick Landscape Architects Pty Ltd (2018)
- Amends the Schedule to Clause 43.01 – Heritage Overlay to delete existing heritage overlays, correct previous formatting errors and apply the Heritage Overlay to the following sites:
  - 200-202 Johnston Street, Collingwood – Austral Theatre (former) (HO499)
  - 311-317 Bridge Road, Richmond – Richmond Cinema (former) (HO504)
  - 637-639 Bridge Road, Richmond (HO525)

[1] The Explanatory Report referred to this document in various places as 'September 2018'. Council clarified that was a typographical error and it should be 'July 2019'. The exhibited document was dated July 2019.

  - 202-206 Church Street Richmond – Hall's Building (HO526)
  - 32 and 34 Thomas Street, Richmond (HO527)
  - 635 Bridge Road, Richmond – Boland's Shop and Residence (HO528)
  - 529-533 Bridge Road, Richmond – Royal Oak Hotel (HO529)
  - 597-599 Bridge Road, Richmond – Whipps Terrace (HO530)
  - 534-534A Bridge Road, Richmond – Flour Mill & Grain Store Complex (Former) (HO531)
  - 325-333 Bridge Road, Richmond – Richmond Town Hall (HO532)
- Amends the schedule to Clause 72.04 - Documents Incorporated in this Planning Scheme to:
  - change the 'Name of document' listed in Clause 1 from 'Appendix 8 - City of Yarra Review of Heritage Overlay Areas, Graeme Butler and Associates (2007), revised February 2018' to 'City of Yarra Database of Heritage Significant Areas, July 2019'
  - amend the existing incorporated document 'Appendix 8 - City of Yarra Review of Heritage Overlay Areas, Graeme Butler and Associates (2007), revised February 2018', to:
    - Change the title to 'City of Yarra Database of Heritage Significant Areas, July 2019'
    - Include new addresses and gradings
    - Correct grading errors
    - Remove incorrect listings and gradings
- Amends Zone Maps 2, 5, 6, 7, and 8 to correct mapping anomalies on properties that are in two zones and align them with property boundaries
- Amends Heritage Overlay Maps 1, 2, 4, 6, 7, 8, and 9 to correct mapping errors.

(ii) The subject land

The Amendment applies to numerous sites in Abbotsford, Alphington, Collingwood, Cremorne, Fitzroy, Fitzroy North and Richmond.

The Amendment applies to 72 areas summarised in Attachment A to Council's Part A submission.

Table 1 Land affected by the Amendment (from Council Part A submission, Attachment A)

	Address	Action required
Changes identified in the Thematic Study of Theatres in the City of Yarra, Context Pty Ltd (2017)		
1	200-202 Johnston Street, Collingwood	Replace existing heritage overlay with a site specific heritage overlay that includes internal heritage protection controls
2	311-317 Bridge Road, Richmond	Replace existing heritage overlay with a site specific heritage overlay that includes internal heritage protection controls
3	365-377 Swan Street, Richmond	Add internal heritage protection controls to the existing heritage overlay
Changes identified in the Victoria Street & Bridge Road Built Form Review: Heritage Assessment, GJM Heritage (2018)		
4	77 Bridge Road, Richmond	Grade as 'not contributory' to the heritage of the area
5	33 Judd Street, Richmond	Grade as 'not contributory' to the heritage of the area

	Address	Action required
6	655 Victoria Street, Abbotsford	Extend heritage overlay to include the entire property
7	21-23 Lithgow Street, Abbotsford	Remove property from the Database of Heritage Significant Areas
8	637-639 Bridge Road, Richmond	Replace existing heritage overlay with a site specific heritage overlay
9	202-206 Church Street Richmond	Remove interim heritage overlay and replace with site specific heritage overlay
10	32-34 Thomas Street, Richmond	Remove interim heritage overlay and replace with site specific heritage overlay
11	635 Bridge Road, Richmond	Replace existing heritage overlay with a site specific heritage overlay
12	529-533 Bridge Road, Richmond	Replace existing heritage overlay with a site specific heritage overlay
13	597-599 Bridge Road, Richmond	Replace existing heritage overlay with a site specific heritage overlay
14	534-534A Bridge Road, Richmond	Replace existing heritage overlay with a site specific heritage overlay
15	325-333 Bridge Road, Richmond	Replace existing heritage overlay with a site specific heritage overlay
Changes identified in Collingwood Mixed Use Pocket, Heritage Analysis & Recommendations, GJM (2018)		
16	18-22 Derby Street, Collingwood	Extend existing heritage overlay over the entire property
17	33-45 Derby Street, Collingwood	Extend existing heritage overlay over the entire property
Yarra Planning Scheme Anomalies		
18	Queens Parade Trees	Extend existing heritage overlay over the trees and road reserve
19	120 Campbell Street, Collingwood	Grade as 'not contributory' to the heritage of the area
20	1-3 & 5-9 Gordon Street, Cremorne	Include existing heritage overlay
21	131 Miller Street, Fitzroy North	Grade as 'contributory' to the heritage of the area
22	14 Risley Street, Richmond	Include existing heritage overlay
23	155 Westgarth Street & 158 Cecil Street, Fitzroy	Extend existing heritage overlay over the entire properties
24	160 Gold Street, 1 & 1A South Terrace, Clifton Hill	Grade as 'not contributory' to the heritage of the area
25	20 Grattan Place, Richmond	Remove property from the Database of Heritage Significant Areas
26	20 Jessie Street, Cremorne	Remove the heritage overlay from the property
27	236A Lennox Street, Richmond	Remove property from the Database of Heritage Significant Areas
28	24-30 Waterloo, 83-91 Rokeby & 23-29 Robert, Collingwood	Grade as 'not contributory' to the heritage of the area
29	25 Little George Street, Fitzroy	Remove property from the Database of Heritage Significant Areas
30	26 Bromham Place, Richmond	Include existing heritage overlay
31	15-27 Barrow Place, Burnley	Grade as 'not contributory' to the heritage of the area

	Address	Action required
32	32 Hodgson Street, Fitzroy	Remove property from the Database of Heritage Significant Areas
33	38-42 York Street, North Fitzroy	Remove property from the Database of Heritage Significant Areas
34	4 Eddy Court, Abbotsford	Grade as 'not contributory' to the heritage of the area
35	415-419 Fitzroy Street, Fitzroy	Correct address in the Database of Heritage Significant Areas from 62 Rose Street, Fitzroy to 415-419 Fitzroy Street, Fitzroy
36	37-45 Kerr Street, Fitzroy	Grade as 'not contributory' to the heritage of the area
37	49-53 Lucerne Crescent, Alphington	Extend existing heritage overlay to cover 53 Lucerne Crescent and remove existing heritage overlay from 49 Lucerne Crescent
38	55 Park Street, Abbotsford	Grade as 'not contributory' to the heritage of the area
39	85 Cremorne Street, Cremorne	Include existing heritage overlay
40	86 Richmond Terrace, Richmond	Grade as 'not contributory' to the heritage of the area
41	Collingwood College Dolls House, Collingwood	Correct address in the Database of Heritage Significant Areas and correct mapping of existing heritage overlay
42	Park Keepers Cottage, Burnley Park	Grade as 'individually significant' to the heritage over the area
43	77-79 Burnley Street, Richmond	Remove expired interim heritage controls to the site
44	378 Nicholson Street, Fitzroy North (St Brigid's Roman Catholic Presbytery)	Extend existing heritage overly to include entire property
45	181 Langridge Street, Abbotsford	Remove the heritage overlay from the property
46	239-247 Johnston Street, Fitzroy	Grade as 'not contributory' to the heritage of the area
47	11 Waverley Street, Richmond	Grade as 'not contributory' to the heritage of the area
48	19 Cambridge Street, Collingwood	Extend existing heritage overlay to include entire property
49	18 Peel Street, Collingwood	Grade as 'not contributory' to the heritage of the area
50	120 Cambridge Street, Collingwood	Extend existing heritage overlay to include entire property
51	61-63 Oxford Street, Collingwood	Extend existing heritage overlay to include entire property
52	37 Oxford Street, Collingwood	Extend existing heritage overlay to include entire property
53	31 Bell Street, Richmond & 204 Coppin Street, Richmond	Extend existing heritage overlay to include entire property of 204 Coppin Street and correct the zone mapping for both properties
54	133 Keele Street, Collingwood	Grade as 'not contributory' to the heritage of the area
55	4-6 Derby Street, Collingwood	Grade as 'not contributory' to the heritage of the area
56	7 Langridge Street, Collingwood	Grade as 'not contributory' to the heritage of the area
57	11 Gleadell Street, Richmond	Correct address to 11 Gleadell Street, Richmond in the Database of Heritage Significant Areas
58	6 Stawell Street, Richmond	Remove expired interim heritage overlay and extend existing heritage overlay to cover the entire property
59	113–115 & 113A–115A Bridge Road, Richmond	Grade 113 as 'contributory' to the heritage of the area

	Address	Action required
60	61-75 Langridge Street & 14 Glasgow Street, Collingwood	Remove existing heritage overlay from 14 Glasgow Street and correct address of 61-75 Langridge Street in the Database of Heritage Significant Areas
61	261-263 Highett Street, Richmond	Change mapping to existing extend heritage overlays and zone to include entire properties as Neighbourhood Residential Zone
62	22 Best Street, Fitzroy North	Change mapping to include entire property in Neighbourhood Residential Zone
63	522-530 Napier Street, Fitzroy North	Change mapping to include entire property in Mixed Use Zone
64	314-316 Bridge Road, Richmond	Change mapping to include entire property in Commercial 1 Zone
65	4-6 Waltham Street, Richmond	Change mapping to include entire property in Neighbourhood Residential Zone
66	95-103 Johnston Street, Fitzroy	Change mapping to include entire property in Commercial 1 Zone
67	7 Tait Street, Fitzroy North	Change mapping to include entire property in Neighbourhood Residential Zone
68	197 Lennox Street, Richmond	Change mapping to include entire property in Neighbourhood Residential Zone
69	22 Falconer Street, Fitzroy North	Change mapping to include entire property in General Residential Zone
70	24 Falconer Street, Fitzroy North	Change mapping to include entire property in Public Use Zone
71	84 Johnston Street, Fitzroy	Change mapping to include entire property in Commercial 1 Zone
72	34-44 Cromwell Street, Collingwood	Change mapping to include entire property in Commercial 2 Zone

1.2 Background

The Explanatory Report accompanying the Amendment states:

> The Amendment is in response to the research conducted in a 'Thematic Study of Theatres in the City of Yarra, Context Pty Ltd (2017)'. The study found that there were several theatres or former theatres in the City of Yarra that did not have adequate heritage protection.
>
> The study found 17 of the 38 investigated sites had been demolished. This Amendment is required to implement controls to 3 theatre sites to provide heritage protection.
>
> In addition, a heritage study was recently completed to assess heritage protection in areas proposed for new Design and Development Overlays (Amendments C248 and C249). The Victoria Street and Bridge Road Built Form Review: Heritage Assessments, GJM Heritage (2018), recommend further controls and increased protection for 12 properties within Abbotsford and Richmond.
>
> A similar assessment of heritage protection was conducted in Collingwood South for the proposal of a new Design and Development Overlay. The Collingwood Mixed-Use Pocket, Heritage Analysis & Recommendations, GJM Heritage (2018) was prepared to inform this Amendment and extend Heritage Overlays to include previously unprotected significant places.
>
> Moreover, separate heritage advice on the Queens Parade, Fitzroy North Heritage Overlay was prepared by John Patrick Landscape Architects Pty Ltd (2018) to increase the protection of a proportion of street trees along Queens Parade. This Amendment

> will correct an apparent anomaly in the mapping HO93 to include these previously unprotected street trees identified in The City of Yarra Heritage Review Landscape Citation (1998).
>
> In addition to implementing the recommendations from these studies, the Amendment corrects a range of errors in the Heritage Overlay and zoning anomalies which arose from recent public queries and investigations. Correcting these will ensure better planning outcomes and consistency within the Yarra Planning Scheme.

1.3 Procedural issues

1.3.1 Declaration

At the Directions Hearing on 12 February 2020, the Panel declared that the Chair was a member of the Panel appointed to hear submissions regarding Amendment C191 to the Yarra Planning Scheme which deals with the Swan Street Activity Centre. The Chair noted that the Hearing for Amendment C191 commenced in December 2019, however it was adjourned and was not scheduled to recommence until late July 2020. No parties made comment regarding this declaration.

1.3.2 Council resolution at meeting held 26 November 2019

At the Directions Hearing on 12 February 2020, the Richmond Church Lands Trust (the owner of the former Richmond Theatre at 311-317 Bridge Road, Richmond) sought clarification of the resolution of Council at its meeting on 26 November 2019. The exhibited Amendment proposes internal heritage controls for this site, however the Council resolution on 26 November 2019 stated (amongst other things):

> advise the Panel that Council intends to abandon the proposal to apply internal alteration controls for the following properties:
>
> - HO286 – Former Burnley Theatre, 365 -377 Swan Street Richmond
> - HO504 – Former Richmond Theatre, 311-317 Bridge Road, Richmond.

At the Directions Hearing, Council confirmed that the Amendment had not been split into separate parts and that no part of the Amendment had been abandoned.

The Panel understands the Council resolution to mean that the Council officers (and representatives) were authorised to present submissions to the Panel to indicate that Council no longer wished to pursue the internal heritage controls for these two theatres as originally exhibited. This is consistent with other parts of the Council resolution with respect to other controls that it foreshadowed would not be pursued (relating to HO109 in Langridge and Glasgow Street, Collingwood).

The Panel does not read the resolution as meaning that it has already abandoned these parts of the Amendment pursuant to Section 23 (1) (c) of the *Planning and Environment Act 1987*. Rather, it has flagged an intention to abandon those controls at some future date. This opportunity could occur following receipt of the Panel report and as part of the adoption of the Amendment prior to the submission of the Amendment to the Minister for Planning for approval.

In this context, the Panel is required to consider the exhibited Amendment and all submissions made in response to it. This includes submissions from Council and to its preferred position having regard to the submissions.

The Panel has received submissions to the Amendment regarding support for and against the internal controls to the three former theatres. It has considered the exhibited Amendment and all submissions regarding this matter.

1.3.3 Request for adjournment

At the Directions Hearing on 12 February 2020 the Hearing was anticipated to proceed on 11, 12 and 13 March 2020.

At the Directions Hearing, Council advised it had received two late submissions regarding the Amendment.

The first of these submissions was from Mr Nott (Submission 10). It was dated 5 February 2020 and was formally referred to the Panel by Council on 7 February 2020. Mr Nott completed a Request to be Heard Form and indicated that he intended to present a submission to the Panel Hearing.

The second of these submissions was from Mr Wight (Submission 11). It was dated 7 February 2020 and Council advised the Panel at the Directions Hearing that it was formally referring the submission to the Panel. Mr Wight indicated in his submission that he did not request to be heard at the Panel Hearing.

Copies of these late submissions were made available to all parties by Council.

Submissions 10 and 11 both deal with similar issues and object to the part of the Council resolution on 26 November 2019 referred to in section 1.3.2 above.

Ms Vilagosh of Norton Rose Fulbright, on behalf of JB and EC Drill (owners of the former Burnley Theatre), submitted a Request to be Heard Form without knowledge of the late submissions. At the Directions Hearing, she advised that as a result of these late submissions, the time requested to make a submission at the Hearing (10 minutes) was unlikely to be sufficient. Ms Vilagosh indicated that her client may need to also call expert evidence.

Ms Eastoe of Best Hooper, on behalf of Richmond Church Lands Trust (owners of the former Richmond Theatre) did not submit a Request to be Heard Form, however at the Directions Hearing, she indicated that as a result of the late submissions her client may want to make a submission at the Hearing, which could also include the calling of expert evidence.

Ms Vilagosh and Ms Eastoe both advised the Panel that prior to their knowledge of these late submissions, their clients were of the view that Council supported abandonment of the proposed internal heritage controls for these properties and that there were no other submissions opposing that approach.

The Panel provided opportunity for these parties to consider their position and advise the Panel by 14 February 2020 regarding the amount of time they required to present their submission and the details of any expert witnesses they might call.

On 13 February 2020, the Panel received correspondence from Ms Brezzi of Norton Rose Fulbright on behalf of the owners of the former Burnley Theatre (Document 1). The letter requested additional time for their client to prepare their case and sought an adjournment of the Hearing, at least with respect to their client's case, to no earlier than May 2020.

On 14 February 2020, the Panel received correspondence from Ms Eastoe (Document 4) confirming that the Richmond Church Lands Trust requested to be heard at the Panel Hearing.

She noted support for the adjournment of the Hearing to no earlier than May 2020 as referred to in Document 1.

The Panel also received correspondence from Council and other parties with respect to the possible adjournment of the Hearing.

The timing of the late submissions resulted in unusual circumstances for the owners of the former Burnley and Richmond Theatres and the Panel accepted that there was a reasonable case for these parties to have additional time to prepare their submissions, including the arrangement of appropriate expert witnesses.

The Panel wrote to all parties on 17 and 20 February 2020 regarding possible alternative Hearing dates.

A further Directions Hearing was held on 25 February 2020 at the Richmond Town Hall. At this Directions Hearing it was agreed that the Hearing would be held on 22, 23 and 24 April 2020.

1.3.4 Hearing format

On 13 March 2020 the Panel wrote to all parties regarding the potential impact of Novel Coronavirus 2019 (COVID-19) on Planning Panels (Document 15). The letter noted:

> Please be aware that the Panel may reschedule, postpone or cancel face to face scheduled hearings at short notice if there is a known risk to people attending from COVID-19 or on the advice of Victorian health authorities and the Victorian State Government.
>
> Scheduled and new hearings may be arranged through video or phone conference where practicable.

On 26 March 2020 the Panel wrote to all parties advising that as a result of COVID-19 there would be no face-to face Hearing and canvassed various alternative options.

The Panel noted an initial preference for the Hearing to proceed 'on the papers', although the letter also flagged the possibility for part or all of the Hearing to be completed via a video conference. Parties were asked to comment on these approaches.

The Collingwood Historical Society, Mr Wight and Mr Nott were supportive of a Hearing conducted 'on the papers'.

The following parties indicated that they were supportive of the Hearing conducted through a combination of 'on the papers' and video conferencing to allow for questions from the Panel and cross examination of witnesses, if necessary:

- Council
- Mr De Luca (former Austral theatre)
- JB and EC Drill (former Burnley theatre)
- Richmond Church Lands Trust (former Richmond theatre).

Mr Mydaras indicated that for "*health and safety*" reasons he thought that the Hearing should be postponed for "*at least six months*".

After carefully reviewing all feedback, including reasons for progressing or adjourning the Hearing, the Panel wrote to all parties on 6 April 2020 to confirm that the Hearing would proceed as scheduled through video conferencing for the following reasons:

- The overwhelming majority of parties were supportive of the Hearing proceeding in some form.
- The health and safety issues expressed by the single party who requested an adjournment were able to be satisfied by the use of video conferencing as there would be no face to face contact between parties.
- Section 167 of the *Planning and Environment Act 1987* enables a Panel to regulate its own proceedings.
- Video conferencing has the capability to conduct the Hearing in public while affording natural justice and procedural fairness to all parties.
- A combination of submissions and expert evidence presented 'on the papers' and via video conferencing would provide all parties with a reasonable opportunity to be heard.
- There are only seven parties to the matter, including Council, which is a relatively small number.
- Planning Panels Victoria had already scheduled video conferences for various matters.

The Panel advised that any party who did not wish to participate in the video conferencing format could submit a further written submission for consideration by the Panel. Directions regarding that process, including providing opportunities for questions to be put in writing to expert witnesses, were detailed in multiple Directions.

Mr Wight was the only party who made a submission to the Hearing 'on the papers'. All questions to expert witnesses were put in person during the video conference.

Mr Mydaras was the only party who initially thought that the Hearing should be adjourned. The Panel notes that Mr Mydaras did not object to the Hearing proceeding in the format outlined by the Panel by letter on 6 April 2020 and he presented and participated extensively at the Hearing.

Council offered to help facilitate the video conferencing process using the Skype platform.

The Panel was cognisant that the use of video conferencing in a Panel Hearing is a relatively new concept. To help facilitate a smooth process, the Panel suggested that it would be helpful if Council could facilitate a 'group test run' of the technology with all parties a day or two prior to the Hearing commencing. This was held on 17 April 2020 and it was a very brief and informal 'virtual meeting' to enable all parties to experience the relevant platform, ask questions and clarify operational protocols. A written set of protocols was circulated before the test run and discussed at that meeting. Details regarding the process of uploading submissions and other documents were also discussed at that meeting.

The Panel requested Council provide reasonable assistance to all parties to help them access and participate in the video conference process. The Panel thanks Council (and in particular its representatives from Maddocks) for assisting all parties with the technology throughout the Hearing. The Panel is very appreciative of the effort and patience demonstrated by Maddocks, which ensured the Hearing process proceeded effectively and smoothly.

The Panel also acknowledges the assistance of Mr Chris Brennan, Project Officer from Planning Panels Victoria, for his extensive assistance with a variety of administrative tasks associated with using the video conferencing format and other related matters.

Prior to the Hearing, a notice was published on the Council web site advising that the Hearing would proceed using a video conferencing format. The notice confirmed that the Hearing was open to the public and invited anyone wanting to observe proceedings to contact Mr Brennan at Planning Panels Victoria to arrange for a link to the Hearing.

The original Directions issued by the Panel on 28 February 2020 were later updated by a new set of 28 Directions issued on 6 April 2020. These included extensive Directions regarding the conduct of the Hearing having regard to the change in format.

As usual, the Panel maintained a Document List of all documents presented at the Hearing. Each document was given a document number and parties were advised of the numbers assigned to each document.

The Panel acknowledges that the COVID-19 pandemic created challenges with respect to the conduct of this Panel Hearing. The health and safety of all parties and the wider community was paramount in the decision of the Panel to vary the usual Hearing process. The Panel was also cognisant of the need to ensure that all parties were provided with appropriate procedural fairness. The Panel is satisfied that the Hearing provided all parties with a reasonable opportunity to be heard and appreciates the co-operation of all parties in these unusual circumstances.

1.3.5 Site inspections

On 28 February 2020 the Panel wrote to all parties regarding the process for an accompanied internal site inspection of three specified properties (the three former theatre sites). An accompanied site inspection was scheduled for 17 April 2020. On 26 March 2020 the Panel wrote to all parties advising that as a result of the public health issues associated with COVID-19, the internal site inspections scheduled for 17 April could not proceed. Instead, the Panel suggested that a video of the relevant internal features of each site could be prepared by a representative of each of the former theatres. The Panel invited comment from parties with respect to this approach.

The following parties were supportive of a video recording of the internal features in lieu of an accompanied inspection:

- Council
- JB and EC Drill (former Burnley theatre)
- Richmond Church Land Trust (former Richmond theatre).

On the other hand, Rigby Cooke Lawyers on behalf of Mr De Luca (former Austral theatre) submitted that:

> ... it is crucial for the Panel to conduct an inspection of some kind before the commencement of the hearing and in the present difficult circumstances, we would suggest an unaccompanied site inspection (provided of course, that it is still lawful on the day it is proposed to be conducted)."
>
> ...
>
> "The suggestion that a representative of each former theatre site provide a video of "relevant internal features" is problematic. In relation to the Austral theatre site, there are little to no relevant internal features remaining, given the extent of deterioration / alteration of the internal areas of the building. We are of the view that an inspection is

> necessary to appreciate the extremely dilapidated state of the internal areas 'as a whole'.[2]

The Panel notes that Mr Wight expressed some concerns with "*the potential for bias*" in what was filmed and stated that if a video was to be used to replace a site inspection that the Panel should carefully manage the process.

The Panel considered all of the comments with respect to the conduct of an internal inspection of the three former theatres and concluded that a video recording of each site completed by the relevant owner of each site was appropriate for the following reasons:

- All parties agreed that it was inappropriate for an accompanied site inspection due to the public health risks associated with the coronavirus.
- A video recording was a reasonable and practical alternative to an accompanied site inspection.
- Council and the majority of the former theatre owners agreed that a video recording was a suitable alternative to an accompanied site inspection.
- The Panel had concerns that an unaccompanied internal site inspection could lead to issues of concern regarding natural justice and transparency as other parties would not have access to what the Panel saw.
- A video recording would ensure that all parties are on the 'same footing'.
- A video recording of all three former theatres ensured a consistent approach.
- The concerns raised by Rigby Cooke Lawyers on behalf of Mr De Luca with respect to the condition of the former Austral theatre could be adequately expressed on video.

The Panel considered that concerns regarding what was filmed in each building could also be adequately addressed through Directions.

As directed by the Panel, Council and the relevant owners of each theatre (or their representatives) agreed on a 'list' of the relevant internal features to be filmed for each theatre. This included input from other interested parties and the final list was circulated to all parties (Document 31).

The video of each theatre was comprehensive enough to give the Panel a thorough view of all of the main parts of the theatre and in particular any elements that were referred to in any relevant citation or heritage report.

Each video included captions or file names to explain the location of each scene and a simple floor plan sufficient to help the Panel understand the internal layout of each former theatre against the video footage.

The video of each theatre was circulated to all parties before the commencement of the Hearing (Documents 46, 47 and 48).

The Panel is satisfied that the videos provided an adequate representation of the internal characteristics of each of the former theatres.

In addition to the videos, the Panel completed unaccompanied inspections of the external appearance of multiple sites referred to in the Amendment, including the three former theatres.

[2] Document 18

1.4 Summary of issues raised in submissions

Initially, nine submissions were received and considered by Council, and all submissions responded to site specific changes.

- Three submissions objected to the proposed internal heritage controls for three former theatres:
  - the former Austral Theatre in Johnston Street, Collingwood
  - the former Burnley Theatre in Swan Street, Richmond
  - the former Richmond Theatre in Bridge Road, Richmond
- A submission from St Brigid's Catholic Church objected to the extension of heritage controls over its site in Nicholson Street, North Fitzroy
- A submission from the Collingwood Historical Society dealt with a wide range of site specific matters
- A submission from the '3068 Group' dealt with the proposed extension to the Heritage Overlay in Queens Parade
- Three submissions objected to the Heritage Overlay proposed for 202-206 Church Street, Richmond.

As noted in section 1.3.3, two late submissions (Mr Nott and Mr Wight) were referred by Council to the Panel. These submissions objected to the proposed deletion of the internal controls to the former Richmond Theatre and the former Burnley Theatre.

Mr Wight initially did not seek to be heard at the Hearing. On 7 April 2020 Mr Wight wrote to the Panel to request leave to make a further written submission to the Panel. In this request, Mr Wight said:

- initially he thought he would have been out of Victoria and unable to participate in the Hearing
- he was wanting to make a further submission 'on the papers'
- he did not seek to present his submission at the Hearing
- he did not intend to call any expert witness or seek to ask questions of any expert witness
- he wanted the opportunity to view the video conference, although he did not intend to watch all parts of the Hearing.

The Panel agreed to Mr Wight's request and notes that he observed the Panel Hearing at various times.

At the commencement of the Hearing, Mr O'Farrell queried Mr Wight's submission (Document 49) because he said it contained material purported to be written by another person (Mr Storey) who was "*foreign to this Amendment*" and that portion of the submission should not be accepted as expert evidence. Mr Connor QC and Ms Eastoe supported Mr O'Farrell's concerns. Mr Wight responded that Mr Storey had assisted him in preparing his submission, but that it was not expert evidence.

The Panel agrees that the portion of Wight's submission in Document 49 attributed to Mr Storey is not expert evidence for the purposes of this Panel Hearing. Mr Wight did not seek to call any expert witness and the material presented does not meet the standard processes for the preparation and circulation of expert evidence. Mr Storey was not called at the Hearing and his opinions were not subject to cross examination.

That said, the Panel is prepared to accept the submission from Mr Wight, including the material prepared by Mr Storey. The Panel is, however, not able to give Mr Storey's material the same weight as expert evidence. It is open to any party to submit whatever information it sees fit to the Panel. It is up to the Panel to determine what weight to give that information based on a variety of factors.

1.5 The Panel's approach

The Panel has assessed the Amendment against the principles of net community benefit and sustainable development, as set out in Clause 71.02-3 (Integrated decision making) of the Planning Scheme.

The Panel considered all written submissions made in response to the exhibition of the Amendment, observations from site visits, and submissions, evidence and other material presented to it during the Hearing. It has reviewed a large volume of material, and has had to be selective in referring to the more relevant or determinative material in the Report. All submissions and materials have been considered by the Panel in reaching its conclusions, regardless of whether they are specifically mentioned in the Report.

This Report deals with the issues under the following headings:

- Planning context
- Former Austral Theatre
- Former Burnley Theatre
- Former Richmond Theatre
- Hall's Buildings 202-206 Church Street, Richmond
- Queens Parade Road Reserve
- St Brigid's Catholic Church
- 51 Langridge Street and 14 Glasgow Street, Collingwood
- Form and content of the Amendment.

2 Planning context

2.1 Planning policy framework

Council submitted that the Amendment is supported by various clauses in the Planning Policy Framework, which the Panel has summarised below.

Victorian planning objectives

The Amendment will assist in implementing State policy objectives set out in section 4 of the Act by:

- conserving and enhancing those buildings, areas or other places which are of scientific, aesthetic, architectural or historical interest, or otherwise of special cultural value
- facilitating development in accordance with the other objectives
- balancing the present and future interests of all Victorians
- providing for the fair, orderly, economic and sustainable use, and development of land
- providing for the protection of natural and man-made resources and the maintenance of ecological processes and genetic diversity.

Clause 9 (Plan Melbourne)

Plan Melbourne and the goals outlined are supported through the Amendment by correcting anomalies in order to improve the planning process.

Clause 15 (Built Environment and Heritage)

Clause 15 aims to create built environments that respond and are appropriate with the neighbourhood and landscape. It emphasises the importance of conserving places identified as having heritage significance. Council submitted that the Amendment supports this clause by correcting errors and providing better protection of heritage places.

Clause 15.03-1 (Heritage conservation) outlines strategies to protect both built and cultural heritage. Council submitted that the Amendment will improve heritage protection in the planning scheme and help implement the following strategies:

- Identify, assess and document places of natural and cultural heritage significance as a basis for their inclusion in the planning scheme.
- Provide for the conservation and enhancement of those places that are of aesthetic, archaeological, architectural, cultural, scientific or social significance.
- Retain those elements that contribute to the importance of the heritage place.
- Encourage the conservation and restoration of contributory elements of heritage places.
- Ensure an appropriate setting and context for heritage places is maintained or enhanced.
- Support adaptive reuse of heritage buildings where their use has become redundant.
- Consider whether it is appropriate to require the restoration or reconstruction of a heritage building in a Heritage Overlay that has been unlawfully or unintentionally demolished in order to retain or interpret the cultural heritage significance of the building, streetscape or area.

Clause 16 (Housing)

Clause 16 incorporates strategies which encourage appropriate housing provision for new housing to meet community needs.

Clause 16.01-1R (Integrated housing - Metropolitan Melbourne) includes a Strategy - Allow for a range of minimal, incremental and high change residential areas that balance the need to protect valued areas with the need to ensure choice and growth in housing.

Council submitted that heritage protection in the City of Yarra is generally consistent with providing housing to meet projected demand in locations which are suitable and have the capacity for increased densities. It said the Amendment will help achieve the right balance between protecting valued heritage and providing housing.

Clause 17 (Economic Development)

Council submitted the Amendment is consistent with overall objectives to strengthen and diversify the local economy. It said the recent City of Yarra draft Spatial Economic and Employment Strategy identifies strategies and opportunities for growth which are integrated with objectives such as heritage protection.

Local Planning Policy Framework (including MSS)

Council submitted that the Amendment both supports and is consistent with clauses of the Local Planning Policy Framework. Specifically including:

Clause 21.03 (Vision)

Clause 21.03 notes under 'Built form' that "*Yarra's historic fabric which demonstrates the development of metropolitan Melbourne will be internationally recognised*."

Clause 21.04 (Land Use–Accommodation and Housing)

This clause states:

> Yarra will continue to accommodate its share of the housing growth of the inner Melbourne Metropolitan region. However, in order to protect the valued character, and particularly its heritage places, the majority of new development will be accommodated on strategic redevelopment sites. These sites are generally located in, abutting, or close to activity centres, or in locations that offer good access to services and transport.

Council submitted the Amendment proposes to apply the Heritage Overlay and associated provisions to fill some gaps in heritage protection in residential and mixed-use areas.

Clause 21.05-1 (Heritage)

This clause includes the following objective and strategies:

- 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 14.2 - Support the restoration of heritage places
- Strategy 14.3: Protect the heritage skyline of heritage precincts
- 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.

Council submitted that the Amendment will help to implement these objectives and strategies by correcting anomalies and strengthening the Heritage Overlay and related provisions.

Clause 22.02 (Development Guidelines for Sites Subject to the Heritage Overlay)

Clause 22.02 contains the policy basis for considering development applications for sites which are subject to the Heritage Overlay. It includes the following relevant objectives:

- 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.

Clause 22.02-3 provides the policy in relation to levels of significance for heritage places. It notes:

> Every building of cultural significance has been assessed and graded according to its heritage contribution. The levels of significance used are:
>
> - 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 level of significance of every building is identified in the Incorporated Document 'City of Yarra Review of Heritage Overlay Areas 2007, Appendix 8, revised December 2018'. Council submitted that the Amendment will correct and adjust the heritage grading relating to sites identified in the Incorporated Document. It said that a revised Incorporated Document will improve the application of Clause 22.02.

2.2 Other relevant planning strategies and policies

(i) Yarra Heritage Strategy

On 12 November 2019, Council adopted the Heritage Strategy 2019- 2030 (Heritage Strategy).

The Heritage Strategy defines the City's future strategic approach to the management of heritage in the municipality. It defines key priorities that are important for developing and promoting a greater understanding of heritage within the community and recommends key actions and measures intended to achieve better protection and management of the City's heritage places and assets.

(ii) Incorporated Documents

The Planning Scheme includes two important Incorporated Documents listed in the Schedule to Clause 72.04 that deal with heritage related issues.

The first of these is the 'City of Yarra Review of Heritage Overlay Areas 2007 Appendix 8, revised December 2018'. This document lists each individual property covered by the schedule to the Heritage Overlay. It is arranged in table format and identifies the place type (such as shop or residence), street address, City of Yarra property number, significance grading and date range.

The Amendment proposes to change the title of the document and make specific changes in accordance with the heritage projects and studies which are the subject of the exhibited Amendment.

The second Incorporated Document is the 'Incorporated Plan under the provisions of Clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014'. The Amendment does not propose any changes to this document.

(iii) Thematic Study of Theatres in the City of Yarra, Context Pty Ltd (2017)

In 2015, Council identified that there were gaps in protection for a number of significant heritage theatres in the City of Yarra, after community concern with a proposed development of the Lyric Theatre (247 Johnston Street, Fitzroy – currently being redeveloped).

As a result, Context Pty Ltd was engaged in June 2015 to conduct a study of theatres in the City of Yarra to assess the existing properties and recommend potential controls.

Context identified 38 places which it considered warranted investigation. Of these 38 places:

- 17 had been demolished
- 15 did not require further protection (controls were sufficient)
- three could no longer be located
- three former theatres were considered to have inadequate protection and insufficient controls for the level of significance.

The three former theatres were:

- 200-202 Johnston Street, Fitzroy - Austral Theatre (former)
- 365 Swan Street, Richmond - Burnley Theatre (former)
- 311-317 Bridge Road, Richmond - Richmond Cinema (former).

The former Austral and Richmond Theatres are currently subject to precinct-based Heritage Overlays (HO234 – Johnston Street Precinct and HO310 – Bridge Road Precinct, respectively). The former Burnley Theatre is currently subject to its own site specific Heritage Overlay (HO286).

The exhibited Amendment proposes to:

- apply individual Heritage Overlay controls to the former Austral and Richmond Theatres, both of which were exhibited to include internal controls
- add internal controls to the existing individual Heritage Overlay for the former Burnley Theatre.

The Panel considers the Thematic Study of Theatres in the City of Yarra in detail in later chapters of this report.

(iv) Victoria Street and Bridge Road Built Form Review: Heritage Assessment, GJM Heritage (2018)

In June 2018, Council sought interim heritage planning controls for a number of places in the Victoria Street and Bridge Road activity centres. These were requested on an interim basis through Amendment C251.

These initiatives were part of the work occurring across all major activity centres in Yarra. Council submitted that this was in response to community concerns about the extent of development and the need for better planning provisions and heritage protection.

GJM Heritage consultants were engaged by Council to prepare the Victoria Street and Bridge Road Built Form Review: Heritage Assessment. The assessment recommended further protections and included recommendations for 12 places, being:

- 2 places changed from 'individually significant' to 'not contributory', because they have been redeveloped
- 1 place removed from the Heritage Overlay mapping to correct an error
- 1 mapping correction to extend the Heritage Overlay over an entire significant place
- 6 places recommended to be transferred from a precinct Heritage Overlay to an individual Heritage Overlay control
- 2 places (32 and 34 Thomas Street, Richmond and 202-206 Church Street, Richmond) were proposed for the introduction of new Heritage Overlays.

The Amendment makes changes to these heritage places in accordance with the recommendations of the GJM Heritage review. Specific property details are provided in section 1.1 above.

The Panel considers the Victoria Street and Bridge Road Built Form Review: Heritage Assessment (2018) in later chapters of this report.

(v) Collingwood Mixed Use Pocket, Heritage Assessment and Recommendations, GJM Heritage (2018)

The Collingwood Mixed Use Pocket, Heritage Assessment and Recommendations report forms part of a suite of analysis that considers the Fitzroy and Collingwood commercial corridors and associated mixed-use pockets as well as the Smith and Brunswick Street commercial corridors (including the Gertrude and Johnston Street commercial strips) and associated mixed-use pockets including the 'Collingwood Mixed Use Pocket'.

Council submitted that the 'Collingwood Mixed Use Pocket' was considered outside of the wider study area because of its discrete nature and the high level of development pressure that is impacting on the heritage values of the precinct.

It said the purpose of this assessment was to ensure that the built form framework being developed by Hansen Partnership for the Collingwood Mixed Use Pocket takes proper account of the heritage values of the recognised heritage precincts and individual buildings within the study area, and results in planning controls that reflect fully integrated decision-making.

The analysis within the Collingwood Mixed Use Pocket report considered:

- the suitability of the extent of the Heritage Overlay for places and precincts within the Collingwood Mixed Use Pocket
- the heritage grading of each property within the Heritage Overlay

- the currency of the existing Statements of Significance for places and/or precincts to ensure they provide adequate guidance for the management of important heritage features
- places not currently included on the Victorian Heritage Register (VHR) but which may warrant nomination to the VHR
- built form parameters necessary to appropriately manage increased mixed-use development within the context of the heritage places and/or precincts.

This GJM report recommended further heritage assessment for 18-22 Derby Street, Collingwood and 33-45 Derby Street, Collingwood.

(vi) Heritage Citation: 18-22 Derby Street, Collingwood, Anthemion Consultancies (2018)

As a result of the Collingwood Mixed Use Pocket, Heritage Assessment & Recommendations, GJM Heritage (2018), further investigation into 18-22 Derby Street, Collingwood was conducted by Anthemion Consultancies.

This further work recommended that the properties be included in an existing Heritage Overlay Precinct (HO102) because they share a linked history to adjoining properties at 10-16 Derby Street and form a visual unit with these properties.

(vii) Heritage Citation: 33-45 Derby Street, Collingwood, GJM Heritage (2018)

In response to the recommendation in the Collingwood Mixed Use Pocket, Heritage Assessment & Recommendations, GJM Heritage (2018), further investigation into 33-45 Derby Street, Collingwood was conducted by GJM Heritage.

This heritage report investigated the potential extension of the Victoria Parade Precinct (HO336) to include 33-45 Derby Street, Collingwood. In summary, it was recommended that these properties be included within an extension of HO336.

(viii) Heritage Citation: Queens Parade, Fitzroy North Street Trees, John Patrick Landscape Architects Pty. Ltd (2018)

John Patrick Architects Pty Ltd was commissioned by Council to provide advice regarding an anomaly in the application of Heritage Overlay HO93 of the Scheme.

The Schedule to Clause 43.01 Heritage Overlay (HO93) of the Scheme indicates that the heritage place to which this overlay applies is 'Queens Parade, between Alexandra Parade and Delbridge Street, Clifton Hill/Fitzroy North, Street Trees'.

The current extent of HO93 is limited to a central corridor in the road reserve, however, the John Patrick review concluded that the Heritage Overlay boundary should include the entire width of the Queens Parade road reserve. On page 16, the report stated:

> The Heritage Overlay is intended to encompass the nature strips, the trees within them, the extent of the root zones of these trees, and the outer basalt curbs and drainage channels on both sides of Queens Parade (adjacent to the service lanes). The medians which divide the central traffic lanes from the service lanes are also intended to be encompassed, along with the uncut basalt rock borders and basalt pitcher drainage channels adjacent to these medians.

Council submitted that the Amendment was consistent with the recommendations of the John Patrick study.

The Panel considers the John Patrick study in later chapters of this report.

2.3 Planning scheme provisions

(i) Zones

The Amendment proposes a number of minor zoning changes and are typically applied in circumstances where land is within two different zones. The Amendment generally includes properties within a single zone, such as the:

- Commercial 1 Zone
- Commercial 2 Zone
- Mixed Use Zone
- General Residential Zone
- Neighbourhood Residential Zone
- Public Use Zone.

There were no submissions regarding any of the proposed zoning changes.

(ii) Overlays

Submissions related to issues associated with the application of the Heritage Overlay.

The purpose of the Heritage Overlay is:

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- 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 specified 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.

2.4 Amendment VC148

Amendment VC148 was gazetted on 31 July 2018 and made amendments to the Victoria Planning Provisions (VPP), including the Heritage Overlay at Clause 43.01-5 to include the following requirement:

> Statements of Significance
>
> The schedule to this overlay must specify a statement of significance for each heritage place included in the schedule after the commencement of Amendment VC148. This does not apply to:
>
> - A heritage place included in the schedule to this overlay by an amendment prepared or authorised by the Minister under section 8(1)(b) or section 8A(4) of the Act before or within three months after the commencement of VC148.
> - A registered heritage place included in the Victorian Heritage Register established under Part 3 of the Heritage Act 2017.
> - A heritage place included in the schedule to this overlay on an interim basis.

Amendment C245 was authorised on 21 December 2018, and is therefore outside the 3 month exemption period under dot point number one of Clause 43.01-5.

Where an amendment proposes to include a new heritage place in the schedule to the Heritage Overlay and the exemptions under Clause 43.01-5 are not available, a Statement of Significance is required to be:

- listed in the schedule to clause 43.01 Heritage Overlay (in column 2)
- included as an Incorporated Document at clause 72.04.

Council submitted that currently all of Yarra's Statements of Significance are Reference Documents in the Scheme.

The Panel notes that the exhibited version of Amendment C245 did not propose any of the existing or proposed Statements of Significance to become Incorporated Documents and were not listed in either the schedule to Clause 43.01 or Clause 72.04.

The Panel considers this issue in further detail in later chapters of this report.

2.5 Ministerial Directions and Practice Notes

Ministerial Directions

Council submitted that the Amendment is consistent with the Ministerial Direction on the Form and Content of Planning Schemes in section 7(5) of the Act.

More particularly, Council submitted the proposed ordinance and map changes have been prepared in accordance with the relevant requirements of the Ministerial Direction.

Council also submitted that the Amendment has been prepared in accordance with other relevant Ministerial directions including:

- Ministerial Direction 9 – Metropolitan Planning Strategy
- Ministerial Direction 11 – Strategic Assessment of Planning Scheme Amendments
- Ministerial Direction 15 – The Planning Scheme Amendment Process.

Planning Practice Notes

Council submitted that the Amendment was consistent with the guidance provided in the following Planning Practice Notes (PPN):

- PPN01: Applying the Heritage Overlay (August 2018) provides guidance about the use of the Heritage Overlay
- PPN13: Incorporated and Background Documents (September 2018) provides guidance on when a document should be incorporated or be a background document to the Scheme.

The Panel provides further discussion regarding these PPN in later chapters of this report.

2.6 Discussion and conclusion

For the reasons set out in the following chapters, the Panel concludes that the Amendment is generally supported by, and implements, the relevant sections of the PPF, and is consistent with the relevant Ministerial Directions and Practice Notes. The Amendment is generally well founded and strategically justified, and the Amendment should proceed subject to addressing the more specific issues raised in submissions as discussed in the following chapters.

3 Former Austral Theatre

3.1 What are the issues?

The former Austral Theatre is located at 200-202 Johnston Street, Collingwood. The land is:

- wholly within the Commercial 2 Zone (C2Z)
- wholly within Design and Development Overlay – Schedule 15 (DDO15)
- partly within a Special Building Overlay (SBO) which applies to a relatively small area at the Sackville Street frontage of the site
- partly within a Heritage Overlay (HO324), a precinct-based overlay which applies to approximately the southern half of the site.

The former Austral Theatre is currently graded as 'individually significant' within the Johnston Street Precinct (HO324). External paint controls apply. No internal controls currently apply.

The building is currently used as a carpet warehouse and sales outlet.

The exhibited Amendment proposes to remove the site from HO324 and apply a site specific Heritage Overlay (HO499) to the whole of the site, which includes internal alteration controls. It also proposes to update the Statement of Significance.

Figure 1 The Johnston Street facade to the former Austral Theatre (from Raworth evidence statement)



The issues are:

- whether the internal controls are appropriate
- whether the site should be included in a site specific Heritage Overlay (HO499) or should remain as part of the Johnston street Precinct (HO324)
- whether the boundary of the Heritage Overlay should include the entire site
- whether the Statements of Significance should be modified.

Each of these issues are discussed below.

3.2 Internal controls

(i) Evidence and submissions

Council submitted that the starting point for considering the application of internal alteration controls to places included in the Heritage Overlay is Planning Practice Note 1: Applying the Heritage Overlay (PPN01), which states:

> Internal alteration controls over specified buildings can be applied in the schedule by including a 'yes' in the 'Internal Alteration Controls Apply?' column. This provision should be applied sparingly and on a selective basis to special interiors of high significance. The statement of significance for the heritage place should explain what is significant about the interior and why it is important.

Council referred to a variety of previous Panel reports that have dealt with internal controls to heritage buildings, including:

- Heritage Provisions Review Final Report (AC) [2007] PPV 65
- Whitehorse C74 Part 2 (PSA) [2008] PPV 29
- Greater Shepparton C205 (PSA) [2020] PPV 12
- Melbourne C186 (PSA) [2012] PPV 79
- Melbourne C207 (PSA) [2014] PPV 10.

Council submitted that a number of key principles could be derived from these reports in relation to the application of internal alteration controls:

- internal controls should be applied sparingly and on a selective basis
- the threshold for internal controls, that is, 'special interiors of high significance' is of a higher level than that required for listing a place in the Heritage Overlay
- it is appropriate to include internal controls where the interiors contribute to the heritage significance of the place
- comparative analysis may be required, but is not always necessary, to justify the application of internal alteration controls.

Council submitted that the Thematic Study of Theatres in the City of Yarra (2017) by Context (the Theatres Study) provided the strategic justification for the application of internal alteration controls at the former Austral Theatre. The Theatres Study describes the internal fabric of significance in the Austral Theatre as follows:

> The former Austral Theatre is historically significant as it demonstrates particular characteristics of the picture palace with the advent of 'talkies'. This includes large open internal spaces to assist view lines to the screen, vaulted ceilings, mezzanine levels and bio boxes over a ground level entry. These picture places generally exhibited a neo-classical and art deco styling reflecting in a sense of the place being a 'cathedral for entertainment' – as a special part of the community sense of place at the time when entertainment was a luxury. (Criterion D)
>
> ...
>
> The interior is significant for the layout including the foyer with stairs to the gallery (circle), toilets, and the main auditorium space. The foyer, swag-bellied balustrade, auditorium ceiling, walls and the proscenium are aesthetically significance for their ornate plater detailing incorporating a variety of classical motifs including columns, figures and festoons. The history and use of the building [as] a picture place is best demonstrated by the interior volume, form and interior decorative elements. (Criteria E)

Council called Ms Brady, an experienced heritage expert, to give evidence in respect of the former Austral Theatre. Although Ms Brady concluded that the Theatres Study completed by

Context generally followed a sound methodology, she did not agree with the conclusions and recommendations of the report. She did not believe that the former Austral Theatre warranted internal heritage controls and stated:

> The application of internal controls to places (buildings) of local significance, under the mechanism of the Heritage Overlay, is rare. Conventionally, such controls have mainly been applied to places, and interiors, at a state level of significance, under the Heritage Act 2017.
>
> This is not to say that such controls should not be applied at the local level, but rather that historically a very cautious approach has been adopted.
>
> The VPP Practice Note, which is referred to in the Theatres Review report, states the following regarding 'Applying internal alterations controls':
>
> *"... This provision should be applied sparingly and on a selective basis to special interiors of high significance*".
>
> The emphasis is on applying or using the controls 'sparingly' and on a 'selective basis', where the interiors are 'special' and of 'high significance'. This guidance, as provided in the Practice Note, appears to establish a high to very high local threshold which, in turn, may help explain the rare use of the controls at local level.
>
> In Yarra, this control has rarely been applied, save for HO464. This, again, tends to indicate a high to very high local threshold for internal controls.[3]

Ms Brady noted that the comparative analysis included in the Theatres Review to assist with assessing – and ranking – the significance of the interiors was generally limited to the surviving theatres under review. The analysis did not go to the local threshold, or to municipal comparisons, for the introduction of internal controls, accepting also that this may have been beyond the scope of the study.

Ms Brady inspected the former Austral Theatre and, whilst she generally agreed with most (but not all) of the description of the interior of the building in the Context report, she said that, in her opinion, the interior did not reach the threshold required to warrant the application of internal controls. She said that the interior had been substantially modified and had undergone extensive adaptation including the removal of several key components such as the stage and proscenium. As a result, she said it was "*difficult to understand the storey of the theatre".*

Ms Brady noted:

> None of the above is intended to imply that the theatres under consideration in this Amendment are not of heritage value, or are of limited value, and from that not deserving of Heritage Overlay controls. Rather, the theatres are of local heritage value, and are individually significant, but it is the application of internal controls which is questioned and not supported here.[4]

Council took the unusual position of disagreeing with its own expert witness. It said:

> Council respectfully disagrees with Ms Brady's conclusion. While Council understands that some internal fabric has been removed and altered Council submits that, consistent with the Theatres Study:
>
> - the theatre, including its surviving interior, represents one of the only remaining picture palaces in the City of Yarra, satisfying Criterion B

[3] Document 33, paras 31-35

[4] Document 33, para 53

- the theatre retains enough fabric to be representative of neo-classical and art deco styling, satisfying Criterion D
- even with the alteration, the layout of the theatre demonstrates the history and use of the building as a picture place, satisfying Criterion E.[5]

Mr Connor QC on behalf of Mr De Luca, the owner of the former Austral Theatre, submitted that the quality of the interior did not justify internal controls. He said that numerous aspects of the interior emphasised in the Theatres Study are either no longer in evidence, suffer from a low degree of intactness or lack any interest altogether. In particular he said:

- the interior of this building has, as Ms Brady stated in evidence, been "chopped up" to such an extent that it is "difficult to understand what's going on" with this interior
- the stage and proscenium – the focus and key element of any theatre, is no longer in evidence
- the area formerly occupied by the stage includes offices at ground associated with the retail / warehousing operation and a discrete residential apartment which has been developed above
- it is unclear whether the footprint of the bio box is present and any fixtures and fittings associated with film equipment and the like are long gone
- the so-called 'swag bellied' balcony with plaster festoon decoration is no longer apparent, having been damaged significantly by the warehousing operation
- the ceiling in the auditorium space appears far less intact today and the photographs of 2004 show chandeliers that are no longer evident on site
- the ceiling to the auditorium space was originally decorated with strapping and moulded wreaths, though they were of a simple and conventional character
- the wall and ceiling plaster decoration is not intact, and is in poor condition
- the entry foyer is more intact but features a relatively simple, conventional decorative scheme to the ceiling, like a ceiling decoration that might be found in a residential dwelling from the period
- the original foyer floor is no longer in evidence as a ramp allowing disabled access has been built
- the upper level balcony or seating area now contains additional offices which in substantial part subdivide that area and give rise to the absence of 'legibility' alluded to by Ms Brady in her evidence
- all original auditorium seating has been removed
- the 'interior landscapes' referred to in 1921 as a distinctive feature, are no longer present
- the internal stairs are intact but are plain in character
- the toilets may be intact in terms of plan but appear to have had many of their original fittings replaced and to have been of little decorative interest to begin with.

Mr Connor said that Council's argument for internal controls is not supported by the weight of the evidence before the Panel, nor by a proper application of PPN01.

Mr Connor called Mr Raworth, an experienced heritage expert, to give evidence. Mr Raworth said:

[5] Document 52

> While it can be agreed that the former Austral Theatre is of some minor degree of local historic and aesthetic interest, the primary aesthetic significance relates to the Johnston Street facade and its contribution to the adjacent streetscape, not to the interior. The interior appears to have originally been of a relatively plain, conventional design in terms of layout and plasterwork, and has since been so heavily comprised that it no longer fully communicates the experience of a 1920s picture house in the manner of other examples of more intact and more aesthetically sophisticated cinemas. Internal spaces such as the 'foyer with stairs to the gallery (circle), toilets, and the main auditorium space' were universal to all picture theatres, and do not make the place aesthetically significant in and of themselves. The stage and proscenium are key elements to theatre planning, which are now gone from the subject building. The quality of the interior decoration in terms of elaborateness, inventiveness and materials is a key consideration in assessments of the internal significance, and in the subject building they are of a relatively simple, unremarkable character. The remaining original internal fabric lacks flamboyance. The absence of any detailed reportage or illustrations of the building in the architectural or local press is indicative of the building's conventional, unremarkable character. If the building was the work of a notable architect, it may reasonably be expected their identity would have been reported or attributed.
>
> On the basis of this analysis, I do not believe the interiors of the former Austral Theatre are intact or significant to a sufficient degree to warrant the application of internal controls in the Yarra Planning Scheme.[6]

Mr Raworth said that while the building interior was in poor condition, it was more salient to the current analysis that it has, as a whole, a low degree of intactness and is of little significance. He concluded that:

> … having regard for the low degree of intactness and undistinguished character of the interiors, there seems little substance to the overstated claims of significance for the interior found in Council's study, nor for the proposed internal control.
>
> It also seems to me from experience across a broad range of related planning matters that there is a case to be made against the proposed Heritage Overlay listing of the interior in terms of concepts such as standard practice in the application of the Heritage Overlay and in particular having regard for the high bar established by the practice note in relation to the application of internal controls. The proposed control does not accord with standard and accepted practice in the application of the Heritage Overlay in relation to the interior to this building, which is incomplete, in poor condition, and in my view, unimpressive as an exemplar of its type.[7]

During his evidence in chief and under cross-examination, Mr Raworth clarified that the 'simple' or 'modest' design of the interiors was not fatal to the assessment of the interiors. He stated that it was the combination of the modest design and the incomplete fabric of the interior that was also in such poor condition which together meant that, in his opinion, the interiors do not meet the required level of significance to justify internal controls. He said that a 'simple' interior that was 'complete' could have been 'special'.

Ms Cummings, on behalf of the Collingwood Historical Society, acknowledged that internal heritage controls have been used sparingly in the City of Yarra. She said that these types of controls are well used in some other municipalities and should be used more widely in Yarra where appropriate.

Ms Cummings submitted that:

- the building and its interior are of architectural significance and was of a high level of social importance to the local community in the Depression of the 1920s and 1930s

[6] Document 37, paras 36-37
[7] Document 37, para 46-47

- the 'simple' design was consistent with the context of a working-class suburb like Collingwood
- the site is of local significance and is not "*about state-wide significance or high art*"
- the extent to which the building has been compromised by changes to the interior is a reason to protect what remains.

Ms Cummings submitted that the decorative ceilings of the foyer, the balcony and the decorated high ceiling of the auditorium, even if not fully intact, should be a priority for protection. She suggested that to facilitate the daily running of a business in a building with internal heritage controls, a mechanism may be needed for undertaking minor interior works that do not impact on the heritage fabric. Alternatively, those elements which are to be preserved could be itemised.

Mr Nott echoed the submission of the Collingwood Historical Society. He said he knew the building well and had shopped there for many years. In his view, the foyer, balcony and the ceiling of the main auditorium were all partially intact. He said that the layout of the existing spaces had changed little from the building's days as a cinema and then as a roller skating rink and it was not difficult to distinguish the component parts which were functional in its original use.

Mr Nott supported the application of internal heritage controls and provided a marked up drawing shows the parts of the former theatre that could be protected by internal heritage controls whilst still allowing for adaptive re-use.

Mr Wight submitted that while the interior was not fully intact, it retained "*features of considerable significance worthy of protection at the local level*". These features include:

- the foyer ceilings
- stairs to the balcony
- the balcony balustrade
- auditorium ceiling and space.

Mr Wight submitted that the controls should also be accompanied by an incorporated plan, which would provide for exemption of day to day minor changes that do not impact on the significant elements of the place.

Mr Nott asked Ms Brady and Mr Raworth about the idea of selectively prescribing features of the interior within an incorporated document. Both experts acknowledged that this was technically possible, however for the reasons expressed in their evidence they did not believe it was justified or appropriate in this circumstance.

(ii) Discussion

The Panel accepts that the starting point for the assessment of internal heritage controls is PPN01. As acknowledged by Council and both of the expert witnesses, this generally places a 'high bar' for the application of internal heritage controls for a building. The Panel agrees with Council's submission that:

- internal controls should be applied sparingly and on a selective basis
- the threshold for internal controls, that is, 'special interiors of high significance' is of a higher level than that required for listing a place in the Heritage Overlay
- it is appropriate to include internal controls where the interiors contribute to the heritage significance of the place

- comparative analysis may be required, but is not always necessary, to justify the application of internal alteration controls.

The Panel does not accept that the Theatres Study provides appropriate justification for the inclusion of internal heritage controls for the former Austral Theatre. It has reviewed the report in detail and prefers the expert evidence of both Ms Brady and Mr Raworth.

Although the Theatres Study provides some interesting information about the early history of the theatres, the Panel does not agree with the conclusions and recommendations resulting from the report with respect to the implementation of internal heritage controls for the former Austral Theatre.

The Panel heard no expert evidence in support of the proposed internal controls.

The Panel found the evidence of Ms Brady and Mr Raworth compelling. They both agreed that the interior of the building did not reach the required threshold to justify interior controls. They both noted that the interior had been extensively modified and debased over time. Both experts concluded that the interiors of the former theatre are neither intact nor significant to a sufficient degree to warrant the application of internal controls. In short, the building does not display a 'special interior of high significance'.

The Panel considered the submissions of the Collingwood Historical Society, Mr Nott and Mr Wight with respect to potentially listing selected parts of the interior of the former theatre to ensure that those features are protected.

Clause 43.01-3 of the Heritage Overlay allows an incorporated plan to be prepared to identify works to a heritage place that are exempt from the need for a planning permit. To do so, the plan must be specified in the schedule to the overlay and must also be listed in the schedule to Clause 72.04.

The Panel does not believe that the remaining features within the building warrant the application of selective protection. The features that do remain are marginal and do not present sufficient coherence to meaningfully explain the former use. The Panel agrees with Ms Brady that it is extremely difficult to determine the whole story of the building from the remaining fragments of its past and they do not warrant protection through the application of internal heritage controls.

The Panel accepts that the heritage significance of the former theatre is appropriately protected by the current controls in place.

(iii) Conclusions and recommendations

The Panel concludes:

- The application of internal heritage controls would be inconsistent with PPN01.
- The interior of the building has been extensively modified and features have been removed to such an extent that the building does not display the required 'special interior of high significance' to justify internal heritage controls.
- The evidence presented on behalf of Council and the owner of the building is compelling and consistent.
- The few remaining heritage features within the building do not warrant the application of selective protection.

- The recommendations in the Thematic Study of Theatres in the City of Yarra, Context Pty Ltd (2017) with respect to the application of internal heritage controls for the former Austral theatre are not supported.
- The Panel accepts that the heritage significance of the former theatre is appropriately protected by the current controls in place.

The Panel recommends:

1. **Abandon the application of internal heritage controls to 200-202 Johnston Street, Collingwood (former Austral Theatre).**

3.3 Site specific Heritage Overlay

(i) Evidence and submissions

Council submitted that the basis for the proposed site specific Heritage Overlay (HO499) was the Thematic Study of Theatres in the City of Yarra, Context Pty Ltd (2017). That report outlined three possible approaches to applying selective controls (in this case, internal alternation controls) to places within heritage precincts. These approaches included:

- excluding the place from the precinct and applying a new individual Heritage Overlay number to the site
- retaining the place within the precinct as a place which is 'Significant to the Precinct' and amend the schedule to Clause 43.01 to specify that internal controls only relate to a specific address within the precinct
- retain the place within the precinct and through an Incorporated Plan apply the selective control to only a specified place within the precinct.

The report recommended that the first of these options should be applied to the former Austral Theatre site. It recommended this because the site sat within a large and well established heritage precinct and retaining the site within the precinct could lead to confusion and potential additional work for Council in resolving concerns from other property owners.

Mr Connor submitted that if no internal heritage controls are applied to the former Austral Theatre then there is no need for HO499. He submitted that the existing heritage precinct (HO324) was sufficient.

He said the local historic and aesthetic significance of the former theatre as outlined in the existing Statement of Significance is primarily linked to its Johnston Street façade and its contribution to the adjacent streetscape.

Mr Connor submitted that the site is adequately protected by the existing controls and can remain an 'individually significant' place within the Johnston Street Precinct.

Ms Brady and Mr Raworth agreed that proposed HO499 was not necessary or appropriate.

(ii) Discussion

The Panel agrees that the application of HO499 as an individual Heritage Overly to the former Austral Theatre is predicated on the assumption that internal heritage controls should apply to the site. As the Panel has already concluded that internal heritage controls should not apply to the site, it follows that an individual Heritage Overlay should not be applied to the site.

The Panel agrees that the site should remain within the existing heritage precinct HO324.

(iii) Conclusions and recommendations

The Panel concludes:

- That the proposed site specific Heritage Overlay (HO499) is not appropriate.
- The former Austral Theatre should remain within the Johnston Street Precinct (HO324).

The Panel recommends:

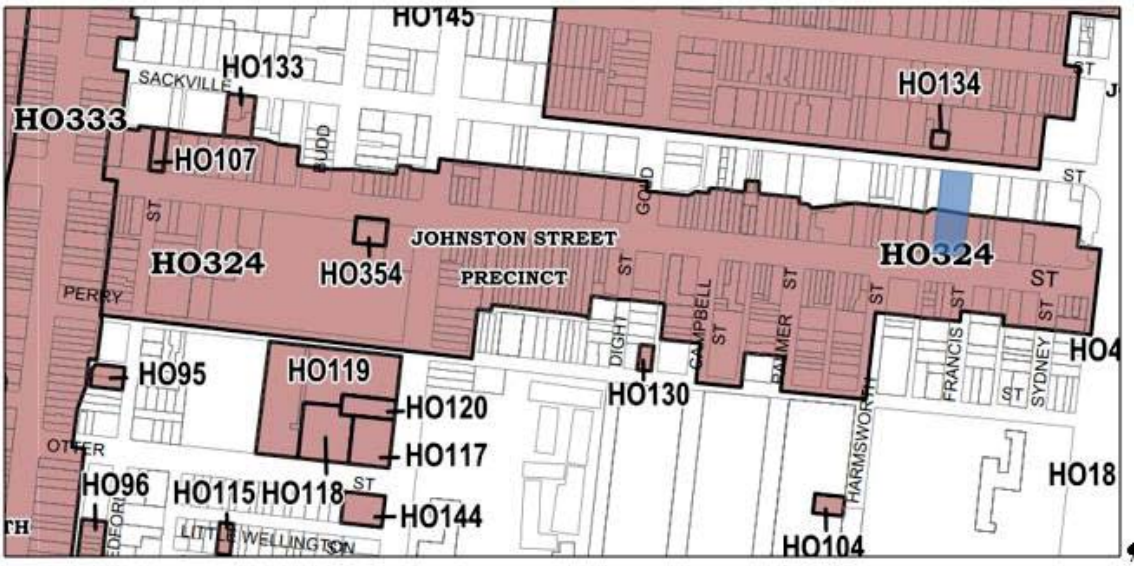
2. **Abandon HO499 as a site specific Heritage Overlay to 200-202 Johnston Street, Collingwood (the former Austral Theatre).**
3. **Delete HO499 from the schedule to Clause 43.01.**
4. **Delete HO499 from the City of Yarra Database of Heritage Significant Areas, July 2019.**

3.4 Extent of Heritage boundary

(i) Evidence and submissions

The current extent of HO324 does not include the entire site at 200-202 Johnston Street, Collingwood. Only the southern or front portion of the site is covered by the overlay.

Figure 2 Heritage Overlay map showing extent of the HO324 Johnston Street Precinct, with former Austral Theatre shaded blue (from Raworth evidence statement)



The Theatres Study recommended the application of the site specific HO499 across the whole of the former Austral Theatre site.

Although Ms Brady did not support the application of HO499 to the site, she recommended that the precinct boundary of HO324 be extended to the whole of the property.

Mr Raworth also supported the extension of the precinct boundary across the whole of the site.

Council submitted that while Ms Brady and Mr Raworth's recommendations related to the precinct rather than site specific Heritage Overlay, their approach was consistent with the approach taken by Panels following PPN01. That is, it is generally appropriate to extend the Heritage Overlay to the boundaries of the site.

Council submitted that if the Panel recommended that the Austral Theatre site should remain within the Johnston Street Precinct (HO324), then the precinct boundary should be extended to include the whole of the Austral Theatre site.

Mr Connor, on behalf of the landowner, submitted that Mr De Luca did not object to the footprint of the Heritage Overlay Precinct (HO324) being amended to include the whole of the Austral Theatre site. He noted that:

> This minor change to the footprint of HO324 does not attract the mandatory specification requirement identified at clause 43.01-5. It is submitted that the term 'heritage place' as it appears in that clause is a reference to the heritage place identified in the schedule to the overlay. In this case, this is the precinct overlay known as HO324. It is understood that this heritage place was in the schedule to the overlay well before the commencement of Amendment VC148.[8]

(ii) Discussion

The Panel agrees it is appropriate to include the entire property at 200-202 Johnston Street, Collingwood within the existing Heritage Overlay.

The site is already graded 'individually significant' to the HO324 precinct, although approximately half of the property is excluded from the precinct. This is an anomaly which is not conducive to managing and protecting the heritage significance and values of the place and it should be remedied.

The Panel notes that all parties supported this action.

The Panel also accepts that the change to the boundary does not necessitate the mandatory specification requirement at Clause 43.01-5 for the reasons outlined by Mr Connor.

(iii) Conclusions and recommendations

The Panel concludes:

- The boundary of the Johnston Street Precinct Heritage Overlay (HO324) should be extended over the entire site at 200-202 Johnston Street, Collingwood (former Austral Theatre).

The Panel recommends:

5. **Extend the boundary of HO324 over the entire site at 200-202 Johnston Street, Collingwood (former Austral Theatre).**

3.5 Statement of significance

(i) Evidence and submissions

The existing Statement of Significance for the Johnston Street Precinct (HO324) is within a Reference Document listed in Clause 21.11.

[8] Document 58, para 57

The former Austral Theatre site is also included as an 'individually significant' place within the Johnston Street Precinct and has a site specific Statement of Significance. This is also within a Reference Document listed in Clause 21.11.

Council submitted that the Amendment does not propose to change the 'individually significant' grading of the site.

The Amendment proposes to individually list the site within the Heritage Overlay and the site would become 'individually significant' to the site specific HO499, rather than HO324 precinct.

Council submitted that the current 'individually significant' grading of the Austral Theatre is appropriate.

Ms Brady supported the 'individually significant' grading despite not supporting the site specific HO499. She noted, however that the HO324 citation should be amended to include further detail on the Austral Theatre.

Although Mr Raworth disputed the significance of the interiors, he did not dispute the current grading of the Austral Theatre in his evidence statement.

Council acknowledged that the exhibited Statement of Significance for the proposed HO499 was not proposed to be included as an Incorporated Document. It could not adequately explain to the Panel why this was the case. During the Hearing, Council agreed that, in accordance with the requirements of Clause 43.01-5, a Statement of Significance for a new heritage place (HO499) is required to be an Incorporated Document.

During the Hearing, Council submitted various iterations of a revised Statement of Significance for HO499. In its closing submission (Document 62) Council submitted its final version in Attachment 4 to Document 62. This Statement of Significance was modified to remove features of the interior of the building that no longer exist and was proposed to be an Incorporated Document within the planning scheme.

Council submitted that if the Panel recommended against internal controls and HO499 for the former Austral Theatre, then the version of the Statement of Significance in Attachment 4 to Document 62 could be modified in numerous places to delete references to the interior of the building. This was articulated in Document 62 at paragraph 60 as follows:

> Under 'What is significant', deleting the words 'including the interior foyer and auditorium'.
>
> Under 'Why is it significant', deleting:
>
> - the words 'and one of four with surviving interiors' in relation to Criterion B;
> - the second sentence in the paragraph referring to Criterion D; and
> - the second, third and fourth sentences in the paragraph referring to Criterion E.

Council submitted that in these circumstances, it would also be necessary to:

- replace the current site specific Statement of Significance and identify it as a separate 'Reference Document' at clauses 21.11 and 22.02 (instead of as an Incorporated Document)
- update the Statement of Significance for the Johnston Street Precinct (HO324) in accordance with recommended changes suggested by Ms Brady.

Ms Brady noted that the citation for HO324 Johnston Street Precinct is included in the City of Yarra Review of Heritage Overlay Areas (Graeme Butler and Associates 2007, updated 2013). She said the citation made various references to the former Austral Theatre site, for example:

- under 'What is significant?' the citation refers to the theatre as a 'recreational site' and one of the 'significant buildings' in the precinct
- under 'Why is it significant?' it refers to a 'former theatre' (understood to be the Austral Theatre).

Ms Brady recommended that some of the information from the Theatres Study completed by Context should be added to the section of the citation under the heading 'What is significant?' where it addresses twentieth century development in the precinct. The additional words suggested by Ms Brady are underlined in the following extract from the citation.

> …
>
> Other significant buildings include hotels such as the Galloway Arms of 1888 (115 Johnston Street) and the Bendigo Hotel of 1911 (125 Johnston Street); shops like G Mateer's Victoria Bakery 1888 (67 Johnston Street) and Williams' Buildings of 1895 (153-157 Johnston Street) and recreational sites like the former Austral Theatre, later the Austral Picture Theatre, of 1921 (202-204 Johnston Street). The latter originally had a seating capacity of 1600, opening at a time when suburban picture palaces were immensely popular. The stripped back Greek revival façade, with applied mouldings and stepped parapet, is a distinctive contributor to this area of Johnston Street.[9]

Ms Brady was not asked by Council to prepare a modified Statement of Significance for the site on the basis that internal controls were not implemented.

Mr Raworth agreed that the former Austral Theatre is currently identified as individually significant within an existing heritage precinct. He said that the existing Statement of Significance notes the building's historic significance as a former theatre and the aesthetic of the Johnston Street frontage. In his opinion, the existing Statement of Significance and external heritage control adequately captured the significance of the place. He noted that the citation was in a contemporary format and was relatively recently prepared. Although he noted that some aspects could be improved slightly, he saw no compelling reason to amendment the Statement of Significance.

Mr Connor, on behalf of the owner of the former Austral Theatre, submitted that:

- the existing Statements of Significance are adequate and should not be modified
- the proposed modifications to the Statement of Significance exhibited in the Amendment are based on a flawed analysis of the interior of the building (the Theatres Study)
- any modification to the Statements of Significance should be based on detailed analysis and requires careful drafting
- the content of a Statement of Significance is important and requires careful thought and precision to avoid unintended consequences
- Statements of Significance should not be modified 'on the run'
- attempting to amend a Statement of Significance built upon a statement contained in, and derived from, a study that is fundamentally flawed is an exercise that proceeds from a faulty foundation.

[9] Document 33, para 57

Mr Connor objected strongly to the Council's proposed changes to the Statement of Significance for the site in the event that internal heritage controls were not supported by the Panel (in Document 62 at paragraph 60). He submitted that none of these changes were:

- identified prior to or during the Hearing
- put to Ms Brady for her comment or consideration
- put to Mr Raworth for his comment or consideration.

The Collingwood Historical Society and Mr Nott submitted that the exhibited Statement of Significance should be adopted even if the Panel concluded that internal heritage controls were not appropriate.

(ii) Discussion

The Panel accepts that the site should remain an 'individually significant' place within HO324.

Having already concluded that the site should not be included within a new Heritage Overlay (HO499), the Panel agrees with Council that the requirements of Clause 43.01-5 do not apply.

The Panel has also already concluded that the internal controls are not appropriate. It follows that any reference to the quality of the interior of the building should not be included in any modified Statement of Significance.

Council and Ms Brady have suggested a number of changes to the Statements of Significance. The Panel does not consider that the changes suggested by Council or Ms Brady warrant inclusion in either of the existing Statements of Significance.

The minor change to the precinct citation recommended by Ms Brady offers little utility to the understanding of 'What is significant' when there is also a more detailed 'individually significant' citation that needs to be read in conjunction with the precinct citation.

In addition, the Panel agrees with Mr Raworth that there is no compelling reason to modify the site specific citation for the site. Although perhaps not perfect, the Panel is not persuaded that sufficient justification has been made to warrant a change to the statement.

The Panel shares some of the concerns expressed by Mr Connor and agrees that:

- the changes presented to the Panel appeared to be 'on the run' and require a more considered approach
- the basis of the exhibited changes to the Statement of Significance has been demonstrated to be flawed
- the writing of Statements of Significance are important drafting exercises that should be based on careful consideration of the heritage significance of the place.

The Panel considers that the existing Statements of Significance for the site are adequate and should not be modified at this time. This applies to the overall statement for the precinct and the 'individually significant' citation for the former Austral Theatre.

If Council wish to pursue changes to the Statements of Significance for the former Austral Theatre site then it should do so through a separate process.

(iii) Conclusions and recommendation

The Panel concludes:

- The former Austral Theatre should remain an 'individually significant' place within the Johnston Street Precinct (HO324).
- The existing Statements of Significance for HO324 should not be modified at this time. This applies to the Statements for the precinct as a whole and the site specific statement for the former Austral Theatre.
- Any changes to the Statements of Significance should only proceed following a more considered perspective of the heritage significance of the place and through a separate public process.

The Panel recommends:

6. **Abandon the proposed Statement of Significance for the former Austral Theatre.**

4 Former Burnley Theatre

4.1 What are the issues?

The former Burnley Theatre is located at 365-377 Swan Street, Richmond. The land is within:

- the Commercial 2 Zone (C2Z)
- Design and Development Overlay – Schedule 5 (DDO5)
- Design and Development Overlay – Schedule 17 (DDO17)
- Heritage Overlay (HO286), a site specific Heritage Overlay relating to the Burnley Theatre.

The site is identified as 'individually significant' in the City of Yarra Review of Heritage Overlay Areas 2007 Appendix 8, revised December 2018 ('the Heritage Database') which is an Incorporated Document at schedule 1 to Clause 72.04 of the Yarra Planning Scheme.

The Statement of Significance for the site is included in Reference Documents listed in Clause 21.11.

The building is currently used as a furniture sales outlet.

The exhibited Amendment proposes to apply internal alteration controls to HO286. It also proposes to update the Statement of Significance.

Figure 3 The Swan Street facade to the former Burnley Theatre (from Brady evidence statement)



The issues are:

- whether the internal controls are appropriate
- whether the Statements of Significance should be modified.

Each of these issues are discussed below.

4.2 Internal controls

(i) Evidence and submissions

Council submitted that it no longer sought the inclusion of internal heritage controls for the former Burnley Theatre. It said this was consistent with a resolution passed by Council on 26 November 2019 following consideration of submissions made to the exhibited Amendment.

Council noted that the proposed citation for the former Burnley Theatre in the Theatres Study described the following in relation to the internal fabric of significance:

> The Burnley Theatre is a fine example of a picture palace and is an interwar cinema with high architectural quality. The Theatre is also significant for its design by the prominent architectural firm Bohringer, Taylor and Johnson who specialised in theatre and cinema design in the interwar period. It demonstrates particular characteristics of the picture place associated with the advent of 'talkies'. This includes large open internal spaces to assist view lines to the screen, vaulted ceilings, mezzanine levels and bio boxes over a ground level entry. These picture places generally exhibited a neo-classical and art deco styling reflecting in a sense of the place being a 'cathedral for entertainment' - as a special part of the community sense of place at the time when entertainment was a luxury. (Criterion D)
>
> ...
>
> The Burnley Theatre is of aesthetic significance of its highly intact interior featuring the foyers and lobbies, auditorium, gallery, proscenium and balconies. Attributes also include the decorative plasterwork to walls and ceilings, and the ornate and subtle colours of an early, if not original colour scheme. (Criterion E).

Ms Brady again gave evidence on behalf of Council. She conducted an inspection of the former Burnley Theatre and noted that at that time the interior was more intact than the other two theatres the subject of the Amendment.

Having regard to the high threshold required to justify internal controls as set out in PPN01, Ms Brady concluded that internal alteration controls were not justified on the former Burnley Theatre site, stating:

> ... the theatre operated for a comparatively short period – it opened in 1928 and ceased operations in 1958 – and was subsequently used (and continues to be used) for other purposes for some 60 years. This diminishes the significance in historical terms (Criterion A), again having regard for the 'high significance' test, and high to very high local threshold, as per the Practice Note. Whether the interior meets this threshold on the other values identified in the place citation, being rarity (Criterion B), representativeness (Criterion D) or aesthetic (Criterion E), is also questioned. Reference is again made to the caution which generally permeates previous Planning Panel findings on internal controls, as outlined above; and to the fact of most other historic cinemas and theatres listed in Heritage Overlays in Victoria not having internal controls. It is difficult to place the Burnley Theatre at a higher level of significance than these other locally significance examples. [10]

Mr Raworth gave evidence for the owners of the former Burnley Theatre. He noted that a significant amount of the internal fabric which was recognised in the citation included in the Theatres Study has now been removed. He observed:

> Until recently, the interior of the former theatre had retained various elements of its original decorative program, including the decorated ceiling with oval feature in the

[10] Document 33, para 51

> auditorium, the ornate plastered proscenium, stage area and side boxes, albeit with some elements in a deteriorated or incomplete state.
>
> It is understood that water ingress damaged the interior in November 2019. Subsequent inspections and remediation work identified extensive areas of plasterwork in an unsafe condition. Remediation works to make the space safe for occupation have removed much of the internal decorative detailing and associated plasterwork.[11]

Ms Brady said that the extent of internal changes to the site which were shown in Mr Raworth's evidence had not occurred at the time of her inspection. She said that the recent removal of the features described by Mr Raworth and evident in the video (Document 47) only strengthened her original conclusion that internal heritage controls were not justified.

Mr Raworth made a similar observation. He said his initial inspection of the site occurred in August 2019 and the interior was similar to that presented in the Theatres Study. He said that even back then though, his conclusion was that the interior of the building was not of such a quality to justify application of internal controls. The recent modifications only reinforced his views.

Mr Raworth concluded that:

> With the water damage to the subject property and necessary remediation works, the place no longer has a high degree of intactness internally. The works have stripped nearly all of the interior decorative elements, with the exception of the oval dome to the ceiling. The consequence of this is that the interior of the former theatre cannot be argued to meet the threshold for significance warranting internal alteration controls.
>
> …
>
> Having regard to … the present low degree of intactness and undistinguished character of the interiors, and in particular the auditorium and associated elements, there seems little justification for the proposed internal control.
>
> It also seems to me from experience across a broad range of related planning matters that there is a case to be made against the proposed Heritage Overlay listing of the interior in terms of concepts such as standard practice in the application of the Heritage Overlay.[12]

Council acknowledged and supported the evidence of Ms Brady and Mr Raworth and confirmed it did no longer wished to seek internal heritage controls for the former Burnley Theatre.

Mr O'Farrell, on behalf of the owners of the site, submitted that on the basis of the evidence from both expert witnesses and the position of Council there was no reasonable basis upon which it was open to find that internal controls ought to be adopted for the subject land.

On the other hand, Ms Cummings from the Collingwood Historical Society, submitted that the elaborate ground floor foyer and the balcony appeared to remain intact and consideration should be given to the selective citation and conservation of these elements. She lamented the recent destruction of so many of the internal features of the building as a consequence of the water damage to the place.

Mr Nott acknowledged that the interior of the building had been extensively modified in recent times, however he submitted that the ground and first floor foyers were intact and should be protected. He submitted that:

[11] Document 36, paras 18-19

[12] Document 36, paras 33, 38-39

- any proposed designs to the front of the building will need to address the existing heritage controls
- given the whole of the building is 'individually significant', then any redevelopment will need to retain the front part of the building which contains both foyers
- from his architectural experience, it would appear to be 'simple' to accommodate the ground and first floor foyers in any new design
- with sensitive adaption the existing foyers and staircase could form part of an attractive entrance to a new internal use, just as the original foyers did for the original theatre
- prescriptive internal controls should be applied so that changes of use and maintenance are not restricted.

Mr Nott provided marked up drawings demonstrating the various parts of the interior that he said should be protected.

The written submission from Mr Wight was consistent with the submissions from Mr Nott and Ms Cummings. He highlighted that the foyer with its decorative walls, pillars and floor and the stairs to the balcony that forms part of that space should be protected. He acknowledged that this would require revised statements of significance reflecting the current condition of the buildings and highlighting their significant features.

Ms Brady and Mr Raworth did not support the specification of any selected elements for heritage protection. Mr Raworth noted that the retention of the front sections of the interior of the building would lose context without the main auditorium.

(ii) Discussion

The extensive modifications to the interior since the preparation of the Theatres Study and the exhibition of the Amendment has substantially diminished whatever heritage significance the interior may have had. Even so, the Panel notes that Ms Brady and Mr Raworth had inspected the site before these changes and had concluded that the interior did not meet the required threshold to warrant heritage controls.

The Panel is convinced that in the current circumstances there is no merit in applying internal heritage controls to the former Burnley Theatre. No evidence was given to support internal heritage controls and the Panel notes that Council does not wish to pursue the matter any further.

That said, the Panel has considered the submissions from the Collingwood Historical Society, Mr Nott and Mr Wight with respect to potentially listing selected parts of the interior of the former theatre to ensure that those features are protected.

Clause 43.01-3 of the Heritage Overlay allows an incorporated plan to be prepared to identify works to a heritage place that are exempt from the need for a planning permit. To do so, the plan must be specified in the schedule to the overlay and must also be listed in the schedule to Clause 72.04.

The Panel does not believe that the remaining features within the building warrant the application of selective protection. The features that do remain are marginal and do not present sufficient coherence to meaningfully explain the former use. This was confirmed by Ms Brady and Mr Raworth.

The Panel accepts that the heritage significance of the former theatre is appropriately protected by the current controls in place.

(iii) Conclusions and recommendations

The Panel concludes:

- The application of internal heritage controls would be inconsistent with PPN01.
- The interior of the building has been extensively modified and features have been removed to such an extent that the building does not display the required 'special interior of high significance' to justify internal heritage controls.
- The evidence presented on behalf of Council and the owner of the building is compelling and consistent.
- The few remaining heritage features within the building do not warrant the application of selective protection.
- The recommendations in the Thematic Study of Theatres in the City of Yarra, Context Pty Ltd (2017) with respect to the application of internal heritage controls for the former Burnley theatre are not supported.
- The Panel accepts that the heritage significance of the former theatre is appropriately protected by the current controls in place.

The Panel recommends:

7. **Abandon the application of internal heritage controls to 365-377 Swan Street, Richmond (former Burnley Theatre).**
8. **Amend HO286 in the schedule to Clause 43.01 under the heading 'Internal alteration controls apply?' to delete the word 'Yes' and replace with 'No'.**

4.3 Statement of significance

(i) Evidence and submissions

The existing Statement of Significance for HO286 is included in City of Yarra Heritage Review, Volumes 1-4, Allom Lovell and Associates 1998 and is a reference document in Clause 21.11. It includes a summary of the site details, a photograph of the front of the building, brief history, a detailed description of the exterior of the building and a brief paragraph describing the significance of the place as follows:

> 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.

Council submitted various versions of a proposed new Statement of Significance for the site.

The exhibited Amendment included detailed references to the interior of the building and was substantially based on the Theatres Study. It also included the text of the existing citation referred to above, as well as five dot points describing 'additional contributory elements'. These were derived from a report titled Swan Street Built Form Heritage Review (September 2017) prepared by GJM Heritage (a report the subject of a separate planning scheme Amendment, C191 to the Yarra Planning Scheme). The exhibited Statement of Significance was proposed to be included in a new reference document within the scheme.

During the Hearing, Council submitted a modified version of the exhibited Statement of Significance, with references to the interior qualities of the building deleted in accordance with Council's preference to no longer pursue internal heritage controls. This was presented in Document 55 and was proposed to be included as an Incorporated Document within the planning scheme.

In its closing submission (Document 62, Attachment 7), Council further modified this version by:

- correcting the address of the property
- deleting the introductory text derived from the Allom Lovell citation
- relocating the five dot points derived from the GJM Heritage study.

Council submitted that this version of the Statement of Significance should be a 'stand alone' Reference document within the planning scheme.

In her evidence statement, Ms Brady stated that in her opinion no change to the existing Statement of Significance was necessary. In response to questions from Mr O'Farrell, she agreed that some parts of the Allom Lovell Statement of Significance could be improved. For example, she noted in contemporary citations, it would not be accurate to say that this site is of 'local social significance', as that term today means that the current community values that place as a theatre. In her view, it would be more appropriate to describe the site as having local historic significance. She said that in general though, the existing Statement of Significance was adequate and she had not completed a detailed review of the wording.

Mr Raworth also stated in his evidence statement that the exhibited Statement of Significance should be set aside in favour of the existing Statement of Significance.

Mr O'Farrell stated in his submission that the primary position of the owners of the site was to adopt Mr Raworth's evidence that the existing Statement of Significance should prevail. He also submitted an alternative version of the Statement of Significance in the event that the Panel was of a mind to vary the existing statement. In this regard, he noted:

- Council's final version was not exhibited with the Amendment and was not drafted by any heritage experts such as the authors of the Theatres Study or Ms Brady
- Ms Brady has not reviewed Council's version
- Clause 43.01-5 does not require the statement of significance to be an Incorporated Document in the planning scheme because the site is within an existing Heritage Overlay
- any revised Statement of Significance should be within a stand alone reference document.

During the Hearing, Mr Raworth was asked by Mr O'Farrell to review the version presented by Council in Document 55 and Mr Raworth recommended a number of minor changes. These were further refined during the Hearing in response to questions from Mr O'Farrell and the Panel. The final version was presented by Mr O'Farrell in Document 67.

Mr O'Farrell submitted that any revised Statement of Significance should not cite the Theatres Study or the GJM Heritage report as source documents as this would lead to confusion. He said no source documents should be listed.

The similarities and differences of the Statements of Significance prepared by Council and the owners of the former Burnley Theatre can be summarised as follows:

- both describe 'What is Significant?' generally the same
- under the heading 'How is it significant?' Council added the sentence 'It also has rarity value as a picture palace'
- under the heading 'Why is it significant?':
  - both have the same wording for 'Criterion A'
  - Council includes additional 'Criterion B' (rarity)
  - Council includes additional 'Criterion D' (representativeness)
  - they have different wording for Criterion E
- Council include the Theatres Study and the GJM Heritage reports as source documents
- both are proposed to be new reference documents in the planning scheme.

The Collingwood Historical Society submitted that the Statement of Significance should recognise the "*very intact foyer areas*" and submitted words for inclusion to explicitly refer to the foyers, lobbies and balconies. Mr Nott supported this approach.

(ii) Discussion

The Panel notes that the existing Statement of Significance was proposed to be amended based on the GJM Heritage report and the Theatres Study.

With respect to the former Burnley Theatre, the GJM Heritage report deals exclusively with the exterior of the building and proposes very modest change to the Statement of Significance. It essentially retains and expands upon the existing Allom Lovell Statement of Significance, including retaining the comment that the site is of local social significance and it does not attempt to update the format of the statement.

The Panel notes that the GJM Heritage report is the subject of review at the forthcoming Amendment C191 Panel Hearing.

The Theatres Study deals more specifically, although not exclusively, with the interior of the building. The Panel has already accepted that the recommendations in the Theatres Study with respect to the interior of the building are not appropriate. It follows that the references to the interior of the building in the exhibited Statement of Significance should not proceed.

The Panel accepts the evidence from Ms Brady and Mr Raworth that the existing Statement of Significance for the former Burnley Theatre should remain. It has not been persuaded that there is sufficient justification for any changes to the Statement of Significance at this time.

The Panel is concerned that the various changes to the Statement of Significance suggested during the Hearing have been made 'on the run'. Consistent with its position on the former Austral Theatre, it considers that any changes to the Statement of Significance should be based on more thorough and comprehensive assessments and with the input of heritage experts. The Panel notes that Ms Brady and the authors of the Theatres Study and the GJM Heritage report did not provide any direct input into Council's final version.

The Panel considers that the exhibited Statement of Significance was focussed around ensuring the internal heritage controls were appropriately supported by an updated citation. It appears to the Panel that Council has attempted to try and 'salvage' something from the wreckage of the exhibited version of the Statement of Significance. In doing so, Council's final

version of the Statement of Significance is without a clear overarching foundation and it is difficult to transparently see how the Statement of Significance has been derived.

The Panel also considers further thought is required beyond the brief observations provided by Mr Raworth during the Hearing.

The suggestion by Mr O'Farrell that a revised Statement of Significance should not include any reference to a source document is testament to the lack of proper strategic foundation for a modified Statement of Significance.

The Panel accepts that there may be benefit in updating the existing Statement of Significance at some point in the future, however it does not support the changes expressed at this time.

The Panel was confused with the approach of Council to initially include the Statement of Significance as a reference document, then during the Hearing seek to have it included as an Incorporated Document. It ultimately agreed it should be a reference document. The Panel notes that this confusion was not confined to this particular site and further comment about the form of the Amendment is made in a later chapter to this report.

(iii) Conclusions and recommendation

The Panel concludes:

- The existing Statement of Significance for the former Burnley Theatre (HO286) should not be modified at this time.
- Any changes to the Statement of Significance should only proceed following a more considered perspective of the heritage significance of the place and through a separate public process.

The Panel recommends:

9. Abandon the proposed Statement of Significance for the former Burnley Theatre.

5 Former Richmond Theatre

5.1 What are the issues?

The former Richmond Theatre is located at 311-317 Bridge Road, Richmond. The land is:

- within the Commercial 1 Zone (C1Z)
- within Design and Development Overlay – Schedule 21 (DDO21)
- partly within a Heritage Overlay (HO310), a precinct-based overlay which applies to approximately the southern half of the site.

The former Richmond Theatre is currently graded as 'contributory' within the Bridge Road Precinct (HO310).

The site is used as a 'BBQ's Galore' retail premises. BBQ's Galore was the sole tenant of the subject site for many years, however, the building has recently been split into two tenancies.

The exhibited Amendment proposes to remove the site from HO310 and apply a site specific Heritage Overlay (HO504) to the whole of the site, which includes internal alteration controls. It also proposes to upgrade the grading of the building from 'contributory' to 'individually significant' and update the Statement of Significance.

The Panel notes that various reports refer to the site as the former Richmond Theatre or the former Richmond Cinema. The Panel has adopted the term 'Theatre' for consistency with the other two former theatres.

Figure 4 The Bridge Road facade to the former Richmond Theatre (from Beeston evidence statement)



The issues are:

- whether the internal controls are appropriate
- whether the site should be included in a site specific Heritage Overlay (HO504) or should remain as part of the Bridge Road Precinct (HO310)
- whether the boundary of the heritage overlay should include the entire site
- whether the Statements of Significance should be modified.

Each of these issues are discussed below.

5.2 Internal controls

(i) Evidence and submissions

Council submitted that it no longer sought the inclusion of internal heritage controls for the former Richmond Theatre. It said this was consistent with a resolution passed by Council on 26 November 2019 following consideration of submissions made to the exhibited Amendment.

Council noted that the Theatres Study described the following in relation to the internal fabric of significance:

> ... the original spatial volume of the theatre and its vaulted ceiling can still be appreciated. The original lattice metal sheeting to the ceiling is visible as you enter the building from the rear (and is partially hidden by the showroom storeroom). The decorative mezzanine level balcony is extant supported on original slender circular steel columns. The balcony has been infilled. The metal lattice ceiling has been retained since the cinema's days as an ice skating rink. Part of the ceiling has been plastered and has a geometric pattern outlined in plaster strapping
>
> ...
>
> The interior of the Richmond Cinema retains its auditorium space and gallery (although in modified form) and this is still readable as an internal spatial volume. The metal lattice ceiling is of interest as an unusual feature, and highly probably a remnant of the building's first use as a skating rink.[13]

Ms Brady was again called by Council to give evidence. She was not provided with access to the building and so was required to base the recommendations in her statement on the descriptions of the interiors in the Theatres Study.

Ms Brady found that, in her opinion, internal alteration controls were not justified predominately due to the extent of modification which has occurred to the interior. She noted:

> In reading these descriptions [in the Theatres Study], there is an acknowledgement of the 'modified form' of the building's interior. Also, references to an ability to 'read' and 'appreciate' an internal volume, survival of a ceiling 'of interest', and an 'infilled' mezzanine balcony do not persuade that this is a 'special interior' of 'high significance' (with reference to the VPP Practice Note). The description of the interior also appears to place it as a less, or the least, intact of the theatre interiors under review. This is further reinforced by the fact of the building, with its interior, not being a purpose-built theatre or cinema – it was originally built as a skating rink in 1888 and converted to cinema use in 1917.[14]

Mr Beeston, an experienced heritage expert, gave evidence for the owners of the former Richmond Theatre. His evidence was extremely detailed and he completed investigations beyond the scope of the original Theatres Study. His evidence was based on detailed internal and external inspections of the site. Several parties acknowledged the extensive research completed by Mr Beeston.

Mr Beeston noted that there were four distinctive phases to the development of the site:

- Phase 1: the site was established as a roller skating rink (1888 – 1916)
- Phase 2: the roller skating rink was converted to a cinema (1916 – 1926)

[13] Thematic Study of Theatres in the City of Yarra, Context Pty Ltd, (2017), Appendix D
[14] Document 33, para 49

- Phase 3: the site was redeveloped as a theatre (Hoyts Richmond Cinema) (1926 – circa 1960)
- Phase 4: Post Cinema Phase, (circa 1960 – present).

Mr Beeston said that the development of the site was complex and consisted of interrelated building fabric dating from the various phases of construction. He said the most distinctive spaces and elements from the main phases of the building (roller skating rink, conversion to a cinema, construction of a theatre) have largely been removed or demolished.

Mr Beeston concluded that:

> Currently the front (south) part of the site is included within the Bridge Road precinct overlay (HO310) as a contributory place while the northern half is not. From our review, the front part of the site is the least intact section of the earlier phases of construction. The extant street façade was extensively rebuilt or remodelled during the 20th century and the exuberant façade designed by notable architects Gawler & Drummond, removed. This included the wide recessed entrance and canopy, wall and floor tiles, elaborate parapet, signage, and flanking walls. In 1964 the building was repurposed to accommodate substantial car showrooms, which operated from the site for at least ten years. It is not clear when the façade was altered but presumably was initially 'opened up' to some degree to allow the place to function as a car showroom. By 1981 the current format had been established. The extant façade consists of large showroom windows and a contemporary parapet roof, and is no longer suggestive of an Interwar period picture theatre.
>
> All theatre spaces and building fabric dating from the cinema phase have been almost entirely demolished from the front part of the site. This includes the former lobby, vestibule, foyer, ticket box, decorative linings and mouldings, maple and copper doors, fittings and fixtures. The only heritage fabric of interest is a small remnant section of ceramic floor tiles indicating the location of the former lobby, as well as the roof form of the lobby which most likely survives. From our review, there is little/if any intact section dating to the cinema phase on the front part of the site that would warrant heritage protection.
>
> The earliest remnants (although not intact) are located on the north half of the site. The metal roof framing sections and tie rods date from the skating rink/19th century phase of the site, however the integrity of the original fabric has been compromised by modifications and the design of the roller skating rink is no longer discernible.
>
> The brick walls, lattice ceiling and balcony balustrade date from the cinema phase of the site, however the space is no longer recognisable as being part of a cinema building. The remnant sections are merely fragments of a place whose original purpose is not necessarily clear.
>
> The Practice Note states that applying internal alterations controls 'should be applied sparingly and on a selective basis to special interiors of high significance.' From our review, the north half of the site consists of series of fragments from two different phases that are no longer legible. The front part of the site is the least intact section and contains little/if any heritage fabric, worthy of protection.
>
> While there are remnant historic elements from the two main phases of development - phase 1 (1888-1916) and phase 3 (1926-58), with the remnant parts from phase 1 being re-used/modified in phase 3 - the building lacks sufficient cohesiveness to either of these key phases so that either phase's original design is not readily discernible or able to be interpreted. As such, the building does not warrant an individual heritage overlay with internal controls.[15]

[15] Document 35, page 29

Council acknowledged and supported the evidence of Ms Brady and Mr Beeston and confirmed it did no longer wished to seek internal heritage controls for the former Richmond Theatre.

Ms Eastoe, on behalf of the owners of the site, submitted there was no justification for the application of internal controls on the basis that:

- Council expressed that it no longer wanted to pursue internal controls for the site
- expert evidence from Ms Brady and Mr Beeston was consistent that internal controls should not apply to the site
- there is no expert evidence supporting the application of internal controls
- the application of internal controls would be inconsistent with PPN01.

On the other hand, Ms Cummings, on behalf of the Collingwood Historical Society supported the application of internal heritage controls. Ms Cummings acknowledged that the building had undergone significant change, however, she submitted that the trussed ceiling should be protected.

Mr Wight also submitted that the "*remarkable lattice covered trussed roof and space"* should be protected.

Mr Nott submitted that the recent internal building works carried out have concealed about three quarters of the original curved steel framed lattice ceiling and tie rods at the rear half of the building. He said about one quarter of the extent of the original ceiling is visible in the warehouse component at the rear.

Mr Nott submitted that it was important to retain remnant heritage features of the existing building, including the curved lattice ceiling, and the recent works show that adaptive reuse can occur without impacting on the viability of the site. He provided a marked up drawing illustrating the outline of the existing lattice ceiling and timber roof structure of the former cinema and roller skating rink that should be protected by internal heritage controls.

For the reasons outlined in their evidence statements, Ms Brady and Mr Beeston though it was inappropriate to retain the features shown by Mr Nott via internal heritage controls.

(ii) Discussion

The Panel agrees with Council that internal heritage controls should not be applied to the former Richmond Theatre.

The Panel found the expert evidence of Ms Brady and Mr Beeston compelling. The extensive modifications to the interior of the building has diminished the heritage significance of the place to such an extent that it does not meet the required threshold to warrant internal heritage controls.

The Panel is convinced that there is no merit in applying internal heritage controls to the former Richmond Theatre. No evidence was given to support internal heritage controls and the Panel notes that Council does not wish to pursue the matter any further.

That said, the Panel has considered the submissions from the Collingwood Historical Society, Mr Nott and Mr Wight with respect to potentially listing selected parts of the interior of the former theatre to ensure that those features are protected.

Clause 43.01-3 of the Heritage Overlay allows an incorporated plan to be prepared to identify works to a heritage place that are exempt from the need for a planning permit. To do so, the plan must be specified in the schedule to the overlay and must also be listed in the schedule to Clause 72.04.

The Panel does not believe that any of the remaining features within the building warrant the application of selective protection. The features that do remain are marginal and do not present sufficient coherence to meaningfully explain the former use. This was confirmed by Ms Brady and Mr Beeston.

The Panel accepts that the heritage significance of the former theatre is appropriately protected by the current controls in place.

(iii) Conclusions and recommendation

The Panel concludes:

- The application of internal heritage controls would be inconsistent with PPN01.
- The interior of the building has been extensively modified and features have been removed to such an extent that the building does not display the required 'special interior of high significance' to justify internal heritage controls.
- The evidence presented on behalf of Council and the owner of the building is compelling and consistent.
- The few remaining heritage features within the building do not warrant the application of selective protection.
- The recommendations in the Thematic Study of Theatres in the City of Yarra, Context Pty Ltd (2017) with respect to the application of internal heritage controls for the former Richmond Theatre are not supported.
- The Panel accepts that the heritage significance of the former Richmond Theatre is appropriately protected by the current controls in place.

The Panel recommends:

10. Abandon the application of internal heritage controls to 311-317 Bridge Road, Richmond (former Richmond Theatre).

5.3 Site specific Heritage Overlay

(i) Evidence and submissions

Council submitted that the basis for the proposed site specific Heritage Overlay (HO504) was the Thematic Study of Theatres in the City of Yarra, Context Pty Ltd (2017). That report outlined three possible approaches to applying selective controls (in this case, internal alternation controls) to places within heritage precincts. These approaches included:

- excluding the place from the precinct and applying a new individual Heritage Overlay number to the site
- retaining the place within the precinct as a place which is 'Significant to the Precinct' and amend the schedule to clause 43.01 to specify that internal controls only relate to a specific address within the precinct
- retain the place within the precinct and through an Incorporated Plan apply the selective control to only a specified place within the precinct.

The report recommended that the first of these options should be applied to the former Richmond Theatre site. It recommended this because the site sat within a large and well established heritage precinct and retaining the site within the precinct could lead to confusion and potential additional work for Council in resolving concerns from other property owners.

Council submitted that if no internal heritage controls were applied to the former Richmond Theatre then there was no need for HO504. Council submitted that the existing heritage precinct (HO310) was sufficient.

Ms Brady and Mr Beeston agreed that proposed HO504 was not necessary or appropriate. Ms Brady said that even if the site was upgraded from 'contributory' to 'individually significant' then that should not trigger the need for a site specific Heritage Overlay. She said that there were many examples in Bridge Road where individually significant buildings were within the Bridge Road precinct overlay.

Ms Eastoe, on behalf of the owners of the site, agreed that the site should remain within the existing Bridge Road Precinct and not be included within a site specific Heritage Overlay.

(ii) Discussion

The Panel agrees that the application of HO504 as an individual Heritage Overly to the former Richmond Theatre is predicated on the assumption that internal heritage controls should apply to the site. As the Panel has already concluded that internal heritage controls should not apply to the site, it follows that an individual Heritage Overlay should not be applied to the site.

The Panel agrees that the site should remain within the existing heritage precinct HO310.

(iii) Conclusions and recommendations

The Panel concludes:

- That the proposed site specific Heritage Overlay (HO504) is not appropriate.
- The former Richmond Theatre should remain within the Bridge Road Precinct (HO310).

The Panel recommends:

11. **Abandon HO504 as a site specific Heritage Overlay to 311-317 Bridge Road, Richmond (the former Richmond Theatre).**
12. **Delete HO504 from the schedule to Clause 43.01.**
13. **Delete HO504 from the City of Yarra Database of Heritage Significant Areas, July 2019.**

5.4 Extent of Heritage boundary

(i) Evidence and submissions

The current extent of HO310 does not include the entire site at 311-317 Bridge Road, Richmond. Only the southern or front portion of the site is covered by the overlay.

Figure 5 **Heritage Overlay map showing extent of HO310 Bridge Road Precinct, with former Richmond Theatre in blue outline, Richmond Police Station (yellow arrow) and Town Hall (blue arrow) (from Beeston evidence statement).**



The Theatres Study recommended the application of the site specific HO504 across the whole of the former Richmond Theatre site.

Council submitted that although it no longer sought to apply a site specific Heritage Overlay, it was appropriate to extend the boundary of HO310 to cover the whole of the former Richmond Theatre site. It said this was consistent with the guidance provided in PPN01 that states it is generally appropriate to extend a Heritage Overlay to the boundaries of a site.

Although Ms Brady did not support the application of HO504 to the site, she recommended that the precinct boundary of HO310 be extended to the whole of the property. Ms Brady stated:

> … the proposal to place the entirety of this place, including the exterior of the building and its associated land, under heritage controls is supported. The 1898 MMBW plan … indicates that the 1888 skating rink was not located on Bridge Road, and was set back some distance from the road. In fact a substantial part of this earlier building is currently outside the heritage precinct boundary.
>
> …
>
> Extending the precinct boundary to include the whole of the property, including the 1888 component is therefore appropriate, as the current precinct extent is an anomaly which should be remedied and is not conducive to managing the protecting the heritage significance and values of the place.[16]

Under cross examination, Mr Beeston confirmed the current extent of HO310 is an anomaly.

Ms Eastoe, on behalf of the landowner, submitted that "*our client's submission is that it is desirable in this instance to maintain the status quo*". She submitted this was because the former Richmond Theatre:

- forms part of a broader series of adjoining properties owned by her client
- should remain as a 'contributory' building and therefore the extension of the Heritage Overlay boundary is not warranted.

[16] Document 33, paras 124 and 127

(ii) Discussion

The Panel agrees it is appropriate to include the entire property at 311-317 Bridge Road, Richmond within the existing Heritage Overlay (HO310).

The Panel agrees that having approximately half of the site excluded from the heritage precinct is not consistent with PPN01. It is particularly unsatisfactory that the portion of the site currently excluded from the Heritage Overlay includes parts of the oldest remnants of the site. This is an anomaly that clearly needs correcting.

The Panel does not accept the position of the owners of the site. Instead, the Panel prefers the more traditional and widely accepted approach adopted in PPN01 and believes that this ensures a more logical and appropriate way to manage the future heritage values of the site.

Consistent with the approach adopted by the Panel with respect to the former Austral Theatre, the Panel also accepts that the change to the boundary does not necessitate the mandatory specification requirement at Clause 43.01-5.

(iii) Conclusions and recommendations

The Panel concludes:

- The boundary of the Bridge Road Precinct Heritage Overlay (HO310) should be extended over the entire site at 311-317 Bridge Road, Richmond (former Richmond Theatre).

The Panel recommends:

14. Extend the boundary of HO310 over the entire site at 311-317 Bridge Road, Richmond (former Richmond Theatre).

5.5 Statement of significance

(i) Evidence and submissions

The former Richmond Theatre is currently graded as 'contributory' to the Bridge Road Heritage Overlay Precinct (HO310).

Contributory places are defined in Clause 22.04:

> 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.

The exhibited Amendment proposed to regrade the site to 'individually significant'. Council submitted this was consistent with other parts of the exhibited Amendment that proposed inclusion of the site within a site-specific Heritage Overlay and the application of internal heritage controls.

The Theatres Study found that the former Richmond Theatre meets the threshold for local significance because it meets Criterion A, B, D and E of the Hercon Criteria. The analysis against the relevant sections of the Hercon Criteria is set out as follows:

> CRITERION A: Importance to the course or pattern of the City of Yarra's cultural or natural history (historical significance).

> The former Richmond (Hoyts) theatre is historically significant as one of several suburban picture palaces in the City of Yarra. Picture palaces were immensely popular in the interwar period as places of entertainment. The Richmond Cinema is historically significant as a converted former ice skating rink. The picture palace and purpose-built theatres built from about 1914 provided entertainment for the working classes where live theatre had traditionally and previously catered for the middle and upper classes. Amongst other places in Yarra, it is historically significant for its role in the popularisation of political messages on anti- conscription by Dr Daniel Mannix, Catholic Archbishop (1913-1936) during World War 1.
>
> CRITERION B: Possession of uncommon, rare or endangered aspects of the City of Yarra's cultural or natural history (rarity).
>
> The former Richmond Cinema is one of only six picture palaces surviving in the City of Yarra and one of four surviving interiors. Others include the San Remo Ballroom (former Jubilee Theatre), Burnley Theatre and the Austral Theatre.
>
> ...
>
> CRITERION D: Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments (representativeness).
>
> The Richmond Cinema (formerly Hoyts) demonstrates particular characteristics of the picture palace associated with the advent of 'talkies'. This includes large open internal spaces to assist view lines to the screen, vaulted ceilings, mezzanine levels and bio boxes over a ground level entry. These picture places generally exhibited a neo-classical and art deco styling reflecting in a sense of the place being a 'cathedral for entertainment' — as a special part of the community sense of place at the time when entertainment was a luxury.
>
> CRITERION E: Importance in exhibiting particular aesthetic characteristics (aesthetic significance).
>
> The former Richmond Cinema is aesthetically significant for its interior, specifically the main auditorium space and the decorative mezzanine level balcony supported on slender circular steel columns. The auditorium space and metal latticed ceiling, associated with the use as a skating rink, and with decorative plaster panels in a geometric design to the edges of the vaulted ceiling, are aesthetically significant. The history and use of the building as a skating rink and a picture palace is best demonstrated by the interior volume, form and ceiling decoration.

Although Ms Brady did not support a site specific Heritage Overlay or the application of internal heritage controls, she did support the elevation of the grading of the site to 'individually significant'. She gave evidence that:

> ... elevating this building to the grading of individually significance to the precinct is generally supported here on the basis of the early date of the 1888 component and the historical significance as largely documented in the place citation. While the exterior of the 1888 building has also been highly modified, the overall original form of this substantial building is still evident. This includes two gabled volumes, with the south volume being higher than the north volume, and brick buttressing to side elevations. The elevations, excluding that on the east side, have also been overpainted.[17]

Ms Brady acknowledged that she had not inspected the internal features of the site, however she believed that the 'historical role' of the building warranted its grading to be elevated. She said the historical significance of the place related to long periods of use for entertainment purposes.

Council agreed with the findings of the Theatres Study and Ms Brady that the former Richmond Cinema should be elevated to a grading of 'individually significant'.

[17] Document 33, para 126

In providing evidence at the Hearing, Mr Beeston offered the view that the former Richmond Theatre should not be elevated to 'individually significant'. In responding to a question from the Panel, he opined that the site could be retained as a 'contributory' place in HO310, "*but more likely excised altogether*".

Mr Beeston said that the extensive changes to the building had made interpretation of the former uses difficult to understand. He said that although the building had an interesting history which perhaps was worthy of being written, this did not mean that the building should be elevated to 'individual significance'. He said only small parts of each of the former phases of the building remain and that from a heritage perspective the building was of limited 'contributory' status and certainly did not warrant any elevation.

Mr Beeston did not specifically turn his mind to the drafting of the Statements of Significance. He said this was because he did not think that an individually significant grading should apply to the site. He said any redrafting would require more time and consideration.

Ms Brady gave evidence that the Statement of Significance for the precinct (HO310) should be updated to reflect the historical information from the Theatres Study. In her evidence statement, Ms Brady recommended updating the existing Statement of Significance contained in the City of Yarra Review of Heritage Overlay Areas by Graeme Butler and Associates (2007). She said that under the heading 'What is significant?' the following text should be added (underlined):

> Today the majority of the Victorian-era buildings in Bridge Road date from the 1870s and 1880s when the advent of horse drawn omnibuses brought shoppers to the area. These were replaced by cable trams in 1885 and an electrified tram service in 1916, each new mode of transport improving access to the shops and residences lining the road. The Richmond Skating Rink opened in 1888, on a large site set back from Bridge Road. It was also known as the Victorian Crystal Palace before being converted to a picture theatre in 1917, and later the Richmond Cinema with a new frontage to Bridge Road and a vast capacity of 2406 seats.

Under the heading 'Why is it significant?' Ms Brady recommended adding an additional dot point:

> - For the presence of individually significant nineteenth century recreational sites such as the 1888 skating rink, later adapted to the Richmond Cinema.

During the Hearing, Council referred Ms Brady to the updated Statement of Significance for the precinct prepared by GJM Heritage in the Victoria Street and Bridge Road Built Form Review. She said that her recommendations could be relocated into the GJM Statement of Significance. The text relating to 'What is significant?' was unchanged, however she suggested that the text for 'Why is it significant?' could be modified to say:

> The 1888 skating rink, later adapted to the Richmond Cinema, also survives. His was the focus of various forms of entertainment in the precinct for many decades.

Ms Brady said this modified text should be included within the section of the statement dealing with individually significant buildings.

In cross examination, Ms Brady acknowledged that her review of the subject site and its heritage significance was, to a large extent, reliant on the findings of the Theatre Study.

Ms Eastoe on behalf of the Richmond Church Land Trust, submitted that the evidence of Mr Beeston should be preferred over Ms Brady. She said that Mr Beeston had completed a more thorough review of the site and its history and had concluded that the site did not warrant

any elevation of its grading and therefore a site specific Statement of Significance was not necessary or appropriate. Ms Eastoe submitted that if a site specific citation was required then:

> ... this is a case where the statement of significance for the subject site would benefit from further revision, with the involvement of the landowner and be informed by the work prepared by Mr Beeston.[18]

Council submitted that elevating the site to be 'individually significant' within the existing HO310 would necessitate a range of consequential changes to the:

- City of Yarra Database of Heritage Significant Areas (July 2019)
- Statement of Significance to HO310 to include the proposed changes recommended by Ms Brady
- exhibited individual Statement of Significance for the site to:
  - remove references to the interior of the place
  - relocate the Statement of Significance within the section relating to 'individually significant places within precincts'.

In its closing submission, Council provided updated versions of the Statement of Significance for the precinct and the site in a document called Yarra High Streets (Victoria Street and Bridge Road) Statement of Significance: Reference Document (May 2020).

Council submitted that the tracked changes to HO310 reflect the changes recommended by Ms Brady. The changes to the site specific citation were said to:

- utilise the exhibited statement of significance, reflecting the historical research and findings of the Theatres Study
- remove references to the interior of the building, reflecting Council's position on this matter and the opinions of Ms Brady and Mr Beeston in relation to the significance of the interior
- update the statement to reflect information contained in the evidence statement of Mr Beeston.

(ii) Discussion

The Panel does not accept that the grading of the former Richmond Theatre warrants elevation from 'contributory' to 'individually significant'. The Panel has come to this conclusion on the basis of the evidence from Mr Beeston, who presented a very detailed account of the development of the site in his evidence statement. The Panel was impressed with the extent of research and the depth of the assessment presented by Mr Beeston. His conclusion that the site was only just worthy of contributory status was based on a sound and very thorough assessment of the site.

On the other hand, the evidence of Ms Brady was based on a less solid foundation. She acknowledged that she had not been able to inspect the interior of the place and that her conclusion regarding the grading of the building was, in large part, based on the analysis presented in the Theatres Study prepared by Context. The Panel finds this analysis less persuasive than Mr Beeston's.

[18] Document 56, para 30

The Panel agrees with Mr Beeston that the extent of modification to the building and the few remaining remnants of the building's past limit the capacity to understand the history of the site and its heritage significance. The Panel does not accept that the building should be down-graded to 'not contributory'.

Having concluded that the site does not justify a grading of 'individually significant', it follows that it would be inappropriate and unnecessary to require a Statement of Significance for a 'contributory' building. On this basis, the Panel rejects the proposed site specific Statement of Significance for the former Richmond Theatre.

It remains for the Panel to consider the need for any changes to the Statement of Significance for the Bridge Road Precinct (HO310).

The Panel has reviewed the existing Statement of Significance and agrees that the updated version completed by GJM Heritage in the report titled Victoria Street and Bridge Road Precinct Review, 2018 provides a better basis to manage the heritage values of the precinct. The Panel heard no objections to the version prepared by GJM Heritage.

Ms Brady suggested that the current Statement of Significance (and the GJM version) for the precinct could be enhanced through the addition of two minor modifications that leant on the work of the Theatres Study.

Under the heading 'What is significant?', Ms Brady recommended the addition of two sentences that explained the early chronology from Skating Rink to the Richmond Cinema.

The Panel finds these additions of little utility and consider they sit rather incongruently against the remainder of the passage. Ms Brady's additions would mean sites within the precinct that have greater heritage significance than the former Richmond Theatre, would have less description in this passage than the former theatre. It is also unclear that the additions proposed by Ms Brady even refers to the land at 311-317 Bridge Road.

The Panel notes that Ms Brady first recommended these words in her evidence statement as additions to the existing Statement of Significance. It was unclear why she did not reference the updated Statement of Significance prepared by GJM Heritage, which provides a more comprehensive description and assessment than the existing Statement of Significance. Although during the Hearing Ms Brady agreed that the GJM Heritage Statement of Significance could be amended with her additional text, the Panel considers that drafting of the Statement of Significance requires a more considered approach.

The other text recommended by Ms Brady is under the heading 'Why is it significant?'. This relates to a description of the former Richmond Theatre within the context of individually significant buildings. As the Panel has already concluded that the site is not 'individually significant', it follows that it is inappropriate to include any words relating to the former Richmond Theatre within this portion of the Statement of Significance.

Having regard to all of the above, the Panel considers that the Statement of Significance proposed in the GJM Heritage report is satisfactory and does not require the changes recommended by Ms Brady.

(iii) Conclusions and recommendations

The Panel concludes:

- The former Richmond Theatre should remain a 'contributory' place within the Bridge Road Precinct (HO310).
- It is not necessary or appropriate to prepare a site specific Statement of Significance for the former Richmond Theatre.
- The proposed changes to the Statement of Significance for the Bridge Road Precinct (HO310) recommended by Ms Brady are not supported.
- The Statement of Significance for the Bridge Road Precinct (HO310) as updated in the Victoria Street and Bridge Road Precinct Review, GJM Heritage (2018) provides a sound basis to manage the heritage significance of the place.

The Panel recommends:

15. **Abandon the proposed site specific Statement of Significance for the former Richmond Theatre.**
16. **Apply the version of the Statement of Significance for the Bridge Road Precinct (HO310) as shown in the Panel preferred version in Appendix D5.**

6 Hall's Buildings, 202-206 Church Street, Richmond

6.1 The issues

The properties at 202-206 Church Street, Richmond, consist of three side-by-side two storey Victorian shops and residences.

Figure 6 202-206 Church Street, Richmond (from Brady evidence statement)



The site is currently affected by an interim Heritage Overlay (HO509).

The Amendment proposes to apply a permanent site-specific Heritage Overlay (HO526) to the whole of the site and apply an 'individually significant' grading to the site.

The Amendment is based on the Victoria Street and Bridge Road Built Form Review, GJM Heritage, 2018 (the GJM Heritage report).

The Amendment also proposes:

- to update the City of Yarra Database of Heritage Significant Areas, July 2019 (an existing Incorporated Document in the planning scheme) to refer to the site
- to include the proposed Statement of Significance as a Reference Document in Clause 21.11.

The issues are:

- Whether the land should be included within HO526
- Whether the site should be graded as 'individually significant'
- Whether the Statement of Significance should be a Reference Document under Clause 21.11 or an Incorporated Document in accordance with Clause 43.01-5.

6.2 Evidence and submissions

Council submitted that the basis for HO526 and the heritage grading of the site was the GJM Heritage report. The citation in the report states:

> Hall's Buildings, 202-206 Church Street, Richmond is 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 A).
>
> Hall's Buildings, 202-206 Street, Richmond is a fine, intact and representative example of a row of Victorian shops and residences. It displays typical features of the Victorian architectural style popular in the 1880s in Richmond and across Melbourne more broadly, including a parapeted façade with repetitive upper floor fenestration, rendered façade and ground floor shopfronts (Criterion D).[19]

Ms Brady gave evidence that she completed a peer review of the GJM Heritage report with respect to the Hall's Buildings. She said:

> The content and analysis included in the place citation is generally agreed with. This includes the physical description and overview of the integrity of the building/row; and the assessment against heritage criteria including the statement of significance, as supported by the comparative analysis. On that basis, the proposed inclusion of 202-206 Church Street, Richmond in the Heritage Overlay is supported.[20]

The owners of 202 Church Street made submissions objecting to the introduction of HO526 (submissions 8 and 9).

The owner of 204 Church Street (Mr Mydaras) made similar objections (Submission 7).

At the Hearing, Mr Mydaras represented himself and the owners of 202 Church Street. Although his written submission at the Hearing indicated that he represented the owners of 206 Church Street, Mr Mydaras confirmed to the Panel that he had no authority to represent the owners of 206 Church Street. The Panel notes that the owners of 206 Church Street did not make a submission to the Amendment and were not a party to the Hearing.

In summary, Mr Mydaras submitted:

- the proposed heritage controls would be a burden on the commercial zoning of the buildings
- the area surroundings the site is undergoing significant change and development and the application of heritage controls would be inappropriate
- there are mainly contemporary buildings in the neighbourhood
- the building does not form part of a heritage streetscape
- three buildings do not make a heritage place
- the buildings are not sufficiently interesting
- the building has diminished integrity including the loss of original shopfronts, verandahs, timber windows, and changes to the building plans as shown in the 1897 MMBW plan included in the place citation
- the façade is of poor quality, with very thin rendering in poor condition.

Mr Mydaras presented numerous photographs of the façade, parapet and the roof of the buildings to demonstrate the quality of the building. He said the buildings had been substantially modified and were in very poor condition and as a result they should not be

[19] GJM Heritage report, Attachment D
[20] Document 33, para 154

included in a Heritage Overlay. He pointed to many cracks and the deteriorating condition of the buildings and concluded that they were "*well and truly past their use by date*".

Mr Mydaras said he could not understand why the adjoining property at 200 Church Street had not been included in the Heritage Overlay. He said that if 200 Church Street was not worthy of inclusion in the Heritage Overlay then his property should also not be included.

In response to the issues raised by Mr Mydaras, Ms Brady said:

- it is recognised that the Church Street context for the historic row is changing
- contemporary buildings surround and adjoin the site and are under construction
- the proposed site-specific Heritage Overlay does not rely on an historic context for its significance and is not included in a heritage precinct
- the row of buildings is recognisably of nineteenth century origin and will continue to present as such into the future
- the buildings are illustrative of the historical development that occurred along a major, early commercial thoroughfare (Church Street) in the City of Yarra, particularly in the 'boom' period of the 1880s
- changes made to the buildings, including modifications to the shopfronts, removal of verandahs, and other changes to the rear of the three buildings, are acknowledged in the place citation
- the changes to the buildings are within a range which is not uncommon with historic buildings including commercial buildings of this type
- importantly, the first-floor facades are substantially intact and, despite the works to the shopfronts, these have retained their commercial use and assist with demonstrating that this is an historic row of commercial buildings.

Council acknowledged that a Heritage Overlay will introduce another layer of control for property owners by imposing additional permit triggers and relevant considerations to a future planning permit application. It submitted that this was necessary to ensure those places with the requisite level of heritage value are recognised and appropriately managed within the municipality.

Council submitted that it was a well-recognised and a generally accepted consequence that planning controls set parameters in relation to the use and development potential of land. It noted that all properties in the municipality are subject to zoning controls and most are also subject to overlay controls.

Council submitted that concerns relating to future redevelopment opportunities are immaterial to this stage of the planning process and more appropriately considered at the planning permit stage. It said this approach correctly recognised the importance of prioritising enduring and long term matters such heritage protection and conservation over matters of development potential, building condition, economic matters and planning approvals which are, by contrast, short- term in nature.

Council acknowledged that not all buildings covered by the Amendment are in perfect condition, however, it submitted that the condition of a building does not diminish heritage significance, particularly in the case of the Hall's Buildings at 202-206 Church Street. It said the identification and protection of heritage places at the Amendment stage allows the structural integrity or condition of buildings to be properly assessed against identified heritage values at the planning permit application stage. This allows for the most appropriate

balancing of competing priorities (in cases where a redevelopment proposal might undermine the heritage significance of a place).

Council submitted the introduction of the Heritage Overlay does not preclude buildings, works or demolition of a property altogether.

Mr Mydaras said that the Hall's Buildings were in a similar situation to properties in Bay Street Brighton. He referred to a Panel Report relating to Bayside Amendment C82 where he said the Panel had recommended that properties at 270-272 Bay Street be removed from a proposed Heritage Overlay.

Council acknowledged that the exhibited Statement of Significance for the proposed HO526 was not proposed to be included as an Incorporated Document. It could not adequately explain to the Panel why this was the case. During the Hearing, Council agreed that, in accordance with the requirements of Clause 43.01-5, a Statement of Significance for a new heritage place (HO526) is required to be an Incorporated Document. No parties commented on this issue.

6.3 Discussion

The Panel accepts that the GJM Heritage report provides sufficient strategic justification to apply the Heritage Overlay to the Hall's Buildings in Church Street, Richmond. The report was peer reviewed by Ms Brady and she agreed that the work was thorough and completed with appropriate rigour.

The Panel agrees with Council that the contemporary and changing environment surrounding the site does not detract from the heritage significance of the place. Indeed, contemporary built form is required to respect the values of heritage buildings.

The Panel also notes that the heritage place at 202-206 Church Street does not rely on an historic context for its significance.

The Panel agrees with Ms Brady that the changes that have been made to the buildings are acknowledged in the place citation and are typical of other historic buildings including commercial buildings of this type.

The Panel does not accept that the imposition of a heritage Overlay will create an unacceptable burden on the owners. As Council explained, the Yarra Planning Scheme has many provisions that restrict or enable land use and development in different circumstances. The Heritage Overlay gives Council the ability to assess certain permit applications in response to the heritage place, including applications to demolish or remove a building.

For the reasons submitted by Council, the Panel also does not agree that the condition of the building is a reason to not apply the Heritage Overlay. The Panel accepts the long-held principle that structural integrity or condition of a building should not be a criterion for assessing heritage significance.

That is not to say that the condition of the Hall's Buildings is irrelevant in the planning system. Such factors are highly relevant at the planning permit stage. However, to consider such matters at this stage of the Amendment process would undermine the 'longer term consideration' of heritage protection.

The Panel has reviewed the Bayside Amendment C82 Panel Report referred to by Mr Mydaras and the Panel considers that the circumstances are not comparable. The Bayside example dealt with the determination of the boundary to a very large heritage precinct in Bay Street, Brighton. The Panel in that case noted that the purpose of that precinct was to identify a broad collection of places that contributed to the significance of the area. As a result of other changes to the Heritage Overlay that the Panel recommended, the properties at 270-272 Bay Street would have been isolated from the rest of the precinct. It was not specified whether these properties were contributory or individually significant, but the report noted that 83 per cent of the buildings in the precinct were contributory. The Panel concluded that the significance of the precinct would not be diminished by the removal of 270-272 Bay Street from the precinct.

The Yarra Amendment C245 does not propose a heritage precinct in Church Street in the same way as Bayside. Instead, it proposes a site specific Heritage Overlay affecting three properties graded as individually significant.

The Panel accepts the heritage assessment of GJM Heritage and Ms Brady that these properties reach the required threshold to warrant a Heritage Overlay.

The Panel also accepts that, in accordance with the assessment in the GJM Heritage report, the buildings should be graded 'individually significant'.

The Panel agrees with Council that the Statement of Significance for HO526 should be included within an Incorporated Document and the relevant parts of the schedules to clauses 43.01 and 72.04 should be amended accordingly.

6.4 Conclusions and recommendations

The Panel concludes:

- The Victoria Street and Bridge Road Built Form Review, GJM Heritage, 2018 provides an appropriate strategic basis for the application of heritage controls at 202-206 Church Street, Richmond
- It is appropriate to apply HO526 to the properties at 202-206 Church Street, Richmond as exhibited.
- The exhibited grading of the buildings as 'individually significant' is appropriate.
- The Statement of Significance included in the Victoria Street and Bridge Road Built Form Review, GJM Heritage, 2018 should be included as an Incorporated Document and referred to in the schedule to Clause 43.01 and the schedule to clause 72.04.

The Panel recommends:

17. **Amend HO526 in the schedule to Clause 43.01 to include the Statement of Significance as an Incorporated document in accordance with the Panel preferred version of the schedule in Appendix D3.**
18. **Amend the schedule to Clause 72.04 to include the Statement of Significance for HO526 as an Incorporated Document in accordance with the Panel preferred version of the schedule in Appendix D4.**
19. **Include the Statement of Significance for HO526 in the Panel preferred version of the Incorporated document as shown in Appendix D6.**

7 Queens Parade Road Reserve

7.1 The issues

The exhibited Amendment proposes to extend the existing HO93 to include previously unprotected street trees and related elements between Alexandra Parade and Delbridge Street. The Amendment also proposes to include the 'Heritage Citation: Queens Parade, Fitzroy North Street Trees, John Patrick Landscape Architects Pty Ltd (2018)' as a reference document in Clause 22.11 and Clause 22.02-8.

The heritage citation updates the existing citation in the City of Yarra Heritage Review completed by Allom Lovell and Associates and John Patrick Landscape Architects Pty Ltd in 1998, which is a reference document in the planning scheme.

The issues are:

- Whether the extent of the HO93 is appropriate
- Whether the Statement of Significance is appropriate.

7.2 Evidence and submissions

Council submitted the proposed changes to HO93 were based on a report prepared by John Patrick Landscape Architects called 'Heritage Overlay Study, Queens Parade, Fitzroy North, November 2018'. The purpose of the report was to address an apparent anomaly in the mapping of HO93.

The description in the existing citation and the schedule to Clause 43.01 states that the heritage place extends along Queens Parade between Alexandra Parade and Delbridge Street, Clifton Hill. The citation refers to a range of features in the road reserve and implies that it affects the full road reserve.

The existing Heritage Overlay map, however, shows HO93 extending only along a central corridor within the Queens Parade road reserve between Alexandra Parade and Delbridge Street. The Amendment proposes to extend HO93 to include the full width of the road reserve along Queens Parade from Alexandra Parade to Delbridge Street. Council submitted that this ensured that the planning scheme map was consistent with the citation.

The report prepared by John Patrick Landscape Architects recommends a number of minor changes to the existing Statement of Significance, but essentially leaves the old format and structure of the existing Statement of Significance. The modifications include clarification of terminology, plant species and additional descriptions of the uncut rock median borders.

The 3068 Group (Inc) submitted:

- HO93 should be extended further to the south-west to include Napier Reserve and an existing substation
- Turkey Oak is not a suitable replacement species for the elm boulevard
- the Statement of Significance does not distinguish between the 19th century planting and the interwar plantings.

Council responded that:

- the submission does not object to the proposed extension to HO93

- the Napier Reserve and the substation was not within the brief of John Patrick Landscape Architects when they reviewed HO93
- the submission seeks an extension to HO93 which is beyond the scope of Amendment C245
- any proposal to include the Napier St Reserve would require further study.

Council submitted that successive replacement of the London Plane component of the avenue tree planting is being undertaken with Turkey Oak. It said this strategy was appropriate for the location as the species is tolerant of site conditions and consistent with a double avenue tree planting of heritage significance. It noted that Turkey Oak was based on the recommendations in the John Patrick report and said no reasons or evidence was provided by the submitter to explain why Turkey Oak was inappropriate.

Ms Brady gave evidence on behalf of Council regarding HO93. She made several observations regarding the John Patrick Landscape Architects (2018) report (although noting that it was "*not specifically subject to peer review*"), including that:

- neither the 1998 citation, nor the revised 2018 citation, include a history of the Queens Parade plantings
- the Statement of Significance does not refer to the historical value of HO93 and it would be improved with the addition of information to help distinguish the earliest plantings and therefore identify the most historically significant plantings
- additional historical research may shed light on any heritage values associated with Napier Reserve
- attributing a general date to the hard landscaping works, where this information is available in historical records and photographs, would also be helpful.

Council noted Ms Brady's comments, but submitted that the type of historical analysis suggested by Ms Brady was not part of the scope of work for this Amendment. Council was satisfied with the content of the exhibited Statement of Significance and said if further work is recommended to strengthen the citation, this can occur as part of a future study, and is not necessary for the purposes of the Amendment.

Ms Brady also noted that the eastern boundary of HO93 appeared to overlap the western end of the adjoining HO330 precinct. The Panel asked Council to clarify this mapping issue.

Council responded in its closing submission:

- that existing HO93 extends to Delbridge Street, overlapping with HO330 to an extent in the east
- the extent of the overlap can be confirmed using the VicPlan website
- it was unusual for overlays to overlap and it can be challenging to use the VicPlan website to establish the extent of the overlap
- the extent of the overlap between HO93 and HO330 was not proposed to be addressed as part of this Amendment.

Council submitted that the Queens Parade Precinct (HO330) specifically recognises the heritage significance of the Victorian and Edwardian era of residential and commercial development which has occurred on either side of Queens Parade in the precinct. While HO330 covers the Queens Parade road reserve, the overlay is directed towards protecting built form along the road. This differs to the existing and intended updated role of HO93.

The Panel also queried whether the proposed extension of HO93 would overlap with HO327 (North Fitzroy Precinct) to the north and HO317 (Clifton Hill Western Precinct) to the south. Council confirmed that HO327 and HO317 do extend slightly into the Queens Parade service road reserve and therefore overlap with the exhibited extension of HO93.

Council submitted that the minimal extent of overlap between the overlays should be of no concern to the Panel. It said the overlaps occur on the road reserve and the only party that would be affected by the overlap is VicRoads, who is unlikely to be impacted by the overlay controls directed towards matters of built form (ie. HO330, HO327 and HO317).

Council concluded that:

> … while the overlap is unusual and to be avoided in the majority of cases, it should not prevent the extension of HO93 to protect the important heritage fabric within the road reserve.
>
> The boundaries of HO330, HO327 and HO317 could be reviewed in the future to exclude the road reserve however Council submits that this is beyond the scope of the Amendment before the Panel.[21]

Council acknowledged that the proposed revised Statement of Significance for HO93 does not comply with the new format prescribed in PPN01. It said a full rewrite of the Statement of Significance was not within the scope of the John Patrick study.

Council submitted that the updated statement of significance is appropriate for inclusion in the Scheme as a reference document, consistent with the exhibited Amendment.

7.3 Discussion

The Panel agrees that it is appropriate to amend the extent of HO93 on the planning scheme map to include the full width of the Queens Parade road reserve from Alexandra Parade to Delbridge Street, Clifton Hill. This makes the Heritage Overlay map consistent with the heritage citation and the significance of the place.

The Panel agrees with Council that any further extension of HO93 into Napier Reserve should only proceed subject to further investigations and this is not part of Amendment C245.

The Panel accepts that the updated Statement of Significance has been prepared having regard to the existing format and with modification sufficient to clarify and confirm a variety of issues. It was not a comprehensive re-write; it was a conservative edit. Within this context, the Panel agrees the updated citation is satisfactory.

The Panel considers, however, that Amendment C245 provided an opportunity for Council to complete a more detailed 'fix-up' to HO93 than what has been proposed. Instead, Council has prepared a very modest set of changes to HO93 that still leaves several gaps and anomalies. This is disappointing and somewhat ironic for an Amendment that was presented as a suite of changes to correct anomalies in the planning scheme.

The Panel was frustrated that the Amendment was not more comprehensive, however, it understands the position of Council and accepts it is a small step along the path towards resolving the heritage issues for this site. The Panel considered recommending abandoning this portion of the Amendment until further work was completed, however it ultimately

[21] Document 62, para 71-72

concludes that the proposed changes to HO93 should proceed. Although far from perfect, the deficiencies are not fatal.

The Panel would encourage Council to consider these deficiencies in a future planning scheme amendment. These issues include:

- the preparation of the Statement of Significance in the contemporary format consistent with PPN01
- inclusion of additional information regarding the history of the plantings and hard landscaping works within the Statement of Significance
- whether Napier Reserve warrants inclusion in HO93
- the interaction of HO93 with the adjoining heritage precincts (HO317, HO327 and HO330) to remove overlapping heritage boundaries.

7.4 Conclusions

The Panel concludes:

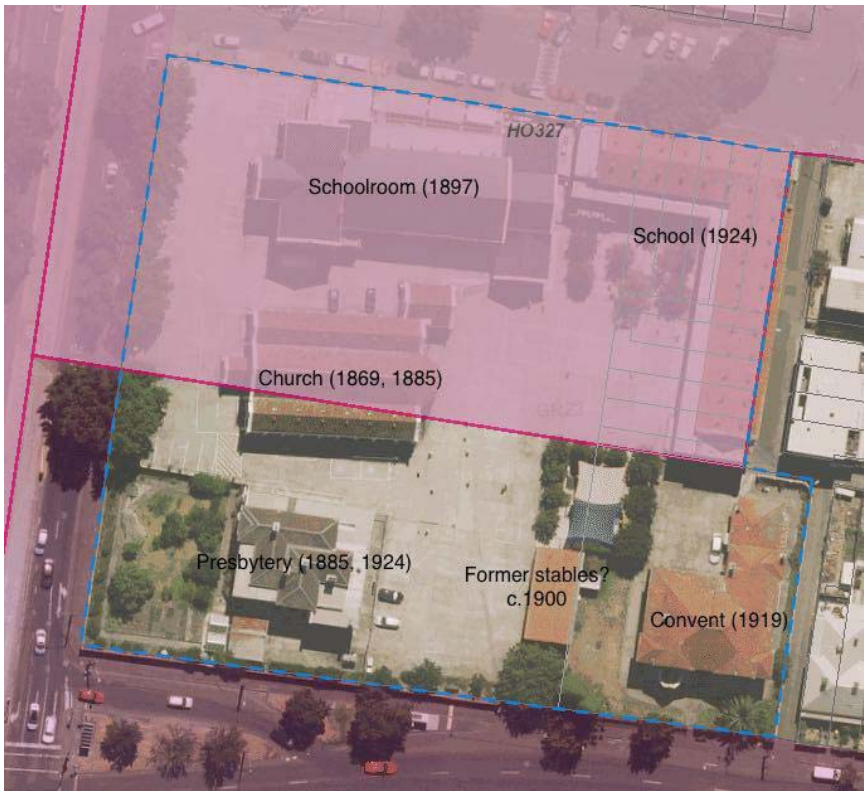
- The proposed changes to the mapping of HO93 should proceed as exhibited.
- The exhibited Statement of Significance is satisfactory.
- Council should consider a future planning scheme amendment for the site that addresses a range of unresolved anomalies and gaps in the heritage controls for this place.

8 St Brigid's Catholic Church

8.1 The issues

The St Brigid's Catholic Church complex at 378 Nicholson Street (including 378, 378A and 378C Nicholson Street), 20 York Street and 27 Alexandra Parade North Fitzroy is currently partly subject to HO327 – North Fitzroy Precinct. The boundary of HO327 currently cuts through the site and excludes part of the church, the presbytery and the former convent at 27 Alexandra Parade as shown below.

Figure 7 Extent of HO327 North Fitzroy Precinct shown in pink and boundary of St Brigid's Church complex shown by blue dotted line (from Helms evidence statement)



The exhibited Amendment proposes to extend HO327 across the whole of the site. The site was identified as a heritage mapping 'anomaly' for the purposes of the Amendment.

The issues are:

- Whether HO327 should extend across the whole of the site
- Whether the Statement of Significance should be amended
- Whether any other documents require changes.

8.2 Evidence and submissions

Council submitted the proposed changes to HO327 were to correct an obvious anomaly in the mapping of the boundary of HO327.

The Parish Priest of St Brigid's Catholic Church objected to the exhibited Amendment. He stated that the buildings proposed to be included within the Heritage Overlay were "*of no significant heritage contribution"* and they are:

- *"ordinary red bricks"*
- *"simple architectural design"*
- *"not old for more than 100 years*".

The submission requested that "*only the present heritage status of the Church and Presbytery be maintained".*

St Brigid's Catholic Church did not request to be heard at the Hearing.

The Panel has considered the written submission from the Parish Priest (Submission 2) referred by Council.

Following the close of the exhibition period, Council engaged Mr Helms, an experienced heritage expert, to assess the issues raised in the submission.

Mr Helms prepared a report dated 4 October 2019. A copy of his report was provided to the Panel by Council. Mr Helms also gave evidence at the Hearing which was largely based on his report prepared in 2019. Mr Helms noted:

- St Brigid's Catholic Church complex occupies a large site in Fitzroy North on the east side of Nicholson Street and includes three properties - 378 Nicholson Street, 20 York Street and 27 Alexandra Parade
- approximately half the site is currently included within HO327, which applies to the North Fitzroy Heritage Precinct
- within the site, HO327 currently applies to:
  - the northern section of 378 Nicholson Street, which contains the 1897 school and hall (the red brick building at the corner of Nicholson and York streets) and most of the church - noting that the boundary of HO327 cuts through the church, excluding most of the south aisle
  - 20 York Street, which contains the 1924 school building
- the church, the Presbytery (at the corner of Nicholson Street and Alexandra Parade), and the former convent at 27 Alexandra Parade are currently excluded on the map overlay from HO327
- of the buildings currently included within HO327, the Incorporated Document[22] identifies the 'schoolroom' (the 1897 school and hall) and church as 'Individually Significant'. There is no listing for the 1924 school at 20 York Street
- the presbytery, despite not being included within HO327, is also identified as 'Individually Significant' in the Incorporated Document.

Today, the 1897 and 1924 school buildings form part of the Simonds Catholic College.

Mr Helms gave evidence that:

> In my opinion St Brigid's Catholic Church complex is of local heritage significance. As a Parish centre comprising buildings constructed from c.1870 to the 1920s St Brigid's is comparable to St John's, Queens Parade, Clifton Hill, which was recently assessed as a place of local significance by the Queens Parade Built Form Heritage Analysis and Recommendations 2017. St Brigid's is significant for similar reasons:

[22] The City of Yarra Review of Heritage Overlay Areas 2007 Appendix 8, revised December 2018

- As a large and intact group of religious buildings, including a church, school, presbytery, hall and convent. This group of buildings is illustrative of a large suburban parish, with a place of worship and associated educational and community facilities, established from the late nineteenth century through to the early twentieth century. The convent and school buildings demonstrate the importance of education to the Catholic Church and the major expansion of schools carried out in the early twentieth century (Hercon Criterion A).
- As a fine, intact and representative example of a religious parish centre complex comprised of buildings from the Victorian and Federation periods, which display typical characteristics of a range of styles (Hercon Criterion D), and
- As a landmark grouping of buildings on a prominent site (Hercon Criterion E).

The church itself is of individual significance, as one of the oldest churches in the municipality. Internally, the Fuller organ may be significant along with the architectural details mentioned in the 1978 building citation.

The 'Individually Significant' gradings of the Presbytery and the 1897 school and hall are justified for the reasons set out below:

- The presbytery is historically significant, as evidence of the elevation of St Brigid's to a parish with a resident priest.
- The 1897 school and hall are historically significant, as the oldest church school building on the site and one of the oldest in the municipality.

The 1919 convent and 1924 school are at least of Contributory significance, as part of the church complex. These buildings may be of individual significance, but further comparative analysis is required.[23]

Mr Helms concluded that the proposed extension of HO327 over the balance of 378 Nicholson Street was appropriate because:

- the local significance of the complex justifies inclusion in the Heritage Overlay in accordance with PPN01
- it will resolve the anomaly where the current HO327 boundary cuts through the middle of the church and excludes the presbytery, which is currently listed in incorporated document as an Individually Significant place
- it will ensure that all the St Brigid's church buildings are included within the heritage overlay, and this was consistent with PPN01.

Mr Helms also said that as a place of local significance, the St Brigid's Catholic Church complex is worthy of specific recognition in the HO327 precinct Statement of Significance. He said the Statement of Significance in 'Section 'A' North Fitzroy Heritage Overlay Area (South of Holden Street)' under 'What is significant?'; subheading 'Contributory elements, south of Holden St'; subheading 'Contributory elements also include:'; the following words should be added after dot point six:

> St Brigid's Catholic Church Parish complex comprising the church and front fence (comprising the iron and bluestone fence with rendered entry posts immediately in front of the church), presbytery and outbuilding, 1897 school and hall and brick fence to York Street, 1924 school, and convent.[24]

Mr Helms also said it was desirable to prepare an individual citation for the whole of the St Brigid's complex. This should include further analysis to determine if, for example, specific Heritage Overlay controls are warranted such as interior controls for the church or to identify the significant fences and outbuildings, and whether the convent or 1924 school are of

[23] Document 34, para 49
[24] Document 34, para 25

individual significance. He indicated that this was further work beyond the scope of the proposed Amendment.

With respect to Amendment C245, Mr Helms recommended that the Incorporated Document for HO327 be modified as follows:

- 378C Nicholson Street - rename the 'schoolroom' as 'School and hall'
- Insert a new listing for 27 Alexandra Parade – the St Brigid's former convent constructed in 1919 and including the place as 'contributory'
- Insert a new listing for 20 York Street – St Brigid's School constructed in 1924 and including the place as 'contributory'.

In its closing submission, Council submitted an updated extract of the Incorporated Document that included the changes recommended by Mr Helms (Document 62, Attachment 2).

Council confirmed it supported all of the recommendations from Mr Helms.

Council acknowledged Mr Helms' recommendation that work be undertaken to prepare an individual citation for the St Brigid's precinct. It said that this should be subject to a separate study and a separate planning scheme amendment process.

8.3 Discussion

The Panel agrees that the boundary to HO327 should be modified as exhibited to include all of the land within the St Brigid's Catholic Church complex. The evidence from Mr Helms was conclusive that:

- the additional buildings included by the change to the overlay mapping are of heritage significance
- the change to the mapping will correct an obvious anomaly
- it is inappropriate to have a building split by a heritage boundary
- the extension of HO327 to cover the whole site is consistent with good planning practice as recommended in PPN01.

The Panel agrees with Mr Helms that the City of Yarra Database of Heritage Significant Areas, July 2019 (as exhibited) should be modified with respect to the buildings at:

- 27 Alexandra Parade (St Brigid's former convent)
- 378C Nicholson Street (St Brigid's Roman Catholic School and hall)
- 20 York Street (St Brigid's School).

The Panel accepts the updated version of the Incorporated Document provided by Council in Document 62, Attachment 2. These changes will bring the document into line with the existing conditions and correctly identify the key buildings within the complex.

The Panel accepts the proposed gradings for the new entries are appropriate and consistent with the research completed by Mr Helms.

The Panel does not accept that the existing Statement of Significance for the HO327 precinct should be modified at this time. The Panel notes that no changes to the Statement of Significance were exhibited as part of the Amendment and, although the changes are relatively minor, it would be more appropriate to consider any updates as part of a broader review of the St Brigid's complex.

The Panel considers that the existing Statement of Significance is generally satisfactory until such time as a broader review of the heritage significance of the site has been completed.

In this respect, the Panel supports the views of Mr Helms that the St Brigid's complex should be the subject of a more detailed review to determine whether the site should be part of a site specific Heritage Overlay. On the weight of material presented to the Panel, there would at this stage, appear to be a strong prima facie case for a site specific Heritage Overlay. In that event, the site would then have its own Statement of Significance and it may be appropriate at that stage to also update various sections of the precinct's Statement of Significance.

The Panel agrees with Mr Helms and Council that the further work associated with a broader review of the St Brigid's complex goes beyond the scope of this Amendment and should be subject to a separate process.

8.4 Conclusions and recommendation

The Panel concludes:

- All of the land within the St Brigid's Catholic Church complex should be included within HO327.
- The City of Yarra Database of Heritage Significant Areas, July 2019 (as exhibited) should be modified with respect to the buildings at:
  - 378C Nicholson Street - renamed St Brigid's Roman Catholic School and hall
  - 27 Alexandra Parade (St Brigid's former convent) – a new listing and included as a contributory place
  - 20 York Street (St Brigid's School) – a new listing and included as a contributory place.
- The Statement of Significance for the Heritage Precinct HO327 should not be modified at this time.
- Any change to the Statement of Significance should be made following a broader review of the heritage status of the St Brigid's complex as part of a separate planning scheme amendment process.

The Panel recommends:

20. Amend the City of Yarra Database of Heritage Significant Areas, July 2019 for HO327 as shown in the Panel preferred version in Appendix D6.

9 51 Langridge Street / 14 Glasgow Street, Collingwood

9.1 The issues

The exhibited Amendment proposes to:

- remove the existing Heritage Overlay HO109 (55 Langridge Street, Collingwood – Former William Peatt Boot Factory) from land at 14 Glasgow Street, Collingwood
- change the address of HO109 in the schedule to Clause 43.01 (Heritage Overlay) and the Incorporated Document titled City of Yarra Database of Heritage Significant Areas, July 2019, from 55 Langridge Street, Collingwood to 61-75 Langridge Street, Collingwood.

The issue is whether the proposed changes to the extent of HO109 and the address of the site are appropriate.

9.2 Evidence and Submissions

Council submitted it had initially identified the application of HO109 at 14 Glasgow Street as a heritage mapping 'anomaly' as it was thought that it applied to a carpark which is understood to be of no heritage value.

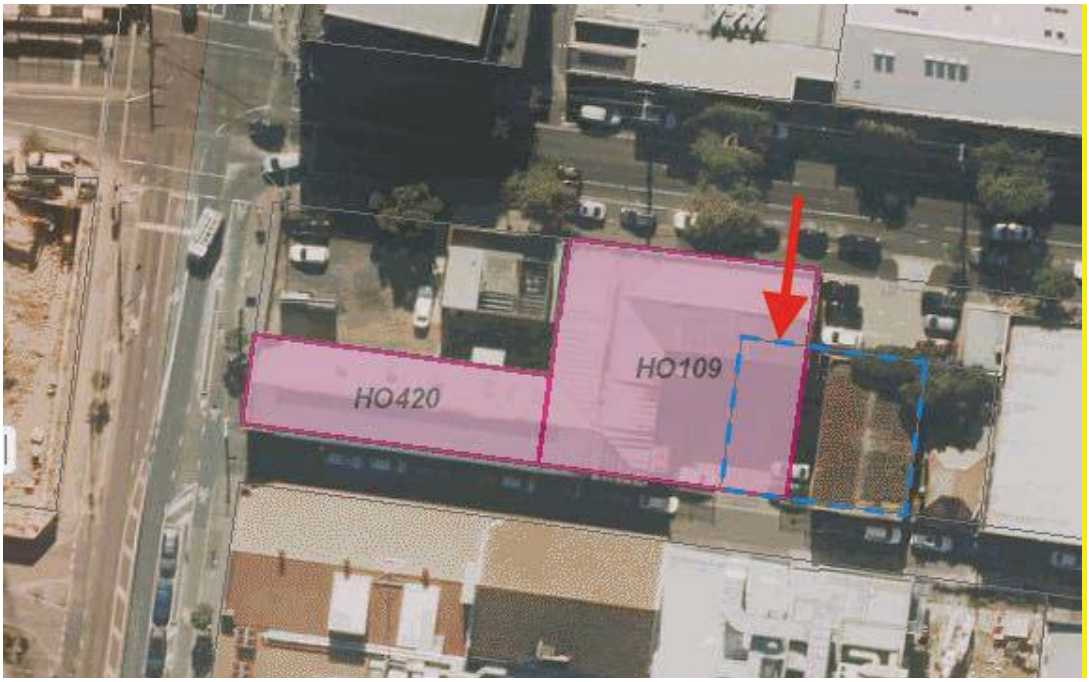
The Collingwood Historical Society supported the proposed change of address of HO109 however objected to the proposed removal of 14 Glasgow Street until its heritage significance had been assessed.

Following the close of the exhibition period, Council engaged Mr Helms, an experienced heritage expert, to assess the issues raised in the submission.

Mr Helms prepared a report dated 4 October 2019. A copy of his report was provided to the Panel by Council and it noted that:

- Two separate Heritage Overlays (HO109 and HO420) apply to the former William Peatt Boot Factory complex, which was constructed in stages from 1895 to about 1937
- HO109 applies to sections of the factory constructed in 1906 and about 1937 and although these buildings face Langridge Street, they form part of the property known as 64 Wellington Street and partly 14 Glasgow Street
- The planning scheme and the Statement of Significance refers to HO109 located at 55 Langridge Street
- HO109 appears to have been based on work completed by Allom Lovell and Associates in 1998
- HO420 applies to the 1895 section of the factory, which faces Wellington Street and is part of 64 Wellington Street
- The planning scheme and the Statement of Significance refers to HO420 as 64 Wellington Street
- HO420 appears to have been based on work completed by Lovell Chen in 2012
- Given that the buildings are part of the same complex they should have been assessed as part of the one place in the 2012 study and given a single citation and Heritage Overlay number.

Figure 8 **Existing HO109 and HO420 showing 14 Glasgow Street (blue dotted line). The red arrow indicates the section of the 1937 William Peatt building that appears to be within 14 Glasgow Street (from Helms evidence statement)**



Mr Helms concluded that:

- the part of 14 Glasgow Street proposed for removal from HO109 contains a car park that has no heritage value but it also includes a small part of the significant c.1937 William Peatt building
- the proposed new address for HO109 in the Heritage Overlay schedule and incorporated document is incorrect
- in accordance with Planning Practice Note 1, there should be a single citation and Heritage Overlay number for the former William Peatt Boot Factory complex
- the proposed changes to HO109 should be removed from Amendment C245 pending a further review, which should include:
  - a desktop review of the two separate citations to make a single citation for the William Peatt Boot Factory
  - a more detailed investigation of the title boundary to determine whether or not the c.1937 William Peatt building is partially within 14 Glasgow Street.

Mr Helms gave similar evidence at the Hearing.

Council accepted Mr Helms' recommendation that it would not be appropriate to remove HO109 from 14 Glasgow Street at this time.

Additionally, Council accepted Mr Helms' conclusion that the proposed new address for the HO109 is incorrect.

Accordingly, Council supported the abandonment of the proposed changes to HO109 from the Amendment pending further study to establish the correct title boundaries of 14 Glasgow Street and the appropriate address of HO109.

9.3 Discussion

The Panel agrees with Council that the proposed changes to HO109 as part of Amendment C245 should not proceed at this time.

The investigations completed by Mr Helms clearly demonstrate the need for further assessment of the William Peatt Boot Factory to determine:

- an appropriate boundary for the heritage place
- a single Heritage Overlay number and associated Statement of Significance for the whole of the complex
- the correct address for the site.

The results of that further investigation should inform a future planning scheme amendment that deals with the site.

9.4 Conclusions and recommendations

The Panel concludes:

- The proposed changes to HO109 should not proceed at this time.
- Further investigations into the heritage significance, boundary and address of the William Peatt Boot Factory are required.
- Consideration should be given to combining HO109 and HO420 into a single Heritage Overlay that deals with the whole of the site.
- The results of these further investigations should form part of a separate planning scheme amendment.

The Panel recommends:

21. **Abandon the proposed changes to HO109 relating to the extent of the Heritage Overlay.**
22. **Abandon the proposed address for HO109 in the schedule to Clause 43.01 and retain it as 55 Langridge Street, Collingwood.**
23. **Abandon the proposed address for HO109 in the City of Yarra Database of Heritage Significant Areas, July 2019 and retain it as 55 Langridge Street, Collingwood.**
24. **Complete further investigations into the appropriate boundary, address and heritage significance of the William Peatt Boot Factory and consider consolidating HO109 and HO420 into a single Heritage Overlay with a single Statement of Significance. The results of that work should inform a separate planning scheme amendment.**

10 Form and content of the Amendment

10.1 General drafting issues

The Panel was puzzled by some of the drafting in the Amendment. These deficiencies were foreshadowed by DELWP in its letter on 21 December 2018 authorising the preparation of the Amendment. That letter noted:

> Amendment C148 recently introduced changes to the Heritage Overlay and the Schedule to Clause 43.01. The Department notes that you should have regard to the Ministerial Direction on the Form and Content of Planning Schemes, in particular the incorporated statement of significances are expressed in the Schedule to Clause 43.01.
>
> It is recommended you liaise with DELWP officers before submitting the schedule to 43.01 and explanatory report for exhibition to ensure the exhibited version is in line with the Ministerial Direction on Form and Content of Planning Schemes.

The essence of Amendment VC148 (insofar as heritage matters) is discussed in Section 2.4 of this report.

Council was unable to satisfactorily explain to the Panel what discussions, if any, had taken place between Council and DELWP prior to the exhibition of the Amendment. In any event, Council conceded that the exhibited Amendment did not comply with the requirements of Amendment VC148.

In its closing submission, Council stated:

> While it is unfortunate that the exhibited documents did not comply with VC148, Council notes that the reference to Amendment VC148 in the authorisation letter was a recommendation of the Department, and not a condition of authorisation.[25]

Whatever the interpretation, it is clear to the Panel that DELWP was flagging an important issue that should have been addressed before the Amendment was exhibited. The Panel does not accept that it was open to Council to exhibit the Amendment without consideration of the matters dealt with in Amendment VC148.

The exhibited version of the Amendment did not include any Statements of Significance as Incorporated documents within the planning scheme. All proposed Statements of Significance were proposed to be included within reference documents listed in clauses 21.11 and 22.02.

At its meeting of 26 November 2019, Council resolved to update a document called 'Yarra High Streets: Statement of Significance' with the addition of the Statements of Significance from Amendment C245. During the Hearing, Council submitted that it was exploring the use of this document as a single source of all Statements of Significance for Yarra's 'High Streets'. To date, this has included Swan Street, Queens Parade, Victoria Street and Bridge Road.

This response, however, did not address the fundamental issue addressed by DELWP in its letter of authorisation as the updated Yarra High Streets document was proposed to be included as a reference document in the planning scheme.

The Panel also expressed concern during the Hearing that a number of the Statements of Significance in the Yarra High Streets document related to properties included in other planning scheme amendments, and many of these had not been finalised.

[25] Document 62, para 94

In its Part B submission, Council presented another version of the Yarra High Streets document (Document 55) which was proposed to be an Incorporated Document. The front page of the document states:

> This incorporated document contains the Statement of Significance for all Heritage Precincts and Individually Significant Places (where a Statement of Significance has been prepared) within:
>
> - Richmond Conservation Study: undertaken for the City of Richmond, O'Connor, John & Coleman, Roslyn et al. (1985)
> - City of Yarra Heritage Review, Allom Lovell & Associates (1998)
> - City of Yarra Heritage Review, Allom Lovell & Associates and John Patrick Landscape Architects Pty Ltd (1998)
> - City of Yarra Heritage Gaps Study, Anthemion Consultancies (2012)
> - Heritage Gap Study, Review of Central Richmond, Context Pty Ltd (2014)
> - City of Yarra Review of Heritage Overlay Areas, Graeme Butler & Associates (2007, 2013)
> - Thematic Study of Theatres in the City of Yarra, Context Pty. Ltd (2017)
> - Victoria Street and Bridge Road Built Form Review Heritage Assessments, GJM Heritage (2018)
> - Heritage Citation: Queens Parade, Fitzroy North Street Trees, John Patrick Landscape Architects Pty. Ltd (2018).

Various parties expressed concerns regarding the extent of transformation of the Amendment and the Panel sought clarification from Council as to what was intended.

In its closing submission, Council stated:

> Having regard to the comments made by the Panel and parties during the hearing, Council proposes a restructure of its reference and incorporated documents. In summary Council proposes to:
>
> - only incorporate the statements of significance for new heritage places, as this is a mandatory requirement since Amendment VC148 …
> - include the statements of significance for the rest of the properties as separate reference documents to the Scheme … (clauses 21.11 and 22.02), as it is not mandatory to incorporate these under VC148 … [26]

Council also proposed to include properties within these incorporated and reference documents that only related to the properties affected by the Amendment.

The Panel is satisfied with the general approach ultimately proposed by Council, subject to the detailed issues discussed below.

Again, the Panel notes that the extensive confusion and reorganisation of the Statements of Significance could have (and should have) been avoided by more careful consideration of these issues from the beginning of the process.

This chapter includes conclusions and recommendations regarding the final form of various clauses and documents based on the analysis presented in this report. This includes:

- Clause 21.11 – Reference documents
- Clause 22.02 – Development guidelines for sites subject to the Heritage Overlay
- the schedule to Clause 43.01 – Heritage Overlay
- the schedule to Clause 72.04 – Documents incorporated in this planning scheme

[26] Document 62, para 112

- the Incorporated documents.

10.2 Final form of Clause 21.11 - Reference documents

In its closing submission, Council submitted that the Statements of Significance for the following places should be included within a new document called Yarra High Streets (Victoria Street and Bridge Road) Statements of Significance: Reference Document (May 2020):

Precincts:

- HO310 Bridge Road Precinct, Richmond
- HO408 Victoria Street Precinct, Richmond
- HO444 Victoria Street West Precinct, Richmond.

Individually Significant Places

- HO53 Former Savings Bank, 231 Victoria Street, Abbotsford
- HO54 Former National Bank of Australasia, 261 Victoria Street, Abbotsford
- HO55 Shops, 275-277 Victoria Street, Abbotsford
- HO56 Shops, 295 Victoria Street, Abbotsford
- HO57 Shops, 297-301 Victoria Street, Abbotsford
- HO58 Shops, 371-377 Victoria Street, Abbotsford
- HO59 Former East Collingwood Hotel, 385 Victoria Street, Abbotsford
- HO60 Shops, 459-465 Victoria Street, Abbotsford
- HO61 Shops, 511 Victoria Street, Abbotsford
- HO62 Terminus Hotel, Former Bricklayers Arms Hotel, 605 Victoria Street, Abbotsford
- HO63 Former Crusader Plate Building, 651 Victoria Street, Abbotsford
- HO64 Former Handley & Tilley Building, 653-657 Victoria Street, Abbotsford
- HO65 Former Alma Woolworks Complex, 661-663 Victoria Street, Abbotsford
- HO230 Richmond Police Station, 319-323 Bridge Road, Richmond
- HO259 Pelaco Sign, 21-31 Goodwood Street, Richmond
- HO260 Former Gas Inspector's Residences, 7 Gleadell Street, Richmond
- HO289 House, 316 Victoria Street, Richmond
- HO290 Byrne's Arcade Terrace, 318-320 Victoria Street, Richmond
- HO291 Former Simpson's Glove Factory, 488-496 Victoria Street, Richmond
- HO353 Skipping Girl Neon Sign, 651-653 Victoria Street, Abbotsford
- HO416 Quint Café/Former Duke of Albany Hotel, 323-325 Victoria Street, Abbotsford.

Individually Significant Places Within Precincts:

- HO310 Richmond Cinema (former), 311-317 Bridge Road, Richmond
- HO310 Grynberg Drapers Shop and Office, 99-101 Bridge Road, Richmond
- HO310 Shops and residences, 108-112 Bridge Road, Richmond
- HO310 Wustermann's Buildings, Shop and residence, 138-144 Bridge Road, Richmond
- HO310 London Baby Carriage Manufacturers Pty Ltd Factory and show room, 153-161 Bridge Road, Richmond
- HO310 Former Melbourne Savings Bank, 184 Bridge Road, Richmond
- HO310 Shop and Residence, 199-205 Bridge Road, Richmond
- HO310 National Bank of Australasia (former), 231 Bridge Road, Richmond

- HO310 Former Commonwealth Savings Bank of Australia and residence, 267 Bridge Road, Richmond
- HO310 Theobalds Building, 294 Bridge Road, Richmond
- HO310 Shops and residences 381-389 Bridge Road, Richmond.

Council submitted that these Statements of Significance were considered as part of the Victoria Street and Bridge Road Review prepared by GJM Heritage or were considered to geographically form part of that area.

Additionally, Council proposed to include the Statement of Significance for the former Richmond Theatre, which is derived from the Theatres Study, in this reference document.

Council submitted that it was appropriate to include the Statements of Significance for these places within reference documents because all of these sites currently are within existing Heritage Overlays listed in the schedule to Clause 43.01.

Council submitted its preferred version of this reference document in Document 62, Attachment 5.

The Panel generally agrees with Council's approach except, for the reasons outlined in Chapter 5, the changes to Precinct HO310 are not supported. Similarly, the inclusion of the former Richmond Theatre in the 'Individually Significant Places Within Precincts' is not supported.

In its closing submission, Council also submitted that a 'stand-alone' Statement of Significance for the former Burnley Theatre should be included within Clause 22.11. For the reasons already discussed in this report, the Panel does not support that inclusion.

Council acknowledged that there are earlier or superseded versions of the Statements of Significance contained within the Victoria Street and Bridge Road Built Form Review Heritage Assessments, GJM Heritage (2018) and the Thematic Study of Theatres in the City of Yarra, Context Pty Ltd (2017). Despite this, Council submitted it was still appropriate for these studies to be reference documents in clauses 21.11 and 22.02. Council suggested that, prior to adoption of the Amendment, it may be prudent for 'watermarks' to be inserted over the Statements of Significance in those background studies to avoid any overlap.

On the other hand, parties for the three former theatres submitted that it would be inappropriate to include these background studies as reference documents.

Mr O'Farrell, on behalf of the owners of the former Burnley Theatre submitted that the idea of 'watermarks' over parts of the reports was problematic and procedurally flawed.

Mr Connor QC, on behalf of the owners of the former Austral Theatre, submitted that reference or background documents should only be included in the planning scheme if they assist in understanding the context within which a particular policy or provision has been framed. He said that the primary thesis of the Theatres Study was that interior controls should be applied over three former theatres. Mr Connor submitted that in the event that internal controls were not applied to those theatres it would be contrary to good planning practice and PPN13 to have a background document which explains a policy or control which is not in the planning scheme.

Ms Eastoe, on behalf of the owners of the former Richmond Theatre also submitted similar views. She said that the weight of evidence before the Panel confirmed that the Theatres Study and the GJM Heritage report should not be included as reference documents.

The Panel agrees with the submissions from Mr O'Farrell, Mr Connor and Ms Eastoe that the Theatres Study report and GJM Heritage report should not be included as reference documents in the planning scheme.

Although the Theatres Study report contains some interesting information, its inclusion as a reference document has the potential to cause confusion and would be of little utility. The Panel has already outlined its concerns with respect to the conclusions and recommendations of the Theatres Study in previous chapters. For these reasons, it would be inappropriate to include the Theatres Study as a reference document.

Similarly, as the important parts of the GJM Heritage report have been distilled into the Yarra High Streets (Victoria Street and Bridge Road) Statements of Significance: Reference Document (May 2020), the Panel sees little utility in also including the GJM Heritage report as a reference document. The inclusion of the GJM report would only cause potential confusion or duplication of material and is unnecessary.

Conclusions

The Panel concludes that the following documents should be deleted from the exhibited version of Clause 21.11:

- Victoria Street and Bridge Road Built Form Review: Heritage Assessment, GJM Heritage (2018)
- Thematic Study of Theatres in the City of Yarra, Context Pty Ltd (2017).

The Panel concludes that the following document should be added to the exhibited version of Clause 21.11:

- Yarra High Streets (Victoria Street and Bridge Road) Statements of Significance: Reference Document (May 2020).

These changes are reflected in the Panel preferred version of Clause 21.11 in Appendix D1.

The content of the Yarra High Streets (Victoria Street and Bridge Road) Statements of Significance: Reference Document (May 2020) should be generally as submitted by Council in Document 62, Attachment 5, but amended in accordance with the Panel preferred version in Appendix D5.

Recommendations:

25. **Modify Clause 21.11 in accordance with the Panel preferred version in Appendix D1.**
26. **Modify the Yarra High Streets (Victoria Street and Bridge Road) Statements of Significance: Reference Document (May 2020) in accordance with the Panel preferred version in Appendix D5.**

10.3 Final form of Clause 22.02 - Development guidelines for sites subject to the Heritage Overlay

The exhibited reference documents in Clause 22.02-8 essentially mirrors the list of exhibited reference documents in Clause 21.11.

It follows that the Panel's conclusions and recommendations regarding Clause 21.11 are applicable to Clause 22.02-8.

Conclusions

The Panel concludes that the following documents should be deleted from the exhibited version of Clause 22.02-8:

- Victoria Street and Bridge Road Built Form Review: Heritage Assessment, GJM Heritage (2018)
- Thematic Study of Theatres in the City of Yarra, Context Pty Ltd (2017).

The Panel concludes that the following document should be added to the exhibited version of Clause 22.02-8:

- Yarra High Streets (Victoria Street and Bridge Road) Statements of Significance: Reference Document (May 2020).

These changes are reflected in the Panel preferred version of Clause 22.02 in Appendix D2.

Recommendations:

27. Modify clause 22.02 in accordance with the Panel preferred version in Appendix D2.

10.4 Final form of schedule to Clause 43.01 - Heritage Overlay

In previous chapters, the Panel has already recommended changes with respect to the schedule to Clause 43.01 for the following Heritage Overlays:

- HO109 – leave address as 55 Langridge Street
- HO286 – delete internal controls (replace 'YES' with 'NO')
- HO499 – former Austral Theatre - delete
- HO504 – former Richmond Theatre – delete.

In its closing submission, Council submitted that the schedule to Clause 43.01 should be amended to specify the Statements of Significance within an Incorporated document for the eight new Heritage Overlays (HO525 to HO532 inclusive). It submitted this was consistent with the requirements of VC148 (Clause 43.01-5).

Council proposed that the Statement of Significance for each new Heritage Overlay would be included within the Yarra High Streets (Victoria Street and Bridge Road) Statement of Significance: Incorporated Document (May 2020).

The Panel accepts Council's approach with respect to the proposed eight new Heritage Overlays and agrees that this is required in order to comply with Clause 43.01-5.

Conclusion

The Panel concludes that the exhibited version of the schedule to Cause 43.01 should be amended by including reference to the Statement of Significance within an incorporated document for the following Heritage Overlays:

- HO525, Shop and Residence, 637-639 Bridge Road, Richmond
- HO526, Hall's Buildings, 202-206 Church Street, Richmond
- HO527, Pair of Terrace Houses, 32 and 34 Thomas Street, Richmond
- HO528, James Boland Shop and Residence, 635 Bridge Road, Richmond
- HO529, Royal Oak Hotel, 529-533 Bridge Road, Richmond
- HO530, Whipps Terrace, 597-599 Bridge Road, Richmond
- HO531, Flour Mill and Grain Store Complex (former), 534-534A Bridge Road, Richmond

- HO532, Richmond Town Hall, 325-333 Bridge Road, Richmond.

These changes are in addition to the recommendations regarding the schedule to Clause 43.01 expressed in other chapters of this report.

Recommendation:

28. Modify the schedule to Clause 43.01 in accordance with the Panel preferred version in Appendix D3.

10.5 Final form of schedule to Clause 72.04 - Documents incorporated in this planning scheme

In its closing submission, Council submitted that the schedule to Clause 72.04 should be amended to include the Yarra High Streets (Victoria Street and Bridge Road) Statement of Significance: Incorporated Document (May 2020). This includes the eight new heritage Overlays referred to in the section above (HO525 to HO532 inclusive).

The Panel supports this approach and notes this is consistent with the schedule to Clause 43.01.

In its closing submission, Council also submitted that a 'stand-alone' Statement of Significance for the former Austral Theatre should be included as an Incorporated document in the schedule to Clause 72.04. For the reasons already expressed in this report, the Panel does not agree with that inclusion.

Conclusion

The Panel concludes that the following document should be added to the exhibited version of Clause 72.04:

- Yarra High Streets (Victoria Street and Bridge Road) Statements of Significance: Incorporated Document (May 2020).

Recommendation:

29. Modify the schedule to Clause 72.04 in accordance with the Panel preferred version in Appendix D4.

10.6 Final form of Incorporated Documents

The exhibited Amendment proposed a number of changes to the existing City of Yarra Review of Heritage Overlay Areas 2007 Appendix 8, revised December 2018. The first of these was a change to the name of the document to City of Yarra Database of Heritage Significant Areas, July 2019. A number of minor changes to the content of the document were also proposed.

Consistent with the conclusions and recommendations already made in this report, the following changes are recommended to the exhibited City of Yarra Database of Heritage Significant Areas, July 2019:

- HO109, William Peatt Boot Factory (former) – leave address as 55 Langridge Street
- HO327, St Brigid's Church Complex – modify as shown in the Panel preferred version in Appendix D6
- HO499, former Austral Theatre - delete
- HO504, former Richmond Theatre – delete.

In its closing submission (Document 62, Attachment 3), Council provided its preferred version of the Yarra High Streets (Victoria Street and Bridge Road) Statements of Significance: Incorporated Document (May 2020). The Panel agrees with this Council version and adopts it as the Panel preferred version in Appendix D6.

Recommendation

30. **Include the Yarra High Streets (Victoria Street and Bridge Road) Statements of Significance: Incorporated Document (May 2020) as shown in the Panel preferred version in Appendix D6.**

Appendix A Submitters to the Amendment

No.	Submitter
1	Mr De Luca
2	St Brigid's Catholic Church
3	J, JB and EC Drill
4	Richmond Church Lands Trust
5	Collingwood Historical Society
6	The 3068 Group (Inc)
7	Mr Mydaras
8	Ms Tran
9	Mr Tran
10	Mr Nott
11	Mr Wight

Appendix B Parties to the Panel Hearing

Submitter	Represented by
Yarra City Council	Ms Briana Eastaugh of Maddocks assisted by Ms Zina Teoh, who called expert evidence on: - Heritage from Ms Anita Brady of Anita Brady Heritage - Heritage from Mr David Helms of David Helms Heritage Planning
Richmond Church Lands Trust	Ms Lucy Eastoe of Best Hooper Lawyers, who called expert evidence on: - Heritage from Mr Roger Beeston of RBA Architects and Conservation Consultants Pty Ltd
JB and EC Drill	Mr Peter O'Farrell of Counsel instructed by Ms Victoria Vilagosh of Norton Rose Fulbright, who called expert evidence on: - Heritage from Mr Bryce Raworth of Bryce Raworth Pty Ltd
Mr De Luca	Mr Paul Connor QC assisted by Ms Marissa Chorn instructed by Ms Rhodie Anderson of Rigby Cooke Lawyers, who called evidence on: - Heritage from Mr Bryce Raworth of Bryce Raworth Pty Ltd
Collingwood Historical Society	Ms Karen Cummings
Mr Con Mydaras	
Mr Terence Nott	
Ms Irene Tran	Mr Mydaras
Mr Ian Wight	

Appendix C Document list

No.	Date	Description	Provided by
1	17/2/2020	Letter dated 13/2/20 from Tamara Brezzi of Norton Rose Fulbright to Planning Panels Victoria regarding late submissions and adjournment	Chair
2	17/2/2020	Letter dated 14/2/20 from Rigby Cooke Lawyers to Planning Panels Victoria in response to Document 1	Chair
3	17/2/2020	Letter dated 13/2/20 from Terry Montebello of Maddocks to Planning Panels Victoria in response to Document 1	Chair
4	17/2/2020	Letter dated 14/2/20 from Lucy Eastoe of Best Hooper Lawyers to Planning Panels Victoria in response to Document 1	Chair
5	17/2/2020	Letter dated 17/2/20 from Panel Chair to all parties including Documents 1, 2, 3 and 4	Chair
6	19/2/2020	Letter dated 19/2/20 from Lucy Eastoe of Best Hooper Lawyers to Planning Panels Victoria in response to Document 5	Chair
7	19/2/2020	Letter dated 19/2/20 from Tamara Brezzi of Norton Rose Fulbright to Planning Panels Victoria in response to Document 5	Chair
8	19/2/2020	Letter dated 19/2/20 from Briana Eastaugh of Maddocks Lawyers to Planning Panels Victoria in response to Document 5	Chair
9	19/2/2020	Letter dated 19/2/20 from Rigby Cooke Lawyers to Planning Panels Victoria in response to Document 5	Chair
10	20/2/2020	Letter dated 20/2/20 from Panel Chair to all parties regarding second Directions Hearing	Chair
11	21/2/2020	Letter dated 21/2/20 from Rigby Cooke Lawyers to Planning Panels Victoria in response to Document 10	Chair
12	21/2/2020	Email dated 21/2/20 from Lucy Eastoe of Best Hooper Lawyers to Planning Panels Victoria in response to Document 10 and 11	Chair
13	21/2/2020	Email dated 21/2/20 from Planning Panels Victoria to all parties confirming need for second Directions Hearing	Chair
14	28/2/2020	Letter dated 28/2/20 from Panel Chair to all parties regarding Directions, Distribution List and Hearing Timetable	Chair
15	13/3/2020	Letter dated 13/3/20 from Panel Chair to all parties regarding potential impact of Novel Coronavirus 2019 (COVID-19) on Planning Panels	Chair
16	26/3/2020	Letter dated 26/3/20 from Panel Chair to all parties regarding possible alternative arrangements for the conduct of the Hearing	Chair

No.	Date	Description	Provided by
17	31/3/2020	Letter dated 31/3/20 from Terry Montebello of Maddocks to Planning Panels Victoria in response to Document 16	Chair
18	31/3/2020	Letter dated 31/3/20 from Rigby Cooke Lawyers to Planning Panels Victoria in response to Document 16	Chair
19	31/3/2020	Letter dated 31/3/20 from Victoria Vilagosh of Norton Rose Fulbright to Planning Panels Victoria in response to Document 16	Chair
20	31/3/2020	Letter dated 31/3/20 from Lucy Eastoe of Best Hooper to Planning Panels Victoria in response to Document 16	Chair
21	31/3/2020	Email dated 30/3/20 from Karen Cummings of the Collingwood Historical Society to Planning Panels Victoria in response to Document 16	Chair
22	31/3/2020	Email dated 30/3/20 from Con Mydaras to Planning Panels Victoria in response to Document 16	Chair
23	31/3/2020	Email dated 31/3/20 from Ian Wight to Planning Panels Victoria in response to Document 16	Chair
24	6/4/2020	Letter dated 6/4/20 from Panel Chair to all parties providing update on Hearing process and new Directions	Chair
25	6/4/2020	Email dated 6/4/20 from Mr Nott to Planning Panels Victoria in (late) response to Document 16 supporting Hearing proceeding 'on the papers'	Chair
26	7/4/2020	Email dated 7/4/20 from Mr Wight to Planning Panels Victoria seeking late Request to be Heard 'on the papers'	Chair
27	8/4/2020	Email dated 8/4/20 from Planning Panels Victoria to all parties accepting Mr Wight's late RTBH	Chair
28	9/4/2020	Email dated 9/4/20 from Planning Panels Victoria to all parties advising of 'group test run' of video conference platform to be held 17/4/20	Chair
29	9/4/2020	Email dated 9/4/20 from Planning Panels Victoria providing addendum to Document 28.	Chair
30	9/4/2020	Email dated 8/4/20 from Janet Taylor of Collingwood Historical Society to Council requesting features to be videoed in former theatres.	Chair
31	9/4/2020	Email dated 9/4/20 from Council to all parties providing list of features to be videoed in accordance with Direction 8 in Document 24	Chair
32	14/4/2020	Council Part A submission	Council
33	14/4/2020	Expert witness statement from Anita Brady on behalf of Council	Council
34	14/4/2020	Expert witness statement from David Helms on behalf of Council	Council

No.	Date	Description	Provided by
35	14/4/2020	Expert witness statement from Roger Beeston on behalf of Richmond Church Land Trust	Best Hooper
36	14/4/2020	Expert witness statement from Bryce Raworth on behalf of JB and EC Drill	Norton Rose Fulbright
37	14/4/2020	Expert witness statement from Bryce Raworth on behalf of Anthony De Luca	Rigby Cooke
38	15/4/2020	Email dated 15/4/20 from Planning Panels Victoria with attached letter dated 15/4/20 from Maddocks regarding Skype procedures	Chair
39	16/4/2020	Letter dated 16/4/20 from Briana Eastaugh of Maddocks in response to Direction 18	Council
40	16/4/2020	Letter dated 16/4/20 from Rigby Cooke Lawyers in response to Direction 18	Rigby Cooke
41	16/4/2020	Letter dated 16/4/20 from Karen Cummings of the Collingwood Historical Society in response to Direction 18	Ms Cummings
42	16/4/2020	Letter dated 16/4/20 from Norton Rose Fulbright in response to Direction 18	Norton Rose Fulbright
43	16/4/2020	Email dated 16/4/20 from Terence Nott in response to Direction 18	Mr Nott
44	16/4/2020	Email dated 16/4/20 from Best Hooper in response to Direction 18	Best Hooper
45	17/4/2020	Email dated 17/4/20 from Planning Panels Victoria to all parties in accordance with Direction 19	Chair
46	17/4/2020	Letter from Rigby Cooke Lawyers dated 17/4/20 with floor plans and link to videos of internal features of former Austral Theatre	Rigby Cooke
47	17/4/2020	Letter from Norton Rose Fulbright dated 17/4/20 with link to video of internal features of former Burnley Theatre	Norton Rose Fulbright
48	17/4/2020	Email from Best Hooper dated 17/4/20 with floor plan and link to video of former Richmond Theatre	Best Hooper
49	21/4/2020	Submission from Mr Wight	Mr Wight
50	21/4/2020	Photos from Mr Mydaras (forwarded by Maddocks on behalf of Mr Mydaras)	Maddocks/Mr Mydaras
51	21/4/2020	Submission from Mr Mydaras	Mr Mydaras
52	22/4/2020	Council Part B Submission – 'Electronic Folder' with Files 1 - 17	Council
53	23/4/2020	Submission from Collingwood Historical Society	Ms Cummings
54	23/4/2020	Submission from Mr Nott	Mr Nott

No.	Date	Description	Provided by
55	23/4/2020	Yarra High Streets: Statements of Significance October 2017 (March 2020) – 23.04.20 update	Council
56	23/4/2020	Submission from Richmond Church Lands Trust	Best Hooper
57	24/4/2020	Submission on behalf of JB and EC Drill	Mr O'Farrell
58	24/4/2020	Submission on behalf of Mr De Luca	Mr Connor QC
59	27/4/2020	Email dated 27/4/20 from Planning Panels Victoria to all parties confirming process regarding Council closing submission and revised drafting of documents	Chair
60	27/4/2020	Revised 'Attachment A' (V2) to Document 57 – including contributory elements under the heading 'Why is it significant?'	Norton Rose Fulbright
61	27/4/2020	Revised 'Attachment A' (V3) to Document 57 – including contributory elements under the heading 'What is significant?'	Norton Rose Fulbright
62	1/5/2020	Council closing submission and associated documents (Files 1-8)	Maddocks
63	4/5/20	Email dated 4/5/20 from Mr Mydaras requesting additional time to respond to Document 62	Mr Mydaras
64	4/5/20	Email responding to all parties regarding Document 63	Planning Panels Victoria
65	7/5/20	Submission from Collingwood Historical Society in response to Document 62	Ms Cummings
66	7/5/20	Submission from Mr Connor QC in response to Document 62	Rigby Cooke
67	7/5/20	Submission from Mr O'Farrell (including attachments) in response to Document 62	Norton Rose Fulbright
68	7/5/20	Submission from Mr Mydaras in response to Document 62	Mr Mydaras
69	7/5/20	Submission from Mr Nott in response to Document 62	Mr Nott
70	8/5/20	Email from Planning Panels Victoria to all parties advising that the reserve drafting day (12/5/20) would not be required.	Planning Panels Victoria

Appendix D Panel preferred versions of clauses and documents

Tracked Added

~~Tracked Deleted~~

D1 Panel preferred version of Clause 21.11

The Panel has shown tracked changes to the exhibited version of Clause 21.11

21.11
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Proposed C245yara

REFERENCE DOCUMENTS

General

Council Plan 2005-2009.

Inner Melbourne Action Plan (October 2005).

Yarra City Council Access and Inclusion Policy (November 2004)

City of Yarra Access and Inclusion strategy 2004-2009

Disability Action Plan 2001—2004

Land Use

Yarra Residential Interface Study 2001 (City of Yarra, 2001)

Accommodation and housing

Inner Regional Housing Statement (January 2006)

Retail, entertainment and the arts

Yarra City Council Arts and Cultural Plan, 2005-2009

Inner City Entertainment Precincts Taskforce "A Good Night for All"

Industry, office and commercial

Yarra Economic Development Strategy 2001-2004

Yarra Industrial and Business Land Strategy Review (Hansen Partnerships & Charter, Keck, Cramer, September 2004).

Parks, gardens and public open space

Yarra City Council Recreation Strategy Plan 2003/2008

Built Form

Heritage

Heritage Citation: 18-22 Derby Street, Collingwood, Anthemion Consultancies (2018)

Heritage Citation: 33-45 Derby Street, Collingwood, GJM Heritage (2018)

Heritage Citation: Queens Parade, Fitzroy North Street Trees, John Patrick Landscape Architects Pty. Ltd. (2018)

Collingwood Mixed Use Pocket, Heritage Assessment & Recommendations, GJM Heritage (2018)

~~*Victoria Street and Bridge Road Built Form Review: Heritage Assessment, GJM Heritage (2018)*~~

~~*Thematic Study of Theatres in the City of Yarra, Context Pty. Ltd. (2017)*~~

Yarra High Streets (Victoria Street and Bridge Road) Statements of Significance: Reference Document (May 2020)

Swan Street Built Form Study Heritage Assessments & Analysis, October 2017 (GJM Heritage)

Yarra High Streets: Statements of Significance, October 2017 (GJM Heritage)

Heritage Citation: 112-124 Trenerry Crescent, Abbotsford. GJM Heritage, July 2016.

Heritage Citation: 20-60 Trenerry Crescent, Abbotsford. GJM Heritage, July 2016.

Heritage Gap Study: Review of Johnston Street East, Context Pty Ltd 2016.

Heritage Gap Study: Review of 17 Precincts Stage 2 Report, Context Pty Ltd 2014, revised 2016.

Heritage Review of Predefined Areas In Abbotsford & Collingwood Stage 2 Report, Context Pty Ltd 2015.

Heritage Gap Study: Review of Central Richmond, Stage 2 Final Report, Context Pty Ltd 2014.

City of Yarra Heritage Gaps Study – Smith Street South, Anthemion Consultancies 2014.

City of Yarra Heritage Gaps – 233-251 Victoria Street Abbotsford Anthemion Consultancies, 2012.

City of Yarra Heritage Gaps Stage Two, Graeme Butler and Associates 2009.

City of Yarra Heritage Gaps Stage One, Graeme Butler and Associates 2008.

City of Yarra Heritage Gaps Review One 2013 [Appendix A and B includes Statements of Significance] Incorporated Plan under the provisions of clause 43.01 Heritage Overlay - methodology report, Lovell Chen 2014.

City of Yarra Heritage Gaps Review Two 2013.

City of Yarra Heritage Gaps Study – 233-251 Victoria Street, Abbotsford, Anthemion Consultancies 2012.

World Heritage Environs Area Strategy Plan: Royal Exhibition Building and Carlton Gardens, Department of Planning and Community Development 2009.

City of Yarra Review of Heritage Overlay Areas [Appendix 7 includes Statements of Significance], Graeme Butler and Associates 2007 updated 2013.

Yarra Heritage Database 2007 including photos, Allom Lovell and Associates 1998.

Development Guidelines for Heritage Places (City of Yarra, 1999).

City of Yarra Heritage Review, Volumes 1-4, Allom Lovell and Associates 1998.

Protecting Archaeological Sites in Victoria, Heritage Victoria 1998.

The Burra Chater. Australian ICOMOS Charter for the Conservation of Places of Cultural Significance, as updated from time to time.

Fitzroy Urban Conservation Study Review, Allom Lovell and Associates 1992.

Collingwood Conservation Study, Andrew Ward and Associates 1989.

Richmond Conservation Study, J and T O'Connor and Coleman and Wright Architects 1985.

Carlton, North Carlton and Princes Hill Conservation Study, Nigel Lewis and Associates 1984.

City of Northcote Urban Conservation Study, Graeme Butler Architect 1982.

South Fitzroy Conservation Study, Jacob Lewis Vines Architects 1979.

North Fitzroy Conservation Study, Jacob Lewis Vines Architects 1978.

Built form character

Urban Design Guidelines for the YarraRiver Corridor (City of Yarra, 1998), as amended April 2004

City of Yarra Built Form Review 2003

Transport

Yarra Strategic TransportStatementCity of Yarra 2006

Encouraging and increasing walking strategy, City of Yarra 2005

Environmental Sustainability

The Yarra Environment Strategy: Our Sustainable Future (City of Yarra, November 2000).

Review of Policies and Controls for the Yarra River Corridor: Punt Road to Burke Road: Consultant Report (Planisphere and Jones & Whitehead, June 2005).

Middle Yarra Concept Plan (Dept. of Planning and Urban Growth, Dept. of Conservation and Environment, 1990)

Lower Yarra (Punt Road to Dights Falls) Concept Plan (Ministry for Planning and Environment, 1986)

Lower Darebin Creek Concept Plan (Darebin Creek Co-ordinating

Committee, 1995) Merri Creek Management Plan (Merri Creek

Management Committee, 1997)

Merri Creek Concept Plan (Draft) (Merri Creek Management

Committee, 1997) Yarra River Corridor Strategy (City of Yarra, 1999)

Yarra Catchment Action Plan (YarraCare, 1996)

Port Phillip and Western Port Regional Catchment Strategy 2004 – 2009 (Port Phillip and Westernport Catchment Management Authority 2004)

Herring Island Enhancement Plan (Acer Wargon Chapman and EDAW

AUST, 1995) Environmental Guidelines for Major Construction Sites

(Environment Protection Authority, 1996)

Yarra Bend Park Strategy Plan (Parks Victoria, 1998)

Yarra Bend Park Environmental Action Plan (Parks Victoria, April 2000)

Yarra Bend / Fairfield Area: Development Opportunities (Chris Dance Land Design and Fulcrum Town Planners, 1997)

City of Yarra Stormwater Management Plan (AWT, December 2000)

Neighbourhood Plans

Smith / Wellington Streets Mixed Use Precinct Urban Design Framework,

March 2005 Victoria Street Activity Precinct Urban Design Framework,

July 2004;

Victoria Street East Precinct, Richmond, Urban Design Framework prepared for the City of Yarra 16 November 2005 (mgs in association with Jones and Whitehead Pty Ltd)

Structure Plans and Local Area Plans

Johnston Street Local Area Plan, 2015

D2 Panel preferred version of Clause 22.02

The Panel has shown tracked changes to the exhibited version of Clause 22.02

22.02 DEVELOPMENT GUIDELINES FOR SITES SUBJECT TO THE HERITAGE OVERLAY

18/10/2018
C232

This policy applies to all land within a Heritage Overlay.

22.02-1 Policy Basis

30/09/2010
C85

The MSS highlights the importance of heritage to the identity and character of the municipality and one of its objectives is to protect and enhance the City's heritage places.

This policy provides guidance for the protection and enhancement of the City's identified places of cultural and natural heritage significance.

22.02-2 Definitions of Words used in this Policy

30/09/2010
C85

- Adaptation: modifying a place to suit the existing use or a proposed use.
- Architectural integrity: the quality of closely reflecting the architecture of the period in which a building was created.
- Conservation: the process of looking after a place so as to retain its cultural significance.
- Cultural significance: aesthetic, historic, scientific, social or spiritual value for past, present or future generations.
- Fabric: all the physical material of the place including components and fixtures, and can include building interiors.
- Heritage place: anything subject to the Heritage Overlay and can include a site, area, land, landscape, tree, building or other work, or group of buildings of heritage significance, and may include components or spaces. When used in the context of a building graded individually significant, the heritage place is initially the individually significant building and then the broader heritage area. When used in the context of a contributory building, the heritage place is the broader heritage area.
- Maintenance: the continuous protective care of the fabric and setting of a place. It is distinguished from repair which involves restoration and reconstruction.
- Preservation: maintaining the fabric of a place in its existing state and retarding deterioration.
- Reconstruction: returning a place to a known earlier state and is distinguished from restoration by the introduction of new material into the fabric.
- Restoration: returning the existing fabric of a place to a known earlier state and is distinguished from reconstruction by no introduction of new material into the fabric (note a permit is only required for works, repairs and routine maintenance which change the appearance of a heritage place or which are not undertaken to the same details, specifications and materials).

22.02-3 Levels of Significance

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Proposed C245yara

Every building of cultural significance has been assessed and graded according to its heritage contribution. The levels of significance used are:

- 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 level of significance of every building is identified in the incorporated document, *City of Yarra Database of Heritage Significant Areas,* July 2019. Details of methodology used to determine levels of significance can be found in *City of Yarra Review of Heritage Overlay Areas 2007 (Graeme Butler and Associates), City of Yarra Heritage Gaps Review Two 2013, City of Yarra Hertiage Gaps Study July, 2014 – Smith Street South (Anthemion),* and *Heritage Gap Study: Review of Central Richmond, Stage 2 Final Report, November 2014.*

22.02-4 Objectives

30/09/2010
C85

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.

22.02-5 Policy

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Proposed C245yara

It is policy to:

22.02-5.1 Demolition

Full Demolition or Removal of a Building

Generally encourage the retention of a building in a heritage place, unless

- The building is identified as being not contributory.
- The building is identified as a contributory building, and
  - new evidence has become available to demonstrate that the building does not possess the level of heritage significance attributed to it in the incorporated document, *City of Yarra Database of Heritage Significant Areas, July 2019* and
  - the building does not form part of a group of similar buildings.

Note: The poor condition of a heritage place should not, in itself, be a reason for permitting demolition.

Encourage the retention of original street furniture and bluestone road or laneway materials and details (where relevant).

An application for demolition is to be accompanied by an application for new development.

Removal of Part of a Heritage Place or Contributory Elements

Encourage the removal of inappropriate alterations, additions and works that detract from the cultural significance of the place.

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

- That part of the heritage place has been changed beyond recognition of its original or subsequent contributory character(s).

- For a contributory building:
  - that part is not visible from the street frontage (other than a laneway), abutting park or public open space, and the main building form including roof form is maintained; or
  - the removal of the part would not adversely affect the contribution of the building to the heritage place.
- For individually significant building or works, it can be demonstrated that the removal of part of the building or works does not negatively affect the significance of the place.

22.02-5.2 Original Location

Encourage the retention of a heritage place or a contributory element to a heritage place in its original location unless:

- The location is not an important component of the cultural significance of the heritage place.
- It can be shown that the relocation is the only reasonable means of ensuring the survival of the heritage place.

22.02-5.3 Reconstruction and Restoration

Encourage restoration of a heritage place or contributory element if evidence exists to support its accuracy.

Encourage the reconstruction of a building or works which previously existed in a heritage place if:

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

Encourage the reconstruction of original or contributory elements where they have been removed. These elements include, but are not limited to, chimneys, fences, verandahs, roofs and roof elements, wall openings and fitting (including windows and doors), shopfronts and other architectural details and features.

22.02-5.4 Painting and Surface Treatments

Encourage the removal of paint from originally unpainted masonry surfaces.

Encourage the retention of historic painted signs.

Discourage the sand blasting of render, masonry or timber surfaces; and the painting of unpainted surfaces.

Encourage paint colours to be consistent with the period of the heritage place.

22.02-5.5 Culturally Significant Trees

Encourage the retention of culturally significant trees in a heritage place unless:

- The trees are to be removed as part of a maintenance program to manage loss of trees due to deterioration caused by old age or disease.
- The trees are causing structural damage to an existing structure and remedial measures (such as root barriers and pruning) cannot be implemented.

Ensure additions and new works respect culturally significant trees (and where possible, significant garden layouts) by siting proposed new development at a distance that ensures the ongoing health of the tree.

22.02-5.6 Subdivision

Support the subdivision of sites which do not detract from the heritage value of the place or contributory element.

Where appropriate, use a building envelope plan to protect the heritage values of the place. The building envelope plans should:

- Reflect the original rhythm of the streetscape.
- Allow sufficient space surrounding the heritage place or contributory element to a heritage place to retain its significance or contribution.

22.02-5.7 New Development, Alterations or Additions

22.02-5.7.1 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.

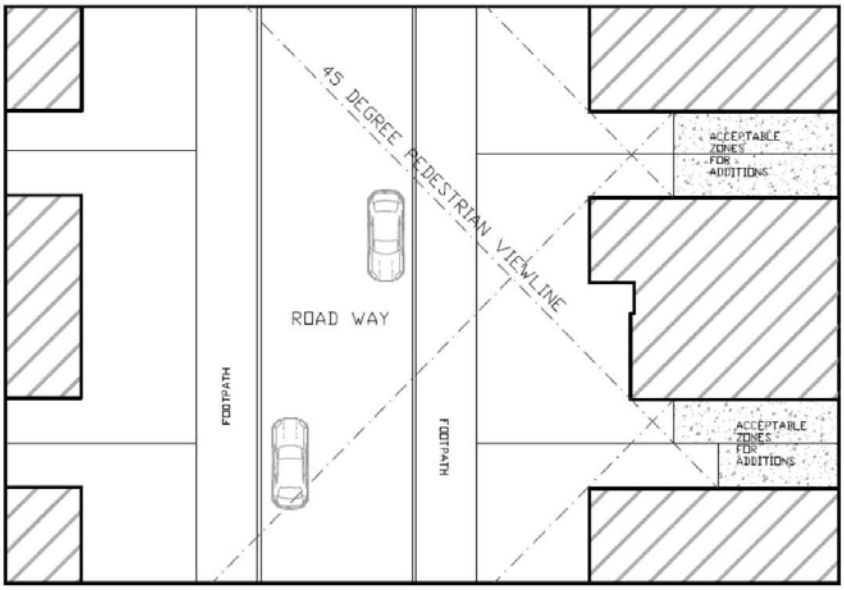


Figure 1 acceptable areas for ground level additions are sited within the area created by drawing a 45 degree view line from the opposite footpath through the front corner of the subject building and the corners of adjacent buildings.

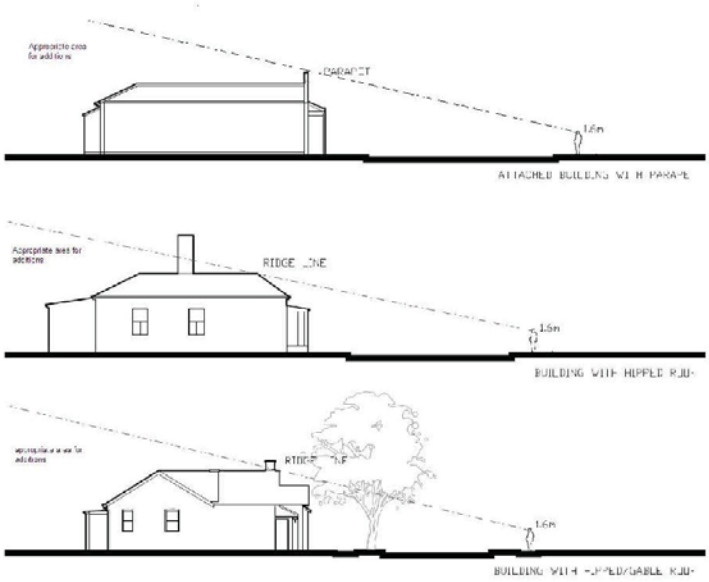


Figure 2 – appropriate areas for upper level additions to contributory buildings are sited within the 'envelope' created by projecting a sight line from 1.6 metres above ground level (eye level of average adult person) from the footpath on the opposite side of the street through the top of the front parapet or the ridge line of the principal roof form.

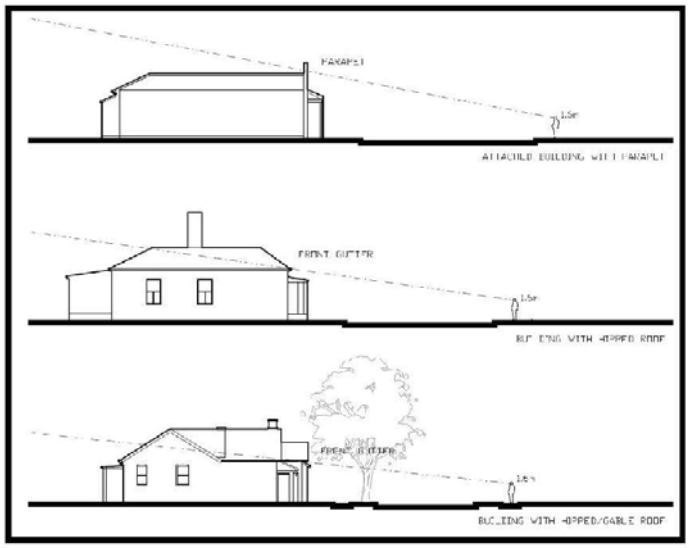


Figure 3 – appropriate areas for upper level additions to individually significant buildings are sited within the 'envelope' created by projecting a sight line from 1.6 metres above ground level (eye level of average adult person) from the footpath on the opposite side of the street through the top of the front parapet or the gutter line of the principal roof form.

22.02-5.7.2 Specific Requirements (where there is a conflict or inconsistency between the general and specific requirements, the specific requirements prevail)

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.

Residential Upper Storey Additions

Encourage new upper storey additions to residential heritage places or contributory elements to heritage places to:

- Preserve the existing roof line, chimney(s) and contributory architectural features that are essential components of the architectural character of the heritage place or contributory elements to the heritage place.
- Respect the scale and form of the heritage place or contributory elements in the heritage place by stepping down in height and setting back from the lower built forms.

Sightlines should be provided to indicate the 'envelope' from the street of proposed upper storey additions (refer to the sightline diagrams in 22.02-5.7.1).

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.

Carports, Car Spaces, Garages, and Outbuildings

Encourage carports, car spaces, garages and outbuildings to be set back behind the front building line (excluding verandahs, porches, bay windows or similar projecting features) of the heritage place or contributory element or to be reasonably obscured. New works should be sited within the 'envelope' shown in Figure 1 of 22.02-5.7.1.

Discourage:

- new vehicle crossovers in streets with few or no crossovers
- high fencing, doors and boundary treatments associated with car parking that are unrelated to the historic character of the area
- new vehicle crossovers in excess of 3 metres wide in residential streets.

Front Fences and Gates

Encourage front fences and gates to be designed to

- allow views to heritage places or contributory elements from surrounding streets
- be a maximum of 1.2 metres high if solid or 1.5 metres high if more than 50% transparent (excluding fence posts)
- be consistent with the architectural period of the heritage place or contributory element to the heritage place.

Ancillaries and Services

Encourage ancillaries or services such as satellite dishes, shade canopies and sails, access ladders, air conditioning plants, wall and roof top mounted lighting, roof top gardens and their associated planting, water meters, and as far as practical aerials, to contributory or significant buildings, to be concealed when viewed from street frontage.

Where there is no reasonable alternative location, ancillaries and services which will reduce green house gas emissions or reduce water consumption, such as solar panels or water storage tanks, or provide universal access (such as wheel chair ramps), may be visible but should be sensitively designed.

Encourage ancillaries or services in new development to be concealed or incorporated into the design of the building.

Encourage ancillaries or services to be installed in a manner whereby they can be removed without damaging heritage fabric.

22.02-6 Archaeological Sites

30/09/2010
C85

Encourage applicants to consult with Heritage Victoria where any proposed buildings or works may affect archaeological relics to facilitate compliance with Part 6 of the *Heritage Act 1995* (Protection of Archaeological Places).

22.02-7 Decision Guidelines

30/09/2010
C85

Before deciding on an application the responsible authority will consider:

- Whether there should be an archival recording of the original building or fabric on the site.
- The heritage significance of the place or element as cited in the relevant Statement of Significance or Building Citation.

22.02-8 References

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Proposed C245yara

Heritage Citation: 18-22 Derby Street, Collingwood, Anthemion Consultancies (2018)

Heritage Citation: 33-45 Derby Street, Collingwood, GJM Heritage (2018)

Heritage Citation: Queens Parade, Fitzroy North Street Trees, John Patrick Landscape Architects Pty. Ltd. (2018)

Collingwood Mixed Use Pocket, Heritage Assessment & Recommendations, GJM Heritage (2018)

~~Victoria Street and Bridge Road Built Form Review: Heritage Assessment, GJM Heritage (2018)~~

~~Thematic Study of Theatres in the City of Yarra, Context Pty Ltd (2017)~~

Yarra High Streets (Victoria Street and Bridge Road) Statements of Significance: Reference Document (May 2020)

Heritage Citation: 112-124 Trenerry Crescent, Abbotsfod. GJM Heritage, July 2016.

Heritage Citation: 20-60 Trenerry Crescent, Abbotsfod. GJM Heritage, July 2016.

Heritage Gap Study: Review of Johnston Street East, Context Pty Ltd 2016.

Heritage Gap Study: Review of 17 Precincts Stage 2 Report, Context Pty Ltd 2014, revised 2016.

Heritage Review of Predefined Areas In Abbotsford & Collingwood Stage 2 Report, Context Pty Ltd 2015.

Heritage Gap Study: Review of Central Richmond, Stage 2 Final Report, Context Pty Ltd 2014.

City of Yarra Heritage Gaps Study – Smith Street South,Anthemion Consultancies 2014.

City of Yarra Heritage Gaps – 233-251 Victoria Street Abbotsford Anthemion Consultancies, 2012.

City of Yarra Heritage Gaps Stage Two, Graeme Butler and Associates 2009.

City of Yarra Heritage Gaps Stage One, Graeme Butler and Associates 2008.

City of Yarra Heritage Gaps Review One 2013 [Appendix A and B includes Statements of Significance] Incorporated Plan under the provisions of clause 43.01 Heritage Overlay - methodology report, Lovell Chen 2014.

City of Yarra Heritage Gaps Review Two 2013.

City of Yarra Heritage Gaps Study – 233-251 Victoria Street, Abbotsford, Anthemion Consultancies 2012.

City of Yarra Review of Heritage Overlay Areas [Appendix 7 includes Statements of Significance], Graeme Butler and Associates 2007 updated 2013.

Yarra Heritage Database 2007 including photos, Allom Lovell and Associates 1998.

City of Yarra Heritage Review, Volumes 1-4, Allom Lovell and Associates 1998.

Protecting Archaeological Sites in Victoria, Heritage Victoria 1998.

The Burra Charter. Australian ICOMOS Charter for the Conservation of Places of Cultural Significance, as updated from time to time.

Fitzroy Urban Conservation Study Review, Allom Lovell and Associates 1992.

Collingwood Conservation Study, Andrew Ward and Associates 1989.

Richmond Conservation Study, J and T O'Connor and Coleman and Wright Architects 1985.

Carlton, North Carlton and Princes Hill Conservation Study, Nigel Lewis and Associates 1984.

City of Northcote Urban Conservation Study, Graeme Butler Architect 1982.

South Fitzroy Conservation Study, Jacob Lewis Vines Architects 1979.

North Fitzroy Conservation Study, Jacob Lewis Vines Architects 1978.

D3 Panel preferred version of schedule to Clause 43.01

The Panel has shown tracked changes to the relevant parts of the exhibited version of the schedule to Clause 43.01.

14/03/2019
C261yara

SCHEDULE TO CLAUSE 43.01 HERITAGE OVERLAY

1.0
22/11/2018
C236

Application requirements

None specified.

2.0
--/--/----
Proposed
C245yara

Heritage places

The requirements of this overlay apply to both the heritage place and its associated land.

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 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses may be permitted?	Aboriginal heritage place?
HO109	~~61-75~~ 55 LANGRIDGE STREET COLLINGWOOD Former William Peatt Boot Factory **Incorporated plan:** Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	Yes	No	No	No	No	No	No
HO286	365-377 SWAN STREET RICHMOND Former Burnley Theatre **Incorporated plan:** Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	Yes	~~Yes~~ No	No	No	No	No	No

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 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses may be permitted?	Aboriginal heritage place?
~~HO499~~	~~200-202 JOHNSTON STREET, COLLINGWOOD~~ ~~Austral Theatre (former)~~ ~~**Incorporated plan:**~~ ~~Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014~~	~~No~~	~~Yes~~	~~No~~	~~No~~	~~No~~	~~No~~	~~No~~
~~HO504~~	~~311-317 BRIDGE ROAD, RICHMOND~~ ~~Richmond Theatre Former~~ ~~**Incorporated plan:**~~ ~~Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014~~	~~No~~	~~Yes~~	~~No~~	~~No~~	~~No~~	~~No~~	~~No~~
HO525	637-639 BRIDGE ROAD, RICHMOND Shop & Residence **Incorporated plan:** Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014 **Statement of Significance:** Shop and Residences 637-639 Bridge Road, Richmond Statement of Significance, included in Yarra High Streets (Victoria Street and Bridge Road) Statements of Significance: Incorporated Document (May 2020)	No	No	No	No	No	No	No

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 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses may be permitted?	Aboriginal heritage place?
HO526	202-206 CHURCH STREET, RICHMOND Halls Building **Incorporated plan:** Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014 **Statement of Significance:** Hall's Buildings 202-206 Church Street, Richmond Statement of Significance, included in Yarra High Streets (Victoria Street and Bridge Road) Statements of Significance: Incorporated Document (May 2020)	No	No	No	No	No	No	No
HO527	32 & 34 THOMAS STREET, RICHMOND Terraces **Incorporated plan:** Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014 **Statement of Significance:** Pair of Terrace Houses 32 and 34 Thomas Street, Richmond Statement of Significance, included in Yarra High Streets (Victoria Street and Bridge Road) Statements of Significance: Incorporated Document (May 2020)	No	No	No	No	No	No	No

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 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses may be permitted?	Aboriginal heritage place?
HO528	635 BRIDGE ROAD, RICHMOND Boland's Shop & Residence **Incorporated plan:** Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014 **Statement of Significance:** James Boland's Shop and Residence 635 Bridge Road, Richmond Statement of Significance, included in Yarra High Streets (Victoria Street and Bridge Road) Statements of Significance: Incorporated Document (May 2020)	No	No	No	No	No	No	No
HO529	529-533 BRIDGE ROAD, RICHMOND Royal Oak Hotel **Incorporated plan:** Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014 **Statement of Significance:** Royal Oak Hotel 529-533 Bridge Road, Richmond Statement of Significance, included in Yarra High Streets (Victoria Street and Bridge Road) Statements of Significance: Incorporated Document (May 2020)	No	No	No	No	No	No	No

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 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses may be permitted?	Aboriginal heritage place?
HO530	597-599 BRIDGE ROAD, RICHMOND Whipps Terrace **Incorporated plan:** Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014 **Statement of Significance:** Whipp's Terrace 597-599 Bridge Road, Richmond Statement of Significance, included in Yarra High Streets (Victoria Street and Bridge Road) Statements of Significance: Incorporated Document (May 2020)	No	No	No	No	No	No	No
HO531	534-534A BRIDGE ROAD, RICHMOND Flour Mill & Grain Store Complex (former) **Incorporated plan:** Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014 **Statement of Significance:** Flour Mill and Grain Store Complex (former) 518-524, 534 and 534A Bridge Road, Richmond Statement of Significance, included in Yarra High Streets (Victoria Street and Bridge Road) Statements of Significance: Incorporated Document (May 2020)	No	No	No	No	No	No	No

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 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses may be permitted?	Aboriginal heritage place?
HO532	325-333 BRIDGE ROAD, RICHMOND Richmond Town Hall **Incorporated plan:** Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014 **Statement of Significance:** Richmond Town Hall 325-333 Bridge Road, Richmond Statement of Significance, included in Yarra High Streets (Victoria Street and Bridge Road) Statements of Significance, Incorporated Document (May 2020)	No	Yes - Ticket Office within Foyer and Main Hall	No	No	No	No	No

D4 Panel preferred version of schedule to Clause 72.04

The Panel has shown tracked changes to the exhibited version of the schedule to Clause 72.04

18/04/2019
C225

SCHEDULE TO CLAUSE 72.04 DOCUMENTS INCORPORATED IN THIS PLANNING SCHEME

1.0 Incorporated documents

--/--/----
Proposed C245yara

Name of document	Introduced by:
5-15 Mayfield Street, Abbotsford, Incorporated Document, October, 2018	C188
10 Bromham Place, Richmond Incorporated Document, February 2013	C171
18-62 Trenerry Crescent, Abbotsford (Incorporated Plan, May 2018)	C218
32-68 Mollison Street and 61-69 William Street, Abbotsford July 2013	C170
351-353 Church Street, Richmond – Incorporated Document, February 2019	C225
520 Victoria Street, 2A Burnley Street, and 2 – 30 Burnley Street, Richmond, Burnley Street West Precinct - Incorporated Plan, 2012	C150
Amcor Alphington Paper Mill Site Preparation – Incorporated Document, September 2012	C161
Atherton Gardens – Fitzroy, September 2010	C136
Caulfield Dandenong Rail Upgrade Project, Incorporated Document, April 2016	GC37
Chandler Highway Upgrade Incorporated Document, March 2016 (Amended December 2017)	GC80
City of Yarra Database of Heritage Significant Areas, July 2019	C245yara
Cremorne Balmain Dover Street Project	NPS1
Crown Land Car Park Works, Burnley, August 2005	C92
Fitzroy Former Gasworks Site, Incorporated Document, February 2018	C242
Flying Fox Campsite, Yarra Bend Park, December 2004	C90
Hurstbridge Rail Line Upgrade 2017 Incorporated Document, January 2017	GC60
Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	C178
Local Policy "Protection of Biodiversity" Sites of Remnant Vegetation (Biosis 2001)	C49
M1 Redevelopment Project, October 2006	C86
Melbourne City Link Project – Advertising Sign Locations, November 2003	VC20
Melbourne Metro Rail Project: Upgrades to the Rail Network Incorporated Document, May 2018	GC96
Planning and Design Principles for the Richmond Maltings Site, Cremorne – November 2007	C101
Richmond Walk Up Estate Redevelopment, September 2010	C136
Social housing redevelopment; Atherton Gardens Estate, Fitzroy, and Richmond Public Housing Estate, Richmond, for which the Minister for Planning is the Responsible Authority, May 2010	C135
Specific Site and Exclusion – Lot 2 on PS433628L (452 Johnston Street, Abbotsford	C56
Swan Street Works, Burnley, June 2005	C91
Tramway Infrastructure Upgrades Incorporated Document, May 2017	GC68
Victoria Gardens Building Envelope and Precinct Plan and Precinct 3 Plan – Warehouse Area	C7
Victoria Gardens Urban Design Guidelines	NPS1

Name of document	Introduced by:
Victorian Institute of Forensic Psychiatry Concept Plan (January 1997)	NPS1
Yarra Gardens Precinct Plan, December 2009	C128
Yarra High Streets (Victoria Street and Bridge Road) Statements of Significance: Incorporated Document (May 2020)	C245yara

D5 Panel preferred version of Reference document

The Panel has shown tracked changes to the version of Yarra High Streets (Victoria Street and Bridge Road) Statements of Significance: Reference Document (May 2020) submitted by Council in its closing submission (Document 62, Attachment 5).

Yarra High Streets (Victoria Street and Bridge Road) Statements of Significance: Reference Document (May 2020)

The statements of significance are derived from the following reports:

- *Richmond Conservation Study: undertaken for the City of Richmond, O'Connor*, John & Coleman, Roslyn et al. (1985)
- *City of Yarra Heritage Review*, Allom Lovell & Associates (1998)
- *City of Yarra Heritage Gaps Study*, Anthemion Consultancies (2012)
- *City of Yarra Heritage Gaps Study (Heritage Gaps Amendment two),* Lovell Chen (2012)
- *Heritage Gap Study, Review of Central Richmond,* Context Pty Ltd (2014)
- *City of Yarra Review of Heritage Overlay Areas,* Graeme Butler & Associates (2007, 2013)
- ~~*Thematic Study of Theatres in the City of Yarra*, Context Pty. Ltd (2017)~~
- *Victoria Street and Bridge Road Built Form Review Heritage Assessments*, GJM Heritage (2018)

Ordered by Heritage Overlay number

PRECINCTS

HO number	Precinct name	Page
HO310	Bridge Road Precinct, Richmond	4
HO408	Victoria Street Precinct, Richmond	6
HO444	Victoria Street West Precinct, Richmond	8

INDIVIDUALLY SIGNIFICANT PLACES

HO number VHR number	Name	Address	Page
HO53	Former Savings Bank	231 Victoria Street, Abbotsford	11
HO54	Former National Bank of Australasia	261 Victoria Street, Abbotsford	12
HO55	Shops	275-277 Victoria Street, Abbotsford	13
HO56	Shops	295 Victoria Street, Abbotsford	14
HO57	Shops	297-301 Victoria Street, Abbotsford	15
HO58	Shops	371-377 Victoria Street, Abbotsford	16
HO59	Former East Collingwood Hotel	385 Victoria Street, Abbotsford	17
HO60	Shops	459-465 Victoria Street, Abbots	18
HO61	Shops	511 Victoria Street, Abbotsford	19
HO62	Terminus Hotel, Former Bricklayers Arms Hotel	605 Victoria Street, Abbotsford	20
HO63	Former Crusader Plate Building	651 Victoria Street, Abbotsford	21
HO64	Former Handley & Tilley Building	653-657 Victoria Street, Abbotsford	22
HO65	Former Alma Woolworks Complex	661-663 Victoria Street, Abbotsford	23
HO230	Richmond Police Station	319-323 Bridge Road, Richmond	24
HO259 VHR H1149	Pelaco Sign	21-31 Goodwood Street, Richmond	25
HO260 VHR H1610	Former Gas Inspector's Residences	7 Gleadell Street, Richmond	26

HO289	House	316 Victoria Street, Richmond	27
HO290	Byrne's Arcade Terrace	318-320 Victoria Street, Richmond	28
HO291	Former Simpson's Glove Factory	488-496 Victoria Street, Richmond	29
HO353 VHR 2083	Skipping Girl Neon Sign	651-653 Victoria Street, Abbotsford	30
HO416	Quint Café/Former Duke of Albany Hotel	323-325 Victoria Street, Abbotsford	31

INDIVIDUALLY SIGNIFICANT PLACES WITHIN PRECINCTS

HO number	Name/description	Address	Page
~~**HO310**~~	~~Richmond Cinema (Former)~~	~~311-317 Bridge Road, Richmond~~	~~32~~
HO310	Grynberg Drapers Shop and Office	99-101 Bridge Road, Richmond	33
HO310	Shops & residences	108-112 Bridge Road, Richmond	34
HO310	Wustermann's Buildings, Shop & residence	138-144 Bridge Road, Richmond	35
HO310	London Baby Carriage Manufacturers Pty. Ltd. Factory and show room	153-161 Bridge Road, Richmond	36
HO310	Former Melbourne Savings Bank	184 Bridge Road, Richmond	37
HO310	Shop & Residence	199-205 Bridge Road, Richmond	38
HO310	National Bank of Australasia, former	231 Bridge Road, Richmond	39
HO310	Former Commonwealth Savings Bank of Australia and residence	267 Bridge Road, Richmond	40
HO310	Theobalds Building	294 Bridge Road, Richmond	41
HO310	Shops & residences	381-389 Bridge Road, Richmond	42

PRECINCTS

Heritage Place	Bridge Road Precinct, Richmond	**PS ref no:**	HO310

Source: *Victoria Street and Bridge Road Built Form Review Heritage Assessments*, GJM Heritage (2018)

What is significant?

North side of Bridge Road, Richmond from Punt Road to east of Church Street (nos. 1- 433, with some specific exclusions) South side of Bridge Road, Richmond from Punt Road to east of Burnley Street (nos. 2-534) West side of Church Street, south of Bridge Road (nos. 252-256) Waltham Street (nos. 1A &2A).

History

Bridge Road was designated as a road reserve in Hoddle's Crown survey of 1837. It became a principal thoroughfare from Melbourne to the eastern suburbs when a bridge over the Yarra River was constructed at its eastern end in 1855. Retail and service trades first concentrated at the west end near Hoddle Street, and by the 1860s there was a proliferation of shops and businesses, including butchers, drapers, shoemaker, fruiterers, tailors, hairdressers, grocers, Egan's steam sawmill and several hotels. Amongst the early hotels were The Vine, 254 Bridge Road and Morans Spread Eagle, 372 Bridge Road.

From its inception, Bridge Road was intended to be the civic centre of the district with the town hall, courthouse and post office complex and police station constructed in 1869-71. In the 1870s Bridge Road, east of Church Street, was widened and named Campbell Parade and the civic centre soon became the site for other public buildings, including a market, skating rink, bowling green and baths.

During the prosperous 1870s and 1880s boom period many earlier buildings along Bridge Road were replaced with rows of one and two-storey commercial buildings with residences to the first floor or to the rear. Much of the present streetscape reflects this period, with notable buildings including Stanford Block, 314-328 Bridge Road; commercial premises at 289-307 Bridge Road; Bleasby Buildings, 398-404 Bridge Road and Allans Buildings, 384-392 Bridge Road. Development was encouraged by the opening of the first cable tram line in Melbourne in 1885, which ran along the length of Bridge Road from Bourke Street to the Hawthorn Bridge. This was replaced with an electrified tram service in 1916.

~~The Richmond Skating Rink opened in 1888, on a large site set back from Bridge Road. It was also known as the Victorian Crystal Palace before being converted to a picture theatre in 1917, and later the Richmond Cinema with a new frontage to Bridge Road and a vast capacity of 2406 seats.~~

Commercial development along Bridge Road virtually ceased for a decade during the 1890s depression and recommenced with the construction of substantial and distinctive buildings, such as Wustermann's Buildings, 138-144 Bridge Road (1901) and Theobald's Buildings, 294-296 Bridge Road (1909). This added an Edwardian presence to the existing Victorian character of the precinct. A small number of Interwar buildings added to the streetscape character, including the Royal Oak Hotel, 529-533 Bridge Road (1923), the former Commonwealth Savings Bank of Australia, 267 Bridge Road (1939) and the distinctively remodelled Richmond Town Hall (1934-36).

Since World War II, much of the nineteenth century streetscape of the eastern end of Bridge Road has been eroded, however the predominantly Victorian and Edwardian commercial character of the central and western portions has been largely retained, even with the growth of the Epworth Hospital Complex in the north-western portion of the precinct and larger apartment developments in the area immediately east of the Epworth Complex.

- Description

The main development period of the Bridge Road Precinct is from the 1870s/1880s to the 1920s 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 Victorian, Edwardian and Interwar buildings are contained within the precinct. The dominant building form is attached Victorian and Edwardian shops and residences. They are predominantly two-storey with some one and three-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 storeys
- Rendered ornament and incised decoration to upper storeys
- Brickwork with corbelled capping courses
- Some 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 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
- Some intact rear wings and outbuildings.

How is it significant?

Bridge Road, Richmond is of historical, architectural and aesthetic significance to the City of Yarra.

Why is it significant?

The Bridge Road 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 1870s/80s and from c1900 to the 1920s when substantial growth in the street occurred. These buildings 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 substantially intact streetscape of the Bridge Road 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 Bridge Road Precinct contains groups of buildings that retain intact typical rear wings and outbuildings, these include, amongst others, commercial premises at 289-307 Bridge Road and Stanford Block (314-328 Bridge Road). The streetscape on the south side of Bridge Road between Punt Road and Burnley Street are particularly notable for their highly intact and consistent architectural form and expression [Criterion D].

The Bridge Road Precinct contains a number of individually significant buildings which are well-considered and carefully detailed examples of commercial and civic buildings. These include, among others, the former Melbourne Savings Bank (182-184 Bridge Road); Wustermann's Building (138-144 Bridge Road); commercial premises at 289-307 Bridge Road; Theobalds Building (294-296 Bridge Road); Stanford Block (314-328 Bridge Road); Allans Buildings (384-392 Bridge Road) and Bleasby Buildings (398-404 Bridge Road), as well as hotels such as The Vine (254 Bridge Road) and Morans Spread Eagle (372 Bridge Road). ~~The1888 skating rink, later adapted to the Richmond Cinema, also survives (311-317 Bridge Road). This was a focus of various forms of entertainment in the precinct for many decades.~~ The clock tower of the Richmond Town Hall is of particular prominence and is a local landmark. Richly detailed facades 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].

Heritage Place	Victoria Street Precinct, Richmond	**PS ref no:**	HO408

Source: *City of Yarra Heritage Review*, Allom Lovell & Associates (1998)

Updated: *Victoria Street and Bridge Road Built Form Review Heritage Assessments*, GJM Heritage (2018)

What is significant?

The Victoria Street Precinct is located on the south side of Victoria Street, Richmond. The precinct is linear in nature, following the alignment of Victoria Street between Shelley Street to the west and several properties short of Lennox Street to the east; Little Butler Street is to the rear. The precinct comprises historic commercial/retail buildings, the majority of which are two-storey rendered masonry and brick buildings, with several single-storey buildings at the west end. The buildings date from the second half of the nineteenth century through to the 1910s. Buildings in the precinct are predominantly of 'contributory' heritage value; with one 'individually significant' property (pair of two storey Victorian shop/residences at 92-94 Victoria Street); and two 'not-contributory' properties. The graded properties of the precinct share many characteristics, including rendered masonry and brick buildings, many overpainted, of (mainly) two-storey scale; no setbacks to the street; typically concealed or partly concealed roof forms, with some visible chimneys; generally intact upper (first floor) facades with parapets which are variously plain or curved, with some triangular or square pediments; some elaborate detailing to parapets; and original first floor windows associated with the former residences above the ground floor shops. The shopfronts are typically altered, with many of quite recent origin; awnings over the street (cantilevered or suspended with tie rods) are also commonly not original. Signage varies in impact and prominence: signs are attached to the fascias of awings; to parapets, first floor facades and the roofs of verandahs and awnings; and in painted form to shop windows. Many of the properties also have rear service yards, with annexes, skillions and outbuildings being common, accessed via Little Butler Street.

- Elements that contribute to the significance of the place include (but are not limited to):
- Predominantly two-storey façade parapets, with pitched roofs behind
- No front or side setbacks
- Rendered and face brick walls
- Rendered window frames, sills and hoods to upper stories
- Rendered detailing and ornament to upper stories, including parapets, pediments, cornices and pilaster strips
- Horizontal lines formed by parapets, cornices and string courses
- Repetitive upper floor fenestration patterns.

How is it significant?

The Victoria Street Precinct is of local historical and aesthetic/architectural significance.

Why is it significant?

The Victoria Street Precinct is of local historical significance. The street forms the boundary between Richmond and Abbotsford, and was originally known as Simpson's Road. It began to develop a commercial and retail character in the mid-nineteenth century, a pattern which was consolidated by the 1880s when there was a significant increase in the number of businesses. By the end of the century, many of the existing buildings had been constructed. Victoria Street has subsequently continued as a local retail and service precinct for Richmond and Abbotsford, albeit with the mix of businesses, and the commercial character of the precinct changing in the period since the Second World War. This was in response to waves of migrant groups moving to the area, including people from South East Asia who from the 1970s to the present have operated numerous restaurants, green grocers and grocery shops. The colourful retail character of the street, and the rich collection of restaurants, draws customers from all over Melbourne. The Victoria Street Precinct is also of local aesthetic/architectural significance. It has a comparatively high level of intactness to the collection of nineteenth and early twentieth century buildings, concentrated in the first floor facades. The predominantly two-storey

scale, combined with the generally consistent and repetitive pattern of parapeted first floor facades, generates a high level of cohesion and homogeneity. The mix of single and paired buildings also adds to the character of the precinct. In addition, the precinct demonstrates some of the principal characteristics of late nineteenth and early twentieth century commercial/retail streets. These include many two-storey historic masonry buildings, which combine retail and residential components; zero setbacks to the street; shopfronts at ground floor level (albeit mostly altered to their original form); awnings; and a preponderance of intact first floor facades, with solid walls, punched rectangular windows, and often prominent parapets. The latter are variously plain or curved, with some triangular or square pediments, and elaborate detailing.

Heritage Place	Victoria Street West Precinct, Abbotsford	**PS ref no:**	HO444

Source: *City of Yarra Heritage Gaps Study*, Anthemion Consultancies (2012)

Updated: *Victoria Street and Bridge Road Built Form Review Heritage Assessments,* GJM Heritage (2018)

What is significant?

Nos. 233, 235, 237, 239, 241, 243, 245, 247, 249 and 251 Victoria Street, Abbotsford, plus the former bank on the corner of Hoddle Street, were all constructed before 1885. The shops form a cohesive group variously with distinctive features which identify them in sub-groups. Elements that contribute to the significance of the place include (but are not limited to):

- Two-storey façade parapets, with pitched roofs behind
- No front or side setbacks
- Rendered and face brick walls (nos. 249-251 unpainted bichromatic brickwork)
- Rendered or face brick window frames, sills and hoods to upper stories
- Rendered or brick detailing to upper stories, including parapets, pediments, cornices and stringcourses
- Horizontal lines formed by parapets, cornices and string courses
- Repetitive upper floor fenestration patterns
- Corner building with principal facades to both streets.

Nos. 245, 247, 249 and 251 Victoria Street

Nos. 245, 247, 249 and 251 Victoria Street, Abbotsford are constructed from bi-chromatic brickwork and date from 1875/76. They are double-storey, constructed of red face brick and with cream brick detailing around the windows and cream brick string courses at window head (sash) height and at sill height on the upper level façades and east elevation of No. 251. Their appearance is highly unusual and possibly unique in the City of Yarra. The detailing of the gabled parapets and window surrounds is oddly heavy and is either an unusual design or contains exposed brickwork which may have been set and corbelled to take render which appears to have never been applied. At the ground floor level, the structural brickwork which has been rendered remains between the shopfronts. On No. 251 the bluestone plinth remains visible even though overpainted. This shop also retains the visible cornice above the ground floor level. Evidence of some original lower parapet mouldings also remains on the other shops above the non-original canopies. All of the shopfronts have stallboards which are original in style if not in fabric and it is assumed that the doors are at least in their original plane, if not original position. The rear of the shops appears to be highly intact despite some additional fabric having been added. From this aspect the rear chimneys, with elaborate bichromatic corbelled caps, are a dominant and unusual feature. The brickwork remains exposed face brick and windows are variously intact.

Nos. 239 – 243 Victoria Street

These shops, constructed 1885-86, form a more conventional group of three Italianate or Classical style double-storey shops with stuccoed upper levels and plain gabled pediments above a deep continuous moulded cornice, terminated by a corbel. Each façade has a pair of window openings, originally containing six-paned, timber-framed, double-hung sash windows set within simple moulded rendered architraves, and rendered sills supported by a simple corbel at the base of each architrave. The original sashes appear to remain at No. 239. Between the upper and ground floor levels is another moulded cornice with each shop being separated by a moulded corbel decorated with a boss and some have moulded consoles below. At the ground floor level, the structural brickwork which is rendered, remains between the shopfronts and all of the shopfronts have stallboards which are original in style if not in fabric. It appears that the doors are at least in their original plane, if not original position. The rear of the shops appears to be highly intact despite some additional fabric having been added. The brickwork remains exposed face brick and windows are variously intact as are face brick chimneys

with moulded rendered caps. The roofs are gabled and have timber-framing and are clad in corrugated steel. The attributed association with notable and prolific architect George Wharton is also of significance. His oeuvre to date is not represented by any identified shops.

No. 237 Victoria Street

This shop has a wider frontage than the others in the group and is of a conventional Italianate or Classical design for its era (1882). The upper level has a flat parapet which may have originally incorporated further embellishment, a moulded cornice terminated at each end by a moulded corbel with a console beneath. The equally-spaced window openings along the upper façade have no moulded detailing and simply have slightly arched heads and no sills. Each opening contains a timber-framed, double-hung sash window which appears to be original. At the ground floor level, the structural brickwork which is rendered remains between the shopfronts. The lower cornice is deep and moulded and is terminated at either end by a moulded corbel with a console below. The shopfront has a stallboard which is original in style if not in fabric and it appears that the door is at least in its original plane, if not original position. The rear of the shop appears to be highly intact. The brickwork remains exposed face brick and windows are variously intact. The roof appears to be a skillion with timberframing and is clad in corrugated steel.

Nos. 233 and 235 Victoria Street

This pair of shops, constructed 1885, forms a more conventional group of two Italianate or Classical style double-storey shops with stuccoed upper levels and plain gabled pediments above a deep continuous moulded cornice, terminated by a corbel, embellished with a boss. Each façade has a pair of window openings, containing what appears to be an original timberframed, double hung sash window set within simple moulded rendered architraves, and rendered sills supported by a simple corbel at the base of each architrave. Between the upper and ground floor levels is another moulded cornice which extends over both façades and which is terminated at either end by a moulded corbel decorated with a boss (patera) and with a moulded console below. At the ground floor level, the structural brickwork which is rendered remains between the shopfronts and the render is exposed. Both shopfronts have stallboards which are original in style if not in fabric and it appears that the doors are at least in their original plane, if not original position. The rear of the shops appears to be highly intact despite some additional fabric having been added. The brickwork of No. 233 remains exposed face brick and a window is intact. The roofs are hipped and have timber-framing and are clad in corrugated steel. The highly probable association with notable and prolific architect George Wharton is also of significance. His oeuvre to date is not represented by any identified shops.

How is it significant?

The buildings at Nos. 233, 235, 237, 239, 241, 243, 245, 247, 249 and 251 Victoria Street, Abbotsford are of local historical and aesthetic/architectural significance.

Why is it significant?

The buildings at Nos. 233, 235, 237, 239, 241, 243, 245, 247, 249 and 251 Victoria Street, Abbotsford are of local historical and aesthetic significance. The northern stretch of Victoria Street between Hoddle and Ferguson Streets is recorded in the first Collingwood Rate Book of 1864, as containing three brick houses. The first shops may have appeared in 1872 but certainly by 1875, during a period of suburban growth, three properties each containing a brick house and shop are listed in addition to a brick cottage. By 1885 the remainder of the block had been fully developed with shops and a bank. As such the buildings as a group document the development of this part of Victoria Street which is a continuum of the commercial development which occurred on both sides further to the east. It typifies a local or neighbourhood retail strip, essentially providing goods and services for local residents, in contradistinction to the destination high streets, such as Smith and Brunswick Streets. It was at this period that the nature of the premises and services offered changed forever from being small manufacturing to retailing. From this time the shops increasingly came to serve the local community and, now most recently, people from South-East Asia and those who appreciate this culture. The shops are highly intact to their structures and are variously distinctive, even unique, aesthetically. Six of them typify the types of shops constructed in the Italianate or Classical style which were the predominant nineteenth century style in commercial areas. They are either the first buildings constructed on these originally vacant sites or are the first shops which replaced earlier dwellings and a workshop(s). In a restrained manner, the façades contain characteristic materials, detailing and decorative mouldings and elements of Boom style architecture. Nos. 245, 247, 249 and 251 Victoria Street, constructed from bi-chromatic brickwork, form a distinctive group which has a highly unusual appearance and which is possibly unique in the City of Yarra. The detailing of the gabled parapets and window surrounds is oddly heavy and is either an unusual design or may be exposed brickwork which was originally set and corbelled to take render which appears to have never been applied.

The examples of the work of notable and prolific architect George Wharton's shed further light on his practice and oeuvre which is known today mostly through other and perhaps more grand building types and designs which do not accurately represent the wider range of buildings emanating from his, and similar nineteenth century architects' practices. The range of their work is often beyond what has survived or been positively identified.

INDIVIDUALLY SIGNIFICANT PLACES

Heritage Place	Former Savings Bank 231 Victoria Street, Abbotsford	**PS ref no:**	HO53

Source: *City of Yarra Heritage Review*, Allom Lovell & Associates (1998)

Updated: *Victoria Street and Bridge Road Built Form Review Heritage Assessments*, GJM Heritage (2018)

What is significant?

The former State Savings Bank at 231 Victoria Street, Abbotsford is of local architectural significance and historical interest. The building is a good example of the Italianate palazzo style, typical of bank premises in the late 19th century. The building is a notable element in the streetscape, occupying a prominent corner site at the intersection of Hoddle and Victoria Streets. The building's association with architect George Wharton, who designed other buildings for the Melbourne Savings Bank, is of interest.

Elements that contribute to the significance of the place include (but are not limited to):

- Façade parapet with pitched roof behind
- No setbacks
- Rendered walls
- Rendered façade detailing including window frames, hoods, pilasters, engaged columns and rusticated banding
- Strong horizontal lines formed by parapet line, cornices, string courses and rusticated banding
- Repetitive fenestration patterns at ground and first floor
- Corner building with two symmetrical, articulated, principal facades
- Emphasis on corner and façade extremities with concentration of decorative elements.

Heritage Place	Former National Bank 261 Victoria Street, Abbotsford	**PS ref no:**	HO54

Source: *City of Yarra Heritage Review*, Allom Lovell & Associates (1998)

Updated: *Victoria Street and Bridge Road Built Form Review Heritage Assessments*, GJM Heritage (2018)

What is significant?

The former National Bank of Australasia at 261 Victoria Street, Abbotsford, is of local architectural significance and local historical interest. The building is a good example of the restrained use of the Italianate palazzo style, typical of bank premises in the late 19th century. The building's association with Albert Purchas, architect of the Melbourne General Cemetery (from 1852), and of the Richmond South branch of the bank, is of interest.

Elements that contribute to the significance of the place include (but are not limited to):

- Facade parapet with pitched roof behind
- No side setback and minimal front setback
- Rendered walls
- Rendered façade detailing including window frames, sills and pedimented hoods, balustrading, columns and piers, name plates, vermiculated quoining and rusticated banding
- Strong horizontal lines formed by parapet line, cornices, string courses and rusticated banding
- Repetitive fenestration patterns to both facades at ground and first floor
- Corner building with symmetrical, articulated, front façade and secondary façade to side street
- Emphasis on central bay of front facade with concentration of decorative elements and raised pediment at parapet
- Cast iron picket fence to front facade.

Heritage Place	Shops 275-277 Victoria Street, Abbotsford	**PS ref no:**	HO55

Source: *City of Yarra Heritage Review*, Allom Lovell & Associates (1998)

Updated: *Victoria Street and Bridge Road Built Form Review Heritage Assessments*, GJM Heritage (2018)

What is significant?

The Lambeth Buildings at 275-277 Victoria Street, Abbotsford, is of local architectural significance. The building is a typical and relatively intact example of a 19th century double storey shop and residence, which makes an important contribution to the streetscape.

Elements that contribute to the significance of the place include (but are not limited to):

- Facade parapet with pitched roof behind
- No front or side setbacks
- Rendered walls
- Rendered façade detailing and ornament including window frames and sills, masks, finials and pediment with name plate
- Strong horizontal lines formed by parapet line, cornices and string courses
- Repetitive fenestration patterns to both facades at ground and first floor
- Corner building with principal facades to both streets
- Shopfront with display windows, plinth and entry recess (no 277)
- Smaller scale facades at rear (Park Street) with similar detailing to main building.

Heritage Place	Shops 295 Victoria Street, Abbotsford	**PS ref no:**	HO56

Source: *City of Yarra Heritage Review*, Allom Lovell & Associates (1998)

Updated: *Victoria Street and Bridge Road Built Form Review Heritage Assessments*, GJM Heritage (2018)

What is significant?

The shop and residence at 295 Victoria Street, Abbotsford, is of local architectural significance. The building is a typical and relatively intact example, other than the shopfront, of a doublestorey 19th century shop and residence, and contributes to the character of the streetscape.

Elements that contribute to the significance of the place include (but are not limited to):

- Simple façade parapet with pitched roof behind
- No front or side setbacks
- Rendered walls
- Strong horizontal lines formed by parapet line and cornices
- Repetitive fenestration patterns at first floor level
- Corner building with principal facades to both streets
- Splayed corner to building.

Heritage Place	Shops 297-301 Victoria Street, Abbotsford	**PS ref no:**	HO57

Source: *City of Yarra Heritage Review*, Allom Lovell & Associates (1998)

Updated: *Victoria Street and Bridge Road Built Form Review Heritage Assessments*, GJM Heritage (2018)

What is significant?

The shops at 297-301 Victoria Street, Abbotsford, are of local architectural significance. They are particularly ornate examples of the Italianate style with unusual first floor fenestration, diminished somewhat by the painting of most of the brickwork, and a rare intact shopfront at no. 297. The shops are important heritage elements in the streetscape.

Elements that contribute to the significance of the place include (but are not limited to):

- Façade parapet with pitched roof behind
- No front or side setbacks
- Face red brick walls, overpainted (except for 301 Victoria Street)
- Rendered façade detailing including window frames, sills and pilasters
- Horizontal lines formed by parapet line and cornices
- Strong vertical lines formed by pilaster strips on main facade
- Repetitive fenestration patterns at first floor level, including unusual tripartite windows at first floor level and semi-circular arch-headed windows at ground floor (retained at 299 only)
- Continuation of fenestration patterns to Charles Street with simplified detail
- Corner building with articulated front and part side façade
- Splayed corner to building.

Heritage Place	Shops 371-377 Victoria Street, Abbotsford	**PS ref no:**	HO58

Source: *City of Yarra Heritage Review*, Allom Lovell & Associates (1998)

Updated: *Victoria Street and Bridge Road Built Form Review Heritage Assessments*, GJM Heritage (2018)

What is significant?

The shops at 371-377 Victoria Street, Abbotsford, are of local architectural significance. Although the shopfronts have been altered, the first floor facades—an unusual composition of polychromatic brick and unpainted render elements—remain substantially intact, and are an important heritage element in the streetscape.

Elements that contribute to the significance of the place include (but are not limited to):

- Façade parapet with pitched roof behind
- No front or side setbacks
- Polychromatic brick walls
- Rendered façade detailing including window sills and hoods, cornices and plainly detailed parapet (unpainted)
- Strong horizontal lines formed by parapet and cornices
- Strong vertical pilaster lines clearly defining individual shops
- Repetitive upper floor fenestration patterns
- Principal front façade to Victoria Street and secondary façade to side street.

Heritage Place	Former Collingwood East Hotel 385 Victoria Street, Abbotsford	**PS ref no:**	HO59

Source: *City of Yarra Heritage Review*, Allom Lovell & Associates (1998)

Updated: *Victoria Street and Bridge Road Built Form Review Heritage Assessments*, GJM Heritage (2018)

What is significant?

The former East Collingwood Hotel, 385 Victoria Street, Abbotsford, is of local architectural significance. Architecturally, the building has unusually detailed facades, and remains remarkably intact. The building is a good example of the Italianate style applied to a commercial building, and it is an important heritage element in the Victoria Street streetscape.

Elements that contribute to the significance of the place include (but are not limited to):

- Façade parapet with pitched roof behind
- No front or side setbacks
- Rendered walls
- Rendered façade detailing including window sills and hoods, masks and banded and vermiculated rustication
- Strong horizontal lines formed by parapet line, cornices and banded rustication
- Repetitive upper floor fenestration patterns
- Repetitive lower floor arch-headed pattern of window and door openings
- Corner building with principal facades to both streets
- Splayed corner to building.

Heritage Place	Shops 459-465 Victoria Street, Abbotsford	**PS ref no:**	HO60

Source: *City of Yarra Heritage Review*, Allom Lovell & Associates (1998)

Updated: *Victoria Street and Bridge Road Built Form Review Heritage Assessments*, GJM Heritage (2018)

What is significant?

The shops at 459-465 Victoria Street, Abbotsford, are of local architectural significance. Relatively intact, they are unusual examples of richly decorated Edwardian double-storey shops.

Elements that contribute to the significance of the place include (but are not limited to):

- Simple façade parapet with pitched roof behind
- No front or side setbacks
- Face red brick walls with brown brick and render contrasts (nos 459 & 465 overpainted), including decorative corner pediment
- Strong horizontal lines formed by parapet, cornice and stringcourses
- Strong vertical pilaster lines clearly defining individual shops
- Repetitive upper floor fenestration patterns
- Corner building with principal front facade
- Splayed corner to building.

Heritage Place	Shop 511 Victoria Street, Abbotsford	**PS ref no:**	HO61

Source: *City of Yarra Heritage Review*, Allom Lovell & Associates (1998)

Updated: *Victoria Street and Bridge Road Built Form Review Heritage Assessments*, GJM Heritage (2018)

What is significant?

The corner shop at 511 Victoria Street, Abbotsford, is of local architectural significance. The building is an unusually austere mid-Victorian retail building which contrasts with the more richly decorated facades of more contemporary shop architecture. The shopfront is a very rare surviving example of a Victorian shopfront.

Elements that contribute to the significance of the place include (but are not limited to):

- Simple façade parapet with pitched roof behind
- No front or side setbacks
- Face brick walls
- Strong horizontal lines formed by parapet and cornice
- Repetitive upper floor fenestration patterns.

Heritage Place	Terminus Hotel, former Bricklayers Arms Hotel 605 Victoria Street, Abbotsford	**PS ref no:**	HO62

Source: *City of Yarra Heritage Review*, Allom Lovell & Associates (1998)

Updated: *Victoria Street and Bridge Road Built Form Review Heritage Assessments*, GJM Heritage (2018)

What is significant?

The former Brickmakers Arms Hotel is of local architectural and historical significance. Although the original 19th century building has been altered, it is a rare surviving building associated with the brickmaking industry in Abbotsford, which once occupied all the land along both sides of Flockhart Street, but which had relocated to the eastern and northern suburbs by the 1880s. A hotel has occupied this site continuously since 1866. The present building displays typical features of the Moderne style such as steel-framed windows, curved corner, and horizontal facade treatment, notable for its tiling. The building is substantially intact to the extent of the inter-War refurbishment, and being prominently sited at the eastern end of Victoria Street it is a local landmark.

Elements that contribute to the significance of the place include (but are not limited to):

- Plain façade parapet with flat roof behind
- No front or side setbacks
- Rendered facades
- Strong horizontal lines formed by parapet, stringcourses, window openings and tiled dado
- Moderne detailing including projecting curved canopy, applied decoration and tiled dado
- Irregular pattern of fenestration including multi-paned and double-hung windows
- Corner building with principal and secondary facades and curved corner.

Heritage Place	Former Crusader Plate Building 651 Victoria Street, Abbotsford	**PS ref no:**	HO63

Source: *City of Yarra Heritage Review*, Allom Lovell & Associates (1998)

Updated: *Victoria Street and Bridge Road Built Form Review Heritage Assessments*, GJM Heritage (2018)

What is significant?

The former Crusader Plate building, at 651 Victoria Street, Abbotsford, is of local architectural significance. Whilst the adjacent Handley's building (No. 653-657), upon which the Crusader Plate building is styled, is a far more confident expression of the Moderne idiom, the Crusader Plate building is nonetheless an interesting and unusual Moderne composition. It is a particularly sympathetic extension to the Handley's complex. The significance of the building has been reduced by the alterations to the glazing and vehicle entrance. The Skipping Girl Vinegar sign is of local historical and social significance. The original sign was Melbourne's first animated neon sign, and the reconstruction remains a local landmark and a Melbourne cultural icon.

Elements that contribute to the significance of the place include (but are not limited to):

- Plain façade parapet with sawtooth roof behind
- No front setback
- Face brick facade, including graded brick colours towards the top of the façade
- Repetitive fenestration patterns to front and side facades.

Heritage Place	Former Handley & Tilley Building 653-657 Victoria Street, Abbotsford	**PS ref no:**	HO64

Source: *City of Yarra Heritage Review*, Allom Lovell & Associates (1998)

Updated: *Victoria Street and Bridge Road Built Form Review Heritage Assessments*, GJM Heritage (2018)

What is significant?

The former Handley & Tilley Building, 653-657 Victoria Street, is of local architectural significance. The building is an extraordinarily confident expression of the Moderne idiom and an important example of the style applied to a large industrial building. The distinctive polychromatic brickwork is of note. With the adjoining former Crusader Plate building at No. 651, the building is a striking landmark in the Victoria Street streetscape. The appearance of the building has been marred by the 1990s alterations.

Elements that contribute to the significance of the place include (but are not limited to):

- Plain façade parapet with generally flat roof behind
- Various minimal front setbacks
- Face brick facades, including graded brick colours towards the top of the facade
- Strong horizontal lines formed by parapets, strips of fenestration and spandrels
- Strong vertical lines formed by central tower element and associated detailing
- Repetitive fenestration patterns
- Moderne detailing including curved walls, projecting canopy and tops of piers.

Heritage Place	Former Alma Woolworks Complex 661-663 Victoria Street, Abbotsford	**PS ref no:**	HO65

Source: *City of Yarra Heritage Review*, Allom Lovell & Associates (1998)

Updated: *Victoria Street and Bridge Road Built Form Review Heritage Assessments*, GJM Heritage (2018)

What is significant?

The former Alma Wool Works is of considerable local historical and architectural significance. The former residence derives its significance from its association with Peter Nettleton, Collingwood's best known fellmonger. It is a remnant of the longest surviving fellmongery complex within Collingwood, established during the early phase of industrial activity in the suburb. The house demonstrates the practice of proprietors of industrial establishments living on their premises, in contrast to the preference of later Victorian industrialists to reside in the more fashionable residential suburbs of Melbourne. Largely intact, the former residence is also a rare surviving example of an early bluestone cottage.

The former woolshed is the major surviving building of the original Nettleton's Works, later to become James Schofield Pty Ltd and later again the Alma Woolscouring Co Pty Ltd. It is the key building in Collingwood's, and possibly Melbourne's, largest surviving woolscouring complex. Architecturally, the unusual arcade to the river is of particular note. The whole complex is the earliest remaining substantially intact industrial complex in Collingwood. Its location on the river illustrates the role of the Yarra as a sewer for Melbourne's animal processing factories in the 19th century.

Elements that contribute to the significance of the place include (but are not limited to):

- Low hipped roof forms
- Rectilinear forms.

Heritage Place	Richmond Police Station [former] 319-323 Bridge Road Richmond	**PS ref no:**	HO230

Source: This site was removed from the Government Building Register on 21 May 1998 and placed in the Yarra Planning Scheme. The Statement below was provided to the City of Yarra by Heritage Victoria (25 May 1998).

Updated: *Victoria Street and Bridge Road Built Form Review Heritage Assessments*, GJM Heritage (2018)

What is significant?

Richmond Police Station was built in 1878 as part of a civic strip comprising of the Town Hall, Court House and Post Office. The Lock-Up located at the rear is thought to have been erected in the 1860s and was moved to this site in 1872-3. Richmond Police Station is important because of the role it played in the colourful history of the community of Richmond. Police authority and local government were highly involved in the struggles of union development, industry and the political battles between the ALP working class and the conservative middle class of Richmond. The prominence of the building is representative of the high profile of police authority, in conjunction with local government in Richmond during the late nineteenth and early twentieth centuries. Of architectural importance is the intact government complex including the police lock-up. Architectural details include polychrome brickwork, arched windows and stone work in the lock-up. A better and more intact example of this building type and style exists at Carlton (1878) and has been transferred to the Victorian Heritage Register. The Richmond Police Station does not warrant inclusion on the Victorian Heritage Register as it is not of State significance and a more intact example of its type has been transferred to the Victorian Heritage Register. It is however of local significance. The Richmond Police Station has been removed from the Government Buildings Register and included in the Heritage Overlay of the relevant Planning Scheme.

Elements that contribute to the significance of the place include (but are not limited to):

- Two storey, free-standing, symmetrical building repetitive arch-headed fenestration patterns at both levels
- Front and side setbacks
- Face red brick walls with contrasting cream and red brick detailing to openings, string courses, chimneys and entrance porch
- Bluestone base
- Exposed hipped slate roof with consoled eaves
- Horizontal lines formed by eaves, sills, stringcourses
- Central focal point (entry)
- Bluestone lock-up with slate roof at the rear of the building.

Heritage Place	Pelaco Sign 21-31 Goodwood Street, Richmond	**PS ref no:**	HO259

Refer to Victorian Heritage Database for Statement of Significance – VHR H1149

Heritage Place	Former Gas Inspector's Residence	**PS ref no:**	HO260

Refer to Victorian Heritage Database for Statement of Significance – VHR H1610

Heritage Place	House 316 Victoria Street, Richmond	**PS ref no:**	HO289

Source: *City of Yarra Heritage Review*, Allom Lovell & Associates (1998)

Updated: *Victoria Street and Bridge Road Built Form Review Heritage Assessments*, GJM Heritage (2018)

What is significant?

The house at 316 Victoria Street, Richmond, is of local architectural significance. It is the only house of its type —a double-fronted double-storey terrace—in Victoria Street. It is a good and substantially intact example an Italianate style terrace, with particularly fine detailing. It is a major contributor to the streetscape in an area much denuded by post-War commercial and industrial buildings.

Elements that contribute to the significance of the place include (but are not limited to):

- Simple façade parapet with pitched roof behind
- Front setbacks but no side setbacks
- Rendered walls (overpainted)
- Front verandahs and balconies with decorative cast iron balustrading and friezes
- Render detailing including parapet balustrading and cornice (overpainted)
- Strong horizontal lines formed by parapet, cornices, stringcourse and balconies
- Side wing walls with simple decorative detailing
- Repetitive fenestration and openings patterns at both levels
- Cast iron palisade fencing, gate, posts and bluestone base.

Heritage Place	Byrne's Arcade Terrace 318-326 Victoria Street, Richmond	**PS ref no:**	HO290

Source: *City of Yarra Heritage Review*, Allom Lovell & Associates (1998)

Updated: *Victoria Street and Bridge Road Built Form Review Heritage Assessments*, GJM Heritage (2018)

What is significant?

Byrne's Arcade Terrace is of local architectural significance. Whilst there are a number of 19th century double-storey shops with residences above in Victoria Street, Byrne's Arcade Terrace is the only residential terrace, and a typical and reasonably intact example. It is a major contributor to the streetscape in an area much denuded by post-War commercial and industrial buildings.

Elements that contribute to the significance of the place include (but are not limited to):

- Simple façade parapet with pitched roof behind
- Front setbacks but no side setbacks
- Rendered walls (overpainted)
- Front verandahs and balconies with decorative cast iron balustrading and friezes (not all original)
- Render detailing including dentilled cornice, central pediment, rosettes, masks and urns (overpainted)
- Strong horizontal lines formed by parapet, cornices and balconies
- Strong vertical pilaster lines clearly defining individual residences
- Repetitive fenestration and openings patterns at both levels
- Cast iron palisade fencing and gates, and bluestone bases, to the majority of properties.

Heritage Place	Former Simpson's Glove Factory 488-496 Victoria Street, Richmond	**PS ref no:**	HO291

Source: *City of Yarra Heritage Review*, Allom Lovell & Associates (1998)

Updated: *Victoria Street and Bridge Road Built Form Review Heritage Assessments*, GJM Heritage (2018)

What is significant?

The former Simpsons Glove Factory is of local architectural significance and local historical interest. The building has been used as a factory since its construction in 1920 until relatively recently. Architecturally, it is a typical example of the stripped Classical Revival style applied to a utilitarian building. The building is prominently sited at the eastern end of Victoria Street, and is a local landmark.

Elements that contribute to the significance of the place include (but are not limited to):

- Façade parapet with pitched roof behind
- No front or side setbacks
- Red brick walls with dark brick contrasts
- Plain rendered façade detailing including parapet, consoles, window lintels and sills and curved entrance hood
- Strong vertical pilaster lines
- Repetitive fenestration patterns
- Symmetrical front façade.

Heritage Place	Skipping Girl Neon Sign 651-653 Victoria Street, Abbotsford	**PS ref no:**	HO353

Refer to Victorian Heritage Database for Statement of Significance – VHR H2083

Heritage Place	Quint Café (former Duke of Albany Hotel) 323-325 Victoria Street, Abbotsford	**PS ref no:**	HO416

Source: *City of Yarra Heritage Gaps Study (Heritage Gaps Amendment two),* Lovell Chen (2012)

Updated: *Victoria Street and Bridge Road Built Form Review Heritage Assessments*, GJM Heritage (2018)

What is significant?

The former hotel at no. 323-325 Victoria Street, Abbotsford, was constructed in the nineteenth century with façade alterations undertaken in the early 1930s. It has a series of hipped roof forms clad in corrugated galvanised steel, and a collection of chimneys. The Victoria Street façade returns around Nicholson Street on the east side in a smooth-stuccoed finish with a parapet rising in three rounded steps to the curved corner, with course line mouldings and a flagpole anchored in two of the mouldings. At first floor level there are steel-framed windows with fanlights and horizontally proportioned panes to both the south and east elevations. The first floor corner is also set with steelframed horizontally-proportioned windows that are faceted to fit the curve of the corner, and doors at either end of the corner window opening to a curved cantilevered balcony with steel tube balustrade. The ground floor has been altered externally.

Elements that contribute to the significance of the place include (but are not limited to):

- Plain façade parapet with flat roof behind
- No front or side setbacks
- Rendered facades
- Strong horizontal lines formed by parapet, applied raised strips and window openings
- Moderne detailing including curved corner with staggered parapet and flagpole
- Corner building with principal facades to both streets.

How is it significant?

The former hotel at no. 323-325 Victoria Street, Abbotsford, is of local historical and aesthetic/architectural significance.

Why is it significant?

The former hotel at no. 323-325 Victoria Street, Abbotsford, is of local historical significance. The property has accommodated a hotel for approximately 130 years, beginning with Simpson's Hotel from at least the 1850s, when Victoria Street was known as Simpson's Road and the section of street between Hoddle and Nicholson streets was developing its retail and commercial character. The earlier hotel was replaced by the current two-storey brick building, possibly in the 1880s, when it was known as the Duke of Albany Hotel; and in the 1930s, the external appearance of the hotel was dramatically altered, in line with many hotel makeovers of the interwar years. The former hotel is also of local aesthetic/architectural significance, and is distinguished by the Streamlined Moderne remodeling of the early 1930s. The date of the early 1930s also places this particular stylistic makeover as a comparatively early example. Although altered in part, the Streamlined Moderne styling of the building still reads strongly, particularly the curved emphasis to the Victoria and Nicholson street corner. Elements of note include the three-stepped parapet with course line mouldings; flagpole anchored in two of the mouldings; steel-framed windows; faceted windows to the first floor corner; and the curved cantilevered balcony with steel tube balustrade.

INDIVIDUALLY SIGNIFICANT PLACES WITHIN PRECINCTS

Some 'Individually Significant' places within heritage precincts have a Statements of Significance. Those places that have one are listed below.

Within HO310

~~**Heritage Place**~~	~~Richmond Cinema (Former)~~ ~~311-317 Bridge Road, Richmond~~	~~**PS ref no:**~~	~~Within HO310~~

~~Source: *Thematic Study of Theatres in the City of Yarra,* Context Pty. Ltd (2017)~~

- ~~**What is significant?**~~

~~The former Richmond (Hoyts) Cinema built as an ice skating rink in 1888 and converted to a cinema in 1917, situated at 311-317 Bridge Road Richmond.~~

- ~~**How is it significant?**~~

~~The former Richmond Cinema is historically significant to the City of Yarra. It has rarity and representative value as a former ice skating rink and a 'picture palace'.~~

- ~~**Why is it significant?**~~

~~The former Richmond (Hoyts) theatre is historically significant as one of several suburban picture palaces in the City of Yarra. Picture palaces were immensely popular in the interwar period as places of entertainment. The Richmond Cinema is historically significant as a converted former ice skating rink. It was also known as the Victorian Crystal Palace before being converted to a picture theatre in 1917, and later the Richmond Cinema with a new frontage to Bridge Road and a vast capacity of 2406 seats. The picture palace and purpose-built theatres built from about 1914 provided entertainment for the working classes where live theatre had traditionally and previously catered for the middle and upper classes. Amongst other places in Yarra, it is historically significant for its role in the popularisation of political messages on anti-conscription by Dr Daniel Mannix, Catholic Archbishop (1913-1936) during World War 1. (Criterion A)~~

~~The Richmond Cinema (formerly Hoyts) demonstrates particular characteristics of the picture palace associated with the advent of 'talkies'. While an evolved building, which has been altered and extended over time, it retains fabric and building components from the late 1880s to the 1920s, including a large auditorium space which remains externally evident. This reflects a sense of the place being a 'cathedral for entertainment' — as a special part of the community sense of place at the time when entertainment was a luxury.(Criterion D)~~

Grynberg Drapers Shop and Office – 99-101 Bridge Road, Richmond

Heritage Place	Grynberg Drapers Shop and Office 99-101 Bridge Road, Richmond	**PS ref no:**	Within HO310

Source: *City of Yarra Review of Heritage Overlay Areas,* Graeme Butler & Associates (2007, 2013)

What is significant?

The Grynberg's drapers shop and office, at 99 and 101 Bridge Road, Richmond was created in 1941 for Thelma Paterson and has other historical associations with persons such as Louis Grynberg, draper. The place has a good integrity to its creation date.

Fabric from the creation date at the Grynberg's drapers shop and office is locally significant within the City of Yarra, compared to other similar places from a similar era.

How is it significant?

The Grynberg's drapers shop and office, at 99 and 101 Bridge Road, Richmond, is architecturally significant to the locality of Richmond and the City of Yarra.

Why is it significant?

The Grynberg's drapers shop and office block is significant as a streamlined Moderne style two storey brick commercial building, given a strong horizontal emphasis with the use of horizontal brick banding to walls and parapet cappings at the upper level and horizontally proportioned window openings with metal framed windows. Horizontal elements are balanced visually by a projecting bay at the western end of the façade which incorporates a vertical slot of glass blocks and a scalloped parapet treatment, and a circular window at the eastern end of the façade. The ground floor's original or early shopfronts have been altered.

Shops & residences – 108-112 Bridge Road, Richmond

Heritage Place	Shops & residences 108-112 Bridge Road, Richmond	**PS ref no:**	Within HO310

Source: *Richmond Conservation Study: undertaken for the City of Richmond,* O'Connor, John & Coleman, Roslyn et al. (1985)

What is significant?

This boom style commercial building exhibits a now rare example of an original building facade with shopfronts. The building is an important contributor to the Bridge Road commercial precinct.

Wustermann's Buildings, Shop & residence – 138-144 Bridge Road, Richmond

Heritage Place	Wustermann's Buildings, Shop & residence 138-144 Bridge Road, Richmond	**PS ref no:**	Within HO310

Source: *Richmond Conservation Study: undertaken for the City of Richmond,* O'Connor, John & Coleman, Roslyn et al. (1985)

What is significant?

An elaborate terrace of Edwardian shops forming part of the important Bridge Road commercial precinct.

London Baby Carriage Manufacturers Pty Ltd. Factory and show room – 153-161 Bridge Road Richmond

Heritage Place	London Baby Carriage Manufacturers Pty Ltd. Factory and show room 153-161 Bridge Road Richmond	**PS ref no:**	Within HO310

Source: *City of Yarra Review of Heritage Overlay Areas,* Graeme Butler & Associates (2007, 2013)

What is significant?

The London Baby Carriage Manufacturers Pty Ltd. factory and show room at 153-161 Bridge Road, Richmond was created in 1941 for Hilda and Ruby Wrixon and has other historical associations with the London Baby Carriage Pty Ltd. The place has a fair integrity to its creation date (tiles/bricks painted). Fabric from the creation date at the London Baby Carriage Manufacturers Pty Ltd. Factory and show room is locally significant within the City of Yarra, compared to other similar places from a similar era.

How is it significant?

The London Baby Carriage Manufacturers Pty Ltd. Factory and show room at 153-161 Bridge Road, Richmond is historically and architecturally significant to the locality of Richmond and the City of Yarra.

Why is it significant?

The London Baby Carriage Manufacturers Pty Ltd. Factory and show room is significant as a distinctive Moderne style factory on a corner site. `This streamlined Moderne style painted and rendered brick building is … given a strong horizontal emphasis with the use of horizontal banding to walls and parapet and expansive, horizontally proportioned window openings… The central projecting entry bay to the building is highlighted by a stepped-up section of parapet a curved cantilevered horizontal awning, and is surmounted by a flagpole.' (Wight 2001)

Former Melbourne Savings Bank – 184 Bridge Road, Richmond

Heritage Place	Former Melbourne Savings Bank 184 Bridge Road, Richmond	**PS ref no:**	Within HO310

Source: *Victoria Street and Bridge Road Built Form Review Heritage Assessments*, GJM Heritage (2018)

What is significant?

The Former Melbourne Savings Bank at 184 Bridge Road, Richmond built in 1889 to designs by architects Wight & Lucas.

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.
- Façade parapet
- No front setbacks
- Rendered walls
- Elaborate rendered façade detailing including heavily decorated and clustered pilasters, pedimented aediculae, balustrading, stylized classical motifs
- Horizontal lines formed by parapet line, cornices, broad pediment and banded rustication
- Vertical lines formed by bold pilasters
- The steeply-pitched hipped roof form.
- Later alterations and additions to the rear and shopfront are not significant.

How is it significant?

The Former Melbourne Savings Bank at 184 Bridge Road, Richmond is of local historical and architectural significance to the City of Yarra.

Why is it significant?

The Former Melbourne Savings Bank at 184 Bridge Road, 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 Former Melbourne Savings Bank at 184 Bridge Road, Richmond is a distinctive, intact and representative example of a Victorian bank building. It displays typical features of the exuberant Victorian Boom Classical style popular in the 1880s in Richmond and across Melbourne more broadly, including an array of classical details which are applied in a liberal Mannerist style. (Criterion D).

Shops & residences – 199-205 Bridge Road, Richmond

Heritage Place	Shops & residences 199-205 Bridge Road, Richmond	**PS ref no:**	Within HO310

Source: *Richmond Conservation Study: undertaken for the City of Richmond,* O'Connor, John & Coleman, Roslyn et al. (1985)

What is significant?

These transitional style commercial buildings are an important component of the Bridge Road commercial precinct.

National Bank of Australasia, former - 231 Bridge Road, Richmond

Heritage Place	National Bank of Australasia, former 231 Bridge Road, Richmond	**PS ref no:**	Within HO310

Source: *Richmond Conservation Study: undertaken for the City of Richmond,* O'Connor, John & Coleman, Roslyn et al. (1985)

What is significant?

The Richmond branch of the Bank of Australasia is a significant suburban commission of the prominent nineteenth century architect, Lloyd Tayler. The building maintains a high degree of integrity, and is an important element in the Bridge Road commercial precinct.

Former Commonwealth Savings Bank of Australia and residence - 267 Bridge Road, Richmond

Heritage Place	Former Commonwealth Savings Bank of Australia and residence 267 Bridge Road, Richmond	**PS ref no:**	Within HO310

Source: *Victoria Street and Bridge Road Built Form Review Heritage Assessments*, GJM Heritage (2018)

What is significant?

The Former Commonwealth Savings Bank of Australia and Residence at 267 Bridge Road, Richmond built in 1939.

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.
- Façade parapet
- No front setbacks
- Rendered walls
- Simple detailing including rendered bands and ruled lines
- Geometric decorative steel grilles
- Window openings with glass brick infill
- Vertical emphasis of front façade formed by pilasters and tall side openings
- Hipped roof form.

Later alterations, and additions to the rear, are not significant.

How is it significant?

The Former Commonwealth Savings Bank of Australia and Residence at 267 Bridge Road, Richmond is of local historical and architectural significance to the City of Yarra.

Why is it significant?

The Former Commonwealth Savings Bank of Australia and Residence at 267 Bridge Road, Richmond is illustrative of the policy of expansion of banks into the suburbs in the late 1930s and early 1940s and was one of a number constructed in major commercial thoroughfares at this time in suburban Melbourne (Criterion A).

The Former Commonwealth Savings Bank of Australia and Residence at 267 Bridge Road, Richmond is a fine, intact and representative example of a Moderne building. It displays typical features of the Moderne architectural style popular in the late 1930s in Richmond and across Melbourne more broadly, including a strong vertical emphasis with secondary horizontal elements and fine decorative steel grilles of geometric pattern (Criterion D).

Theobalds Buildings – 294-296 Bridge Road, Richmond

Heritage Place	Theobalds Buildings – 294-296 Bridge Road, Richmond	**PS ref no:**	HO310

Source: *Richmond Conservation Study: undertaken for the City of Richmond, O'Connor*, John & Coleman, Roslyn et al. (1985)

What is significant?

An outstanding pair of Edwardian shops, intact above verandah level.

381-389 Bridge Road, Richmond

Heritage Place	381-389 Bridge Road, Richmond	**PS ref no:**	Within HO310

Source: *Richmond Conservation Study: undertaken for the City of Richmond, O'Connor*, John & Coleman, Roslyn et al. (1985)

What is significant?

These late Victorian commercial buildings with their original timber shopfronts are a prominent feature of the Bridge Road commercial precinct.

D6 Panel preferred version of Incorporated documents

This Appendix relates to the following Incorporated Documents:

- City of Yarra Database of Heritage Significant Areas, July 2019
  (Note: Only changes to HO327 are shown. Additional changes to HO109, HO499 and HO504 are described in the report and are not shown in this Appendix)
- Yarra High Streets (Victoria Street and Bridge Road) Statements of Significance: Incorporated Document (May 2020).

  (Note: This document is the same as presented by Council in its closing submission in Document 62, Attachment 3)

Maddocks

City of Yarra Database of Heritage Significant Areas, July 2019

Overlay	Address	Type	Number	Suburb	Property Type	Property	Heritage Status	Estimated
HO327	Alexandra	Parade	27	Fitzroy North	St Brigids former convent	231650	Contributory	1919
HO327	Nicholson	Street	378A	Fitzroy North	St Brigid's Roman Catholic Presbytery	231650	Individually Significant	1880-1890
HO327	Nicholson	Street	378	Fitzroy North	St Brigid's Roman Catholic Church & organ	231650	Individually Significant	1869-1873
HO327	Nicholson	Street	378C	Fitzroy North	St Brigid's Roman Catholic School and hall	231650	Individually Significant	1870-1890
HO327	York	Street	20	Fitzroy North	St Brigids School	231650	Contributory	1924

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Yarra Planning Scheme

Yarra High Streets (Victoria Street and Bridge Road) Statements of Significance: Incorporated Document (May 2020)

The statements of significance are derived from the following reports:

- *Heritage Gap Study, Review of Central Richmond*, Context Pty Ltd (2014)
- *Victoria Street and Bridge Road Built Form Review Heritage Assessments*, GJM Heritage (2018)

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

[8091629: 26604481_1]1

YARRA PLANNING SCHEME

Ordered by Heritage Overlay number

INDIVIDUALLY SIGNIFICANT PLACES			
HO number VHR number	**Name**	**Address**	**Page**
HO525	Shop & Residences	637-39 Bridge Road, Richmond	3
HO526	Hall's Buildings	202-206 Church Street, Richmond	4
HO527	Pair of Terrace Houses	32 & 34 Thomas Street, Richmond	5
HO528	James Boland's Shop and Residence	635 Bridge Road, Richmond	6
HO529	Royal Oak Hotel	529-533 Bridge Road, Richmond	7
HO530	Whipp's Terrace	597-599 Bridge Road, Richmond	8
HO531	Flour Mill & Grain Store Complex (Former)	534-534A Bride Road, Richmond	9
HO532	City Hall, Richmond Municipal Offices & Former Court House (Richmond Town Hall)	325-333 Bridge Road, Richmond	10

YARRA PLANNING SCHEME

Heritage Place	Shop & Residences 637-639 Bridge Road, Richmond	**PS ref no:**	HO525

Source: *Victoria Street and Bridge Road Built Form Review Heritage Assessments*, GJM Heritage (2018)

What is significant?

The pair of two-storey shops and residences at 637-639 Bridge Road, Richmond built by 1892.

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
- Façade parapet
- No front setbacks
- Rendered walls
- Rendered façade detailing including pilaster strips, elaborate window aediculae, parapetscrolls and urns
- Horizontal lines formed by parapet line, cornice and string course
- Repetitive upper floor fenestration patterns.

How is it significant?

The pair of two-storey shops and residences at 637-639 Bridge Road, Richmond is of local historical and architectural significance to the City of Yarra.

Why is it significant?

The pair of two-storey shops and residences at 637-639 Bridge Road, 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 and early 1890s [Criterion A].

The pair of two-storey shops and residences at 637-639 Bridge Road, Richmond are a fine, intact and representative example of a Victorian shop and residence. They display typical features of the Victorian architectural style popular in the 1880s and early 1890s in Richmond and across Melbourne more broadly, including an elaborate parapeted façade with repetitive upper floor fenestration, rendered facades and ground floor shopfronts [Criterion D].

Heritage Place	Hall's Buildings 202-206 Church Street, Richmond	**PS ref no:**	HO526

Source: *Victoria Street and Bridge Road Built Form Review Heritage Assessments*, GJM Heritage (2018)

What is significant?

Hall's Buildings, 202-206 Church 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.
- Façade parapet
- No front setbacks
- Rendered walls
- Rendered façade detailing including window frames and keystones, pilaster strips, consoles, decorative pediments including nameplate and festoons
- Incised decoration to keystones
- Horizontal lines formed by parapet line, cornice and string courses
- Repetitive upper floor fenestration patterns.

How is it significant?

Hall's Buildings, 202-206 Church Street, Richmond is of local historical and architectural significance to the City of Yarra.

Why is it significant?

Hall's Buildings, 202-206 Church Street, Richmond is 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 A).

Hall's Buildings, 202-206 Church Street, Richmond is a fine, intact and representative example of a row of Victorian shops and residences. It displays typical features of the Victorian architectural style popular in the 1880s in Richmond and across Melbourne more broadly, including a parapeted façade with repetitive upper floor fenestration, rendered façade and ground floor shopfronts (Criterion D).

YARRA PLANNING SCHEME

Heritage Place	Pair of Terrace Houses 32 & 34 Thomas Street, Richmond	**PS ref no:**	HO527

Source: *Victoria Street and Bridge Road Built Form Review Heritage Assessments,* GJM Heritage (2018)

What is significant?

The pair of terrace houses, 32 & 34 Thomas Street, Richmond, built c1894.

Elements that contribute to the significance of the place include (but are not limited to):

- The houses' original external form, materials and detailing
- The houses' high level of integrity to its original design
- Two-storey unparapeted form
- Front verandahs and balconies with decorative cast iron
- Face brick walls (overpainted) with cement render detailing
- Hipped roof form
- Rectangular window openings
- Pair of attached buildings with dividing wing walls with decorative detailing
- Iron palisade fence on a bluestone plinth to 34 Thomas Street.
- Later alterations and additions to the rear of the terraces are not significant. The brick wall to the front boundary of 32 Thomas Street is not significant.

How is it significant?

The pair of terrace houses, 32 & 34 Thomas Street, Richmond are of local architectural and aesthetic significance to the City of Yarra.

Why is it significant?

The pair of terrace houses, 32 & 34 Thomas Street, Richmond are fine and representative examples of terrace housing from the Victorian period. They display typical features of the Victorian Italianate architectural style popular in the 1880s boom period in Richmond and across Melbourne more broadly, including a two-storey form with front verandahs and balconies, dividing wing walls, rendered decorative elements and decorative cast iron (Criterion D).

The pair of terrace houses, 32 & 34 Thomas Street, Richmond are well-considered and carefully detailed examples of Victorian Italianate terrace housing. The pair of brick terraces, with repetitive decorative elements across the facades, presents a picturesque composition of this architectural style (Criterion E).

Heritage Place	James Boland's Shop and Residence 635 Bridge Road, Richmond	**PS ref no:**	HO528

Source: *Victoria Street and Bridge Road Built Form Review Heritage Assessments,* GJM Heritage (2018)

What is significant?

James Boland's Shop and Residence, a two-storey commercial premises at 635 Bridge Road, Richmond built in 1867.

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
- Façade parapet
- No front setbacks
- Rendered walls
- Rendered window frames and hoods to upper storey
- Rendered façade detailing including pilaster strips, consoles and central pediment with nameplate
- Horizontal lines formed by parapet line and cornice
- Repetitive upper floor fenestration patterns
- Gabled roof form.

How is it significant?

James Boland's Shop and Residence at 635 Bridge Road, Richmond is of local historical and architectural significance to the City of Yarra.

Why is it significant?

James Boland's Shop and Residence at 635 Bridge Road, Richmond is illustrative of historical development that occurred along a major, early commercial thoroughfare in the City of Yara [Criterion A].

James Boland's Shop and Residence at 635 Bridge Road, Richmond is a fine, intact and representative example of an early Victorian shop and residence. It displays typical features of the early Victorian architectural style popular in the late 1860s in Richmond and across Melbourne more broadly, including a parapeted façade with repetitive upper floor fenestration, rendered facades and ground floor shopfronts [Criterion D].

YARRA PLANNING SCHEME

Heritage Place	Royal Oak Hotel 529-533 Bridge Road, Richmond	**PS ref no:**	HO529

Source: *Victoria Street and Bridge Road Built Form Review Heritage Assessments,* GJM Heritage (2018)

What is significant?

The Royal Oak Hotel, 529-533 Bridge Road, Richmond, built in 1923 to designs by architect Harry R Johnson.

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.
- Façade parapet
- No front setbacks
- Rendered walls
- Horizontal lines formed by parapet, cornice and rows of windows
- Repetitive upper floor fenestration patterns
- Splayed corner with tower and articulated facades to both streets
- Balconies and recessed entrances
- Hipped roof forms with tiled roof cladding (including tower).

Later alterations and additions, including the single-storey building to the east, are not significant.

How is it significant?

The Royal Oak Hotel, 529-533 Bridge Road, Richmond is of local historical and architectural significance to the City of Yarra.

Why is it significant?

The Royal Oak Hotel, 529-533 Bridge Road, Richmond is of significance as a suburban hotel constructed at a prominent corner in Richmond. A hotel of this name has operated continuously on this site from the late 1860s (Criterion A).

The Royal Oak Hotel, 529-533 Bridge Road, Richmond is an intact and representative example of an Interwar hotel. It displays typical features of an unadorned Stripped Classical style, popular in the 1920s in Richmond and across Melbourne more broadly, including plain parapetted facades and simplified classical elements, and Art Deco influenced details (Criterion D).

YARRA PLANNING SCHEME

Heritage Place	Whipp's Terrace 597-599 Bridge Road, Richmond	**PS ref no:**	HO530

Source: *Victoria Street and Bridge Road Built Form Review Heritage Assessments*, GJM Heritage (2018)

What is significant?

Whipp's Terrace, a two-storey commercial premises at 597-599 Bridge Road, Richmond built in 1873.

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.
- Façade parapet
- No setbacks
- Rendered walls
- Rendered façade detailing including window frames consoles and urns
- Strong horizontal lines formed by parapet line, cornices and string course
- Repetitive fenestration patterns at first floor level
- Symmetrical front façade
- Hipped roof form clad with slate, patterned with green scalloped rows.

How is it significant?

Whipp's Terrace at 597-599 Bridge Road, Richmond is of local historical and architectural significance to the City of Yarra.

Why is it significant?

Whipp's Terrace at 597-599 Bridge Road, Richmond is illustrative of the historical development that occurred along a major, early commercial thoroughfare in the City of Yarra in the Victorian period (Criterion A).

Whipp's Terrace at 597-599 Bridge Road, Richmond is a fine, intact and representative example of a Victorian shop and residence. The terrace displays typical features of the Victorian architectural style popular in the 1870s in Richmond and across Melbourne more broadly, including a parapeted façade with repetitive upper floor fenestration, rendered facades and ground floor shopfronts (Criterion D).

Heritage Place	Flour Mill & Grain Store Complex (former) 518-524, 534 & 534A Bridge Road, Richmond	**PS ref no:**	HO531

Source: *Heritage Gap Study, Review of Central Richmond,* Context Pty Ltd (2014)

What is significant?

The former Flour Mill & Grain Store complex, to the extent of the fabric dating from c.1870 to c.1951 associated with the use as a flour mill (including the c.1951 alterations and additions designed by architect, Frederick Moresby), at 534 & 534A Bridge Road, and the silo structure constructed c.1941 situated on part of 518-24 Bridge Road in Richmond is significant. It comprises a complex of brick and timber-framed iron clad buildings built in stages from the late nineteenth to the mid-twentieth centuries with an associated silo structure. The buildings are all built up to the frontages to Bridge Road, Type Street and the rear laneway, and vary in height from one to three stories. The three-storey building adjacent to Type Street, and immediately to the north of the vehicle crossing, dates from the late nineteenth century. It has a hip and gable roof, and double hung two pane sash windows with segmental arched heads and brick cills. Some of these windows (including a half-circular window at first floor level near the centre of the wall) have been closed up. This was described on a 1948 plan as the 'Mill building' and probably contained the milling equipment used to process the grain. At rear (south end) of this building is the 1948 skillion roof addition end, which originally contained staff amenities, motor and machinery rooms and a 'silk room'. To the west of this building and located toward the centre of the site is a building clad in corrugated iron with a skillion roof, with a tower element, which may have contained the flour and wheat bins as shown on the 1948 plans. Adjacent to the laneway is a mid-twentieth century parapeted brick building of one and two storeys that extends from Type Street to the silos. This was described on a 1948 plan as the 'Bag cleaning and store'. Adjacent to this the silo structure comprises four cylindrical reinforced concrete silos arranged in a square.

Alterations and additions made, and new buildings constructed after the use by the building as a flour mill ceased (1955 onwards) are not significant.

How is it significant?

The former Flour Mill & Grain Store complex at 518-24, 534 & 534A Bridge Road, Richmond is of local historic, architectural and aesthetic significance to the City of Yarra.

Why is it significant?

The former Flour Mill & Grain Store complex is associated with the development of secondary industry in Richmond. It demonstrates the diverse range of manufacturing carried out including flour milling, which remained an important industry in Richmond until the 1950s. (Criterion A)

The former Flour Mill & Grain Store complex is representative of the industrial complexes of the late nineteenth and early twentieth centuries, with a range of buildings that demonstrate the continuous use and development of the site as a flour mill over 100 years. The flour mill use is demonstrated by the form and scale of the three storey building adjacent to Type Street with the associated corrugated iron clad tower, and by the reinforced concrete silos, which demonstrate the change to bulk handling of grain by the early 1940s. The significance of the complex is enhanced by its rarity values, as surviving example of a nineteenth century flour mill in the City of Yarra. Most of the other flour mills in the City of Yarra have been demolished, while archaeological remains are all that survive of Dights Mill in Abbotsford. (Criteria B & D)

The reinforced concrete silo is significant as a landmark within the local area. (Criterion E)

YARRA PLANNING SCHEME

Heritage Place	City Hall, Richmond Municipal Offices & former Court House (Richmond Town Hall) 325-333 Bridge Road, Richmond	**PS ref no:**	HO532

Source: *Victoria Street and Bridge Road Built Form Review Heritage Assessments*, GJM Heritage (2018)

What is significant?

City Hall at 325-333 Bridge Road, Richmond, built in 1869-71 to designs by architect Charles Vickers, and additions and alterations in 1934-36 to designs by Harry R Johnson.

Elements that contribute to the significance of the place include (but are not limited to):

- The building's original and 1934-36 external form, materials and detailing
- Highly intact internal detailing of the Ticket Office in the foyer and the Main Hall, reflecting both phases of development.
- The building's high level of integrity to its 1934-36 form.

Any alterations and additions made after 1936 are not significant.

How is it significant?

City Hall at 325-333 Bridge Road, Richmond is of local historical and architectural significance to the City of Yarra.

Why is it significant?

City Hall at 325-333 Bridge Road, Richmond is of historical significance as the centre of local government services in Richmond since 1869. Both the original 1869 building and the symbolic and monumental refacing of the building in 1934 to coincide with the centenary of Victoria, represent the civic aspirations of the local government (Criterion A).

City Hall at 325-333 Bridge Road, Richmond is a distinctive, intact and representative example of a municipal town hall building. It displays typical features of two major stages of construction - the east and west facades show the original Victorian Italianate style, including rows of simple round-headed brick arched openings, bracketed eaves and bichromatic brickwork and the front façade and tower show the severe and monumental Moderne style, including a variety of both Egyptian-influenced elements and Art Deco motifs (Criterion D).

The imposing rendered main façade of City Hall at 325-333 Bridge Road, Richmond, with prominent clock tower and front porticoes, presents a landmark form to Bridge Road and surrounding areas. Egyptian-influenced elements and Art Deco motifs add to the visual qualities of the exterior of the place. The Ticket Office in the foyer and the Main Hall retain decorative elements that clearly reflect both important phases of development of the place (Criterion E).

Attachment 3

Amendment C245 to the Yarra Planning Scheme
Changes recommended by the Panel and the officer response

Panel recommendations	Officer response to Panel recommendation and reasons for response
Former Austral Theatre	
1. Abandon the application of internal heritage controls to 200-202 Johnston Street, Collingwood (former Austral Theatre).	Accepted. Officers accept that the interior has undergone extensive adaptation including the removal of several key components such as the stage and proscenium. Numerous aspects of the interior emphasised in the Theatres Study are either no longer in evidence or are no longer intact. Officers therefore agree with the Panel and recommend Council abandon internal controls for the former Austral Theatre.
2. Abandon HO499 as a site specific Heritage Overlay to 200-202 Johnston Street, Collingwood (the former Austral Theatre).	Accepted. With the abandonment of the application of internal controls, a site specific Heritage Overlay is not required. The site would remain in HO324 – a precinct-wide heritage overlay.
3. Delete HO499 from the schedule to Clause 43.01.	Accepted. As above at #2.
4. Delete HO499 from the City of Yarra Database of Heritage Significant Areas, July 2019.	Accepted. As above at #2.
5. Extend the boundary of HO324 over the entire site at 200-202 Johnston Street, Collingwood (former Austral Theatre).	Accepted. The current precinct HO324 cuts through the middle of the property. To fix the error, the current HO needs to be extended to cover the entire property boundary.
6. Abandon the proposed Statement of Significance for the former Austral Theatre.	Accepted.

Attachment 3

Panel recommendations	Officer response to Panel recommendation and reasons for response
	Given the officer position which supports the abandonment of internal controls, officers accept the Panel's recommendation that no changes should be made to the existing Statements of Significance (which were largely updated to reflect the Theatres Study, history of the site and internal controls). The existing Statement of Significance within *City of Yarra Review of Heritage Overlay Areas (2007) Graeme Butler & Associates* will be retained. The Panel also recommends that any changes to the Statement of Significance should only proceed following a more considered perspective of the heritage significance of the place and through a separate amendment process.
Former Burnley Theatre	
7. Abandon the application of internal heritage controls to 365-377 Swan Street, Richmond (former Burnley Theatre).	Accepted. Council resolved to indicate to the Panel its intention to abandon the application of internal controls at the 26 November 2019 Council Meeting. The Panel agrees with Council's intention to abandon the internal controls. It considered that having regard to the high threshold required to justify internal controls as set in PPN01, it did not consider internal controls were justified for the Burnley Theatre.
8. Amend HO286 in the schedule to Clause 43.01 under the heading 'Internal alteration controls apply?' to delete the word 'Yes' and replace with 'No'.	Accepted. As above at #7.
9. Abandon the proposed Statement of Significance for the former Burnley Theatre	Accepted. Given the officer position which supports the abandonment of internal controls, officers accept the Panel's recommendation that no changes should be made to the existing Statement of Significance (which was largely updated to reflect the Theatres Study, the history of the site and internal controls). The existing Statement of Significance for the Burnley Theatre would continue to apply. The Panel recommended that any changes to the Statement of Significance should only proceed following a more considered perspective of the heritage significance of the place and through a separate amendment process. (Noting this site is also subject to Amendment C191 to the Yarra Planning Scheme.)

Attachment 3

Panel recommendations	Officer response to Panel recommendation and reasons for response
Former Richmond Theatre	
10. Abandon the application of internal heritage controls to 311-317 Bridge Road, Richmond (former Richmond Theatre).	Accepted. Council resolved to abandon the application of internal controls at the 26 November 2019 Council Meeting The Panel agrees with Council's intention to abandon the internal controls. It considered that having regard to the high threshold required to justify internal controls as set in PPN01 and due to the extensive modifications to the interior of the building, it did not consider internal controls were justified for the Richmond Cinema.
11. Abandon HO504 as a site specific Heritage Overlay to 311-317 Bridge Road, Richmond (the former Richmond Theatre).	Accepted. With the abandonment of the application of internal controls, a site specific Heritage Overlay is not required. The site would remain in HO310 – a precinct-wide heritage overlay.
12. Delete HO504 from the schedule to Clause 43.01.	Accepted. As above at #11.
13. Delete HO504 from the City of Yarra Database of Heritage Significant Areas, July 2019.	Accepted. As above at #11.
14. Extend the boundary of HO310 over the entire site at 311-317 Bridge Road, Richmond (former Richmond Theatre).	Accepted. The current precinct HO310 cuts through the middle of the property. To fix the error the current HO needs to be extended to cover the entire property boundary.
15. Abandon the proposed site specific Statement of Significance for the former Richmond Theatre.	Accepted. The Panel did not consider it necessary or appropriate to prepare a site specific Statement of Significance for the former Richmond Theatre as it is a 'contributory building'. Given the officer position which supports the abandonment of internal controls, officers accept the Panel's recommendation that the Statement of Significance (which was largely updated to reflect the Theatres Study, the history of the site and internal controls) is not necessary. The Statement of Significance for HO310 (updated by GJM) will apply to the site and is proposed to be contained within the *Yarra High Streets (Victoria Street and Bridge Road) Statements of Significance: Reference Document (May 2020).*

Attachment 3

Panel recommendations	Officer response to Panel recommendation and reasons for response
16. Apply the version of the Statement of Significance for the Bridge Road Precinct (HO310) as shown in the Panel preferred version.	Accepted. The Panel recommended Council's proposed additions to the Bridge Road Statement of Significance regarding the former Richmond Cinema be deleted. It did however support the updates to the Precinct Statement of Significance by GJM (as exhibited.) Officers agree. The updated Statement of Significance for the Bridge Road Precinct (HO310) from the *Victoria Street and Bridge Road Precinct Review, GJM Heritage (2018)* is included in *Yarra High Streets (Victoria Street and Bridge Road) Statements of Significance: Reference Document (May 2020)*. It provides a sound basis to manage the heritage significance of the place.
Halls Buildings, 202-206 Church Street, Richmond	
17. Amend HO526 in the schedule to Clause 43.01 to include the Statement of Significance as an Incorporated document in accordance with the Panel preferred version of the schedule.	Accepted. Officers note that the Panel supported the application of a Heritage Overlay to the Halls Buildings. The Heritage Overlay is necessary to ensure places with heritage value are recognised and appropriately managed within the municipality, but does not preclude buildings, works or demolition of a property altogether. In accordance with PPN01 and VC148, the Statement of Significance for a new heritage overlay must be incorporated into the planning scheme. Schedule to Clause 43.01 updated to include location of the Statement of Significance ie *Yarra High Streets (Victoria Street and Bridge Road) Statements of Significance: Incorporated Document (May 2020)*.
18. Amend the schedule to Clause 72.04 to include the Statement of Significance for HO526 as an Incorporated Document in accordance with the Panel preferred version of the schedule	Accepted. As above at #17.
19. Include the Statement of Significance for HO526 in the Panel preferred version of the Incorporated document.	Accepted. The Statement of Significance for the Halls Buildings, 202-206 Church Street, Richmond included in the *Victoria Street and Bridge Road Precinct Review, GJM Heritage (2018)* (as exhibited) is proposed for inclusion in the *Yarra High Streets (Victoria Street and Bridge Road) Statements of Significance: Incorporated Document (May 2020)*. It provides a sound basis to manage the heritage significance of the place.

Attachment 3

Panel recommendations	Officer response to Panel recommendation and reasons for response
St Brigid's Catholic Church Complex	
20. Amend the City of Yarra Database of Heritage Significant Areas, July 2019 for HO327 as shown in the Panel preferred version.	Accepted. The Panel supported the extension of the HO to entire site as well as application of contributory gradings to the formerly ungraded buildings on the site - 27 Alexandra Parade (St Brigid's former convent) and 20 York Street (St Brigid's School). City of Yarra Database of Heritage Significant Areas, July 2019 (formerly known as Appendix 8) has been amended to reflect these changes.
51 Langridge Street / 14 Glasgow Street, Collingwood	
21. Abandon the proposed changes to HO109 relating to the extent of the Heritage Overlay.	Accepted. This is consistent with the Council resolution of 26 November 2019 Council Meeting in which Council resolved to indicate an intent to Panel to abandon all the proposed changes to 51 Langridge Street/14 Glasgow Street, Collingwood. Following submissions, it was recognised that proposed changes were incorrect and further work should be undertaken.
22. Abandon the proposed address for HO109 in the schedule to Clause 43.01 and retain it as 55 Langridge Street, Collingwood.	Accepted. See #21.
23. Abandon the proposed address for HO109 in the City of Yarra Database of Heritage Significant Areas, July 2019 and retain it as 55 Langridge Street, Collingwood.	Accepted. See #21.
24. Complete further investigations into the appropriate boundary, address and heritage significance of the William Peatt Boot Factory and consider consolidating HO109 and HO420 into a single Heritage Overlay with a single Statement of Significance. The results of that work	Accepted. The Panel agreed with the Council resolution of 26 November 2019 that the proposed that changes to HO109 as part of Amendment C245 should not proceed at this time. The Panel noted the clear need for further assessment of the William Peatt Boot Factory. It considered this further investigation should inform a future planning scheme amendment that deals with the site.

Attachment 3

Panel recommendations	Officer response to Panel recommendation and reasons for response
should inform a separate planning scheme amendment.	
Form and content of the Amendment	
25. Modify Clause 21.11 in accordance with the Panel preferred version.	Accepted. The Panel did not support the inclusion of the GJM Heritage Assessment and the Theatres Study as reference documents to the Scheme. It did however support Council's proposal to include a new reference document containing the Statements of Significant for Victoria Street and Bridge Road. Officers support the Panel's recommendations. Changes have been made to Clause 21.11 in line with the Panel's recommendations.
26. Modify the Yarra High Streets (Victoria Street and Bridge Road) Statements of Significance: Reference Document (May 2020) in accordance with the Panel preferred version.	Accepted. The *Yarra High Streets (Victoria Street and Bridge Road) Statements of Significance: Reference Document (May 2020)* has been updated in line with Panel recommendations.
27. Modify clause 22.02 in accordance with the Panel preferred version.	Accepted. See #25.
28. Modify the schedule to Clause 43.01 in accordance with the Panel preferred version.	Accepted. In order to make the changes listed above, the Schedule to Clause 43.01 has been modified to remove the proposed HO499 and HO504, and to refer to new incorporated documents.
29. Modify the schedule to Clause 72.04 in accordance with the Panel preferred version.	Accepted. In order to make the appropriate changes listed above Clause 72.04 needs to be modified to include new incorporated document. Schedule to Clause 72.04 updated in line with Panel recommendations.
30. Include the Yarra High Streets (Victoria Street and Bridge Road) Statements of Significance: Incorporated Document (May 2020) as shown in the Panel preferred version.	Accepted. At the hearing, in response to questions from the Panel and to respond to VC148 and PPN01, officers proposed a new Incorporated Document which would contain the Statements of Significant for Victoria Street and Bridge Road. It contains the eight new heritage places included in the amendment.

Attachment 3

Panel recommendations	Officer response to Panel recommendation and reasons for response
	The *Yarra High Streets (Victoria Street and Bridge Road) Statements of Significance: Incorporated Document (May 2020)* updated in line with Panel recommendations.

Attachment 4

Amendment C245 to the Yarra Planning Scheme

Comparison of *exhibited version* and the *version for adoption* and reasons for the change

The information in this table is based on the exhibited version of the amendment and the version of the amendment recommended for adoption by officers.

These tables only highlights aspects of the amendment where changes are proposed to the exhibition version. Elements of the amendment where no changes are proposed or very minor changes such as spelling mistakes or punctuation where there are no other changes are not included in the tables.

Clause 21.11 – Reference Documents

Clause	Exhibited	Version for adoption	Reason for change
Clause 21.11	The following documents were referenced in Clause 21.11: *Victoria Street and Bridge Road Built Form Review: Heritage Assessment, GJM Heritage (2018)* *Thematic Study of Theatres in the City of Yarra, Context Pty Ltd (2017)*	Delete: *Victoria Street and Bridge Road Built Form Review: Heritage Assessment, GJM Heritage (2018)* *Thematic Study of Theatres in the City of Yarra, Context Pty Ltd (2017)* Add: *Yarra High Streets (Victoria Street and Bridge Road) Statements of Significance: Reference Document (May 2020)* ~~*Victoria Street and Bridge Road Built Form Review: Heritage Assessment, GJM Heritage (2018)*~~ ~~*Thematic Study of Theatres in the City of Yarra, Context Pty Ltd (2017)*~~ *Yarra High Streets (Victoria Street and Bridge Road) Statements of Significance: Reference Document (May 2020)*	References to Reference Documents updated. At exhibition, Council proposed to include the *Victoria Street and Bridge Road Built Form Review: Heritage Assessment, GJM Heritage (2018)* and *Thematic Study of Theatres in the City of Yarra, Context Pty Ltd (2017)* as reference documents to the Scheme. In response to questioned raised by the Panel about reference and incorporated documents and the location of Statements of Significance, at the Panel officers proposed the creation of a new reference document which would include the Statements of Significance for properties in the Bridge Road and Victoria Street Activity Centres – the *Yarra High Streets (Victoria Street and Bridge Road) Statements of Significance: Reference Document.* Council at its meeting of 26 November 2019 resolved to include the Statements of Significance for the Queens Parade Street Trees, GJM Victoria Street and Bridge Road Heritage Assessment and the Theatres Study (with Statements of Significance from other amendments such as Queens Parade) in the one document - the *Yarra High Streets: Statements of Significance*. The Panel thought the use of one document for all Yarra's Statements of Significance would be unwieldy. The Panel supported the inclusion of new document proposed at Panel focusing on Victoria Street and Bridge Road, as a reference document to the scheme. However it did not support the inclusion of the *Victoria Street and Bridge Road Built Form Review: Heritage Assessment, GJM Heritage (2018) as a reference document in Clauses 22.11 or 22.02-8.* It considered the important parts of the *Victoria Street and Bridge Road Built Form Review: Heritage Assessment* have been distilled into the *Yarra High Streets*

Attachment 4

Clause	Exhibited	Version for adoption	Reason for change
			(Victoria Street and Bridge Road) Statements of Significance: Reference Document. It considered the inclusion of both would cause potential confusion and duplication of material and is therefore unnecessary. The Panel also did not support the *Thematic Study of Theatres in the City of Yarra* as a reference document. The Theatres Study provided the basis for the internal controls. However given Council proposed to abandon internal controls for two of the theatres and the Panel recommended the abandoning internal controls for the other. This makes this reference document redundant. Officers support the Panel's recommendations in relation to the reference documents.

Clause 22.02 – Development Guidelines for Sites Subject to the Heritage Overlay

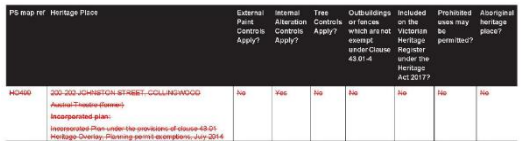
Clause	Exhibited	Version for adoption	Reason for change
Clause 22.02-8 References	The following documents were referenced in Clause 22.02-8: *Victoria Street and Bridge Road Built Form Review: Heritage Assessment, GJM Heritage (2018)* *Thematic Study of Theatres in the City of Yarra, Context Pty Ltd (2017)*	Delete: *Victoria Street and Bridge Road Built Form Review: Heritage Assessment, GJM Heritage (2018)* *Thematic Study of Theatres in the City of Yarra, Context Pty Ltd (2017)* Add: *Yarra High Streets (Victoria Street and Bridge Road) Statements of Significance: Reference Document (May 2020)* ~~Victoria Street and Bridge Road Built Form Review: Heritage Assessment, GJM Heritage (2018)~~ ~~Thematic Study of Theatres in the City of Yarra, Context Pty Ltd (2017)~~ Yarra High Streets (Victoria Street and Bridge Road) Statements of Significance: Reference Document (May 2020)	See reasons for Clause 21.11- Reference Documents. The same reasons apply.

Attachment 4

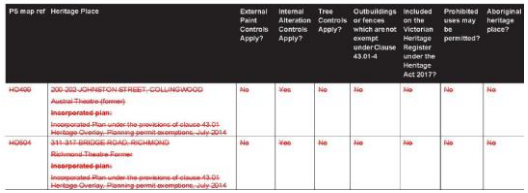
Schedule to Clause 43.01 - Heritage Overlay

HO Precinct	Exhibited	Version for adoption	Reason for change
HO109 – Former William Peatt Boot Factory	Remove the existing Heritage Overlay HO109 (55 Langridge Street, Collingwood – Former William Peatt Boot Factory) from land at 14 Glasgow Street, Collingwood. Change the address of HO109 in the schedule to Clause 43.01 (Heritage Overlay)	No change to HO109. Street address remains as 55 Langridge Street, Collingwood. HO109 ~~61-75~~ 55 LANGRIDGE STREET COLLINGWOOD Former William Peatt Boot Factory **Incorporated plan:** Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	Proposed changes to HO109 have been abandoned. The proposed changes in the amendment ie the deletion of HO109 from 14 Glasgow Street were to address a heritage mapping 'anomaly' and correct incorrect address. However following submissions, further investigations revealed: • the part of 14 Glasgow Street proposed for removal from HO109 contains a car park that has no heritage value but it also includes a small part of the significant c.1937 William Peatt building • the proposed new address for HO109 in the Heritage Overlay schedule and incorporated document is incorrect. It was therefore recommended the proposed changes to HO109 should be removed from Amendment C245 pending a further review. At its meeting on 26 November 2019, Council resolved to indicate to the Panel its intent to abandon the changes to this property pending further investigations. Panel agreed with Council position.
HO286 – Former Burnley Theatre	Apply internal alteration controls to HO286.	Deleted the requirement for internal alteration controls. HO286 365-377 SWAN STREET RICHMOND Former Burnley Theatre **Incorporated plan:** Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014 Yes ~~Yes~~ No	Requirement for internal controls deleted. Internal controls for the site were proposed at exhibition, however, after considering submissions Council, at its 26 November 2019 Council meeting, resolved to indicate to Panel an intention to abandon these controls. The Panel supported Council's position. It noted that the bar for applying internal controls to buildings is very high. *Planning Practice Note 1 (PPN01) – Applying the Heritage Overlay* is the starting point for the assessment of internal heritage controls. It states that '*This provision should be applied sparingly and on a selective basis to special interiors of high significance*'. It was also acknowledged that a significant amount of the internal fabric which was recognised in the citation, included in the Theatres Study, has now been removed (due to the water damage). The Panel concluded that the interior (or selected parts) did not meet the required threshold to warrant heritage controls.

Attachment 4

			Officers support the panel's position and have recommended Council abandon internal controls for the former Burnley Theatre. This is consistent with resolution passed by Council on 26 November 2019.
HO499 – Former Austral Theatre	Remove the site from HO324 and apply a site specific Heritage Overlay (HO499) to the whole of the site. Apply internal alteration controls.	Deleted HO499: 200-202 Johnston Street, Collingwood (Former Austral Theatre) from the Schedule to the HO.  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 43.01-4 / Included on the Victorian Heritage Register under the Heritage Act 2017? / Prohibited uses may be permitted? / Aboriginal heritage place? HO499 / 200-202 JOHNSTON STREET, COLLINGWOOD / Austral Theatre (former) / Incorporated plan: / Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014 / No / Yes / No / No / No / No / No	<u>Internal alteration controls</u> Requirement for internal controls deleted (noting the site-specific Heritage Overlay would also be deleted – see below). The former Austral Theatre was the only theatre of the three proposed for inclusion in C245 which Council resolved to progress internal controls following the receipt of submissions. The Panel did not support internal controls. It considered the interior of the building has been extensively modified and features have been removed to such an extent that the building does not display the required 'special interior of high significance' to justify internal heritage controls. It did not consider that the Theatres Study (which informed the proposed controls) provides appropriate justification for the inclusion of internal heritage controls for the former Austral Theatre. As with the former Burnley Theatre, the Panel did not believe that the remaining features within the building warrant the application of selective protection. Officers agree with the Panel and recommend Council abandon internal controls for the former Austral Theatre. Officers agree that the interior had undergone extensive adaptation including the removal of several key components such as the stage and proscenium. Numerous aspects of the interior emphasised in the Theatres Study are either no longer in evidence or are no longer intact. <u>Site-specific Heritage Overlay</u> Proposed HO499 deleted from the Schedule. The site would remain within the existing heritage precinct HO324. The application of HO499 as an individual Heritage Overlay to the former Austral Theatre was to facilitate the application of internal heritage controls to the site. As it has been concluded internal heritage controls should not apply to the site, there is no need for an individual Heritage Overlay to apply. This was supported by the Panel.

Attachment 4

HO504 – Former Richmond Theatre	Remove the site from HO310 and apply a site specific Heritage Overlay (HO504) Include internal alteration controls.	HO504: 311-317 Bridge Road, Richmond (Former Richmond Theatre) <u>deleted</u> 	<u>Internal alteration controls</u> Requirement for internal controls deleted (noting the site-specific Heritage Overlay would also be deleted – see below). Internal controls for the site were proposed at exhibition, however, after considering submissions Council at its 26 November 2019 Council meeting resolved to indicate to Panel an intention to abandon these controls. The Panel found that '*The extensive modifications to the interior of the building has diminished the heritage significance of the place to such an extent that it does not meet the required threshold to warrant internal heritage controls.*' Officers support the panel's position and have recommended Council abandon internal controls for the former Richmond Cinema. This is consistent with resolution passed by Council on 26 November 2019. <u>Site specific Heritage Overlay</u> Proposed HO504 deleted from the Schedule. The site would remain within the existing heritage precinct HO310. The application of HO504 as an individual Heritage Overlay to the former Richmond Theatre was to facilitate the application of internal heritage controls to the site. As it has been concluded internal heritage controls should not apply to the site, there is no need for an individual Heritage Overlay to apply. This was supported by the Panel.
HO525 – 637-639 Bridge Road, Richmond	Reference to the Statement of Significance was not included in the Schedule to the HO.	Added reference to the Statement of Significance: HO525 637-639 BRIDGE ROAD, RICHMOND Shop & Residence **Incorporated plan:** Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014 **Statement of Significance:** Shop and Residences 637-639 Bridge Road, Richmond Statement of Significance, included in Yarra High Streets (Victoria Street and Bridge Road) Statements of Significance: Incorporated Document (May 2020)	Schedule to Clause 43.01 amended to specify that the Statement of Significance for 637-639 Bridge Road, Richmond, a 'new' heritage place, is included within *Yarra High Streets (Victoria Street and Bridge Road) Statement of Significance: Incorporated Document (May 2020).* 637-639 Bridge Road, Richmond is one of eight 'new' heritage places proposed for inclusion in the Scheme. It is currently within a precinct HO and is proposed for inclusion in a site specific overlay. This change was necessary to ensure the amendment is consistent with the requirements of VC148 (Clause 43.01-5) which requires new heritage places to include a reference to a Statement of Significance. It also requires the Statement of Significance is an incorporated document.
HO526 – 202-206 Church	Reference to the Statement of Significance was not included in the Schedule to the HO.	Added reference to the Statement of Significance:	Schedule to Clause 43.01 amended to specify that the Statement of Significance for 202-206 Church Street, Richmond, a 'new' heritage place,

Attachment 4

Street Richmond		HO526 202-206 CHURCH STREET, RICHMOND Halls Building **Incorporated plan:** Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014 **Statement of Significance:** Hall's Buildings 202-206 Church Street, Richmond Statement of Significance, included in Yarra High Streets (Victoria Street and Bridge Road) Statements of Significance: Incorporated Document (May 2020)	is included within *Yarra High Streets (Victoria Street and Bridge Road) Statement of Significance: Incorporated Document (May 2020).* 202-206 Church Street, Richmond is one of eight 'new' heritage places proposed for inclusion in the Scheme. It is currently outside a HO and is proposed for inclusion in a site specific overlay. This change was necessary to ensure the amendment is consistent with the requirements of VC148 (Clause 43.01-5) which requires new heritage places to include a reference to a Statement of Significance. It also requires the Statement of Significance is an incorporated document.
HO527 – 32 & 34 Thomas Street, Richmond	Reference to the Statement of Significance was not included in the Schedule to the HO.	Added reference to the Statement of Significance: HO527 32 & 34 THOMAS STREET, RICHMOND Terraces **Incorporated plan:** Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014 **Statement of Significance:** Pair of Terrace Houses 32 and 34 Thomas Street, Richmond Statement of Significance, included in Yarra High Streets (Victoria Street and Bridge Road) Statements of Significance: Incorporated Document (May 2020)	Schedule to Clause 43.01 amended to specify that the Statement of Significance for 32 and 34 Thomas Street, Richmond, a 'new' heritage place, is included within *Yarra High Streets (Victoria Street and Bridge Road) Statement of Significance: Incorporated Document (May 2020).* 32 and 34 Thomas Street, Richmond is one of eight 'new' heritage places proposed for inclusion in the Scheme. It is currently within an interim HO and is proposed for inclusion in a site specific Heritage Overlay. This change was necessary to ensure the amendment is consistent with the requirements of VC148 (Clause 43.01-5) which requires new heritage places to include a reference to a Statement of Significance. It also requires the Statement of Significance is an incorporated document.
HO528 – 635 Bridge Road, Richmond	Reference to the Statement of Significance was not included in the Schedule to the HO.	Added reference to the Statement of Significance: HO528 635 BRIDGE ROAD, RICHMOND Boland's Shop & Residence **Incorporated plan:** Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014 **Statement of Significance:** James Boland's Shop and Residence 635 Bridge Road, Richmond Statement of Significance, included in Yarra High Streets (Victoria Street and Bridge Road) Statements of Significance: Incorporated Document (May 2020)	Schedule to Clause 43.01 amended to specify that the Statement of Significance for 635 Bridge Road, Richmond, a 'new' heritage place, is included within *Yarra High Streets (Victoria Street and Bridge Road) Statement of Significance: Incorporated Document (May 2020).* 635 Bridge Road, Richmond is one of eight 'new' heritage places proposed for inclusion in the Scheme. It is currently within a precinct HO and is proposed for inclusion in a site specific overlay. This change was necessary to ensure the amendment is consistent with the requirements of VC148 (Clause 43.01-5) which requires new heritage places to include a reference to a Statement of Significance. It also requires the Statement of Significance is an incorporated document.
HO529 – 529-533 Bridge Road, Richmond	Reference to the Statement of Significance was not included in the Schedule to the HO.	Added reference to the Statement of Significance:	Schedule to Clause 43.01 amended to specify that the Statement of Significance for 529-533 Bridge Road, Richmond, a 'new' heritage place, is included within *Yarra High Streets (Victoria Street and Bridge Road) Statement of Significance: Incorporated Document (May 2020).*

Attachment 4

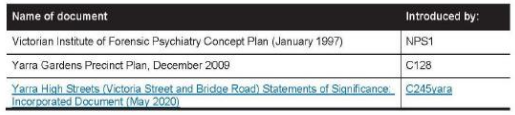
		HO529 | 529-533 BRIDGE ROAD, RICHMOND Royal Oak Hotel **Incorporated plan:** Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014 **Statement of Significance:** Royal Oak Hotel 529-533 Bridge Road, Richmond Statement of Significance, included in Yarra High Streets (Victoria Street and Bridge Road) Statements of Significance: Incorporated Document (May 2020)	637-639 Bridge Road, Richmond is one of eight 'new' heritage places proposed for inclusion in the Scheme. It is currently within a precinct HO and is proposed for inclusion in a site specific overlay. This change was necessary to ensure the amendment is consistent with the requirements of VC148 (Clause 43.01-5) which requires new heritage places to include a reference to a Statement of Significance. It also requires the Statement of Significance is an incorporated document.
HO530 - 597-599 Bridge Road, Richmond	Reference to the Statement of Significance was not included in the Schedule to the HO.	Added reference to the Statement of Significance: HO530 | 597-599 BRIDGE ROAD, RICHMOND Whipps Terrace **Incorporated plan:** Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014 **Statement of Significance:** Whipp's Terrace 597-599 Bridge Road, Richmond Statement of Significance, included in Yarra High Streets (Victoria Street and Bridge Road) Statements of Significance: Incorporated Document (May 2020)	Schedule to Clause 43.01 amended to specify that the Statement of Significance for 597-599 Bridge Road, Richmond, a 'new' heritage place, is included within *Yarra High Streets (Victoria Street and Bridge Road) Statement of Significance: Incorporated Document (May 2020).* 597-599 Bridge Road, Richmond is one of eight 'new' heritage places proposed for inclusion in the Scheme. It is currently within a precinct HO and is proposed for inclusion in a site specific overlay. This change was necessary to ensure the amendment is consistent with the requirements of VC148 (Clause 43.01-5) which requires new heritage places to include a reference to a Statement of Significance. It also requires the Statement of Significance is an incorporated document.
HO531 – 534-534A Bridge Road, Richmond	Reference to the Statement of Significance was not included in the Schedule to the HO.	Added a reference to the Statement of Significance: HO531 | 534-534A BRIDGE ROAD, RICHMOND Flour Mill & Grain Store Complex (former) **Incorporated plan:** Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014 **Statement of Significance:** Flour Mill and Grain Store Complex (former) 518-524, 534 and 534A Bridge Road, Richmond Statement of Significance, included in Yarra High Streets (Victoria Street and Bridge Road) Statements of Significance: Incorporated Document (May 2020)	Schedule to Clause 43.01 amended to specify that the Statement of Significance for 534-534A Bridge Road, Richmond, a 'new' heritage place, is included within *Yarra High Streets (Victoria Street and Bridge Road) Statement of Significance: Incorporated Document (May 2020).* 534-534A Bridge Road, Richmond is one of eight 'new' heritage places proposed for inclusion in the Scheme. It is currently within a precinct HO and is proposed for inclusion in a site specific overlay. This change was necessary to ensure the amendment is consistent with the requirements of VC148 (Clause 43.01-5) which requires new heritage places to include a reference to a Statement of Significance. It also requires the Statement of Significance is an incorporated document.
HO532 – 325-333 Bridge Road, Richmond	Reference to the Statement of Significance was not included in the Schedule to the HO.	Added a reference to the Statement of Significance:	Schedule to Clause 43.01 amended to specify that the Statement of Significance for 325-333 Bridge Road, Richmond, a 'new' heritage place, is included within *Yarra High Streets (Victoria Street and Bridge Road) Statement of Significance: Incorporated Document (May 2020).* 325-333 Bridge Road, Richmond is one of eight 'new' heritage places proposed for inclusion in the Scheme. It is currently within a precinct HO and is proposed for inclusion in a site specific overlay.

Attachment 4

		HO532	325-333 BRIDGE ROAD, RICHMOND Richmond Town Hall **Incorporated plan:** Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014 **Statement of Significance:** Richmond Town Hall 325-333 Bridge Road, Richmond Statement of Significance, included in Yarra High Streets (Victoria Street and Bridge Road) Statements of Significance: Incorporated Document (May 2020)	This change was necessary to ensure the amendment is consistent with the requirements of VC148 (Clause 43.01-5) which requires new heritage places to include a reference to a Statement of Significance. It also requires the Statement of Significance is an incorporated document.

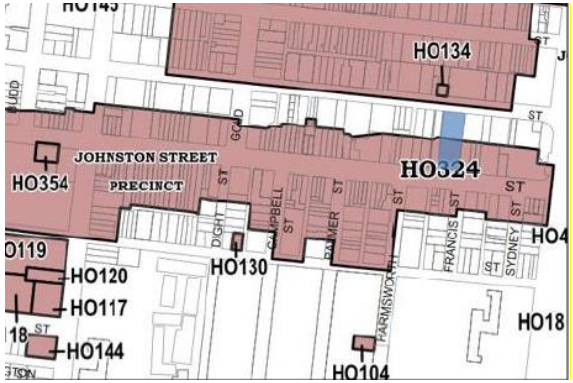
Attachment 4

Schedule to Clause 72.04 – Schedule to documents incorporated in this Planning Scheme

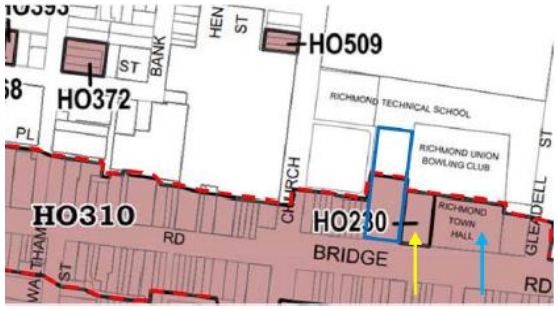
Exhibited	Version for adoption	Reason for change
Schedule to Clause 72.04 – Schedule to documents incorporated in this Planning Scheme only changed the title of the document containing Yarra's heritage gradings from *Appendix 8 – City of Yarra review of Heritage Overlay Areas, Graeme Butler and Associates (2007)* to *City of Yarra Database of Heritage Significant Areas, July 2019*	Included a reference to the following new incorporated document: *Yarra High Streets (Victoria Street and Bridge Road) Statements of Significance: Incorporated Document (May 2020)*  Name of document / Introduced by: Victorian Institute of Forensic Psychiatry Concept Plan (January 1997) — NPS1 Yarra Gardens Precinct Plan, December 2009 — C128 Yarra High Streets (Victoria Street and Bridge Road) Statements of Significance: Incorporated Document (May 2020) — C245yara	The schedule to Clause 72.04 amended to include the *Yarra High Streets (Victoria Street and Bridge Road) Statement of Significance: Incorporated Document (May 2020)*. The *Yarra High Streets (Victoria Street and Bridge Road) Statement of Significance: Incorporated Document (May 2020)* was developed in response to questions raised by the Panel about reference and incorporated documents and the location of Statements of Significance. At the hearing, officers proposed the creation of a new incorporated document to comply with VC148. VC148 requires the Statements of Significance for all 'new' heritages places to be in the form of an incorporated document to the scheme. This document includes the Statements of Significance for the eight 'new' Heritage Overlays referred to above (ie HO525 to HO532 inclusive). This approach was supported by the Panel.

Attachment 4

Heritage Overlay Maps

Property	Exhibited	Version for adoption	Reason for change
200-202 Johnston Street, Collingwood: Former Austral Theatre	No change to HO324 was proposed at exhibition.HO324 does extend over the entire site at 200-202 Johnston Street, Collingwood (former Austral Theatre).	Extended HO324 to cover the entire site at 200-202 Johnston Street, Collingwood.  	HO324 extended to cover the entire site at 200-202 Johnston Street, Collingwood (former Austral Theatre). The current extent of HO324 does not include the entire site at 200-202 Johnston Street, Collingwood- half the property is outside the HO. In C245, a site specific HO was proposed which applied to the whole of the property. The site-specific HO was not supported by the Panel, however Panel did support the extension of the existing HO, HO324 to the entire site. (The extension of the boundary was supported by all parties at the Panel hearing.) Officers support this recommendation. The extension of the HO is necessary to ensure the appropriate management and protection of the heritage significance and values of the place and complies with Planning Practice Note 1 (PPN01).
	New site specific heritage overlay (HO499) to apply to the former Austral Theatre (200-202 Johnston Street).	Deleted HO499	Site-specific Heritage Overlay, HO499 deleted from the site. As outlined above, under Clause 43.01 – Schedule to Heritage Overlay, the application of HO499 as an individual Heritage Overlay to the former Austral Theatre was proposed to facilitate the application of internal heritage controls for the site. As it has been recommended by the Panel and supported by officers that internal heritage controls should not apply to the site, there is no need for an individual Heritage Overlay to apply. The site should remain within the existing heritage precinct HO324, which is to be extended to cover the entire property (see above). The Panel did not consider there was a need for a site specific HO and supported the deletion of HO499.

Attachment 4

Property	Exhibited	Version for adoption	Reason for change
311-317 Bridge Road, Richmond: Former Richmond Theatre	HO310 did not extend over the entire site at 311-317 Bridge Road, Richmond (former Richmond Theatre).	Extended HO310 to cover the entire site at 311-317 Bridge Road, Richmond.  	HO310 extended to cover to entire former Richmond Theatre site. The current extent of HO310 does not include the entire site at 311-317 Bridge Road, Richmond. As with the Austral Theatre, in C245 a site specific HO was proposed which applied to the whole of the property. The site-specific HO was not supported by the Panel, however it did recommend the extension of the existing HO, HO310 to the entire site. Officers support this recommendation. The extension of the HO is necessary to ensure the appropriate management and protection of the heritage significance and values of the place and complies with Planning Practice Note 1 (PPN01).
	New individual heritage overlay (HO504) to apply to the site of the former Richmond Theatre (311-317 Bridge Road).	Deleted HO504	Site specific Heritage Overlay for former Richmond Theatre deleted. As outlined above (under Clause 43.01 – Schedule to Heritage Overlay), the application of HO504 as an individual Heritage Overlay to the former Richmond Theatre was proposed to facilitate the application of internal heritage controls for the site. As it has been recommended by the Panel and supported by officers that internal heritage controls should not apply to the site, there is no need for an individual Heritage Overlay to apply. The site should remain within the existing heritage precinct HO310, which is to be extended to cover the entire property (see above). The Panel did not consider there was a need for a site specific HO and supported the deletion of HO504.
55 Langridge Street, Collingwood: former William	Delete the existing Heritage Overlay HO109 (55 Langridge Street, Collingwood – Former William Peatt Boot Factory) from land at 14 Glasgow Street, Collingwood.	Retained HO109 on land at 14 Glasgow Street, Collingwood (ie no change to current extent).	As outlined above under Clause 43.01 – Schedule to Heritage Overlay, at the 26 November 2019 Council Meeting following the receipt of submissions, Council resolved to abandon this change.

Attachment 4

Property	Exhibited	Version for adoption	Reason for change
Peatt Boot Factory			Advice from heritage experts revealed that HO109 should be retained over the land at 14 Glasgow Street, pending further investigation as it was considered some elements of the factory are located on this site. It was concluded that the proposed changes to HO109 be excluded from the amendment as they require further heritage investigation. The Panel supported abandoning this aspect of C245.

Attachment 4

City of Yarra Database of Heritage Significant Areas, July 2019 (*formerly Appendix 8 – City of Yarra review of Heritage Overlay Areas*) (Incorporated Document)

Property	Exhibited	Version for adoption	Reason for change
27 Alexandra Parade, Fitzroy North: St Brigid's former convent	St Brigid's former convent at 27 Alexandra Parade, Fitzroy North did not have a heritage grading (ie was ungraded).	New entry to include the St Brigid's former convent (at 27 Alexandra Parade, Fitzroy North) and grade it 'contributory'. City of Yarra Database of Heritage Significant Areas, July 2019 Overlay | Address | Type | Number | Suburb | Property Type | Property # | Heritage Status | Estimated HO327 | Alexandra | Parade | 27 | Fitzroy North | St Brigids former convent | 231650 | Contributory | 1919 HO327 | Nicholson | Street | 378A | Fitzroy North | St Brigid's Roman Catholic Presbytery | 231650 | Individually Significant | 1880-1890 HO327 | Nicholson | Street | 378 | Fitzroy North | St Brigid's Roman Catholic Church & organ | 231650 | Individually Significant | 1869-1873 HO327 | Nicholson | Street | 378C | Fitzroy North | St Brigid's Roman Catholic School and hall | 231650 | Individually Significant | 1870-1890 HO327 | York | Street | 20 | Fitzroy North | St Brigids School | 231650 | Contributory | 1924	The Panel found that all land within the St. Brigid's Catholic Church complex should be included within HO327. It also recommended the City of Yarra Database of Heritage Significant Areas (Appendix 8) should be modified to include all buildings in the complex. St Brigid's former convent was ungraded. At the hearing, Council's heritage expert proposed that the building be graded 'contributory'. The Panel supported the application of a 'contributory' gradings to 27 Alexandra Parade (St Brigid's former convent).
20 York Street, Fitzroy North: St Brigid's School	St Brigid's School at 20 York Street, Fitzroy North did not have a heritage grading (ie was ungraded).	New entry to include the St Brigid's School (at 20 York Street, Fitzroy North) and grade it 'contributory'. City of Yarra Database of Heritage Significant Areas, July 2019 Overlay | Address | Type | Number | Suburb | Property Type | Property # | Heritage Status | Estimated HO327 | Alexandra | Parade | 27 | Fitzroy North | St Brigids former convent | 231650 | Contributory | 1919 HO327 | Nicholson | Street | 378A | Fitzroy North | St Brigid's Roman Catholic Presbytery | 231650 | Individually Significant | 1880-1890 HO327 | Nicholson | Street | 378 | Fitzroy North | St Brigid's Roman Catholic Church & organ | 231650 | Individually Significant | 1869-1873 HO327 | Nicholson | Street | 378C | Fitzroy North | St Brigid's Roman Catholic School and hall | 231650 | Individually Significant | 1870-1890 HO327 | York | Street | 20 | Fitzroy North | St Brigids School | 231650 | Contributory | 1924	The Panel found that all land within the St. Brigid's Catholic Church complex should be included within HO327. It also recommended the City of Yarra Database of Heritage Significant Areas (Appendix 8) should be modified to include all buildings in the complex. St Brigid's School was ungraded. At the hearing, Council's heritage expert proposed that the building be graded 'contributory'. The Panel supported the application of a 'contributory' grading to 20 York Street (St Brigid's School).
55 Langridge Street, Collingwood: former William Peatt Boot Factory	Change the address of HO109 in the Incorporated Document titled City of Yarra Database of Heritage Significant Areas, July 2019, from 55 Langridge Street, Collingwood to 61-75 Langridge Street, Collingwood.	No change to HO109. Street address remains as 55 Langridge Street, Collingwood.	Proposed changes have been abandoned. The proposed changes were to address a heritage mapping 'anomaly' and incorrect address. However following submissions, further investigations revealed the proposed new address for HO109 in the Heritage Overlay schedule and incorporated document is incorrect.

Attachment 4

Property	Exhibited	Version for adoption	Reason for change
			It was therefore recommended the proposed changes to HO109 should be removed from Amendment C245 pending a further review. At its meeting on 26 November 2019, Council resolved to indicate to the Panel its intent to abandon the changes to this property pending further investigations. Panel agreed with Council position. No change has been made to address in the incorporated document.

Attachment 4

Yarra High Streets (Victoria Street and Bridge Road) Statements of Significance: Reference Document (May 2020)

Exhibited	Version for adoption	Reason for change
Document did not exist at exhibition.	Created new reference document called: *Yarra High Streets (Victoria Street and Bridge Road) Statements of Significance: Reference Document (May 2020*) which includes: **Ordered by Heritage Overlay number** **PRECINCTS** **HO number** / **Precinct name** / **Page** **HO310** Bridge Road Precinct, Richmond 4 **HO408** Victoria Street Precinct, Richmond 6 **HO444** Victoria Street West Precinct, Richmond 8 Cont.	A new reference document was created which contains the Statements of Significance for Victoria Street and Bridge Road (see Clause 21.11 – Reference Documents Table above for an explanation). The Statements of Significance in this document have been sourced from the *Victoria Street and Bridge Road Built Form Review Heritage Assessments, GJM Heritage (2018)* (exhibited as part of Amendment C245). The new reference document includes: • Three precinct Statements of Significance; and • 31 Statements of Significance for individually significance places. There has been no change to the content or wording of these Statement of Significance. (They are as exhibited in the GJM Heritage Assessment.) As the Statements of Significance are not considered 'new' heritage places in the Scheme (under PPN01 and VC148) they do not need to be incorporated into the scheme. <u>Statements of Significances for the three cinemas:</u> The Panel did not support Council's proposed changes to the existing / new individual Statements of Significance for the three theatres or to the Precinct Statements of Significance in the case of the former Austral Theatre and Richmond Cinema. Similarly it did not support references to the Theatres Study. Officers accept the Panel recommendations but note that the existing Statements of Significance for the former Austral and Burnley Theatres and Precinct Statements of Significance which applies to Johnston

Attachment 4

	INDIVIDUALLY SIGNIFICANT PLACES **HO number** / VHR number — **Name** — **Address** — **Page** **HO53** — Former Savings Bank — 231 Victoria Street, Abbotsford — 11 **HO54** — Former National Bank of Australasia — 261 Victoria Street, Abbotsford — 12 HO55 — Shops — 275-277 Victoria Street, Abbotsford — 13 HO56 — Shops — 295 Victoria Street, Abbotsford — 14 HO57 — Shops — 297-301 Victoria Street, Abbotsford — 15 HO58 — Shops — 371-377 Victoria Street, Abbotsford — 16 HO59 — Former East Collingwood Hotel — 385 Victoria Street, Abbotsford — 17 HO60 — Shops — 459-465 Victoria Street, Abbots — 18 HO61 — Shops — 511 Victoria Street, Abbotsford — 19 HO62 — Terminus Hotel, Former Bricklayers Arms Hotel — 605 Victoria Street, Abbotsford — 20 HO63 — Former Crusader Plate Building — 651 Victoria Street, Abbotsford — 21 HO64 — Former Handley & Tilley Building — 653-657 Victoria Street, Abbotsford — 22 HO65 — Former Alma Woolworks Complex — 661-663 Victoria Street, Abbotsford — 23 HO230 — Richmond Police Station — 319-323 Bridge Road, Richmond — 24 HO259 VHR H1149 — Pelaco Sign — 21-31 Goodwood Street, Richmond — 25 HO260 VHR H1610 — Former Gas Inspector's Residences — 7 Gleadell Street, Richmond — 26 Cont.	Street – HO324, which are contained in other reference documents, will continue to apply. The Statement of Significance for Bridge Road has been updated by this amendment and is contained in the new reference document. However the Panel did not support any changes to the SOS in relation to the former Richmond Cinema.

Attachment 4

HO289	House	316 Victoria Street, Richmond	27
HO290	Byrne's Arcade Terrace	318-320 Victoria Street, Richmond	28
HO291	Former Simpson's Glove Factory	488-496 Victoria Street, Richmond	29
HO353 VHR 2083	Skipping Girl Neon Sign	651-653 Victoria Street, Abbotsford	30
HO416	Quint Café/Former Duke of Albany Hotel	323-325 Victoria Street, Abbotsford	31

INDIVIDUALLY SIGNIFICANT PLACES WITHIN PRECINCTS

HO number	Name/description	Address	Page
HO310	Grynberg Drapers Shop and Office	99-101 Bridge Road, Richmond	33
HO310	Shops & residences	108-112 Bridge Road, Richmond	34
HO310	Wustermann's Buildings, Shop & residence	138-144 Bridge Road, Richmond	35
HO310	London Baby Carriage Manufacturers Pty. Ltd. Factory and show room	153-161 Bridge Road, Richmond	36
HO310	Former Melbourne Savings Bank	184 Bridge Road, Richmond	37
HO310	Shop & Residence	199-205 Bridge Road, Richmond	38
HO310	National Bank of Australasia, former	231 Bridge Road, Richmond	39
HO310	Former Commonwealth Savings Bank of Australia and residence	267 Bridge Road, Richmond	40
HO310	Theobalds Building	294 Bridge Road, Richmond	41
HO310	Shops & residences	381-389 Bridge Road, Richmond	42

Attachment 4

Yarra High Streets (Victoria Street and Bridge Road) Statements of Significance: Incorporated Document (May 2020)

Exhibited	Version for adoption	Reason for change
Document did not exist at exhibition.	Created new incorporated document called: *Yarra High Streets (Victoria Street and Bridge Road) Statements of Significance: Incorporated Document (May 2020*) which includes: **Ordered by Heritage Overlay number** **INDIVIDUALLY SIGNIFICANT PLACES** **HO number** / VHR number — **Name** — **Address** — **Page** **HO525** — Shop & Residences — 637-39 Bridge Road, Richmond — 3 **HO526** — Hall's Buildings — 202-206 Church Street, Richmond — 4 **HO527** — Pair of Terrace Houses — 32 & 34 Thomas Street, Richmond — 5 **HO528** — James Boland's Shop and Residence — 635 Bridge Road, Richmond — 6 **HO529** — Royal Oak Hotel — 529-533 Bridge Road, Richmond — 7 **HO530** — Whipp's Terrace — 597-599 Bridge Road, Richmond — 8 **HO531** — Flour Mill & Grain Store Complex (Former) — 534-534A Bride Road, Richmond — 9 **HO532** — City Hall, Richmond Municipal Offices & Former Court House (Richmond Town Hall) — 325-333 Bridge Road, Richmond — 10	As outlined in PPN01, the statements of significance for new Heritage Overlays need to be incorporated into the Planning Scheme. HO525-HO532 are new heritage overlays. Their statements were only included as reference documents at exhibition. A new document - *Yarra High Streets (Victoria Street and Bridge Road) Statements of Significance: Incorporated Document (May 2020*) was created to incorporate the new statements of significance (see the *Schedule to Clause 72.04 – Schedule to documents incorporated in this Planning Scheme Table* above for further explanation). The new document will ensure compliance with the Practice Note and VC148. The Statements of Significance in this document have been sourced from the *Victoria Street and Bridge Road Built Form Review Heritage Assessments, GJM Heritage (2018)* (exhibited as part of Amendment C245). There has been no change to the content or wording of these Statement of Significance. (They are as exhibited in the GJM Heritage Assessment.) The other Statements of Significance included in the GJM work are contained in the *Yarra High Streets (Victoria Street and Bridge Road) Statements of Significance: Reference Document (May 2020)*

Note: This document includes only relevant pages (proposed changes) the full version will be sent to the Minister for Approval

CITY OF YARRA

Database of Heritage Significant Areas

July 2020

Formerly

'Appendix 8 - City of Yarra review of Heritage Overlay Areas, Graeme Butler and Associates (2007)'



The following is an extract from the City of Yarra Heritage Database listing the heritage status of properties within each Heritage Overlay. As requested by the City of Yarra, the table is arranged in heritage overlay number order and then address order within that group. Victorian Heritage Register (VHR) properties have a second listing within Heritage Overlay Areas as recognition of their contribution to each area.

Data fields in City of Yarra Heritage Database extract

Name

Typically as place type only i.e. *Shop and Residence*, if not a house/residence or with no known historical name

Address

Street name and number, suburb

City of Yarra property number

The City of Yarra Property number as at 2005-2018

Significance

(From given range as below)

Significance	Definition
Unknown	Insufficient data to allow an assessment from the public domain.
Not Contributory	Not contributory to identified cultural value of heritage overlay area as stated in the Statement of Significance.
Contributory	Contributory to identified cultural values of heritage overlay areas as stated in the Statement of Significance.
Individually Significant	Aesthetically, historically, scientifically, and/or socially significant at the Local level and contributory or complementary to the Heritage Overlay Area.
Victorian Heritage Register	On the Victorian Heritage Register (VHR) as aesthetically, historically, scientifically, and/or social significant at the State level and contributory or complementary to the Heritage Overlay Area.

Date range

Estimated primary creation date of typically publically visible fabric only.

HO12

HO12	Grosvenor	Street	28-36	Abbotsford	Phoenix Biscuit Co. complex, Former, later Wesons	319280	Individually significant	1889

HO13

HO13	Grosvenor	Street	13	Abbotsford	House	109350	Individually significant	1867

HO14

HO14	Grosvenor	Street	19	Abbotsford	House	109365	Individually significant	1860-1870

HO15

HO15	Hoddle	Street	2	Abbotsford	Robert Reid Clothing Factory, former	104050	Individually significant	1890

HO16

HO16	Hoddle	Street	48	Abbotsford	Yorkshire Stingo Hotel	104125	Individually significant	1915

HO17

HO17	Hoddle	Street	140	Abbotsford	Collingwood Town Hall	104275	Victorian Heritage Register	1890, 1938

HO18

HO18	Hoddle	Street	198-210	Abbotsford	Whybrow's Shoe Factory, former	109590	Individually significant	1919

HO19

HO19	Hoddle	Street	324-326	Abbotsford	Trescowthick's Boot Factory, former	109695	Individually significant	1910

HO20

HO20	Johnston	Street	265	Abbotsford	House	113080	Individually significant	1910

HO21

HO21	Johnston	Street	293-297	Abbotsford	Yarra Hotel	113155	~~Individually significant~~ Not contributory	1850-1659

HO22

HO22	Johnston	Street	395	Abbotsford	House	113290	Individually significant	1900

HO23

HO23	Johnston	Street	397	Abbotsford	House	113295	Individually significant	1900

HO24

HO24	Langridge	Street	202	Abbotsford	Williams Shoe Factory, former	105370	Individually significant	1909

HO98								
HO98	Derby	Street	1	Collingwood	Adamson house, later Derby House	100805	Individually significant	1876
HO99								
HO99	Derby	Street	2	Collingwood	House	100925	Individually significant	1875
HO100								
HO100	Derby	Street	3	Collingwood	Terrace, part	100810	Individually significant	1876
HO100	Derby	Street	3-7	Collingwood	Terrace	100810	Individually significant	1876
HO100	Derby	Street	5	Collingwood	Terrace, part	100815	Individually significant	1876
HO100	Derby	Street	7	Collingwood	Terrace, part	100820	Individually significant	1876
HO101								
HO101	Derby	Street	4-6	Collingwood	Car park (rear of 8 Derby Street)	0	Not contributory	Unknown
HO101	Derby	Street	8	Collingwood	Johnston house	100915	Individually significant	1871
HO102								
HO102	Derby	Street	10-12	Collingwood	Terrace, part	100910	Individually significant	1868-1869
HO102	Derby	Street	14-16	Collingwood	Terrace, part	100905	Individually significant	1868-1869
HO102	Derby	Street	18	Collingwood	Residence (Terrace, part	100900	Contributory	1872
HO102	Derby	Street	20	Collingwood	Residence (Terrace, part	100895	Contributory	1872
HO102	Derby	Street	22	Collingwood	Hotel & Residence (Terrace, part)	100890	Contributory	1872
HO102	Langridge	Street	7	Collingwood	Townhouse	439980	Not contributory	2010s
HO103								
HO103	Gipps	Street	51-55	Collingwood	Glasshouse Hotel	102055	Individually significant	1917-18
HO104								
HO104	Harmsworth	Street	45	Collingwood	Collingwood Children's Church, Former	123690	Individually significant	1876
HO105								
HO105	Islington	Street	16	Collingwood	Smalley & Harkness	343410	Individually significant	1898
HO106								
HO106	Islington	Street	61	Collingwood	James Hood & Co. Malt House, complex	103300	Individually significant	1878-
HO107								
HO107	Johnston	Street	8-10	Collingwood	Belmont	121330	Victorian Heritage Register	1850-1880
HO108								
HO108	Keele	Street	51	Collingwood	Dairy and Residence, former	125045	Individually significant	1891c-
HO109								

HO109	Langridge	Street	5561 75	Collingwood	William Peatt Boot Factory, former	100940	Individually significant	1906
HO110								
HO110	Langridge	Street	143	Collingwood	Terrace	100995	Individually significant	1884
HO110	Langridge	Street	145 (part)	Collingwood	Terrace	101000	Individually significant	1884
HO111								
HO111	Langridge	Street	147	Collingwood	Terrace	101005	Individually significant	1884
HO111	Langridge	Street	149	Collingwood	Terrace	101010	Individually significant	1884
HO112								
HO112	Langridge	Street	151	Collingwood	Terrace	101015	Individually significant	1884
HO112	Langridge	Street	153	Collingwood	Terrace	101020	Individually significant	1884
HO113								
HO113	Langridge	Street	160	Collingwood	Terrace	101085	Individually significant	1887-8
HO113	Langridge	Street	162	Collingwood	Terrace	101080	Individually significant	1887-8
HO113	Langridge	Street	164	Collingwood	Terrace	101075	Individually significant	1887-8
HO113	Langridge	Street	166	Collingwood	Terrace	101070	Individually significant	1887-8
HO113	Langridge	Street	168	Collingwood	Terrace	101065	Individually significant	1887-8
HO113	Langridge	Street	170	Collingwood	Terrace	101060	Individually significant	1887-8
HO113	Langridge	Street	172	Collingwood	Terrace	101055	Individually significant	1887-8
HO113	Langridge	Street	174	Collingwood	Terrace	101050	Individually significant	1887-8
HO113	Langridge	Street	176	Collingwood	Terrace, part	101045	Individually significant	1887-8
HO114								
HO114	Vere Islington	Street	49 47 (part) (near) 130	Collingwood	Doll's House	137890	Victorian Heritage Register	1880-1890
HO115								
HO115	Napoleon	Street	12	Collingwood	Houses	120140	Individually significant	1850-1860
HO116								
HO116	Northumberland	Street	21	Collingwood	Victoria Old Distillery, former	287445	Individually significant	1862-
HO117								
HO117	Otter	Street	34-38 (part)	Collingwood	St Joseph's Roman Catholic Presbytery	120065	Individually significant	1903
HO118								
HO118	Otter	Street	46	Collingwood	St Joseph's Roman Catholic Presbytery	120065	Individually significant	1860-1891
HO119								
HO119	Otter	Street	34-38 (part)	Collingwood	St Joseph's Roman Catholic Presbytery	120065	Individually significant	1912
HO120								
HO120	Otter	Street	34-38 (part)	Collingwood	St Joseph's Roman Catholic Presbytery	120065	Individually significant	1886

HO131	Rokeby	Street	121	Collingwood	United Tannery and Boot Factory, former	335960	Individually significant	1876
HO132								
HO132	Rupert	Street	89	Collingwood	Davis Pickle and Sauce Factory, former	102830	Individually significant	1925
HO133								
HO133	Sackville	Street	25	Collingwood	Methodist Mission Church, former part	285900	Individually significant	1886
HO133	Sackville	Street	27	Collingwood	Methodist Mission Church, former part	285905	Individually significant	1886
HO134								
HO134	Sackville	Street	136	Collingwood	Singapore Cottage	124055	Victorian Heritage Register	1850s
HO135								
HO135	Smith	Street	114	Collingwood	Grace Darling Hotel	100230	Victorian Heritage Register	1854-
HO136								
HO136	Smith	Street	174	Collingwood	Collingwood Post Office, former	333480	Victorian Heritage Register	1891-2
HO137								
HO137	Stanley	Street	2	Collingwood	House	119935	Individually significant	1870-1880
HO138								
HO138	Victoria	Parade	135-141	Collingwood	Prince Patrick Hotel and shops, part	100610	Individually significant	1887
HO138	Victoria	Parade	141	Collingwood	Prince Patrick Hotel and shops, part	100600	Individually significant	1887
HO139								
HO139	Victoria	Parade	159	Collingwood	Ebenezer Particular Baptist Church, former	100565	Individually significant	1870
HO140								
HO140	Wellington	Street	59	Collingwood	The Vine Hotel	101865	Individually significant	1915-1925
HO141								
HO141	Robert	Street	1-21	Collingwood	Yorkshire Brewery, former	294210	Victorian Heritage Register	1876-
HO141	Wellington	Street	88	Collingwood	Yorkshire Brewery, former	294210	Victorian Heritage Register	1876-
HO141	Waterloo	Road	24	Collingwood	Warehouse	284365	Not contributory	Unknown
HO141	Waterloo	Road	26	Collingwood	Warehouse	284360	Not contributory	Unknown
HO141	Waterloo	Road	28	Collingwood	Warehouse	284355	Not contributory	Unknown
HO141	Waterloo	Road	30	Collingwood	Warehouse	284350	Not contributory	Unknown
HO141	Rokeby	Street	85	Collingwood	Warehouse	284345	Not contributory	Unknown
HO141	Rokeby	Street	87	Collingwood	Warehouse	284340	Not contributory	Unknown
HO141	Rokeby	Street	89	Collingwood	Warehouse	284335	Not contributory	Unknown
HO141	Rokeby	Street	91	Collingwood	Warehouse	284330	Not contributory	Unknown
HO141	Robert	Street	23	Collingwood	Warehouse	284310	Not contributory	Unknown
HO141	Robert	Street	25	Collingwood	Warehouse	284315	Not contributory	Unknown
HO141	Robert	Street	27	Collingwood	Warehouse	284320	Not contributory	Unknown
HO141	Robert	Street	29	Collingwood	Warehouse	284325	Not contributory	Unknown

HO272								
HO272	Kent	Street	175	Richmond	House	155725	Individually significant	1880-1890
HO273								
HO273	Lesney	Street	36	Richmond	Grunberg house	160150	Victorian Heritage Register	1854
HO274								
HO274	Lord	Street	131	Richmond	Richmond Fire Station, former	200670	Individually significant	1893
HO275								
HO275	Madden	Grove	41	Richmond	Warehouse	158320	Individually significant	1860-1870
HO276								
HO276	Mary	Street	347	Richmond	Richmond Terminal Station	159085	Individually significant	1928-30
HO278								
HO278	Murphy	Street	15	Richmond	Kilmarnock or Clark house	192755	Individually significant	1908
HO279								
HO279	Church	Street	658	Richmond	New Australian Electric Lighting Co. Power Station, former	282395	Victorian Heritage Register	1890-1922
HO280								
HO280	Punt	Road	419	Richmond	House	166630	Individually significant	1872
HO280	Punt	Road	421	Richmond	House	166635	Individually significant	1872
HO281								
HO281	Punt	Road	end	Richmond	Hoddle Bridge, Yarra River	0	Individually significant	1938
HO282								
HO282	Palmer	Street	153 (part)	Richmond	J Kennon & Sons Wool Store, former	168560	Individually significant	1922
HO283								
HO283	Somerset	Street	179 (rear)	Richmond	St James Roman Catholic Church	156835	Individually significant	1900
HO284								
HO284	Stawell	Street	2	Richmond	Fincham Organ Factory	171230	Individually significant	1896-
HO285								
HO285	Swan	Street	291	Richmond	Central Club Hotel, former	190885	Individually significant	1888
HO286								
HO286	Swan	Street	365-377	Richmond	Burnley Theatre, former	190805	Individually significant	1928

HO296	Wellington	Street	87	Cremorne	Warrick Terrace, part	166220	Individually significant	1893
HO296	Wellington	Street	88	Cremorne	Leicester Terrace, part	166255	Individually significant	1893
HO296	Wellington	Street	89	Cremorne	Warrick Terrace, part	166225	Individually significant	1893
HO296	Wellington	Street	90	Cremorne	Leicester Terrace, part	166250	Individually significant	1893
HO296	Wellington	Street	91	Cremorne	Warrick Terrace, part	166230	Individually significant	1893
HO296	Wellington	Street	92	Cremorne	Leicester Terrace, part	166245	Individually significant	1893
HO296	Wellington	Street	93	Cremorne	Warrick Terrace, part	166235	Individually significant	1893
HO296	Wellington	Street	94	Cremorne	Leicester Terrace, part	166240	Individually significant	1893
HO297								
HO297	Yarra	Boulevard	Off	Richmond	Hawthorn Railway Bridge, Yarra River	0	Individually significant	1861, 1939
HO298								
HO298	The	Boulevard	Off	Burnley	Corroboree Tree, Burnley Gardens	0	Individually significant	unknown
HO299								
HO299	The	Boulevard		Burnley	The Boulevard Parklands	0	Individually significant	1838-, 1930s
HO299	Bellevue	Street	Off	Burnley	Park Keepers Cottage	0	Individually significant	Unknown
HO300								
HO300	Yarra Bend	Road	Off	Yarra Bend	Fitzroy City Council Quarry, later part Westfield Reserve, later Bluestone Quarry, Yarra Bend Park	0	Individually significant	1850-1890
HO301								
HO301	Yarra Bend	Road	Off	Yarra Bend	Yarra Bend Lunatic Asylum site & gatepost (includes Asylum Gate Pillar, Remnant Trees), Yarra Bend Park	0	Victorian Heritage Register	1860-
HO302								
HO302	Yarra Bend	Road	Off	Yarra Bend	Deep Rock Swimming Club site, includes fountain stone and pioneer memorial stones	0	Individually significant	unknown
HO303								
HO303	Yarra Bend	Road	Off	Fairfield	Queen's Memorial Infectious Diseases hospital, later Fairfield Hospital Complex (former)	0	Victorian Heritage Register	1901-1940
HO304								
HO304	Yarra Bend	Road	Off	Yarra Bend	Yarra Bend Golf Club House	0	Individually significant	1936
HO305								
HO305	Yarra Bend	Road	Off	Yarra Bend	Kane's Bridge, Yarra River	0	Individually significant	1928, 1934
HO306								
HO306	The	Boulevard	Off	Burnley	Horticultural Society of Victoria experimental garden, later Burnley Garden	0	Individually significant	1863-
HO307								

HO310	Bridge	Road	36	Richmond	Shop & residence	182200	Contributory	1850-1890
HO310	Bridge	Road	37	Richmond	Eleanor, Shop & Residence	349510	Contributory	1922
HO310	Bridge	Road	38	Richmond	Shop & residence	315630	Contributory	1870-1890
HO310	Bridge	Road	39	Richmond	Shop & residence	349630	Contributory	1887
HO310	Bridge	Road	40	Richmond	Shop & residence	182190	Contributory	1870-1890
HO310	Bridge	Road	41	Richmond	Shop & residence	349610	Contributory	1887
HO310	Bridge	Road	42	Richmond	Shop & residence	182185	Contributory	1870-1890
HO310	Bridge	Road	43	Richmond	Breisgau, Shop & residence	180990	Individually Significant	1887
HO310	Bridge	Road	44	Richmond	Shop & residence	182180	Contributory	1870-1890
HO310	Bridge	Road	45	Richmond	Shop & residence	181025	Individually Significant	1880-1910?
HO310	Bridge	Road	46	Richmond	Lovell Bros. Hairdresses Tabacconists Billiards	182175	Individually Significant	1870-1890
HO310	Bridge	Road	47	Richmond	Shop & residence	181030	Contributory	1880-1910?
HO310	Bridge	Road	48	Richmond	Shop & residence	316640	Contributory	1886
HO310	Bridge	Road	49	Richmond	Shop & residence	181040	Individually Significant	1870-1890
HO310	Bridge	Road	51	Richmond	Shop & residence	181045	Individually Significant	1870-1890
HO310	Bridge	Road	52	Richmond	Shop	182165	Not contributory	Unknown
HO310	Bridge	Road	53	Richmond	Shop & residence	181050	Individually Significant	1890-1900
HO310	Bridge	Road	54	Richmond	Shop	182140	Not contributory	1950-1960
HO310	Bridge	Road	56	Richmond	Shop	182135	Not contributory	1950-1960
HO310	Bridge	Road	57	Richmond	Shops & offices	181060	Not contributory	1990-2000
HO310	Bridge	Road	58	Richmond	Shop & residence	182130	Contributory	1860-1880
HO310	Bridge	Road	59	Richmond	Shops & offices	181060	Not contributory	1990-2000
HO310	Bridge	Road	60	Richmond	Shop & residence	182125	Contributory	1860-1880
HO310	Bridge	Road	61	Richmond	Vlado's, former Shop & residences	181080	Contributory	1912
HO310	Bridge	Road	62	Richmond	Shop & residence	182120	Contributory	1860-1880
HO310	Bridge	Road	63	Richmond	Shop & residence	181080	Contributory	1900-1915
HO310	Bridge	Road	64	Richmond	Shop & residence	182115	Contributory	1860-1880
HO310	Bridge	Road	65	Richmond	Shop & residence	181085	Contributory	1900-1915
HO310	Bridge	Road	66	Richmond	Shop & residence	182110	Contributory	1860-1880
HO310	Bridge	Road	67	Richmond	Shop & residence	181090	Contributory	1900-1915
HO310	Bridge	Road	68-70	Richmond	Mountain View Hotel	182105	Contributory	1850-1890
HO310	Bridge	Road	69	Richmond	Shop & residence	181095	Contributory	1900-1915
HO310	Bridge	Road	71	Richmond	Factory/warehouse	181105	Not contributory	Unknown
HO310	Bridge	Road	72	Richmond	Shop & residence	182100	Contributory	1900-1915
HO310	Bridge	Road	73	Richmond	Shop & residence	181110	Contributory	1870-1890
HO310	Bridge	Road	74	Richmond	Shop & residence	182095	Contributory	1900-1915
HO310	Bridge	Road	75	Richmond	Shop & residence	181120	Contributory	1870-1890
HO310	Bridge	Road	77	Richmond	Reinforced Concrete & Monier Pipe Construction Co P/L offices (since demolished)	181130	Not contributory ~~Individually Significant~~	1936
HO310	Bridge	Road	78	Richmond	Shop & residence	182090	Contributory	1900-1915
HO310	Bridge	Road	78A	Richmond	Shop & residence	182085	Contributory	1900-1915
HO310	Bridge	Road	79	Richmond	Shop	181135	Not contributory	1880-1910?
HO310	Bridge	Road	80-20	Richmond	Shop	182080	Not contributory	1990-2000
HO310	Bridge	Road	81-95	Richmond	Epworth Hospital	181140	Not contributory	1990-2000
HO310	Bridge	Road	84	Richmond	Shop & residence	182075	Individually Significant	1870-1890
HO310	Bridge	Road	86	Richmond	Shop & residence	182075	Individually Significant	1870-1890
HO310	Bridge	Road	88	Richmond	Shop & residence	182075	Contributory	1870-1890
HO310	Bridge	Road	90A	Richmond	Shop & residence	182065	Not contributory	1850-1890?
HO310	Bridge	Road	90B	Richmond	Shop & residence	182070	Not contributory	1850-1890
HO310	Bridge	Road	92	Richmond	Shop & residence	182060	Not contributory	1850-1890
HO310	Bridge	Road	94	Richmond	Shop & residence	278230	Not contributory	1850-1890

HO310	Bridge	Road	96	Richmond	Shop & residence	182055	Contributory	1900-1915
HO310	Bridge	Road	98	Richmond	Shop	339620	Not contributory	Unknown
HO310	Bridge	Road	99	Richmond	Grynberg's drapers shop and office, part	181195	Individually Significant	1941
HO310	Bridge	Road	100	Richmond	Shop & residence	182045	Contributory	1860-1880
HO310	Bridge	Road	101	Richmond	Grynberg's drapers shop and office, part	181200	Individually Significant	1941
HO310	Bridge	Road	102	Richmond	Shop & residence	182040	Contributory	1900-1915
HO310	Bridge	Road	102A	Richmond	Shop & residence	182035	Contributory	1900-1915
HO310	Bridge	Road	104	Richmond	Shop & residence	182030	Contributory	1900-1915
HO310	Bridge	Road	106	Richmond	Shop & residence	182025	Contributory	1900-1915
HO310	Bridge	Road	107	Richmond	Shop & residence	181205	Contributory	1870-1890
HO310	Bridge	Road	108	Richmond	Shop & residence	182020	Individually Significant	1885-
HO310	Bridge	Road	109	Richmond	Shop & residence	181215	Contributory	1870-1890
HO310	Bridge	Road	110	Richmond	Shop & residence	182015	Individually Significant	1885-
HO310	Bridge	Road	111	Richmond	Shop & residence	181220	Contributory	1870-1890
HO310	Bridge	Road	112	Richmond	Shop & residence	182000	Contributory	1870-1890
HO310	Bridge	Road	113	Richmond	Shop & residence	181225	Contributory	1890s
HO310	Bridge	Road	~~113~~ 115	Richmond	Shop & residence	181225	Not contributory	1990-2000
HO310	Bridge	Road	113A	Richmond	Shops & residences	285095	Not Contributory	~~1870 1890?~~Unknown
HO310	Bridge	Road	114	Richmond	Shops & residences	306160	Contributory	1870-1890
HO310	Bridge	Road	115A	Richmond	Shops & residences	285100	Not Contributory	~~1870 1890?~~Unknown
HO310	Bridge	Road	116	Richmond	Shop & residence	181990	Contributory	1870-1890
HO310	Bridge	Road	118	Richmond	Shop & residence	181985	Contributory	1870-1890
HO310	Bridge	Road	119	Richmond	Shop & offices	181230	Not contributory	1930-1940
HO310	Bridge	Road	120	Richmond	Shop & residence	181980	Contributory	1870-1890
HO310	Bridge	Road	121	Richmond	Shop & offices	181235	Not contributory	1930-1940
HO310	Bridge	Road	122	Richmond	Shop & residence	339570	Individually Significant	1870-1890
HO310	Bridge	Road	123	Richmond	Factory/warehouse	181240	Contributory	1900-1915
HO310	Bridge	Road	124-26	Richmond	shop	181970	Not contributory	1930-1950
HO310	Bridge	Road	125	Richmond	Shop & residence	181245	Contributory	1900-1915
HO310	Bridge	Road	127	Richmond		181250	Contributory	1900-1915
HO310	Bridge	Road	128	Richmond	shop	181960	Not contributory	Unknown
HO310	Bridge	Road	129	Richmond	Shop & residence	181255	Contributory	1900-1915
HO310	Bridge	Road	130	Richmond	Toole's Building 1886	181955	Individually Significant	1886
HO310	Bridge	Road	132	Richmond	Shop & residence	181945	Individually Significant	1908
HO310	Bridge	Road	132A	Richmond	Toole's Building 1886, (grocers)	355180	Individually Significant	1886
HO310	Bridge	Road	133	Richmond	Shop & residence	181265	Contributory	1890-1910
HO310	Bridge	Road	134	Richmond	Shop & residence	181935	Individually Significant	1903
HO310	Bridge	Road	135	Richmond	Shop & residence	181265	Contributory	1870-1910
HO310	Bridge	Road	136	Richmond	shop	181930	Not contributory	1970-1980
HO310	Bridge	Road	136A	Richmond	shop	181930	Not contributory	1970-1980
HO310	Bridge	Road	137	Richmond	Shop & residence, former Juncken's Saddlery	298165	Individually Significant	1870-1890
HO310	Bridge	Road	138	Richmond	Wustermann's Buildings, Shop & residence	181920	Individually Significant	1901
HO310	Bridge	Road	139	Richmond	Shop & residence	181280	Individually Significant	1870-1890
HO310	Bridge	Road	140	Richmond	Wustermann's Buildings, Shop & residence	181915	Individually Significant	1901
HO310	Bridge	Road	141	Richmond	Shop & residence	181285	Individually Significant	1870-1890
HO310	Bridge	Road	142	Richmond	Wustermann's Buildings, Shop & residence	181910	Individually Significant	1901
HO310	Bridge	Road	143-151	Richmond	shops & offices	341550	Not contributory	Unknown
HO310	Bridge	Road	144	Richmond	Wustermann's Buildings, Shop & residence	181905	Individually Significant	1901
HO310	Bridge	Road	146	Richmond	Shop & residence	181895	Contributory	1870-1890
HO310	Bridge	Road	148	Richmond	Shop & residence	181890	Contributory	1870-1890

HO310	Bridge	Road	150	Richmond	Shop & residence	181885	Contributory	1903
HO310	Bridge	Road	152	Richmond	Shop & residence	181880	Contributory	1903
HO310	Bridge	Road	153-161	Richmond	London Baby Carriage Manufacturers Pty Ltd. Factory and show room	351270	Individually Significant	1941
HO310	Bridge	Road	154	Richmond	Shop & residence	181875	Contributory	1860-1880
HO310	Bridge	Road	156	Richmond	Shop & residence	181870	Not contributory	1850-1890
HO310	Bridge	Road	158	Richmond	Shop	181865	Not contributory	1915-1925
HO310	Bridge	Road	158A	Richmond	Shop	181860	Not contributory	1915-1925
HO310	Bridge	Road	160	Richmond	Shop	181855	Not contributory	1915-1925
HO310	Bridge	Road	162	Richmond	Shop & residence	181850	Individually Significant	1900-1915
HO310	Bridge	Road	164	Richmond	Shop & residence	181845	Individually Significant	1900-1915
HO310	Bridge	Road	166	Richmond	Shop & residence	333910	Contributory	1870-1890
HO310	Bridge	Road	168	Richmond	Love & Lewis, later Lover & Pollards Department Store	181830	Contributory	1900-1915
HO310	Bridge	Road	170	Richmond	Love & Lewis, later Lover & Pollards Department Store	181830	Contributory	1900-1915
HO310	Bridge	Road	172	Richmond	Love & Lewis, later Lover & Pollards Department Store	181820	Contributory	1900-1915
HO310	Bridge	Road	174	Richmond	Love & Lewis, later Lover & Pollards Department Store	181815	Contributory	1900-1915
HO310	Bridge	Road	176	Richmond	Love & Lewis, later Lover & Pollards Department Store	181810	Contributory	1900-1915
HO310	~~Bridge~~Judd	~~Road~~Street	~~177~~33	Richmond	Nation Picture Theatre, former	181300	Not contributory ~~Individually Significant~~	1920-1925
HO310	Bridge	Road	178	Richmond	Shop & residence	181805	Contributory	1860-1880
HO310	Bridge	Road	179	Richmond	Warehouse, former?	181305	Contributory	1915-1925
HO310	Bridge	Road	180-182	Richmond	Forbes Pty Ltd	181795	Contributory	1915-1930
HO310	Bridge	Road	181	Richmond	shop	181315	Not contributory	1915-1925?
HO310	Bridge	Road	182-184	Richmond	Melbourne Savings Bank, former	181790	Individually Significant	1889
HO310	Bridge	Road	183	Richmond	Shop, shopfront	181320	Not contributory	1915-1925
HO310	Bridge	Road	185	Richmond	shop	181325	Not contributory	1915-1925
HO310	Bridge	Road	186	Richmond	Shop & residence	181785	Contributory	1860-1890
HO310	Bridge	Road	187	Richmond	shop	181330	Not contributory	1915-1925
HO310	Bridge	Road	188	Richmond	Shop & residence	181780	Contributory	1860-1890
HO310	Bridge	Road	189	Richmond	shop	181340	Not contributory	1915-1925
HO310	Bridge	Road	190	Richmond	Shop & residence	181775	Contributory	1870-1890
HO310	Bridge	Road	191	Richmond	shop	181335	Not contributory	1915-1925
HO310	Bridge	Road	192	Richmond	Shop & residence	304200	Contributory	1870-1890
HO310	Bridge	Road	193	Richmond	Shop & residence	181335	Not contributory	1915-1925
HO310	Bridge	Road	194	Richmond	Australia Hotel, former & stable, sign	181760	Individually Significant	1850-1930
HO310	Bridge	Road	195	Richmond		181345	Contributory	1900-1915
HO310	Bridge	Road	196	Richmond	shop	181750	Not contributory	1940-1950?
HO310	Bridge	Road	197	Richmond	Metro Gas Coy District Depot	181350	Contributory	1915-1925
HO310	Bridge	Road	198	Richmond	Shop	181745	Not contributory	1940-1950?
HO310	Bridge	Road	199	Richmond	Shop & residence	181350	Individually Significant	1900-1915
HO310	Bridge	Road	200	Richmond		181740	Not contributory	1850-1890
HO310	Bridge	Road	201	Richmond	Shop & residence	181355	Individually Significant	1900-1915
HO310	Bridge	Road	202	Richmond	Shop & residence	181735	Not contributory	1850-1890
HO310	Bridge	Road	203	Richmond	Shop & residence	181360	Individually Significant	1900-1915
HO310	Bridge	Road	204	Richmond	Shop, offices	181730	Not contributory	1930-1940
HO310	Bridge	Road	205	Richmond	Shop & residence	181375	Individually Significant	1900-1915
HO310	Bridge	Road	206	Richmond	Shop, offices	181720	Not contributory	1930-1940
HO310	Bridge	Road	207	Richmond	Shop	181390	Not contributory	1930-1940
HO310	Bridge	Road	208	Richmond	Shop & residence	181715	Contributory	1886
HO310	Bridge	Road	209	Richmond	Bank, former	181395	Individually Significant	1860-1880
HO310	Bridge	Road	210	Richmond	Shop & residence	181710	Contributory	1886
HO310	Bridge	Road	211-213	Richmond	Bank, former	181400	Individually Significant	1850-1890

HO310	Bridge	Road	285-287	Richmond	ANZ Bank	181610	Not contributory	1970-1980
HO310	Bridge	Road	286	Richmond	Town Hall Hotel, part	194435	Individually Significant	1890-1910
HO310	Bridge	Road	288	Richmond	Town Hall Hotel	194435	Individually Significant	1890-1910
HO310	Bridge	Road	289	Richmond	Shop & residence	193635	Individually Significant	1870-1890
HO310	Bridge	Road	290	Richmond	shops, offices	194430	Not contributory	1990-2000
HO310	Bridge	Road	290A	Richmond	shops, offices	194425	Not contributory	1990-2000
HO310	Bridge	Road	291	Richmond	Shop & residence	193640	Individually Significant	1870-1890
HO310	Bridge	Road	292	Richmond	shops, offices	194420	Not contributory	1990-2000
HO310	Bridge	Road	292A	Richmond	shops, offices	194400	Not contributory	1990-2000
HO310	Bridge	Road	293	Richmond	Shop & residence	193645	Individually Significant	1870-1890
HO310	Bridge	Road	294	Richmond	Theobalds Buildings	194395	Individually Significant	1909
HO310	Bridge	Road	295	Richmond	Shop & residence	193650	Individually Significant	1870-1890
HO310	Bridge	Road	296	Richmond	Theobalds Buildings	194385	Individually Significant	1909
HO310	Bridge	Road	297	Richmond	Shop & residence	333950	Individually Significant	1870-1890
HO310	Bridge	Road	298	Richmond	Shop & residence	181745	Contributory	1900-1915
HO310	Bridge	Road	299	Richmond	Shop & residence	194380	Individually Significant	1870-1890
HO310	Bridge	Road	300-302	Richmond	Shops	194375	Not contributory	Unknown
HO310	Bridge	Road	301	Richmond	Shop & residence	193665	Individually Significant	1870-1890
HO310	Bridge	Road	303	Richmond	Shop & residence	193670	Individually Significant	1870-1890
HO310	Bridge	Road	304	Richmond	Shops	194370	Not contributory	Unknown
HO310	Bridge	Road	305	Richmond	Shop & residence	193675	Individually Significant	1870-1890
HO310	Bridge	Road	306	Richmond	Shops	194365	Not contributory	Unknown
HO310	Bridge	Road	307	Richmond	Shop & residence	193680	Individually Significant	1870-1890
HO310	Bridge	Road	308	Richmond	Shop & residence	194360	Contributory	1900-1915
HO310	Bridge	Road	308A	Richmond	Shop & residence	194355	Contributory	1900-1915
HO310	Bridge	Road	310	Richmond	Shop & residence	194345	Contributory	1865
HO310	Bridge	Road	311-317	Richmond	Richmond Cinema, former part rear, later Hoyts (now Showroom), former Crystal Palace Skating Rink	193690	Contributory	1919 rebuild
HO310	Bridge	Road	312	Richmond	Shop & residence	194340	Contributory	1865
HO310	Bridge	Road	314-316	Richmond	Stanford Block	295610	Individually Significant	1870-1890
HO310	Bridge	Road	318	Richmond	Stanford Block	194330	Individually Significant	1870-1890
HO310	Bridge	Road	320	Richmond	Stanford Block	194325	Individually Significant	1870-1890
HO310	Bridge	Road	322	Richmond	Stanford Block	194320	Individually Significant	1870-1890
HO310	Bridge	Road	324	Richmond	Stanford Block	194315	Individually Significant	1870-1890
HO310	Bridge	Road	326	Richmond	Stanford Block	194310	Individually Significant	1870-1890
HO310	Bridge	Road	328	Richmond	Stanford Block	194305	Individually Significant	1870-1890
HO310	Bridge	Road	330	Richmond	Shop & residence	334040	Contributory	1860-1880
HO310	Bridge	Road	332	Richmond	Shop & residence	334060	Contributory	1850-1890
~~HO310~~	~~Bridge~~	~~Road~~	~~325-333~~	~~Richmond~~	~~Richmond Municipal Offices & City Hall, former court house~~	~~193700~~	~~Individually Significant~~	~~1870-1936~~
HO310	Bridge	Road	334	Richmond	Shop & residence	194290	Contributory	1860-1880
HO310	Bridge	Road	335-341	Richmond	Showroom, offices (Post Office site)	310590	Not contributory	1990-2000
HO310	Bridge	Road	336	Richmond	Shop & residence	194285	Contributory	1850-1890
HO310	Bridge	Road	338	Richmond	Shop & residence	194280	Contributory	1860-1880
HO310	Bridge	Road	340	Richmond	Shop & residence	194270	Contributory	1860-1880
HO310	Bridge	Road	342	Richmond	Shop & residence	194265	Contributory	1900-1915
HO310	Bridge	Road	344	Richmond	Shop & residence	194260	Contributory	1900-1915
HO310	Bridge	Road	346	Richmond	Shop & residence	194255	Not contributory	1915-1925
HO310	Bridge	Road	348-350	Richmond	Shop	194250	Not contributory	1970-1980
HO310	Bridge	Road	352	Richmond	Shop & residence	194245	Contributory	1870-1890
HO310	Bridge	Road	354	Richmond	Shop & residence	194240	Contributory	1880-1915
HO310	Bridge	Road	355-357	Richmond	Factory/warehouse	193720	Contributory	1900-1915

HO310	Bridge	Road	428	Richmond	Shop & residence	194070	Individually Significant	1870-1890
HO310	Bridge	Road	430	Richmond	Shop & residence	194065	Individually Significant	1870-1890
HO310	Bridge	Road	432	Richmond	Shop & residence	194060	Individually Significant	1870-1890
HO310	Bridge	Road	433	Richmond	Factory/warehouse	193835	Contributory	1900-1915
HO310	Bridge	Road	434	Richmond	Shop & residence	194055	Individually Significant	1870-1890
HO310	Bridge	Road	436-438	Richmond	Shop/offices	194050	Not contributory	1950-1970
HO310	Bridge	Road	440	Richmond	Shop & residence	194045	Contributory	1900-1915
HO310	Bridge	Road	442	Richmond	Shop	194035	Not contributory	1980-1990?
HO310	Bridge	Road	444	Richmond	Shop	194040	Not contributory	1980-1990?
HO310	Bridge	Road	446	Richmond	Shop & residence	194030	Contributory	1900-1915
HO310	Bridge	Road	448	Richmond	Shop & residence	194025	Contributory	1900-1915
HO310	Bridge	Road	450	Richmond	J Wood's buildings, shop & residences	194020	Individually Significant	1889
HO310	Bridge	Road	452	Richmond	J Wood's buildings, shop & residences	194015	Individually Significant	1889
HO310	Bridge	Road	454	Richmond	J Wood's buildings, shop & residences	194015	Individually Significant	1889
HO310	Bridge	Road	456	Richmond	Shop & residence	194015	Contributory	1900-1915
HO310	Bridge	Road	458-460	Richmond	Dutton Bros, furniture manufacturers showroom, workshop	304470	Contributory	1924
HO310	Bridge	Road	462	Richmond	Shop & residence	194005	Contributory	1870-1890
HO310	Bridge	Road	464	Richmond	Shop & residence	194005	Contributory	1870-1890
HO310	Bridge	Road	466	Richmond	Shop & residence	194000	Contributory	1870-1890
HO310	Bridge	Road	468	Richmond	Shop & residence	193995	Contributory	1870-1890
HO310	Bridge	Road	470	Richmond	Dover Hotel	193990	Contributory	1860-1940
HO310	Bridge	Road	472	Richmond	Shop & residence	193980	Contributory	1900-1915
HO310	Bridge	Road	474	Richmond	Shop & residence	193975	Contributory	1900-1915
HO310	Bridge	Road	476	Richmond	Shop & residence	193970	Contributory	1900-1915
HO310	Bridge	Road	478	Richmond	Shop	334020	Not contributory	1900-1915
HO310	Bridge	Road	480	Richmond	Shop & residence	193960	Contributory	1900-1915
HO310	Bridge	Road	482	Richmond	Shop & residence	193955	Contributory	1915-1925
HO310	Bridge	Road	482A	Richmond	shop	193950	Not contributory	1930-1955?
HO310	Bridge	Road	484	Richmond	Shop & residence	193945	Contributory	1915-1925
HO310	Bridge	Road	486	Richmond	Lipari, Shop & residences	193940	Individually Significant	1924
HO310	Bridge	Road	488	Richmond	St Bartolomeo, Shop & residences	193935	Individually Significant	1917
HO310	Bridge	Road	490	Richmond	Shop & residence	193930	Contributory	1900-1915
HO310	Bridge	Road	492	Richmond	Shop & residence	193930	Contributory	1900-1915
HO310	Bridge	Road	494	Richmond	Factory/warehouse	193925	Contributory	1915-1925
HO310	Bridge	Road	496	Burnley	Showroom	169090	Not contributory	1990-2000
HO310	Bridge	Road	498	Burnley	Shop & residence	169085	Contributory	1870-1890
HO310	Bridge	Road	500	Burnley	Shop & residence	169080	Contributory	1870-1890
HO310	Bridge	Road	502	Burnley	Shop & residence	169075	Contributory	1870-1890
HO310	Bridge	Road	504	Burnley	Shop & residence	169070	Not contributory	1915-1925
HO310	Bridge	Road	506	Burnley	Shop & residence	169065	Contributory	1890-1900
HO310	Bridge	Road	508	Burnley	Showroom	169060	Not contributory	1990-2000
HO310	Bridge	Road	512	Burnley	Showroom	169055	Not contributory	Unknown
HO310	Bridge	Road	514	Burnley	Construction site	169050	Not contributory	Unknown
HO310	Bridge	Road	518-524	Richmond	Flour Mill & Grain Store Complex (Former)	319330	Individually Significant	c.1870-1955
~~HO310~~	~~Bridge~~	~~Road~~	~~529-533~~	~~Richmond~~	~~Royal Oak Hotel~~	~~168810~~	~~Individually Significant~~	~~1900-1915~~
~~HO310~~	~~Bridge~~	~~Road~~	~~534~~	~~Richmond~~	~~Flour Mill & Grain Store Complex (Former)~~	~~299815~~	~~Individually Significant~~	~~c.1870-1955~~
~~HO310~~	~~Bridge~~	~~Road~~	~~534A~~	~~Richmond~~	~~Flour Mill & Grain Store Complex (Former)~~	~~299815~~	~~Individually Significant~~	~~c.1870-1955~~
~~HO310~~	~~Bridge~~	~~Road~~	~~597-599~~	~~Richmond~~		~~168840~~	~~Individually Significant~~	~~1873~~
~~HO310~~	~~Bridge~~	~~Road~~	~~635 (Ground Floor)~~	~~Richmond~~	~~James Boland's Shop & residence~~	~~385590~~	~~Individually Significant~~	~~1870-1890~~
~~HO310~~	~~Bridge~~	~~Road~~	~~635 (First Floor)~~	~~Richmond~~	~~James Boland's Shop & residence~~	~~385600~~	~~Individually Significant~~	~~1870-1890~~

~~HO310~~	~~Bridge~~	~~Road~~	~~637-639~~	~~Richmond~~		~~168875~~	~~Individually Significant~~	~~1889~~
HO310	Church	Street	252	Richmond	Shop & residence	181615	Individually Significant	1870-1890
HO310	Church	Street	254	Richmond	Shop & residence	278255	Individually Significant	1900-1915
HO310	Church	Street	256	Richmond	Shop & residence	189890	Individually Significant	1900-1915
HO310	Waltham	Street	1A	Richmond		304210	Not contributory	2000-2010
HO310	Waltham	Street	2A	Richmond	Stable, former	189245	Contributory	1870-1890
HO311								
HO311	Alexandra	Parade	88	Fitzroy		237540	Contributory	1870-1890
HO311	Alexandra	Parade	90	Fitzroy		237545	Contributory	1870-1890
HO311	Brunswick	Street	51	Fitzroy	Rob Roy Hotel	251955	Individually Significant	1850-1870
HO311	Brunswick	Street	55	Fitzroy	Shop & residence	251960	Individually Significant	1860-1870
HO311	Brunswick	Street	57	Fitzroy	Shop & residence	251965	Individually Significant	1860-1870
HO311	Brunswick	Street	59	Fitzroy	Shop & residence	251970	Individually Significant	1860-1870
HO311	Brunswick	Street	61	Fitzroy	Shop & residence	251975	Individually Significant	1860-1870
HO311	Brunswick	Street	63	Fitzroy	Shop & residence	251980	Individually Significant	1860-1870
HO311	Brunswick	Street	67-75	Fitzroy	Offices	251985	Not contributory	1960-1970
HO311	Brunswick	Street	77-81	Fitzroy	Community Health Centre/Offices	251990	Not contributory	1990-2000
HO311	Brunswick	Street	83	Fitzroy	Shop & residence	251995	Contributory	1900-1915
HO311	Brunswick	Street	85	Fitzroy	Shop & residence	252000	Contributory	1900-1915
HO311	Brunswick	Street	87	Fitzroy	Shop & residence	252005	Contributory	1900-1915
HO311	Brunswick	Street	90	Fitzroy	Atherton Gardens Estate, Housing Commision of Victora, part	254810	Not contributory	1960-1970
HO311	Brunswick	Street	95	Fitzroy	Shop & residence	252010	Contributory	1870-1890
HO311	Brunswick	Street	97	Fitzroy	Shop & residence	291000	Contributory	1870-1890
HO311	Brunswick	Street	99	Fitzroy	Levi's Buildings, Shop & residences	252020	Contributory	1870-1890
HO311	Brunswick	Street	101	Fitzroy	Levi's Buildings, Shop & residences	252025	Contributory	1870-1890
HO311	Brunswick	Street	103	Fitzroy	Levi's Buildings, Shop & residences	252025	Contributory	1870-1890
HO311	Brunswick	Street	105	Fitzroy	Shop	343770	Not contributory	Unknown
HO311	Brunswick	Street	107	Fitzroy	Shop	343780	Not contributory	Unknown
HO311	Brunswick	Street	109	Fitzroy	Shop & residence	302730	Individually Significant	1870-1890
HO311	Brunswick	Street	111	Fitzroy	Shop & residence	302720	Individually Significant	1870-1890
HO311	Brunswick	Street	113	Fitzroy	Shop & residence	302710	Individually Significant	1870-1890
HO311	Brunswick	Street	115	Fitzroy	Shop & residence	302700	Individually Significant	1870-1890
HO311	Brunswick	Street	117-119	Fitzroy	Bank, former?	252060	Not contributory	1970-1980
HO311	Brunswick	Street	121-123	Fitzroy	Shop & residence	252065	Contributory	1890-1900?
HO311	Brunswick	Street	125	Fitzroy	Old Colonial Inn, hotel	252070	Contributory	1850-1860
HO311	Brunswick	Street	131	Fitzroy	Shop & residence	252075	Not contributory	Unknown
HO311	Brunswick	Street	133	Fitzroy	Shop	252080	Not contributory	Unknown
HO311	Brunswick	Street	135-137	Fitzroy	Shop & residence?	252085	Contributory	1850-1890
HO311	Brunswick	Street	139	Fitzroy	Shop & residence	351720	Contributory	1850-1890
HO311	Brunswick	Street	140	Fitzroy	Atherton Gardens Estate, Housing Commision of Victora, part	253810	Not contributory	1960-1970
HO311	Brunswick	Street	141	Fitzroy	Shop & residence	351730	Contributory	1900-1915
HO311	Brunswick	Street	143-145	Fitzroy	Shops & residences, warehouse	252095	Individually Significant	1870-1890
HO311	Brunswick	Street	147	Fitzroy	Shop & residence	252105	Contributory	1900-1915
HO311	Brunswick	Street	149	Fitzroy	Shop & residence	252110	Contributory	1900-1915
HO311	Brunswick	Street	151-153	Fitzroy	Shops & residences	252120	Contributory	1860-1890
HO311	Brunswick	Street	155	Fitzroy	Shop & residence	252135	Contributory	1860-1870
HO311	Brunswick	Street	157	Fitzroy	Shop & residence	252140	Contributory	1860-1870
HO311	Brunswick	Street	159	Fitzroy	Shop & residence	252145	Contributory	1860-1870
HO311	Brunswick	Street	161-163	Fitzroy	Shop	252150	Not contributory	1950-1960

HO313	Charles	Street	170	Abbotsford		106790	Contributory	1870-1890
HO313	Eddy	Court	2	Abbotsford	Police Station	299425	Not contributory	1940-1960
HO313	Eddy	Court	4	Abbotsford	Scout Hall	299430	~~Unknown~~Not contributory	1920-1945
HO313	Eddy	Court	8	Abbotsford	Pioneer Hall	300940	Individually Significant	1850-1890
HO313	Gipps	Street	122-126	Abbotsford	Factory/warehouse	105205	Not contributory	1940-1950
HO313	Gipps	Street	128	Abbotsford		105200	Contributory	1900-1915
HO313	Gipps	Street	130	Abbotsford		105195	Contributory	1900-1915
HO313	Gipps	Street	132	Abbotsford		105190	Contributory	1900-1915
HO313	Gipps	Street	134	Abbotsford		105185	Contributory	1900-1915
HO313	Gipps	Street	136	Abbotsford		105180	Contributory	1900-1915
HO313	Gipps	Street	138	Abbotsford		105175	Contributory	1900-1915
HO313	Gipps	Street	140	Abbotsford	Factory/warehouse	105170	Not contributory	1950-1960
HO313	Gipps	Street	152	Abbotsford	Vacant land	1	Not contributory	Unknown
HO313	Gipps	Street	154	Abbotsford	Townhouse	279530	Not contributory	1980-1990
HO313	Gipps	Street	156	Abbotsford	Townhouse	279535	Not contributory	1980-1990
HO313	Gipps	Street	158	Abbotsford	Townhouse	279540	Not contributory	1980-1990
HO313	Gipps	Street	159	Abbotsford		104915	Contributory	1900-1915
HO313	Gipps	Street	160	Abbotsford	Townhouse	279545	Not contributory	1980-1990
HO313	Gipps	Street	161	Abbotsford	Shop	104920	Not contributory	1915-1925
HO313	Gipps	Street	162	Abbotsford	Townhouse	279550	Not contributory	1980-1990
HO313	Gipps	Street	163-167	Abbotsford	Flats	104925	Not contributory	1970-1980
HO313	Gipps	Street	164	Abbotsford	Townhouse	279555	Not contributory	1980-1990
HO313	Gipps	Street	166	Abbotsford	Townhouse	279560	Not contributory	1980-1990
HO313	Gipps	Street	168-170	Abbotsford	Townhouse	105160	Not contributory	1980-1990
HO313	Gipps	Street	169	Abbotsford		104985	Contributory	1860-1880
HO313	Gipps	Street	171	Abbotsford		104990	Contributory	1860-1880
HO313	Gipps	Street	172	Abbotsford		105155	Not contributory	1870-1890
HO313	Gipps	Street	173	Abbotsford		104995	Contributory	1860-1880
HO313	Gipps	Street	174	Abbotsford		105150	Contributory	1870-1890
HO313	Gipps	Street	175	Abbotsford		105000	Contributory	1860-1880
HO313	Gipps	Street	176	Abbotsford		105145	Contributory	1870-1890
HO313	Gipps	Street	177	Abbotsford		105005	Contributory	1860-1880
HO313	Gipps	Street	178	Abbotsford		105140	Not contributory	1915-1925?
HO313	Gipps	Street	179	Abbotsford		105010	Contributory	1860-1880
HO313	Gipps	Street	180	Abbotsford		105135	Contributory	1870-1890
HO313	Gipps	Street	181	Abbotsford		105015	Contributory	1860-1880
HO313	Gipps	Street	182	Abbotsford		105130	Not contributory	1870-1890
HO313	Gipps	Street	183	Abbotsford		105020	Contributory	1860-1880
HO313	Gipps	Street	184	Abbotsford		105125	Contributory	1870-1890
HO313	Gipps	Street	185	Abbotsford		105025	Contributory	1860-1880
HO313	Gipps	Street	186	Abbotsford		105120	Contributory	1870-1890
HO313	Gipps	Street	187	Abbotsford		105030	Contributory	1860-1880
HO313	Gipps	Street	188	Abbotsford		105115	Not contributory	2006-
HO313	Gipps	Street	189	Abbotsford		105035	Contributory	1860-1880
HO313	Gipps	Street	190	Abbotsford		105110	Contributory	1870-1890
HO313	Gipps	Street	191	Abbotsford		105040	Contributory	1860-1880
HO313	Gipps	Street	192	Abbotsford		105105	Contributory	1870-1890
HO313	Gipps	Street	193	Abbotsford		105045	Contributory	1860-1880
HO313	Gipps	Street	194	Abbotsford		105100	Contributory	1870-1890
HO313	Gipps	Street	195	Abbotsford		105050	Not contributory	1950-1960

HO313	Nicholson	Street	189	Abbotsford		107030	Contributory	1870-1890
HO313	Nicholson	Street	190	Abbotsford		109925	Contributory	1900-1915
HO313	Nicholson	Street	192	Abbotsford		109930	Contributory	1870-1900
HO313	Nicholson	Street	193	Abbotsford		109900	Contributory	1870-1890
HO313	Nicholson	Street	194	Abbotsford		109935	Contributory	1900-1915
HO313	Nicholson	Street	195	Abbotsford	Rose Villa	109895	Individually Significant	1890-1900
HO313	Nicholson	Street	196	Abbotsford		109940	Not contributory	1890-1900
HO313	Nicholson	Street	197	Abbotsford		281515	Contributory	1890-1900?
HO313	Nicholson	Street	198	Abbotsford		109945	Contributory	1870-1890
HO313	Nicholson	Street	199	Abbotsford	Cecilton	109890	Contributory	1870-1890
HO313	Nicholson	Street	200	Abbotsford		109950	Contributory	1870-1890
HO313	Nicholson	Street	201	Abbotsford		109885	Contributory	1890-1900
HO313	Nicholson	Street	202	Abbotsford		109955	Contributory	1900-1915
HO313	Nicholson	Street	203	Abbotsford		109880	Contributory	1870-1890
HO313	Nicholson	Street	204	Abbotsford		109960	Contributory	1870-1890
HO313	Nicholson	Street	205	Abbotsford		109875	Not contributory	1850-1890
HO313	Nicholson	Street	206	Abbotsford		109965	Contributory	1870-1890
HO313	Nicholson	Street	207	Abbotsford		109870	Not contributory	Unknown
HO313	Nicholson	Street	208	Abbotsford		109970	Contributory	1870-1890
HO313	Nicholson	Street	209	Abbotsford	Factory/warehouse	109865	Contributory	1915-1925
HO313	Nicholson	Street	212-214A	Abbotsford	Shop & residence	109975	Not contributory	1950-1960
HO313	Nicholson	Street	214	Abbotsford		109980	Contributory	1870-1890
HO313	Nicholson	Street	216	Abbotsford		109985	Contributory	1870-1890
HO313	Nicholson	Street	217	Abbotsford		109860	Contributory	1900-1915
HO313	Nicholson	Street	218	Abbotsford		109990	Contributory	1870-1890
HO313	Nicholson	Street	219	Abbotsford	Flats	109830	Not contributory	1960-1970
HO313	Nicholson	Street	220	Abbotsford		109995	Not contributory	1870-1890
HO313	Nicholson	Street	222	Abbotsford		110000	Contributory	1900-1915
HO313	Nicholson	Street	224	Abbotsford		110005	Contributory	1900-1915
HO313	Nicholson	Street	225	Abbotsford		109825	Contributory	1870-1890
HO313	Nicholson	Street	226	Abbotsford	Retreat Hotel, The	110010	Individually Significant	1915-1925
HO313	Nicholson	Street	227	Abbotsford	House	109820	Contributory	1910-1915
HO313	Nicholson	Street	231	Abbotsford	House	109815	Contributory	1910-1915
HO313	Nicholson	Street	233	Abbotsford	House	109810	Contributory	1851-1858
HO313	Park	Street	52	Abbotsford		105810	Contributory	1915-1925
HO313	Park	Street	54	Abbotsford		105815	Contributory	1915-1925
HO313	Park	Street	55	Abbotsford		105640	~~Unknown~~ Not contributory	1900-1915
HO313	Park	Street	55A	Abbotsford	Factory/warehouse	105640	Not contributory	1925-1935
HO313	Park	Street	56	Abbotsford		105820	Contributory	1880-1900
HO313	Park	Street	57	Abbotsford		105635	Contributory	1870-1890
HO313	Park	Street	58	Abbotsford		105825	Contributory	1890-1910
HO313	Park	Street	60	Abbotsford		105830	Not contributory	1870-1890
HO313	Park	Street	62	Abbotsford		105835	Contributory	1870-1890
HO313	Park	Street	62A	Abbotsford		105840	Contributory	1870-1890
HO313	Park	Street	64	Abbotsford		105845	Not contributory	1915-1925
HO313	Park	Street	65 part (59-67)	Abbotsford	Offices/warehouse	105630	Not contributory	1980-1990
HO313	Park	Street	66	Abbotsford		105850	Contributory	1870-1890

HO317	Gold	Street	160	Clifton Hill	St Andrews Anglican Church	131790	Not Contributory	1900-1980
HO317	Gold	Street	171	Clifton Hill		131665	Contributory	1880-1890
HO317	Gold	Street	173	Clifton Hill		131660	Contributory	1850-1890
HO317	Gold	Street	175	Clifton Hill		131655	Contributory	1850-1890
HO317	Gold	Street	177	Clifton Hill		131650	Contributory	1850-1890
HO317	Gold	Street	179	Clifton Hill		131645	Contributory	1850-1890
HO317	Gold	Street	185	Clifton Hill	Gold Street Primary School SS1360	131640	Victorian Heritage Register	1874
HO317	Gold	Street	187	Clifton Hill		131635	Contributory	1900-1915
HO317	Gold	Street	189	Clifton Hill		131630	Contributory	1900-1915
HO317	Gold	Street	191	Clifton Hill		131625	Contributory	1850-1890
HO317	Gold	Street	193-199	Clifton Hill	Townhouses	129395	Not contributory	1980-1990
HO317	Gold	Street	201	Clifton Hill	Units	131545	Not contributory	1980-1990
HO317	Gold	Street	203	Clifton Hill		131540	Individually Significant	1892
HO317	Gold	Street	205	Clifton Hill		131535	Individually Significant	1892
HO317	Gold	Street	207	Clifton Hill		131530	Individually Significant	1892
HO317	Gold	Street	211	Clifton Hill	Flats	131425	Not contributory	1950-1960
HO317	Gold	Street	217	Clifton Hill	Fence only	131390	Contributory	1850-1890
HO317	Gold	Street	217	Clifton Hill	House	131390	Not contributory	Unknown
HO317	Gold	Street	221 (rear)	Clifton Hill	House & factory	131385	Contributory	1880-1890
HO317	Gold	Street	223	Clifton Hill		131380	Contributory	1850-1890
HO317	Gold	Street	225	Clifton Hill	Waverly	131375	Contributory	1880-1890
HO317	Gold	Street	227	Clifton Hill		131370	Contributory	1925-1930
HO317	Gold	Street	231	Clifton Hill	Elsie - Leigh or Scotts house	131365	Individually Significant	1880-1890
HO317	Gold	Street	233	Clifton Hill		131360	Contributory	1930-1940
HO317	Gold	Street	235	Clifton Hill		131355	Contributory	1880-1890
HO317	Gold	Street	237	Clifton Hill		131350	Contributory	1880-1890
HO317	Gold	Street	239	Clifton Hill		131345	Contributory	1880-1890
HO317	Gold	Street	241	Clifton Hill	House & trees (2)	131340	Contributory	1880-1890
HO317	Gold	Street	245	Clifton Hill		131335	Contributory	1880-1890
HO317	Hilton	Street	7	Clifton Hill		130785	Not contributory	1850-1890
HO317	Hilton	Street	9	Clifton Hill		130780	Contributory	1850-1890
HO317	Hilton	Street	11	Clifton Hill		291470	Contributory	1900-1915
HO317	Hilton	Street	12	Clifton Hill		130825	Contributory	1850-1890
HO317	Hilton	Street	13	Clifton Hill		291475	Contributory	1915-1925
HO317	Hilton	Street	14	Clifton Hill		130830	Contributory	1850-1890
HO317	Hilton	Street	15	Clifton Hill		130770	Contributory	1850-1890
HO317	Hilton	Street	16	Clifton Hill		130835	Contributory	1850-1890
HO317	Hilton	Street	17	Clifton Hill		130765	Not contributory	1980-1990
HO317	Hilton	Street	18	Clifton Hill		130840	Contributory	1850-1890
HO317	Hilton	Street	19	Clifton Hill		130760	Not contributory	1850-1890
HO317	Hilton	Street	20	Clifton Hill		130845	Contributory	1850-1890
HO317	Hilton	Street	21	Clifton Hill		130755	Contributory	1850-1890
HO317	Hilton	Street	22	Clifton Hill		130850	Contributory	1850-1890
HO317	Hilton	Street	23	Clifton Hill		130750	Contributory	1850-1890
HO317	Hilton	Street	24	Clifton Hill		130855	Contributory	1850-1890
HO317	Hilton	Street	25	Clifton Hill		130745	Contributory	1850-1890
HO317	Hilton	Street	26	Clifton Hill		130860	Contributory	1850-1890
HO317	Hilton	Street	27	Clifton Hill		130740	Contributory	1850-1890
HO317	Hilton	Street	28	Clifton Hill		130865	Contributory	1850-1890
HO317	Hilton	Street	29	Clifton Hill		130735	Contributory	1850-1890

HO318	Cambridge	Street	97	Collingwood	Collingwood Workers' Home, former	101620	Individually Significant	1900-1915
HO318	Cambridge	Street	107 (part)	Collingwood	Foy & Gibson Engineering Workshop, part	310100	Victorian Heritage Register	1900-1915
HO318	Cambridge	Street	107 (part)	Collingwood	Foy & Gibson Engineering Workshop, part	310100	Victorian Heritage Register	1900-1915
HO318	Cambridge	Street	107 (part)	Collingwood	Foy & Gibson Engineering Workshop, part	310100	Victorian Heritage Register	1900-1915
HO318	Cambridge	Street	107 (part)	Collingwood	Foy & Gibson Engineering Worshop part	310100	Victorian Heritage Register	1900-1915
HO318	Cambridge	Street	120	Collingwood	Warehouse, former	101795	Individually Significant	1900-1915
HO318	Cambridge	Street	134	Collingwood	Factory, Warehouse, former	336520	Not contributory	1960-1970
HO318	Oxford	Street	64	Collingwood	Factory	101580	Not contributory	1970-1980?
HO318	Oxford	Street	68-158 (part)	Collingwood	Foy & Gibson Wool Scouring and Scouring complex, former part	139005	Victorian Heritage Register	1895c, 1906-
HO318	Oxford	Street	68-158 (part)	Collingwood	Foy & Gibson Wool Scouring and Scouring complex, former part	139005	Victorian Heritage Register	1895c, 1906-
HO318	Oxford	Street	68-158 (part)	Collingwood	Foy & Gibson Wool Scouring and Scouring complex, former part	139005	Victorian Heritage Register	1895c, 1906-
HO318	Oxford	Street	68-158 (part)	Collingwood	Foy & Gibson Wool Scouring and Scouring complex, former part	139005	Victorian Heritage Register	1895c, 1906-
HO318	Oxford	Street	79-93	Collingwood	Foy & Gibson Furnishings Warehouse and Clothing Factory, former	284875	Victorian Heritage Register	1887-
HO318	Oxford	Street	95-101	Collingwood	Foy & Gibson Powerhouse and Motor Garage, former	283005	Victorian Heritage Register	1908
HO318	Oxford	Street	103-131 (part)	Collingwood	Foy & Gibson Woollen Mills complex, former part	303180	Victorian Heritage Register	1906-
HO318	Oxford	Street	103-131 (part)	Collingwood	Foy & Gibson Woollen Mills complex, former part	303180	Victorian Heritage Register	1906-
HO318	Oxford	Street	103-131 (part)	Collingwood	Foy & Gibson Woollen Mills complex, former part	303180	Victorian Heritage Register	1906-
HO318	Oxford	Street	103-131 (part)	Collingwood	Foy & Gibson Woollen Mills complex, former part	303180	Victorian Heritage Register	1906-
HO318	Oxford	Street	150-154	Collingwood	Foy & Gibson Woollen Mills Offices, former	138985	Victorian Heritage Register	1906-
HO318	Oxford	Street	150-155	Collingwood	Foy & Gibson Woollen Mills Offices, former	138986	Victorian Heritage Register	1906-
HO318	Oxford	Street	150-156	Collingwood	Foy & Gibson Woollen Mills Offices, former	138987	Victorian Heritage Register	1906-
HO318	Oxford	Street	150-157	Collingwood	Foy & Gibson Woollen Mills Offices, former	138988	Victorian Heritage Register	1906-
HO318	Peel	Street	1-3	Collingwood		101175	Not contributory	1970-1980
HO318	Peel	Street	2	Collingwood	Shop & residence	339050	Individually Significant	1880-1890
HO318	Peel	Street	4	Collingwood	Shop & residence	339060	Individually Significant	1880-1890
HO318	Peel	Street	5-7	Collingwood	Shop & residence	291725	Individually Significant	1850-1890
HO318	Peel	Street	6	Collingwood		101285	Individually Significant	1880-1890
HO318	Peel	Street	8	Collingwood	Factory/warehouse	101280	Contributory	1930-1940
HO318	Peel	Street	9-11	Collingwood	Star Hotel, former	101185	Individually Significant	1850-1890
HO318	Peel	Street	10	Collingwood	Factory/warehouse	101280	Contributory	1930-1940
HO318	Peel	Street	11	Collingwood	Shop & residence	101185	Individually Significant	1850-1890
HO318	Peel	Street	12-16	Collingwood	Congregational Church hall and caretaker's residence, also part Congregational Church plinth	101275	Individually Significant	1874
HO318	Peel	Street	13	Collingwood		101190	Contributory	1850-1890
HO318	Peel	Street	14-16	Collingwood	Factory	101275	Not contributory	1950-1960
HO318	Peel	Street	15	Collingwood		101195	Contributory	1850-1890
HO318	Peel	Street	17	Collingwood		101200	Contributory	1850-1890
HO318	Peel	Street	19	Collingwood	Offices	101205	Not contributory	1980-1990
~~HO318~~	~~Peel~~	~~Street~~	~~20~~	~~Collingwood~~	~~Factory~~	~~101270~~	~~Contributory~~	~~1930-1940~~
HO318	Peel	Street	~~20-22~~18	Collingwood	Factory/warehouse	101270	Not Contributory	~~1930-1940~~2015
HO318	Peel	Street	24	Collingwood	Shop & residence	101265	Contributory	1850-1890
HO318	Peel	Street	25	Collingwood		101210	Contributory	1850-1890
HO318	Peel	Street	26	Collingwood	Shop & residence	101260	Contributory	1850-1890
HO318	Peel	Street	27	Collingwood		101215	Contributory	1850-1890
HO318	Peel	Street	28	Collingwood	Barnard's Buildings, Shop & residences	101255	Individually Significant	1869
HO318	Peel	Street	29	Collingwood	Shop & residence	101220	Individually Significant	1850-1890
HO318	Peel	Street	30	Collingwood	Barnard's Buildings, Shop & residences	101250	Individually Significant	1869
HO318	Peel	Street	32	Collingwood	Barnard's Hotel, part Bernard's Buildings	101245	Individually Significant	1869
HO318	Wellington	Street	111	Collingwood	Factory	295520	Individually Significant	1890-1915
HO318	Wellington	Street	113	Collingwood	Factory	137895	Contributory	1900-1915

HO321	Keele	Street	127	Collingwood		125190	Contributory	1870-1890
HO321	Keele	Street	128	Collingwood		125490	Contributory	1870-1890
HO321	Keele	Street	129	Collingwood	Townhouse	125195	Not contributory	1980-1990?
HO321	Keele	Street	130	Collingwood	Ave Maria	125485	Contributory	1870-1890
HO321	Keele	Street	131	Collingwood	Townhouse	125200	Not contributory	1990-2000
HO321	Keele	Street	132	Collingwood		125480	Contributory	1870-1890
HO321	Keele	Street	133	Collingwood		125205	Not Contributory	~~1870-1890~~Unknown
HO321	Keele	Street	134	Collingwood		125475	Contributory	1870-1890
HO321	Keele	Street	135	Collingwood		125210	Contributory	1870-1890
HO321	Keele	Street	136	Collingwood		125470	Contributory	1860-1880
HO321	Keele	Street	137	Collingwood		125215	Contributory	1860-1880
HO321	Keele	Street	138	Collingwood		125465	Contributory	1860-1880
HO321	Keele	Street	139	Collingwood		125220	Contributory	1860-1880
HO321	Keele	Street	140	Collingwood		125460	Not contributory	1950-1960
HO321	Keele	Street	141	Collingwood		125225	Not contributory	Unknown
HO321	Keele	Street	142	Collingwood		125455	Contributory	1870-1890
HO321	Keele	Street	144	Collingwood		125450	Contributory	1870-1890
HO321	Keele	Street	145	Collingwood		125230	Contributory	1900-1915
HO321	Keele	Street	146	Collingwood		125445	Contributory	1870-1890
HO321	Keele	Street	147	Collingwood		125235	Contributory	1870-1890
HO321	Keele	Street	148	Collingwood		125440	Contributory	1870-1890
HO321	Keele	Street	149	Collingwood		125240	Contributory	1870-1890
HO321	Keele	Street	150	Collingwood		125435	Contributory	1870-1890
HO321	Keele	Street	151	Collingwood		125245	Contributory	1890-1900
HO321	Keele	Street	153	Collingwood		125250	Contributory	1890-1900
HO321	Keele	Street	152-154	Collingwood		125430	Not contributory	1950-1960
HO321	Keele	Street	155	Collingwood		125255	Contributory	1870-1890
HO321	Keele	Street	156	Collingwood		125425	Not contributory	1960-1970
HO321	Keele	Street	157	Collingwood		125260	Contributory	1870-1890
HO321	Keele	Street	158	Collingwood		125420	Contributory	1870-1890
HO321	Keele	Street	159	Collingwood		125265	Contributory	1870-1890
HO321	Keele	Street	160	Collingwood		125415	Contributory	1870-1890
HO321	Keele	Street	161	Collingwood		125270	Contributory	1870-1890
HO321	Keele	Street	162	Collingwood		125410	Contributory	1870-1890
HO321	Keele	Street	163	Collingwood	Wicklow Cottage	125275	Contributory	1870-1890
HO321	Keele	Street	164	Collingwood		125405	Contributory	1870-1890
HO321	Keele	Street	165	Collingwood		125280	Not contributory	1950-1960
HO321	Keele	Street	166	Collingwood		125400	Contributory	1870-1890
HO321	Keele	Street	167	Collingwood	Burncourt Cottage	125285	Contributory	1870-1890
HO321	Keele	Street	168	Collingwood		125395	Contributory	1870-1890
HO321	Keele	Street	169-173	Collingwood	Flats, former - now units	125290	Not contributory	1960-1970
HO321	Keele	Street	170	Collingwood		125390	Contributory	1870-1890
HO321	Keele	Street	172	Collingwood		125385	Contributory	1870-1890
HO321	Keele	Street	174	Collingwood		125380	Contributory	1870-1890
HO321	Keele	Street	175	Collingwood		125355	Contributory	1870-1890
HO321	Keele	Street	176	Collingwood		125375	Contributory	1870-1890
HO321	Keele	Street	177	Collingwood	Child Care Centre	125350	Not contributory	1980-1990
HO321	Keele	Street	178	Collingwood		125370	Contributory	1870-1890
HO321	Keele	Street	179A	Collingwood	Child Care Centre	139255	Not contributory	1980-1990
HO321	Keele	Street	180	Collingwood		125365	Contributory	1870-1890

HO321	Wellington	Street	350	Collingwood	Factory	122680	Not contributory	1930-1940
HO321	Wellington	Street	351	Collingwood	Tower Hotel, former later The Office Inn	121345	Contributory	1850-1930
HO321	Wellington	Street	354	Collingwood	House	122685	Contributory	1880-1890
HO321	Wellington	Street	356	Collingwood	House	122690	Contributory	1880-1890
HO321	Wellington	Street	358	Collingwood	House	122695	Contributory	1880-1890
HO321	Wellington	Street	360	Collingwood	House	122700	Contributory	1880-1890
HO321	Wellington	Street	362	Collingwood		122705	Not contributory	1970-1980
HO321	Wellington	Street	364	Collingwood	Vacant site?	122710	Not contributory	Unknown
HO321	Wellington	Street	364-368	Collingwood	Salvation Army Young Peoples Hall & Youth Cnetre	319460	Individually Significant	1952
HO321	Wellington	Street	370	Collingwood		122720	Contributory	1880-1890
HO321	Wellington	Street	372	Collingwood		122725	Contributory	1880-1890
HO321	Wellington	Street	374	Collingwood	House	122730	Contributory	1870-1890
HO321	Wellington	Street	376	Collingwood		122735	Contributory	1870-1890
HO321	Wellington	Street	378	Collingwood		122740	Contributory	1850-1890
HO321	Wellington	Street	380	Collingwood		122745	Contributory	1850-1890
HO321	Wellington	Street	382	Collingwood		122750	Contributory	1880-1890
HO321	Wellington	Street	384	Collingwood		122755	Contributory	1880-1890
HO321	Wellington	Street	386	Collingwood		122760	Contributory	1870-1890
HO321	Wellington	Street	388	Collingwood	Linden Villa	122765	Individually Significant	1880-1890
HO321	Wellington	Street	390	Collingwood		122770	Not contributory	1970-1980?
HO321	Wellington	Street	392	Collingwood		122775	Contributory	1850-1890
HO321	Wellington	Street	394	Collingwood	Units	122780	Not contributory	1960-2000
HO321	Wellington	Street	396	Collingwood	Apartments	300820	Not contributory	1990-2000

HO322

HO322	Adam	Street	1	Burnley		175785	Contributory	1870-1890
HO322	Adam	Street	3	Burnley		175780	Contributory	1870-1890
HO322	Barrow	Place	15	Burnley	Apartments	362810	Not contributory	c. 2010
HO323	Barrow	Place	17	Burnley	Apartments	362811	Not contributory	c. 2011
HO324	Barrow	Place	19	Burnley	Apartments	362812	Not contributory	c. 2012
HO325	Barrow	Place	21	Burnley	Apartments	362813	Not contributory	c. 2013
HO326	Barrow	Place	23	Burnley	Apartments	362814	Not contributory	c. 2014
HO327	Barrow	Place	25	Burnley	Apartments	362815	Not contributory	c. 2015
HO322	Barrow	Place	27	Burnley	Apartments	362810	Not contributory	c. 2010
HO322	Crimea	Street	1	Burnley		176040	Not contributory	1980-1990
HO322	Crimea	Street	1A	Burnley		176045	Not contributory	1980-1990
HO322	Crimea	Street	2	Burnley		176050	Contributory	1890-1900
HO322	Crimea	Street	3	Burnley		176035	Contributory	1900-1915
HO322	Crimea	Street	4	Burnley		176055	Contributory	1900-1915
HO322	Crimea	Street	5	Burnley		176030	Contributory	1900-1915
HO322	Crimea	Street	6	Burnley		176060	Contributory	1900-1915
HO322	Crimea	Street	7	Burnley		176025	Contributory	1900-1915
HO322	Crimea	Street	8	Burnley		176065	Contributory	1900-1915
HO322	Crimea	Street	9	Burnley		176020	Contributory	1900-1915
HO322	Crimea	Street	10	Burnley		176070	Contributory	1900-1915
HO322	Crimea	Street	11	Burnley		176015	Contributory	1900-1915
HO322	Crimea	Street	12	Burnley		176075	Contributory	1900-1915
HO322	Crimea	Street	13	Burnley		176010	Contributory	1900-1915
HO322	Crimea	Street	14	Burnley		176080	Contributory	1900-1915

HO324	Bedford	Street	2	Collingwood	Factory	120615	Not contributory	1930-1940
HO324	Bedford	Street	3	Collingwood	Boot Factory, former	120495	Contributory	1880-1900?
HO324	Bedford	Street	4	Collingwood	Factory/warehouse /Caretaker's residences	285165	Not contributory	2000-2010
HO324	Bedford	Street	5	Collingwood	Saddle Factory, former	120500	Contributory	1880-1890
HO324	Bedford	Street	6-8	Collingwood	Factory	120480	Not contributory	1930-50?
HO324	Bedford	Street	7	Collingwood		120505	Not contributory	2000-2010
HO324	Bedford	Street	9	Collingwood		120505	Not contributory	2000-2010
HO324	Bedford	Street	11	Collingwood		120510	Contributory	1925-1930
HO324	Bedford	Street	13	Collingwood		120515	Contributory	1925-1930
HO324	Campbell	Street	114 -116	Collingwood	Bourke & Cooke boot factory	123415	Contributory	1920
HO324	Campbell	Street	118	Collingwood	Car park	123415	Not contributory	Unknown
HO324	Campbell	Street	120	Collingwood	Townhouse	466400	Not contributory	2017
HO324	Campbell	Street	127A	Collingwood	House	123235	Contributory	1910-1920
HO324	Campbell	Street	129	Collingwood	House	123230	Contributory	1870-1890
HO324	Campbell	Street	131	Collingwood	House	123225	Contributory	1870-1890
HO324	Campbell	Street	133	Collingwood	House	123220	Contributory	1910-1920
HO324	Harmsworth	Street	59A	Collingwood		123630	Individually Significant	1860-1880
HO324	Harmsworth	Street	63	Collingwood	factory	123625	Contributory	1915-1925
HO324	Harmsworth	Street	65-67	Collingwood	Factory/warehouse	123620	Contributory	1915-1925
HO324	Harmsworth	Street	69	Collingwood		123615	Contributory	1860-1880
HO324	Harmsworth	Street	71	Collingwood		123610	Contributory	1860-1880
HO324	Harmsworth	Street	73	Collingwood	Factory	123600	Contributory	1915-1925
HO324	Harmsworth	Street	75-77	Collingwood	Workshop	123605	Not contributory	1960-1970
HO324	Johnston	Street	2	Collingwood	Shop	121340	Contributory	1900-1915
HO324	Johnston	Street	4-6	Collingwood	Factory	121335	Not contributory	1940-1955
HO324	Johnston	Street	5	Collingwood	Shop & residence	120635	Contributory	1880-1890
HO324	Johnston	Street	7	Collingwood	Shop & residence	120640	Contributory	1880-1890
HO324	Johnston	Street	8-10	Collingwood	Belmont	121330	Victorian Heritage Register	1850-1880
HO324	Johnston	Street	9	Collingwood	Shop & residence	120645	Contributory	1880-1890
HO324	Johnston	Street	11	Collingwood	Shop & residence	120650	Contributory	1880-1890
HO324	Johnston	Street	12-14	Collingwood	Metropolitan Gas Company Depot or Office and Show Rooms	121325	Individually Significant	1939 (earlier rear)
HO324	Johnston	Street	15	Collingwood	Shop & residence	120655	Contributory	1850-1870
HO324	Johnston	Street	16	Collingwood	Factory/workshop	121320	Not contributory	1950-1960
HO324	Johnston	Street	17	Collingwood	Shop & residence	120660	Contributory	1880-1890
HO324	Johnston	Street	19-21	Collingwood	Offices	120665	Not contributory	1960-1970
HO324	Johnston	Street	20	Collingwood	Shop & residence	121315	Contributory	1850-1890
HO324	Johnston	Street	23A-25A	Collingwood	Gregory Steel Products Pty Ltd. Engineering workshop complex, part	285910	Individually Significant	1939
HO324	Johnston	Street	24	Collingwood	offices	121310	Not contributory	1980-1990
HO324	Johnston	Street	27-29	Collingwood	Gregory Steel Products Pty Ltd. Engineering workshop complex, part	120680	Individually Significant	1941
HO324	Johnston	Street	28-30	Collingwood	Garage	121305	Not contributory	1960-1970
HO324	Johnston	Street	31-33	Collingwood	Shops & office façade, (see also Court House Hotel)	120685	Individually Significant	1954, 1860s
HO324	Johnston	Street	31-33 (rear)	Collingwood	Court House Hotel, later part Gregory Steel Products Pty Ltd. engineering workshop complex	120685	Contributory	1860-1880
HO324	Johnston	Street	32	Collingwood	Jim's (Greek) Tavern	121300	Contributory	1900-1915
HO324	Johnston	Street	34	Collingwood	Keeà Buildings	121295	Contributory	1880-1890
HO324	Johnston	Street	35-63	Collingwood	Collingwood Technical School complex, later Collingwood TAFE	120710	Individually Significant	3, 1923, 1938, 1948-9,
HO324	Johnston	Street	35-63 (mural)	Collingwood	Keith Haring mural, east wall Main Building, Collingwood Technical School complex	120710	Victorian Heritage Register	1984
HO324	Johnston	Street	36	Collingwood	Keeà Buildings	121290	Contributory	1880-1890
HO324	Johnston	Street	38	Collingwood		121285	Contributory	1880-1900
HO324	Johnston	Street	40	Collingwood	Council Club hotel, former	121275	Contributory	1850-1890
HO324	Johnston	Street	44-52	Collingwood		121270	Not contributory	1960-1970

HO324	Johnston	Street	174	Collingwood	Shop & residence	121070	Contributory	1900-1915
HO324	Johnston	Street	175	Collingwood	Gold Star Bakery, Shop & residence	120940	Contributory	1890
HO324	Johnston	Street	176	Collingwood	Shop & residence	260770	Contributory	1900-1915
HO324	Johnston	Street	177-181	Collingwood	City Hotel, former, now Barley Corn Café	120945	Contributory	1860-1890
HO324	Johnston	Street	178	Collingwood	Trevena Buildings, shop & residence	121065	Individually Significant	1900-1915
HO324	Johnston	Street	180	Collingwood	Trevena Buildings, shop & residence	121060	Individually Significant	1900-1915
HO324	Johnston	Street	183	Collingwood	Shop & residence	120950	Contributory	1850-1890
HO324	Johnston	Street	184-186	Collingwood	Garage or factory?	121055	Not contributory	1930-1950?
HO324	Johnston	Street	185	Collingwood	Shop & residence	120950	Contributory	1850-1890
HO324	Johnston	Street	187	Collingwood	Shop & residence	120955	Contributory	1886
HO324	Johnston	Street	188-190	Collingwood		121050	Contributory	1915?
HO324	Johnston	Street	189	Collingwood	Shop	120960	Not contributory	1930-1940
HO324	Johnston	Street	192 -194	Collingwood	Offices	121045	Not contributory	1980-1990
HO324	Johnston	Street	193	Collingwood	Shop & residence	120965	Contributory	1900-1915
HO324	Johnston	Street	195	Collingwood	Shop & residence	120970	Contributory	1900-1915
HO324	Johnston	Street	196	Collingwood	Offices, showroom?	121040	Not contributory	1960-1970
HO324	Johnston	Street	197	Collingwood	Shop & residence	120975	Contributory	1900-1915
HO324	Johnston	Street	199	Collingwood	Shop & residence	120980	Contributory	1880-1890
HO324	Johnston	Street	200-202	Collingwood	Austral Theatre, later Austral Picture Theatre	121035	Individually Significant	1921
HO324	Johnston	Street	201	Collingwood	Shop & residence	120980	Contributory	1880-1890
HO324	Johnston	Street	203	Collingwood	Shop & residence	120985	Contributory	1880-1890
HO324	Johnston	Street	204-206	Collingwood	Office and warehouse	121030	Not contributory	1960-1970
HO324	Johnston	Street	205	Collingwood	Shop & residence	120990	Contributory	1880-1890
HO324	Johnston	Street	207	Collingwood	Shop & residence	120995	Contributory	1880-1890
HO324	Johnston	Street	207-209	Collingwood	Shop & residence	121000	Contributory	1880-1890
HO324	Johnston	Street	208	Collingwood	Shop & residence	121025	Individually Significant	1900-1915
HO324	Johnston	Street	210	Collingwood	Westwood House	121020	Contributory	1880-1890
HO324	Johnston	Street	212-218	Collingwood	Showroom/offices	121015	Not contributory	1960-1970
HO324	Johnston	Street	220	Collingwood	Cumberland House, shop & residences	121010	Contributory	1870-1890
HO324	Johnston	Street	222-230	Collingwood	Offices/Showroom/Factory	121005	Not contributory	1960-1970
HO324	Palmer	Street	52A	Collingwood		123575	Contributory	1850-1890
HO324	Palmer	Street	54	Collingwood		291665	Contributory	1850-1890
HO324	Palmer	Street	56	Collingwood		123580	Contributory	1850-1890
HO324	Palmer	Street	58-60	Collingwood		123585	Contributory	1900-1915
HO324	Palmer	Street	62	Collingwood	Factory?	123590	Not contributory	1930-1940
HO324	Palmer	Street	68	Collingwood		123595	Not contributory	Unknown
HO324	Palmer	Street	69	Collingwood	House	123435	Contributory	1870-1880
HO324	Palmer	Street	71	Collingwood	House	123430	Contributory	1870-1880
HO324	Palmer	Street	73	Collingwood	House	123425	Contributory	1890-1900
HO324	Palmer	Street	75	Collingwood	Coach Factory	123425	Contributory	1925-1935
HO324	Palmer	Street	77	Collingwood	House	139160	Not contributory	1980-2000
HO324	Palmer	Street	79	Collingwood	House	139165	Not contributory	1980-2000
HO324	Palmer	Street	81	Collingwood	House	139170	Not contributory	1980-2000
HO324	Perry	Street	6	Collingwood	Factory/warehouse	271280	Not contributory	1930-1940?
HO324	Perry	Street	10	Collingwood	Factory/warehouse (Gregory Steel Products P/L part)	120475	Contributory	1915-1935
HO324	Sydney	Street	62	Collingwood	Townhouse	138800	Not contributory	1980-1990
HO324	Wellington	Street	278	Collingwood	Shop & residence	122545	Contributory	1850-1890
HO324	Wellington	Street	280	Collingwood	Shop & residence	122550	Contributory	1850-1890
HO324	Wellington	Street	282	Collingwood	Shop & residence	122555	Contributory	1850-1890
HO324	Wellington	Street	284	Collingwood	Shop & residence	122560	Contributory	1850-1890

HO327	Miller	Street	129	Fitzroy North	Shop & residence	230625	Contributory	1900-1915
HO327	Miller	Street	130	Fitzroy North	O'Neill house	231235	Individually Significant	1940
HO327	Miller	Street	131 (part)	Fitzroy North		230630	~~Unknown~~ Contributory	Unknown
HO327	Miller	Street	131A (part)	Fitzroy North		230635	Contributory	Unknown
HO327	Miller	Street	133	Fitzroy North	Jolly	230640	Not contributory	1950-1960
HO327	Miller	Street	133A	Fitzroy North	Jolly	230645	Not contributory	1950-1960
HO327	Miller	Street	134	Fitzroy North		231240	Contributory	1930-1940
HO327	Miller	Street	135	Fitzroy North		230650	Not contributory	1935-1955
HO327	Miller	Street	135A	Fitzroy North		230655	Not contributory	1935-1955
HO327	Miller	Street	136	Fitzroy North	Webb house	231245	Individually Significant	1939
HO327	Miller	Street	137	Fitzroy North		230660	Individually Significant	1915-1925
HO327	Miller	Street	139	Fitzroy North		230665	Contributory	1900-1915
HO327	Miller	Street	140	Fitzroy North		231250	Contributory	1900-1915
HO327	Miller	Street	140A	Fitzroy North		231255	Contributory	1900-1915
HO327	Miller	Street	141	Fitzroy North		230670	Contributory	1900-1915
HO327	Miller	Street	142	Fitzroy North		231260	Contributory	1900-1915
HO327	Miller	Street	144	Fitzroy North		231265	Contributory	1900-1915
HO327	Miller	Street	145	Fitzroy North		230675	Contributory	1900-1915
HO327	Miller	Street	146	Fitzroy North		231270	Not contributory	1900-1915?
HO327	Miller	Street	147	Fitzroy North		230680	Individually Significant	1900-1915?
HO327	Miller	Street	148	Fitzroy North		231275	Contributory	1915-1925
HO327	Miller	Street	149	Fitzroy North		230685	Not contributory	1980-1990
HO327	Miller	Street	150	Fitzroy North		231280	Contributory	1915-1925
HO327	Miller	Street	151	Fitzroy North		230705	Contributory	1900-1915
HO327	Miller	Street	152	Fitzroy North		231285	Contributory	1915-1925
HO327	Miller	Street	154	Fitzroy North		231290	Contributory	1915-1925
HO327	Miller	Street	155	Fitzroy North		230710	Not contributory	1950-1960
HO327	Miller	Street	157/1	Fitzroy North	Unit	230715	Not contributory	1960-1970
HO327	Miller	Street	157/2	Fitzroy North	Unit	230720	Not contributory	1960-1970
HO327	Miller	Street	157/3	Fitzroy North	Unit	230725	Not contributory	1960-1970
HO327	Miller	Street	159	Fitzroy North		230730	Not contributory	1960-1970
HO327	Miller	Street	161/1-3	Fitzroy North	Flats	230735	Not contributory	1970-1980
HO327	Miller	Street	163	Fitzroy North		230750	Not contributory	1960-1970
HO327	Miller	Street	165	Fitzroy North		230755	Contributory	1900-1915
HO327	Miller	Street	167	Fitzroy North		230760	Contributory	1900-1915
HO327	Miller	Street	169	Fitzroy North		230765	Contributory	1900-1915
HO327	Miller	Street	171	Fitzroy North	Shop & residence	230770	Contributory	1900-1915
HO327	Miller	Street	174	Fitzroy North		231295	Contributory	1915-1925
HO327	Miller	Street	175	Fitzroy North	Merri State School 3110	230775	Individually Significant	1915-1925
HO327	Miller	Street	176	Fitzroy North		231300	Contributory	1915-1925
HO327	Miller	Street	178	Fitzroy North		231305	Contributory	1915-1925
HO327	Miller	Street	178A	Fitzroy North		231305	Contributory	1900-1915
HO327	Miller	Street	180	Fitzroy North		231315	Not contributory	1960-1970
HO327	Miller	Street	182	Fitzroy North		231320	Contributory	1900-1915
HO327	Miller	Street	184	Fitzroy North		231325	Contributory	1900-1915
HO327	Miller	Street	186	Fitzroy North		231330	Not contributory	1950-1960
HO327	Miller	Street	190-192	Fitzroy North	House	231340	Individually Significant	1900-1915
HO327	Miller	Street	194	Fitzroy North		231345	Not contributory	1850-1890?
HO327	Miller	Street	196	Fitzroy North		231350	Contributory	1900-1915
HO327	Miller	Street	198	Fitzroy North		231355	Contributory	1900-1915

HO327	Newry	Street	95	Fitzroy North		214895	Contributory	1880-1890
HO327	Newry	Street	96	Fitzroy North		247110	Contributory	1880-1890
HO327	Newry	Street	97	Fitzroy North		246970	Contributory	1880-1890
HO327	Newry	Street	98	Fitzroy North		247115	Contributory	1880-1890
HO327	Newry	Street	99	Fitzroy North		246975	Contributory	1890-1900
HO327	Newry	Street	100	Fitzroy North		247120	Contributory	1880-1890
HO327	Newry	Street	101	Fitzroy North		246980	Contributory	1880-1890
HO327	Newry	Street	102	Fitzroy North		247125	Contributory	1880-1890
HO327	Newry	Street	103	Fitzroy North		246985	Contributory	1880-1890
HO327	Newry	Street	104	Fitzroy North		247130	Contributory	1880-1890
HO327	Newry	Street	105	Fitzroy North		246990	Contributory	1880-1890
HO327	Newry	Street	106	Fitzroy North		247135	Contributory	1880-1890
HO327	Newry	Street	107	Fitzroy North		246995	Contributory	1880-1890
HO327	Newry	Street	108	Fitzroy North		247140	Contributory	1880-1890
HO327	Newry	Street	109	Fitzroy North		247000	Contributory	1880-1890
HO327	Alexandra	Parade	27	Fitzroy North	St Brigid's former convent	231650	Contributory	1919
HO327	Nicholson	Street	378A	Fitzroy North	St Brigid's Roman Catholic Presbytery	231650	Individually Significant	1880-1890
HO327	Nicholson	Street	378	Fitzroy North	St Brigid's Roman Catholic Church & organ	231650	Individually Significant	1869-1873
HO327	Nicholson	Street	378C	Fitzroy North	St Brigid's Roman Catholic School ~~Room~~ and hall	231650	Individually Significant	1870-1890
HO327	York	Street	20	Fitzroy North	S.Brigid's School	231650	Contributory	1924
HO327	Nicholson	Street	380	Fitzroy North	Shell Service Station	231655	Not contributory	1990-2000
HO327	Nicholson	Street	396	Fitzroy North	Estella	231660	Contributory	1870-1890
HO327	Nicholson	Street	400	Fitzroy North	Shop & residence	231665	Contributory	1870-1890
HO327	Nicholson	Street	402	Fitzroy North		231670	Not contributory	1870-1890
HO327	Nicholson	Street	404	Fitzroy North	Juno Cottage	231675	Contributory	1870-1890
HO327	Nicholson	Street	408	Fitzroy North		231680	Contributory	1870-1890
HO327	Nicholson	Street	410	Fitzroy North		231685	Contributory	1870-1890
HO327	Nicholson	Street	412	Fitzroy North	Lucini house	231690	Individually Significant	1939
HO327	Nicholson	Street	414	Fitzroy North	shop & residence, former	231695	Individually Significant	1910-1925
HO327	Nicholson	Street	418	Fitzroy North		231700	Contributory	1870-1890
HO327	Nicholson	Street	422	Fitzroy North		231705	Contributory	1870-1890
HO327	Nicholson	Street	424	Fitzroy North	Shop & residence	231710	Contributory	1900-1915
HO327	Nicholson	Street	426	Fitzroy North	Shop & residence	231715	Contributory	1870-1890
HO327	Nicholson	Street	428	Fitzroy North		231720	Contributory	1870-1890
HO327	Nicholson	Street	430	Fitzroy North		231725	Contributory	1870-1890
HO327	Nicholson	Street	432	Fitzroy North		231730	Contributory	1870-1890
HO327	Nicholson	Street	434	Fitzroy North		231735	Contributory	1870-1890
HO327	Nicholson	Street	436	Fitzroy North		231740	Contributory	1900-1915
HO327	Nicholson	Street	440	Fitzroy North		231745	Contributory	1900-1910
HO327	Nicholson	Street	442	Fitzroy North	Royal Oak Hotel	231750	Individually Significant	1926
HO327	Nicholson	Street	446	Fitzroy North	Araluen House, Shop & residence	231755	Contributory	1881
HO327	Nicholson	Street	448	Fitzroy North	Shop & residence, former	231760	Contributory	1881
HO327	Nicholson	Street	450	Fitzroy North	Shop & residence, former	231765	Contributory	1880-1890
HO327	Nicholson	Street	452	Fitzroy North	Shop & residence, former	231770	Contributory	1880-1890
HO327	Nicholson	Street	454-456	Fitzroy North	Restaurant, shop	231775	Not contributory	1960-1970
HO327	Nicholson	Street	458	Fitzroy North	Dorset	231785	Contributory	1870-1890
HO327	Nicholson	Street	462	Fitzroy North		231790	Contributory	1870-1890
HO327	Nicholson	Street	464	Fitzroy North		231795	Contributory	1870-1890
HO327	Nicholson	Street	466	Fitzroy North	Townhouses	231800	Not contributory	1970-1980
HO327	Nicholson	Street	492	Fitzroy North		231915	Contributory	1900-1915

HO327	Woodside	Street	8	Fitzroy North		251410	Contributory	1880-1890
HO327	Woodside	Street	9	Fitzroy North	Townhouse	283345	Not contributory	1990-2000
HO327	Woodside	Street	9-21	Fitzroy North	Apartments	283350	Not contributory	1970-1980
HO327	Woodside	Street	10	Fitzroy North		251415	Contributory	1880-1890
HO327	Woodside	Street	12	Fitzroy North		251420	Contributory	1880-1890
HO327	Woodside	Street	14	Fitzroy North		251425	Contributory	1880-1890
HO327	Woodside	Street	18	Fitzroy North		251430	Not contributory	1850-1890
HO327	Woodside	Street	20	Fitzroy North		251435	Contributory	1880-1890
HO327	Woodside	Street	21	Fitzroy North	Fashoda	283365	Contributory	1890-1900
HO327	Woodside	Street	22	Fitzroy North		251440	Contributory	1850-1890
HO327	Woodside	Street	23	Fitzroy North	Grocer's shop, former	251320	Contributory	1850-1890
HO327	Woodside	Street	24	Fitzroy North		251445	Contributory	1880-1890
HO327	Woodside	Street	25	Fitzroy North		251325	Contributory	1880-1900
HO327	Woodside	Street	26	Fitzroy North		251450	Contributory	1880-1890
HO327	Woodside	Street	27	Fitzroy North		251330	Contributory	1900-1915
HO327	Woodside	Street	28	Fitzroy North		251455	Contributory	1880-1890
HO327	Woodside	Street	29	Fitzroy North		251335	Contributory	1900-1915
HO327	Woodside	Street	30	Fitzroy North		251460	Contributory	1880-1890
HO327	Woodside	Street	32	Fitzroy North		251465	Contributory	1900-1915
HO327	Woodside	Street	33	Fitzroy North		251340	Contributory	1900-1915
HO327	Woodside	Street	34	Fitzroy North		251470	Not contributory	1900-1915
HO327	Woodside	Street	37	Fitzroy North		251345	Contributory	1850-1890
HO327	Woodside	Street	38	Fitzroy North		251475	Contributory	1880-1890
HO327	Woodside	Street	39	Fitzroy North		251350	Contributory	1850-1890
HO327	Woodside	Street	40	Fitzroy North		251480	Contributory	1880-1890
HO327	Woodside	Street	41	Fitzroy North		251355	Contributory	1880-1890
HO327	Woodside	Street	42	Fitzroy North		251485	Contributory	1880-1890
HO327	Woodside	Street	43	Fitzroy North		251360	Contributory	1880-1890
HO327	Woodside	Street	44	Fitzroy North		251490	Not contributory	1880-1890
HO327	Woodside	Street	45	Fitzroy North		251365	Contributory	1880-1890
HO327	Woodside	Street	46	Fitzroy North		251495	Contributory	1880-1890
HO327	Woodside	Street	47	Fitzroy North		251370	Contributory	1880-1890
HO327	Woodside	Street	49	Fitzroy North		251375	Contributory	1880-1890
HO327	Woodside	Street	50	Fitzroy North		251500	Not contributory	1880-1960?
HO327	Woodside	Street	51	Fitzroy North		251380	Contributory	1850-1890
HO327	Woodside	Street	52	Fitzroy North		251505	Not contributory	1915-1925
HO327	Woodside	Street	53	Fitzroy North		251385	Contributory	1850-1890
HO327	Woodside	Street	55	Fitzroy North		251390	Contributory	1850-1890
HO327	York	Street	9-11	Fitzroy North	Flats	237050	Not contributory	1960-1970
HO327	York	Street	17	Fitzroy North		237065	Contributory	1900-1915
HO327	York	Street	19	Fitzroy North	Townhouse	237070	Not contributory	1990-2000
HO327	York	Street	23	Fitzroy North		237075	Contributory	1880-1890
HO327	York	Street	25	Fitzroy North		237080	Contributory	1880-1890
HO327	York	Street	27	Fitzroy North		237085	Contributory	1880-1890
HO327	York	Street	29	Fitzroy North		237090	Contributory	1880-1890
HO327	York	Street	31	Fitzroy North		237095	Contributory	1880-1890
HO327	York	Street	33	Fitzroy North		237100	Contributory	1880-1890
HO327	York	Street	35	Fitzroy North		296590	Contributory	1880-1890
HO327	York	Street	37	Fitzroy North		237110	Not contributory	1880-1890
~~HO327~~	~~York~~	~~Street~~	~~38-42~~	~~Fitzroy North~~	~~Flats~~	~~237240~~	~~Not contributory~~	~~1950-1960~~

HO332	Grattan	Place	2	Richmond		184945	Individually Significant	1850-1860
HO332	Grattan	Place	4	Richmond		184950	Contributory	1870-1890
HO332	Grattan	Place	5	Richmond		185020	Not contributory	Unknown
HO332	Grattan	Place	6	Richmond	Weatherboard Cottage	184955	Individually Significant	1860-1880
HO332	Grattan	Place	7	Richmond		185015	Contributory	1870-1890
HO332	Grattan	Place	8	Richmond		184960	Contributory	1870-1890
HO332	Grattan	Place	9	Richmond		185010	Contributory	1870-1890
HO332	Grattan	Place	10	Richmond		184965	Contributory	1870-1890
HO332	Grattan	Place	11	Richmond	House & palm	185005	Individually Significant	1860-1880
HO332	Grattan	Place	12	Richmond		177385	Not contributory	Unknown
HO332	Grattan	Place	13	Richmond		185000	Individually Significant	1860-1880
HO332	Grattan	Place	15	Richmond		184995	Individually Significant	1850-1890
HO332	Grattan	Place	15A	Richmond		184990	Contributory	1850-1890
HO332	Grattan	Place	17	Richmond		184985	Contributory	1860-1880
HO332	Grattan	Place	18	Richmond	Park Villa	183470	Not contributory	Unknown
HO332	Grattan	Place	19	Richmond		184980	Contributory	1870-1890
~~HO332~~	~~Grattan~~	~~Place~~	~~20~~	~~Richmond~~		~~183475~~	~~Unknown~~	~~Unknown~~
HO332	Grattan	Place	21	Richmond		184975	Contributory	1860-1880
HO332	Grattan	Place	22	Richmond	Palm Court, palm	183480	Not contributory	Unknown
HO332	Grattan	Place	23	Richmond		184970	Contributory	1860-1880
HO332	Hodgson	Terrace	1	Richmond		189600	Contributory	1870-1890
HO332	Hodgson	Terrace	2	Richmond	Townhouse	189605	Not contributory	1980-1990
HO332	Hodgson	Terrace	3	Richmond		189595	Contributory	1870-1890
HO332	Hodgson	Terrace	4	Richmond	Townhouse	189610	Not contributory	1990-2000
HO332	Hodgson	Terrace	5	Richmond		189590	Contributory	1870-1890
HO332	Hodgson	Terrace	6	Richmond		189615	Contributory	1870-1890
HO332	Hodgson	Terrace	7	Richmond		189585	Contributory	1870-1890
HO332	Hodgson	Terrace	8	Richmond		189620	Contributory	1870-1890
HO332	Hodgson	Terrace	9	Richmond		189580	Contributory	1870-1890
HO332	Hodgson	Terrace	10	Richmond		189625	Contributory	1870-1890
HO332	Hodgson	Terrace	11	Richmond		189575	Contributory	1870-1890
HO332	Hodgson	Terrace	12	Richmond		189630	Contributory	1870-1890
HO332	Hodgson	Terrace	13	Richmond		189575	Contributory	1870-1890
HO332	Hodgson	Terrace	14	Richmond		189635	Contributory	1870-1890
HO332	Hodgson	Terrace	15	Richmond		189570	Not contributory	1980-1990
HO332	Hodgson	Terrace	16	Richmond		189640	Contributory	1870-1890
HO332	Hodgson	Terrace	17	Richmond		189565	Not contributory	1980-1990
HO332	Hodgson	Terrace	18	Richmond		189645	Contributory	1870-1890
HO332	Hodgson	Terrace	19	Richmond		189560	Not contributory	1850-1890
HO332	Hodgson	Terrace	21A	Richmond		189550	Not contributory	1980-1990
HO332	Hodgson	Terrace	21B	Richmond		189555	Not contributory	1980-1990
HO332	Hodgson	Terrace	23	Richmond		189545	Contributory	1860-1880
HO332	Hodgson	Terrace	25	Richmond		189540	Contributory	1860-1880
HO332	Hodgson	Terrace	27	Richmond		189535	Contributory	1850-1890
HO332	Hodgson	Terrace	29	Richmond	Park	189530	Not contributory	Unknown
HO332	Hodgson	Terrace	31	Richmond	Park	189525	Not contributory	Unknown
HO332	King	Street	1	Richmond		186255	Contributory	1870-1890
HO332	King	Street	3	Richmond		186260	Contributory	1870-1890
HO332	King	Street	5	Richmond		186265	Contributory	1870-1890
HO332	King	Street	7	Richmond		186270	Contributory	1870-1890

HO332	Lennox	Street	230	Richmond		179350	Not contributory	1850-1890?
HO332	Lennox	Street	232	Richmond	J.Devine Shop & residence	179345	Contributory	1870-1890
HO332	Lennox	Street	234	Richmond	J.Devine Shop & residence	179340	Contributory	1870-1890
HO332	Lennox	Street	236	Richmond	J.Devine Shop & residence	179335	Contributory	1870-1890
~~HO332~~	~~Lennox~~	~~Street~~	~~236A~~	~~Richmond~~		~~179330~~	~~Unknown~~	~~1900-1915~~
HO332	Lennox	Street	238-240	Richmond	The London Tavern Hotel	179325	Individually Significant	1921
HO332	Lennox	Street	239	Richmond	Flats	178745	Not contributory	1960-1970
HO332	Lennox	Street	242-248	Richmond	Factory/warehouse	179320	Not contributory	1970-1980
HO332	Lennox	Street	245	Richmond		178825	Contributory	1870-1890
HO332	Lennox	Street	247	Richmond		178830	Contributory	1870-1890
HO332	Lennox	Street	249-251	Richmond	Flats	178835	Not contributory	1960-1970
HO332	Lennox	Street	250	Richmond	Shop & residence	179315	Contributory	1860-1880
HO332	Lennox	Street	252	Richmond	Shop & residence	179315	Contributory	1860-1880
HO332	Lennox	Street	253-255	Richmond	Shop & residence?	178865	Not contributory	Unknown
HO332	Lennox	Street	254	Richmond	Warehouse, former	179305	Individually Significant	1860-1880
HO332	Lennox	Street	256	Richmond	Shop & residence	179300	Contributory	1850-1880
HO332	Lennox	Street	257	Richmond	Shops/offices	178870	Not contributory	1990-2000
HO332	Lennox	Street	258	Richmond		179295	Contributory	1850-1880
HO332	Lennox	Street	259	Richmond	Shops/offices	178880	Not contributory	1990-2000
HO332	Lennox	Street	260	Richmond		179290	Contributory	1870-1890
HO332	Lennox	Street	262	Richmond		179285	Contributory	1860-1880
HO332	Lennox	Street	263-265	Richmond	Flats	178885	Not contributory	1970-1980
HO332	Lennox	Street	264	Richmond		179280	Contributory	1860-1880
HO332	Lennox	Street	266	Richmond	Shop & residence, former?	179275	Contributory	1860-1880
HO332	Lennox	Street	267-269	Richmond	Flats	178940	Not contributory	1970-1980
HO332	Lennox	Street	268	Richmond		179270	Contributory	1860-1880
HO332	Lennox	Street	270	Richmond	Daibrae	179265	Individually Significant	1870-1890
HO332	Lennox	Street	271-273	Richmond	Flats	178980	Not contributory	1970-1980
HO332	Lennox	Street	274	Richmond		179260	Not contributory	1850-1890?
HO332	Lennox	Street	275	Richmond	Townhouses	322050	Not contributory	1990-2000
HO332	Lennox	Street	276	Richmond		179255	Contributory	1900-1915
HO332	Lennox	Street	276A	Richmond		179250	Contributory	1900-1915
HO332	Lennox	Street	277	Richmond	Townhouse	179020	Not contributory	1990-2000
HO332	Lennox	Street	278	Richmond		179245	Contributory	1860-1880
HO332	Lennox	Street	279	Richmond	Townhouse	322070	Not contributory	1990-2000
HO332	Lennox	Street	280	Richmond		179240	Contributory	1860-1880
HO332	Lennox	Street	282	Richmond		179235	Contributory	1850-1890
HO332	Lennox	Street	284	Richmond		179230	Contributory	1860-1880
HO332	Lennox	Street	285	Richmond	Factory/warehouse, former church?	179025	Not contributory	1870-1940?
HO332	Lennox	Street	285A	Richmond	Factory/warehouse	179020	Not contributory	1870-1940?
HO332	Lennox	Street	286	Richmond		179225	Contributory	1860-1880
HO332	Lennox	Street	288	Richmond		179220	Contributory	1870-1890
HO332	Lennox	Street	290	Richmond		179215	Contributory	1870-1890
HO332	Lennox	Street	291	Richmond	Townhouse	300025	Not contributory	1990-2000
HO332	Lennox	Street	292	Richmond		179210	Contributory	1870-1890
HO332	Lennox	Street	293	Richmond	Townhouse	300030	Not contributory	1990-2000
HO332	Lennox	Street	294	Richmond		179205	Contributory	1870-1890
HO332	Lennox	Street	295	Richmond	Townhouse	300035	Not contributory	1990-2000
HO332	Lennox	Street	296	Richmond		179200	Contributory	1870-1890
HO332	Lennox	Street	297	Richmond	Townhouse	300040	Not contributory	1990-2000

HO332	Waltham	Street	27	Richmond		189095	Contributory	1870-1890
HO332	Waltham	Street	28	Richmond	Flats	189315	Contributory	1930-1940
HO332	Waltham	Street	29	Richmond		301370	Individually Significant	1870-1890
HO332	Waltham	Street	29A	Richmond	Townhouse	301380	Not contributory	2000-2010
HO332	Waltham	Street	31	Richmond		189085	Contributory	1870-1900
HO332	Waltham	Street	33	Richmond		189080	Contributory	1850-1900
HO332	Waltham	Street	35	Richmond	Flats	189040	Not contributory	1970-1980
HO332	Waltham	Street	37	Richmond		189035	Not contributory	1850-1890
HO332	Waltham	Street	39	Richmond		189030	Individually Significant	1870-1890
HO332	Waltham	Street	40	Richmond	Townhouse	189335	Not contributory	1990-2000
HO332	Waltham	Street	41	Richmond		189025	Individually Significant	1870-1890
HO332	Waltham	Street	42	Richmond	James Blackburn's house	189330	Individually Significant	1850-1860
HO332	Waltham	Street	44	Richmond	Boarding House, FCJ	189355	Not contributory	2005
HO332	Wangaratta	Street	1	Richmond	Townhouse	187030	Not contributory	1980-1990
HO332	Wangaratta	Street	2	Richmond	Units	305370	Not contributory	1990-2000
HO332	Wangaratta	Street	3	Richmond		187025	Not contributory	1970-1980
HO332	Wangaratta	Street	4	Richmond		187040	Not contributory	1970-1990
HO332	Wangaratta	Street	5	Richmond		187020	Not contributory	1850-1890
HO332	Wangaratta	Street	7	Richmond		187015	Not contributory	1850-1890
HO332	Wangaratta	Street	8	Richmond		187045	Not contributory	1870-1890
HO332	Wangaratta	Street	9	Richmond		187010	Not contributory	1960-1970
HO332	Wangaratta	Street	10	Richmond		187050	Contributory	1900-1915
HO332	Wangaratta	Street	11	Richmond		187005	Not contributory	1950-1960
HO332	Wangaratta	Street	12	Richmond		187055	Contributory	1850-1890
HO332	Wangaratta	Street	13-15	Richmond		187000	Not contributory	2000-2010
HO332	Wangaratta	Street	14	Richmond		187060	Contributory	1850-1890
HO332	Wangaratta	Street	16	Richmond		187065	Contributory	1870-1890
HO332	Wangaratta	Street	17-19	Richmond	Factory/warehouse	186995	Not contributory	1980-1990
HO332	Wangaratta	Street	18	Richmond	Townhouse	313900	Not contributory	2000-2010
HO332	Wangaratta	Street	20	Richmond	Townhouse	313910	Not contributory	2000-2010
HO332	Wangaratta	Street	21	Richmond	Factory/warehouse	186990	Not contributory	1970-1980
HO332	Wangaratta	Street	22	Richmond	Townhouse	313920	Not contributory	2000-2010
HO332	Wangaratta	Street	23	Richmond	Factory/warehouse	186980	Not contributory	1970-1980
HO332	Wangaratta	Street	24	Richmond	Townhouse	313930	Not contributory	2000-2010
HO332	Wangaratta	Street	25	Richmond	Gym	186975	Not contributory	1970-1980
HO332	Wangaratta	Street	26	Richmond	Townhouse	313940	Not contributory	2000-2010
HO332	Wangaratta	Street	28	Richmond	Townhouse	313950	Not contributory	2000-2010
HO332	Wangaratta	Street	30	Richmond	Factory/warehouse	187080	Not contributory	1935-1955
HO332	Wangaratta	Street	31-43	Richmond	Len Vogue Parapet/L Clothing manufacturer factory/warehouse	186970	Not contributory	1970c
HO332	Wangaratta	Street	32	Richmond	Factory/warehouse	187095	Not contributory	1935-1955
HO332	Wangaratta	Street	45-47	Richmond	Factory/warehouse	186960	Not contributory	1930-1950
HO332	Wangaratta	Street	51	Richmond		186965	Not contributory	Unknown
HO332	Waverley	Street	1	Richmond		187965	Contributory	1850-1860
HO332	Waverley	Street	3	Richmond		187970	Contributory	1850-1860
HO332	Waverley	Street	5	Richmond		187975	Contributory	1850-1860
HO332	Waverley	Street	7	Richmond		187980	Not contributory	1990-2000
HO332	Waverley	Street	7A	Richmond		284870	Not contributory	1990-2000
HO332	Waverley	Street	9	Richmond		288600	Not contributory	1990-2000
HO332	Waverley	Street	9A	Richmond		288605	Not contributory	1990-2000
HO332	Waverley	Street	11	Richmond	~~Demolished?~~ Townhouses	187990	Not Contributory	~~1850-1870~~2000s

HO334	Henry	Street	17	Fitzroy		242760	Contributory	1870-1880
HO334	Henry	Street	19	Fitzroy		242765	Contributory	1870-1880
HO334	Hertford	Street	3	Fitzroy		260370	Not contributory	1850-1890
HO334	Highett	Place	1	Fitzroy		293415	Individually Significant	1870-1880
HO334	Highett	Place	1A	Fitzroy	Factory/warehouse	260375	Contributory	1915-1925
HO334	Highett	Place	2	Fitzroy		260380	Not contributory	1950-1970
HO334	Highett	Place	3	Fitzroy		293420	Individually Significant	1870-1880
HO334	Highett	Place	4	Fitzroy	Townhouse	260385	Not contributory	1990-200
HO334	Highett	Place	6	Fitzroy	Townhouse	260395	Not contributory	1990-2000
HO334	Hodgson	Street	3	Fitzroy	Factory/warehouse	259245	Contributory	1890-1910
HO334	Hodgson	Street	7	Fitzroy	Land	355870	Unknown	Unknown
HO334	Hodgson	Street	23	Fitzroy		260405	Individually Significant	1860-1870
HO334	Hodgson	Street	25	Fitzroy	Hodgson House	260410	Individually Significant	1860-1870
HO334	Hodgson	Street	26	Fitzroy	Ackmans Factory/warehouse, residence	260415	Individually Significant	1900-1915
~~HO334~~	~~Hodgson~~	~~Street~~	~~32~~	~~Fitzroy~~	~~Land~~	~~351470~~	~~Unknown~~	~~Unknown~~
HO334	James	Street	1	Fitzroy	Apartments	302560	Individually Significant	1870-1890
HO334	James	Street	2	Fitzroy		260435	Contributory	1870-1890
HO334	James	Street	3	Fitzroy		260420	Not contributory	1850-1890
HO334	James	Street	4	Fitzroy		260440	Contributory	1870-1890
HO334	James	Street	5	Fitzroy	Townhouse	260425	Not contributory	1980-1990
HO334	James	Street	6	Fitzroy		260445	Contributory	1870-1890
HO334	James	Street	8	Fitzroy		260450	Contributory	1870-1890
HO334	James	Street	10	Fitzroy		260455	Contributory	1870-1890
HO334	James	Street	11	Fitzroy		260430	Contributory	1870-1890
HO334	John	Street	1-9	Fitzroy	Factory/warehouse, former	279765	Not contributory	1940-1960
HO334	John	Street	2	Fitzroy		260465	Contributory	1860-1880
HO334	John	Street	4	Fitzroy		260470	Contributory	1860-1880
HO334	John	Street	6	Fitzroy		260475	Contributory	1860-1880
HO334	John	Street	8	Fitzroy		260480	Contributory	1860-1880
HO334	John	Street	10	Fitzroy		260485	Contributory	1860-1880
HO334	John	Street	11-15	Fitzroy	Factory/warehouse	262165	Individually Significant	1880-1900
HO334	John	Street	12-14	Fitzroy		260490	Not contributory	1970-1980
HO334	John	Street	18	Fitzroy		260495	Contributory	1860-1870
HO334	John	Street	20-22	Fitzroy	Vacant land	260500	Not contributory	Unknown
HO334	John	Street	21-23	Fitzroy	EARLY CHILDHOOD CO-OP	260495	Not contributory	1970-1980
HO334	John	Street	24	Fitzroy	Townhouse	335380	Contributory	1900-1990?
HO334	John	Street	27 (part)	Fitzroy	State School 111 complex, former	280155	Victorian Heritage Register	1860-1880
HO334	John	Street	31 (part)	Fitzroy	State School 111 complex, part, former	280150	Victorian Heritage Register	1860-1880
HO334	Johnston	Street	14	Fitzroy	Warehouse	260505	Not contributory	1960-1970
HO334	Johnston	Street	15	Fitzroy	Shop & residence	243275	Contributory	1870-1890
HO334	Johnston	Street	18-22	Fitzroy	Motor garage	260510	Contributory	1920-1935
HO334	Johnston	Street	19	Fitzroy		243285	Contributory	1870-1890
HO334	Johnston	Street	21	Fitzroy		243290	Contributory	1870-1890
HO334	Johnston	Street	23-25	Fitzroy		243295	Contributory	1870-1890
HO334	Johnston	Street	24-26	Fitzroy	Warehouse	260515	Not contributory	1950-1960
HO334	Johnston	Street	25	Fitzroy	Shop & residence	120675	Contributory	1870-1890
HO334	Johnston	Street	28-30	Fitzroy	Shop	260520	Not contributory	1960-1970?
HO334	Johnston	Street	30	Fitzroy	Shop	260520	Not contributory	1960-1970?
HO334	Johnston	Street	32	Fitzroy	Shop & residence	260525	Contributory	1900-1915
HO334	Johnston	Street	34	Fitzroy	Shop & residence	260530	Contributory	1900-1915

HO334	Johnston	Street	152	Fitzroy		260750	Contributory	1870-1890
HO334	Johnston	Street	154	Fitzroy	Shop & residence	260755	Contributory	1870-1890
HO334	Johnston	Street	155	Fitzroy	Factory/warehouse	243405	Not contributory	1950-1970
HO334	Johnston	Street	159	Fitzroy	Factory/warehouse	243410	Not contributory	Unknown
HO334	Johnston	Street	160	Fitzroy	Factory/warehouse	260760	Not contributory	1960-1970
HO334	Johnston	Street	163	Fitzroy	Factory/warehouse	243415	Not contributory	Unknown
HO334	Johnston	Street	165	Fitzroy	Shop	243420	Not contributory	1970-1980?
HO334	Johnston	Street	166 part (160-166)	Fitzroy	Town Hall Hotel	260760	Individually Significant	1860-1930
HO334	Johnston	Street	175-179	Fitzroy	Factory/warehouse	243425	Not contributory	1960-1970
HO334	Johnston	Street	176	Fitzroy	Shop & residence, former?	260770	Contributory	1850-1860
HO334	Johnston	Street	178-184	Fitzroy	warehouse/showroom	260775	Not contributory	1980-1990
HO334	Johnston	Street	182	Fitzroy	warehouse/showroom	307970	Not contributory	1935-1990
HO334	Johnston	Street	187-191	Fitzroy	warehouse/showroom/offices	243430	Not contributory	1990-2000
HO334	Johnston	Street	188	Fitzroy		260780	Contributory	1870-1890
HO334	Johnston	Street	190	Fitzroy		260785	Contributory	1870-1890
HO334	Johnston	Street	192	Fitzroy		260790	Contributory	1870-1890
HO334	Johnston	Street	194	Fitzroy		260795	Contributory	1870-1890
HO334	Johnston	Street	196	Fitzroy		260800	Contributory	1870-1890
HO334	Johnston	Street	198	Fitzroy		260805	Contributory	1870-1890
HO334	Johnston	Street	200	Fitzroy		260810	Contributory	1870-1890
HO334	Johnston	Street	202-204	Fitzroy	Rochester Castle Hotel	260815	Individually Significant	1870-1890
HO334	Johnston	Street	205-211	Fitzroy	Factory/warehouse/offices	285910	Not contributory	Unknown
HO334	Johnston	Street	206-208	Fitzroy	Service Station	260820	Not contributory	1950-1960
HO334	Johnston	Street	218	Fitzroy	Offices/Showroom	260825	Not contributory	2000-2010
HO334	Johnston	Street	219	Fitzroy	Offices/Showroom	243465	Not contributory	2004
HO334	Johnston	Street	223	Fitzroy	Offices/Showroom	243470	Not contributory	1970-1980
HO334	Johnston	Street	226-222A	Fitzroy	Factory/warehouse	260830	Not contributory	1920-1935
HO334	Johnston	Street	231	Fitzroy	Factory/warehouse	1	Not contributory	1925-1940
HO334	Johnston	Street	234	Fitzroy	Shop & residence	260840	Contributory	1870-1890
HO334	Johnston	Street	236	Fitzroy	Shop & residence	260845	Contributory	1870-1890
HO334	Johnston	Street	238	Fitzroy	Shop & residence	260850	Contributory	1870-1890
HO334	Johnston	Street	239-247 (part)	Fitzroy	Western wall	243475	Not Contributory	Unknown
HO334	Johnston	Street	239-247 (part)	Fitzroy	Western wall	243475	~~Unknown~~Individually Significa	1870-1930?
HO334	Johnston	Street	240-242	Fitzroy	Shop	260855	Not contributory	1960-1970
HO334	Johnston	Street	246	Fitzroy	Shop & residence	260865	Contributory	1870-1890
HO334	Johnston	Street	247A	Fitzroy	Theatre interior, former	243475	Contributory	1915-1925?
HO334	Johnston	Street	248	Fitzroy	Shop & residence	260870	Contributory	1870-1890
HO334	Johnston	Street	249	Fitzroy	Savings Bank, part former	1	Individually Significant	1880-2000
HO334	Johnston	Street	250	Fitzroy	Shop & residence	260880	Contributory	1870-1890
HO334	Johnston	Street	252	Fitzroy	Shop & residence	260885	Contributory	1870-1890
HO334	Johnston	Street	254	Fitzroy	Shop & residence	260890	Contributory	1870-1890
HO334	Johnston	Street	256	Fitzroy	Shop & residence	260895	Contributory	1870-1890
HO334	Johnston	Street	258	Fitzroy	Shop & residence	260900	Contributory	1870-1890
HO334	Johnston	Street	260	Fitzroy	Shop & residence	260910	Contributory	1870-1890
HO334	Johnston	Street	262	Fitzroy	Shop & residence	260915	Contributory	1900-1915
HO334	Johnston	Street	264	Fitzroy	Shop & residence	260920	Contributory	1900-1915
HO334	Kent	Street	7	Fitzroy	Townhouse	269320	Not contributory	1990-2000
HO334	Kent	Street	9	Fitzroy	Cordial factory, part	269325	Individually Significant	1870-1890
HO334	Kent	Street	11	Fitzroy	Cordial factory, part, residence?	260925	Individually Significant	1870-1890
HO334	Kerr	Street	2	Fitzroy	Gumleaf Papers Pty. Ltd.Factory	243785	Individually Significant	1939

HO334	Kerr	Street	15-19	Fitzroy	Factory/warehouse	243485	Contributory	1900-1915
HO334	Kerr	Street	16-20	Fitzroy	Factory/warehouse	243785	Not contributory	1930-1950
HO334	Kerr	Street	17	Fitzroy	Factory/warehouse	243485	Contributory	1900-1915
HO334	Kerr	Street	23	Fitzroy	Factory/warehouse/offices	243490	Not contributory	1930-1940
HO334	Kerr	Street	24	Fitzroy		243790	Contributory	1900-1915
HO334	Kerr	Street	25	Fitzroy		243500	Contributory	1870-1890
HO334	Kerr	Street	26	Fitzroy		243795	Contributory	1900-1915
HO334	Kerr	Street	27	Fitzroy		269355	Contributory	1870-1890
HO334	Kerr	Street	29	Fitzroy		243505	Contributory	1870-1880
HO334	Kerr	Street	30	Fitzroy	Factory/warehouse	243800	Not contributory	Unknown
HO334	Kerr	Street	31	Fitzroy		243510	Individually Significant	1870-1890
HO334	Kerr	Street	32-34	Fitzroy	Factory/warehouse	243805	Not contributory	Unknown
HO334	Kerr	Street	35-33	Fitzroy		243515	Contributory	1870-1890
HO334	Kerr	Street	37-~~39~~45	Fitzroy	Factory/warehouse	243520	Not contributory	2016~~Unknown~~
HO334	Kerr	Street	38 part (36-38)	Fitzroy	Factory/warehouse	243810	Not contributory	1950-1960
HO334	Kerr	Street	42	Fitzroy		243815	Contributory	1870-1900
HO334	Kerr	Street	44	Fitzroy		243820	Contributory	1870-1890
HO334	Kerr	Street	46	Fitzroy		243825	Not contributory	1870-1890
HO334	Kerr	Street	48	Fitzroy		243830	Contributory	1900-1915
HO334	Kerr	Street	51	Fitzroy		243530	Individually Significant	1860-1870
HO334	Kerr	Street	53	Fitzroy		243535	Individually Significant	1860-1870
HO334	Kerr	Street	54	Fitzroy		243840	Contributory	1870-1880
HO334	Kerr	Street	55	Fitzroy		243540	Contributory	1880-1890
HO334	Kerr	Street	56	Fitzroy		243845	Contributory	1870-1880
HO334	Kerr	Street	57	Fitzroy		243545	Contributory	1880-1890
HO334	Kerr	Street	58	Fitzroy		243850	Contributory	1870-1890
HO334	Kerr	Street	59	Fitzroy		243550	Contributory	1880-1890
HO334	Kerr	Street	61	Fitzroy		243555	Contributory	1880-1890
HO334	Kerr	Street	62	Fitzroy		243855	Contributory	1870-1890
HO334	Kerr	Street	63	Fitzroy		243560	Contributory	1880-1890
HO334	Kerr	Street	64	Fitzroy	West of England Hotel	1	Individually Significant	1860-1870
HO334	Kerr	Street	65	Fitzroy		243565	Contributory	1860-1890
HO334	Kerr	Street	67	Fitzroy	Shop & residence	243570	Contributory	1860-1870
HO334	Kerr	Street	70-74	Fitzroy	Factory/warehouse	243860	Not contributory	1960-1970
HO334	Kerr	Street	71	Fitzroy	Shop & residence	243575	Contributory	1870-1890
HO334	Kerr	Street	73	Fitzroy		243580	Contributory	1870-1890
HO334	Kerr	Street	75	Fitzroy		243585	Contributory	1870-1890
HO334	Kerr	Street	76	Fitzroy		238105	Contributory	1870-1890
HO334	Kerr	Street	77	Fitzroy		243590	Contributory	1870-1890
HO334	Kerr	Street	78	Fitzroy		238105	Contributory	1870-1890
HO334	Kerr	Street	79	Fitzroy		243595	Contributory	1860-1870
HO334	Kerr	Street	80	Fitzroy		238105	Contributory	1870-1890
HO334	Kerr	Street	81	Fitzroy		243600	Contributory	1870-1890
HO334	Kerr	Street	82	Fitzroy		243880	Contributory	1880-1890
HO334	Kerr	Street	84	Fitzroy		243885	Contributory	1880-1890
HO334	Kerr	Street	85	Fitzroy		243605	Contributory	1870-1890
HO334	Kerr	Street	87	Fitzroy		243610	Contributory	1870-1890
HO334	Kerr	Street	88-90	Fitzroy	Factory/warehouse	238105	Not contributory	1960-1970
HO334	Kerr	Street	89	Fitzroy		243615	Contributory	1870-1890
HO334	Kerr	Street	91	Fitzroy		243620	Contributory	1870-1890

HO334	Leicester	Street	110	Fitzroy	Factory	269740	Not contributory	1930-1940
HO334	Leicester	Street	111	Fitzroy		244545	Not contributory	1980-2000
HO334	Leicester	Street	112	Fitzroy		280105	Not contributory	1990-2000
HO334	Leicester	Street	114	Fitzroy		280110	Not contributory	1990-2000
HO334	Leicester	Street	116	Fitzroy		280115	Not contributory	1990-2000
HO334	Leicester	Street	117	Fitzroy		244550	Not contributory	1990-2000
HO334	Leicester	Street	118	Fitzroy	Factory/warehouse	280020	Individually Significant	1870-1890
HO334	Leicester	Street	120	Fitzroy	Apartments	280025	Not contributory	1990-2000?
HO334	Leicester	Street	122	Fitzroy	Apartments	280030	Not contributory	1990-2000?
HO334	Leicester	Street	124	Fitzroy	Apartments	280035	Not contributory	1990-2000?
HO334	Leicester	Street	125	Fitzroy	Factory/warehouse, converted	319910	Not contributory	1915-1925
HO334	Leicester	Street	131	Fitzroy		244560	Contributory	1870-1890
HO334	Leicester	Street	133	Fitzroy		244565	Contributory	1870-1890
HO334	Leicester	Street	135	Fitzroy		244570	Contributory	1870-1890
HO334	Leicester	Street	137	Fitzroy		244575	Contributory	1870-1890
HO334	Leicester	Street	148	Fitzroy		244685	Contributory	1900-1915
HO334	Leicester	Street	149	Fitzroy		244580	Contributory	1870-1890
HO334	Leicester	Street	150	Fitzroy		244690	Contributory	1900-1915
HO334	Leicester	Street	151	Fitzroy		244585	Contributory	1870-1890
HO334	Leicester	Street	152	Fitzroy		244695	Contributory	1900-1915
HO334	Leicester	Street	153	Fitzroy		244590	Not contributory	1950-1960
HO334	Leicester	Street	154	Fitzroy		244700	Not contributory	1980-1990
HO334	Leicester	Street	155	Fitzroy	Filtration & Water Softening Ltd Factory/warehouse	292425	Contributory	1930-1940
HO334	Leicester	Street	156	Fitzroy		244705	Not contributory	1980-1990
HO334	Leicester	Street	170	Fitzroy	Mission Hall	242530	Individually Significant	1880-1900
HO334	Little Charles	Street	23	Fitzroy	Factory/warehouse, former	261580	Contributory	1870-1890
HO334	Little Charles	Street	25	Fitzroy	Factory/warehouse, former	261585	Contributory	1870-1890
HO334	Little Charles	Street	40-42	Fitzroy	Townhouses	275540	Not contributory	1990-2000
HO334	Little Charles	Street	42	Fitzroy	Townhouse	275535	Not contributory	1980-2000
HO334	Little Charles	Street	46	Fitzroy	Townhouse	309790	Not contributory	1990-2000
HO334	Little Charles	Street	48-52	Fitzroy		261590	Not contributory	1950-1960
HO334	Little Charles	Street	54	Fitzroy	Factory/warehouse	1	Not contributory	1950-1960
HO334	Little George	Street	1-9	Fitzroy	Vacant land	261595	Not contributory	Unknown
~~HO334~~	~~Little George~~	~~Street~~	~~25~~	~~Fitzroy~~		~~1~~	~~Unknown~~	~~Unknown~~
HO334	Little George	Street	30	Fitzroy	Johnston's factory/warehouse	1	Not contributory	1930-1950
HO334	Little George	Street	44	Fitzroy	Factory/warehouse	287220	Not contributory	1915-1930
HO334	Little George	Street	59	Fitzroy	Vacant land	1	Not contributory	Unknown
HO334	Little George	Street	61	Fitzroy		261600	Contributory	1915-1925
HO334	Little George	Street	63	Fitzroy		261605	Contributory	1915-1925
HO334	Little George	Street	65	Fitzroy		261610	Contributory	1915-1925
HO334	Little George	Street	66	Fitzroy	Townhouse	286470	Not contributory	1990-2000
HO334	Little George	Street	67-69B	Fitzroy	Factory/warehouse, former	261615	Not contributory	1930-1950
HO334	Little George	Street	68	Fitzroy	Townhouse	286475	Not contributory	1990-2000
HO334	Little George	Street	70	Fitzroy	Factory/warehouse, former	269275	Not contributory	Unknown
HO334	Little George	Street	71	Fitzroy	Vacant land	261625	Not contributory	Unknown
HO334	Little George	Street	73	Fitzroy		261630	Contributory	1870-1890
HO334	Little George	Street	93	Fitzroy	Townhouses	292115	Not contributory	1990-2000
HO334	Little George	Street	95	Fitzroy	Townhouses	292110	Not contributory	1990-2000
HO334	Little Gore	Street	12	Fitzroy	Townhouse	1	Not contributory	1990-2000
HO334	Little Gore	Street	17	Fitzroy	Stable, former?	261640	Contributory	1850-1890

HO334	Nicholson	Street	372-374	Fitzroy	Factory/warehouse, former, now Showroom	247335	Not contributory	1925-1935
HO334	Palmer	Street	21	Fitzroy	HCV group housing	266250	Not contributory	1960-1970
HO334	Palmer	Street	28-34	Fitzroy	Royal Gardens apartments	266355	Not contributory	1990-2000
HO334	Palmer	Street	36	Fitzroy		266450	Contributory	1900-1915
HO334	Palmer	Street	37	Fitzroy		266290	Not contributory	1950-1960
HO334	Palmer	Street	39	Fitzroy		266295	Contributory	1870-1890
HO334	Palmer	Street	40	Fitzroy	Thusnelda	266455	Contributory	1900-1915
HO334	Palmer	Street	41	Fitzroy		266300	Contributory	1870-1890
HO334	Palmer	Street	42	Fitzroy		266460	Individually Significant	1860-1870
HO334	Palmer	Street	44	Fitzroy		266465	Individually Significant	1860-1870
HO334	Palmer	Street	45	Fitzroy	HCV Flats	266305	Not contributory	1950-1960
HO334	Palmer	Street	46	Fitzroy		266470	Contributory	1860-1880
HO334	Palmer	Street	48	Fitzroy		266475	Contributory	1860-1880
HO334	Palmer	Street	50-54	Fitzroy	Flats	266480	Not contributory	1960-1970
HO334	Palmer	Street	56	Fitzroy	Flats	266560	Not contributory	1960-1970
HO334	Palmer	Street	62	Fitzroy	Shop & residence	255360	Contributory	1860-1880
HO334	Palmer	Street	71-73	Fitzroy		266325	Contributory	1860-1880
HO334	Palmer	Street	74	Fitzroy	Flats	266595	Not contributory	1960-1970
HO334	Palmer	Street	75	Fitzroy		266330	Not contributory	Unknown
HO334	Palmer	Street	77	Fitzroy		266335	Not contributory	Unknown
HO334	Princes	Street	2-10	Fitzroy	St Vincents Institute	340520	Not contributory	1990-2000
HO334	Regent	Street	29-35	Fitzroy	St Vincents Hospital Clinical Sciences Block	340560	Not contributory	1980-1990
HO334	Regent	Street	37	Fitzroy	St Vincents Hospital Clinical School - University of Melbourne	340570	Not contributory	1980-1990
HO334	Regent	Street	39-43	Fitzroy	Co-Generation Plant, Sisters of Charity/St Vincents	340590	Not contributory	1980-1990
HO334	Regent	Street	47	Fitzroy	Building Gases Compound, Sisters of Charity/St Vincents	340600	Not contributory	1990-2000
HO334	Rochester	Street	3	Fitzroy	Factory/warehouse (Sacha)	307980	Not contributory	1960-1980
HO334	Rose	Street	15	Fitzroy	Substation	248465	Not contributory	1960-1970
HO334	Rose	Street	17	Fitzroy	Factory/warehouse	248470	Not contributory	1960-1970
HO334	Rose	Street	19	Fitzroy	Factory/warehouse	248475	Not contributory	1915-1925
HO334	Rose	Street	20-26	Fitzroy	Factory/warehouse	248555	Not contributory	1970-1980
HO334	Rose	Street	21-23	Fitzroy	Factory/warehouse	248480	Contributory	1915-1925
HO334	Rose	Street	25-33	Fitzroy	Townhouses	333360	Not contributory	1990-2000
HO334	Rose	Street	35	Fitzroy	Factory/warehouse	248495	Not contributory	1930-1950
HO334	Rose	Street	40	Fitzroy	Factory/warehouse, former	248560	Not contributory	1930-1950
HO334	Rose	Street	42-44	Fitzroy	Units	248565	Not contributory	2000-2010
HO334	Rose	Street	45-53	Fitzroy	Factory/warehouse	248500	Not contributory	1960-1970
HO334	Rose	Street	46-48	Fitzroy	Factory/warehouse	248570	Not contributory	1960-1970
HO334	Rose	Street	50-52	Fitzroy	Engineering Company Workshop	248575	Contributory	1915-1925
HO334	Rose	Street	54	Fitzroy	Factory/warehouse	248580	Not contributory	Unknown
HO334	Rose	Street	61	Fitzroy	Factory/warehouse	248505	Not contributory	1970-1980
HO334	~~Rose~~Fitzroy	Street	~~62~~415-419	Fitzroy	Factory/warehouse	~~1~~ 241800	Not contributory	1980-1990
HO334	Rose	Street	63	Fitzroy	Townhouse	298050	Not contributory	1990-2000
HO334	Rose	Street	65	Fitzroy	Townhouse	248510	Not contributory	1990-2000
HO334	Rose	Street	67	Fitzroy	Townhouse	248510	Not contributory	1990-2000
HO334	Rose	Street	69	Fitzroy	Townhouse	298065	Not contributory	1990-2000
HO334	Rose	Street	71-73	Fitzroy	Martini Ice townhouses/units	301830	Not contributory	1990-2000
HO334	Rose	Street	74-76	Fitzroy		248585	Not contributory	1850-1890
HO334	Rose	Street	75-87	Fitzroy	Factory/warehouse	248520	Not contributory	1950-1970
HO334	Rose	Street	78	Fitzroy	Vacant land	248590	Not contributory	Unknown
HO334	Rose	Street	82-84	Fitzroy	Factory/warehouse	248590	Not contributory	1930-1940

HO335	Swan	Street	240	Richmond	M.Ball & Co, former	158010	Individually Significant	1860-1870
HO335	Swan	Street	242-244	Richmond	Shop	158015	Not contributory	1950-1960?
HO335	Swan	Street	246	Richmond	Shop & residence	158020	Contributory	1900-1915
HO335	Swan	Street	248	Richmond	Shop & residence	158025	Contributory	1900-1915
HO335	Swan	Street	250	Richmond	Whitehorse Hotel, former	158030	Individually Significant	1845-1855
HO335	Swan	Street	254	Richmond	Masonic temple, former	158030	Individually Significant	1920-1930
HO335	Swan	Street	256	Richmond	Shop & residence	158035	Contributory	1915-1925
HO335	Swan	Street	258	Richmond	Shop & residence	158040	Individually Significant	1850-1870
HO335	Swan	Street	260	Richmond	Shop & residence	158045	Contributory	1900-1915
HO335	Swan	Street	260A	Richmond	Shop & residence	158050	Contributory	1900-1915
HO335	Swan	Street	262	Richmond	Shop & residence	158055	Contributory	1900-1915
HO335	Swan	Street	264	Richmond	Shop & residence	158060	Contributory	1900-1915
HO335	Swan	Street	266	Richmond	Shop & residence	158065	Contributory	1900-1915
HO335	Swan	Street	268	Richmond	Shop & residence	158070	Contributory	1900-1915
HO335	Swan	Street	270	Richmond	Union House, Shop & residence	158075	Individually Significant	1871
HO335	Swan	Street	272	Richmond	Union House, Shop & residence	158080	Individually significant	1871

HO336

HO336	Cambridge	Street	2	Collingwood	Vacant site	100665	Not contributory	Unknown
HO336	Cambridge	Street	3-17	Collingwood	Housing	101670	Not contributory	1980-1990
HO336	Cambridge	Street	4-12	Collingwood	Vacant site	101745	Not contributory	Unknown
HO336	Cambridge	Street	14	Collingwood		101675	Contributory	1880-1890
HO336	Cambridge	Street	16	Collingwood		101680	Contributory	1880-1890
HO336	Cambridge	Street	18	Collingwood	Kelvin Grove	101685	Contributory	1880-1890
HO336	Cambridge	Street	19	Collingwood	Cambridge Street State School SS1895, later Cambridge Street Central School	101665	Individually Significant	1877
HO336	Cambridge	Street	20	Collingwood	Tyrone House	101690	Contributory	1891
HO336	Cambridge	Street	22	Collingwood		101695	Contributory	1850-1890
HO336	Cambridge	Street	24	Collingwood	Airth House	101700	Contributory	1880-1890
HO336	Cambridge	Street	26	Collingwood		101705	Contributory	1880-1890
HO336	Cambridge	Street	28	Collingwood	Clyde Terrace	101710	Contributory	1850-1890
HO336	Cambridge	Street	30	Collingwood	Clyde Terrace	101715	Contributory	1850-1890
HO336	Cambridge	Street	32	Collingwood	Clyde Terrace	101720	Contributory	1850-1890
HO336	Cambridge	Street	34	Collingwood		101725	Contributory	1900-1915
HO336	Cambridge	Street	36-44	Collingwood	Fruit Preserving Factory complex, former (now Australian Shiatsu College)	101730	Individually Significant	1900-1915
HO336	Cambridge	Street	46	Collingwood	Factory	101735	Not contributory	1920-1940
HO336	Cambridge	Street	50	Collingwood	Cambridge Terrace	101740	Individually Significant	1892
HO336	Cambridge	Street	52	Collingwood	Cambridge Terrace	101745	Individually Significant	1892
HO336	Cambridge	Street	54	Collingwood	Cambridge Terrace	101750	Individually Significant	1892
HO336	Cambridge	Street	56	Collingwood	Cambridge Terrace	101755	Individually Significant	1892
HO336	Cambridge	Street	58	Collingwood	Cambridge Terrace	101760	Individually Significant	1892
HO336	Cambridge	Street	60	Collingwood	Cambridge Terrace	101765	Individually Significant	1892
HO336	Cambridge	Street	62	Collingwood	Cambridge Terrace	101770	Individually Significant	1892
HO336	Cambridge	Street	64	Collingwood	Cambridge Terrace	101775	Individually Significant	1892
HO336	Derby	Street	33-37	Collingwood	Residence	100860	Contributory	1879
HO336	Derby	Street	39	Collingwood	Shop & residence	100865	Contributory	1870-1899
HO336	Derby	Street	41	Collingwood	Shop & residence	100870	Contributory	1900-1910
HO336	Derby	Street	43	Collingwood	Shop & residence	100875	Contributory	1900-1910
HO336	Derby	Street	45	Collingwood	Shop & residence	309830	Contributory	1889
HO336	Mason	Street	13	Collingwood	Linden Villas	100760	Contributory	1870-1890

HO338	York	Street	89	Richmond		335440	Not contributory	2000-2010
HO338	York	Street	90	Richmond		143225	Contributory	1900-1915
HO338	York	Street	91	Richmond		143545	Not contributory	1925-1940
HO338	York	Street	92	Richmond		143220	Contributory	1900-1915
HO338	York	Street	93	Richmond		143550	Contributory	1850-1890
HO338	York	Street	94	Richmond		143215	Not contributory	2000-2010
HO338	York	Street	95	Richmond		143555	Contributory	1900-1915
HO338	York	Street	96 (Unit 1)	Richmond	Flats	143155	Not contributory	1960-1970
HO338	York	Street	96 (Unit 2)	Richmond	Flats	143160	Not contributory	1960-1970
HO338	York	Street	96 (Unit 3)	Richmond	Flats	143165	Not contributory	1960-1970
HO338	York	Street	96 (Unit 4)	Richmond	Flats	143170	Not contributory	1960-1970
HO338	York	Street	96 (Unit 5)	Richmond	Flats	143175	Not contributory	1960-1970
HO338	York	Street	96 (Unit 6)	Richmond	Flats	143180	Not contributory	1960-1970
HO338	York	Street	96 (Unit 7)	Richmond	Flats	143185	Not contributory	1960-1970
HO338	York	Street	96 (Unit 8)	Richmond	Flats	143190	Not contributory	1960-1970
HO338	York	Street	96 (Unit 9)	Richmond	Flats	143195	Not contributory	1960-1970
HO338	York	Street	96 (Unit 10)	Richmond	Flats	143200	Not contributory	1960-1970
HO338	York	Street	96 (Unit 11)	Richmond	Flats	143205	Not contributory	1960-1970
HO338	York	Street	96 (Unit 12)	Richmond	Flats	143210	Not contributory	1960-1970
HO338	York	Street	97	Richmond	Drinda	143560	Contributory	1850-1890

HO339

HO339	Albert	Street	1	Abbotsford		108170	Contributory	1870-1890
HO339	Albert	Street	3	Abbotsford		108165	Contributory	1870-1890
HO339	Albert	Street	5	Abbotsford		108160	Contributory	1870-1890
HO339	Albert	Street	7	Abbotsford		108155	Contributory	1870-1890
HO339	Albert	Street	9	Abbotsford		108150	Contributory	1870-1890
HO339	Albert	Street	11	Abbotsford		108145	Contributory	1870-1890
HO339	Albert	Street	17	Abbotsford	Townhouse	306570	Not contributory	1990-2000
HO339	Albert	Street	17A	Abbotsford		306560	Contributory	1870-1890
HO339	Albert	Street	33	Abbotsford		108130	Contributory	1900-1915
HO339	Albert	Street	35	Abbotsford		108125	Not contributory	1900-1915
HO339	Albert	Street	41	Abbotsford		108120	Contributory	1870-1890
HO339	Lithgow	Street	2	Abbotsford	Townhouse	108040	Not contributory	2000-2010
HO339	Lithgow	Street	6	Abbotsford	Townhouse	108040	Not contributory	2000-2010
HO339	Lithgow	Street	8	Abbotsford		108045	Contributory	1900-1915
HO339	Lithgow	Street	10	Abbotsford		108050	Contributory	1900-1915
HO339	Lithgow	Street	12	Abbotsford		108055	Not contributory	1950-1960
HO339	Lithgow	Street	14	Abbotsford		108060	Contributory	1900-1915
HO339	Lithgow	Street	16	Abbotsford		108065	Contributory	1900-1915
HO339	Lithgow	Street	18	Abbotsford		108070	Contributory	1900-1915
~~HO339~~	~~Lithgow~~	~~Street~~	~~21-23~~	~~Abbotsford~~	~~Factory/warehouse~~	~~108025~~	~~Not contributory~~	~~1970-1980~~
HO339	Lithgow	Street	25	Abbotsford		108020	Individually Significant	1900-1915
HO339	Lithgow	Street	27	Abbotsford		108015	Contributory	1900-1915
HO339	Lithgow	Street	29	Abbotsford		108010	Contributory	1900-1915
HO339	Lithgow	Street	31	Abbotsford		108005	Contributory	1900-1915
HO339	Lithgow	Street	32	Abbotsford		108075	Not contributory	1960-1970
HO339	Lithgow	Street	33	Abbotsford		108000	Contributory	1900-1915
HO339	Lithgow	Street	34	Abbotsford		108080	Not contributory	1920-1935
HO339	Lithgow	Street	35-47	Abbotsford	Cordial Factory, former	107995	Individually Significant	1870-1930?

HO486

HO486	Corsair	Street	30	Richmond	House	202185	Individually Significant	C.1889

HO487

HO487	Dickens	Street	8	Richmond	House	169250	Individually Significant	1886-1887

HO488

HO488	Farmer	Street	32	Richmond	Terrace	170045	Individually Significant	1892-1893
HO488	Farmer	Street	34	Richmond	Terrace	170040	Individually Significant	1892-1893
HO488	Farmer	Street	36	Richmond	Terrace	170035	Individually Significant	1892-1893

HO489

HO489	Lord	Street	85	Richmond	Houses	200780	Individually Significant	1906
HO489	Lord	Street	87	Richmond	Houses	200775	Individually Significant	1906
HO489	Lord	Street	89	Richmond	Houses	200770	Individually Significant	1906
HO489	Lord	Street	91	Richmond	Houses	200765	Individually Significant	1906

HO490

HO490	Stawell	Street	72	Richmond	Houses	171385	Individually Significant	1911
HO490	Stawell	Street	74	Richmond	Houses	171390	Individually Significant	1911
HO490	Stawell	Street	76	Richmond	Houses	171395	Individually Significant	1911
HO490	Stawell	Street	78	Richmond	Houses	171400	Individually Significant	1911
HO490	Stawell	Street	80	Richmond	Houses	171405	Individually Significant	1911

HO491

HO491	Type	Street	69	Richmond	Floyd Green & Co. Glassworks (Former)	171045	Individually Significant	C.1895
HO491	Type	Street	89	Richmond	Floyd Green & Co. Glassworks (Former)	419930	Individually Significant	C.1895

HO492

HO492	Wall	Street	33	Richmond	Terrace	198030	Individually Significant	1885-1887
HO492	Wall	Street	35	Richmond	Terrace	198025	Individually Significant	1885-1888
HO492	Wall	Street	37	Richmond	Terrace	198020	Individually Significant	1885-1889
HO492	Wall	Street	39	Richmond	Terrace	198015	Individually Significant	1885-1890

HO498

HO498	Napier	Street	472-474	Fitzroy North	Terrace	246845	Individually Significant	1885
HO498	Napier	Street	476	Fitzroy North	Elizabeth Terrace	247595	Individually Significant	1889
HO498	Napier	Street	478	Fitzroy North	Elizabeth Terrace	246855	Individually Significant	1889
HO498	Napier	Street	480	Fitzroy North	Elizabeth Terrace	246860	Individually Significant	1889
HO498	Napier	Street	482	Fitzroy North	Elizabeth Terrace	246865	Individually Significant	1889
HO498	Napier	Street	484	Fitzroy North	Elizabeth Terrace	246870	Individually Significant	1889

~~HO499~~

~~HO499~~	~~Johnston~~	~~Street~~	~~200-202~~	~~Collingwood~~	~~Austral Theatre (former)~~	~~121035~~	~~Individually Significant~~	~~1921-1926~~
HO501								
HO501	Swan	Street	223	Richmond	Shop	191000	Not contributory	1950-1960
HO501	Swan	Street	225	Richmond	Office	500380	not contributory	2000-2010
HO501	Swan	Street	229	Richmond	Shop & Residence	415990	Contributory	1914-1918
HO501	Swan	Street	231	Richmond	Shop & Residence	416080	Contributory	1914-1918
HO501	Swan	Street	233	Richmond	Shop & Residence	190975	Contributory	1860-1870
HO501	Swan	Street	235	Richmond	Shop & Residence	190970	Contributory	1860-1870
HO501	Swan	Street	237	Richmond	Shop & Residence	190955	Contributory	1880-1890
HO501	Swan	Street	239	Richmond	Shop & Residence	190965	Contributory	1880-1890
HO503								
HO503	James	Street	2	Abbotsford	Stables (former)	104475	Individually Significant	1895
~~HO504~~								
~~HO504~~	~~Bridge~~	~~Road~~	~~311-317~~	~~Richmond~~	~~Richmond Cinema (former) part rear, later Hoyts (now Showroom), former Crystaly Palace Skating Rink~~	~~193690~~	~~Individually Significant~~	~~1888, conversion 1917~~
HO505								
HO505	Johnston	Street	219	Abbotsford	Shop & Residence	112985	Individually significant	1885-1890
HO505	Johnston	Street	221	Abbotsford	Shop & Residence	112995	Individually significant	1885-1890
HO505	Johnston	Street	223	Abbotsford	Shop & Residence	113000	Individually significant	1885-1890
HO505	Johnston	Street	225	Abbotsford	Shop & Residence	113005	Not contributory	c.1960
HO505	Johnston	Street	227	Abbotsford	Shop & Residence	113010	Not contributory	c.1960
HO505	Johnston	Street	229	Abbotsford	Shop & Residence	113015	Contributory	1885-1890
HO505	Johnston	Street	231	Abbotsford	Shop & Residence	113020	Contributory	1885-1890
HO505	Johnston	Street	233	Abbotsford	Shop & Residence	113030	Contributory	1885-1890
HO505	Johnston	Street	235	Abbotsford	Shop & Residence	113035	Contributory	1885-1890
HO505	Johnston	Street	237	Abbotsford	Shop & Residence	113040	Contributory	1885-1890
HO505	Johnston	Street	239	Abbotsford	Shop & Residence	405430	Contributory	1885-1890
HO505	Johnston	Street	241	Abbotsford	Railway bridge & abutments	113055	Individually Significant	1901
HO505	Johnston	Street	246	Abbotsford	Shop & Residence	113630	Contributory	1900-1910
HO505	Johnston	Street	248	Abbotsford	Shop & Residence	113625	Contributory	1900-1910
HO505	Johnston	Street	250	Abbotsford	Shop & Residence	113620	Contributory	1900-1910
HO505	Johnston	Street	252	Abbotsford	Shop & Residence	113615	Contributory	1885-1890
HO505	Johnston	Street	254	Abbotsford	Shop & Residence	113610	Contributory	1885-1890
HO505	Johnston	Street	256	Abbotsford	Shop & Residence	113605	Contributory	1885-1890
HO505	Johnston	Street	258	Abbotsford	Shop & Residence	113600	Individually significant	1885-1890
HO505	Johnston	Street	260	Abbotsford	Shop & Residence	113595	Individually significant	1885-1890
HO505	Johnston	Street	262	Abbotsford	Shop & Residence	113590	Contributory	1885-1890
HO505	Johnston	Street	264	Abbotsford	Shop & Residence	113585	Contributory	1885-1890
HO505	Johnston	Street	266	Abbotsford	Shop & Residence	113580	Contributory	1885-1890
HO505	Johnston	Street	268	Abbotsford	Shop & Residence	113575	Contributory	1885-1890
HO505	Johnston	Street	270	Abbotsford	Shop & Residence	113570	Not contributory	1885-1890
HO505	Johnston	Street	272	Abbotsford	Shop & Residence	113565	Contributory	1885-1890
HO505	Johnston	Street	274	Abbotsford	Shop & Residence	113560	Contributory	1885-1890, c.1930

~~HO506~~								
~~HO506~~	~~Derby~~	~~Street~~	~~33 (part)~~	~~Collingwood~~	~~Residence~~	~~100860~~	~~Contributory~~	~~1979~~
~~HO506~~	~~Derby~~	~~Street~~	~~33 (part)~~	~~Collingwood~~	~~Gallery~~	~~100865~~	~~Not Contributory~~	~~C.1950~~
~~HO506~~	~~Derby~~	~~Street~~	~~39~~	~~Collingwood~~	~~Shop & Residence~~	~~100870~~	~~Contributory~~	~~1870-1899~~
~~HO506~~	~~Derby~~	~~Street~~	~~41-43~~	~~Collingwood~~	~~Shop & Residence~~	~~100875~~	~~Contributory~~	~~1900-1910~~
~~HO506~~	~~Derby~~	~~Street~~	~~45~~	~~Collingwood~~	~~Shop & Residence~~	~~309830~~	~~Contributory~~	~~1889~~
~~HO507~~								
~~HO507~~	~~Derby~~	~~Street~~	~~18~~	~~Collingwood~~	~~Residence~~	~~100900~~	~~Contributory~~	~~1872~~
~~HO507~~	~~Derby~~	~~Street~~	~~20~~	~~Collingwood~~	~~Residence~~	~~100895~~	~~Contributory~~	~~1872~~
~~HO507~~	~~Derby~~	~~Street~~	~~22~~	~~Collingwood~~	~~Hotel & Residence~~	~~100890~~	~~Contributory~~	~~1872~~
~~HO508~~								
~~HO508~~	~~Thomas~~	~~Street~~	~~32~~	~~Richmond~~	~~Residence~~	~~180400~~	~~Individually Significant~~	~~c.1850-1900~~
~~HO508~~	~~Thomas~~	~~Street~~	~~34~~	~~Richmond~~	~~Residence~~	~~180405~~	~~Individually Significant~~	~~c.1850-1901~~
~~HO509~~								
~~HO509~~	~~Church~~	~~Street~~	~~202~~	~~Richmond~~	~~Hall's Building~~	~~189760~~	~~Individually Significant~~	~~1886~~
~~HO509~~	~~Church~~	~~Street~~	~~204~~	~~Richmond~~	~~Hall's Building~~	~~189765~~	~~Individually Significant~~	~~1886~~
~~HO509~~	~~Church~~	~~Street~~	~~206~~	~~Richmond~~	~~Hall's Building~~	~~189770~~	~~Individually Significant~~	~~1886~~
HO518								
HO518	Cremorne	Street	85-99	Cremorne	Melbourne Wire WorksFactory & Head Office, Former	165395	Individually Significant	1930-1940
HO519								
HO519	Gordon	Street	1-3	Cremorne	Factory, Former Nuttelex	162685	Individually Significant	1915-1925
HO519	Gordon	Street	5-9	Cremorne	Factory, Former Nuttelex	162680	Individually Significant	1915-1925
HO520								
HO520	Bromham	Place	26	Richmond	Factory/Warehouse	149765	Individually Significant	1905-1920
HO521								
HO521	Risley	Street	14	Richmond	York Boot Factory,Former	149645	Individually Significant	1880-1890
HO522								
HO522	Swan	Street	273A	Richmond	Shop	190905	Individually Significant	1885-1890
HO523								
HO523	Swan	Street	323	Richmond	Shop	190865	Individually Significant	1886
HO523	Swan	Street	325	Richmond	Shop	190860	Individually Significant	1886
HO524								
HO524	Swan	Street	30-32	Cremorne	Shop	157620	Contributory	1901-1918

HO524	Swan	Street	34	Cremorne	Shop	318580	Contributory	1875-1901
HO524	Swan	Street	36	Cremorne	Shop	157635	Contributory	1860-1875
HO524	Swan	Street	40-42	Cremorne	Shop	157645	Contributory	1901-1918
HO525								
HO525	Bridge	Road	637-639	Richmond	Shop & Residence	168875	Individually Significant	1892
HO526								
HO526	Church	Street	202	Richmond	Halls Building, part	189760	Individually Signficiant	1886
HO526	Church	Street	204	Richmond	Halls Building, part	189765	Individually Signficiant	1886
HO526	Church	Street	206	Richmond	Halls Building, part	189770	Individually Signficiant	1886
HO527								
HO527	Thomas	Street	32	Richmond	Terraces	180400	Individually Signficiant	c.1894
HO527	Thomas	Street	34	Richmond	Terraces	180405	Individually Signficiant	c.1894
HO528								
HO528	Bridge	Road	635 (Ground Floor)	Richmond	James Boland's Shop & Residence	385600	Individually Signficiant	1867
HO528	Bridge	Road	635 (First Floor)	Richmond	James Boland's Shop & Residence	385600	Individually Signficiant	1867
HO529								
HO529	Bridge	Road	529-533	Richmond	Royal Oak Hotel	168810	Individually Signficiant	1923
HO530								
HO530	Bridge	Road	597-599	Richmond	Whipps Terrace	499180	Individually Signficiant	1873
HO531								
HO531	Bridge	Road	534	Richmond	Flour Mill & Grain Store Complex (former)	299815	Individually Signficiant	c.1870-1951
HO531	Bridge	Road	534A	Richmond	Flour Mill & Grain Store Complex (former)	299810	Individually Signficiant	c.1870-1951
HO532								
HO532	Bridge	Road	325-333	Richmond	Richmond Town Hall - Richmond Municipal Offices & City Hall, former court house	193700	Individually Signficiant	869-71, 1909,1934-36

Yarra High Streets (Victoria Street and Bridge Road) Statements of Significance: Incorporated Document (May 2020)

The statements of significance are derived from the following reports:

- *Heritage Gap Study, Review of Central Richmond,* Context Pty Ltd (2014)
- *Victoria Street and Bridge Road Built Form Review Heritage Assessments*, GJM Heritage (2018)

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

Ordered by Heritage Overlay number

INDIVIDUALLY SIGNIFICANT PLACES			
HO number VHR number	**Name**	**Address**	**Page**
HO525	Shop & Residences	637-39 Bridge Road, Richmond	3
HO526	Hall's Buildings	202-206 Church Street, Richmond	4
HO527	Pair of Terrace Houses	32 & 34 Thomas Street, Richmond	5
HO528	James Boland's Shop and Residence	635 Bridge Road, Richmond	6
HO529	Royal Oak Hotel	529-533 Bridge Road, Richmond	7
HO530	Whipp's Terrace	597-599 Bridge Road, Richmond	8
HO531	Flour Mill & Grain Store Complex (Former)	534-534A Bride Road, Richmond	9
HO532	City Hall, Richmond Municipal Offices & Former Court House (Richmond Town Hall)	325-333 Bridge Road, Richmond	10

Heritage Place	Shop & Residences 637-639 Bridge Road, Richmond	**PS ref no:**	HO525

Source: *Victoria Street and Bridge Road Built Form Review Heritage Assessments,* GJM Heritage (2018)

What is significant?

The pair of two-storey shops and residences at 637-639 Bridge Road, Richmond built by 1892.

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
- Façade parapet
- No front setbacks
- Rendered walls
- Rendered façade detailing including pilaster strips, elaborate window aediculae, parapetscrolls and urns
- Horizontal lines formed by parapet line, cornice and string course
- Repetitive upper floor fenestration patterns.

How is it significant?

The pair of two-storey shops and residences at 637-639 Bridge Road, Richmond is of local historical and architectural significance to the City of Yarra.

Why is it significant?

The pair of two-storey shops and residences at 637-639 Bridge Road, 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 and early 1890s [Criterion A].

The pair of two-storey shops and residences at 637-639 Bridge Road, Richmond are a fine, intact and representative example of a Victorian shop and residence. They display typical features of the Victorian architectural style popular in the 1880s and early 1890s in Richmond and across Melbourne more broadly, including an elaborate parapeted façade with repetitive upper floor fenestration, rendered facades and ground floor shopfronts [Criterion D].

Heritage Place	Hall's Buildings 202-206 Church Street, Richmond	**PS ref no:**	HO526

Source: *Victoria Street and Bridge Road Built Form Review Heritage Assessments,* GJM Heritage (2018)

What is significant?

Hall's Buildings, 202-206 Church 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.
- Façade parapet
- No front setbacks
- Rendered walls
- Rendered façade detailing including window frames and keystones, pilaster strips, consoles, decorative pediments including nameplate and festoons
- Incised decoration to keystones
- Horizontal lines formed by parapet line, cornice and string courses
- Repetitive upper floor fenestration patterns.

How is it significant?

Hall's Buildings, 202-206 Church Street, Richmond is of local historical and architectural significance to the City of Yarra.

Why is it significant?

Hall's Buildings, 202-206 Church Street, Richmond is 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 A).

Hall's Buildings, 202-206 Church Street, Richmond is a fine, intact and representative example of a row of Victorian shops and residences. It displays typical features of the Victorian architectural style popular in the 1880s in Richmond and across Melbourne more broadly, including a parapeted façade with repetitive upper floor fenestration, rendered façade and ground floor shopfronts (Criterion D).

Heritage Place	Pair of Terrace Houses 32 & 34 Thomas Street, Richmond	**PS ref no:**	HO527

Source: *Victoria Street and Bridge Road Built Form Review Heritage Assessments,* GJM Heritage (2018)

What is significant?

The pair of terrace houses, 32 & 34 Thomas Street, Richmond, built c1894.

Elements that contribute to the significance of the place include (but are not limited to):

- The houses' original external form, materials and detailing
- The houses' high level of integrity to its original design
- Two-storey unparapeted form
- Front verandahs and balconies with decorative cast iron
- Face brick walls (overpainted) with cement render detailing
- Hipped roof form
- Rectangular window openings
- Pair of attached buildings with dividing wing walls with decorative detailing
- Iron palisade fence on a bluestone plinth to 34 Thomas Street.
- Later alterations and additions to the rear of the terraces are not significant. The brick wall to the front boundary of 32 Thomas Street is not significant.

How is it significant?

The pair of terrace houses, 32 & 34 Thomas Street, Richmond are of local architectural and aesthetic significance to the City of Yarra.

Why is it significant?

The pair of terrace houses, 32 & 34 Thomas Street, Richmond are fine and representative examples of terrace housing from the Victorian period. They display typical features of the Victorian Italianate architectural style popular in the 1880s boom period in Richmond and across Melbourne more broadly, including a two-storey form with front verandahs and balconies, dividing wing walls, rendered decorative elements and decorative cast iron (Criterion D).

The pair of terrace houses, 32 & 34 Thomas Street, Richmond are well-considered and carefully detailed examples of Victorian Italianate terrace housing. The pair of brick terraces, with repetitive decorative elements across the facades, presents a picturesque composition of this architectural style (Criterion E).

Heritage Place	James Boland's Shop and Residence 635 Bridge Road, Richmond	**PS ref no:**	HO528

Source: *Victoria Street and Bridge Road Built Form Review Heritage Assessments,* GJM Heritage (2018)

What is significant?

James Boland's Shop and Residence, a two-storey commercial premises at 635 Bridge Road, Richmond built in 1867.

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
- Façade parapet
- No front setbacks
- Rendered walls
- Rendered window frames and hoods to upper storey
- Rendered façade detailing including pilaster strips, consoles and central pediment with nameplate
- Horizontal lines formed by parapet line and cornice
- Repetitive upper floor fenestration patterns
- Gabled roof form.

How is it significant?

James Boland's Shop and Residence at 635 Bridge Road, Richmond is of local historical and architectural significance to the City of Yarra.

Why is it significant?

James Boland's Shop and Residence at 635 Bridge Road, Richmond is illustrative of historical development that occurred along a major, early commercial thoroughfare in the City of Yara [Criterion A].

James Boland's Shop and Residence at 635 Bridge Road, Richmond is a fine, intact and representative example of an early Victorian shop and residence. It displays typical features of the early Victorian architectural style popular in the late 1860s in Richmond and across Melbourne more broadly, including a parapeted façade with repetitive upper floor fenestration, rendered facades and ground floor shopfronts [Criterion D].

Heritage Place	Royal Oak Hotel 529-533 Bridge Road, Richmond	**PS ref no:**	HO529

Source: *Victoria Street and Bridge Road Built Form Review Heritage Assessments,* GJM Heritage (2018)

What is significant?

The Royal Oak Hotel, 529-533 Bridge Road, Richmond, built in 1923 to designs by architect Harry R Johnson.

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.
- Façade parapet
- No front setbacks
- Rendered walls
- Horizontal lines formed by parapet, cornice and rows of windows
- Repetitive upper floor fenestration patterns
- Splayed corner with tower and articulated facades to both streets
- Balconies and recessed entrances
- Hipped roof forms with tiled roof cladding (including tower).

Later alterations and additions, including the single-storey building to the east, are not significant.

How is it significant?

The Royal Oak Hotel, 529-533 Bridge Road, Richmond is of local historical and architectural significance to the City of Yarra.

Why is it significant?

The Royal Oak Hotel, 529-533 Bridge Road, Richmond is of significance as a suburban hotel constructed at a prominent corner in Richmond. A hotel of this name has operated continuously on this site from the late 1860s (Criterion A).

The Royal Oak Hotel, 529-533 Bridge Road, Richmond is an intact and representative example of an Interwar hotel. It displays typical features of an unadorned Stripped Classical style, popular in the 1920s in Richmond and across Melbourne more broadly, including plain parapetted facades and simplified classical elements, and Art Deco influenced details (Criterion D).

Heritage Place	Whipp's Terrace 597-599 Bridge Road, Richmond	**PS ref no:**	HO530

Source: *Victoria Street and Bridge Road Built Form Review Heritage Assessments,* GJM Heritage (2018)

What is significant?

Whipp's Terrace, a two-storey commercial premises at 597-599 Bridge Road, Richmond built in 1873.

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.
- Façade parapet
- No setbacks
- Rendered walls
- Rendered façade detailing including window frames consoles and urns
- Strong horizontal lines formed by parapet line, cornices and string course
- Repetitive fenestration patterns at first floor level
- Symmetrical front façade
- Hipped roof form clad with slate, patterned with green scalloped rows.

How is it significant?

Whipp's Terrace at 597-599 Bridge Road, Richmond is of local historical and architectural significance to the City of Yarra.

Why is it significant?

Whipp's Terrace at 597-599 Bridge Road, Richmond is illustrative of the historical development that occurred along a major, early commercial thoroughfare in the City of Yarra in the Victorian period (Criterion A).

Whipp's Terrace at 597-599 Bridge Road, Richmond is a fine, intact and representative example of a Victorian shop and residence. The terrace displays typical features of the Victorian architectural style popular in the 1870s in Richmond and across Melbourne more broadly, including a parapeted façade with repetitive upper floor fenestration, rendered facades and ground floor shopfronts (Criterion D).

Heritage Place	Flour Mill & Grain Store Complex (former) 518-524, 534 & 534A Bridge Road, Richmond	**PS ref no:**	HO531

Source: *Heritage Gap Study, Review of Central Richmond,* Context Pty Ltd (2014)

What is significant?

The former Flour Mill & Grain Store complex, to the extent of the fabric dating from c.1870 to c.1951 associated with the use as a flour mill (including the c.1951 alterations and additions designed by architect, Frederick Moresby), at 534 & 534A Bridge Road, and the silo structure constructed c.1941 situated on part of 518-24 Bridge Road in Richmond is significant. It comprises a complex of brick and timber-framed iron clad buildings built in stages from the late nineteenth to the mid-twentieth centuries with an associated silo structure. The buildings are all built up to the frontages to Bridge Road, Type Street and the rear laneway, and vary in height from one to three stories. The three-storey building adjacent to Type Street, and immediately to the north of the vehicle crossing, dates from the late nineteenth century. It has a hip and gable roof, and double hung two pane sash windows with segmental arched heads and brick cills. Some of these windows (including a half-circular window at first floor level near the centre of the wall) have been closed up. This was described on a 1948 plan as the 'Mill building' and probably contained the milling equipment used to process the grain. At rear (south end) of this building is the 1948 skillion roof addition end, which originally contained staff amenities, motor and machinery rooms and a 'silk room'. To the west of this building and located toward the centre of the site is a building clad in corrugated iron with a skillion roof, with a tower element, which may have contained the flour and wheat bins as shown on the 1948 plans. Adjacent to the laneway is a mid-twentieth century parapeted brick building of one and two storeys that extends from Type Street to the silos. This was described on a 1948 plan as the 'Bag cleaning and store'. Adjacent to this the silo structure comprises four cylindrical reinforced concrete silos arranged in a square.

Alterations and additions made, and new buildings constructed after the use by the building as a flour mill ceased (1955 onwards) are not significant.

How is it significant?

The former Flour Mill & Grain Store complex at 518-24, 534 & 534A Bridge Road, Richmond is of local historic, architectural and aesthetic significance to the City of Yarra.

Why is it significant?

The former Flour Mill & Grain Store complex is associated with the development of secondary industry in Richmond. It demonstrates the diverse range of manufacturing carried out including flour milling, which remained an important industry in Richmond until the 1950s. (Criterion A)

The former Flour Mill & Grain Store complex is representative of the industrial complexes of the late nineteenth and early twentieth centuries, with a range of buildings that demonstrate the continuous use and development of the site as a flour mill over 100 years. The flour mill use is demonstrated by the form and scale of the three storey building adjacent to Type Street with the associated corrugated iron clad tower, and by the reinforced concrete silos, which demonstrate the change to bulk handling of grain by the early 1940s. The significance of the complex is enhanced by its rarity values, as surviving example of a nineteenth century flour mill in the City of Yarra. Most of the other flour mills in the City of Yarra have been demolished, while archaeological remains are all that survive of Dights Mill in Abbotsford. (Criteria B & D)

The reinforced concrete silo is significant as a landmark within the local area. (Criterion E)

Heritage Place	City Hall, Richmond Municipal Offices & former Court House (Richmond Town Hall) 325-333 Bridge Road, Richmond	**PS ref no:**	HO532

Source: *Victoria Street and Bridge Road Built Form Review Heritage Assessments,* GJM Heritage (2018)

What is significant?

City Hall at 325-333 Bridge Road, Richmond, built in 1869-71 to designs by architect Charles Vickers, and additions and alterations in 1934-36 to designs by Harry R Johnson.

Elements that contribute to the significance of the place include (but are not limited to):

- The building's original and 1934-36 external form, materials and detailing
- Highly intact internal detailing of the Ticket Office in the foyer and the Main Hall, reflecting both phases of development.
- The building's high level of integrity to its 1934-36 form.

Any alterations and additions made after 1936 are not significant.

How is it significant?

City Hall at 325-333 Bridge Road, Richmond is of local historical and architectural significance to the City of Yarra.

Why is it significant?

City Hall at 325-333 Bridge Road, Richmond is of historical significance as the centre of local government services in Richmond since 1869. Both the original 1869 building and the symbolic and monumental refacing of the building in 1934 to coincide with the centenary of Victoria, represent the civic aspirations of the local government (Criterion A).

City Hall at 325-333 Bridge Road, Richmond is a distinctive, intact and representative example of a municipal town hall building. It displays typical features of two major stages of construction - the east and west facades show the original Victorian Italianate style, including rows of simple round-headed brick arched openings, bracketed eaves and bichromatic brickwork and the front façade and tower show the severe and monumental Moderne style, including a variety of both Egyptian-influenced elements and Art Deco motifs (Criterion D).

The imposing rendered main façade of City Hall at 325-333 Bridge Road, Richmond, with prominent clock tower and front porticoes, presents a landmark form to Bridge Road and surrounding areas. Egyptian-influenced elements and Art Deco motifs add to the visual qualities of the exterior of the place. The Ticket Office in the foyer and the Main Hall retain decorative elements that clearly reflect both important phases of development of the place (Criterion E).

Yarra High Streets (Victoria Street and Bridge Road) Statements of Significance: Reference Document (May 2020)

The statements of significance are derived from the following reports:

- *Richmond Conservation Study: undertaken for the City of Richmond, O'Connor*, John & Coleman, Roslyn et al. (1985)
- *City of Yarra Heritage Review*, Allom Lovell & Associates (1998)
- *City of Yarra Heritage Gaps Study*, Anthemion Consultancies (2012)
- *City of Yarra Heritage Gaps Study (Heritage Gaps Amendment two),* Lovell Chen (2012)
- *Heritage Gap Study, Review of Central Richmond,* Context Pty Ltd (2014)
- *City of Yarra Review of Heritage Overlay Areas,* Graeme Butler & Associates (2007, 2013)
- *Victoria Street and Bridge Road Built Form Review Heritage Assessments*, GJM Heritage (2018)

Ordered by Heritage Overlay number

PRECINCTS		
HO number	**Precinct name**	**Page**
HO310	Bridge Road Precinct, Richmond	4
HO408	Victoria Street Precinct, Richmond	6
HO444	Victoria Street West Precinct, Richmond	8

INDIVIDUALLY SIGNIFICANT PLACES			
HO number VHR number	**Name**	**Address**	**Page**
HO53	Former Savings Bank	231 Victoria Street, Abbotsford	11
HO54	Former National Bank of Australasia	261 Victoria Street, Abbotsford	12
HO55	Shops	275-277 Victoria Street, Abbotsford	13
HO56	Shops	295 Victoria Street, Abbotsford	14
HO57	Shops	297-301 Victoria Street, Abbotsford	15
HO58	Shops	371-377 Victoria Street, Abbotsford	16
HO59	Former East Collingwood Hotel	385 Victoria Street, Abbotsford	17
HO60	Shops	459-465 Victoria Street, Abbots	18
HO61	Shops	511 Victoria Street, Abbotsford	19
HO62	Terminus Hotel, Former Bricklayers Arms Hotel	605 Victoria Street, Abbotsford	20
HO63	Former Crusader Plate Building	651 Victoria Street, Abbotsford	21
HO64	Former Handley & Tilley Building	653-657 Victoria Street, Abbotsford	22
HO65	Former Alma Woolworks Complex	661-663 Victoria Street, Abbotsford	23
HO230	Richmond Police Station	319-323 Bridge Road, Richmond	24
HO259 VHR H1149	Pelaco Sign	21-31 Goodwood Street, Richmond	25
HO260 VHR H1610	Former Gas Inspector's Residences	7 Gleadell Street, Richmond	26

HO289	House	316 Victoria Street, Richmond	27
HO290	Byrne's Arcade Terrace	318-320 Victoria Street, Richmond	28
HO291	Former Simpson's Glove Factory	488-496 Victoria Street, Richmond	29
HO353 VHR 2083	Skipping Girl Neon Sign	651-653 Victoria Street, Abbotsford	30
HO416	Quint Café/Former Duke of Albany Hotel	323-325 Victoria Street, Abbotsford	31

INDIVIDUALLY SIGNIFICANT PLACES WITHIN PRECINCTS

HO number	Name/description	Address	Page
HO310	Grynberg Drapers Shop and Office	99-101 Bridge Road, Richmond	33
HO310	Shops & residences	108-112 Bridge Road, Richmond	34
HO310	Wustermann's Buildings, Shop & residence	138-144 Bridge Road, Richmond	35
HO310	London Baby Carriage Manufacturers Pty. Ltd. Factory and show room	153-161 Bridge Road, Richmond	36
HO310	Former Melbourne Savings Bank	184 Bridge Road, Richmond	37
HO310	Shop & Residence	199-205 Bridge Road, Richmond	38
HO310	National Bank of Australasia, former	231 Bridge Road, Richmond	39
HO310	Former Commonwealth Savings Bank of Australia and residence	267 Bridge Road, Richmond	40
HO310	Theobalds Building	294 Bridge Road, Richmond	41
HO310	Shops & residences	381-389 Bridge Road, Richmond	42

PRECINCTS

Heritage Place	Bridge Road Precinct, Richmond	**PS ref no:**	HO310

Source: *Victoria Street and Bridge Road Built Form Review Heritage Assessments*, GJM Heritage (2018)

What is significant?

North side of Bridge Road, Richmond from Punt Road to east of Church Street (nos. 1 - 433, with some specific exclusions) South side of Bridge Road, Richmond from Punt Road to east of Burnley Street (nos. 2-534) West side of Church Street, south of Bridge Road (nos. 252-256) Waltham Street (nos. 1A &2A).

History

Bridge Road was designated as a road reserve in Hoddle's Crown survey of 1837. It became a principal thoroughfare from Melbourne to the eastern suburbs when a bridge over the Yarra River was constructed at its eastern end in 1855. Retail and service trades first concentrated at the west end near Hoddle Street, and by the 1860s there was a proliferation of shops and businesses, including butchers, drapers, shoemaker, fruiterers, tailors, hairdressers, grocers, Egan's steam sawmill and several hotels. Amongst the early hotels were The Vine, 254 Bridge Road and Morans Spread Eagle, 372 Bridge Road.

From its inception, Bridge Road was intended to be the civic centre of the district with the town hall, courthouse and post office complex and police station constructed in 1869-71. In the 1870s Bridge Road, east of Church Street, was widened and named Campbell Parade and the civic centre soon became the site for other public buildings, including a market, skating rink, bowling green and baths.

During the prosperous 1870s and 1880s boom period many earlier buildings along Bridge Road were replaced with rows of one and two-storey commercial buildings with residences to the first floor or to the rear. Much of the present streetscape reflects this period, with notable buildings including Stanford Block, 314-328 Bridge Road; commercial premises at 289-307 Bridge Road; Bleasby Buildings, 398-404 Bridge Road and Allans Buildings, 384-392 Bridge Road. Development was encouraged by the opening of the first cable tram line in Melbourne in 1885, which ran along the length of Bridge Road from Bourke Street to the Hawthorn Bridge. This was replaced with an electrified tram service in 1916.

Commercial development along Bridge Road virtually ceased for a decade during the 1890s depression and recommenced with the construction of substantial and distinctive buildings, such as Wustermann's Buildings, 138-144 Bridge Road (1901) and Theobald's Buildings, 294-296 Bridge Road (1909). This added an Edwardian presence to the existing Victorian character of the precinct. A small number of Interwar buildings added to the streetscape character, including the Royal Oak Hotel, 529-533 Bridge Road (1923), the former Commonwealth Savings Bank of Australia, 267 Bridge Road (1939) and the distinctively remodelled Richmond Town Hall (1934-36).

Since World War II, much of the nineteenth century streetscape of the eastern end of Bridge Road has been eroded, however the predominantly Victorian and Edwardian commercial character of the central and western portions has been largely retained, even with the growth of the Epworth Hospital Complex in the north-western portion of the precinct and larger apartment developments in the area immediately east of the Epworth Complex.

- Description

The main development period of the Bridge Road Precinct is from the 1870s/1880s to the 1920s 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 Victorian, Edwardian and Interwar buildings are contained within the precinct. The dominant building form is attached Victorian and Edwardian shops and residences. They are predominantly two-storey with some one and three-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 storeys
- Rendered ornament and incised decoration to upper storeys
- Brickwork with corbelled capping courses
- Some 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 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
- Some intact rear wings and outbuildings.

How is it significant?

Bridge Road, Richmond is of historical, architectural and aesthetic significance to the City of Yarra.

Why is it significant?

The Bridge Road 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 1870s/80s and from c1900 to the 1920s when substantial growth in the street occurred. These buildings 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 substantially intact streetscape of the Bridge Road 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 Bridge Road Precinct contains groups of buildings that retain intact typical rear wings and outbuildings, these include, amongst others, commercial premises at 289-307 Bridge Road and Stanford Block (314-328 Bridge Road). The streetscape on the south side of Bridge Road between Punt Road and Burnley Street are particularly notable for their highly intact and consistent architectural form and expression [Criterion D].

The Bridge Road Precinct contains a number of individually significant buildings which are well-considered and carefully detailed examples of commercial and civic buildings. These include, among others, the former Melbourne Savings Bank (182-184 Bridge Road); Wustermann's Building (138-144 Bridge Road); commercial premises at 289-307 Bridge Road; Theobalds Building (294-296 Bridge Road); Stanford Block (314-328 Bridge Road); Allans Buildings (384-392 Bridge Road) and Bleasby Buildings (398-404 Bridge Road), as well as hotels such as The Vine (254 Bridge Road) and Morans Spread Eagle (372 Bridge Road). The clock tower of the Richmond Town Hall is of particular prominence and is a local landmark. Richly detailed facades 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].

Heritage Place	Victoria Street Precinct, Richmond	PS ref no:	HO408

Source: *City of Yarra Heritage Review*, Allom Lovell & Associates (1998)

Updated: *Victoria Street and Bridge Road Built Form Review Heritage Assessments*, GJM Heritage (2018)

What is significant?

The Victoria Street Precinct is located on the south side of Victoria Street, Richmond. The precinct is linear in nature, following the alignment of Victoria Street between Shelley Street to the west and several properties short of Lennox Street to the east; Little Butler Street is to the rear. The precinct comprises historic commercial/retail buildings, the majority of which are two-storey rendered masonry and brick buildings, with several single-storey buildings at the west end. The buildings date from the second half of the nineteenth century through to the 1910s. Buildings in the precinct are predominantly of 'contributory' heritage value; with one 'individually significant' property (pair of two storey Victorian shop/residences at 92-94 Victoria Street); and two 'not-contributory' properties. The graded properties of the precinct share many characteristics, including rendered masonry and brick buildings, many overpainted, of (mainly) two-storey scale; no setbacks to the street; typically concealed or partly concealed roof forms, with some visible chimneys; generally intact upper (first floor) facades with parapets which are variously plain or curved, with some triangular or square pediments; some elaborate detailing to parapets; and original first floor windows associated with the former residences above the ground floor shops. The shopfronts are typically altered, with many of quite recent origin; awnings over the street (cantilevered or suspended with tie rods) are also commonly not original. Signage varies in impact and prominence: signs are attached to the fascias of awings; to parapets, first floor facades and the roofs of verandahs and awnings; and in painted form to shop windows. Many of the properties also have rear service yards, with annexes, skillions and outbuildings being common, accessed via Little Butler Street.

- Elements that contribute to the significance of the place include (but are not limited to):
- Predominantly two-storey façade parapets, with pitched roofs behind
- No front or side setbacks
- Rendered and face brick walls
- Rendered window frames, sills and hoods to upper stories
- Rendered detailing and ornament to upper stories, including parapets, pediments, cornices and pilaster strips
- Horizontal lines formed by parapets, cornices and string courses
- Repetitive upper floor fenestration patterns.

How is it significant?

The Victoria Street Precinct is of local historical and aesthetic/architectural significance.

Why is it significant?

The Victoria Street Precinct is of local historical significance. The street forms the boundary between Richmond and Abbotsford, and was originally known as Simpson's Road. It began to develop a commercial and retail character in the mid-nineteenth century, a pattern which was consolidated by the 1880s when there was a significant increase in the number of businesses. By the end of the century, many of the existing buildings had been constructed. Victoria Street has subsequently continued as a local retail and service precinct for Richmond and Abbotsford, albeit with the mix of businesses, and the commercial character of the precinct changing in the period since the Second World War. This was in response to waves of migrant groups moving to the area, including people from South East Asia who from the 1970s to the present have operated numerous restaurants, green grocers and grocery shops. The colourful retail character of the street, and the rich collection of restaurants, draws customers from all over Melbourne. The Victoria Street Precinct is also of local aesthetic/architectural significance. It has a comparatively high level of intactness to the collection of nineteenth and early twentieth century buildings, concentrated in the first floor facades. The predominantly two-storey

scale, combined with the generally consistent and repetitive pattern of parapeted first floor facades, generates a high level of cohesion and homogeneity. The mix of single and paired buildings also adds to the character of the precinct. In addition, the precinct demonstrates some of the principal characteristics of late nineteenth and early twentieth century commercial/retail streets. These include many two-storey historic masonry buildings, which combine retail and residential components; zero setbacks to the street; shopfronts at ground floor level (albeit mostly altered to their original form); awnings; and a preponderance of intact first floor facades, with solid walls, punched rectangular windows, and often prominent parapets. The latter are variously plain or curved, with some triangular or square pediments, and elaborate detailing.

Heritage Place	Victoria Street West Precinct, Abbotsford	**PS ref no:**	HO444

Source: *City of Yarra Heritage Gaps Study*, Anthemion Consultancies (2012)

Updated: *Victoria Street and Bridge Road Built Form Review Heritage Assessments,* GJM Heritage (2018)

What is significant?

Nos. 233, 235, 237, 239, 241, 243, 245, 247, 249 and 251 Victoria Street, Abbotsford, plus the former bank on the corner of Hoddle Street, were all constructed before 1885. The shops form a cohesive group variously with distinctive features which identify them in sub-groups. Elements that contribute to the significance of the place include (but are not limited to):

- Two-storey façade parapets, with pitched roofs behind
- No front or side setbacks
- Rendered and face brick walls (nos. 249-251 unpainted bichromatic brickwork)
- Rendered or face brick window frames, sills and hoods to upper stories
- Rendered or brick detailing to upper stories, including parapets, pediments, cornices and stringcourses
- Horizontal lines formed by parapets, cornices and string courses
- Repetitive upper floor fenestration patterns
- Corner building with principal facades to both streets.

Nos. 245, 247, 249 and 251 Victoria Street

Nos. 245, 247, 249 and 251 Victoria Street, Abbotsford are constructed from bi-chromatic brickwork and date from 1875/76. They are double-storey, constructed of red face brick and with cream brick detailing around the windows and cream brick string courses at window head (sash) height and at sill height on the upper level façades and east elevation of No. 251. Their appearance is highly unusual and possibly unique in the City of Yarra. The detailing of the gabled parapets and window surrounds is oddly heavy and is either an unusual design or contains exposed brickwork which may have been set and corbelled to take render which appears to have never been applied. At the ground floor level, the structural brickwork which has been rendered remains between the shopfronts. On No. 251 the bluestone plinth remains visible even though overpainted. This shop also retains the visible cornice above the ground floor level. Evidence of some original lower parapet mouldings also remains on the other shops above the non-original canopies. All of the shopfronts have stallboards which are original in style if not in fabric and it is assumed that the doors are at least in their original plane, if not original position. The rear of the shops appears to be highly intact despite some additional fabric having been added. From this aspect the rear chimneys, with elaborate bichromatic corbelled caps, are a dominant and unusual feature. The brickwork remains exposed face brick and windows are variously intact.

Nos. 239 – 243 Victoria Street

These shops, constructed 1885-86, form a more conventional group of three Italianate or Classical style double-storey shops with stuccoed upper levels and plain gabled pediments above a deep continuous moulded cornice, terminated by a corbel. Each façade has a pair of window openings, originally containing six-paned, timber-framed, double-hung sash windows set within simple moulded rendered architraves, and rendered sills supported by a simple corbel at the base of each architrave. The original sashes appear to remain at No. 239. Between the upper and ground floor levels is another moulded cornice with each shop being separated by a moulded corbel decorated with a boss and some have moulded consoles below. At the ground floor level, the structural brickwork which is rendered, remains between the shopfronts and all of the shopfronts have stallboards which are original in style if not in fabric. It appears that the doors are at least in their original plane, if not original position. The rear of the shops appears to be highly intact despite some additional fabric having been added. The brickwork remains exposed face brick and windows are variously intact as are face brick chimneys

with moulded rendered caps. The roofs are gabled and have timber-framing and are clad in corrugated steel. The attributed association with notable and prolific architect George Wharton is also of significance. His oeuvre to date is not represented by any identified shops.

No. 237 Victoria Street

This shop has a wider frontage than the others in the group and is of a conventional Italianate or Classical design for its era (1882). The upper level has a flat parapet which may have originally incorporated further embellishment, a moulded cornice terminated at each end by a moulded corbel with a console beneath. The equally-spaced window openings along the upper façade have no moulded detailing and simply have slightly arched heads and no sills. Each opening contains a timber-framed, double-hung sash window which appears to be original. At the ground floor level, the structural brickwork which is rendered remains between the shopfronts. The lower cornice is deep and moulded and is terminated at either end by a moulded corbel with a console below. The shopfront has a stallboard which is original in style if not in fabric and it appears that the door is at least in its original plane, if not original position. The rear of the shop appears to be highly intact. The brickwork remains exposed face brick and windows are variously intact. The roof appears to be a skillion with timberframing and is clad in corrugated steel.

Nos. 233 and 235 Victoria Street

This pair of shops, constructed 1885, forms a more conventional group of two Italianate or Classical style double-storey shops with stuccoed upper levels and plain gabled pediments above a deep continuous moulded cornice, terminated by a corbel, embellished with a boss. Each façade has a pair of window openings, containing what appears to be an original timberframed, double hung sash window set within simple moulded rendered architraves, and rendered sills supported by a simple corbel at the base of each architrave. Between the upper and ground floor levels is another moulded cornice which extends over both façades and which is terminated at either end by a moulded corbel decorated with a boss (patera) and with a moulded console below. At the ground floor level, the structural brickwork which is rendered remains between the shopfronts and the render is exposed. Both shopfronts have stallboards which are original in style if not in fabric and it appears that the doors are at least in their original plane, if not original position. The rear of the shops appears to be highly intact despite some additional fabric having been added. The brickwork of No. 233 remains exposed face brick and a window is intact. The roofs are hipped and have timber-framing and are clad in corrugated steel. The highly probable association with notable and prolific architect George Wharton is also of significance. His oeuvre to date is not represented by any identified shops.

How is it significant?

The buildings at Nos. 233, 235, 237, 239, 241, 243, 245, 247, 249 and 251 Victoria Street, Abbotsford are of local historical and aesthetic/architectural significance.

Why is it significant?

The buildings at Nos. 233, 235, 237, 239, 241, 243, 245, 247, 249 and 251 Victoria Street, Abbotsford are of local historical and aesthetic significance. The northern stretch of Victoria Street between Hoddle and Ferguson Streets is recorded in the first Collingwood Rate Book of 1864, as containing three brick houses. The first shops may have appeared in 1872 but certainly by 1875, during a period of suburban growth, three properties each containing a brick house and shop are listed in addition to a brick cottage. By 1885 the remainder of the block had been fully developed with shops and a bank. As such the buildings as a group document the development of this part of Victoria Street which is a continuum of the commercial development which occurred on both sides further to the east. It typifies a local or neighbourhood retail strip, essentially providing goods and services for local residents, in contradistinction to the destination high streets, such as Smith and Brunswick Streets. It was at this period that the nature of the premises and services offered changed forever from being small manufacturing to retailing. From this time the shops increasingly came to serve the local community and, now most recently, people from South-East Asia and those who appreciate this culture. The shops are highly intact to their structures and are variously distinctive, even unique, aesthetically. Six of them typify the types of shops constructed in the Italianate or Classical style which were the predominant nineteenth century style in commercial areas. They are either the first buildings constructed on these originally vacant sites or are the first shops which replaced earlier dwellings and a workshop(s). In a restrained manner, the façades contain characteristic materials, detailing and decorative mouldings and elements of Boom style architecture. Nos. 245, 247, 249 and 251 Victoria Street, constructed from bi-chromatic brickwork, form a distinctive group which has a highly unusual appearance and which is possibly unique in the City of Yarra. The detailing of the gabled parapets and window surrounds is oddly heavy and is either an unusual design or may be exposed brickwork which was originally set and corbelled to take render which appears to have never been applied.

The examples of the work of notable and prolific architect George Wharton's shed further light on his practice and oeuvre which is known today mostly through other and perhaps more grand building types and designs which do not accurately represent the wider range of buildings emanating from his, and similar nineteenth century architects' practices. The range of their work is often beyond what has survived or been positively identified.

INDIVIDUALLY SIGNIFICANT PLACES

Heritage Place	Former Savings Bank 231 Victoria Street, Abbotsford	**PS ref no:**	HO53

Source: *City of Yarra Heritage Review*, Allom Lovell & Associates (1998)

Updated: *Victoria Street and Bridge Road Built Form Review Heritage Assessments*, GJM Heritage (2018)

What is significant?

The former State Savings Bank at 231 Victoria Street, Abbotsford is of local architectural significance and historical interest. The building is a good example of the Italianate palazzo style, typical of bank premises in the late 19th century. The building is a notable element in the streetscape, occupying a prominent corner site at the intersection of Hoddle and Victoria Streets. The building's association with architect George Wharton, who designed other buildings for the Melbourne Savings Bank, is of interest.

Elements that contribute to the significance of the place include (but are not limited to):

- Façade parapet with pitched roof behind
- No setbacks
- Rendered walls
- Rendered façade detailing including window frames, hoods, pilasters, engaged columns and rusticated banding
- Strong horizontal lines formed by parapet line, cornices, string courses and rusticated banding
- Repetitive fenestration patterns at ground and first floor
- Corner building with two symmetrical, articulated, principal facades
- Emphasis on corner and façade extremities with concentration of decorative elements.

Heritage Place	Former National Bank 261 Victoria Street, Abbotsford	**PS ref no:**	HO54

Source: *City of Yarra Heritage Review*, Allom Lovell & Associates (1998)

Updated: *Victoria Street and Bridge Road Built Form Review Heritage Assessments*, GJM Heritage (2018)

What is significant?

The former National Bank of Australasia at 261 Victoria Street, Abbotsford, is of local architectural significance and local historical interest. The building is a good example of the restrained use of the Italianate palazzo style, typical of bank premises in the late 19th century. The building's association with Albert Purchas, architect of the Melbourne General Cemetery (from 1852), and of the Richmond South branch of the bank, is of interest.

Elements that contribute to the significance of the place include (but are not limited to):

- Facade parapet with pitched roof behind
- No side setback and minimal front setback
- Rendered walls
- Rendered façade detailing including window frames, sills and pedimented hoods, balustrading, columns and piers, name plates, vermiculated quoining and rusticated banding
- Strong horizontal lines formed by parapet line, cornices, string courses and rusticated banding
- Repetitive fenestration patterns to both facades at ground and first floor
- Corner building with symmetrical, articulated, front façade and secondary façade to side street
- Emphasis on central bay of front facade with concentration of decorative elements and raised pediment at parapet
- Cast iron picket fence to front facade.

Heritage Place	Shops 275-277 Victoria Street, Abbotsford	**PS ref no:**	HO55

Source: *City of Yarra Heritage Review*, Allom Lovell & Associates (1998)

Updated: *Victoria Street and Bridge Road Built Form Review Heritage Assessments*, GJM Heritage (2018)

What is significant?

The Lambeth Buildings at 275-277 Victoria Street, Abbotsford, is of local architectural significance. The building is a typical and relatively intact example of a 19th century double storey shop and residence, which makes an important contribution to the streetscape.

Elements that contribute to the significance of the place include (but are not limited to):

- Facade parapet with pitched roof behind
- No front or side setbacks
- Rendered walls
- Rendered façade detailing and ornament including window frames and sills, masks, finials and pediment with name plate
- Strong horizontal lines formed by parapet line, cornices and string courses
- Repetitive fenestration patterns to both facades at ground and first floor
- Corner building with principal facades to both streets
- Shopfront with display windows, plinth and entry recess (no 277)
- Smaller scale facades at rear (Park Street) with similar detailing to main building.

Heritage Place	Shops 295 Victoria Street, Abbotsford	**PS ref no:**	HO56

Source: *City of Yarra Heritage Review*, Allom Lovell & Associates (1998)

Updated: *Victoria Street and Bridge Road Built Form Review Heritage Assessments*, GJM Heritage (2018)

What is significant?

The shop and residence at 295 Victoria Street, Abbotsford, is of local architectural significance. The building is a typical and relatively intact example, other than the shopfront, of a doublestorey 19th century shop and residence, and contributes to the character of the streetscape.

Elements that contribute to the significance of the place include (but are not limited to):

- Simple façade parapet with pitched roof behind
- No front or side setbacks
- Rendered walls
- Strong horizontal lines formed by parapet line and cornices
- Repetitive fenestration patterns at first floor level
- Corner building with principal facades to both streets
- Splayed corner to building.

Heritage Place	Shops 297-301 Victoria Street, Abbotsford	**PS ref no:**	HO57

Source: *City of Yarra Heritage Review*, Allom Lovell & Associates (1998)

Updated: *Victoria Street and Bridge Road Built Form Review Heritage Assessments*, GJM Heritage (2018)

What is significant?

The shops at 297-301 Victoria Street, Abbotsford, are of local architectural significance. They are particularly ornate examples of the Italianate style with unusual first floor fenestration, diminished somewhat by the painting of most of the brickwork, and a rare intact shopfront at no. 297. The shops are important heritage elements in the streetscape.

Elements that contribute to the significance of the place include (but are not limited to):

- Façade parapet with pitched roof behind
- No front or side setbacks
- Face red brick walls, overpainted (except for 301 Victoria Street)
- Rendered façade detailing including window frames, sills and pilasters
- Horizontal lines formed by parapet line and cornices
- Strong vertical lines formed by pilaster strips on main facade
- Repetitive fenestration patterns at first floor level, including unusual tripartite windows at first floor level and semi-circular arch-headed windows at ground floor (retained at 299 only)
- Continuation of fenestration patterns to Charles Street with simplified detail
- Corner building with articulated front and part side façade
- Splayed corner to building.

Heritage Place	Shops 371-377 Victoria Street, Abbotsford	**PS ref no:**	HO58

Source: *City of Yarra Heritage Review*, Allom Lovell & Associates (1998)

Updated: *Victoria Street and Bridge Road Built Form Review Heritage Assessments*, GJM Heritage (2018)

What is significant?

The shops at 371-377 Victoria Street, Abbotsford, are of local architectural significance. Although the shopfronts have been altered, the first floor facades—an unusual composition of polychromatic brick and unpainted render elements—remain substantially intact, and are an important heritage element in the streetscape.

Elements that contribute to the significance of the place include (but are not limited to):

- Façade parapet with pitched roof behind
- No front or side setbacks
- Polychromatic brick walls
- Rendered façade detailing including window sills and hoods, cornices and plainly detailed parapet (unpainted)
- Strong horizontal lines formed by parapet and cornices
- Strong vertical pilaster lines clearly defining individual shops
- Repetitive upper floor fenestration patterns
- Principal front façade to Victoria Street and secondary façade to side street.

Heritage Place	Former Collingwood East Hotel 385 Victoria Street, Abbotsford	**PS ref no:**	HO59

Source: *City of Yarra Heritage Review*, Allom Lovell & Associates (1998)

Updated: *Victoria Street and Bridge Road Built Form Review Heritage Assessments*, GJM Heritage (2018)

What is significant?

The former East Collingwood Hotel, 385 Victoria Street, Abbotsford, is of local architectural significance. Architecturally, the building has unusually detailed facades, and remains remarkably intact. The building is a good example of the Italianate style applied to a commercial building, and it is an important heritage element in the Victoria Street streetscape.

Elements that contribute to the significance of the place include (but are not limited to):

- Façade parapet with pitched roof behind
- No front or side setbacks
- Rendered walls
- Rendered façade detailing including window sills and hoods, masks and banded and vermiculated rustication
- Strong horizontal lines formed by parapet line, cornices and banded rustication
- Repetitive upper floor fenestration patterns
- Repetitive lower floor arch-headed pattern of window and door openings
- Corner building with principal facades to both streets
- Splayed corner to building.

Heritage Place	Shops 459-465 Victoria Street, Abbotsford	**PS ref no:**	HO60

Source: *City of Yarra Heritage Review*, Allom Lovell & Associates (1998)

Updated: *Victoria Street and Bridge Road Built Form Review Heritage Assessments*, GJM Heritage (2018)

What is significant?

The shops at 459-465 Victoria Street, Abbotsford, are of local architectural significance. Relatively intact, they are unusual examples of richly decorated Edwardian double-storey shops.

Elements that contribute to the significance of the place include (but are not limited to):

- Simple façade parapet with pitched roof behind
- No front or side setbacks
- Face red brick walls with brown brick and render contrasts (nos 459 & 465 overpainted), including decorative corner pediment
- Strong horizontal lines formed by parapet, cornice and stringcourses
- Strong vertical pilaster lines clearly defining individual shops
- Repetitive upper floor fenestration patterns
- Corner building with principal front facade
- Splayed corner to building.

Heritage Place	Shop 511 Victoria Street, Abbotsford	**PS ref no:**	HO61

Source: *City of Yarra Heritage Review*, Allom Lovell & Associates (1998)

Updated: *Victoria Street and Bridge Road Built Form Review Heritage Assessments*, GJM Heritage (2018)

What is significant?

The corner shop at 511 Victoria Street, Abbotsford, is of local architectural significance. The building is an unusually austere mid-Victorian retail building which contrasts with the more richly decorated facades of more contemporary shop architecture. The shopfront is a very rare surviving example of a Victorian shopfront.

Elements that contribute to the significance of the place include (but are not limited to):

- Simple façade parapet with pitched roof behind
- No front or side setbacks
- Face brick walls
- Strong horizontal lines formed by parapet and cornice
- Repetitive upper floor fenestration patterns.

Heritage Place	Terminus Hotel, former Bricklayers Arms Hotel 605 Victoria Street, Abbotsford	**PS ref no:**	HO62

Source: *City of Yarra Heritage Review*, Allom Lovell & Associates (1998)

Updated: *Victoria Street and Bridge Road Built Form Review Heritage Assessments*, GJM Heritage (2018)

What is significant?

The former Brickmakers Arms Hotel is of local architectural and historical significance. Although the original 19th century building has been altered, it is a rare surviving building associated with the brickmaking industry in Abbotsford, which once occupied all the land along both sides of Flockhart Street, but which had relocated to the eastern and northern suburbs by the 1880s. A hotel has occupied this site continuously since 1866. The present building displays typical features of the Moderne style such as steel-framed windows, curved corner, and horizontal facade treatment, notable for its tiling. The building is substantially intact to the extent of the inter-War refurbishment, and being prominently sited at the eastern end of Victoria Street it is a local landmark.

Elements that contribute to the significance of the place include (but are not limited to):

- Plain façade parapet with flat roof behind
- No front or side setbacks
- Rendered facades
- Strong horizontal lines formed by parapet, stringcourses, window openings and tiled dado
- Moderne detailing including projecting curved canopy, applied decoration and tiled dado
- Irregular pattern of fenestration including multi-paned and double-hung windows
- Corner building with principal and secondary facades and curved corner.

Heritage Place	Former Crusader Plate Building 651 Victoria Street, Abbotsford	**PS ref no:**	HO63

Source: *City of Yarra Heritage Review*, Allom Lovell & Associates (1998)

Updated: *Victoria Street and Bridge Road Built Form Review Heritage Assessments*, GJM Heritage (2018)

What is significant?

The former Crusader Plate building, at 651 Victoria Street, Abbotsford, is of local architectural significance. Whilst the adjacent Handley's building (No. 653-657), upon which the Crusader Plate building is styled, is a far more confident expression of the Moderne idiom, the Crusader Plate building is nonetheless an interesting and unusual Moderne composition. It is a particularly sympathetic extension to the Handley's complex. The significance of the building has been reduced by the alterations to the glazing and vehicle entrance. The Skipping Girl Vinegar sign is of local historical and social significance. The original sign was Melbourne's first animated neon sign, and the reconstruction remains a local landmark and a Melbourne cultural icon.

Elements that contribute to the significance of the place include (but are not limited to):

- Plain façade parapet with sawtooth roof behind
- No front setback
- Face brick facade, including graded brick colours towards the top of the façade
- Repetitive fenestration patterns to front and side facades.

Heritage Place	Former Handley & Tilley Building 653-657 Victoria Street, Abbotsford	**PS ref no:**	HO64

Source: *City of Yarra Heritage Review*, Allom Lovell & Associates (1998)

Updated: *Victoria Street and Bridge Road Built Form Review Heritage Assessments*, GJM Heritage (2018)

What is significant?

The former Handley & Tilley Building, 653-657 Victoria Street, is of local architectural significance. The building is an extraordinarily confident expression of the Moderne idiom and an important example of the style applied to a large industrial building. The distinctive polychromatic brickwork is of note. With the adjoining former Crusader Plate building at No. 651, the building is a striking landmark in the Victoria Street streetscape. The appearance of the building has been marred by the 1990s alterations.

Elements that contribute to the significance of the place include (but are not limited to):

- Plain façade parapet with generally flat roof behind
- Various minimal front setbacks
- Face brick facades, including graded brick colours towards the top of thefacade
- Strong horizontal lines formed by parapets, strips of fenestration and spandrels
- Strong vertical lines formed by central tower element and associated detailing
- Repetitive fenestration patterns
- Moderne detailing including curved walls, projecting canopy and tops of piers.

Heritage Place	Former Alma Woolworks Complex 661-663 Victoria Street, Abbotsford	**PS ref no:**	HO65

Source: *City of Yarra Heritage Review*, Allom Lovell & Associates (1998)

Updated: *Victoria Street and Bridge Road Built Form Review Heritage Assessments*, GJM Heritage (2018)

What is significant?

The former Alma Wool Works is of considerable local historical and architectural significance. The former residence derives its significance from its association with Peter Nettleton, Collingwood's best known fellmonger. It is a remnant of the longest surviving fellmongery complex within Collingwood, established during the early phase of industrial activity in the suburb. The house demonstrates the practice of proprietors of industrial establishments living on their premises, in contrast to the preference of later Victorian industrialists to reside in the more fashionable residential suburbs of Melbourne. Largely intact, the former residence is also a rare surviving example of an early bluestone cottage.

The former woolshed is the major surviving building of the original Nettleton's Works, later to become James Schofield Pty Ltd and later again the Alma Woolscouring Co Pty Ltd. It is the key building in Collingwood's, and possibly Melbourne's, largest surviving woolscouring complex. Architecturally, the unusual arcade to the river is of particular note. The whole complex is the earliest remaining substantially intact industrial complex in Collingwood. Its location on the river illustrates the role of the Yarra as a sewer for Melbourne's animal processing factories in the 19th century.

Elements that contribute to the significance of the place include (but are not limited to):

- Low hipped roof forms
- Rectilinear forms.

Heritage Place	Richmond Police Station [former] 319-323 Bridge Road Richmond	**PS ref no:**	HO230

Source: This site was removed from the Government Building Register on 21 May 1998 and placed in the Yarra Planning Scheme. The Statement below was provided to the City of Yarra by Heritage Victoria (25 May 1998).

Updated: *Victoria Street and Bridge Road Built Form Review Heritage Assessments*, GJM Heritage (2018)

What is significant?

Richmond Police Station was built in 1878 as part of a civic strip comprising of the Town Hall, Court House and Post Office. The Lock-Up located at the rear is thought to have been erected in the 1860s and was moved to this site in 1872-3. Richmond Police Station is important because of the role it played in the colourful history of the community of Richmond. Police authority and local government were highly involved in the struggles of union development, industry and the political battles between the ALP working class and the conservative middle class of Richmond. The prominence of the building is representative of the high profile of police authority, in conjunction with local government in Richmond during the late nineteenth and early twentieth centuries. Of architectural importance is the intact government complex including the police lock-up. Architectural details include polychrome brickwork, arched windows and stone work in the lock-up. A better and more intact example of this building type and style exists at Carlton (1878) and has been transferred to the Victorian Heritage Register. The Richmond Police Station does not warrant inclusion on the Victorian Heritage Register as it is not of State significance and a more intact example of its type has been transferred to the Victorian Heritage Register. It is however of local significance. The Richmond Police Station has been removed from the Government Buildings Register and included in the Heritage Overlay of the relevant Planning Scheme.

Elements that contribute to the significance of the place include (but are not limited to):

- Two storey, free-standing, symmetrical building repetitive arch-headed fenestration patterns at both levels
- Front and side setbacks
- Face red brick walls with contrasting cream and red brick detailing to openings, string courses, chimneys and entrance porch
- Bluestone base
- Exposed hipped slate roof with consoled eaves
- Horizontal lines formed by eaves, sills, stringcourses
- Central focal point (entry)
- Bluestone lock-up with slate roof at the rear of the building.

Heritage Place	Pelaco Sign 21-31 Goodwood Street, Richmond	**PS ref no:**	HO259

Refer to Victorian Heritage Database for Statement of Significance – VHR H1149

Heritage Place	Former Gas Inspector's Residence	**PS ref no:**	HO260

Refer to Victorian Heritage Database for Statement of Significance – VHR H1610

Heritage Place	House 316 Victoria Street, Richmond	**PS ref no:**	HO289

Source: *City of Yarra Heritage Review*, Allom Lovell & Associates (1998)

Updated: *Victoria Street and Bridge Road Built Form Review Heritage Assessments*, GJM Heritage (2018)

What is significant?

The house at 316 Victoria Street, Richmond, is of local architectural significance. It is the only house of its type —a double-fronted double-storey terrace—in Victoria Street. It is a good and substantially intact example an Italianate style terrace, with particularly fine detailing. It is a major contributor to the streetscape in an area much denuded by post-War commercial and industrial buildings.

Elements that contribute to the significance of the place include (but are not limited to):

- Simple façade parapet with pitched roof behind
- Front setbacks but no side setbacks
- Rendered walls (overpainted)
- Front verandahs and balconies with decorative cast iron balustrading and friezes
- Render detailing including parapet balustrading and cornice (overpainted)
- Strong horizontal lines formed by parapet, cornices, stringcourse and balconies
- Side wing walls with simple decorative detailing
- Repetitive fenestration and openings patterns at both levels
- Cast iron palisade fencing, gate, posts and bluestone base.

Heritage Place	Byrne's Arcade Terrace 318-326 Victoria Street, Richmond	**PS ref no:**	HO290

Source: *City of Yarra Heritage Review*, Allom Lovell & Associates (1998)

Updated: *Victoria Street and Bridge Road Built Form Review Heritage Assessments*, GJM Heritage (2018)

What is significant?

Byrne's Arcade Terrace is of local architectural significance. Whilst there are a number of 19th century double-storey shops with residences above in Victoria Street, Byrne's Arcade Terrace is the only residential terrace, and a typical and reasonably intact example. It is a major contributor to the streetscape in an area much denuded by post-War commercial and industrial buildings.

Elements that contribute to the significance of the place include (but are not limited to):

- Simple façade parapet with pitched roof behind
- Front setbacks but no side setbacks
- Rendered walls (overpainted)
- Front verandahs and balconies with decorative cast iron balustrading and friezes (not all original)
- Render detailing including dentilled cornice, central pediment, rosettes, masks and urns (overpainted)
- Strong horizontal lines formed by parapet, cornices and balconies
- Strong vertical pilaster lines clearly defining individual residences
- Repetitive fenestration and openings patterns at both levels
- Cast iron palisade fencing and gates, and bluestone bases, to the majority of properties.

Heritage Place	Former Simpson's Glove Factory 488-496 Victoria Street, Richmond	**PS ref no:**	HO291

Source: *City of Yarra Heritage Review*, Allom Lovell & Associates (1998)

Updated: *Victoria Street and Bridge Road Built Form Review Heritage Assessments*, GJM Heritage (2018)

What is significant?

The former Simpsons Glove Factory is of local architectural significance and local historical interest. The building has been used as a factory since its construction in 1920 until relatively recently. Architecturally, it is a typical example of the stripped Classical Revival style applied to a utilitarian building. The building is prominently sited at the eastern end of Victoria Street, and is a local landmark.

Elements that contribute to the significance of the place include (but are not limited to):

- Façade parapet with pitched roof behind
- No front or side setbacks
- Red brick walls with dark brick contrasts
- Plain rendered façade detailing including parapet, consoles, window lintels and sills and curved entrance hood
- Strong vertical pilaster lines
- Repetitive fenestration patterns
- Symmetrical front façade.

Heritage Place	Skipping Girl Neon Sign 651-653 Victoria Street, Abbotsford	**PS ref no:**	HO353

Refer to Victorian Heritage Database for Statement of Significance – VHR H2083

Heritage Place	Quint Café (former Duke of Albany Hotel) 323-325 Victoria Street, Abbotsford	**PS ref no:**	HO416

Source: *City of Yarra Heritage Gaps Study (Heritage Gaps Amendment two),* Lovell Chen (2012)

Updated: *Victoria Street and Bridge Road Built Form Review Heritage Assessments*, GJM Heritage (2018)

What is significant?

The former hotel at no. 323-325 Victoria Street, Abbotsford, was constructed in the nineteenth century with façade alterations undertaken in the early 1930s. It has a series of hipped roof forms clad in corrugated galvanised steel, and a collection of chimneys. The Victoria Street façade returns around Nicholson Street on the east side in a smooth-stuccoed finish with a parapet rising in three rounded steps to the curved corner, with course line mouldings and a flagpole anchored in two of the mouldings. At first floor level there are steel-framed windows with fanlights and horizontally proportioned panes to both the south and east elevations. The first floor corner is also set with steelframed horizontally-proportioned windows that are faceted to fit the curve of the corner, and doors at either end of the corner window opening to a curved cantilevered balcony with steel tube balustrade. The ground floor has been altered externally.

Elements that contribute to the significance of the place include (but are not limited to):

- Plain façade parapet with flat roof behind
- No front or side setbacks
- Rendered facades
- Strong horizontal lines formed by parapet, applied raised strips and window openings
- Moderne detailing including curved corner with staggered parapet and flagpole
- Corner building with principal facades to both streets.

How is it significant?

The former hotel at no. 323-325 Victoria Street, Abbotsford, is of local historical and aesthetic/architectural significance.

Why is it significant?

The former hotel at no. 323-325 Victoria Street, Abbotsford, is of local historical significance. The property has accommodated a hotel for approximately 130 years, beginning with Simpson's Hotel from at least the 1850s, when Victoria Street was known as Simpson's Road and the section of street between Hoddle and Nicholson streets was developing its retail and commercial character. The earlier hotel was replaced by the current two-storey brick building, possibly in the 1880s, when it was known as the Duke of Albany Hotel; and in the 1930s, the external appearance of the hotel was dramatically altered, in line with many hotel makeovers of the interwar years. The former hotel is also of local aesthetic/architectural significance, and is distinguished by the Streamlined Moderne remodeling of the early 1930s. The date of the early 1930s also places this particular stylistic makeover as a comparatively early example. Although altered in part, the Streamlined Moderne styling of the building still reads strongly, particularly the curved emphasis to the Victoria and Nicholson street corner. Elements of note include the three-stepped parapet with course line mouldings; flagpole anchored in two of the mouldings; steel-framed windows; faceted windows to the first floor corner; and the curved cantilevered balcony with steel tube balustrade.

INDIVIDUALLY SIGNIFICANT PLACES WITHIN PRECINCTS

Some 'Individually Significant' places within heritage precincts have a Statements of Significance. Those places that have one are listed below.

Within HO310

Grynberg Drapers Shop and Office – 99-101 Bridge Road, Richmond

Heritage Place	Grynberg Drapers Shop and Office 99-101 Bridge Road, Richmond	**PS ref no:**	Within HO310

Source: *City of Yarra Review of Heritage Overlay Areas,* Graeme Butler & Associates (2007, 2013)

What is significant?

The Grynberg's drapers shop and office, at 99 and 101 Bridge Road, Richmond was created in 1941 for Thelma Paterson and has other historical associations with persons such as Louis Grynberg, draper. The place has a good integrity to its creation date.

Fabric from the creation date at the Grynberg's drapers shop and office is locally significant within the City of Yarra, compared to other similar places from a similar era.

How is it significant?

The Grynberg's drapers shop and office, at 99 and 101 Bridge Road, Richmond, is architecturally significant to the locality of Richmond and the City of Yarra.

Why is it significant?

The Grynberg's drapers shop and office block is significant as a streamlined Moderne style two storey brick commercial building, given a strong horizontal emphasis with the use of horizontal brick banding to walls and parapet cappings at the upper level and horizontally proportioned window openings with metal framed windows. Horizontal elements are balanced visually by a projecting bay at the western end of the façade which incorporates a vertical slot of glass blocks and a scalloped parapet treatment, and a circular window at the eastern end of the façade. The ground floor's original or early shopfronts have been altered.

Shops & residences – 108-112 Bridge Road, Richmond

Heritage Place	Shops & residences 108-112 Bridge Road, Richmond	**PS ref no:**	Within HO310

Source: *Richmond Conservation Study: undertaken for the City of Richmond,* O'Connor, John & Coleman, Roslyn et al. (1985)

What is significant?

This boom style commercial building exhibits a now rare example of an original building facade with shopfronts. The building is an important contributor to the Bridge Road commercial precinct.

Wustermann's Buildings, Shop & residence – 138-144 Bridge Road, Richmond

Heritage Place	Wustermann's Buildings, Shop & residence 138-144 Bridge Road, Richmond	**PS ref no:**	Within HO310

Source: *Richmond Conservation Study: undertaken for the City of Richmond,* O'Connor, John & Coleman, Roslyn et al. (1985)

What is significant?

An elaborate terrace of Edwardian shops forming part of the important Bridge Road commercial precinct.

London Baby Carriage Manufacturers Pty Ltd. Factory and show room – 153-161 Bridge Road Richmond

Heritage Place	London Baby Carriage Manufacturers Pty Ltd. Factory and show room 153-161 Bridge Road Richmond	**PS ref no:**	Within HO310

Source: *City of Yarra Review of Heritage Overlay Areas,* Graeme Butler & Associates (2007, 2013)

What is significant?

The London Baby Carriage Manufacturers Pty Ltd. factory and show room at 153-161 Bridge Road, Richmond was created in 1941 for Hilda and Ruby Wrixon and has other historical associations with the London Baby Carriage Pty Ltd. The place has a fair integrity to its creation date (tiles/bricks painted). Fabric from the creation date at the London Baby Carriage Manufacturers Pty Ltd. Factory and show room is locally significant within the City of Yarra, compared to other similar places from a similar era.

How is it significant?

The London Baby Carriage Manufacturers Pty Ltd. Factory and show room at 153-161 Bridge Road, Richmond is historically and architecturally significant to the locality of Richmond and the City of Yarra.

Why is it significant?

The London Baby Carriage Manufacturers Pty Ltd. Factory and show room is significant as a distinctive Moderne style factory on a corner site. `This streamlined Moderne style painted and rendered brick building is … given a strong horizontal emphasis with the use of horizontal banding to walls and parapet and expansive, horizontally proportioned window openings… The central projecting entry bay to the building is highlighted by a stepped-up section of parapet a curved cantilevered horizontal awning, and is surmounted by a flagpole.' (Wight 2001)

Former Melbourne Savings Bank – 184 Bridge Road, Richmond

Heritage Place	Former Melbourne Savings Bank 184 Bridge Road, Richmond	**PS ref no:**	Within HO310

Source: *Victoria Street and Bridge Road Built Form Review Heritage Assessments*, GJM Heritage (2018)

What is significant?

The Former Melbourne Savings Bank at 184 Bridge Road, Richmond built in 1889 to designs by architects Wight & Lucas.

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.
- Façade parapet
- No front setbacks
- Rendered walls
- Elaborate rendered façade detailing including heavily decorated and clustered pilasters, pedimented aediculae, balustrading, stylized classical motifs
- Horizontal lines formed by parapet line, cornices, broad pediment and banded rustication
- Vertical lines formed by bold pilasters
- The steeply-pitched hipped roof form.
- Later alterations and additions to the rear and shopfront are not significant.

How is it significant?

The Former Melbourne Savings Bank at 184 Bridge Road, Richmond is of local historical and architectural significance to the City of Yarra.

Why is it significant?

The Former Melbourne Savings Bank at 184 Bridge Road, 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 Former Melbourne Savings Bank at 184 Bridge Road, Richmond is a distinctive, intact and representative example of a Victorian bank building. It displays typical features of the exuberant Victorian Boom Classical style popular in the 1880s in Richmond and across Melbourne more broadly, including an array of classical details which are applied in a liberal Mannerist style. (Criterion D).

Shops & residences – 199-205 Bridge Road, Richmond

Heritage Place	Shops & residences 199-205 Bridge Road, Richmond	**PS ref no:**	Within HO310

Source: *Richmond Conservation Study: undertaken for the City of Richmond,* O'Connor, John & Coleman, Roslyn et al. (1985)

What is significant?

These transitional style commercial buildings are an important component of the Bridge Road commercial precinct.

National Bank of Australasia, former - 231 Bridge Road, Richmond

Heritage Place	National Bank of Australasia, former 231 Bridge Road, Richmond	**PS ref no:**	Within HO310

Source: *Richmond Conservation Study: undertaken for the City of Richmond,* O'Connor, John & Coleman, Roslyn et al. (1985)

What is significant?

The Richmond branch of the Bank of Australasia is a significant suburban commission of the prominent nineteenth century architect, Lloyd Tayler. The building maintains a high degree of integrity, and is an important element in the Bridge Road commercial precinct.

Former Commonwealth Savings Bank of Australia and residence - 267 Bridge Road, Richmond

Heritage Place	Former Commonwealth Savings Bank of Australia and residence 267 Bridge Road, Richmond	**PS ref no:**	Within HO310

Source: *Victoria Street and Bridge Road Built Form Review Heritage Assessments*, GJM Heritage (2018)

What is significant?

The Former Commonwealth Savings Bank of Australia and Residence at 267 Bridge Road, Richmond built in 1939.

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.
- Façade parapet
- No front setbacks
- Rendered walls
- Simple detailing including rendered bands and ruled lines
- Geometric decorative steel grilles
- Window openings with glass brick infill
- Vertical emphasis of front façade formed by pilasters and tall side openings
- Hipped roof form.

Later alterations, and additions to the rear, are not significant.

How is it significant?

The Former Commonwealth Savings Bank of Australia and Residence at 267 Bridge Road, Richmond is of local historical and architectural significance to the City of Yarra.

Why is it significant?

The Former Commonwealth Savings Bank of Australia and Residence at 267 Bridge Road, Richmond is illustrative of the policy of expansion of banks into the suburbs in the late 1930s and early 1940s and was one of a number constructed in major commercial thoroughfares at this time in suburban Melbourne (Criterion A).

The Former Commonwealth Savings Bank of Australia and Residence at 267 Bridge Road, Richmond is a fine, intact and representative example of a Moderne building. It displays typical features of the Moderne architectural style popular in the late 1930s in Richmond and across Melbourne more broadly, including a strong vertical emphasis with secondary horizontal elements and fine decorative steel grilles of geometric pattern (Criterion D).

Theobalds Buildings – 294-296 Bridge Road, Richmond

Heritage Place	Theobalds Buildings – 294-296 Bridge Road, Richmond	**PS ref no:**	HO310

Source: *Richmond Conservation Study: undertaken for the City of Richmond, O'Connor*, John & Coleman, Roslyn et al. (1985)

What is significant?

An outstanding pair of Edwardian shops, intact above verandah level.

381-389 Bridge Road, Richmond

Heritage Place	381-389 Bridge Road, Richmond	**PS ref no:**	Within HO310

Source: *Richmond Conservation Study: undertaken for the City of Richmond, O'Connor*, John & Coleman, Roslyn et al. (1985)

What is significant?

These late Victorian commercial buildings with their original timber shopfronts are a prominent feature of the Bridge Road commercial precinct.

Collingwood Mixed Use Pocket
Heritage Analysis & Recommendations



Figure 1. Aerial photograph of the Collingwood Mixed Use Pocket – shaded in red (©nearmap, 4 April 2018)

6 June 2018

Prepared for the City of Yarra

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Photographic credits:

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Document versions

Project no.	Version	Issued to	Date issued
2017-004	0.1 Draft	Amruta Pandhe	27 April 2018
	0.2 Draft	Amruta Pandhe	18 May 2018
	1.0 Final	Amruta Pandhe	6 June 2018

Table of Contents

1. Introduction **1**

1.1 Collingwood Mixed Use Pocket 1

1.1.1 Location 1

1.1.2 Brief History of Collingwood 1

1.2 Scope of the Heritage Analysis & Recommendations Report 2

1.3 Methodology 2

2. Analysis of the Planning Context **4**

2.1 Activity Centre Planning and Heritage 4

2.2 Yarra Planning Scheme – Heritage Provisions 4

2.2.1 Heritage Policy 4

2.2.2 Landmarks and Tall Structures 7

2.2.3 Built Form and Design Policy 7

2.2.4 Heritage Overlay 8

3. Heritage in Design and Development Overlays – Panel Findings **9**

3.1 Moreland Amendment C134 9

3.2 Boroondara Amendment C108 10

3.3 Whitehorse Amendment C175 11

4. Description & Zoning **12**

4.1 Description 12

4.1.1 Peel Street and South 12

4.1.2 North of Peel Street 12

4.1.3 Recent Development 12

4.2 Zoning 13

5. Existing Heritage Status & Recommended Changes **14**

5.1 Existing Heritage Character 14

5.2 Victorian Heritage Register 15

5.3 Heritage Overlay 17

5.4 Recommended Changes to Heritage Controls 19

5.4.1 Amendments to the VHR - Former Foy & Gibson Complex 19

5.4.2 18-22 Derby Street 22

5.4.3 33-45 Derby Street 22

5.4.4 Other mapping and grading corrections 24

6. Potential Future Character Considerations **26**

6.1 Southern Sub-Precinct – Peel Street and South 26

6.2 Northern Sub-Precinct – North of Peel Street 27

6.3 Across the Collingwood Mixed Use Pocket 28
7. Recommended Built Form Parameters 29
7.1 Industrial Buildings Subject to the Heritage Overlay 29
7.2 Fine Grained Commercial Buildings Subject to the Heritage Overlay 30
7.3 Fine Grained Residential Buildings Subject to the Heritage Overlay 31
7.4 Prominent Buildings Subject to the Heritage Overlay 32
7.5 Infill Sites within the Heritage Overlay 32
7.6 Development Abutting Land Subject to the Heritage Overlay 33
8. Built Form Recommendations 34
8.1 Additional Guidance 35
Appendix 1: Collingwood Slope Precinct Citation - HO318 37
Appendix 2: Victoria Parade Precinct Citation – HO336 40

1. Introduction

1.1 Collingwood Mixed Use Pocket

The City of Yarra (Council) is endowed with a large number of heritage places that are recognised on the Heritage Overlay of the Yarra Planning Scheme or the Victorian Heritage Register (VHR) and are highly valued by the local community. These heritage places range from broad precincts to individual buildings and structures and encompass residential areas, commercial high streets, major civic and institutional buildings, and remnants of Yarra's industrial past. As well as helping define the character of the City these places contribute to the what makes the municipality a desirable and attractive place for visitors and locals alike.

Areas such as the Collingwood Mixed Use Pocket contribute to the character of the municipality and contain precincts and individual buildings that are valued by the community and are recognised through their inclusion in the Heritage Overlay of the Yarra Planning Scheme. However, the Mixed Use Zoning (MUZ) applied to these areas presents a challenge: how do we balance the retention of the recognised heritage places with the need to ensure the long-term viability of these areas and meet the growth objectives of the Yarra Planning Scheme?

1.1.1 Location

The suburb of Collingwood is bounded by Alexandra Parade to the north, Victoria Parade to the south, Smith Street to the west and Hoddle Street to the east. The Collingwood Mixed Use Pocket is located in the southwest quadrant of the suburb and is generally bounded by Little Wellington Street to the north, immediately north of the properties fronting Victoria Parade to the south, Little Oxford Street the west and Wellington Street to the east.

1.1.2 Brief History of Collingwood

Adapted from the City of Yarra Gaps Study 2012 prepared by Lovell Chen.

In 1838-9, eighty-eight allotments in what became Fitzroy, Collingwood and Richmond were made available as part of the first land sales outside of the town reserve of Melbourne. The low, flat area near the Yarra River, which became known as the Collingwood Flats, was considered to be less desirable than the more elevated, 'healthy' areas of Fitzroy and Richmond in the late 1830s and 1840s.

Early street layout in Collingwood had an unplanned character, as the subdividers of the original large allotments laid out roads to suit their own purposes. Langridge Street was known as Elizabeth Street between Wellington and Rupert streets in the 1850s, and terminated at Wellington Street. Charles Hutton, the owner and subdivider of the land east of Smith Street in East Collingwood, had created Peel and Derby streets as thoroughfares to Smith Street, and it was only later that Langridge Street was created to form an extension to Gertrude Street.

East Collingwood, as the suburb was originally known, began to develop a manufacturing industry from the 1840s, with the numbers of factories increasing significantly after the gold rushes commenced. By 1870, 43 factories were recorded as operating in Collingwood, the most of any suburb outside of the town of Melbourne. The late nineteenth century saw the construction of major industrial complexes on the Collingwood Slope such as the Foy & Gibson woollen mills and factories. Major distilleries and breweries such as the Yorkshire Brewery were also established at this time. The western edge of Collingwood is defined by Smith Street, one of the City of Yarra's major commercial high streets which was developed along the tram route to serve the local community and now is a major retail and hospitality destination.

The area continued to be popular for light manufacturing and service industries into the mid-twentieth century. In the post-Second World War period commercial buildings and offices were developed at a time when the larger factories were closing and starting to be repurposed for residential and other uses. As industrial activities have declined there has been an increase in apartment development and residential uses from the end of the twentieth century to the present day. This gentrification of the area has also seen an increase in restaurants, cafes and other hospitality uses.

Collingwood continues to develop rapidly with particular pressure from residential development.

The citations for HO318 – Collingwood Slope Precinct and HO336 – Victoria Parade Precinct are provided at Appendices 1 and 2 respectively.

1.2 Scope of the Heritage Analysis & Recommendations Report

This report forms part of a suite of analysis that considers the Victoria Street and Bridge Road commercial corridors and associated mixed use pockets as well as the Smith and Brunswick Street commercial corridors (including the Gertrude and Johnston Street commercial strips) and associated mixed use pockets including the Collingwood Mixed Use Pocket. The Collingwood Mixed Use Pocket has been considered outside of the wider study area because of its discrete nature and the high level of development pressure that is impacting on the heritage values of the precinct.

The purpose of this advice is to ensure that the Built Form Framework being developed by Hansen Partnership for the Collingwood Mixed Use Pocket takes proper account of the heritage values of the recognised heritage precincts and individual buildings within the study area, and results in planning controls that reflect fully integrated decision-making.

The analysis within this report considers:

- The suitability of the extent of the Heritage Overlays for places and precincts within the Collingwood Mixed Use Pocket.
- The heritage grading of each property within the Heritage Overlay in the *City of Yarra: Review of Heritage Overlay Areas 2007 – Appendix 8, Revised May 2017* (Appendix 8).
- The currency of the existing Statements of Significance for places and/or precincts to ensure they provide adequate guidance for the management of important heritage features.
- Places not currently included on the Victorian Heritage Register (VHR) but which may warrant nomination to the VHR.
- Built form parameters necessary to appropriately manage increased mixed use development within the context of the heritage places and/or precincts.

1.3 Methodology

The key background documents on which the heritage analysis is based are:

- Yarra Planning Scheme Heritage Overlay Schedule and Maps
- Relevant Statements of Significance for heritage places and precincts within the study area and associated heritage studies
- Appendix 8.

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:

- The relevant provisions of the Yarra Planning Scheme are:
    - 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 22.10 'Built Form and Design Policy'
    - Clause 43.01 'Heritage Overlay'
    - Clause 43.01 'Schedule to the Heritage Overlay'
    - Clause 55.07 'Apartment Developments'
- PPN 1: *Applying the Heritage Overlay* (January 2018) (PPN1)
- PPN 59: *The role of mandatory provisions in the planning schemes* (June 2015) (PPN59)
- PPN 60: *Height and setback controls for activity centres* (June 2015) (PPN60).

The following Planning Panels Victoria (Panel) reports are relevant as they consider the appropriateness of Design and Development Overlays (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:

- Boroondara C108 'Neighbourhood Centres and Commercial Corridors' (26 February 2014)
- 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)
- Whitehorse Planning Scheme Amendment C175 'Box Hill Metropolitan Activity Centre' (6 October 2017).

We have approached the preparation of this analysis as follows:

1. Completion of a desktop review of the above listed documents. The extent of the Heritage Overlays were 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.
2. Completion of fieldwork by Jim Gard'ner, Renae Jarman and Ros Coleman. All buildings and structures within the study area were inspected from the public realm. The purpose of the fieldwork was to:
    - Review the suitability of the extent of the existing Heritage Overlays and to identify if gaps existed.
    - Review the suitability of the existing Statements of Significance for heritage places and precincts against the extant heritage fabric and to identify where the statements require updating to ensure heritage features can be properly considered in proposals for change.
    - Review the extant heritage fabric against the heritage gradings contained within Appendix 8 and to identify any inconsistencies and inaccuracies.
    - Review the heritage buildings and streetscapes within the study area to identify the architectural and streetscape heritage features (e.g. parapets, roof forms, view lines, corner sites) that are relevant to a consideration of built form recommendations.
3. Participation in workshops with Council and Hansen Partnership. The workshops:
    - Reviewed the existing built form characteristics and subdivision patterns of the area.
    - Identified the desired future character of the Collingwood Mixed Use Pocket against heritage analysis and state and local planning policy drivers.
    - Reviewed the key views of landmarks identified in Clause 22.03 – Landmarks and Tall Structures policy and other precinct-based landmarks such as the Foy & Gibson chimneys.
    - Tested built form parameters for new development against the existing heritage fabric within the Collingwood Mixed Use Pocket through modelling prepared by Hansen Partnership.
4. Finalisation of heritage recommendations for new built form parameters having considered the above.

All photographs were taken by GJM unless otherwise stated.

2. Analysis of the Planning Context

2.1 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 that 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.*

Mixed Use Zoned land that is also subject to extensive Heritage Overlay controls – such as the Collingwood Mixed Use Pocket – is an example of where the tension between competing planning objectives must be resolved in a balanced way. The Collingwood Mixed Use Pocket has excellent public transport connections, vibrant retail, commercial and hospitality uses within walking distance and a high demand for housing choice. It is also well served for active transport including the Langridge Street and Wellington Street cycle paths.

The area also contains intact heritage fabric that is highly valued by the local community. A balance between the demand for more intensive 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.

2.2 Yarra Planning Scheme – Heritage Provisions

Council has well-established heritage provisions within its planning scheme at Clauses 21.05-1 and 22.02. Clause 22.10 is also of relevance to the protection of the heritage values of the Collingwood Mixed Use Pocket as this provision includes design guidelines for development abutting land subject to the Heritage Overlay to avoid visually dominate surrounding heritage places.

2.2.1 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 generally compatible with appropriately sited and scaled higher density development within the Collingwood Mixed Use Pocket. Strategy 14.3 to 'Protect the heritage skyline of heritage precincts' would not be achieved unless new upper level development was to be of such low scale that it was fully concealed when viewed from the opposite side of the street as defined by the sightline tests described in Figures 2 and 3 of Clause 22.02. Avoiding any new visible built form above the parapets of buildings within the Heritage Overlay - although achieving the 'best' heritage outcome - would not enable a level of development that may reasonably be expected to be achieved within an inner urban mixed use precinct that offers good access to public transport, employment opportunities and activity centres, nor meet other strategic directions of the Yarra Planning Scheme. A balance therefore needs to be struck between achieving the outcome sought by Strategy 14.3 and meeting the development objectives of the Yarra Planning Scheme. An acceptable heritage outcome would be one where, although new built fabric is visible above the parapets or roofline of these buildings, the development is set back and massed to retain the primacy of the heritage streetscape, avoiding visually domination of the existing buildings.

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 within the Collingwood Mixed Use Pocket with the possible exception of '*To preserve the scale … of streetscapes in heritage places*'.

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.

Further, with the exception of those heritage places included on the VHR – and therefore regulated under the *Heritage Act 2017* – internal controls do not apply to heritage places within the study area.

In most circumstances, 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.

To achieve a reasonable level of development capacity, 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. 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 within more typical narrow residential streets and cannot be readily applied to a mixed use precinct 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 the Collingwood Mixed Use Pocket. In such areas, an 'interpretative' design approach for new upper level 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 potentially being more visually intrusive. Infill development should continue to demonstrate a 'respectful' approach that references the materiality, window proportions and relationship between solid and void of the heritage buildings.

Clause 22.02-5.7.2 provides the following specific policy relevant to the Collingwood Mixed Use Pocket:

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 within the Collingwood Mixed Use Pocket are maintained while accommodating more intensive levels of development.

2.2.2 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, however none of these landmarks are located within the Collingwood Mixed Use Pocket nor are views afforded from within the precinct.

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 two tall chimneys at the northern end of the Foy & Gibson Complex and the malt tower of the former Yorkshire Brewery, although not identified within Clause 22.03 can be considered precinct-based landmarks.

2.2.3 Built Form and Design Policy

Clause 22.10 'Built Form and Design Policy' applies to all new development not included in a Heritage Overlay and includes specific design guidelines for development abutting land subject to the Heritage Overlay, in particular:

New development that is higher than adjacent buildings should adopt a secondary setback for the higher building component which:

- *Aligns to the street pattern;*
- *Retains existing view lines to nearby heritage places and other key features.*

and

The height of new development abutting land in a Heritage Overlay should:

- *Adopt a façade height to the street frontage which is no higher than the adjacent building within the Heritage Overlay;*
- *Design and site taller structures so that they do not visually dominate surrounding heritage places; and*
- *Match the floor levels of the adjacent heritage building.*

This policy only affects land not subject to the Heritage Overlay and seeks to moderate new built form to avoid adversely impacting the setting, or views to, the abutting heritage place.

2.2.4 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 the purpose of the Mixed Use zoning. It is noted that new rear development can often be accommodated behind heritage buildings in mixed use precincts without substantially compromising the identified significant values of these heritage places.

3. Heritage in Design and Development Overlays – Panel Findings

Planning Panels Victoria has recently considered eight Planning Scheme Amendments that are of relevance to this project: Banyule Amendment C93, Bayside Amendments C113, C114 and C115, Boroondara C108, Moreland Amendment C134, Melbourne Amendment C240 and Whitehorse Amendment C175.

All 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 affecting places subject to the Heritage Overlay. 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.

The approach taken in the formulation of the built form controls to manage development affecting heritage places is to complement existing policy. Clause 22.02 - 'Development Guidelines for Sites Subject to the Heritage Overlay' and relevant parts of Clause 22.10 – 'Built Form and Design Policy' have been taken as the starting point for the development of these complementary controls and policy.

Where existing policy is considered to be satisfactory, no additional policy has been recommended; however, where additional policy is considered appropriate to inform appropriate development outcomes, these have been identified. Specific policy has been recommended where it is considered necessary to provide guidance to recognise the current role of these commercial strips and mixed use pockets and enable their future development while protecting their heritage values and streetscape character.

A discussion of the most relevant of these Panel reports – Moreland Amendment C134, Boroondara Amendment C108 and Whitehorse Amendment C175 is provided below.

3.1 Moreland Amendment C134

Sydney Road, Brunswick is a Major Activity Centre with highly intact, predominantly Victorian streetscapes covered by the Heritage Overlay. The Statement of Significance for Moreland HO149 – Sydney Road Precinct[1] notes the precinct is of historical, architectural and social significance to the City of Moreland.

Gazetted on 11 August 2016, Moreland Amendment C134 introduced DDO18, DDO19 and DDO20. DDO18 also provides a preferred minimum 5m setback for development above the street wall and to establish a preferred ratio of ¾ : ¼ street wall to new built form through the following design objective:

- *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.*

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

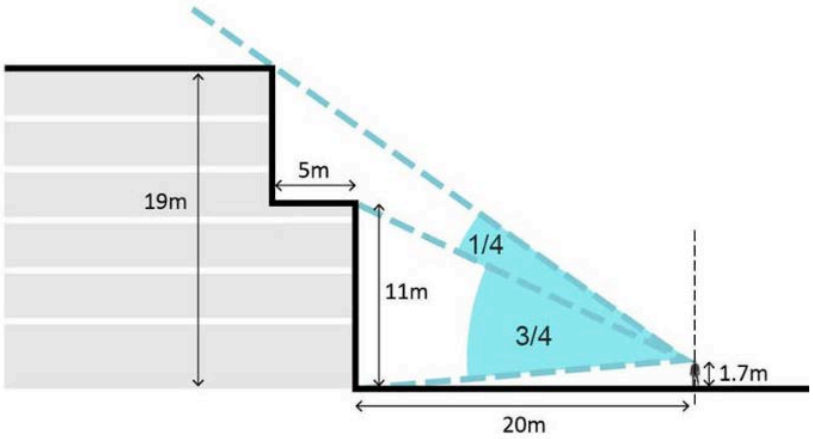


Figure 2. Upper level setbacks along Sydney Road (Figure 1 in Moreland DDO18, retrieved 2 June 2017).

DDO18 also provides a useful model for dealing with upper level development where the existing heritage building has a street wall height of less than the 11m street wall height provided in that control:

- *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.*

A similar approach can be adopted for development behind a consistent street wall (where one exists) within the Collingwood Mixed Use Precinct.

Where a consistent street wall does not exist the upper level setback and depth of retention of the heritage building should be guided by the heritage significance of the individual building and its component elements.

3.2 Boroondara Amendment C108

The Panel considering Boroondara Amendment C108 discussed the use of mandatory street wall height, upper level setbacks and overall heights across 31 Neighbourhood Activity Centres and three commercial corridors (Camberwell Road/Burwood Road and Canterbury Road).

In its report dated 26 February 2014 Panel noted its strong support for the protection of heritage assets in Boroondara and recommended reinstatement of policy in the exhibited Amendment that encouraged new development on or adjoining a heritage place to be moderated. In particular, the Panel recommended that policy guidance be included that:

> *The combination of the height, setbacks and design treatment of new buildings should ensure a heritage place on or adjoining the site is not overwhelmed or dominated.*

The Panel report recognised that mandatory provisions that prescribed standards without a capacity for departures have been supported in areas of consistently high heritage value with consistent character. While acknowledging the heritage values and 'main street' character of the Neighbourhood Activity Centres subject to C108, the Panel also recognised that new development will be visible behind the retained façades – particularly from oblique views – and that invisibility of upper level development is either unreasonable or not necessary to achieve the primacy of the street wall.

In conclusion, the Panel accepted some use of mandatory controls within Boroondara's neighbourhood centres, but not in the commercial corridors:

> *The Panel recognises that Plan Melbourne foreshadows stronger policy support for the use of mandatory provisions in neighbourhood centres (and residential areas) to increase certainty. The Panel considers the combination of the street wall and upper level setbacks is critical in neighbourhood centres to maintain the established main street character and in these situations mandatory controls can be justified. However, we consider development with elements that exceed the nominated height and/or*

> *adopt alternative setbacks should not be precluded as they may produce better outcomes in some circumstances. The overall maximum height limits should therefore remain discretionary to allow for such circumstances.*

It was the Panel's conclusion that mandatory street wall heights which reflected the dominant character of the neighbourhood centres were acceptable (either 8m or 11m, depending on the context). It also found that if mandatory upper level setbacks were to be adopted, they should be sufficient to ensure that in most cases the upper storey will be clearly distinguishable from the street wall of the heritage building and be a recessive element in neighbourhood centre streetscapes. To achieve this Panel identified 5m as being an appropriate mandatory minimum setback for upper level development in the context of Boroondara's neighbourhood activity centres. The Collingwood Mixed Use Pocket could be considered analogous to a neighbourhood activity centre.

3.3 Whitehorse Amendment C175

Whitehorse Planning Scheme Amendment C175 sought to implement the *Box Hill Metropolitan Activity Centre Built Form Guidelines* (Hansen Partnership, 2016) by rezoning land, introducing Built Form Guidelines as a reference document and applying a new DDO to introduce built form controls. In its consideration of this amendment the Panel Report dated 6 October 2017 stated:

> *The Panel would have benefited from a more sophisticated analysis of the heritage precinct that utilised three-dimensional modelling, sight lines and view-sheds to help understand the rationale for the proposed heritage related controls. Without this basic information, it is difficult to determine whether the proposed controls are appropriate…*

and concluded that in the absence of this modelling:

- *The Built Form Responses regarding Heritage should not proceed in their current form.*

The absence of three-dimensional modelling, and sight line and view-shed analysis in relation to those areas of the Box Hill Activity Centre that are subject to the Heritage Overlay appears to have been critical in Panel recommending that the proposed built form controls not be applied to address heritage.

4. Description & Zoning

4.1 Description

The built form character of the Collingwood Mixed Use Pocket differs dramatically north and south of Peel Street, with the northern portion dominated by the Foy & Gibson Woollen Mills and Factory Complex.

4.1.1 Peel Street and South

The built form between Victoria Parade and Peel Street (including the buildings on the north side of Peel Street) is varied and is typified by a mix of single, two and occasionally three-storey industrial buildings and offices dating from the late nineteenth to the late twentieth centuries. The Mixed Use Pocket includes a significant number of remnant single and two-storey dwellings dating from the mid-late nineteenth century that are subject to the Heritage Overlay including intact terraces on Cambridge and Derby Streets. Single, two-storey and taller buildings frequently abut each other, although generally the difference in height between adjacent buildings is no more than two storeys.

Heritage-listed institutional buildings including the former St Saviours Church of England Mission Church on the corner of Mason and Oxford Streets and the former Cambridge Street State School on the corner of Mason and Cambridge Streets are located at the southern end of the precinct. The Vine Hotel and the Sir Robert Peel Hotel occupy key corner sites on Wellington Street at the intersection with Derby and Peel Streets respectively.

4.1.2 North of Peel Street

The character of the area changes dramatically north of Peel Street and is dominated by the Foy & Gibson Complex which was developed from the 1880s until the 1920s. The large complex of woollen mills, factory, warehouse and office buildings range in height from single storey to five-storeys in height and are constructed of brick with rendered parapets and dressings. Parts of the Foy & Gibson Complex has been converted to apartments with two-storey rooftop additions. The twin chimneys at the northern end of the complex are a local landmark.

North of Stanley Street the Collingwood Mixed Use Pocket has been largely developed as medium rise apartment development with a row of single storey houses dating from the mid-nineteenth to the early twentieth century on the north side of Napoleon Street.

4.1.3 Recent Development

Although the current built form of the Collingwood Mixed Use Pocket is typically finer grained single or two-storeys in scale south of Peel Street with larger industrial buildings of up to five-storeys within the Foy & Gibson Complex, there are a number of developments of greater height either approved, under construction or recently completed. On the eastern side of Cambridge Street two 10-storey developments are currently under construction at 72-90 Cambridge Street and 73-77 Wellington Street. On the corner of Cambridge and Langridge Streets, construction of a 14-storey development is underway at 61-71 Wellington Street. A seven-storey building is currently being constructed at 95 Wellington Street and a nine-storey building is being constructed at 47 Peel Street. VCAT recently approved a major development of up to 11-storeys at 1-57 Wellington Street which abuts land subject to the Heritage Overlay to the north, south and west. It is noted that none of these sites are subject to heritage controls.

Outside the Collingwood Mixed Use Pocket, but within the general vicinity, is a 10 to 12-storey building approved at 2-16 Northumberland Street and an eight-storey building under construction at 7-15 Little Oxford Street. The Former Yorkshire Brewery site at 1-21 Robert Street is also outside the Collingwood Mixed Use Pocket and has been redeveloped with residential towers of up to 14-storeys.

4.2 Zoning

The land within the Collingwood Mixed Use Pocket is included within the MUZ with two parcels of land subject to the Public Use Zone (PUZ) – the former Cambridge Street State School, 19 Cambridge Street (PUZ2 – Education) and the public housing units at 3 Cambridge Street (PUZ3 – Health & Community).

There are no changes proposed to the zoning within the Collingwood Mixed Use Pocket.

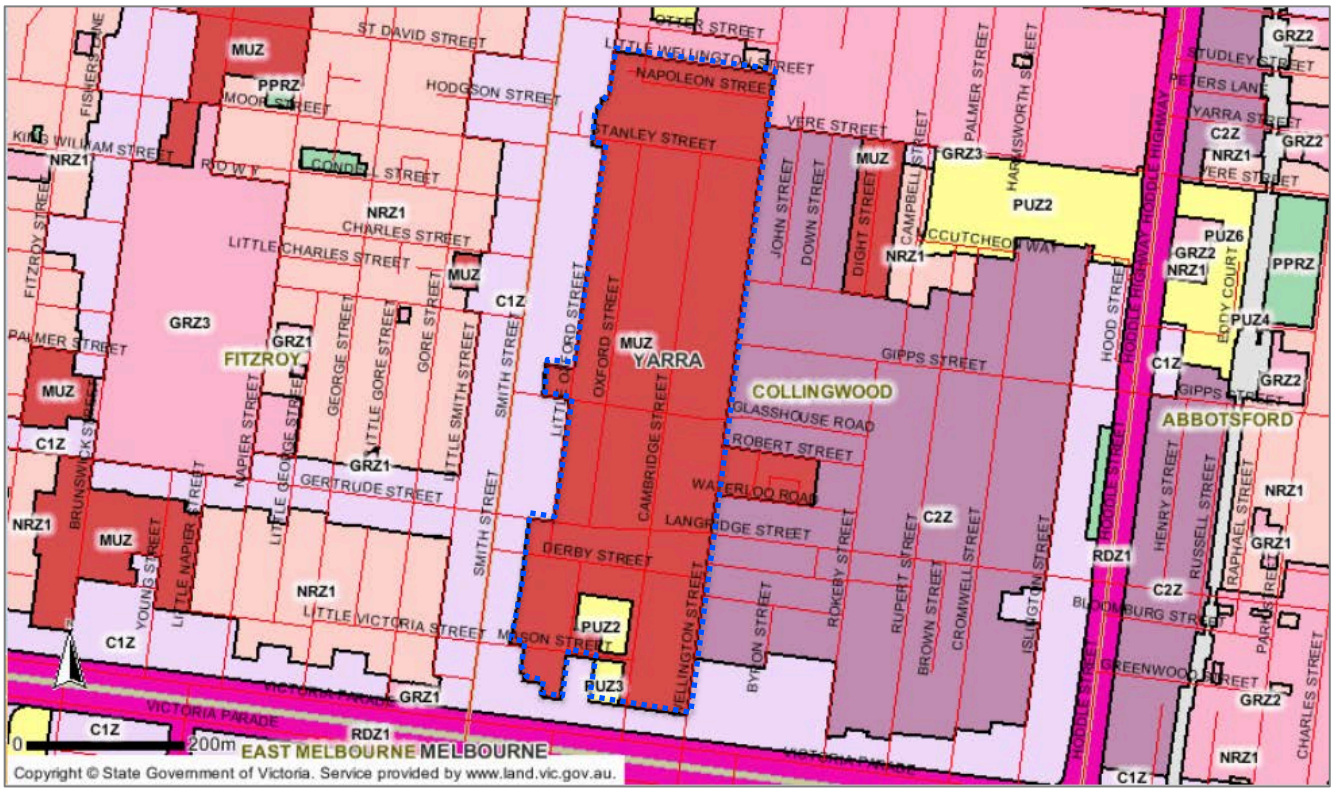


Figure 3. Zoning map showing the Collingwood Mixed Use Pocket – outlined in blue (Planning Maps Online, retrieved 24 April 2018)

5. Existing Heritage Status & Recommended Changes

5.1 Existing Heritage Character

The Collingwood Mixed Use Pocket has rich and varied heritage fabric interspersed with non-heritage properties. It includes substantial parts of two heritage precincts, a number of individual Heritage Overlay places, and two major industrial complexes that are included on the VHR. These heritage places include several distinct building types:

- Nineteenth century single and two-storey residences
- Two-storey shop / residence commercial buildings
- Small-scale (one to two-storey) factory buildings (former Dyason & Co. Cordial Factory and the former Fruit Preserving Factory Complex)
- Institutional buildings (former St Saviours Church of England Mission Church and former Cambridge Street State School)
- Hotels (Sir Robert Peel Hotel and The Vine Hotel)
- Large-scale industrial buildings and structures (the Foy & Gibson Complex)

The majority of these structures share the following characteristics:

- Masonry (brick) construction with less than 40% of the wall comprised with openings such as windows and doors
- Painted render or face brick façades
- Parapeted front facades with pitched and hipped roofs to dwellings and shop/residences, and saw-tooth roofs on larger industrial buildings
- No setback from the street frontages (except in the case of residential dwellings, which are commonly set back and have a front verandah)
- Visible chimneys.
- Roofing materials include corrugated steel, slate and terracotta tiles.

Single storey dwellings generally have visible roof forms extending the depth of the front two rooms, while the roofs of two-storey terraced houses are generally hidden behind plain or elaborately decorated parapets.

The shop / residences such as those found on Cambridge and Derby Streets feature shopfront glazing to the ground floor.

The factory and industrial buildings that date from the late nineteenth and early twentieth century range in scale from single to five-storeys in height and are constructed of brick with bluestone bases and rendered parapets and dressings. These buildings normally feature larger vehicle and goods entrances on the ground floor. The roofs of these buildings are generally hidden by parapets although the more recent single to two-storey roof-top additions are partially visible from the public realm.

The former St Saviours Church of England Mission Church on the corner of Mason and Oxford Streets is distinctive for its construction in squared rubble bluestone.

5.2 Victorian Heritage Register

Large parts of the former Foy & Gibson Complex between Little Oxford Street in the west and Cambridge Street in the east are included on the VHR as follows:

Victorian Heritage Register				
VHR	*Name*	*Address*	*Heritage Overlay*	*Date*
H0896	Part of former Foy & Gibson Complex (Furnishings Warehouse and Clothing Factory)	79-93 Oxford Street	HO127	1887
H0897	Part of former Foy & Gibson Complex (Powerhouse and Motor Garage)	95-101 Oxford Street	HO128	1908
H0755	Part of former Foy & Gibson Complex	68-158 Oxford Street and 103-115 Oxford Street and 107-131 Cambridge Street and 7 Stanley Street and 158-172 Oxford Street	HO129	1887

Clause 43.01-2 of the Victoria Planning Provisions does not create a permit trigger under the Heritage Overlay to develop a heritage place which is included in the VHR, other than an application to subdivide a heritage place of which all or part is included on the VHR.

Therefore, a DDO applied to the parts of the former Foy & Gibson Complex included within extent of the VHR registrations (VHR H0755, H0896 & H0897) should not include controls or policy that is intended to protect the significance of those heritage places as these matters fall outside Council's jurisdiction. All heritage decisions in relation to works and development on properties in the VHR will be made by the Executive Director under the provisions of the *Heritage Act 2017*. Having said that, the DDO applying to places included on the VHR may include built form controls or policy aimed at protecting the heritage values of adjacent land that is subject to the Heritage Overlay.

While not included within Clause 22.03 – Landmarks and Tall Structures, the twin chimney stacks at the northern end of the former Foy & Gibson Complex are clearly visible from a number of vantage pointsfrom within the Collingwood Mixed Use Pocket, particularly along Oxford and Stanley Streets.

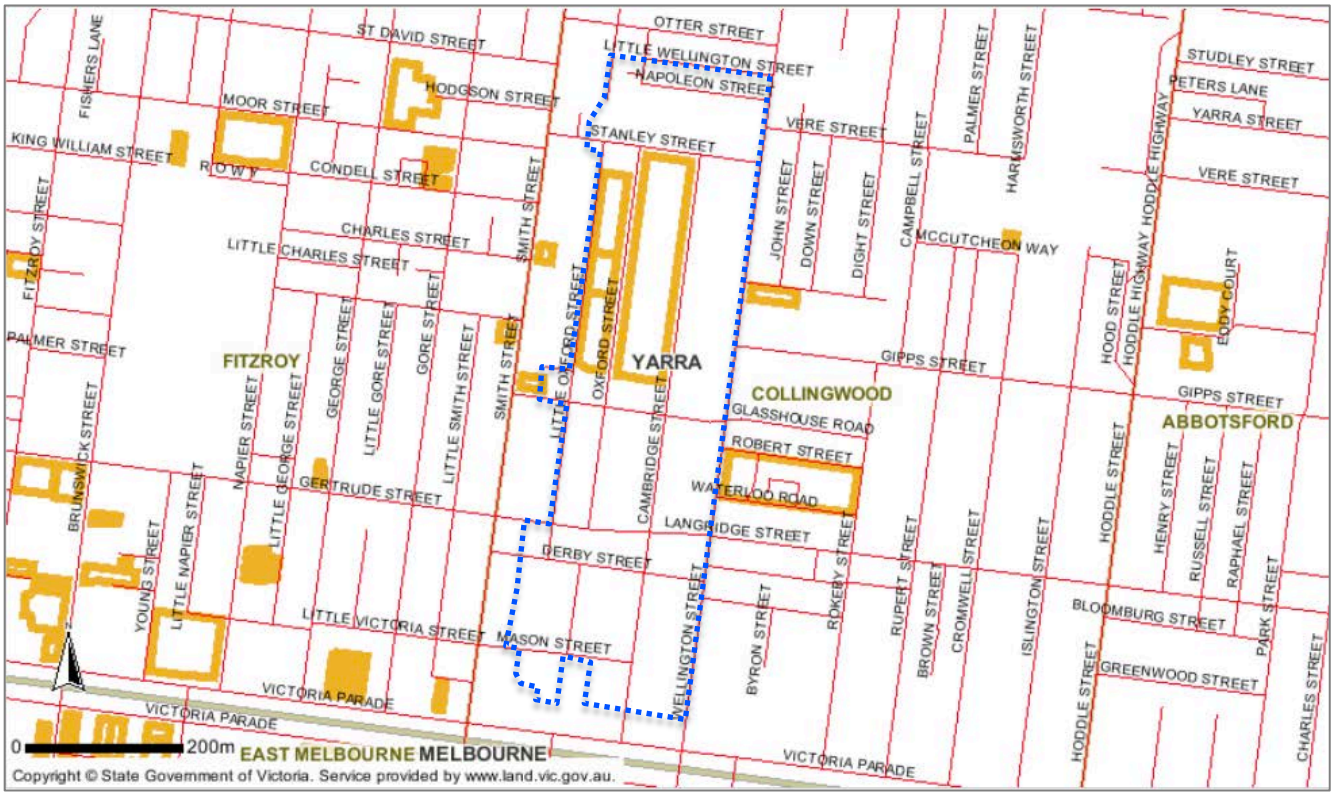


Figure 4. Map showing heritage places included on the VHR (outlined in yellow) with the Collingwood Mixed Use Pocket – outlined in blue (Planning Maps Online, retrieved 24 April 2018



Figure 5. former Foy & Gibson Complex (east side of Oxford Street) (VHR H0755)



Figure 6. Twin chimneys at the northern end of the former Foy & Gibson Complex (VHR H0755)

5.3 Heritage Overlay

The Heritage Overlay, affecting both individual properties and heritage precincts, applies to approximately half the land area of the Collingwood Mixed Use Pocket.

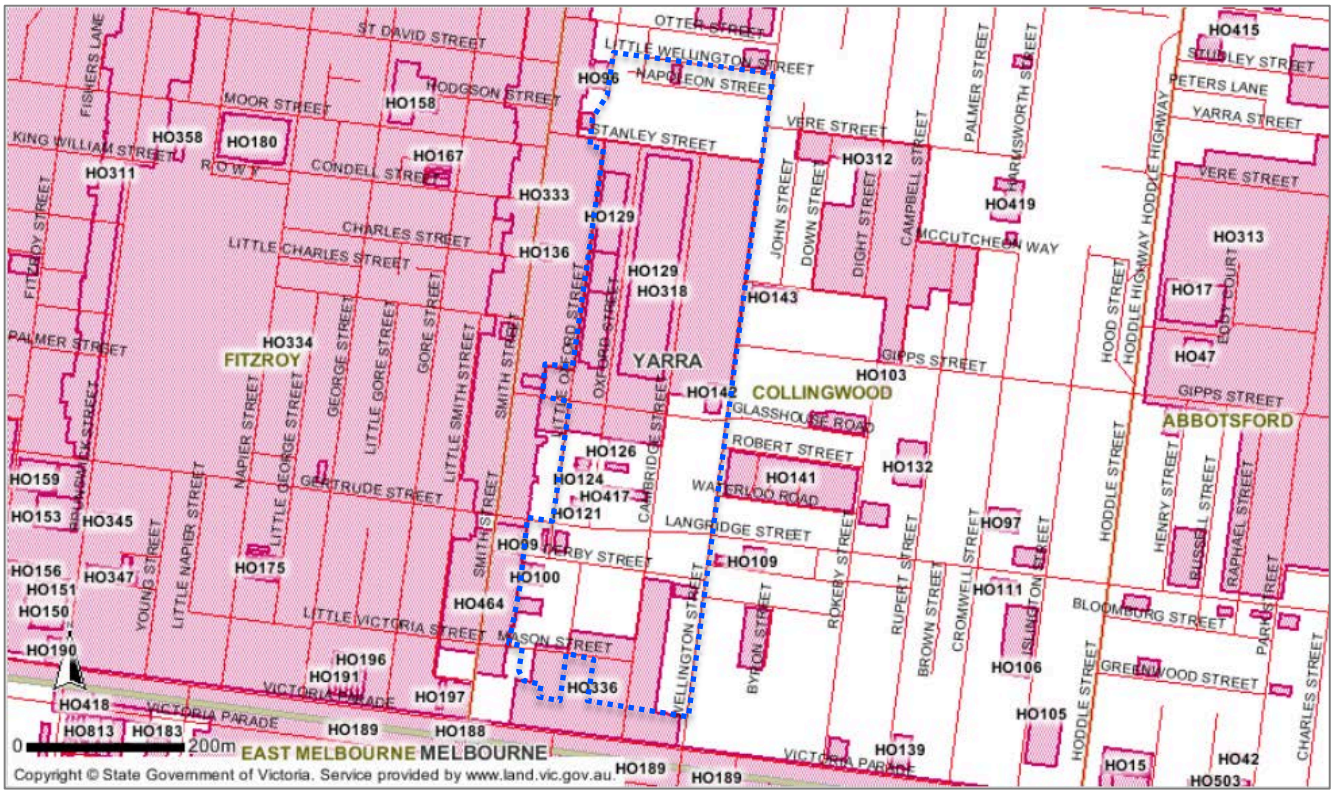


Figure 7. Heritage Overlay map showing the Collingwood Mixed Use Pocket – outlined in blue (Planning Maps Online, retrieved 24 April 2018)

The current Heritage Overlay controls for the Collingwood Mixed Use Pocket are as follows:

Individual Heritage Overlays				
Heritage Overlay	*Name*	*Address*	*Appendix 8 grading*	*Date*
HO98	Derby House	1 Derby Street	individually significant	1876
HO100	Terrace	3-7 Oxford Street	individually significant	1876
HO101	Johnston House	8 Derby Street	individually significant	1871
HO102	Terrace	10-16 Derby Street	individually significant	1868-69
HO115	Houses	12 Napoleon Street	individually significant	1850-60
HO121	House	37 Oxford Street	individually significant	1869
HO122	Houses	39-41 Oxford Street	individually significant	1869
HO123	Terrace	50-52 Oxford Street	individually significant	1864-77
HO124	Terrace	51-55 Oxford Street	individually significant	1858-64
HO125	Terraces	57-63 Oxford Street	individually significant	1873-78
HO126	Terrace	58-62 Oxford Street	individually significant	1858-64
HO142	Sir Robert Peel Hotel	125 Wellington Street	individually significant	1912

Precinct Heritage Overlays				
Heritage Overlay	*Name*	*Address (within Collingwood Mixed Use Pocket)*	*Appendix 8 grading*	*Date*
HO318	Collingwood Slope Precinct	Little Oxford, Oxford, Cambridge, Wellington, Stanley and Peel Streets	various	1850-1940
HO336	Victoria Parade Precinct	Cambridge and Mason Streets	various	1850-1940
HO464	Smith Street South Precinct, Fitzroy and Collingwood	Rear part of 32-36 Smith Street only	Not contributory	2000s



Figure 8. Sir Robert Peel Hotel (corner of Peel and Wellington Streets) (HO142) (City of Yarra)



Figure 9. former Foy & Gibson Complex (east side of Cambridge Street) (HO318)



Figure 10. former Dyason & Co. Cordial Factory, 44 Oxford (HO417)



Figure 11. former Cambridge Street State School, 19 Street Cambridge Street (HO336)



Figure 12. Single storey houses, 51-63 Oxford Street (HO124 and HO125)



Figure 13. Cambridge Terrace, 50-62 Cambridge Street (HO336)

5.4 Recommended Changes to Heritage Controls

There are a number changes recommended to the heritage controls for the Collingwood Mixed Use Precinct, both to the extent of the Heritage Overlay and potentially to the registered extents of places included on the VHR, which are discussed below. It is also recommended that the Statement of Significance for the Collingwood Slope Precinct and Victoria Parade Precinct and site-specific Heritage Overlays be updated to accurately capture the important heritage features of the various heritage places.

It is recommended that updated Statements of Significance be prepared for all buildings of atypical form such as the former Dyason & Co. Cordial Factory, Sir Robert Peel Hotel, The Vine Hotel, the former St Saviours Church of England Mission Church and the former Cambridge Street State School to inform any future redevelopment.

5.4.1 Amendments to the VHR - Former Foy & Gibson Complex

The former Foy & Gibson Complex is one of the most important and intact industrial complexes of the late nineteenth and early twentieth centuries in Victoria and is the dominant feature of the Collingwood Mixed Use Pocket between Stanley Street in the north and Peel Street to the south.

While the majority of the complex is included on the VHR as part of three separate registrations (VHR H0755, H0896 & H0897) there are large parts of the complex that are not included within the extent of registration. The buildings that are not included on the VHR but which form an integral part of the former Foy & Gibson Complex are as follows[2]:

1. The Whiteware Factory (1912), 125 Oxford Street
2. The Spinning Mills Building / Warehouse (1919-23), 120 Cambridge Street
3. The Weighbridge Building (date unknown), 111 Wellington Street (note: 111 Wellington Street forms part of the cadastral block identified in Planning Maps Online as 120 Cambridge Street)
4. The Woollen Mills Weaving Building (1912-23), 117 Wellington Street (identified as 113 Wellington Street in Appendix 8).

[2] The dates are taken from Andrew C Ward & Associates, *Foy and Gibson's Manufacturing Complex: submission to the Historic Buildings Council* (August 1989)



Figure 14. 125 Oxford Street (©Google, Aug 2017)



Figure 15. 120 Cambridge Terrace (City of Yarra)

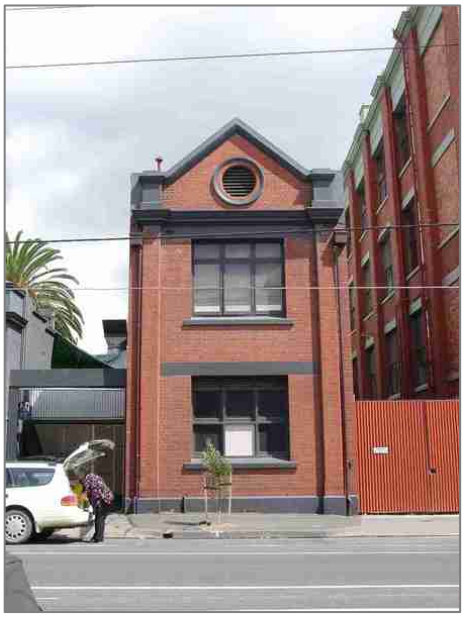


Figure 16. 111 Wellington Street (City of Yarra)



Figure 17. 117 Wellington Street (City of Yarra)

There are also anomalies within the existing extent of registration with part of the complex between Little Oxford Street and Oxford Street apparently included within both VHR H0755 and H0897. Current heritage practice would be to treat the whole of the former Foy & Gibson Complex as a single heritage place, which would enable the impact of works and development to be considered more holistically against the heritage values of the whole complex rather than smaller portions of the heritage place.

It is recommended that a nomination be made by Council under section 27 of the *Heritage Act 2017* to combine the existing three registrations (VHR H0755, H0896 & H0897) and include the following additional land and buildings:

1. 125 Oxford Street
2. 120 Cambridge Street
3. 111 Wellington Street
4. 117 Wellington Street (excluding the post-Second World War addition at the northern end)

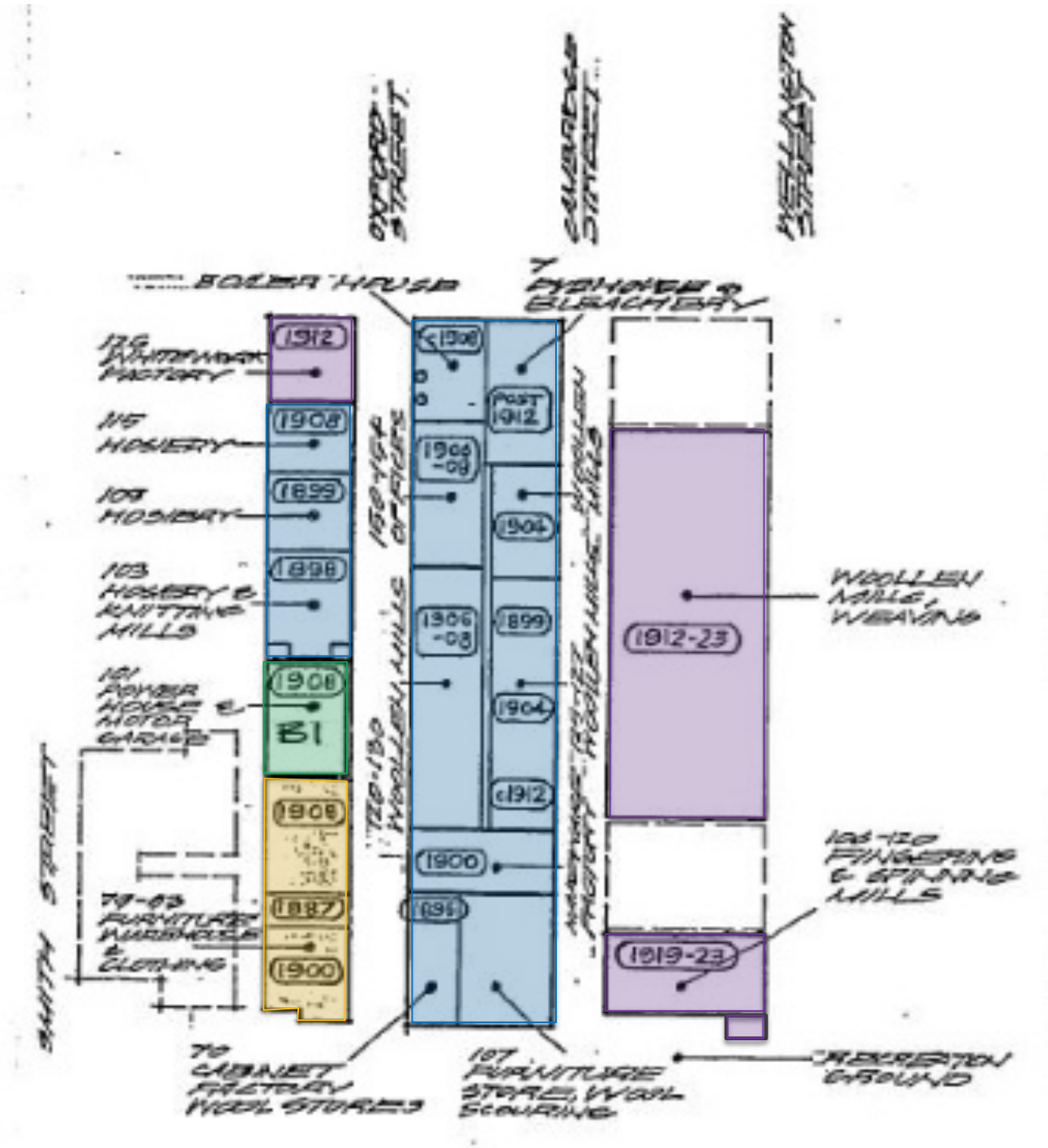


Figure 18. Existing extent of VHR Registration with proposed additional land and building shaded in purple (Adapted from Andrew C Ward & Associates, *Foy and Gibson's Manufacturing Complex: submission to the Historic Buildings Council* (August 1989))

Key:		
	Blue	VHR H0755
	Yellow	VHR H0896
	Green	VHR H0755 and VHR H0897
	Purple	recommended extension to the extent of registration

5.4.2 18-22 Derby Street

The terrace of three two-storey brick houses at 10 to 14 Derby Street is included on the Heritage Overlay as HO102 and is graded 'individually significant'. The three terraced buildings at 18 to 22 that make up the remainder of the land between Little Oxford Street and the Oxford Street Reserve have a similar parapeted form and date from a similar period (c.1860-70) but are not included within HO102. Numbers 18, 20 and 22 are finished in render rather than exposed biochromatic brickwork. These three buildings form a small group of reasonably intact mid-nineteenth century terraced dwellings that may warrant inclusion on the Heritage Overlay.

Number 18 is a two-storey dwelling set back from Derby Street by the depth of the verandah. Its neighbour at number 20 shares the same form and detailing but no longer has a verandah with the setback from the street converted to a small garden. Number 22 at the end of the terrace is a shop / residence with a splayed corner and return that faced what was Oxford Street and is now a small reserve.

While more heavily altered than 10 to 14 Derby Street these three buildings should be assessed to determine whether or not they meet the threshold for inclusion on the Heritage Overlay. The extent of these properties is shown on Figure 22.



Figure 19. 10-22 Derby Street

5.4.3 33-45 Derby Street

Opposite the northern end of HO336 – Victoria Parade Precinct, numbers 33 to 45 Derby Street continue the consistent two-storey scale, parapeted built form of the eastern side of Cambridge Street, which is subject to the Heritage Overlay.

The shop / residence at the southwest corner of the intersection of Cambridge and Derby Street (45 Derby Street) shares an almost identical form to Cambridge Terrace (50-62 Cambridge Street and 47 Derby Street) on the opposite side of Cambridge Street. This building has a slayed corner mirroring the shop / residence on the opposite corner. Instead of the buff brick details that articulate the red brick façade of Cambridge Terrace, 45 Derby Street has a rendered parapet and dressings.

39, 41 and 43 Derby Street are three late-nineteenth century shop / residences with reasonably intact first floors and architectural detailing. All three have lost their original shopfronts with numbers 39 and 41 having been infilled with masonry. Number 43 Derby Street is wider (two bays wide) than its immediate neighbours and is constructed of (overpainted) brick. This building retains its parapet, rendered cornice, string course and corbelled pilasters at first floor level. Number 41 has a rendered façade, retains its original two-over-one first floor window joinery and continues the same architectural detailing as number 43. Number 39 Derby Street is constructed of brick with a balustraded cement render parapet and has more elaborate cornice, string course and decorative elements than numbers 41 and 43. 39 Derby Street also retains a historic painted sign on the frieze. The retained chimneys of these three buildings are visible from Derby Street.

Number 33 Derby Street is occupied by three buildings, a plain single storey parapeted showroom (Australian Galleries) dating from the mid-late twentieth century to the east of the cadastral block, a single storey garage with plain parapet in the centre and a highly intact two storey rendered Italianate terraced house at the western end. The Italianate house is likely date to a similar period (c.1860-70) to the terraces on the northern side of Derby Street.

The buildings between 33 Derby Street and Oxford Street are post-Second World War single and two storey commercial buildings.

It is recommended that numbers 33 to 45 Derby Street be considered for inclusion on the Heritage Overlay as an extension of HO336. The extent of the area recommended for further consideration is shown on Figure 22.



Figure 20. 39-45 Derby Street



Figure 21. 33-45 Derby Street

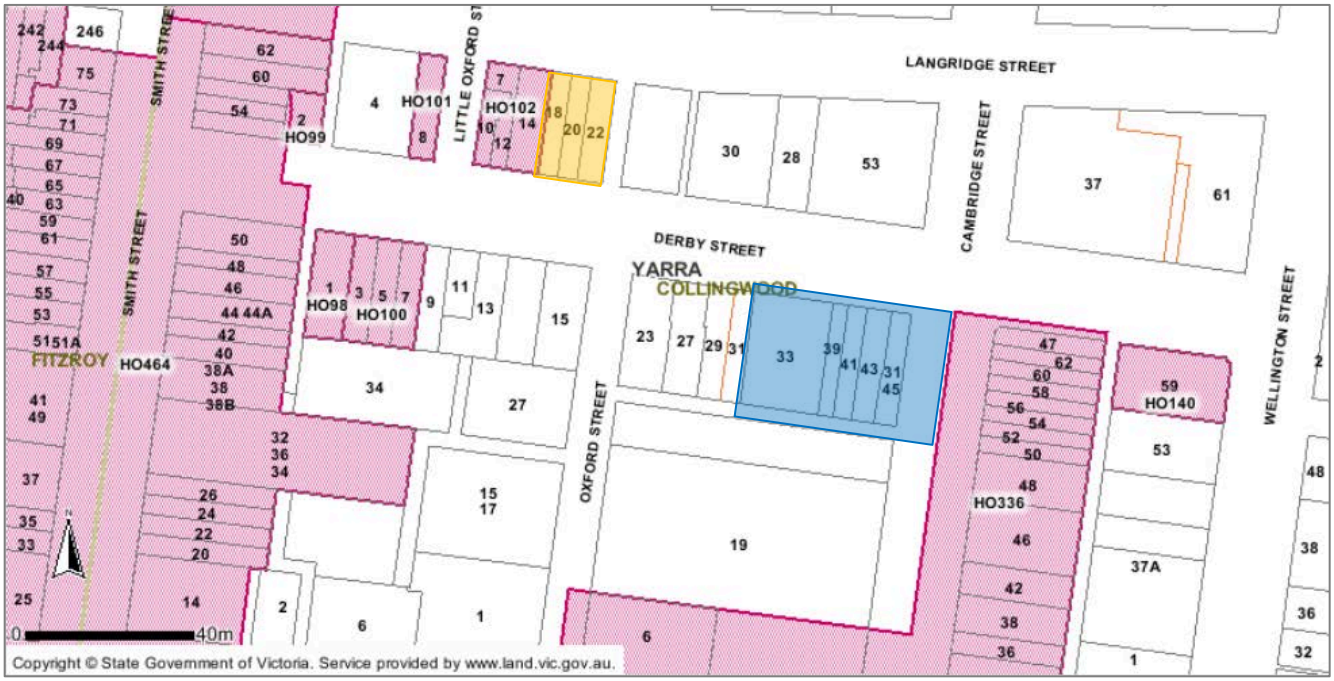


Figure 22. Heritage Overlay map showing the areas recommended for further assessment. 18-22 Derby Street are shaded in yellow and 33-45 Derby Street are shaded in blue.

5.4.4 Other mapping and grading corrections

In addition to those properties identified above that should be assessed against the criteria for inclusion on the Heritage Overlay, this review has identified the following errors or inconsistencies in either the grading of properties in Appendix 8 or the mapping of the Heritage Overlay.

Former Cambridge Street State School, 19 Cambridge Street

The extent of HO336 does not extend to the northern end of the two-storey brick building of the Former Cambridge Street State School, 19 Cambridge Street (see Figure 23). This should be corrected through an amendment to the extent of HO336 as shown on Figure 22 and a minimum 10m curtilage allowed for north of the end of the heritage building to ensure the setting of the building can be appropriately managed.



Figure 23. Aerial photograph and the extent of HO336 showing the northern section of the former Cambridge Street State School building projecting beyond the Heritage Overlay. The recommended additional extent of Heritage Overlay shaded in blue.
(Planning Maps Online, retrieved 27 April 2018)

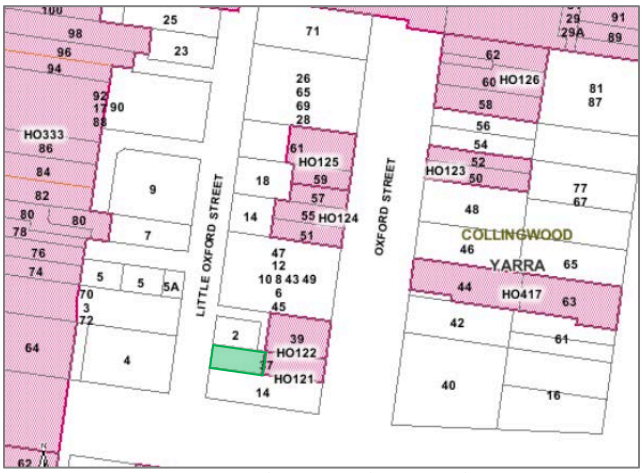


Figure 24. Heritage Overlay map showing the recommended additions to the extent of HO121 (shaded in green.
(Planning Maps Online, retrieved 2 May 2018)

37 Oxford Street (HO121)

The cadastral block for 37 Oxford Street extends from Oxford Street to Little Oxford Street, however the extent of HO121 only applies to the half of the site facing Oxford Street, leaving original or early nineteenth century fabric outside the extent of the Heritage Overlay. It is therefore recommended that the mapping of the extent of HO121 be corrected to align with the entry in Appendix 8 as shown on Figure 24.

Former Foy & Gibson Weighbridge Building, 111 Wellington Street

The former weighbridge building associated with the Foy & Gibson complex is included within Appendix 8 as 'individually significant' but is excluded from the mapped extent of the HO318 (see Figure 25). While it is recommended that this building be included within a revised extent of VHR registration for the former Foy & Gibson Complex, the Heritage Overlay Map should be amended in the short term to correct this error and provide protection for this heritage place until such time as it is considered for the VHR.

The proposed extension of HO318 is shown on Figure 26.



Figure 25. Aerial photograph and the extent of HO318 and HO142 showing 111 Wellington Street excluded from the extent of the Heritage Overlay
(Planning Maps Online, retrieved 27 April 2018)

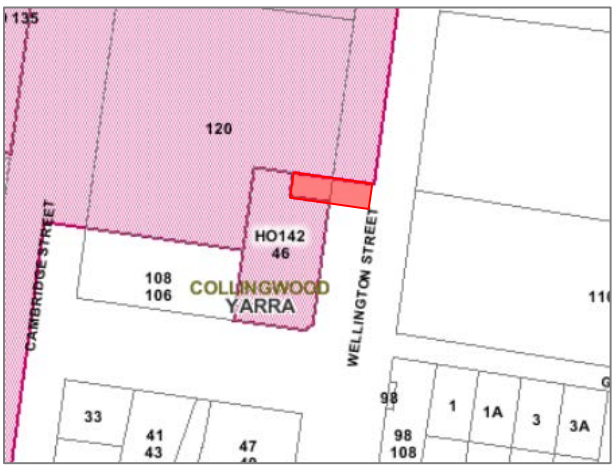


Figure 26. Heritage Overlay map showing the showing the recommended additions to the extent of HO318 in red
(Planning Maps Online, retrieved 27 April 2018)

Former Foy & Gibson Woollen Mill, 117 Wellington Street

The former Woollen Mills Weaving Building at 117 Wellington Street (identified as 113 Wellington Street in Appendix 8) is graded 'contributory'. Given the intact condition of this building and historic function associated with the broader Foy & Gibson Complex is recommended that this building be included within a revised extent of registration on the VHR for the former Foy & Gibson Complex.



Figure 27. 117 Wellington Street (City of Yarra)

Recent Developments (20 Peel Street)

We also note that Appendix 8 has not been updated to reflect recent developments that have resulted in the demolition of graded buildings. In cases such as 18-22 Peel Street, Appendix 8 should identify these properties as 'not contributory'.

6. Potential Future Character Considerations

The Collingwood Mixed Use Pocket contains two distinct historic character areas: the area of fine grained, smaller scale residential and commercial development along and south of Peel Street, and the area of large-scale late-nineteenth and early twentieth century industrial buildings associated with the former Foy & Gibson Complex north of Peel Street.

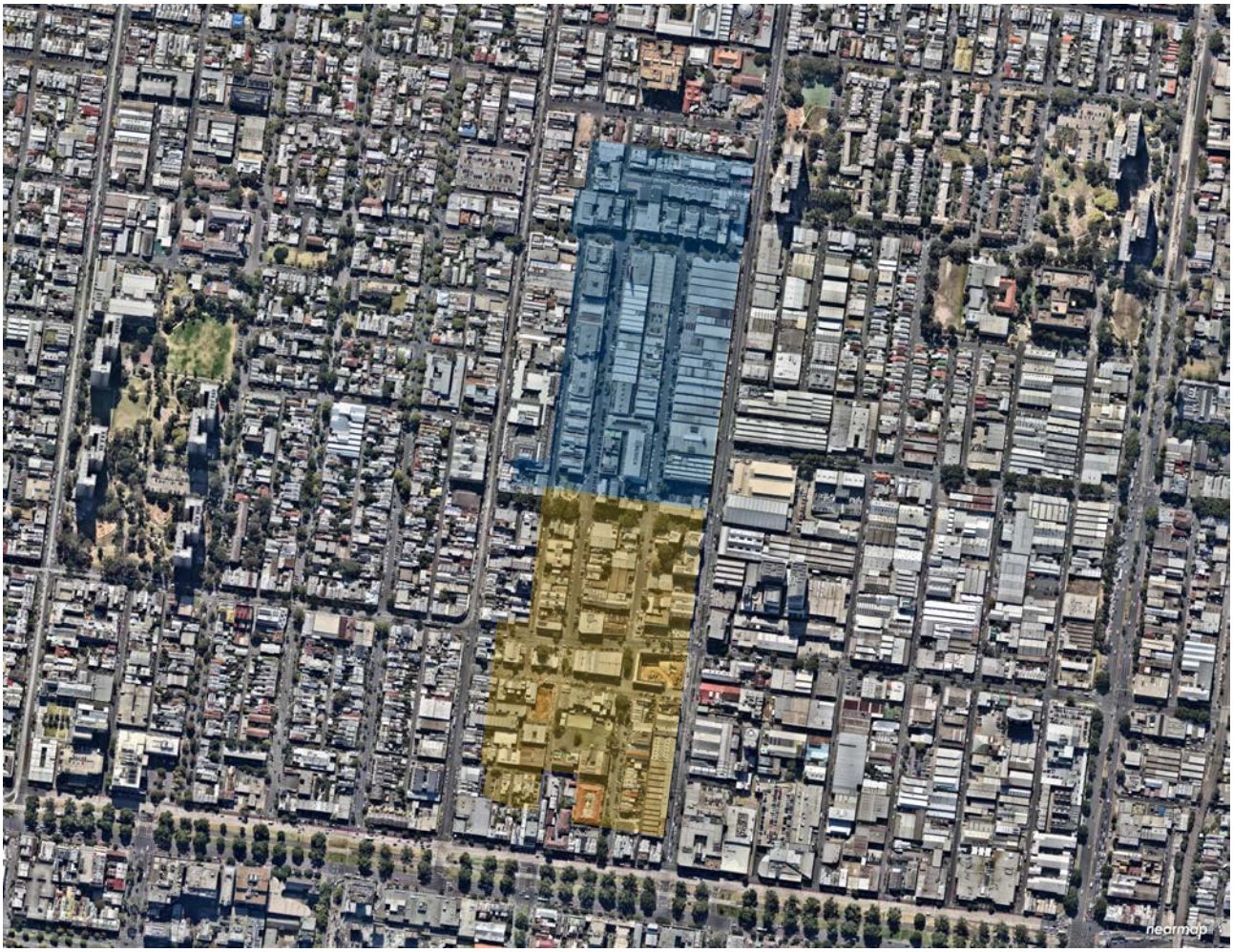


Figure 28. Aerial photograph of the Collingwood Mixed Use Pocket – land north of Peel Street shaded in blue and land south shaded in yellow (©nearmap, 4 April 2018)

The development pattern of the Collingwood Mixed Use Pocket illustrates the full history of Melbourne's inner suburban development from small mid-nineteenth century cottages to later terraced housing and commercial buildings, and from industries that flourished from the 1870s until the post-Second World War to the contemporary apartment and mixed-use development being constructed today. The current pattern of development has the potential to overwhelm the low-scale heritage character of the area, but if well designed and located these new developments can integrate appropriately into the mixed context of heritage and non-heritage buildings.

6.1 Southern Sub-Precinct – Peel Street and South

The Collingwood Mixed Use Pocket between Victoria Parade and Peel Street (including the buildings on the north side of Peel Street) is diverse in character, use and scale. It includes sites that range from narrow allotments to larger former industrial sites (such as 1-57 Wellington Street) and includes a substantial area not subject to the Heritage Overlay. The heritage-listed buildings on Oxford Street do not form a contiguous group, whereas those on Cambridge Street, particularly those south of Derby Street, form a substantially intact row. The existing heritage places on Derby Street include small groups and individual buildings, which may be

extended if 18-22 and 33-45 Derby Street are assessed as meeting the threshold for inclusion on the Heritage Overlay. Of the group of single storey houses included within HO336 on the southern side of Mason Street the pair of terraces at 13 and 15 Mason Street have small front gardens while numbers 17-21 are built to the street boundary.

On those sites that are neither located on, nor abut, land subject to the Heritage Overlay, there are no heritage considerations that would influence future character. In these locations, which make up the majority of the southern sub-precinct, new built form controls should be informed by urban design, amenity and other planning considerations recognising the varied nature of the sub-precinct which currently includes three storey commercial buildings sited immediately adjacent to mid-nineteenth century single storey cottages.

On sites subject to the Heritage Overlay or which abut heritage places, new development should respect the scale and subdivision patterns of the fine-grained nineteenth and early twentieth century heritage buildings, which includes single storey cottages, two-storey terraced houses, shop / residences, and the former Dyason & Co. Cordial Factory running between Oxford and Cambridge Streets. Rear additions should be set back and scaled to avoid dominating the heritage buildings, and infill development should respect the scale, materiality and parapet heights of the adjacent heritage buildings. Outside the Heritage Overlay it is recognised that there will be a juxtaposition between the emerging built form and the traditional nineteenth and early twentieth century heritage forms. However, development on sites abutting land subject to the Heritage Overlay should transition between the scale and setbacks of the heritage buildings and the development sites adjacent. While development immediately adjacent to the Heritage Overlay should be encouraged to match the scale of the heritage building as sought by Clause 22.10, the area already accommodates a juxtaposition of height of up to two-storeys between heritage buildings and later twentieth century development, and this relationship should serve as a precedent for future development.

Any redevelopment of key commercial and institutional heritage buildings within this precinct – such as The Vine Hotel, the Sir Robert Peel Hotel, the former Cambridge Street State School and the former St Saviours Church of England Mission Church – should be informed by the updated Statements of Significance and should ensure the prominence of these heritage buildings and their three-dimensional form is retained.

The remaining development sites on Peel Street should respect the scale of the fine-grained heritage properties and transition between these and the larger, more robust forms of the former Foy & Gibson Complex to the north. The recent development at 20 Peel Street being a successful example of this transition.

6.2 Northern Sub-Precinct – North of Peel Street

The land extending from north of Peel Street to Stanley Street is almost entirely occupied the former Foy & Gibson Complex, while the area north of Stanley Street has been largely redeveloped with apartments of up to eight storeys in height (only one pair of mid-nineteenth century single storey cottages included in the Heritage Overlay at 12 Napoleon Street [HO115] remain in this area).

The northern part of the Collingwood Mixed Use Pocket has already seen development of up to eight-storeys in scale which has respected the existing context and maintained the Foy & Gibson Complex as the major character-defining element in this sub-precinct. This scale of development can continue without any adverse impact on the heritage values of the sub-precinct as long as the scale of new built form steps down to respect the scale of 12 Napoleon Street and the heritage-listed buildings that abut the MUZ at 2 Stanley Street (HO137), the row of single storey cottages at 33-47 Bedford Street (HO96) and the former St George's Presbyterian Church at 215 Wellington Street (HO144).

A model of redevelopment of the former Foy & Gibson Complex has been established through the adaptive reuse of the existing building, the construction of light-weight roof-top additions, and new infill buildings of up to six-storeys in height (107 Cambridge Street) with upper levels set well back from the street edge. The four to six-storey development at 20 Peel Street by Jackson Clements Burrows Architects provides a model for new development that respects the traditional building pattern of the area and successfully transitions between the

smaller scale, fine grained residential parts of the mixed use pocket to the more massively scaled former Foy & Gibson Complex.

The continued redevelopment of the former Foy & Gibson Complex should continue the precedent established of roof top additions or new medium-rise development set back from the street edge to retain the three-dimensional form of the industrial buildings.

6.3 Across the Collingwood Mixed Use Pocket

Across the Collingwood Mixed Use Pocket infill development within the Heritage Overlay should reflect the existing street wall or parapet heights with new built form constructed to the street boundary with a street wall height no higher than the taller of the adjoining properties. Single-storey development should be discouraged. However, recognising the existing juxtaposition between lower (single and two storey) and higher (three and four storey) built form some variation on a site by site basis is likely to be acceptable in heritage terms. Infill facades should respect the materiality and relationship between solid and void established by the 'contributory' and 'individually significant' buildings. Where residential buildings within the heritage overlay are set back from the street boundary, new adjacent development should reflect these setbacks.

New upper-level development within the Heritage Overlay or immediately adjacent to heritage places should be set back from the street wall to retain the legibility of the three-dimensional form of the heritage buildings and to retain the prominence of the heritage fabric in the streetscape. New upper-level development should be designed so as not to dominate the heritage buildings when viewed from the opposite side of the street or in oblique views.

7. Recommended Built Form Parameters

Due to the highly varied character of the heritage buildings subject to the Heritage Overlay within the Collingwood Mixed Use Pocket, separate recommended built form parameters are discussed below for each heritage building typology. The recommended built form parameters draw on the existing provisions of Clauses 22.02 & 22.10 and the industrial heritage policy recently prepared by GJM Heritage as well other policy matters.

7.1 Industrial Buildings Subject to the Heritage Overlay

There are a number of former industrial buildings within the Collingwood Mixed Use Pocket ranging from small scale local factories, such as the former Dyason & Co. Cordial Factory running between Cambridge and Oxford Street, to the major industrial complex of Foy & Gibson, that is made up of a number of large single and multistorey buildings and associated structures.

Former industrial buildings in the Mixed Use Pocket include:

36-42 Cambridge Street	HO336	Former Fruit Preserving Factory complex
44 Oxford Street	HO141	Part former Dyason & Co. Cordial Factory
63 Cambridge Street	HO141	Part former Dyason & Co. Cordial Factory
79-93 Oxford Street	VHR H0896 (HO127)	Part former Foy & Gibson Complex
95-101 Oxford Street	VHR H0897 (HO128)	Part former Foy & Gibson Complex
68-158 Oxford Street / 103-115 Oxford Street / 158-172 Oxford Street / 107-131 Cambridge Street / 7 Stanley Street	VHR H0755 (HO129)	Part former Foy & Gibson Complex
125 Oxford Street	HO318	Part former Foy & Gibson Complex
120 Cambridge Street	HO318	Part former Foy & Gibson Complex
111 Wellington Street	-	Part former Foy & Gibson Complex – missing from HO318 due to a mapping error
117 Wellington Street	HO318	Part former Foy & Gibson Complex
8-10 Peel Street	HO318	Factory / warehouse

Where these places are not included within the VHR, guidelines should deliver outcomes that:

- Retain roof forms, lanterns, skylights, vents or chimneys that contribute to the significance of the building, particularly where these are visible from the public realm.
- Encourage the retention of side elevations visible from the public realm.
- Discourage building over or extending into the air space above the front or principal part of a significant or contributory building.
- Discourage external column/structural supports through the front or principal part of the building.
- Discourage new openings or the widening of existing openings in intact facades.
- Require that the perception of the three-dimensional form and depth of the building is maintained by setting back any upper level additions from the front or principal part of the building, and from visible secondary elevation(s).
- Retain the inter-floor height of existing buildings and avoids new floor plates and walls cutting through existing openings.

- For additions, encourages designs that interpret historic façade patterning, including fenestration patterns and proportions, the relationship between solid and void and the module of structural bays.
- Discourage the use of highly reflective glazing in both historic openings and new built form.
- Encourage visually lightweight additions and linking elements to transition between historic and new built form.
- Encourage new built form to adopt a subtly contrasting approach that respects the scale and industrial character of the place but is recessive against the heritage fabric.
- Encourage visually lightweight one to two-storey rooftop additions on medium-rise (three or more storey) industrial buildings where the additions are set back a minimum of one structural or façade bay from the principal façade/s.
- Encourage new upper-level development behind one and two-storey industrial facades to be setback a minimum depth of one or more structural or façade bays.
- Require that new built form – as visible from the street – does not exceed the same volume of the historic form.
- Require the preparation of a Conservation Management Plan to guide the redevelopment of industrial complexes containing a number of heritage buildings and features.
- Encourage the interpretation of the historical arrangement of heritage buildings and processes within the complex.
- Encourage the retention of remnant historic signage where it can help interpret the previous uses and history of the place.

7.2 Fine Grained Commercial Buildings Subject to the Heritage Overlay

There are a small number of two-storey shop / residences within the Collingwood Mixed Use Pocket - particularly on Peel Street, at the southern end of Cambridge Street within HO336 and on Derby Street - which are recommended to be assessed for inclusion within the Heritage Overlay. These buildings are generally built to the street boundary and have parapeted front façades.

These properties include:

39-45 Derby Street	-	Recommended for further heritage assessment
22 Derby Street	-	Recommended for further heritage assessment
47 Derby Street	HO336	Shop / residence
2-4 Peel Street	HO318	Shop / residences
9-11 Peel Street	HO318	Former Star Hotel
24-32 Peel Street	HO318	Shop / residences
31 Peel Street	HO318	Shop / residence

In addition to the considerations within Clause 22.02, guidelines for these buildings should deliver outcomes that:

- Ensure the heritage buildings remain prominent within the streetscape and retain their three-dimensional form as viewed from the public realm to avoid ‘facadism’. This will require new upper-level development to be set back from the street wall and for redevelopment to respect the existing inter-floor heights of the heritage fabric.
- Encourage the retention of heritage fabric to the depth of the front two rooms.
- Retain the visual prominence of return façades of buildings on corner sites.
- Retain roofs and chimneys visible from the public realm.
- Ensure that new development does not visually dominate the existing heritage fabric by requiring that new upper level built form occupies no more than one quarter of the visible built form when viewed from the opposite side of the street.

- Ensure that any upper level development is subservient to the heritage fabric and is visually recessive in mass, scale and materiality.
- Encourage the retention of remnant historic signage where it can help interpret the previous uses and history of the place.

7.3 Fine Grained Residential Buildings Subject to the Heritage Overlay

The Collingwood Mixed Use Pocket includes a number of early single storey cottages included in site-specific Heritage Overlays, most notably on Napoleon and Oxford Streets. These small-scale residential buildings are often located in mixed contexts that include multi-storey commercial and former industrial buildings. There are also two-storey terraced houses that are subject to site-specific or precinct-based Heritage Overlays, particularly on Cambridge, Derby, Oxford, Peel and Stanley Streets.

These properties include:

12 Napoleon Street	HO115	Pair of single storey houses
6 Peel Street	HO318	Two-storey terraced house
25-27 Peel Street	HO318	Two-storey terraced houses
13-17 Peel Street	HO318	Single storey terraced houses
14-34 Cambridge Street	HO336	Single and two storey terraced houses
50-62 Cambridge Street	HO336	Two-storey terraced houses
87-93 Cambridge Street	HO318	Single and two-storey terraced houses
97 Cambridge Street	HO318	Former Collingwood Workers Home
37 Oxford Street	HO121	Two-storey terraced house
39 Oxford Street	HO122	Single storey terraced house
51-57 Oxford Street	HO124	Single semi-detached houses
59-61 Oxford Street	HO125	Single semi-detached houses
50-52 Oxford Street	HO123	Two-storey terraced houses
58-62 Oxford Street	HO126	Single storey houses
1 Derby Street	HO98	Two-storey terraced house
3-7 Derby Street	HO100	Two-storey terraced houses
8 Derby Street	HO101	Two-storey terraced house
10-14 Derby Street	HO102	Two-storey terraced houses
18-20 Derby Street	-	Recommended for further heritage assessment
13-21 Mason Street	HO336	Single storey terraced houses

In addition to the considerations within Clause 22.02, guidelines for these buildings should deliver outcomes that:

- Ensure the heritage buildings remain prominent within the streetscape and retain their three-dimensional form as viewed from the public realm to avoid 'facadism'. This will require new upper-level development to be set back from the street wall and for redevelopment to respect the existing inter-floor heights of the heritage fabric.
- Encourage the retention of the heritage fabric to the depth of the front two rooms of the building.
- Retain the visual prominence of return façades of buildings on corner sites.
- Retain roofs and chimneys visible from the public realm.

- Encourage new additions to be partially concealed when viewed from the opposite side of the street.
- Ensure that new development does not visually dominate the existing heritage fabric and encourage new rear development to be partially concealed.
- Ensure that any upper level development is subservient to the heritage fabric and is visually recessive in mass, scale and materiality.

7.4 Prominent Buildings Subject to the Heritage Overlay

Prominent heritage buildings within the Collingwood Mixed Use Pocket include the former Cambridge Street State School, the former St Saviours Church of England Mission Church and the Sir Robert Peel Hotel. In the context of the precinct these buildings are atypical in their form and all occupy corner sites. Their redevelopment should be informed by revised Statements of Significance and the application of Clause 22.02 of the Yarra Planning Scheme.

These properties include:

6 Oxford Street	HO336	Former St Saviours Church of England Mission Church
19 Cambridge Street	HO336	Former Cambridge Street State School
59 Wellington Street	HO140	The Vine Hotel
46 Peel Street	HO142	Sir Robert Peel Hotel

In addition to the considerations within Clause 22.02, guidelines for these places should deliver outcomes that:

- Ensure the heritage buildings remain prominent within the streetscape and retain their three-dimensional form as viewed from the public realm to avoid 'facadism'. This will require new upper-level development to be set back from the existing roofs and for redevelopment to respect the existing inter-floor heights of the heritage fabric.
- Encourage the retention of the whole of the historic form of the building visible from the public realm.
- Retain the visual prominence of the return façades.
- Retain roofs and chimneys visible from the public realm.
- Ensure that any upper level or infill development is subservient to the heritage fabric and is visually recessive in mass, scale and materiality
- Encourage the retention of remnant historic signage where it can help interpret the previous uses and history of the place.

7.5 Infill Sites within the Heritage Overlay

Infill sites are those included within the Heritage Overlay that are graded 'not-contributory'.

Those properties include:

23 Mason Street	HO318	Not-contributory building
64 Oxford Street	HO318	Not-contributory building
19 Peel Street	HO318	Not-contributory building
8 Derby Street (rear)	HO101	Vacant site facing Langridge Street
33 Derby Street (eastern part)	-	Recommended for further heritage assessment

In addition to the considerations within Clause 22.02, guidelines for these places should deliver outcomes that:

- Encourage the street wall height to not exceed that of the façade height of the tallest adjacent graded building.
- Encourage front setbacks to match those of the adjacent graded building.

- Where the new development is on a site that is wider than the adjacent graded building, allow the height and setback to transition over part of that site equal in width to the adjacent heritage place.
- 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 are simple and do not compete with the more elaborate detailing of nineteenth century buildings.
- Ensure fenestration patterns of new development generally reflects the vertical proportions of nineteenth and early twentieth century façades and avoids large expanses of glazing with a horizontal emphasis.
- Avoid the use of unarticulated curtain glazing or highly reflective glass.
- Avoid the replication of existing decorative features and architectural detail.
- Ensure that any upper level or infill development is subservient to the heritage fabric and is visually recessive in mass, scale and materiality.

7.6 Development Abutting Land Subject to the Heritage Overlay

Clause 22.10 includes provisions designed to moderate new built form to avoid adverse impacts on the setting of, or views to, an abutting heritage place.

Consistent with the application of Clause 22.10, guidelines should deliver outcomes for land in the Collingwood Mixed Use Pocket immediately adjacent to properties on the Heritage Overlay that:

- Encourage the street wall height to not exceed that of the façade of the adjacent heritage building, noting that there a number of circumstances where a two storey juxtaposition between the height of the heritage building and newer development already exists.
- Encourage front setbacks to match those of the adjacent heritage place.
- Where the new development is on a site that is wider than the adjacent heritage place allow the height and setback to transition over part of that site equal in width to the adjacent heritage place.

8. Built Form Recommendations

A DDO applied to the Collingwood Mixed Use Pocket should include provisions to complement but not replicate policy within Clauses 22.02 & 22.10 of the Yarra Planning Scheme to inform new development.

Having regard to the Built Form Testing utilising modelling prepared by Hansen Partnership, we recommend the following built form controls be applied through a DDO to ensure an appropriate balance is struck between new development and the retention of heritage values within the study area.

Built Form Element	Requirement	Rationale
Retention of existing heritage fabric	Retain the main roof form of 'individually significant' places including lanterns, skylights, vents or chimneys. Retain the three-dimensional form as viewed from the public realm to avoid 'facadism' (preferred)	Retention of the visible roof form and associated elements of 'individually significant' buildings is necessary to retain their three-dimensional form and legibility as buildings in-the-round. A discretionary control is appropriate given the variation in roof forms and their visibility from the street.
Facade height (infill development in the Heritage Overlay)	Match the parapet height of adjacent taller heritage building (preferred)	To ensure new built form responds to the heritage context. A preferred height is appropriate given the variation in heights within the Mixed Use Pocket.
Facade height (development abutting land subject to the Heritage Overlay)	Match the parapet height of adjacent taller heritage building (preferred)	To ensure new built form responds to the abutting properties subject to the Heritage Overlay. A preferred height is appropriate given the variation in heights within the Mixed Use Pocket and to allow for the existing variance in street wall heights.
Street wall setback (infill development in the Heritage Overlay)	Match the setback of adjacent heritage building with the lesser setback (preferred)	To ensure new built form responds to the heritage context. A discretionary control is appropriate given the variation in street wall setbacks within the Mixed Use Pocket.
Street wall setback (development abutting land subject to the Heritage Overlay)	Match the setback of adjacent heritage building with the lesser setback (preferred)	To ensure new built form responds to the neighbouring properties subject to the Heritage Overlay. A discretionary control is appropriate given the variation in street wall setbacks within the Mixed Use Pocket.
Upper level setbacks where the roof form and associated elements are visible from the street (development in the Heritage Overlay)	Set new development back behind the main roof form. (preferred)	To ensure that the new development responds to the heritage form of the building and respects their three-dimensional form and legibility as buildings in-the-round. A discretionary control is appropriate given the variation in roof forms and their visibility from the street.
Upper level setbacks where the roof form and associated elements are	Minimum 6m (preferred)	A 6m upper level setback from the street wall of new infill development will ensure the heritage terrace

not visible from the street (development in the Heritage Overlay - excluding 117 Wellington Street)		form remains the prominent element within the streetscape. A discretionary control is appropriate to allow for the variety of built form within the Mixed Use Pocket.
Upper level setback (117 Wellington Street)	Minimum 11m (mandatory)	The former Woollen Mills Weaving Building at 117 Wellington Street is the largest un-redeveloped site within the Mixed Use Pocket, and occupies as site approx. 60m wide by 200m long. A setback of 11m represents two façade bays (5.5m each) or one structural bay (11m) and this will allow the three-dimensional form of this large heritage building to be retained. It is therefore considered that a mandatory 11m setback is appropriate and is required to ensure the primary of the single storey street edge is maintained.
Building height on commercial buildings (development within the Heritage Overlay)	New upper level built form occupies no more than one quarter of the visible built form when viewed from the opposite side of the street. (preferred)	Ensures that new development does not visually dominate the existing heritage building. A discretionary control is appropriate to allow for the variety of non-residential built form within the Mixed Use Pocket.
Building height on industrial buildings (development within the Heritage Overlay)	1:1 heritage street wall to new built form ratio when viewed from the opposite side of the street. (preferred)	Ensures that new development does not visually dominate the existing heritage building by requiring that new upper level built form is no greater than the volume of the heritage façade when the site is viewed from the opposite side the street. A discretionary control is appropriate to allow for the variety of appropriate design responses on this large site.
Building height on residential buildings (development within the Heritage Overlay)	New upper level should be partially concealed when viewed from the opposite side of the street. (preferred)	Ensures that new development does not visually dominate the existing heritage building by requiring that new upper level built form to be largely concealed when viewed from the opposite side the street. A discretionary control is appropriate to allow for the variety of residential built form within the Mixed Use Pocket.

8.1 Additional Guidance

In addition to the above recommended controls relating to street wall height, upper level setback and visibility of new built form, we recommend that the following design objectives be included within the DDO.

- 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 heritage buildings 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.
    - Generally utilise visually lightweight, but high quality, materials that create 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 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.

Appendix 1: Collingwood Slope Precinct Citation - HO318

Component streets include:

- Cambridge Street,
- Oxford Street,
- Peel Street,
- Wellington Street.

Statement of Significance

What is significant?

Development of the Collingwood Slope[3] began in 1839 when S A Donaldson acquired the major portion of the area, consisting of lot 52 and part lots 53 and 68, and George Otter acquired the northern portion, consisting of part of lot 73.

The pattern of streets, determined by the government's pre-auction survey, yielded large allotments in a gridiron pattern ideal for speculation and intense subdivision.

Subdivision of these allotments commenced in 1848 (lot 73) and 1849 (lots 52 and 53), and by 1853 the whole of the area, bounded by Smith, Johnson and Wellington Streets and Victoria Parade, was built upon. The area was originally known as East Collingwood. It fell outside of the *Melbourne Building Act* 1849 and was rapidly developed in a relatively unplanned manner by speculators, as a place of small shops and cottages, many of timber.

By the early 1860s, Wellington Street rivalled Smith Street as a commercial precinct and many of the boot and brewing premises established on the Collingwood Slope had spread to the Flat and beyond. While the area contained predominately working class housing and manufactories of varying types, the southern area near Victoria Parade included some grander houses including Portia and Floraston, as well as a number of churches, schools and Dr Singleton's Dispensary in Wellington Street.

In 1883, Foy and Gibson established what was to become a retail and manufacturing empire in the area, when they opened a shop in Smith Street. From then until the 1920s, the entire block bounded by Smith, Wellington, Peel and Stanley Streets (originally occupied by houses, small factories and hotels) underwent a transformation into an industrial landscape which remains externally substantially intact. This major expansionary phase brought woollen mills, clothing manufacture, hosiery, bedding, metal goods and cabinet manufacture to the Heritage Overlay Area at a scale unprecedented in Melbourne at the time; this is reflected in the substantial warehouses which remain today. The Foy and Gibson Complex is on the Victorian Heritage Register and hence is not in the Heritage Overlay Area but forms a major part of the history and context of the Heritage Overlay Area.

By the early 1890s the first phase of development in the area as a whole was almost complete but has since been eroded by mostly post-Second War development.

The MMBW plan of 1898 shows street trees in approximately the locations of the existing plane trees in Peel St as part of the urban fabric extant by the turn of the century. No trees were shown in Stanley St.

<u>Main development era</u>

The main development period evident in the heritage overlay is that of the Victorian era. There is also a contribution from some well preserved Edwardian-era and inter-war factory buildings and individually significant places of all eras.

[3] 44 Extends from Stanley Street south to Peel. Street and includes Little Oxford, Oxford, Cambridge and Wellington. Streets, adjoining the Collingwood Flat.

Contributory elements

The Collingwood Slope Heritage Overlay Area includes contributory residential buildings as typically (but not exclusively) attached Victorian-era mainly two-storey houses having:

- Pitched gabled or hipped roofs, with facade parapets;
- Row house form;
- Face brick (red, bichrome and polychrome), or stucco walls;
- Corrugated iron roof cladding, with some slate roofing;
- Chimneys of either stucco finish or of face brickwork (with moulded caps);
- Post-supported verandah elements facing the street, with cast-iron detailing;
- Less than 40% of the street wall face comprised with openings such as windows and doors;
- Narrow front paved front yards, originally bordered by typically timber or iron picket front fences of around 1m height.

The Collingwood Slope Heritage Overlay Area also includes contributory residential buildings as typically (but not exclusively):

- Victorian-era shops and residences
    - In an attached and mainly two-storey form with the elements described above for residences; and
    - With timber-framed show windows, shopfront plinths, recessed shopfront entries, and zero boundary setbacks;
- Well preserved buildings including mainly two storey industrial buildings from pre Second War era, with zero side and front boundary setbacks.
- Mature street tree plantings (plane trees) in Peel Street; and
- Public infrastructure, expressive of the Victorian-era such as bluestone pitched road paving, crossings, stone kerbs, and channels, and asphalt paved footpaths.

Also a significant landmark within the heritage overlay (but not part of it because of its listing on the Victorian Heritage Register) is the Foy and Gibson complex with:

- Face red brick walls, in a parapeted form
- Cemented dressings to parapets
- One, two and up to five floor levels
- Timber famed windows and large entry doorways, originally with boarded ledged and braced doors;
- Less than 40% of the street wall face comprised with openings such as windows and doors, symmetrically arranged on the street facade.

How is it significant?

HO318 Collingwood Slope Heritage Overlay Area is **socially, aesthetically and historically** significant to the City of Yarra (National Estate Register[NER] Criteria E1, A4)

Why is it significant?

The Collingwood Slope Heritage Overlay Area is significant:

- As a remnant area of substantially 19th mixed commercial, residential and industrial development that once typified the area and is distinguished by its high integrity with many surviving original shopfronts;
- For the contribution provided by well preserved Edwardian-era and inter-war factory buildings;
- For the area's historic context created by the massive and substantially intact former Foy and Gibson factory/ warehouse complex, a red brick and rendered complex dating predominantly from the late nineteenth and early twentieth century. The complex is characterised by a strong sense of mass and a consistency of materials (predominantly red brick with rendered dressings). The former Foy and Gibson complex is of particular significance: this retail and manufacturing empire, established in 1883, was an early example of a new type of retail venture which was based on the earliest department

stores in Europe and the United States. The complex was also considered to be technologically advanced for its large scale use of steam and electric power;

- As a destination for many Melbournians who were employed here (particularly, the former Foy and Gibson complex), and to members of the community who travelled both from within the local area, and from further afield, to shop there and at the Foy and Gibson stores;.
- For the early street layouts, together with most original bluestone kerbs and guttering survive. These elements provide an appropriate setting for this collection of buildings and the mature *Platanus*sp. street trees further enhance the period expression of the Heritage Overlay Area; and
- For key buildings of individual historical and architectural significance.

Appendix 2: Victoria Parade Precinct Citation – HO336

Component streets include:

- Cambridge Street,
- Mason Street,
- Oxford Street,
- Victoria Parade.

Statement of Significance

What is significant?

Early development

The Victoria Parade Heritage Overlay Area is located at the southern boundary of Collingwood on Crown Portion 52 and includes buildings from the second wave of building development in Collingwood, occurring during the 1880s and 1890s.

1880s-1890s development

The Clement Hodgkinson 1850s map shows a terraced building of six timber houses in Cambridge St, replaced in 1892 by John Raphael's Cambridge Terrace. Further south in Cambridge Street a timber house was replaced in 1891 by a two-storey terrace with unusual cast iron lacework. This was the second phase of the area's development.

By the early 1880s, a number of villas had been constructed in Victoria Parade, including Portia (15 Victoria Parade) and Floraston (39 Victoria Parade). The mansion Walmer (now demolished), at 41-47 Victoria Parade, was set well back on a deep site which backed onto Mason Street and had a large front garden. The site is now occupied by the Melbourne District Nursing Society's After Care Hospital (1926-36).

The former Cambridge Street School (SS. 1895) is the largest non-residential contributory building within the area. Built to replace three smaller schools in Collingwood, it was opened in September 1877. In the early 1920s, the school was granted Higher Elementary School status and was renamed Cambridge Street Central School. The school later operated as the Collingwood English Language School.

The former St Saviour's Church of England, a bluestone Gothic Revival church, was built in 1874-75 next to the school site, on the corner of Oxford and Mason Streets, and enlarged in 1879. The church operated as the Holy Virgins Protection Russian Orthodox Church from 1958.

The MMBW Detail Plan 1208 of 1898 shows the infrastructure which prevailed in the area, with street trees shown in Cambridge St, gas lights, post boxes, pitched crossings in Victoria Parade, plus asphalted and flagstone footpaths.

Transport

Cable trams ran along the outbound lane of Victoria Parade from 1886. With electrification in the late 1920s, the tracks were moved to the central reservation and ornamental overhead wire supports erected.

Main development era

The main development period evident in the Victoria Parade Heritage Overlay Area is that of the Victorian era with a contribution from the Edwardian-period.

There is also a contribution from a well preserved inter-war building and individually significant places of all eras.

Contributory elements

The Heritage Overlay Area contributory elements include (but not exclusively) mainly attached Victorian-era two-storey houses having typically:

- Pitched gabled or hipped roofs, with some facade parapets,
- Two storey wall heights but with some one-storey houses,
- Face brick (red, dichrome and polychrome) or stucco walls;
- Slate and corrugated iron roof cladding, , with some Marseilles pattern terra-cotta tiles;
- Chimneys of either stucco finish (with moulded caps) or of face red brickwork with corbelled capping courses;
- Post-supported verandah elements facing the street, set out on two levels as required with cast-iron detailing;
- Less than 40% of the street wall face comprised with openings such as windows and doors; and
- Front gardens, originally bordered by typically iron or timber picket front fences of around 1m height;

Contributory elements also include:

- Corner shops and residences with ground level display windows and zero boundary setbacks.
- Victorian-era landmark religious and educational buildings, dominant in scale to the rest of the heritage overlay
- Well preserved buildings from the inter-war era;
- Mature street tree plantings (planes and elms); and
- Public infrastructure, expressive of the Victorian and Edwardian-eras such as some bluestone pitched road paving, crossings, stone kerbs, and channels, and asphalt paved footpaths.

How is it significant?

HO336 Victoria Parade Heritage Overlay Area, Collingwood is **aesthetically** and **historically** significant to the City of Yarra (National Estate Register[NER] Criteria E1, A4)

Why is it significant?

The Victoria Parade Heritage Overlay Area is significant:

- As a substantially intact collection of middle class late nineteenth century residential building stock, supported by key commercial, institutional and religious buildings, demonstrating, as a group, the functions of nineteenth century daily life, and representing the second generation of building development having replaced mainly small timber, buildings dating from the first urban settlement of Collingwood in the 1850s;
- For the Victoria Parade frontage to the area, as an important and elegant boulevard entrance to central Melbourne, containing an impressive collection of predominantly two storey Victorian-era residences, hotels and shops; and
- For the early street layouts, together with some original bluestone kerbs and guttering and mature planes and elms, providing an appropriate setting for this important collection of buildings.

DRAFT FOR REVIEW

Nos. 18, 20 and 22 Derby Street Collingwood

Including HO 102 which Comprises

Nos. 10, 12, 14 and 16 Derby Street Collingwood

Heritage Assessment



Nos. 18, 20 and 22 Derby Street, Collingwood

Prepared for

City of Yarra

By

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June 2018

Nos. 18, 20 and 22 Derby Street, Collingwood and HO 102
(including Nos. 10, 12, 14 and 16 Derby Street)

1.0 Introduction

1. Nos 18, 20 and 22 Derby Street, Collingwood, adjoining HO 102 on the eastern side of Derby Street have been assessed for their potential for inclusion in a Heritage Overlay Area. In summary, it is recommended that these properties are included in an existing Heritage Overlay i.e. HO 102.

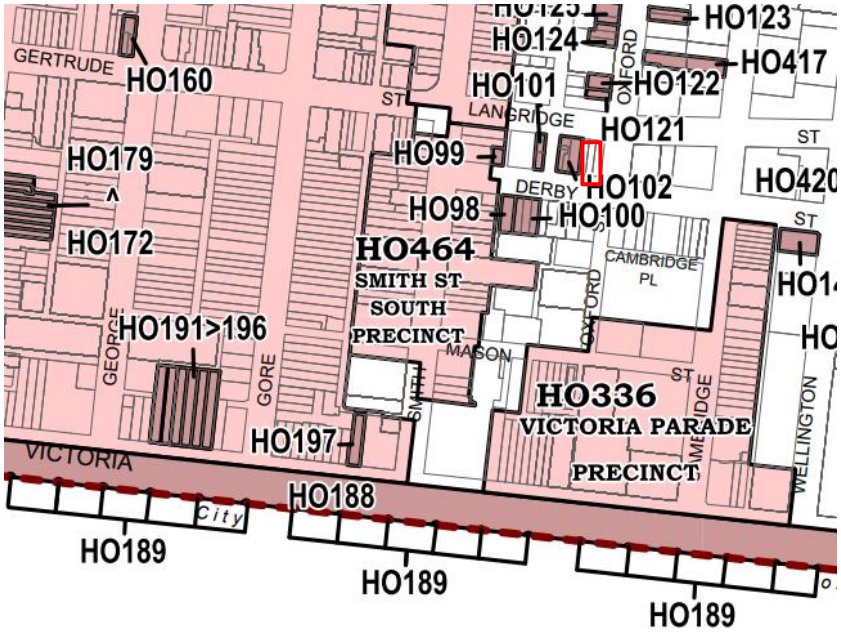


Figure 1 Heritage Overlay Map showing Nos. 18 – 22 Derby Street and nearby Heritage Overlay Areas.

2. These properties are mentioned in the citation for Nos. 10 – 16 Derby Street in the *Collingwood Conservation Study Review May 1995*, prepared by Andrew Ward. Under "Integrity" it states: "Good. Forms a visual unit with adjoining Nos 18-20".

3. In the *Collingwood Conservation Study* prepared by Andrew Ward earlier in 1989, the Collingwood Slope had been identified as a historic precinct and a citation was prepared. In part it states, *Viz.*:

> Today, the principal architectural elements of this precinct are as follows:
>
> - the remnant residential areas, consisting of the Victoria Parade terraces, and the Cambridge Street and Derby Street terraces, which contrast with the working class cottages and row houses of Mason Street, Bedford, Napoleon Streets and elsewhere.
> - the remnants of the brewing/distilling industry,
> - the charitable/religious institutions,
> - the Smith Street shopping centre,
> - the Foy and Gibson complex.
>
> They are dramatically combined on a sloping site which affords surprising glimpses of nearby prominent structures, such as the brewery towers and which retains

extensive sections of bluestone pitcher pavements, back fences and back streets which together form the essence of working class Collingwood.

Significance

The Collingwood Slope precinct is of importance at the metropolitan level for its early, post gold rush role of accommodating Melbourne's burgeoning population following imposition of the Melbourne Building Act provisions of 1849. It is of primary importance for its collection of brewery/distillery related buildings, at the State level and is of similar note for its retention of the manufacturing and warehousing buildings of the Foy and Gibson empire. The precinct offers valuable insights into the nature of Collingwood's mid-late Victorian residential environments and is important also not - only as the first portion of the municipality to be intensely developed but also for its role in nurturing Collingwood's other fledgling industries for which it was to later become noted and including the clothing, textiles and boot trades. [Emphasis added.]

The Collingwood Slope is important for the way in which its contemporary environment expresses the complex changes wrought within it since the 1850's.[1] [Emphasis added.]

4. While this citation covers the whole of the Collingwood Slope historic precinct identified by Andrew Ward, some aspects are directly applicable to Derby Street.

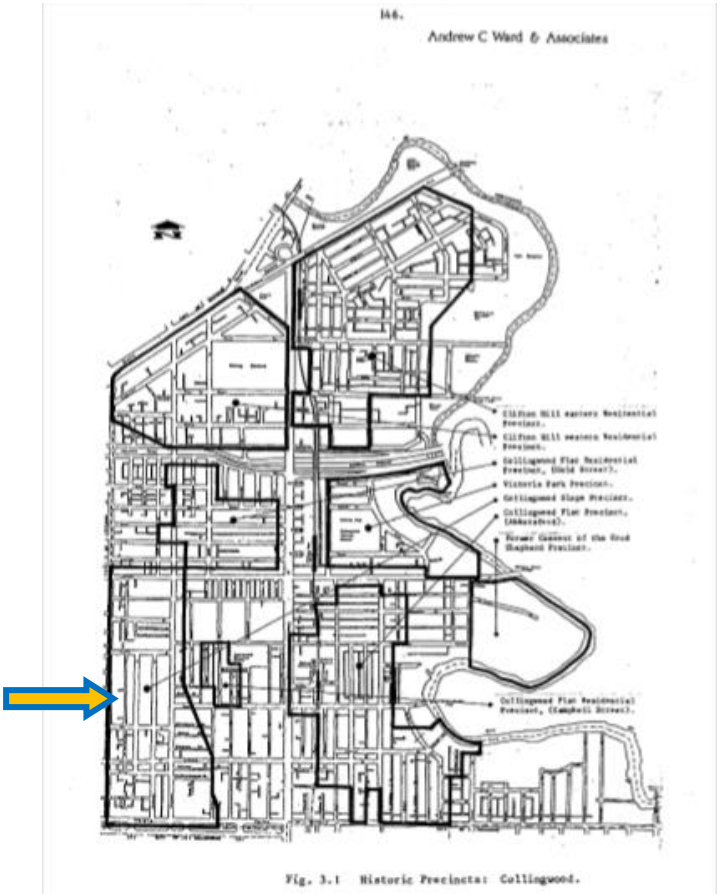


Figure 2 Historic precincts identified in the Collingwood Conservation Study *1989. The Collingwood Slope Historic precicnt is arrowed.*

[1] Andrew C Ward & Associates. *Collingwood Conservation Study.* 1989. Vol. 1, p. 155.

5. During the fieldwork survey undertaken for *the City of Yarra Heritage Review*, prepared by Allom Lovell & Associates in 1998, Nos. 18, 20 and 22 Derby Street, Collingwood were identified as being of potential heritage significance. However the broader area is shown on the fieldwork map as not being included in a heritage precinct as a result of some direction from the City of Yarra at that time. The underlying brief for that study was to review the then existing heritage citations and to expand and update them and to add additional citations for some significant places within a budget/scope constraint. It is probable that this is why Nos. 18 – 22 Derby Street were not reviewed further at that time.

6. The *City Of Yarra Heritage Gaps: An Over View* prepared by Graeme Butler & Associates in 2004 did not include them either. The nearest property indicated as being assessed was Nos. 41 – 45 Derby Street, Collingwood. In fact these are the only properties in Derby Street which were listed in the Gaps Study. No further information has been found which sheds any light.

7. The *2008 Gaps Study, Stage 1*, prepared by Graeme Butler & Associates, also only addressed Nos. 38 – 45 Derby Street. The *Lovell Chen Gaps Study of 2012* did not address Derby Street nor did the *City of Yarra Heritage Gaps Review One 2013*. However, a recent physical survey of Derby Street highlighted the fact that these buildings are Victorian double-storey dwellings and a former shop which have a similar level of contributory significance as other buildings in Derby Street which are in or proposed to be in Heritage Overlays and hence they have been re-assessed.

2.0 Methodology

8. This heritage assessment has been prepared having regard to Planning Practice Note 1: Applying the Heritage Overlay (PPN1) and the gradings for heritage places as defined in Council's heritage policy at Clause 22.02 of the Yarra Planning Scheme.

9. Each of the buildings has been visually inspected from the street and historic research has been conducted using Certificates of Title, City of Collingwood Rate Books, historic plans and photographs and secondary sources.

10. A comparative analysis has been made against the Statements of Significance for the abutting precinct, HO 102, and similar places already included in a Heritage Overlay area in the immediate vicinity, i.e. Derby Street and the south part of Cambridge Street, to determine whether these buildings warrant inclusion as part of HO102 or as a separate Heritage Overlay.

11. There is also some common history between Nos. 18, 20 and 22 Derby Street and those abutting in HO 102 (Nos. 10 – 16 Derby Street), but the architectural description is different as is typical in many heritage precincts. Nevertheless they were constructed contemporaneously during the redevelopment of Derby Street from wooden buildings to masonry buildings and it is considered that it is more appropriate to include Nos. 18, 20 and 22 Derby Street in the same Heritage Overlay as Nos. 10, 12, 14 and 16 Derby Street i.e. HO 102.

12. Information contained in the existing citations for Nos. 10, 12, 14 and 16 Derby Street has been incorporated into a revised Statement of Significance included in this assessment.

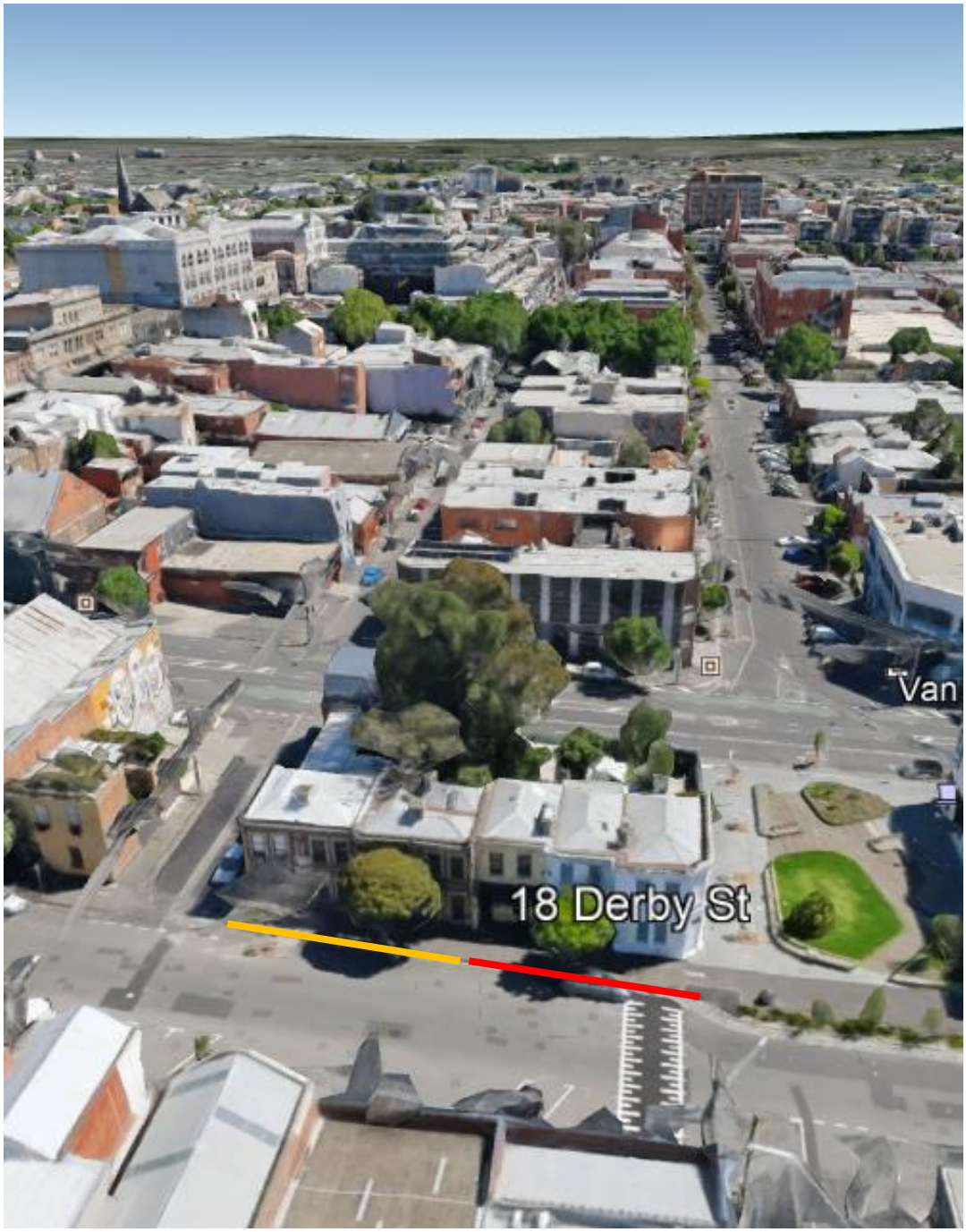


Figure 3 Aerial view of Nos. 18, 20 and 22 Derby Street, Collingwood are indicated by the red line. Nos. 10 – 16 Derby Street are indicated by the orange line.

Source: Google Earth



Figure 4 Nos. 18, 20 and 22 Derby Street, Collingwood. June, 2018.



Figure 5 The view of Nos. 18, 20 and 22 Derby Street, Collingwood from Langridge Street. June, 2018.

3.0 History

13. The first land sales of "The whole of that portion of land contained within the present Victoria Street, Smith Street, Alexandra Parade and Yarra River limits was alienated on 13 February 1839".[2]

14. Nos. 10 – 22 Derby Street are part of Crown Portion 52, Parish of Jika Jika County of Bourke. Portion 52 and 53, and 68 abutting to the north, were purchased by S A Donaldson. Sir Stuart Alexander Donaldson "sent James Graham as his agent to Melbourne [in 1839 where he], bought town and suburban land there and became a trustee of the Port Phillip Association".[3]

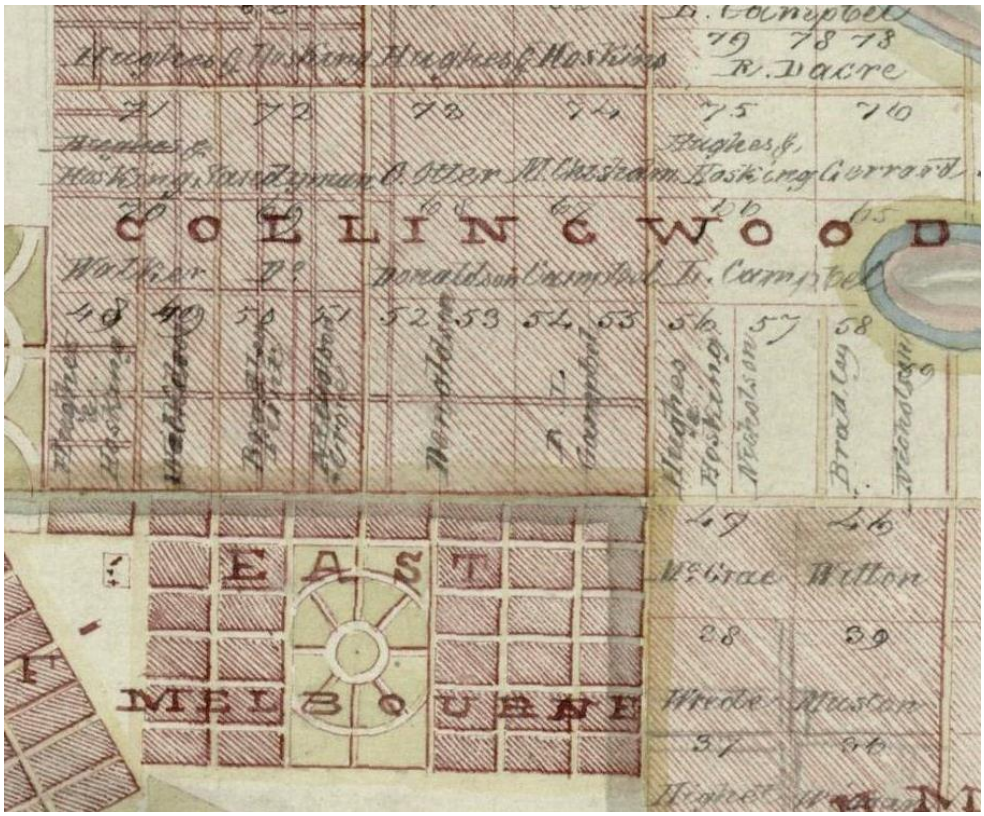


Figure 6 Jika Jika and Melbourne no. 18. [1851-1852]

Source: State Library of Victoria. Vale Collection.

[2] Andrew C Ward & Associates. *Op. cit.*. Vol. 1, p. 34.

[3] Draper, Sandra. "Donaldson, Sir Stuart Alexander (1812 – 1867). *Australian Dictionary of Biography.*

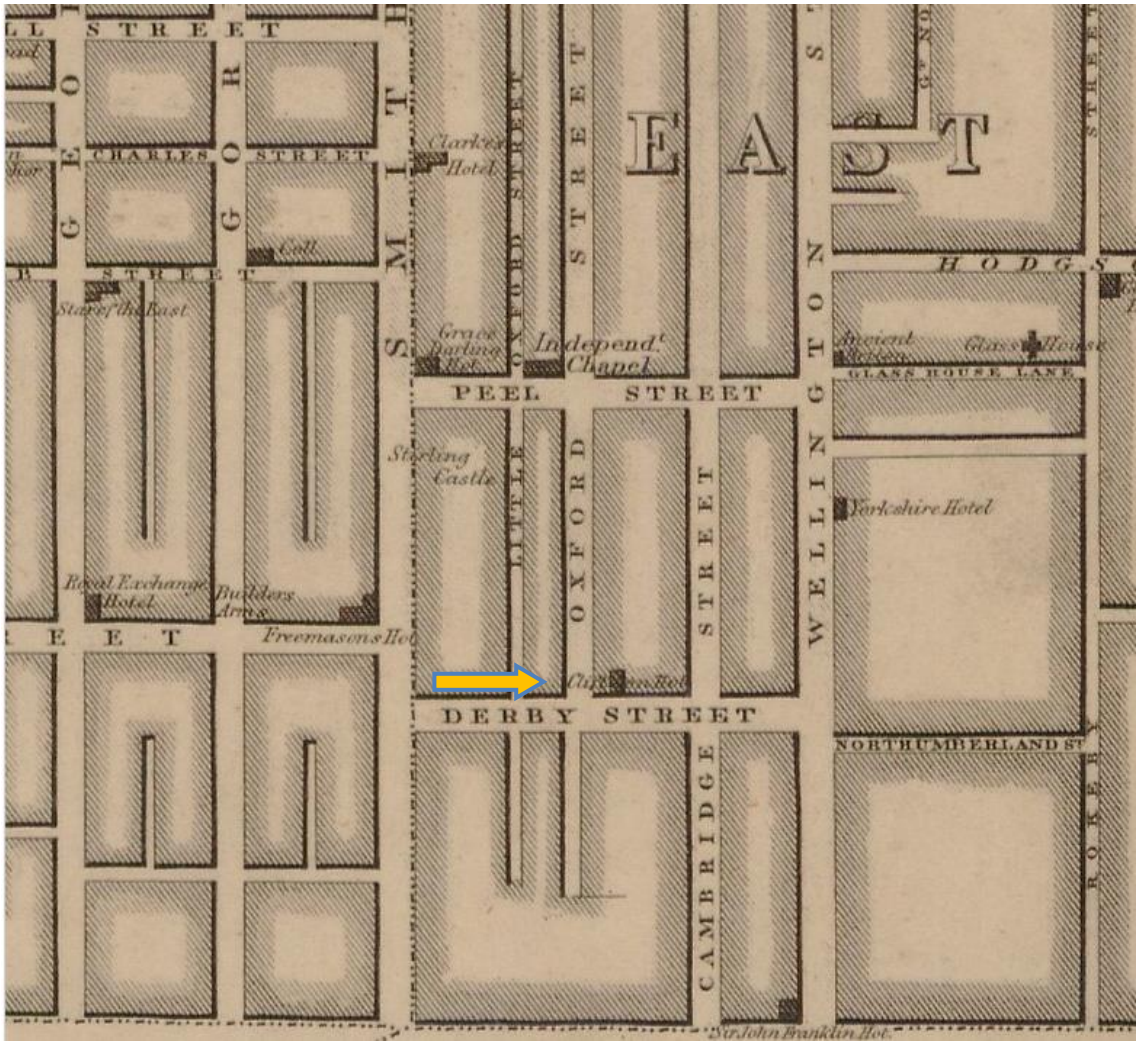


Figure 7 James Kearney. Melbourne and ts Suburbs. 1855.

The site of Nos. 18, 20 and 22 is arrowed.

Source: State Library of Victoria. Map Collection.

15. The Clifton Hotel, a stone building now demolished, is shown just east of Oxford Street. In the 1860s and part of the 1870s a Common school was located west of the hotel on the corner of Oxford Street.

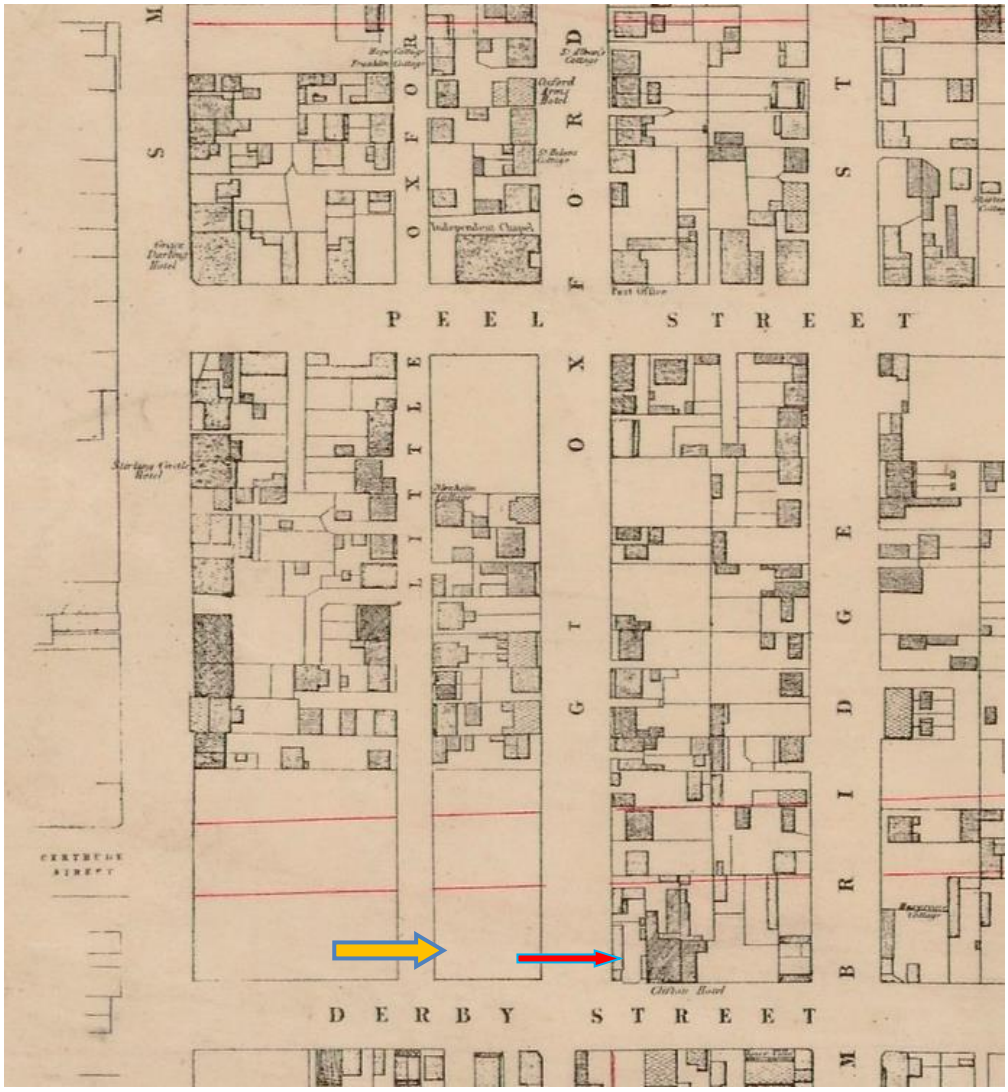


Figure 8 Clement Hodgkinson. Plan shewing the streets and buildings in existence in East Collingwood on January 1st 1858. (Scale 1 : 4000).

Source: State Library of Victoria. Map Collection.

16. The site of Nos. 10 – 22 Derby Street remain vacant (yellow arrow). Langridge Street had not yet been formed and the future alignment is indicated by parallel red lines. Note the Clifton Hotel and the form of the Common School building. (red arrow)

17. Kearney's and Hodgkinson's plans show that the land abutted by Smith, Derby, Little Oxford and Oxford Streets, generally south of the alignment of Gertrude Street, remained in largely undeveloped lots compared with land to the east and north and that the existing street alignment and names had been largely determined other than for Langridge Street. Gertrude Street came to a dead end at Smith Street, due to haphazard private development in Fitzroy, but the future location of Langridge Street is shown aligned just north of the Derby Street blocks. The dwellings are located on the infamous Collingwood Slope which amongst other things caused drainage and sewerage problems on the Collingwood Flat to the east.

18. The Collingwood *Rate Book* for 1864 shows that Derby Street was first developed with mostly wooden houses and shops, a stone hotel (the Derby, later the Clifton Hotel), a stone shop, a workshop and two or three plaster (stucco or render) houses.

19. The *Collingwood Conservation Study* notes *Viz.:*

> … by 1853 the whole of the precinct was occupied with small cottages and shops spilling outside of the Melbourne Corporation area as a result of the building restrictions imposed by the Melbourne Building of 1849.[4]

20. Collingwood was experiencing a population boom and the *Study* goes on, *Viz.:*

> In 1849, the NSW legislature passed the Melbourne Building Act. It prohibited the construction of timber dwellings within the Melbourne City boundaries and by so doing served to encourage building activity in areas further afield. East Collingwood was one of these. "We cannot build fast enough with brick or stone," observed the *Argus*. "The only alternative appears to be the immediate erection of wooden buildings … just outside the boundaries indicated by the Building Act."[5]

21. Nos. 10 – 22 Derby Street are the first and only buildings to have been constructed on their lots.

22. In 1868, the land comprising the eastern portion of the block between Little Oxford and Oxford Streets (Nos. 10 – 22 Derby Street) was owned by William Joseph Dale, and the western portion by John Stott. The *Rate Book* for 1868 indicates that Stott was the owner of two 4-room brick houses under construction.

23. By 1869, Dale had built two 4-roomed houses on the western part of his land while the eastern portion was still vacant. Stott retained ownership of Nos. 10-12 Derby Street until they were acquired by George Rushall in 1877. The ownership of Nos. 14-16 passed to Richard Aysh in 1874. Aysh, a mason, lived in No. 14 until 1892; the other three houses were occupied by tenants.

24. The Rate Book for 1870 shows that Dale still retained two lots of vacant land with a Nett Annual Value (NAV) of £10. In 1871 the vacant land closest to Oxford Street had been acquired by James Alfred Bower. At least one of Dale's houses appears to have been acquired by Charles Dimment. James Bower was a grocer who occupied a wooden (recorded once as stone) shop in Derby Street, east of Oxford Street and near, or next to, the Derby, later the Clifton, Hotel as early as 1863. By 1872 Bower is recorded as being the owner and occupier of a brick shop [on the corner of Oxford Street], with a NAV of £32. He also owned and occupied the brick house next door, now No. 20 Derby Street, which had a NAV of £22 and owned, but rented out, the next house (now No. 18 Derby Street) to Thomas Prebble, a secretary and also an accountant.

25. Certificate of Title Vol. 349, Fol. 69773 shows that the land was still held in a single parcel by Bower in 1870. It had a combined frontage of 50 feet (15.8 metres) i.e. the equivalent of the three existing blocks. It also records a transfer but Certificate of Title Vol. 7240, Fol. 1447904 shows that the land now comprising Nos. 18, 20 and 22 Derby Street was still held in one parcel in 1948 by Adelaide Rita Dorothy Laurie, of 452 Glenferrie Road, Kooyong, married woman. Subsequently an application(s) was made to convert the old titles to Torrens titles and the existing three parcels of land were purchased by the occupants. The *Rate Book* for 1900 shows three brick houses owned by the Trustees Executors Agency Co. indicating that James Bower had died. Mrs Bower still lived at No. 22 Derby Street, then numbered No. 18.

26. The land, now No. 18 Derby Street, was transferred on 8 October, 1962 with the proprietor becoming Alexander Ferdinand Jarv, a brick burner, then residing at No. 18 Derby Street. (Certificate of Title, Vol. 8408, Fol. 842)

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4 Andrew C Ward & Associates. Op. cit. Vol. 1, p. 145.

5 Ibid. Vol. 1, p. 43.

27. The land, now No. 20 Derby Street, was transferred on 3 May, 1991 with the proprietor becoming Loukas Diakoloukas on 1 September, 1989. He was also then residing at No. 20 Derby Street. (Certificate of Title, Vol. 10019, Fol. 926).

28. The land, now No. 22 Derby Street, was transferred on 26 February, 1960 with the proprietor becoming Angelo Apollonio, a mechanic, then residing at No. 22 Derby Street. (Certificate of Title, Vol. 8259, Fol. 165)

29. The lots did not extend to Langridge Street as they do presently – they were separated from lots at the rear by a fence. Originally they all had rear verandahs, pitched yards containing closets and bathrooms. They now all have various rear additions and vehicle access from Langridge Street. No. 22 Derby Street is shown as having a cellar.

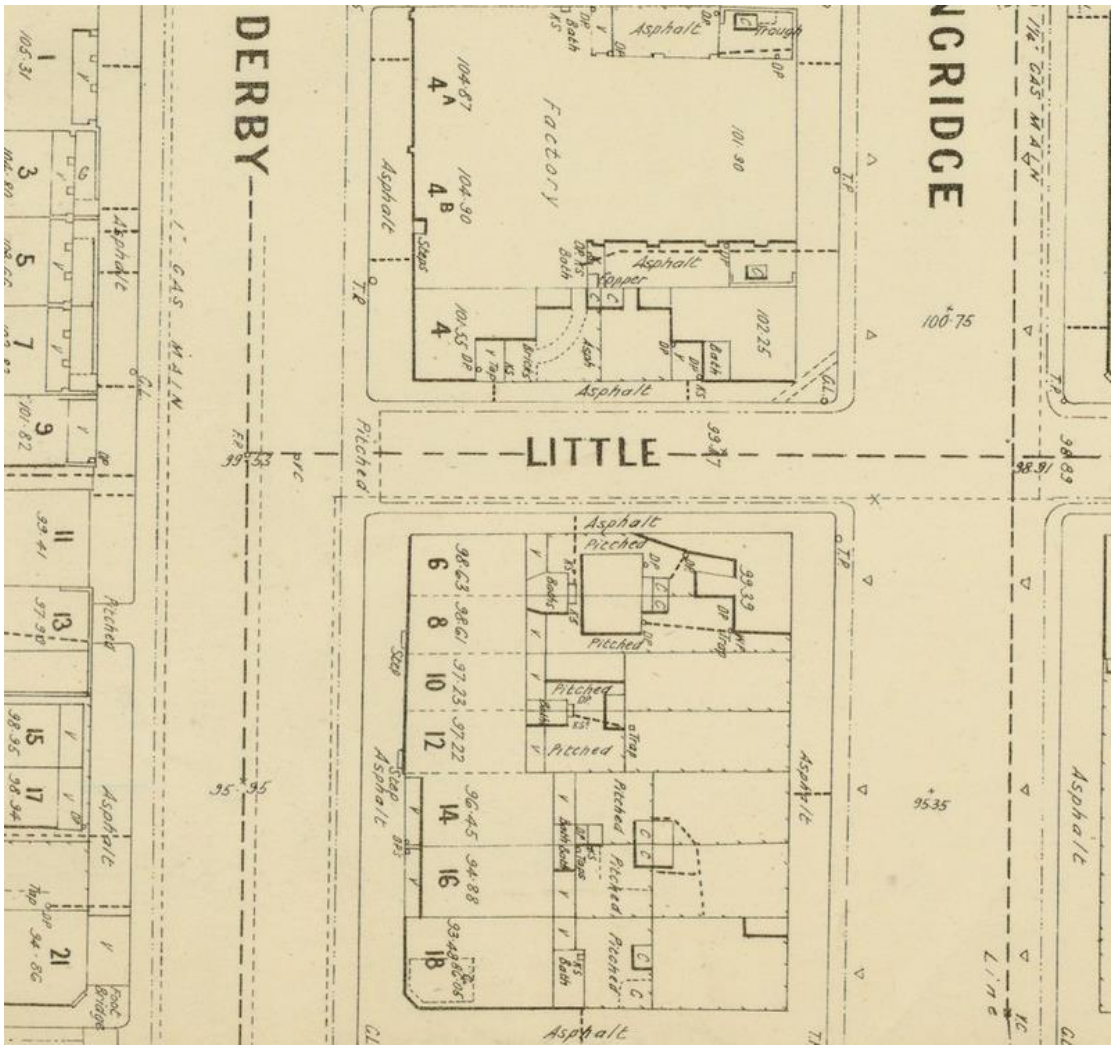


Figure 9 Melbourne and Metropolitan Board of Works. City of Collingwood. Detail Plan No. 1208. 1899. Scale: 40′ : 1″ (1 : 480).
Nos. 18, 20 and 22 Derby Street are numbered 14, 16, 18 on this plan. Nos. 10, 12, 14 and 16 are numbered 6, 8, 10 and 12.

Source: State Library of Victoria. Map Collection.



Figure 10 The Collingwood Slope c.1886.

Source: Yarra Libraries.

30. The caption in *Remembering Melbourne 1850 - 1960* published by the Royal Historical Society of Victoria states that the photograph was taken from Johnston Street. St Joseph's Church is in the background to the right. This photograph gives an idea of what Derby Street would have been like in James Bower's time – timber cottages, single and double-storey masonry dwellings and local shops all existing cheek-by-jowl.

4.0 Nos. 10, 12, 14 and 16 Derby Street



Figure 11 Nos. 10 – 16 Derby Street, Collingwood.

31. This information is contained in the existing citation and has been augmented as necessary.

Description

32. The terrace at 10-16 Derby Street, Collingwood, comprises four two storey attached bi-chromatic brick dwellings arranged as mirror-image pairs. The walls are of face brown brick, with cream brick dressings. Cream brick quoining at the buildings' corners, and between each dwelling combines with similar quoined window dressings to accentuate the unusual proportions, particularly of the ground floor facades, which are dominated by the large, off-centre openings. At ground floor level, each dwelling has a four-panel timber door with a multi-light highlight above and a single window opening to one side, whilst at first floor level there are two window openings. They originally contained typical timber-framed double-hung sash windows which have been removed at Nos. 14 and 16 Derby Street, evidently since the citation was updated in 2008. The sills are bluestone. The group did not have verandahs or balconies originally. The corrugated steel roof is concealed behind an unpainted rendered parapet which has a simple cornice and is decorated with urns, only one of which remains. The roof is penetrated by bi-chromatic brick chimneys with unpainted rendered caps.

Integrity

33. There is a high degree of intactness with no obvious alterations being apparent other than for the loss of the window joinery to Nos. 14 and 16 Derby Street and which could be reinstated easily.

5.0 18 Derby Street, Collingwood



Figure 12 No. 18 Derby Street, Collingwood. June, 2018.

Description

34. No. 18 Derby Street forms a pair with No. 20 as indicated by the curved and continuously moulded parapet. It is a double-storey rendered dwelling, with ruled ashlar, on a bluestone plinth, with a symmetrically-placed, pair of timber-framed, double-hung sash windows, surrounded by moulded rendered architraves, at the upper level. At the ground level is a centrally-located single typical Victorian window, with staff bead mouldings, a bluestone sill, and a four-panel timber door, with a highlight, to the west side. The staff bead is indicative of a date of 1860-70s. The verandah comprises a timber-framed corrugated steel roof and a cast iron valence set between end wing walls and supported on moulded consoles and with a pool fence balustrade and concrete tile paving. It appears to be a replacement for what was probably a timber-framed verandah. The main hipped roof is clad in corrugated steel and is penetrated by a rendered chimney with a moulded cap on the east side. From Langridge Street the rear upper level is visible and contains a single typical Victorian sash window opening.

Integrity

35. There is a high degree of intactness with no obvious alterations being apparent other than for the non-original verandah and balustrade and original door highlight which could be reconstructed easily.

6.0 20 Derby Street, Collingwood



Figure 13 No. 20 Derby Street, Collingwood. June, 2018.

Description

36. No. 20 Derby Street forms a pair with No. 18 as indicated by the curved and continuously moulded parapet. It is a double-storey rendered dwelling, with ruled ashlar, on a bluestone plinth. At the upper level is a symmetrically-placed, pair of typical vertically-oriented Victorian windows, surrounded by moulded rendered architraves and supported on small consoles on the east side only. The timber-framed sashes are lacking. At the ground level is a centrally-located typical Victorian window opening, with staff bead mouldings and a bluestone sill, and a non-original timber door to the east side. The staff bead is indicative of a date of 1860-70s. The verandah is lacking but the rendered string course indicates the location of its roof. It appears that the original verandah was timber-framed. A pair of terracotta waffle vent covers has been inserted into the façade. The main hipped roof is clad in corrugated steel and is penetrated by a rendered chimney with a moulded cap on the east side. From Langridge Street the rear upper level is visible and contains a single typical Victorian sash window opening.

Integrity

37. The building has a high degree of intactness with no obvious alterations being apparent. The timber-framed window sashes, presumed original timber four-panel door, and verandah are lacking but this does not diminish the heritage value of this building. These elements are those which typically have been altered and they could be reinstated easily.

7.0 22 Derby Street, Collingwood



Figure 14 No. 22 Derby Street, Collingwood. June, 2018.

Description

38. No. 22 Derby Street appears to form a group with Nos. 18 and 20 as indicated by the continuously moulded parapet. It is a double-storey rendered building, with ruled ashlar, on a bluestone plinth, with a splayed corner. It was a grocer's shop with a separate integral residence. A cellar is indicated on the MMBW plan in the south-east corner.

39. At the upper level are symmetrically-placed, typical vertically-oriented Victorian windows, surrounded by moulded rendered architraves and supported on small consoles. There are two on the Derby Street (south) elevation and three on the Oxford Street (east) elevation) on the east side only. At the ground level there is a pair of windows on the Derby Street elevation which appear to be an alteration which infilled the original larger shop window as indicated by the sill. On the Oxford Street elevation there is evidence of a similar infilling of a larger shop window and which is clearly indicated by the deliberately exposed timber lintol. On this elevation also is a single recessed door, slightly narrowed but with evidence of a staff bead moulding, and a single window which presumably were for the residential area. The staff bead is indicative of a date of 1860-70s. The door recess has a wrought iron security gate which incorporates "Circa 1872, Derby House". All the timber-framed sashes have been replaced with plain glass sashes as has occurred at Nos. 14 and 16 Derby Street. In the splayed corner is an infilled window opening at the upper level which probably was originally a blind window, possibly for advertising, and a door opening below. The fixed flush panel door and the multi-light highlight window above are not original. Vent covers have been inserted in the door panel at the bottom possibly to vent the cellar. The corner is surmounted by a small triangular pediment supported by moulded consoles on each side. No street verandah is indicated on the MMBW plan and there is no physical evidence of one. The main hipped roof is clad in corrugated steel and there is a chimney at the rear visible from Langridge Street. From Langridge Street the rear upper level is visible and contains a pair of single typical Victorian sash window openings, one being slightly altered. The single storey section at the rear is an addition.

Integrity

40. The building has a high degree of intactness despite alterations to convert it from a shop to a residence. Even so this it is still readily recognizable as having been a shop. The exposed timber lintol is of interest. The timber-framed window sashes, presumed original timber four-panel and/or part-glazed door are lacking but none of these changes diminish the heritage value of this building. There is clear evidence of the dimensions of the shop windows, if not the fenestration details, and the timber-framed sashes are elements which typically have been altered. All of these could be reversed easily.

6.0 Comparison with other buildings in Heritage Overlays in Derby Street and Cambridge Street

41. Derby Street contains individual and groups of Victorian dwellings and shops interspersed by twentieth century buildings which are mostly factories and warehouses which replaced some of the distinctive buildings such as the Common School. Despite this its Victorian origins are evident. A study of the architectural detailing together with the pattern of development revealed by the *Rate Books*, indicates that many of the masonry buildings had been developed by the late 1860s and during the 1870s. The buildings of this era are all comparable to each other. Some have had alterations which minor and/or are reversible.

42. Collingwood, as compared with Fitzroy was not subject to the *Melbourne Building Act* and consequently wooden buildings proliferated compared with masonry in Fitzroy from the outset. There were numerous wooden houses and at least one wooden shop in the 1860s in Derby Street but only one original timber dwelling remains (No. 2 Derby Street). There are face brick and rendered shops and dwellings, some with balustraded parapets, some with mouldings. Some dwellings have arcaded verandahs and corner commercial, buildings have splayed corners and modest pediments – that at No. 45 Derby Street (south-west corner of Cambridge Street)

has a small half-round pediment bearing the date A.D. 1889. On the opposite (south-east) corner No. 62A Cambridge Street has a similarly-shaped brick pediment. Nos. 18, 20 and 22 Derby Street fit in to the precinct comfortably in terms of the pattern and era of development, architectural characteristics and general history of dwellings and local shops. There is also a degree of continuity of this type of development from the south end of Cambridge Street and then continuing west up Derby Street to Smith Street. In relation to Nos. 10 – 22 Derby Street, the comment in the Collingwood *Conservation Study Review May 1995* that Nos. 10 – 16 Derby Street "Forms a visual unit with adjoining Nos 18-20" is well-founded and illustrated below.



Figure 15 *Nos. 10 - 16 Derby Street, Collingwood and Nos. 18 – 22 Derby Street to the right in the background. HO 102. June, 2018.*



Figure 16 *The terrace, Nos. 3 -7 and No. 1 (Derby House) Derby Street, Collingwood, diagonally opposite Nos. 18 – 22 Derby Street. HO 100 and HO 198. June, 2018.*

43. The existing citations in the *Victorian Heritage Database* for Nos. 1- 7 Derby Street indicate that "In 1874, Henry Adamson, plasterer, owned land here and occupied a brick house listed in the Rate Books as 'off Derby Street. No. 1, and the adjoining terrace at Nos. 3-7, were under construction in 1876". This is contemporaneous with, but slightly later than, James Bower's buildings. The Statement of Significance for No. 1 Derby Street, and similarly Nos. 3 – 7 Derby Street, state, *Viz.:*

> The house at 1 Derby Street is of local architectural significance. It is an unusual example of a double-fronted, arcaded terrace-style house, which forms a visual unit with the similarly-styled terrace at Nos. 3-7. As a group these buildings are an important heritage element in an area of Collingwood which has been substantially eroded by later development.

44. One reason for the substantial erosion was the lack of Urban Conservation Controls early on in Collingwood as compared with Fitzroy. The groupings and individual surviving buildings are a significant characteristic of Derby Street today. They demonstrate what Derby Street was like in the 1860s and 1870s when there was a period of change from wooden to masonry construction.



Figure 17 No. 33 Derby Street, Collingwood opposite Nos. 18 – 22 Derby Street. No. 33 Derby Street, is proposed to be included in HO 336, the Victoria Parade Precinct. June, 2018.



Figure 18 *Nos. 45 - 39 Derby Street, Collingwood, east of Nos. 18 – 22 Derby Street. Nos. 45 - 39 Derby Street, are proposed to be included in HO 336, the Victoria Parade Precinct. June, 2018.*

45. Historically, architecturally and physically these buildings provide a link between Cambridge and Derby Streets. They demonstrate the pattern of development of Derby Street as containing dwellings and some shops.



Figure 19 *The Derby Street end of Cambridge Street, Collingwood, which are included in HO 336, the Victoria Parade Precinct. June, 2018.*

46. In general form these buildings are similar to those in Derby Street. Historically and architecturally they link the buildings in both Cambridge and Derby Streets.



Figure 20 No. 2 Derby Street, Collingwood. HO 99. June, 2018.

47. This timber cottage is the last remaining wood building in Derby Street. It was in poor condition but has been refurbished recently. It appears to have been constructed c.1868, about the same time as Nos. 10 – 22 Derby Street and was occupied for decades by Peter Cooper, a carpenter and later retired as a gentleman. Collectively these buildings demonstrate an important part of the history and appearance of Derby Street at its formative time.



Figure 21 No. 8 Derby Street, Collingwood. HO 101. VHD citation.

48. According to the existing citation in the *Victorian Heritage Database* for the Johnston house at No. 8 Derby Street "John Johnston owned vacant land on this site by 1870 and the following year built this brick house. At least until 1892, he remained owner with tenants occupying the house." The Statement of Significance reads *Viz.:*

> The house at 8 Derby Street, Collingwood, is of local architectural significance. It is a remarkably unadorned and, for a two-storey dwelling, unusually proportioned, Victorian house. Its form is clearly visible from Little Oxford Street, to its immediate east. The house contrasts with the far more substantial houses at 1-7 Derby Street, opposite.

8.0 Recommendation

49. The buildings at Nos. 18, 20 and 22 Derby Street are substantially intact to their mid-Victorian period of construction and compare directly with similar 'contributory' buildings contained within the Schedule to the Heritage Overlay insofar as it relates to Derby Street:

    HO 98, 1 Derby Street Collingwood. Adamson house, later Derby House 100805 Individually significant 1876 Derby House

    HO 99, 2 Derby Street Collingwood. House 100925 Individually significant 1875

    HO 100, 3-7 Derby Street Collingwood. Terrace

    HO 101, 10-16 Derby Street Collingwood. Terrace

    HO 102, 8 Derby Street Collingwood. House

50. Given the common and linked history of Nos. 10 – 16 Derby Street and Nos. 18 – 22 Derby Street, the recognition of the Collingwood Slope as a historic precinct in 1989 and the subsequent recognition in 1995 that Nos. 10 – 16 Derby Street form "a visual unit with adjoining Nos 18-20" it is appropriate to include them in the same precinct i.e. Heritage Overlay Precinct HO 102, the 'Nos. 10-22 Derby Street Collingwood' precinct. External paint controls exist presently for HO 102 and they should be extended to all of the properties.

51. Appendix 8 should be updated as follows under HO102 Nos. 10 – 22 Derby Street, Collingwood:

    HO102 Derby Street 10-12 Collingwood Terrace, part 100910 Individually significant 1868-1869

    HO102 Derby Street 14-16 Collingwood Terrace, part 100905 Individually significant 1868-1869

    HO102 Derby Street 18 Collingwood Terrace, part 100900 Contributory 1872

    HO102 Derby Street 20 Collingwood Terrace, part 100895 Contributory 1872

    HO102 Derby Street 22 Collingwood former shop 100890 Contributory 1872

9.0 Statement of Significance (Revised)

52. This Statement of Significance contains information in the existing citation for No. 10 – 16 Derby Street and has been augmented as necessary.

    What is significant?

    The two pairs of double-storey attached bi-chromatic brick dwellings at Nos. 10 – 12 and 14 - 16 Derby Street, Collingwood, the two double-storey rendered brick dwellings at Nos. 18 – 20 Derby Street and the double-storey rendered brick former grocer's corner shop at No. 22 Derby Street.

    The terrace comprising Nos. 10-16 Derby Street, Collingwood is a bichromatic residential terrace, with cream brick quoining at the corners and around window and door openings forming a contrasting pattern with the dark brown face brick of the wall. They retain their bi-chromatic brick chimneys with unpainted rendered caps.

    No. 18 Derby Street forms a pair with No. 20 as indicated by the curved and continuously moulded parapet. They are double-storey rendered dwellings, with ruled ashlar, on a bluestone plinth, with symmetrically-placed window and door openings with staff bead mouldings and bluestone sills.

How is it significant?

Nos. 10 – 12, 14 – 16, 18 – 20 and 22 Derby Street, Collingwood are of architectural and historical; significance to the City of Yarra.

Why is it significant?

The dwellings comprising Nos. 10-16 Derby Street, Collingwood, are of individual local architectural significance as an unusual, austere bichromatic face brick residential terrace notable for its simple but uncommon and distinctive brickwork patterning.

The dwellings comprising Nos. 18 - 20 Derby Street, Collingwood and the former shop at No. 22 Derby Street, together with Nos. 10-16 Derby Street, Collingwood are of local architectural significance as being demonstrative evidence of how the second wave of development changed and improved Derby Street from a street comprised predominantly of wooden shops and dwellings to one where masonry predominated, despite not being subject to the *Melbourne Building Act* of 1849.

Collectively, they are of local historical significance as dating from 1868 - 69 (Nos. 10 – 16 Derby Street) and 1872 (Nos. 18 – 20 Derby Street). They demonstrate the pattern of development as the larger Crown Portions originally purchased by speculators progressively became subdivided and purchased by local people to construct buildings, in this case dwellings and a shop, for daily use and which typified the development of the suburbs and Derby Street. All of these buildings are the first buildings to have been constructed on these sites. As such they are valuable historical evidence of the aspirations of Collingwood's early citizens and the pattern of development which ensued.

Individually and as a group all the buildings have a high level of integrity and intactness and where missing, elements can be appropriately and straightforwardly reinstated. This does not diminish the heritage value of these buildings.

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Memorandum of Advice

Heritage Advice: Potential extension of the Victoria Parade Precinct (HO336) to include 33-45 Derby Street, Collingwood

Prepared for: City of Yarra — Final v1.0

Date: 13 June 2018 — **File:** 2017-004

1. Introduction

The Victoria Parade Precinct (HO336 in the Yarra Planning Scheme) currently includes:

- Places on the north side of Victoria Parade, west of Wellington Street (nos 15-77)
- Places on the east side of Cambridge Street from Victoria Parade to Derby Street (nos 2-62)
- Places on the south side of Derby Street (no. 47)
- Places on part of the west side of Cambridge Street (nos 3-19)
- Places on the north side of Mason Street (no. 6)
- Places on the south side of Mason Street (nos 13-23).

The extent of HO336 is as follows:

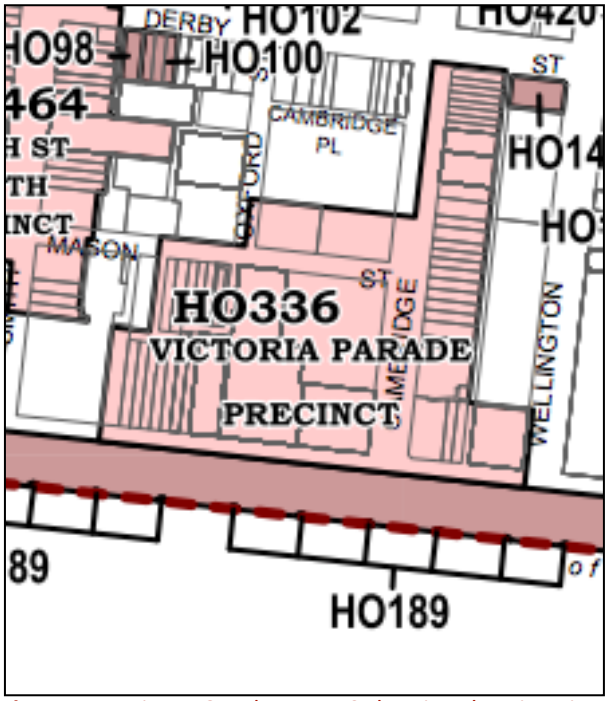


Figure 1. Heritage Overlay Map 6 showing the Victoria Parade Precinct (HO336), Planning Scheme Online (accessed 5 June 2018)

Nos 33-45 Derby Street, adjoining Cambridge Street at the northern end, have been assessed for their potential for inclusion in the Victoria Parade Precinct (HO336). In summary, it is recommended that these properties are included within an extension of HO336.

It is noted that nos 41-45 Derby Street, Collingwood was identified for addition to the Heritage Overlay as an extension to HO336 by G Butler & Associates in the *City of Yarra Heritage Gaps Study* (2004) but this recommendation does not appear to have progressed. Note: 39 Derby Street clearly forms part of this group of buildings and it is assumed that the numbering on the G Butler & Associates study (i.e. 41-45 Derby Street) is an error and was intended to include this two-storey shop / terrace.

2. Methodology

This advice has been prepared having regard to *Planning Practice Note 1: Applying the Heritage Overlay* (PPN1) and the gradings for heritage places as defined in Council's heritage policy at Clause 22.02 of the Yarra Planning Scheme.

Each property has been visually inspected from the street and historic research has been conducted using Sands and McDougall Directories and historic plans, including the Clement Hodgkinson Plan (1858) and the Melbourne and Metropolitan Board of Works (MMBW) Detail Plan of 1899. Analysis against the existing Statement of Significance for the precinct and similar places already included in the precinct has been undertaken to determine whether the places warranted inclusion as part of HO336.

3. 33-45 Derby Street, Collingwood



Figure 2. 33 (R) -45 (L) Derby Street, Collingwood (GJM Heritage, June 2018)

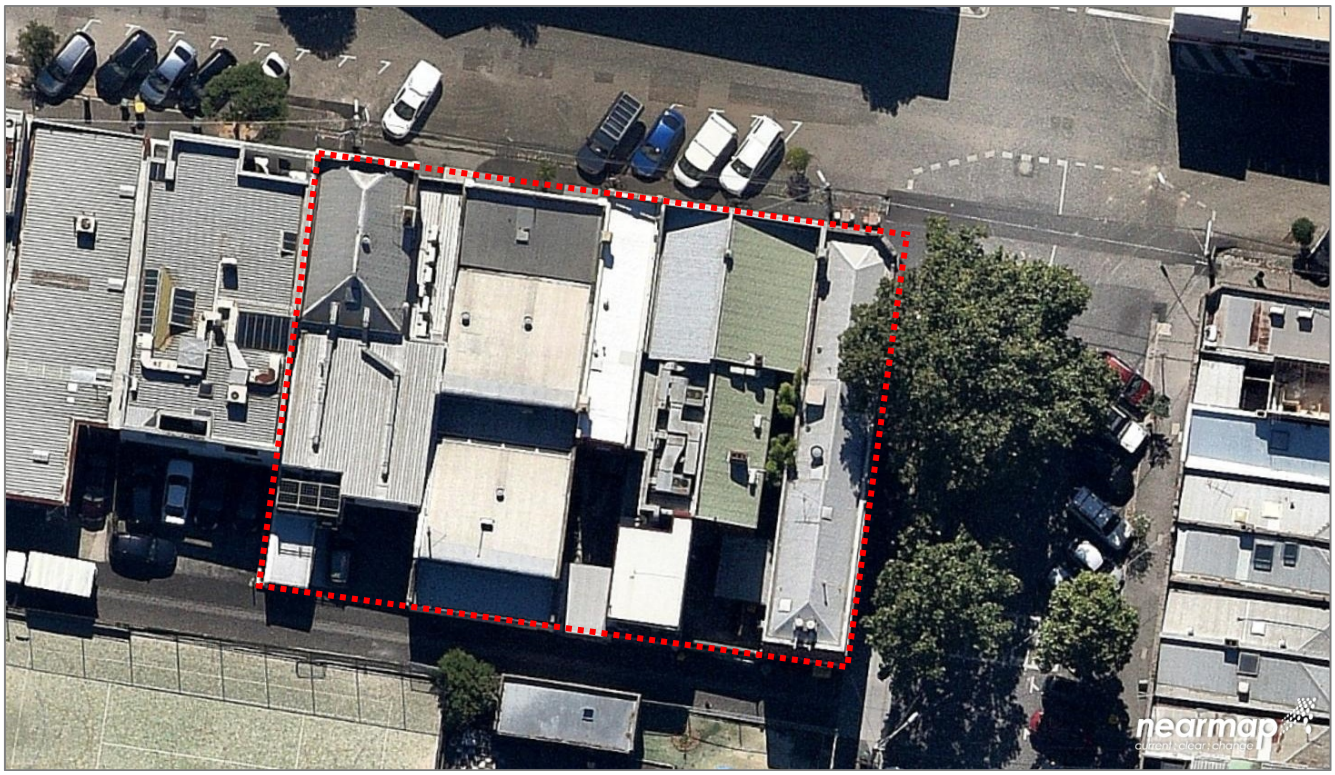


Figure 3. Aerial photograph (33-45 Derby Street outlined in red) (©Nearmap, 4 April 2018)

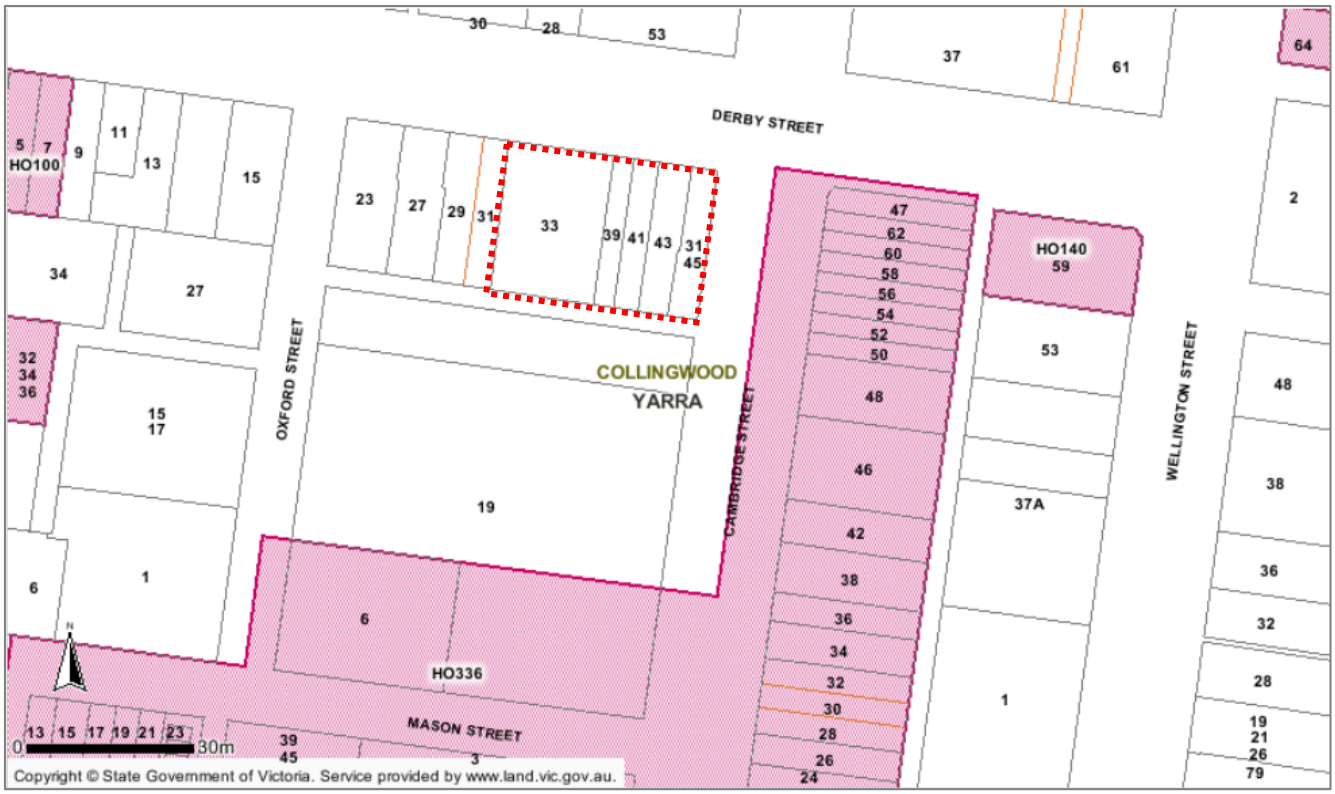


Figure 4. Current Heritage Overlay map showing existing addresses of 33-45 Derby Street (outlined in red) (retrieved 5 June 2018)

3.1 History

The two-storey residence at 33-37 Derby Street retains the name and date ('Lenden, 1879') on the parapet nameplate. The building is evident on the 1899 MMBW plan (Figure 6). The remainder of 33-37 Derby Street (the eastern portion) is occupied by a single-storey mid-late twentieth century building and single-storey garage, both replacing earlier Victorian buildings on the site (as seen on Figure 6).

The building at 39 Derby Street is shown on the 1899 MMBW plan (Figure 6). The construction date of this building has not been confirmed, but by 1890 the Sands & McDougall directories addressed a grocer at 35, 37 and 39 Derby Street.

The current 41 and 43 Derby Street was occupied by three buildings numbered 41-45 in 1899 (Figure 6). The Sands & McDougall Directories listed both 41 and 43 Derby Street as 'Vacant' in 1905 (suggesting vacant buildings), after the addresses were omitted from the directories in 1903 and 1904. This suggests that the existing buildings were constructed c1903-04. In 1906, no. 41 was occupied by H. Goldstone, grocer. By 1910, Mrs R. Goldstone, grocer, occupied no. 43 and no. 41 was occupied by E. Burgess, cabinet maker.

45 Derby Street retains the date '1889' on the parapet nameplate. The 1899 MMBW plan showed the corner building with a verandah that returns on the east elevation.

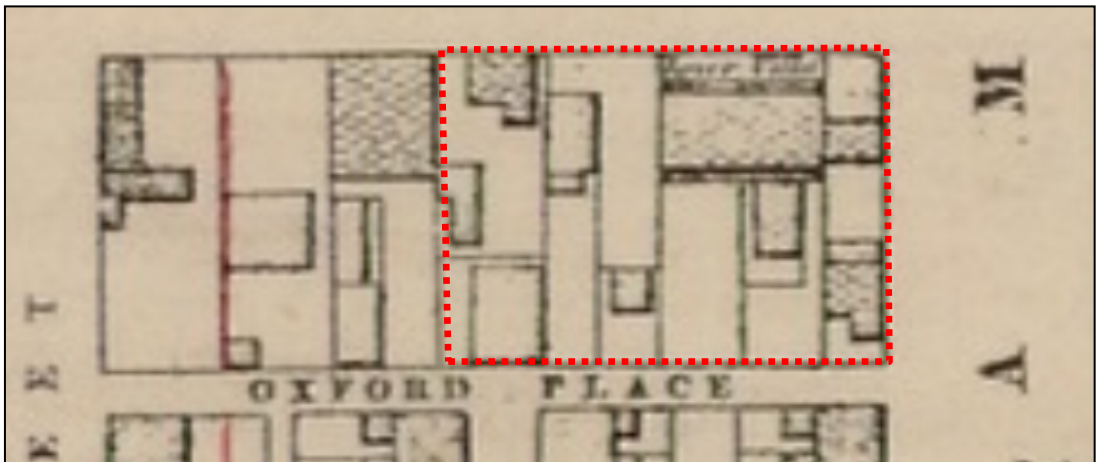


Figure 5. An 1858 plan of the subject site showing earlier buildings that existed on all properties (Clement Hodgkinson, 1858, 'Plan shewing the streets and buildings in existence in East Collingwood on January 1st 1858').

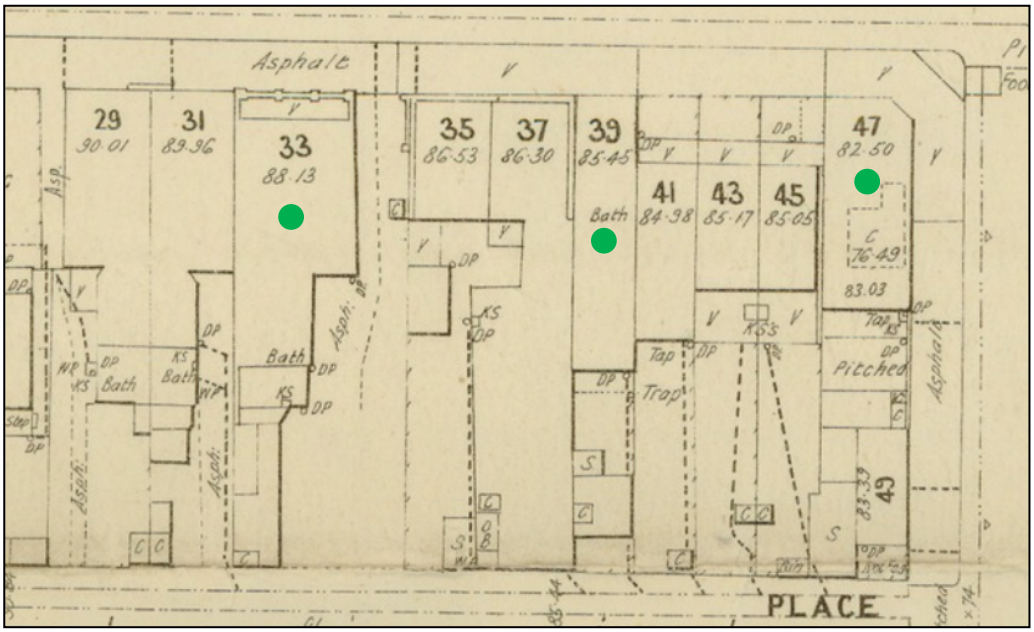


Figure 6. The subject site in 1899 – green dots indicate that the building remains in 2018 (MMBW Detail Plan 1208, dated 1899).

3.2 Description

33-37 Derby Street (whole site identified as No. 33 on Planning Maps Online)

This group of buildings is situated at the western end of the group of buildings under consideration. It comprises a two-storey terrace house at the western end and a single-storey building to the east.

The terrace house is a rendered brick (overpainted), parapetted building with no front setback. It has side pilaster strips with decorative masks, a heavy cornice supported on elaborate consoles and a scrolled central pediment. An arcaded verandah at street level is recessed below the first floor. Three upper double-hung windows, with sills supported on consoles, reflect the three arched openings below. Arcading, with vermiculated rustication to keystones, is supported on Corinthian columns with cast iron palisade fencing between.

The single-storey building to the east presents an unadorned façade to Derby Street with three frameless rectangular openings, including a garage door. The building is occupied by 'Australian Galleries Exhibitions' which was established in 1956. The building may have been constructed at this time.



Figure 7. 33-37 Derby Street, Collingwood (GJM Heritage, June 2018)

39 Derby Street

This building is situated in the middle of this group of buildings. It is a narrow two-storey red brick (ground floor overpainted) terrace with balustraded parapet, exaggerated dentilled cornice with painted name plate 'F Brenton', and side consoles. A single double-hung window, with narrow sidelights and rendered sill, is centrally positioned in the upper façade with the remains of a cornice and substantial flanking blocks below. The front verandah has been removed and the lower façade appears to have been significantly altered and stripped of any detail. It contains a frameless window and door opening.



Figure 8. 39 Derby Street, Collingwood (GJM Heritage, June 2018)

41-43 Derby Street

This building comprises two, two-storey, parapetted terraces of unequal width, which were built as a pair. The building appears to have been constructed of face brickwork, although no. 41 has been rendered, and both have been overpainted. The building parapet is unadorned and the two buildings are defined by plain pilaster strips with decorative vermiculated rusticated blocks at upper and lower cornice lines. The broader façade contains two rectangular windows at first floor and the other façade contains a single rectangular window. Both ground floor facades have been extensively modified and a front verandah removed.



Figure 9. 41-43 Derby Street (GJM Heritage, June 2018)

45 Derby Street

This building is situated at the corner of Derby and Cambridge Streets with the main façade facing Cambridge Street. The corner of the building is splayed and contains the entrance. Set on a bluestone base, it is a two-storey, parapetted building of red brick (render may have been removed), with cement render upper window frames, crowning cornice and a corner pediment containing 'AD 1889'. Six upper-floor rectangular windows face Cambridge Street, one faces Derby Street and one is located in the corner splay. The 1899 MMBW Plan indicates that the building contained a cellar, indicating that it may have been built as a small hotel. A verandah has been removed and the building has been modified at street level with large openings to both facades.



Figure 10. 45 Derby Street (GJM Heritage, June 2018)

3.3 Integrity

The buildings at 33-37 Derby Street, 39 Derby Street, 41-43 Derby Street and 45 Derby Street retain a high degree of integrity to the Victorian and late Victorian periods in fabric, form and detail. While the buildings have undergone some alterations, including to changes to shopfronts at 39-45 Derby Street, these do not diminish the ability to understand and appreciate these places as typical examples of Victorian and late Victorian buildings.

3.4 Comparison with other buildings in the Victoria Parade Precinct

The existing Statement of Significance for the Victoria Parade Precinct is provided in full at Appendix A. It notes that the precinct is significant:

> *As a substantially intact collection of middle class late nineteenth century residential building stock, supported by key commercial, institutional and religious buildings, demonstrating, as a group, the functions of nineteenth century daily life, and representing the second generation of building development having replaced mainly small timber, buildings dating from the first urban settlement of Collingwood in the 1850s.*

The elements considered to contribute to the precinct include:

> *…mainly attached Victorian-era two- storey houses having typically:*
>
> - *Pitched gabled or hipped roofs, with some facade parapets;*
> - *Two storey wall heights but with some one-storey houses;*
> - *Face brick (red, dichrome and polychrome) or stucco walls;*
> - *Slate and corrugated iron roof cladding, with some Marseilles pattern terra-cotta tiles;*
> - *Chimneys of either stucco finish (with moulded caps) or of face red brickwork with corbelled capping courses;*

- *Post-supported verandah elements facing the street, set out on two levels as required with cast-iron detailing;*
- *Less than 40% of the street wall face comprised with openings such as windows and doors; and*
- *Front gardens, originally bordered by typically iron or timber picket front fences of around 1m height.*

Contributory elements also include:

- *Corner shops and residences with ground level display windows and zero boundary setbacks.*
- *Victorian-era landmark religious and educational buildings, dominant in scale to the rest of the heritage overlay;*
- *Well preserved buildings from the inter-war era;*
- *Mature street tree plantings (planes and elms); and*
- *Public infrastructure, expressive of the Victorian and Edwardian-eras such as some bluestone pitched road paving, crossings, stone kerbs, and channels, and asphalt paved footpaths.*

The Derby Street buildings are consistent with the identified significance of the Victoria Parade Precinct as a run of late nineteenth and turn-of-the-century Victorian and late Victorian commercial and residential buildings, located within Crown Portion 52, and representing the second generation of building development in Collingwood. The buildings generally display the following contributory elements identified for the precinct:

- Pitched gabled or hipped roofs, with some facade parapets;
- Two storey wall heights but with some one-storey houses;
- Face brick (red, dichrome and polychrome) or stucco walls;
- Slate and corrugated iron roof cladding, with some Marseilles pattern terra-cotta tiles;
- Chimneys of either stucco finish (with moulded caps) or of face red brickwork with corbelled capping courses;
- Less than 40% of the street wall face comprised with openings such as windows and doors;
- Corner shops and residences with ground level display windows and zero boundary setbacks.

The precinct contains a number of 'contributory' heritage places that compare directly with the buildings at 33-45 Derby Street. These include two-storey shops and residences at 27-37, 49 and 55-59 Victoria Parade and houses at 18-20 & 24-26 Cambridge Street, all built in the later nineteenth century.



Figure 11. 27-37 Victoria Parade (GJM Heritage, June 2018)



Figure 12. 49 Victoria Parade (GJM Heritage, June 2018)



Figure 13. 55-59 Victoria Parade (GJM Heritage, June 2018)



Figure 14. 20-22 & 24-26 Cambridge Street (either side of single storey house at centre) (GJM Heritage, June 2018)

4. Recommendation

The buildings at 33-45 Derby Street are substantially intact to their Victorian and late Victorian period of construction at the upper level and compare directly with similar 'contributory' buildings contained within the Victoria Parade Precinct. The 'not contributory' portion of 33-37 Derby Street is considered to be a reasonable level of non-contributory fabric between heritage buildings in the context of the precinct.

It is therefore recommended that:

- The Victoria Parade Precinct (HO336) boundary be extended to include 33-45 Derby Street within the precinct (as shown in Figures 14 & 15); and
- Appendix 8 be updated as follows under HO336 Victoria Parade Precinct, Richmond:
  - 33 Derby Street, Collingwood – Residence – contributory – 1879

- 39 Derby Street, Collingwood – Shop & Residence – contributory – 1870-1899
- 41-43 Derby Street, Collingwood – Shops & Residences – contributory – 1900-1910
- 45 Derby Street, Collingwood – Shop & Residence – contributory – 1889

Note: the eastern portion of 33 Derby Street, which is occupied by the single storey structures, does not contribute to the heritage significance of HO336, and the demolition of these elements (subject to an appropriate development proposal) is considered to be acceptable.



Figure 15. Aerial image showing recommended extent of the extension to HO336 shaded in pink (©Nearmap, 4 April 2018)

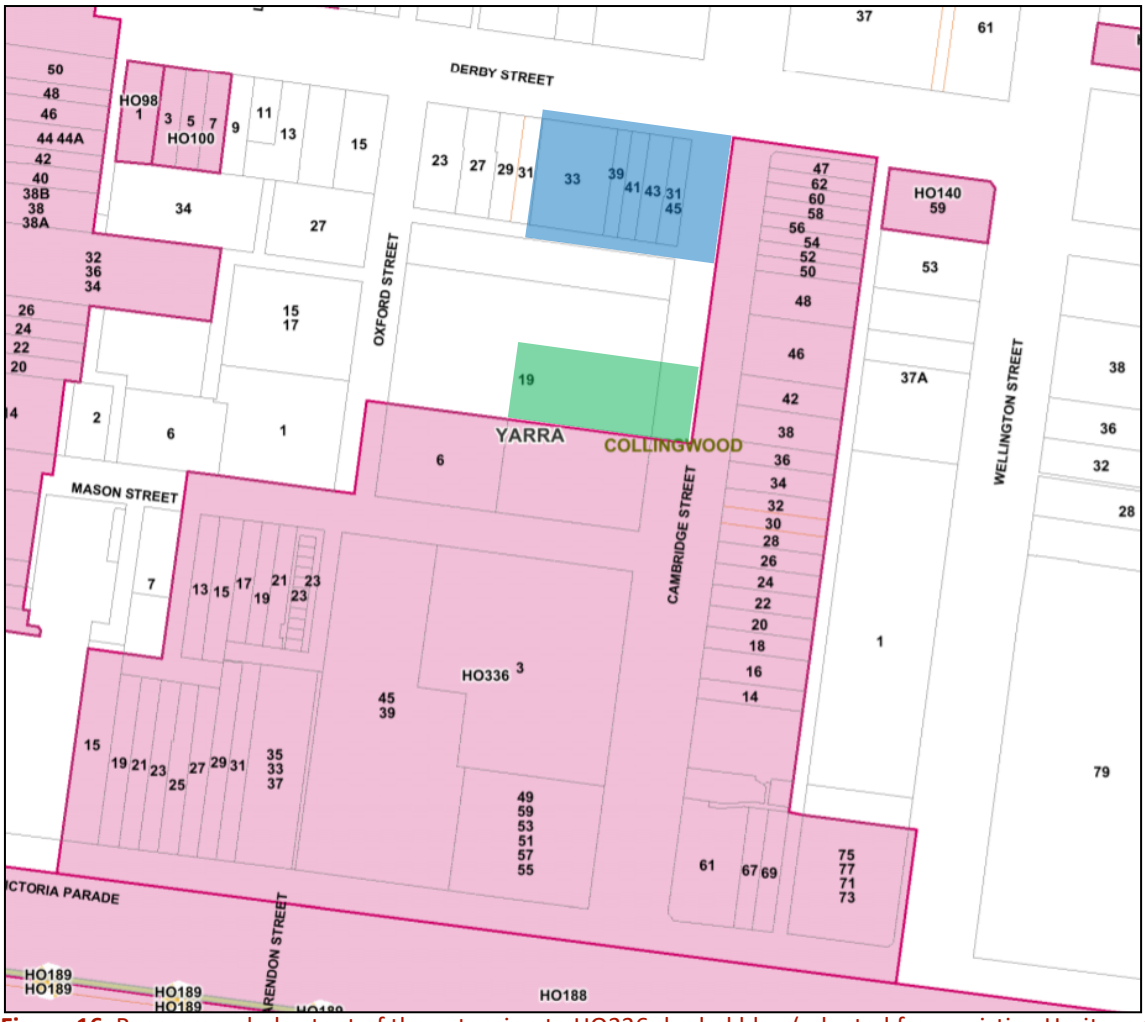


Figure 16. Recommended extent of the extension to HO336 shaded blue (adapted from existing Heritage Overlay map).

Note: the additional extension to HO336 required to include the heritage fabric of the former Cambridge Street State School is shaded in green (refer to *Collingwood Mixed Use Pocket: Heritage Analysis & Recommendations* by GJM Heritage for detail around this proposed extension).

References

Clement Hodgkinson, 1858, 'Plan shewing the streets and buildings in existence in East Collingwood on January 1st 1858'

Melbourne and Metropolitan Board of Works (MMBW): Detail Plan 1208, 1899

Sands & McDougall Directories (S&Mc)

Appendix A: Statement of Significance for HO336

The existing Statement of Significance for Victoria Parade Heritage Overlay Area, Collingwood (HO336) identifies the cultural values of the heritage precinct[1]:

What is significant?

Early development

The Victoria Parade Heritage Overlay Area is located at the southern boundary of Collingwood on Crown Portion 52 and includes buildings from the second wave of building development in Collingwood, occurring during the 1880s and 1890s.

1880s-1890s development

The Clement Hodgkinson 1850s map shows a terraced building of six timber houses in Cambridge St, replaced in 1892 by John Raphael's Cambridge Terrace. Further south in Cambridge Street a timber house was replaced in 1891 by a two-storey terrace with unusual cast iron lacework. This was the second phase of the area's development.

By the early 1880s, a number of villas had been constructed in Victoria Parade, including Portia (15 Victoria Parade) and Floraston (39 Victoria Parade). The mansion Walmer (now demolished), at 41-47 Victoria Parade, was set well back on a deep site which backed onto Mason Street and had a large front garden. The site is now occupied by the Melbourne District Nursing Society's After Care Hospital (1926-36).

The former Cambridge Street School (SS. 1895) is the largest non-residential contributory building within the area. Built to replace three smaller schools in Collingwood, it was opened in September 1877. In the early 1920s, the school was granted Higher Elementary School status and was renamed Cambridge Street Central School. The school later operated as the Collingwood English Language School.

The former St Saviour's Church of England, a bluestone Gothic Revival church, was built in 1874-75 next to the school site, on the corner of Oxford and Mason Streets, and enlarged in 1879. The church operated as the Holy Virgins Protection Russian Orthodox Church from 1958.

The MMBW Detail Plan 1208 of 1898 shows the infrastructure which prevailed in the area, with street trees shown in Cambridge St, gas lights, post boxes, pitched crossings in Victoria Parade, plus asphalted and flagstone footpaths.

Transport

Cable trams ran along the outbound lane of Victoria Parade from 1886. With electrification in the late 1920s, the tracks were moved to the central reservation and ornamental overhead wire supports erected.

Main development era

The main development period evident in the Victoria Parade Heritage Overlay Area is that of the Victorian era with a contribution from the Edwardian-period.

There is also a contribution from a well preserved inter-war building and individually significant places of all eras.

Contributory elements

[1] Graeme Butler and Associates (2007), *City of Yarra Review of Heritage Overlay Areas*, 161-163.

The Heritage Overlay Area contributory elements include (but not exclusively) mainly attached Victorian-era two-storey houses having typically:

- *Pitched gabled or hipped roofs, with some façade parapets,*
- *Two storey wall heights but with some one storey houses,*
- *Face brick (red, dichrome and polychrome) or stucco walls;*
- *Slate and corrugated iron roof cladding, with some Marseilles pattern terra-cotta tiles;*
- *Chimneys of either stucco finish (with moulded caps) or of face red brickwork with corbelled capping courses;*
- *Post-supported verandah elements facing the street, set out on two levels as required with cast-iron detailing;*
- *Less than 40% of the street wall face comprised with openings such as windows and doors; and*
- *Front gardens, originally bordered by typically iron or timber picket front fences of around 1m height;*

Contributory elements also include:

- *Corner shops and residences with ground level display windows and zero boundary setbacks.*
- *Victorian-era landmark religious and educational buildings, dominant in scale to the rest of the heritage overlay;*
- *Well preserved buildings from the inter-war era;*
- *Mature street tree plantings (planes and elms); and*
- *Public infrastructure, expressive of the Victorian and Edwardian-eras such as some bluestone pitched road paving, crossings, stone kerbs, and channels, and asphalt paved footpaths.*

How is it significant?

HO336 Victoria Parade Heritage Overlay Area, Collingwood is ***aesthetically and historically*** *significant to the City of Yarra (National Estate Register [NER] Criteria E1, A4)*

Why is it significant

The Victoria Parade Heritage Overlay Area is significant:

- *As a substantially intact collection of middle class late nineteenth century residential building stock, supported by key commercial, institutional and religious buildings, demonstrating, as a group, the functions of nineteenth century daily life, and representing the second generation of building development having replaced mainly small timber, buildings dating from the first urban settlement of Collingwood in the 1850s;*
- *For the Victoria Parade frontage to the area, as an important and elegant boulevard entrance to central Melbourne, containing an impressive collection of predominantly two storey Victorian-era residences, hotels and shops; and*
- *For the early street layouts, together with some original bluestone kerbs and guttering and mature planes and elms, providing an appropriate setting for this important collection of buildings.*

Heritage Overlay Study

QUEENS PARADE, FITZROY NORTH

November 2018

Revised 7 November 2018

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John Patrick Architects Pty. Ltd. has been commissioned by Yarra City Council to provide advice regarding an apparent anomaly in the application of Heritage Overlay HO93 of the Yarra Planning Scheme.

Schedule to Clause 43.01 Heritage Overlay (HO93) of the Yarra Planning Scheme indicates that the Heritage Place to which this overlay applies is Queens Parade, between Alexandra Parade and Delbridge Street, Clifton Hill/Fitzroy North, Street trees.

The City of Yarra Heritage Review Landscape Citation (1998) provides a description of the Heritage Place including Remnant Fabric, both vegetation and man-made. This citation is attached as an Appendix to this report. A revised Citation is provided within this report.

Description and Condition of Existing Remnant Fabric of the Heritage Place

Assessment of the existing condition of the elements specified in the Landscape Citation; a double avenue of London Plane and Dutch Elm street trees, uncut basalt rocks bordering the dividing median and comprising the outer curb, and the basalt pitcher lined drainage channel of Queens Parade between Alexandra Parade and Delbridge Street, Fitzroy North was undertaken on 30 October & 31 October 2018.

Remnant Fabric – Vegetation

Remnant fabric vegetation consists of a double avenue, predominantly of London Plane (*Platanus* × *acerifolia*) within the medians between the central traffic lanes and the service lanes, and Elms (*Ulmus* sp.) between the outer curb and footpaths. It was noted that of the older avenue Elms both Dutch Elm (*Ulmus* × *hollandica*) and English Elm (*Ulmus procera*) are present. A portion of the street tree planting which deviates from this general arrangement is present at the south eastern end of the study area, between Wellington and Smith Streets, where London Planes (or Turkey Oak replacements) comprise both the median and curb rows of trees.

Regarding the Elm component of the avenue, generally appropriate infill and succession planting with English Elm (*Ulmus procera*) has been undertaken, with the majority of potential infill/succession planting locations utilised. This approach is considered appropriate conservation of the remnant fabric of the Elm component. Several instances of the inappropriate tree taxon Desert Ash (*Fraxinus angustifolia* ssp. *angustifolia*) were noted, as indicated on the attached Remnant Fabric (Vegetation) Plan HS-01.

The majority of both the mature and developing Elms were assessed as being in fair to good condition, however a portion the Elm component of the avenue on the southern side of Queens Parade between Smith and George Streets was noted as exhibiting indications of stress or decline.

Recommended remediation measures are provided in this report, below. An Elm specimen within the nature strip in front of 240 Queens Parade is in very poor condition (Figure 5). Removal and replacement with English Elm (*U. procera*) is recommended.

Successive replacement of the London Plane component of the avenue tree planting is being undertaken with Turkey Oak (*Quercus cerris*) as the replacement taxon. This strategy alters the detail of the heritage fabric, however Turkey Oak is considered an appropriate taxon for the location, as it is tolerant of site conditions and consistent with a double avenue tree planting of heritage significance.

London Plane specimens were generally observed as in fair to good condition, however a portion of the London Plane planting, between Grant and Delbridge Streets were noted as stunted due to site conditions, and a likely sub-optimal soil conditions (Figure 6). It is likely that the roots of these trees are unable to effectively extend through compacted road base, resulting in reduced access to water and nutrients.

In addition, instances of decay in previous pruning wounds on London Planes were noted. Such decay has led to cavities and a reduced useful life expectancy.

In several locations within the medians between the central traffic lanes damage to the median borders was noted, resulting from root growth of the adjacent London Planes. Such damage is likely to progress and affect further areas as these trees mature, particularly as roots of this robust taxon are aggressive.

Selection of Turkey Oak as the replacement for London Plane is likely to address the issue of incompatibility between conservation of vegetation and man-made remnant heritage fabric.

While the condition of the avenue trees was generally observed as fair to good, continued arboricultural maintenance is required to conserve this element of the remnant heritage fabric. Further details are provided below in relation to recommended conservation measures.



Figure 1: The Elm component of the avenue tree planting is being appropriately conserved by infill/succession planting with English Elm.



Figure 2: The London Plane portion of the avenue is generally located within the medians between the central traffic and service lanes, with the Elm portion to the outer curbs.



Figure 3: Turkey Oak succession planting for London Plane is being undertaken. This strategy is considered appropriate as conservation of the street tree element of heritage significance.



Figure 4: Elms within a portion of the avenue are exhibiting signs of stress and require remediation.



Figure 5: An Elm in front of 240 Queens Parade is in poor condition. Removal and replacement is recommended.



Figure 6: A row of London Plane within the median between Grant and Delbridge Streets are stunted due to soil conditions.



Figure 7: Damage to the median border caused by roots of the London Plane.

Remnant Fabric – Man Made

Median Border Treatments

Queens Parade, Fitzroy North consists of central traffic lanes, divided by relatively narrow, concrete curbed central medians, and service lanes on each side separated from the central traffic lanes by more substantial medians.

Generally, the medians separating the central traffic lanes and service lanes in the southern portion of Queens Parade are bordered by uncut basalt blocks, forming a prominent and decorative feature (Figure 8), as mentioned in the Landscape Citation. These blocks are set into a concrete edge on the central traffic lane side, however no visible concrete base is present toward the service lanes. Some of the uncut basalt blocks, particularly to the central lanes and crossovers, are painted white, presumably to improve visibility. The majority of the uncut block borders remain remarkably intact with only a few areas of missing or loose blocks.

In addition to the uncut block treatment (designated Type B), three variations on the median border were observed within Queens Parade between Alexandra Parade and Delbridge Street to the north. A small area of inconsistent median border was noted in the westernmost median, adjacent to Alexandra Parade. This border consists of the characteristic uncut basalt blocks to the central

traffic lanes, however to the service lanes the border is of standard cut basalt blocks (designated Type A treatment, shown in Figure 11).

Between Grant and Delbridge Streets on the western side of Queens Parade, north-east of a bluestone retaining wall, the median border to all sides is comprised of smaller cut basalt blocks (25cm L x 23cm W x 25cm H). The drainage channel, on the central traffic lane side is of three rows of bluestone pitchers. This median border and drainage channel character is designated Type C.

The median dividing the central traffic lanes in each direction is bordered with concrete (Type D).

The location and type of median border treatments is shown on the attached Remnant Fabric (Man Made) Plan, HS-02.



Figure 8: Uncut basalt blocks form a prominent and decorative border to the medians. This remnant fabric is remarkably intact.



Figure 9: Median immediately north of Jamieson Street. A portion of the row of uncut basalt blocks toward the central traffic lanes is absent in two locations, apparently associated with tree planting. The concrete base toward the central lanes is visible at left of frame.



Figure 10: Median between Alexandra Parade and Napier Street. View of missing uncut basalt blocks and basalt pitcher drainage channel.



Figure 11: Westernmost median adjacent to the Alexandra Parade intersection. Uncut basalt blocks remain relatively intact to the central traffic lanes, with the border to the service lane comprised of standard cut basalt blocks.

Curb and Drainage Channel Treatments

Inconsistency in the outer curb and drainage channel treatments was also noted along the length of Queens Parade within the study area, with eight types of curb and channel noted. These are shown on the attached Remnant Fabric (Man Made) Plan.

Curb and associated drainage channel types observed are as follows;

Type 1: Large, honed basalt block (1m L x 30cm W x 15cm H) curb. No formal drainage channel, asphalt to curb.

Type 2: Large, honed basalt block curb. Drainage channel one row of basalt pitchers.

Type 3: Large, honed basalt block curb. Drainage channel six rows of basalt pitchers.

Type 4: Large, honed basalt block curb. Drainage channel two rows of basalt pitchers with a narrow central row of pitchers.

Type 5: Large, honed basalt block curb. Majority of drainage channel one row of basalt pitchers next to curb and randomly sized and arranged basalt pitchers equivalent to an additional two rows.

Type 6: Small basalt block (30cm L x 10cm W x 10cm H) curb. Drainage channel three rows of basalt pitchers, some asphalted over.

Type 7: Square basalt block (20cm L x 10cm W x 15cm H) curb. Drainage channel one row of pitchers and randomly sized and arranged basalt pitchers equivalent to three rows.

Type 8: Rough cut basalt block (50cm L x 25cm W x 20cm H) curb. Drainage channel four rows of basalt pitchers.

It was noted that the drainage channel comprised of six rows of basalt pitchers (Type 3) continues across the intersection of Napier Street and Queens Parade service lane (Figure 19), terminating at Jamieson Street.



Figure 12: Type 2 curb and drainage channel.



Figure 13: Type 3 curb and drainage channel.



Figure 14: Type 4 curb and drainage channel.



Figure 15: Type 5 curb and drainage channel.



Figure 16: Type 6 curb and drainage channel.



Figure 17: Type 7 curb and drainage channel.



Figure 18: Type 8 curb and drainage channel.



Figure 19: Northern drainage channel configuration of six rows of basalt pitchers continues across the intersection of Napier Street and the Queens Parade service lane, terminating at the intersection with Jamieson Street.

Conservation of Remnant Fabric – Recommendations

Vegetation

Ongoing arboricultural assessment and maintenance of all avenue trees is recommended, including formative pruning of developing infill/succession trees. Removal of dead wood from mature Elms, in particular, is required, as is the removal and replacement of specimens in poor condition, of which several were noted. Decay within old pruning wounds on the London Planes should be monitored, and in cases where decay or cavities appear potentially extensive, further investigation using sonic tomography is recommended. All pruning must be carried out as per AS4373 *Pruning of amenity trees* by a suitably qualified and experienced arborist.

Elms in the portion of the avenue to the southern side of Queens Parade between Smith and George Streets were noted as exhibiting indications of stress or decline. Soil amelioration and deep watering of these trees is recommended to improve their appearance and extend their useful life.

In several instances, evidence of relatively recent trenching within the root zone, particularly of mature Elms, was observed. Such works constitute a serious threat the health and viability of these

trees of heritage significance. Excavation within the nature strip, which is the location of roots of these trees (for example to allow installation of services for new developments) is to be avoided to prevent impact to these trees.

An ongoing threat to the appearance and possibly, health of trees of the Elm portion of the avenue is the requirement for pruning for powerline clearance. In some locations it was noted that cabling has been converted from open LV to bundled cable. For these locations extensive clearance pruning is no longer required, with an associated reduction in the threat to these trees. Continued similar replacement of existing cabling would constitute a desirable heritage outcome.

A portion of the median London Plane planting, between Grant and Delbridge Streets were noted as stunted due to site conditions. Improvement to this section would require installation of new tree stock following excavation of the existing planting medium and replacement with a planting medium conducive to healthy root growth (for example structural soil). Should resources become available to allow this replacement it would be considered beneficial.

A further desirable heritage outcome would be replacement of the row of London Plane on the southern side of Queens Parade between Wellington and Smith Streets with Elms. The current arrangement of London Plane, or their replacement Turkey Oaks, in both the median and outer row is inconsistent with the remainder of the avenue.

It is noted that a comprehensive arboricultural assessment of Queens Parade avenue trees was undertaken in 2005 (report prepared by David Galway, Tree Dimensions February 2005). It is recommended that a similarly detailed assessment is undertaken to capture changes to avenue tree composition and condition since 2005. It is recommended that an updated arboricultural assessment report also include a detailed tree succession plan, indicating recommended taxa for specific locations and providing timing of replacements.

Man-made Fabric

The recommended approach regarding damage to significant median basalt borders by avenue tree roots is conservative management. Protection of the avenue trees is considered the primary priority. Damage to man-made fabric should be repaired to the extent possible without compromising avenue tree health. In some instances, damage to basalt elements repaired to an imperfect state is acceptable, with full restoration undertaken when the tree is eventually removed.

In instances where basalt blocks are missing, unrelated to damage caused by trees, replacement of blocks should be undertaken if suitable material is available. Loose blocks should also be reset.

All efforts should be made to retain existing curb and drainage channels, particularly those of Types 3, 4 and 5 which consist of large honed basalt curb and drainage channels comprised of several rows of basalt pitchers. If the opportunity arises, installation of a six row wide pitcher drainage channel to areas designated Type 1 and 2 would be a desirable heritage outcome. Replacement of inconsistent curb materials, such as in Types 6, 7 and 8 with large honed basalt blocks is also desirable.

Heritage Overlay Anomaly

Remnant heritage fabric intended to be protected by Heritage Overlay HO93 of the Yarra Planning Scheme extends from the southern edge (frontage) of neighbouring property boundaries on the northern side of Queens Parade service lanes to the northern site boundaries (frontage) of neighbouring properties on the southern side of Queens Parade service lanes, from the origin of Queens Parade at Alexandra Parade to the intersection of Queens Parade with Delbridge and Wellington Streets, North Fitzroy. The area between adjacent site frontages and the nature strips, ie. the location of footpaths, is included in the area intended to be protected as it is likely that roots of the outer row of avenue trees extend into this area.

The Heritage Overlay is intended to encompass the nature strips, the trees within them, the extent of the root zones of these trees, and the outer basalt curbs and drainage channels on both sides of Queens Parade (adjacent to the service lanes). The medians which divide the central traffic lanes from the service lanes are also intended to be encompassed, along with the uncut basalt rock borders and basalt pitcher drainage channels adjacent to these medians.

The current study confirms that Heritage Overlay HO93 of the Yarra Planning Scheme; *Queens Parade, between Alexandra Parade & Delbridge Street Clifton Hill/North Fitzroy, Street trees,* as indicated in Planning Maps Online (http://services.land.vic.gov.au/maps/pmo.jsp) and VicPlan (http://mapshare.maps.vic.gov.au/vicplan/) is currently incorrectly applied.

The current extent of HO93 excludes the northern Elm row of the avenue. Medians dividing the northern service lanes and central traffic lanes and their associated drainage channels are currently excluded, as is the southern portion of all medians dividing the southern service and central traffic lanes. Also excluded is the Elm portion of the tree avenue within the southern nature strips of Queens Parade (note that between Wellington and Smith Streets London Planes comprise this portion of the avenue).

Alteration of the area to which Heritage Overlay HO93 applies is recommended, to include all elements which the Overlay is intended to encompass, as described above and indicated in Figure 22, below. It is noted that part of the area to be encompassed by HO93 is currently shown as covered by adjacent Heritage Overlay HO327 of the Yarra Planning Scheme.



Figure 20: Heritage Overlay HO93 of the Yarra Planning Scheme as indicated on Planning Maps Online (http://services.land.vic.gov.au/maps/pmo.jsp)

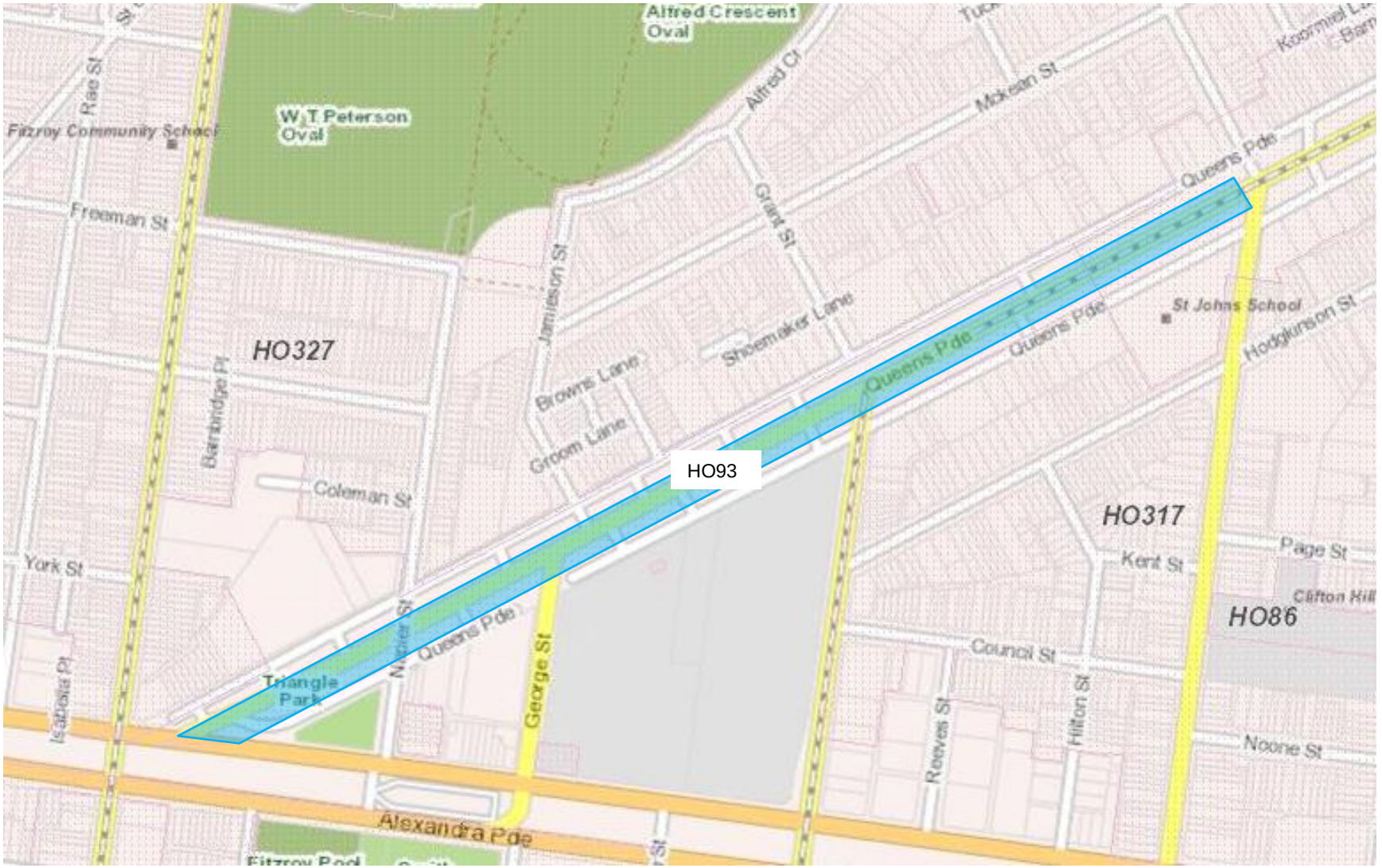


Figure 21: Heritage Overlay HO93 of the Yarra Planning Scheme as indicated on VicPlan (http://mapshare.maps.vic.gov.au/vicplan/)



Figure 22: Recommended extent of Heritage Overlay HO93 of the Yarra Planning Scheme.

Revised Landscape Citation

Confirmation of the landscape heritage values of the elements identified in the City of Yarra Heritage Review: Landscape Citation is beyond the scope of the current study, however changes in the composition and, in some instances, condition of the heritage fabric during the twenty years which have elapsed since preparation of the Landscape Citation in 1998 were identified. A revised Landscape Citation, reflecting these changes is provided below.

It is noted that while the remnant fabric (man made), ie. basalt block borders to medians, cut basalt block curbs and basalt pitcher-lined drainage channels, are described in the current Citation, these elements are not specifically identified as part of the Heritage Place in the Citation title. Remnant man made elements have been added to the Site statement of the Citation.

City of Yarra Heritage Review: Landscape Citation, Revised October 2018.

Site: Street Trees. Basalt curb, basalt lined drainage channel and median borders. **Significance**: B

Address: Queens Parade, between Alexandra Parade & Delbridge Street, Clifton Hill

Access: Unrestricted **Survey Date:** 30/10/2018

Description

The street trees along Queens Parade, between Alexandra Parade and Delbridge Street, are prominent street tree planting on a major arterial road. Basalt curb and drainage channel elements contribute to the presentation of the avenue tree planting. The uncut basalt rock median borders are a prominent, decorative feature.

Remnant Fabric (Man Made)

Queens Parade is divided into two sections: ~~a~~ central major traffic ~~flow~~ lanes, and narrow service lanes on each side of the road. The dividing medians are bordered with uncut basalt rocks which form a prominent and decorative feature. The outer curb is constructed of cut basalt blocks, and the drainage channel is lined with basalt pitchers.

Remnant Fabric (Vegetation)

The site features a double avenue of London Plane ~~Trees~~ (*Platanus* × *acerifolius*) and ~~Dutch~~ Elms, including Dutch Elm (*Ulmus* × *hollandica*) and English Elm (*U. procera*). The London Planes ~~Trees~~ are sited on the median separating the ~~main~~ central traffic lanes ~~flow~~ from the service lanes~~d~~, and

the Dutch and English Elms within the outer nature strips, ~~footpath median~~. ~~Both rows of trees are mature and relatively intact. Each shows signs of severe lopping over their life span, from with they have recovered well, and some interplanting with inappropriate species has occurred, principally Desert Ash (*Fraxinus oxycarpa*)~~. Both the Elm and London Plane rows contain mature trees in generally fair to good condition, and semi-mature succession plantings. London Planes are being successively replaced with Turkey Oak. Taxon consistency is relatively intact, however several instances of the inappropriate Desert Ash (*Fraxinus angustifolia* ssp. *angustifolia*) are present in the Elm row.

Potential Threats

Removal of basalt rock edge on central median or basalt gutter and curbing on outer medians in favour of concrete. Removal of existing basalt drainage channel in favour of asphalt. Further introduction of inappropriate species, which erodes the heritage character and general impact of the double avenue. Unnecessary pruning due to aerial cabling. Excavation within the root zone of avenue trees. Alteration of the existing width and configuration of central traffic and service lanes.

Management Steps

Installation of Aerial Bundle Cables (ABCs) to minimise the need for pruning of trees, particularly on the northern side of Queens Parade. Preparation of ~~a detailed~~ an arboricultural maintenance and ~~replacement~~ tree succession policy for the avenue, ~~which would outline~~ detailing regular tree assessment and maintenance procedures ~~for the trees~~ to ensure ~~a long~~ maximal tree longevity and amenity provision, and to ensure that uniformity of the avenue is maintained. ~~life is attained. It should also outline appropriate measures for the replacement of senescent specimens with the same species to ensure the uniformity of the avenue is maintained.~~ The policy should outline strategies for the replacement of the Dutch Elms in the event of the Dutch Elm Disease (~~*Ceratocystis*~~ *Ophiostoma ulmi*) becoming established in Australia. These should be included within an overall tree management policy for significant trees within the City of Yarra.

Statement of Significance

The double avenue of trees on Queens Parade is locally significant as an extensive and intact avenue planting in the City of Yarra. These trees provide a significant contribution to the heritage character of the precinct, and to the amenity of the local neighbourhood generally. The uncut basalt rock median borders are locally significant as a relatively intact prominent and decorative feature. Basalt curbing comprised of large honed basalt blocks and drainage channels of multiple rows of basalt pitchers are of contributory significance to the avenue.

Appendices

A. Remnant Fabric (Vegetation) Plan HS-01
B. Remnant Fabric (Man Made) Plan HS-02
C. City of Yarra Heritage Review: Landscape Citation (1998)



LEGEND

- Study Area Boundary
- Dutch Elm (*Ulmus* x *hollandica*) or English Elm (*U. procera*) infill or succession planting
- London Plane (*Platanus* x *acerifolia)*
- Turkey Oak (*Quercus cerris*) - succession planting
- London Plane (*Platanus* x *acerifolia)* infill or succession planting
- Desert Ash (*Fraxinus angustifolia* ssp. *angustifolia*)
- *Ulmus* x *hollandica* (Dutch Elm) or *U. procera* (English Elm)
- Potential Tree Planting Location

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NOTE

Tree locations are indicative only.

CLIENT
YARRA CITY COUNCIL

PROJECT
Heritage Overlay Study
QUEENS PARADE, NORTH FITZROY

DRAWING
Remnant Fabric (Vegetation) Plan

SCALE	NTS
DATE	NOV 2018
DRAWN	FW
CHECKED	
JOB NO	18-0817
DWG NO	HS-01

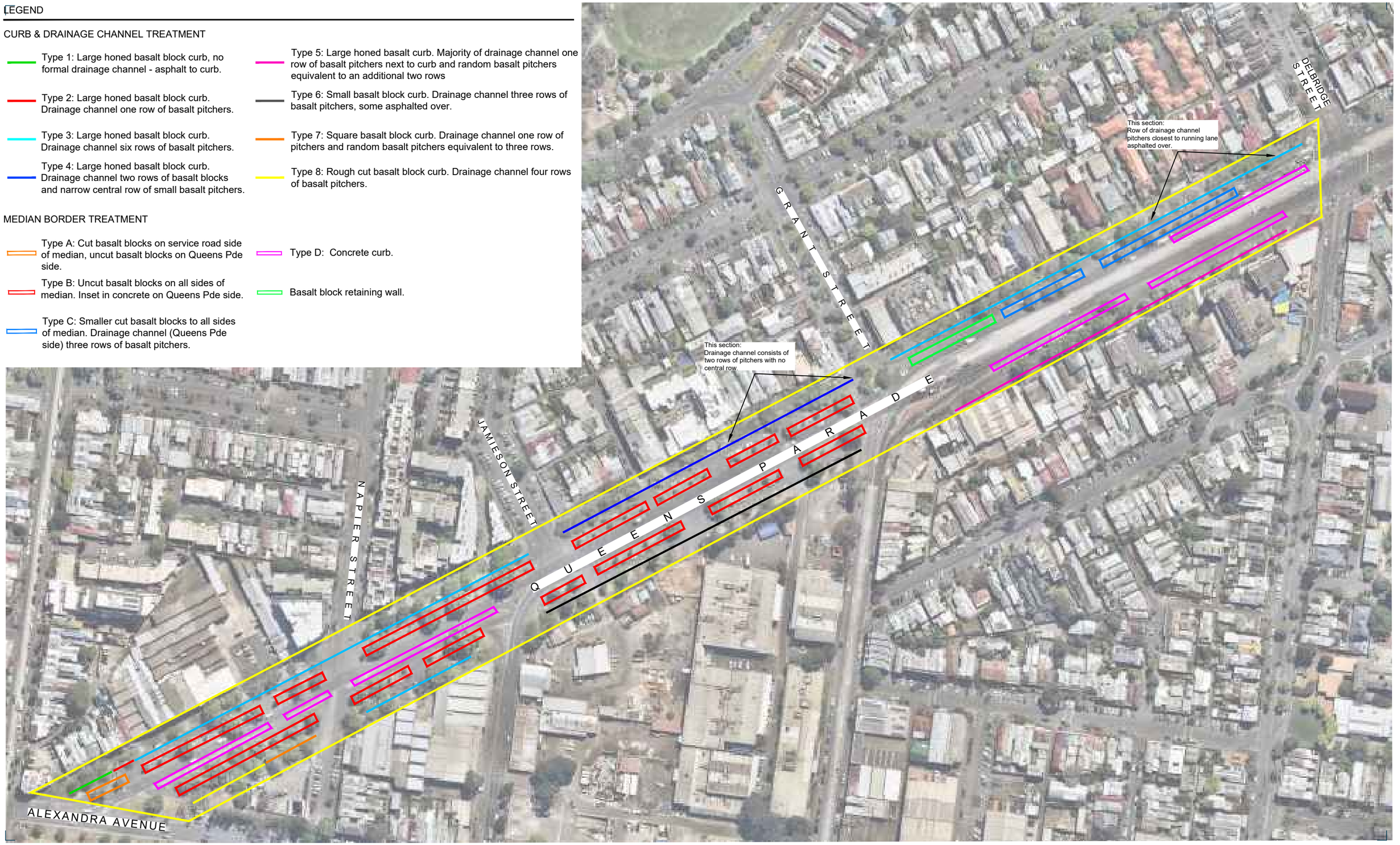
LEGEND

CURB & DRAINAGE CHANNEL TREATMENT

- Type 1: Large honed basalt block curb, no formal drainage channel - asphalt to curb.
- Type 2: Large honed basalt block curb. Drainage channel one row of basalt pitchers.
- Type 3: Large honed basalt block curb. Drainage channel six rows of basalt pitchers.
- Type 4: Large honed basalt block curb. Drainage channel two rows of basalt blocks and narrow central row of small basalt pitchers.
- Type 5: Large honed basalt curb. Majority of drainage channel one row of basalt pitchers next to curb and random basalt pitchers equivalent to an additional two rows
- Type 6: Small basalt block curb. Drainage channel three rows of basalt pitchers, some asphalted over.
- Type 7: Square basalt block curb. Drainage channel one row of pitchers and random basalt pitchers equivalent to three rows.
- Type 8: Rough cut basalt block curb. Drainage channel four rows of basalt pitchers.

MEDIAN BORDER TREATMENT

- Type A: Cut basalt blocks on service road side of median, uncut basalt blocks on Queens Pde side.
- Type B: Uncut basalt blocks on all sides of median. Inset in concrete on Queens Pde side.
- Type C: Smaller cut basalt blocks to all sides of median. Drainage channel (Queens Pde side) three rows of basalt pitchers.
- Type D: Concrete curb.
- Basalt block retaining wall.



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NOTE

Curb and border locations are approximate only.

CLIENT
YARRA CITY COUNCIL

PROJECT
Heritage Overlay Study
QUEENS PARADE, NORTH FITZROY

DRAWING
Remnant Fabric (Man Made) Plan

SCALE	NTS
DATE	NOV 2018
DRAWN	FW
CHECKED	
JOB NO	18-0817
DWG NO	HS-02

Site:	Street Trees	**Significance:**	B
Address:	Queens Parade, between Alexandra Parade & Delbridge Street, Clifton Hill	**Map Ref:**	44 B2
Access:	Unrestricted	**Survey Date:**	7/5/98



Intactness:	**Condition:**
E [ ] G [x] F [ ] P [ ]	E [ ] G [ ] F [x] P [ ]

Existing Heritage Listings:		**Recommended Heritage Listings:**	
Victorian Heritage Register	[ ]	Victorian Heritage Register	[ ]
Register of the National Estate	[ ]	Register of the National Estate	[x]
Planning Scheme	[ ]	HO Controls	[x]
National Trust	[ ]		

Description

The street trees along Queens Parade, between Alexandra Parade and Delbridge Street, are prominent street tree planting on a major arterial road.

Remnant Fabric (Man Made)

Queens Parade is divided into two sections: a central major traffic flow, and narrow service lanes on each side of the road. The dividing medians are bordered with uncut basalt rocks which form a prominent and decorative feature. The outer curb is constructed of cut basalt blocks, and the drainage channel is lined with basalt pitchers.

Remnant Fabric (Vegetation)

The site features a double avenue of Plane Trees (*Platanus x acerifolius*) and Dutch Elms (*Ulmus x hollandica*). The Plane Trees are sited on the median separating the main traffic flow from the service land, and the Dutch Elms on the outer, footpath median. Both rows of trees are mature and relatively intact. Each shows signs of severe lopping over their life span, from with they have recovered well, and some interplanting with inappropriate species has occurred, principally Desert Ash (*Fraxinus oxycarpa*) .

Potential Threats

Removal of basalt rock edge on central medians or basalt gutter and curbing on outer medians in favour of concrete. Further introduction of inappropriate species, which erodes the heritage character and general impact of the double avenue. Unnecessary pruning due to aerial cabling.

Management Steps

Installation of Aerial Bundle Cables (ABCs) to minimise the need for pruning of trees, particularly on the northern side of Queens Parade. Preparation of a detailed maintenance and replacement policy for the avenue which would outline regular maintenance procedures for the trees to ensure a long amenity life is attained. It should also outline appropriate measures for the replacement of senescent specimens with the same species to ensure the uniformity of the avenue is maintained. The policy should outline strategies for the replacement of the Dutch Elms in the event of the Dutch Elm Disease (*Ceratocystis ulmi*) becoming established in Australia. These should be included within an overall tree management policy for significant trees within the City of Yarra.

Statement of Significance

The double avenue of trees on Queens Parade is locally significant as an extensive and intact avenue planting in the City of Yarra. The trees provide a significant contribution to the heritage character of the precinct, and to the amenity of the local neighbourhood generally.

Planning and Environment Act 1987

YARRA PLANNING SCHEME

AMENDMENT C245

EXPLANATORY REPORT

Who is the planning authority?

This amendment has been prepared by the Yarra City Council, which is the planning authority for this amendment.

The amendment has been made at the request of Yarra City Council.

Land affected by the Amendment

This amendment affects land in Abbotsford, Alphington, Collingwood, Cremorne, Fitzroy, Fitzroy North and Richmond. It applies to 72 areas of which, 57 include errors or anomalies with Heritage Overlays and 15 are recommendations from recent heritage studies conducted by Context Pty Ltd and GJM Heritage. A Planning Scheme map reference table is **Attachment 1** to this Explanatory Report.

What the amendment does

The amendment proposes to amend various provisions of the Yarra Planning Scheme to correct zone and mapping anomalies, delete redundant controls, and replace interim heritage overlays with permanent heritage overlay controls

More specifically the following changes are proposed to the Yarra Planning Scheme:

- Amends Clause 21.11 'Reference Documents' to include new references documents;

- Amends Clause 22.02 'Development Guidelines for Sites Subject to the Heritage Overlay to include the following studies and Statements of Significance as reference documents:
  - Yarra High Streets (Victoria Street and Bridge Road) Statements of Significance: Reference Document (May 2020);
  - Collingwood Mixed Use Pocket, Heritage Analysis & Recommendations, GJM Heritage (2018);
  - Heritage Citation: 18-22 Derby Street, Collingwood, GJM Heritage (2018);
  - Heritage Citation: 33-45 Derby Street, Collingwood, GJM Heritage (2018); and
  - Heritage Citation: Queens Parade, Fitzroy North Street Trees, John Patrick Landscape Architects Pty. Ltd. (2018).

- Amends the Schedule to Clause 43.01 – Heritage Overlay to delete existing heritage overlays corrects previous formatting errors and applies the Heritage Overlay to the following sites:
  - 637-639 Bridge Road, Richmond (HO525);
  - 202-206 Church Street Richmond – Halls Building (HO526);
  - 32 & 34 Thomas Street, Richmond (HO527);
  - 635 Bridge Road, Richmond – Boland's Shop and Residence (HO528);
  - 529-533 Bridge Road, Richmond – Royal Oak Hotel (HO529);
  - 597-599 Bridge Road, Richmond – Whipps Terrace (HO530);
  - 534-534A Bridge Road, Richmond – Flour Mill & Grain Store Complex (Former) (HO531); and
  - 325-333 Bridge Road, Richmond – Richmond Town Hall (HO532)

- Amends the schedule to Clause 72.04 - Documents Incorporated in this Scheme to:

- include reference to *'City of Yarra Database of Heritage Significant Areas, July 2019'* and remove the reference to *'Appendix 8 - City of Yarra review of Heritage Overlay Areas, Graeme Butler and Associates (2007), revised February 2018'*;
- Amends the existing incorporated document '*Appendix 8 - City of Yarra review of Heritage Overlay Areas, Graeme Butler and Associates (2007), revised February 2018*', to change the title to *'City of Yarra Database of Heritage Significant Areas, July 2019';* and

Include reference to a new incorporated document *'Yarra High Streets (Victoria Street and Bridge Road) Statements of Significance: Incorporated Document (May 2020)*';

- Amends Yarra Planning Scheme Zone Maps 2, 5, 6, 7, and 8 to corrects mapping anomalies on properties that are in two zones and aligns them with property boundaries;

- Amends Yarra Planning Scheme Heritage Overlay Maps 1, 2, 4, 6, 7, 8, and 9 to correct mapping errors.

Strategic assessment of the Amendment

Why is the Amendment required?

The amendment updates and corrects a wide range of Heritage Overlay provisions and maps. It implements recent heritage studies and corrects anomalies in the Heritage Overlay and related provisions. It also corrects zone mapping anomalies.

In addition, a heritage study was recently completed to assess heritage protection in areas proposed for new Design and Development Overlays (Amendments C248 and C249). The *Victoria Street and Bridge Road Built Form Review: Heritage Assessments, GJM Heritage (2018),* recommend further controls and increased protection for 12 properties within Abbotsford and Richmond.

A similar assessment of heritage protection was conducted in Collingwood South for the proposal of a new Design and Development Overlay. The *Collingwood Mixed Use Pocket, Heritage Analysis & Recommendations, GJM Heritage (2018)* was prepared to inform this Amendment and extend Heritage Overlays to include previously unprotected significant places.

Moreover, separate heritage advice on the Queens Parade, Fitzroy North Heritage Overlay was prepared by John Patrick Landscape Architects Pty. Ltd. (2018) to increase the protection of a proportion of street trees along Queens Parade. This Amendment will correct an apparent anomaly in the mapping HO93 in order to include these previously unprotected street trees identified in *The City of Yarra Heritage Review Landscape Citation* (1998).

In addition to implementing the recommendations from these studies, the amendment corrects a range of errors in the Heritage Overlay and zoning anomalies which arose from recent public queries and investigations. Correcting these will ensure better planning outcomes and consistency within the Yarra Planning Scheme.

How does the Amendment implement the objectives of planning in Victoria?

The amendment implements the objectives in Section 4 of the *Planning and Environment Act 1987* (the Act), specifically:

- 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 facilitate development in accordance with the other objectives;

- To balance the present and future interests of all Victorians;

- To provide for the fair, orderly, economic and sustainable use, and development of land; and

- To provide for the protection of natural and man-made resources and the maintenance of ecological processes and genetic diversity.

The amendment adheres to the objectives in Section 12(1) (a) of the Act by implementing the objectives of planning in Victoria.

How does the Amendment address any environmental, social and economic effects?

The amendment is consistent with the encompassing goal in the Yarra Planning Scheme to:

Integrate relevant environmental, social and economic factors in the interests of net community benefit and sustainable development.

The amendment is unlikely to cause any significant environmental impacts or risks. The amendment will have a positive economic and social effect through rezoning and overlay corrections of historic errors and enable appropriate development for the properties.

Does the Amendment address relevant bushfire risk?
The land affected by the amendment does not impact on bushfire risk and is not located within an area of identified bushfire risk.

Does the Amendment comply with the requirements of any Minister's Direction applicable to the amendment?
The amendment acts in accordance with *Ministerial Directions on the Form and Content of Planning Schemes* under Section 7(5) of the Act.

The amendment has been prepared in consideration of *Ministerial Direction No. 09 – Metropolitan Planning Strategy* (specifically *Plan Melbourne 2017-2050*).

Plan Melbourne outlines goals and visions for Melbourne in 2050, with directions identified to support and achieve these outcomes. The Amendment is consistent with the following Direction outlined in *Plan Melbourne 2017-2050:*

- Direction 4.7 - Respect to our heritage as we build for the future.

Additionally, the amendment is affected by *Ministerial Direction No. 11 – Strategic Assessment of Amendments* and complies with the outlined requirements.

How does the Amendment support or implement the State Planning Policy Framework and any adopted State policy?
This amendment supports fair, orderly, economic, and sustainable use and development of land. The amendment supports and implements relevant objective of the State Planning Policy Framework (SPPF), in particular:

Clause 9 – Plan Melbourne and the goals outlined are supported through this amendment by correcting anomalies in order to improve the planning process.

Clause 15 – Built Environment and Heritage aims to create built environments that respond and are appropriate with the neighbourhood and landscape. Clause 15 emphasises the importance of conserving places identified as having heritage significance. This amendment supports this clause by correcting errors that and providing better protection of heritage places.

Clause 15.03-1 – Heritage Conservation outlines strategies to protect both built and cultural heritage. This amendment will improve heritage protection in the planning scheme.

Clause 16 – Housing incorporates strategies which encourage appropriate housing provision for new housing to meet community needs.

Clause 16.01-1R Integrated housing - Metropolitan Melbourne includes a Strategy - Allow for a range of minimal, incremental and high change residential areas that balance the need to protect valued areas with the need to ensure choice and growth in housing. Heritage protection in the City of Yarra is generally consistent with providing housing to meet projected demand in locations which are suitable and have the capacity for increased densities. The recent draft Housing Strategy 2018 identifies minimal, incremental and high change areas. This amendment will help achieve the right balance between protecting valued heritage and providing housing.

Clause 17 – Economic Development the amendment is consistent with overall objectives to strengthen and diversify the local economy. The recent City of Yarra draft Spatial Economic and Employment Strategy (SEES) identifies strategies and opportunities for growth which are integrated with objectives such as heritage protection.

How does the Amendment support or implement the Local Planning Policy Framework, and specifically the Municipal Strategic Statement?
The amendment both supports and is consistent with Clauses of the Local Planning Policy Framework. Specifically including:

21.03 – Vision

Built Form

Yarra's historic fabric which demonstrates the development of metropolitan Melbourne will be internationally recognised.

21.04 – Land Use – Accommodation and Housing

At 21.04-1 the Yarra Planning Scheme notes;

Yarra will continue to accommodate its share of the housing growth of the inner Melbourne Metropolitan region. However, in order to protect valued character, and particularly its heritage places, the majority of new development will be accommodated on strategic redevelopment sites. These sites are generally located in, abutting, or close to activity centres, or in locations that offer good access to services and transport. The amendment proposes to apply the Heritage Overlay and associated provisions to fill some gaps in heritage protection in residential and mixed use areas.

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 14.2: Support the restoration of heritage places.

Strategy 14.3: Protect the heritage skyline of heritage precincts.

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.

The amendment will help to implement these objectives and strategies by correcting anomalies and strengthening the Heritage Overlay and related provisions.

22.02 – Development Guidelines for Sites Subject to the Heritage Overlay

Objectives

- 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; and
- To protect archaeological sites of cultural heritage significance.

The amendment will correct and adjust the heritage grading relating to sites identified in the Heritage Overlay. A revised incorporated document, *'City of Yarra Database of Heritage Significant Areas, July 2019,'* formerly *'Appendix 8 - City of Yarra review of Heritage Overlay Areas, Graeme Butler and Associates (2007), revised February 2018'*, will improve application of Clause 22.02 – Development Guidelines for Sites Subject to the Heritage Overlay.

Does the Amendment make proper use of the Victoria Planning Provisions?

The amendment makes proper use of the Victoria Planning Provisions (VPPs) through incorporating the appropriate tools and mechanisms to support suitable future land use and development across the City of Yarra and in the Planning Scheme. Correcting anomalies ensures that the correct zones and overlays apply.

How does the Amendment address the views of any relevant agency?
Council has had preliminary discussions about the amendment with the Department of Environment, Land, Water and Planning (DELWP). The amendment is unlikely to impact other agencies because it primarily affects private land.

Does the Amendment address relevant requirements of the Transport Integration Act 2010?
The amendment is considered consistent with the objectives of the *Transport Integration Act 2010.* It is anticipated that the amendment will not have significant impact on or undermine the functionality or safety of the existing transport system.

Resource and administrative costs

- **What impact will the new planning provisions have on the resource and administrative costs of the responsible authority?**

The amendment will have some impact on the general operation of Council's statutory planning department. The change to administrative and resource cost is likely to be insignificant.

Where you may inspect this Amendment

The amendment is available for public inspection, free of charge, during office hours at the following Yarra City Council locations:

Planning Counter	Information Counter
Richmond Town Hall 333 Bridge Road Richmond VIC 3121	Collingwood Town Hall 140 Hoddle Street Abbotsford VIC 3067

- The amendment can also be viewed on the Yarra City Council website at: Amendment C245 - www.yarracity.vic.gov.au/amendmentC245
- The amendment can also be inspected, free of charge, at the Department of Environment, Land, Water and Planning (DELWP) website at: www.delwp.vic.gov.au/public-inspection

1 - Mapping reference table

Location	Land/Area Affected	Proposed Change	Mapping Reference
378A Nicholson Street & 27 Alexandra Parade, Fitzroy North	Southern portion of 378 Nicholson Street and entirety of 27 Alexandra Parade (corner of Nicholson Street and Alexandra Parade), Fitzroy North.	Extend HO327 to all properties.	Yarra C245 hoMap01 Exhibition
155 Westgarth Street & 158 Cecil Street, Fitzroy	Easter section of 155 Westgarth Street and 158 Cecil Street, Fitzroy. Laneway adjacent to dwellings.	Extend HO335 to entire property.	Yarra C245 hoMap02 Exhibition
49-53 Lucerne Crescent, Alphington	Rear of 49 and small section of 53 Lucerne Crescent, Alphington.	Remove HO73 from entire property of 49 Lucerne Crescent. Extend HO73 to entire property of 53 Lucerne Crescent.	Yarra C245 hoMap04 Exhibition Yarra C245 d-hoMap04 Exhibition
200-202 Johnston Street, Collingwood	Entire property of 200-202 Johnston Street, Collingwood.	Extend HO324 to entire property of 200-202 Johnston Street, Collingwood.	Yarra C245 hoMap06 Approval
311-317 Bridge Road, Richmond	Entire property of 311-317 Bridge Road, Richmond	Extend HO310 to entire property of 311-317 Bridge	Yarra C245 hoMap06 Approval

Location	Land/Area Affected	Proposed Change	Mapping Reference
		Road, Richmond.	
181 Langridge Street, Abbotsford	Western section of 181 Langridge Street, Abbotsford	Remove HO16 from entire property.	Yarra C245 d-hoMap06 Approval
19 Cambridge Street, Collingwood	Entire site of 19 Cambridge Street, Collingwood.	Extend HO336 to entire property.	Yarra C245 hoMap06 Approval
120 Cambridge Street, Collingwood	Small section located on eastern property line of 120 Cambridge Street Collingwood.	Extend HO318 to entire property.	Yarra C245 hoMap06 Approval
61-63 Oxford Street, Collingwood	Western (rear) of 61-63 Oxford Street, Collingwood.	Extend HO125 to entire property.	Yarra C245 hoMap06 Approval
37 Oxford Street, Collingwood	Western (rear) of 37 Oxford Street, Collingwood.	Extend HO121 to entire property.	Yarra C245 hoMap06 Approval
Collingwood College Dolls House	Corner of McCutcheon Way and Cromwell Street, Collingwood (removal of HO) and near 130 Islington Street, Collingwood (implementation of HO) due to relocation.	Remove HO114 from 49 Vere Street, Collingwood. Move HO114 to near 130 Islington Street, Collingwood.	Yarra C245 d-hoMap06 Approval Yarra C245 hoMap06 Approval
325-333 Bridge Road, Richmond	Entire section of 325-333 Bridge Road, Richmond	Add new individual HO532.	Yarra C245 hoMap06 Approval
32 & 34 Thomas Street, Richmond	Entire section of 32 & 34 Thomas Street, Richmond	Add new individual HO527.	Yarra C245 hoMap06 Approval
21-23 Lithgow Street, Richmond	Entire section of 21-23 Lithgow Street, Richmond.	Remove HO339 from entire property.	Yarra C245 d-hoMap06 Approval
202-206 Church Street, Richmond	Entire section of 202-206 Church Street, Richmond	Add new individual HO526.	Yarra C245 hoMap06 Approval
61-75 Langridge Street, 64 Wellington Street and 14 Glasgow Street, Collingwood	Western section of 14 Glasgow Street, Collingwood	Remove HO109 from 14 Glasgow Street, Collingwood.	Yarra C245 d-hoMap06 Approval
77-79 Burnley Street, Richmond	Entire property of 77-79 Burnley Street, Richmond	Remove HO500 from entire property.	Yarra C245 d-hoMap06 Approval
655 Victoria Street, Abbotsford	Entire section of 655 Victoria Street, Abbotsford.	Extend HO64 to entire property.	Yarra C245 hoMap07 Exhibition
20 Jessie Street, Cremorne	Western section of 20 Jessie Street, Cremorne.	Remove section from HO364.	Yarra C245 d-hoMap08 Exhibition
204 Coppin Street & 31 Bell Street, Richmond	Section at the rear of both properties of 31 Bell Street & 204 Coppin Street, Richmond.	Remove HO472 from 31 Bell Street, Richmond and extend HO472 to entire property of 204 Coppin Street, Richmond. GRZ to NRZ – To match property boundary.	Yarra C245 hoMap08 Exhibition Yarra C245 d-hoMap08 Exhibition Yarra C245 011znMap08 Exhibition
6 Stawell Street, Richmond	Entire property of 6 Stawell Street, Richmond.	Remove HO503 and extend HO481 to entire property.	Yarra C245 d-hoMap09 Exhibition

Location	Land/Area Affected	Proposed Change	Mapping Reference
			Yarra C245 hoMap09 Exhibition
534-534A Bridge Road, Richmond	Entire section of 534-534A Bridge Road, Richmond	Add new individual HO531.	Yarra C245 hoMap09 Exhibition
597-599 Bridge Road, Richmond	Entire section of 597-599 Bridge Road, Richmond	Add new individual HO530.	Yarra C245 hoMap09 Exhibition
529-533 Bridge Road, Richmond	Entire section of 529-533 Bridge Road, Richmond	Add new individual HO529.	Yarra C245 hoMap09 Exhibition
635 Bridge Road, Richmond	Entire section of 635 Bridge Road, Richmond	Add new individual HO528.	Yarra C245 hoMap09 Exhibition
637-639 Bridge Road, Richmond	Entire section of 637-639 Bridge Road, Richmond	Add new individual HO525.	Yarra C245 hoMap09 Exhibition
22 Best Street, Fitzroy	Northern section of 22 Best Street, Fitzroy.	C1Z to NRZ – To match property boundary.	Yarra C245 znMap02 Exhibition
522-530 Napier Street, Fitzroy	All properties from 522 to 530 Napier Street, Fitzroy (including section of laneway at rear or properties – located east)	PPRZ to MUZ and GRZ – To match property boundaries.	Yarra C245 znMap02 Exhibition Yarra C245 014znMap02 Exhibition
7 Tait Street, Fitzroy North	East section of 7 Tait Street, Richmond.	PPRZ to NRZ – To match property boundary.	Yarra C245 012znMap02 Exhibition
22 Falconer Street, Fitzroy North	South (rear) of 22 Falconer Street, Fitzroy North.	PUZ to NRZ – To match property boundary.	Yarra C245 012znMap02 Exhibition
24 Falconer Street, Fitzroy North	Large section along south and small section north-west of Fitzroy High School.	Rezone all property to PUZ – To match property boundary.	Yarra C245 012znMap02 Exhibition
84 Johnston Street, Collingwood	Southern portion of land.	MUZ to C1Z – To match property boundary.	Yarra C245 znMap04 Exhibition
95-103 Johnston Street, Fitzroy	Northern (rear) section of 95-103 Johnston Street, Fitzroy.	MUZ to C1Z – To match property boundary.	Yarra C245 013znMap05 Exhibition
4-6 Waltham Street, Richmond	East (rear) section of 4 & 6 Waltham Street, Richmond.	C1Z to NRZ – To match property boundary.	Yarra C245 znMap06 Exhibition Yarra C245 znMap08 Exhibition
34-44 Cromwell Street, Fitzroy	Eastern portion of land.	C1Z to C2Z – To match property boundaries.	Yarra C245 015znMap06 Exhibition
261-263 Highett Street, Richmond	North (rear) sections of 261 & 263 Highett Street, Richmond.	GRZ to NRZ – To match property boundaries. Extend HO263 and HO264 to match property boundaries.	Yarra C245 znMap07 Exhibition Yarra C245 hoMap07 Exhibition
314-316 Bridge Road, Richmond	South (rear) section of 314 & 316 Bridge Road, Richmond.	GRZ to C1Z – To match property boundary.	Yarra C245 znMap08 Exhibition
18-22 Derby Street, Collingwood	Entire property of 18-22 Derby Street, Collingwood.	Extend HO102 to include entire property.	Yarra C245 hoMap06 Approval
33-45 Derby Street,	Entire property of 33-45 Derby Street, Collingwood.	Extend HO336 to include entire property.	Yarra C245 hoMap06 Approval

Location	Land/Area Affected	Proposed Change	Mapping Reference
Collingwood			
Queens Parade Trees	All trees located within the road reserve.	Extend HO93 to entire road reserve – to cover all trees	Yarra C245 024d-hoMap02 Exhibition Yarra C245 hoMap02 Exhibition

Planning and Environment Act 1987

YARRA PLANNING SCHEME

AMENDMENT C245

INSTRUCTION SHEET

The planning authority for this amendment is the Yarra City Council.

The Yarra Planning Scheme is amended as follows:

Planning Scheme Maps

The Planning Scheme Maps are amended by a total of 24 attached maps sheets.

Zoning Maps

1. Amend Planning Scheme Map Nos. 02ZN, 05ZN, 06ZN, 07ZN, and 08ZN in the manner shown on the 11 attached maps marked "Yarra Planning Scheme, Amendment C245".

Overlay Maps

2. Amend Planning Scheme Map Nos. 01HO, 02HO, 04HO, 06HO, 07HO, 08HO and 09HO in the manner shown on the 13 attached maps marked "Yarra Planning Scheme, Amendment C245".

Planning Scheme Ordinance

The Planning Scheme Ordinance is amended as follows:

3. In Local Planning Policy Framework – replace Clause 21.11 with a new Clause 21.11 in the form of the attached document.

4. In Local Planning Policy Framework – replace Clause 22.02 with a new Clause 22.02 in the form of the attached document.

5. In Overlays – Clause 43.01 replace with a new Schedule in the form of the attached document.

6. In Operational Provisions – Clause 72.04, replace the Schedule with a new Schedule in the form of the attached document.

End of document

YARRA PLANNING SCHEME - LOCAL PROVISION

AMENDMENT C245



LEGEND

- MUZ - Mixed Use Zone
- NRZ - Neighbourhood Residential Zone
- Municipal Boundary

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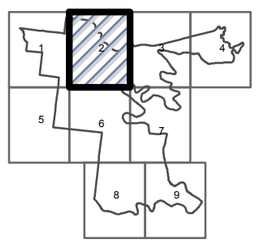
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INDEX TO ADJOINING SCHEME MAPS



ZONES

MAP No 2

YARRA PLANNING SCHEME - LOCAL PROVISION
AMENDMENT C245



MELBOURNE CITY

LEGEND

C1Z - Commercial 1 Zone

Municipal Boundary

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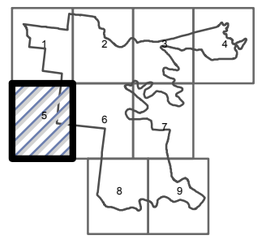
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INDEX TO ADJOINING SCHEME MAPS

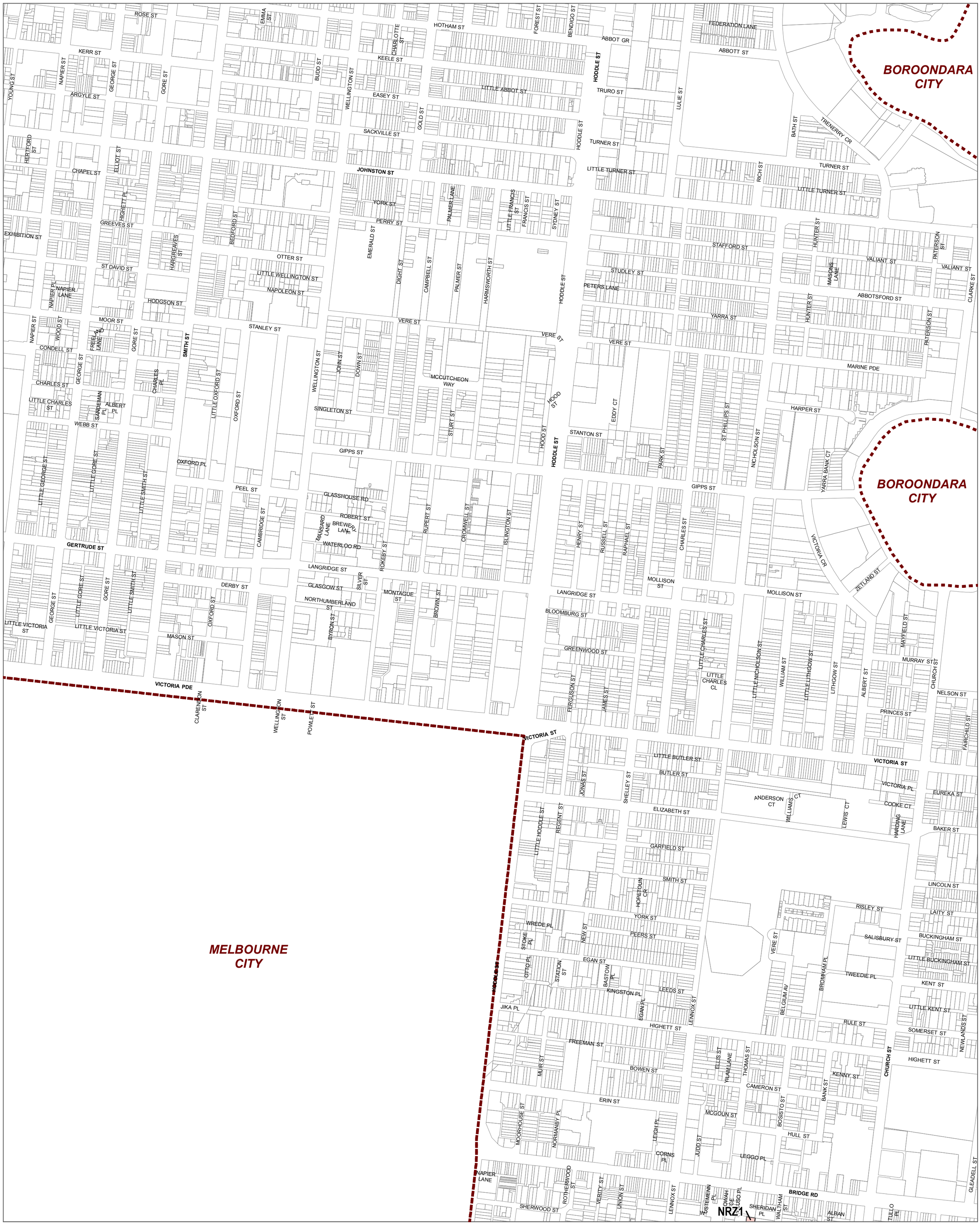


ZONES

MAP No 5

YARRA PLANNING SCHEME - LOCAL PROVISION

AMENDMENT C245



LEGEND

NRZ - Neighbourhood Residential Zone

Municipal Boundary

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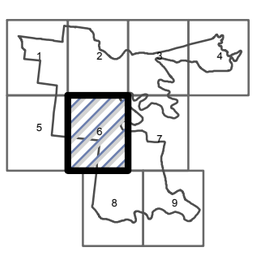
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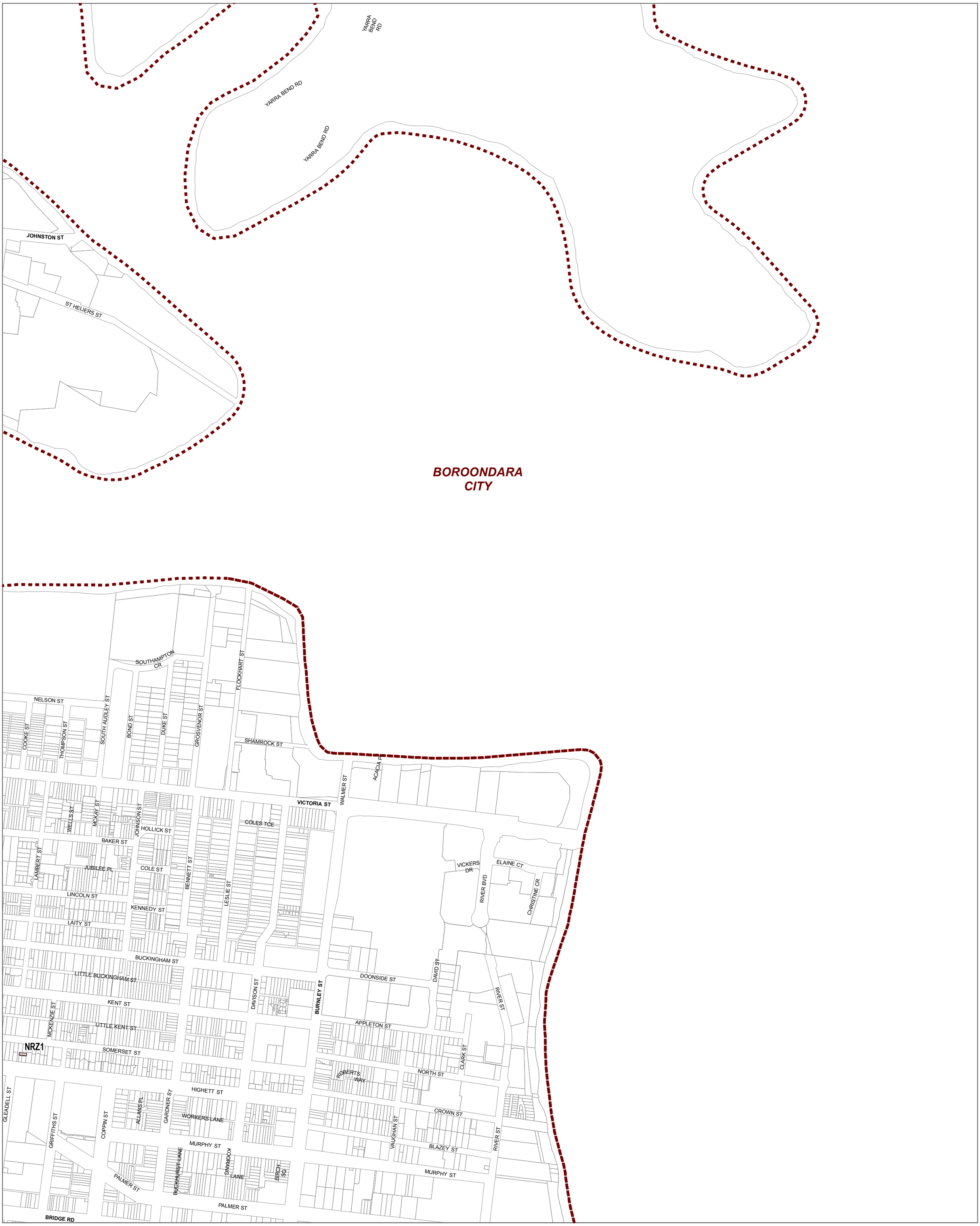
INDEX TO ADJOINING SCHEME MAPS



ZONES

MAP No 6

YARRA PLANNING SCHEME - LOCAL PROVISION
AMENDMENT C245



LEGEND

NRZ - Neighbourhood Residential Zone

Municipal Boundary

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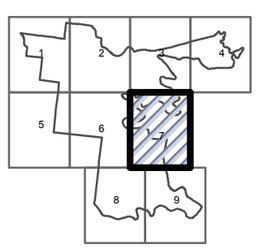
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INDEX TO ADJOINING SCHEME MAPS



ZONES

MAP No 7

YARRA PLANNING SCHEME - LOCAL PROVISION

AMENDMENT C245



LEGEND

- C1Z - Commercial 1 Zone
- NRZ - Neighbourhood Residential Zone
- Municipal Boundary

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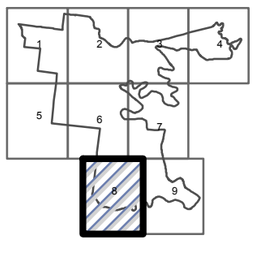
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INDEX TO ADJOINING SCHEME MAPS



ZONES

MAP No 8

YARRA PLANNING SCHEME - LOCAL PROVISION

AMENDMENT C245



LEGEND

- C1Z - Commercial 1 Zone
- GRZ - General Residential Zone
- NRZ - Neighbourhood Residential Zone
- Local Government Area



Part of Planning Scheme Maps 6, 7 & 8

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Metres

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AMENDMENT C245



LEGEND

- GRZ - General Residential Zone
- NRZ - Neighbourhood Residential Zone
- Local Government Area



Part of Planning Scheme Map 8

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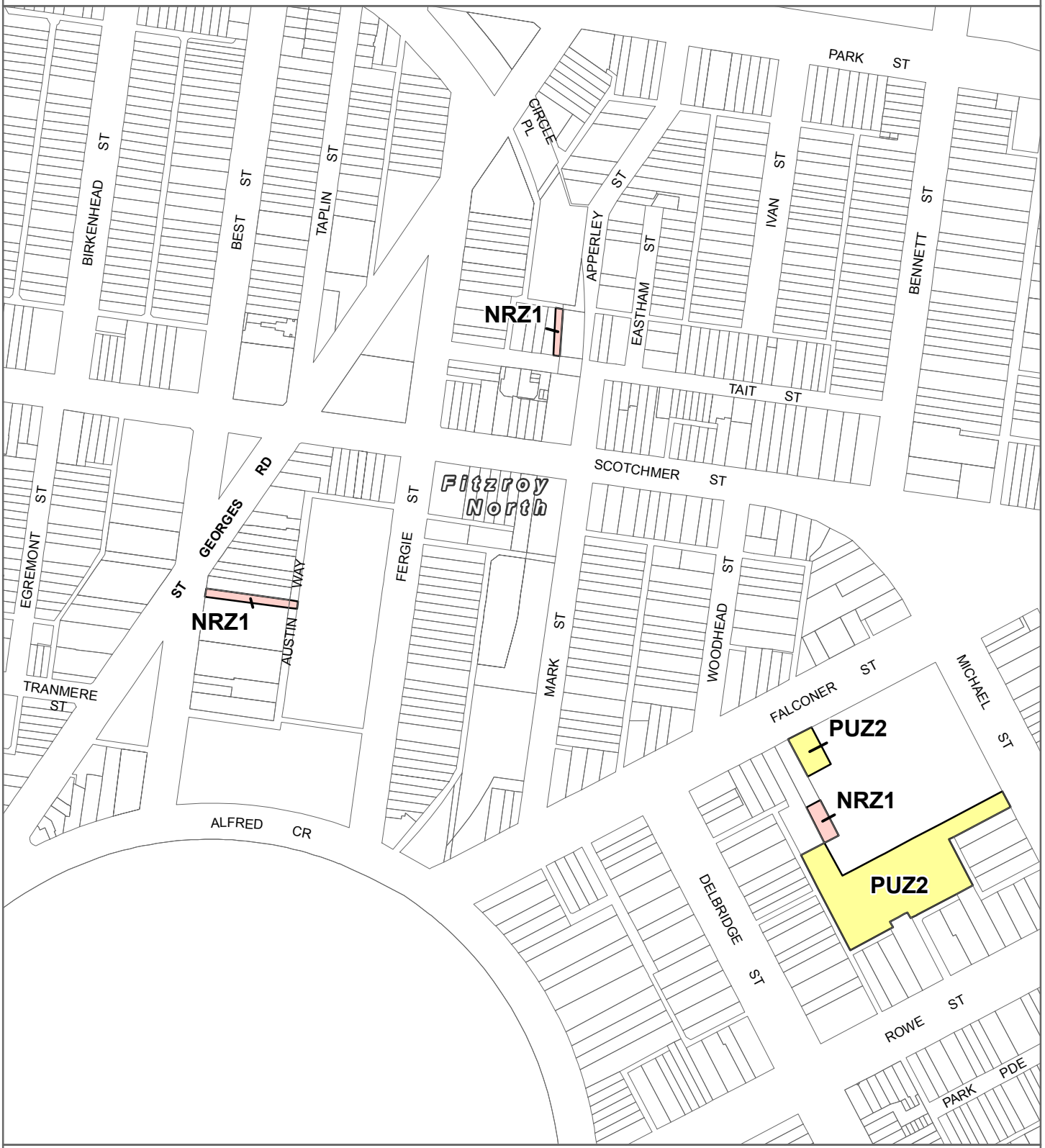
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YARRA PLANNING SCHEME - LOCAL PROVISION

AMENDMENT C245



LEGEND

- NRZ - Neighbourhood Residential Zone
- PUZ2 - Public Use Zone-Education
- Local Government Area



Part of Planning Scheme Map 2

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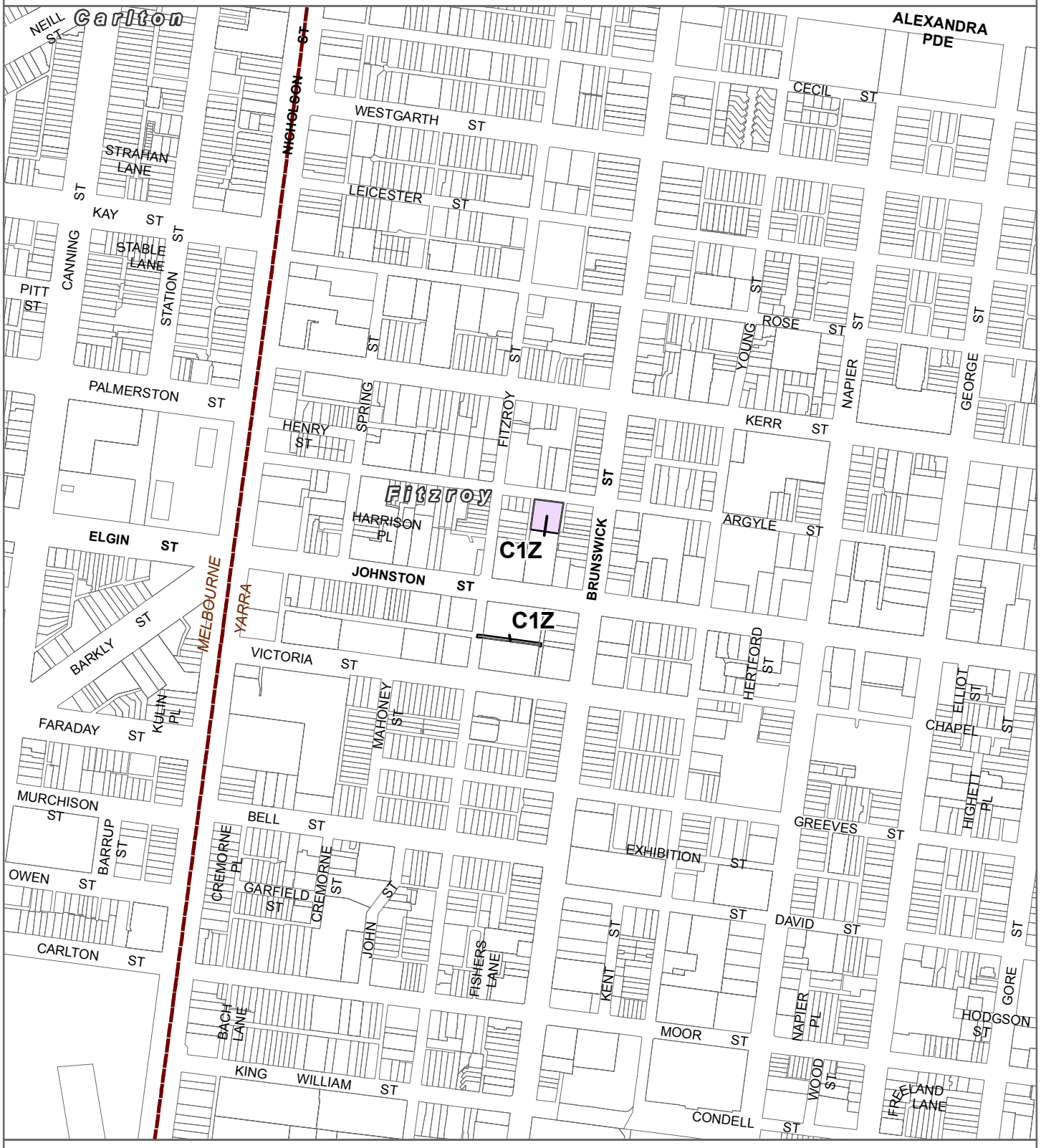
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YARRA PLANNING SCHEME - LOCAL PROVISION

AMENDMENT C245



LEGEND

C1Z - Commercial 1 Zone

Local Government Area



Part of Planning Scheme Map 5

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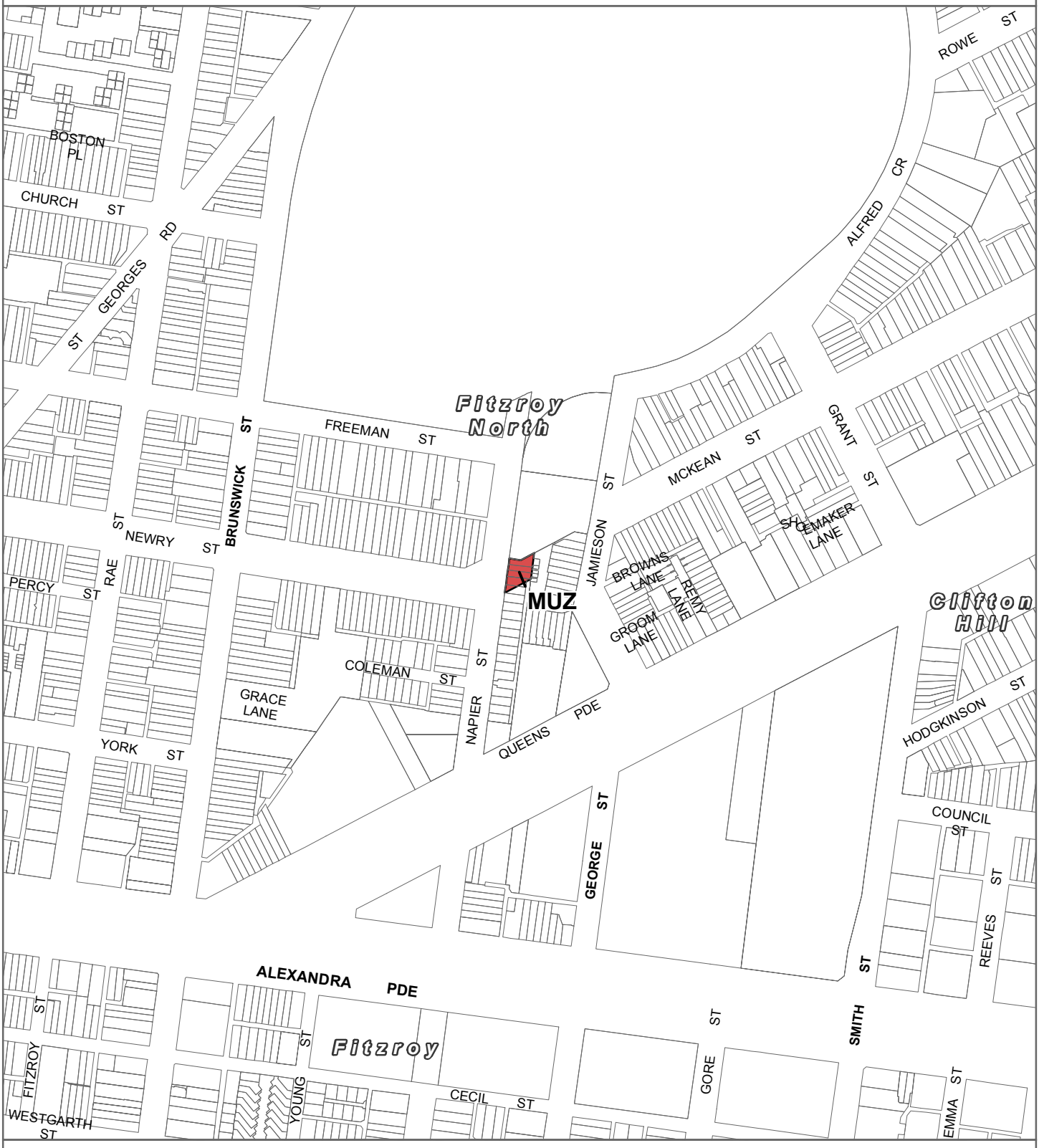
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YARRA PLANNING SCHEME - LOCAL PROVISION

AMENDMENT C245



LEGEND

MUZ - Mixed Use Zone

Local Government Area



Part of Planning Scheme Map 2

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AMENDMENT C245



LEGEND

C2Z - Commercial 2 Zone

Local Government Area



Part of Planning Scheme Map 6

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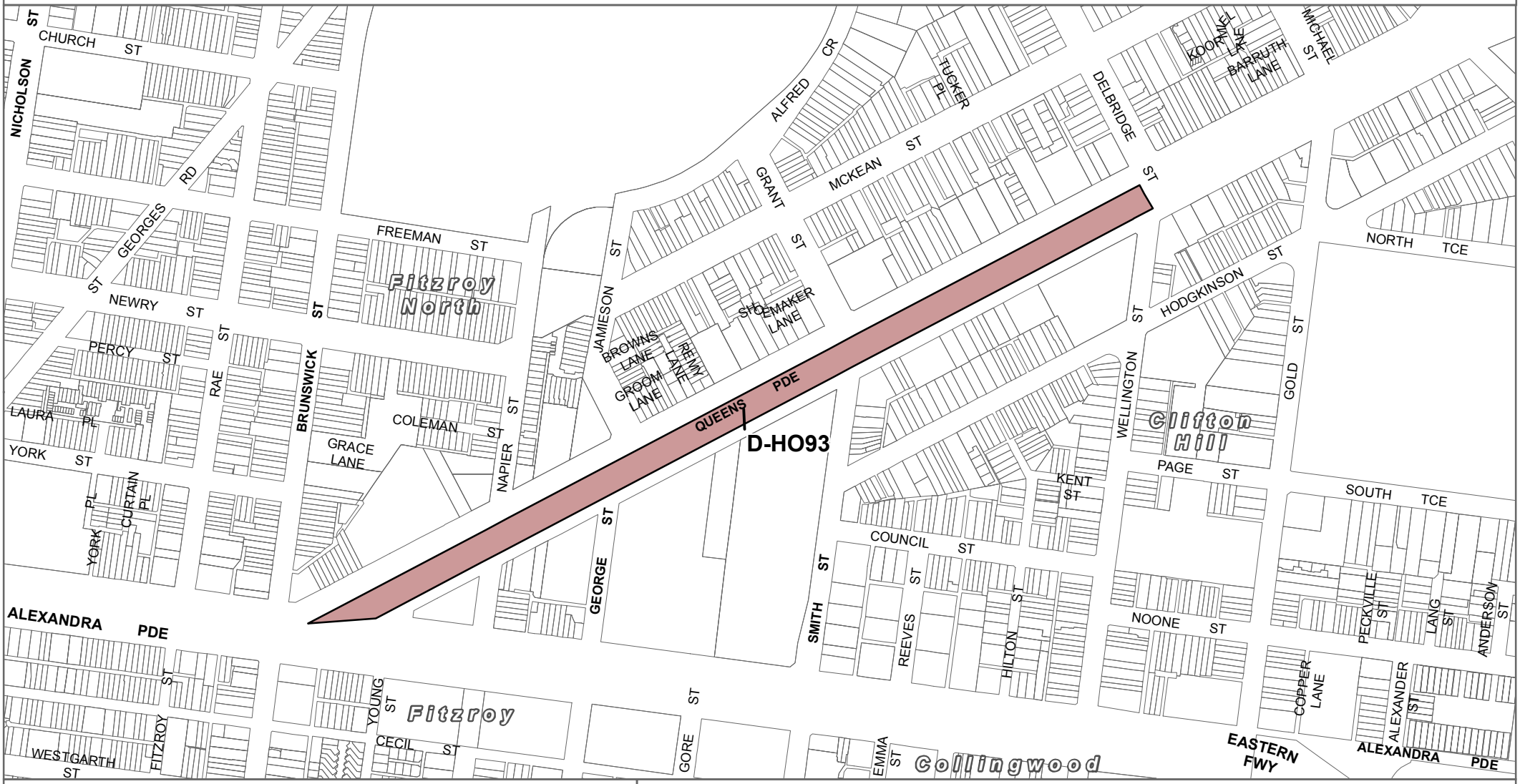
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YARRA PLANNING SCHEME - LOCAL PROVISION

AMENDMENT C245



LEGEND

- D-HO - Area to be deleted from a Heritage Overlay
- Local Government Area

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Part of Planning Scheme Map 2HO



YARRA PLANNING SCHEME - LOCAL PROVISION
AMENDMENT C245



LEGEND

D- Delete Zone or Overlay

Municipal Boundary

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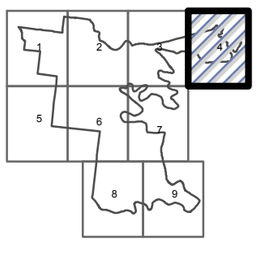
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INDEX TO ADJOINING SCHEME MAPS



AREA TO BE DELETED FROM A HERITAGE OVERLAY

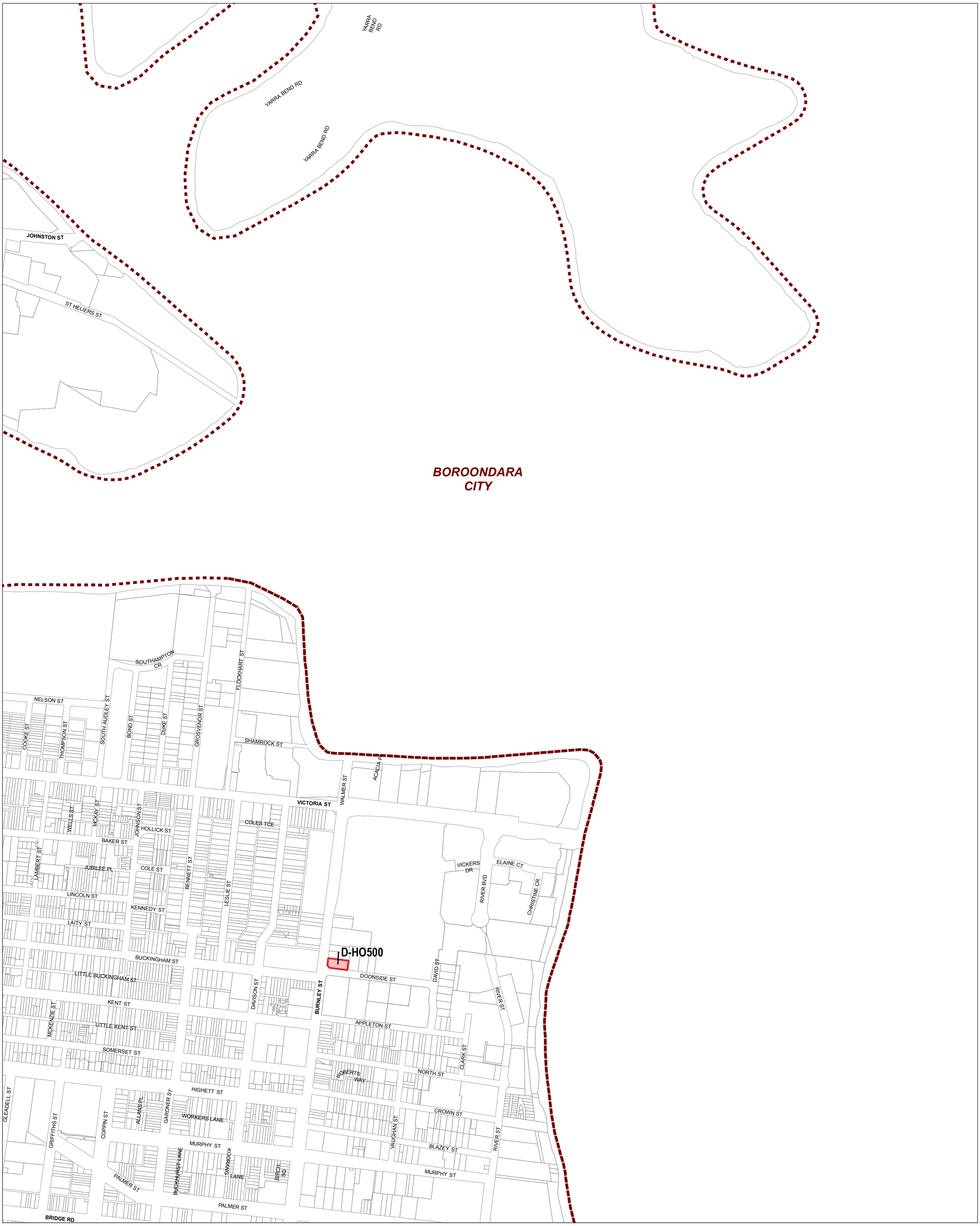
MAP No 4HO

YARRA PLANNING SCHEME - LOCAL PROVISION

AMENDMENT C245yara


D-HO114
D-HO16
D-HO339
BOROONDARA CITY
BOROONDARA CITY
MELBOURNE CITY
ROSE ST
KERR ST
ARGYLE ST
CHAPEL ST
GREEVES ST
EXHIBITION ST
ST DAVID ST
NAPIER ST
MOOR ST
FREELAND LANE
HODGSON ST
NAPOLEON ST
LITTLE WELLINGTON ST
OTTER ST
PERRY ST
SACKVILLE ST
EASEY ST
KEELE ST
HOTHAM ST
LITTLE ABBOT ST
ABBOT GR
TRURO ST
JOHNSTON ST
FEDERATION LANE
ABBOTT ST
TURNER ST
LITTLE TURNER ST
STAFFORD ST
STUDLEY ST
PETERS LANE
YARRA ST
VERE ST
MARINE PDE
HARPER ST
GIPPS ST
ABBOTSFORD ST
VALIANT ST
CLARKE ST
MCCUTCHEON WAY
SINGLETON ST
WEBB ST
PEEL ST
GLASSHOUSE RD
ROBERT ST
WATERLOO RD
LANGRIDGE ST
GLASGOW ST
NORTHUMBERLAND ST
GERTRUDE ST
DERBY ST
MASON ST
VICTORIA PDE
MOLLISON ST
BLOOMBURG ST
GREENWOOD ST
MURRAY ST
PRINCES ST
VICTORIA ST
BUTLER ST
ELIZABETH ST
GARFIELD ST
YORK ST
PEERS ST
EGAN ST
KINGSTON PL
LEEDS ST
HIGHETT ST
FREEMAN ST
BOWEN ST
ERIN ST
HULL ST
LEGGO PL
BRIDGE RD
LINCOLN ST
RISLEY ST
LAITY ST
BUCKINGHAM ST
SALISBURY ST
TWEEDIE PL
KENT ST
SOMERSET ST
RULE ST
CHURCH ST
BAKER ST
EUREKA ST
VICTORIA PL
COOKE CT
ANDERSON CT
WILLIAMS CT
LEWIS CT
HARDING LANE
MCGOUN ST
CAMERON ST
SHERWOOD ST
NAPIER LANE
JIKA PL
MAYFIELD ST
FAIRCHILD ST
NEWLANDS ST
LITTLE VICTORIA ST
LITTLE CHARLES CL
LITTLE BOURKE ST
LITTLE COLLINS ST
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LITTLE FRANCIS ST
LITTLE ABBOT ST
LITTLE TURNER ST
LITTLE WELLINGTON ST
LITTLE VICTORIA ST
LITTLE CHARLES CL

YARRA PLANNING SCHEME - LOCAL PROVISION
AMENDMENT C245



LEGEND

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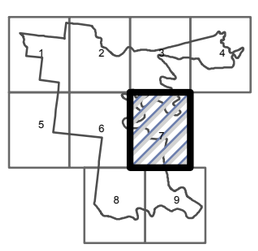
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INDEX TO ADJOINING SCHEME MAPS

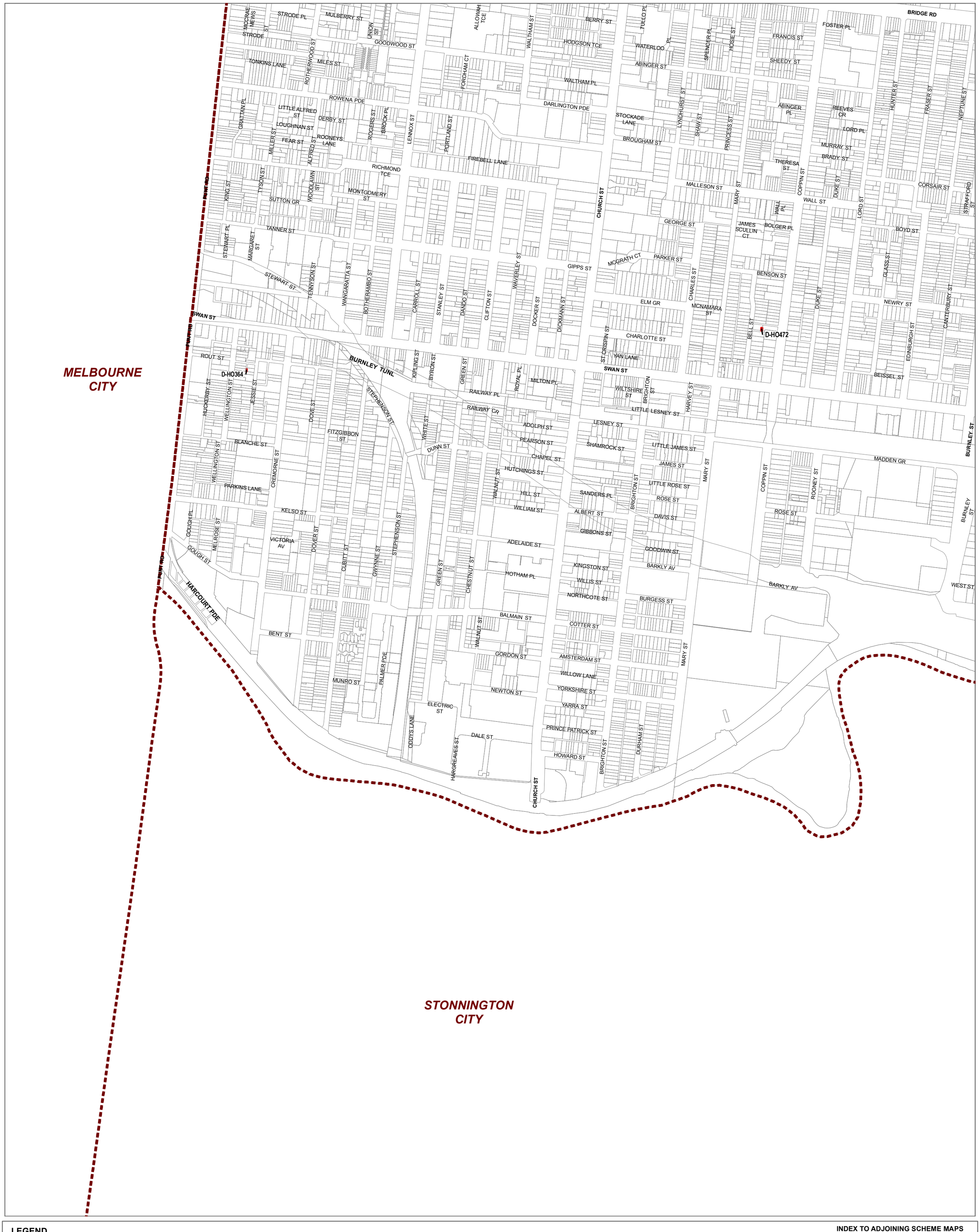


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AMENDMENT C245



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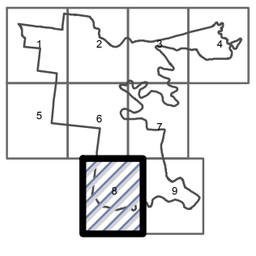
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Planning Group

Printed: 23/07/2018

INDEX TO ADJOINING SCHEME MAPS

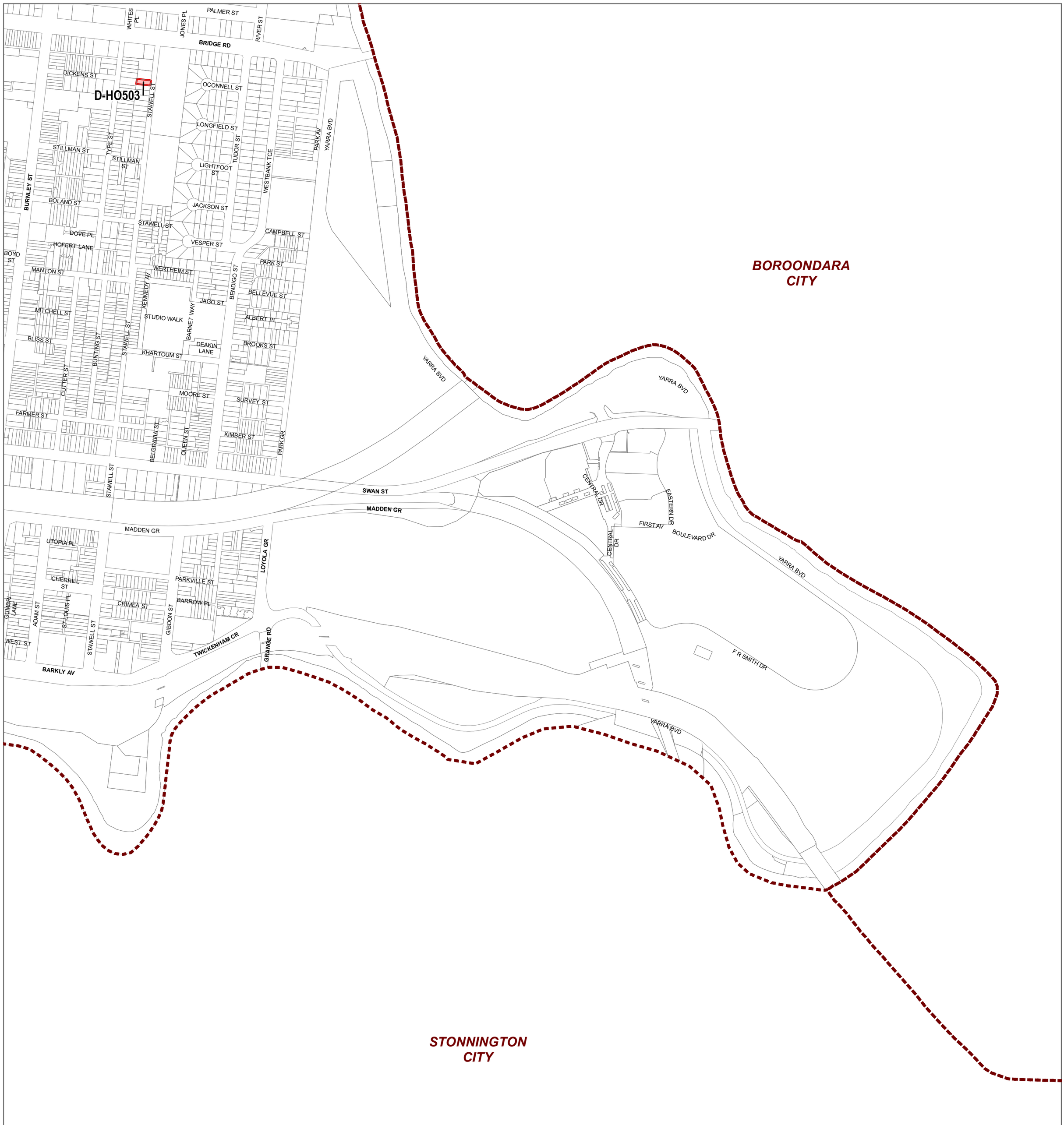


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AMENDMENT C245



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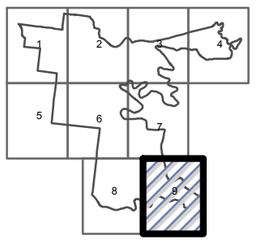
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Planning Group

Printed: 23/07/2018

INDEX TO ADJOINING SCHEME MAPS



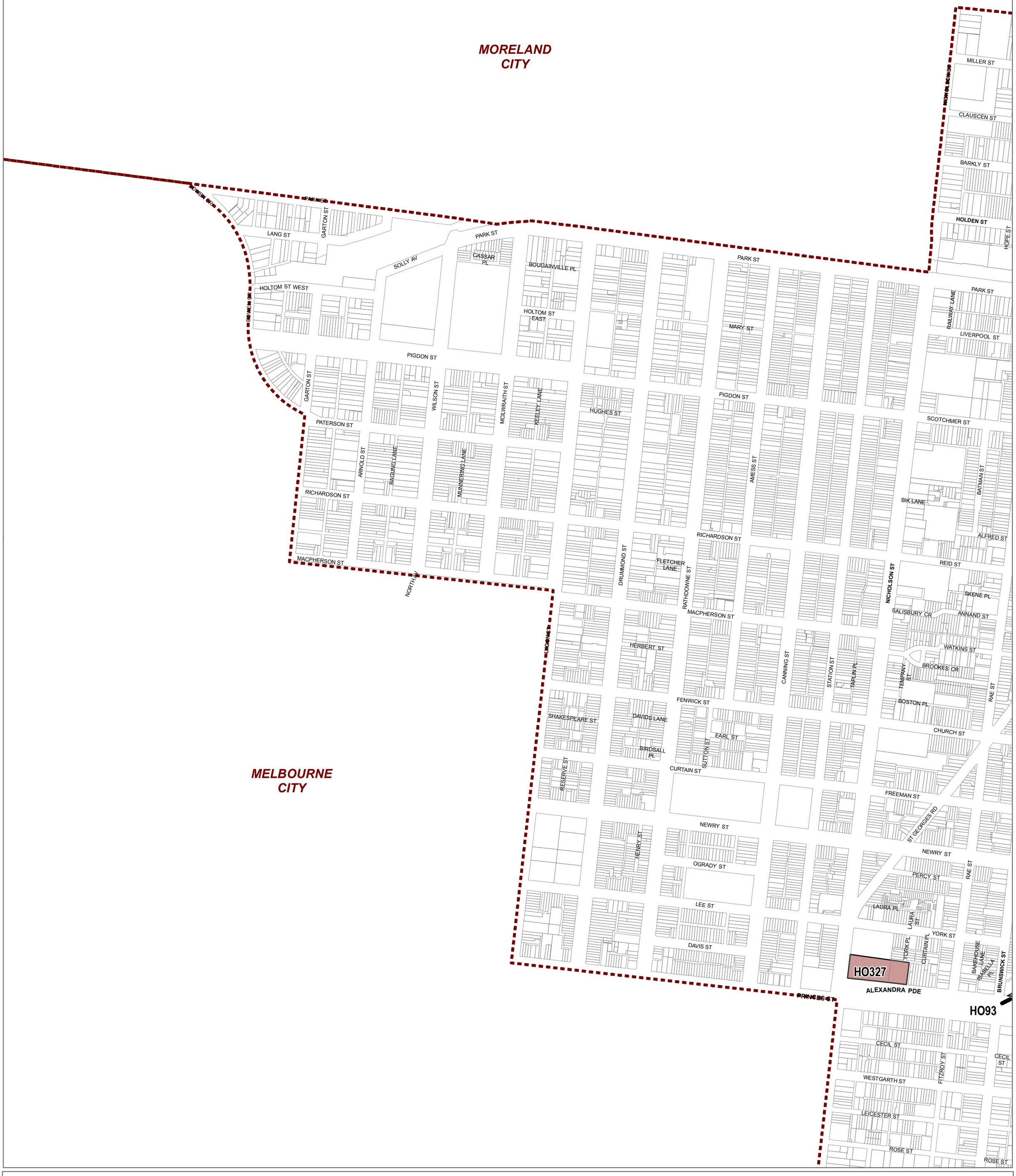
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MAP No 9HO

YARRA PLANNING SCHEME - LOCAL PROVISION
AMENDMENT C245

MORELAND CITY

MELBOURNE CITY



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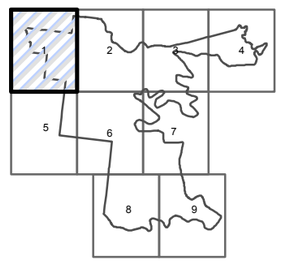
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Printed: 24/10/2018

VICTORIA State Government | Environment, Land, Water and Planning

INDEX TO ADJOINING SCHEME MAPS



HERITAGE OVERLAY

MAP No 1HO

YARRA PLANNING SCHEME - LOCAL PROVISION

AMENDMENT C245



LEGEND

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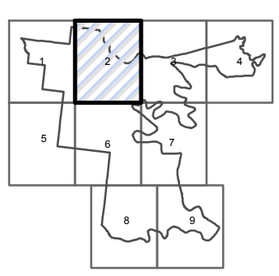
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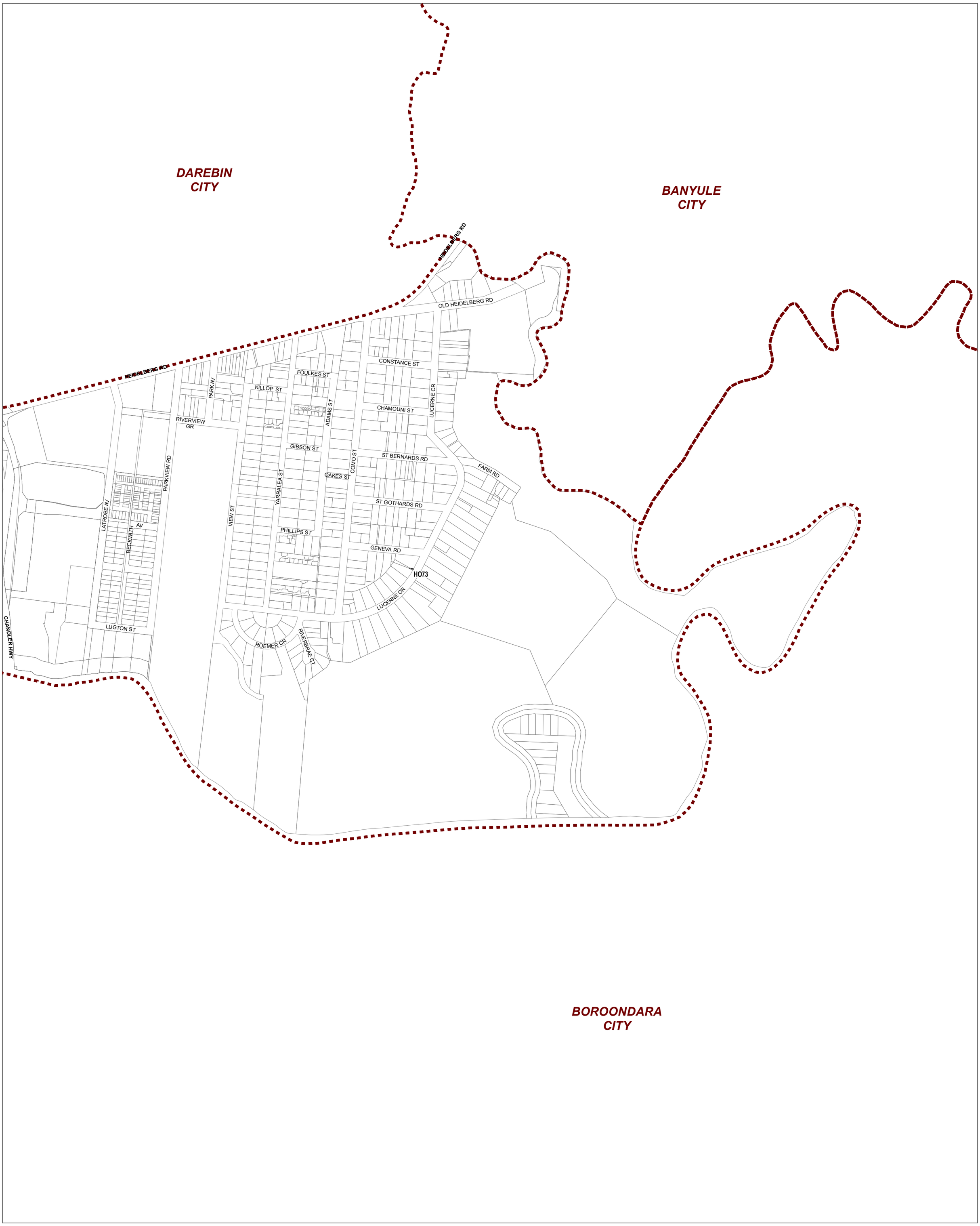
INDEX TO ADJOINING SCHEME MAPS



HERITAGE OVERLAY

MAP No 2HO

YARRA PLANNING SCHEME - LOCAL PROVISION
AMENDMENT C245



LEGEND

HO - Heritage Overlay

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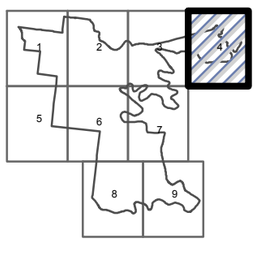
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Planning Group

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INDEX TO ADJOINING SCHEME MAPS

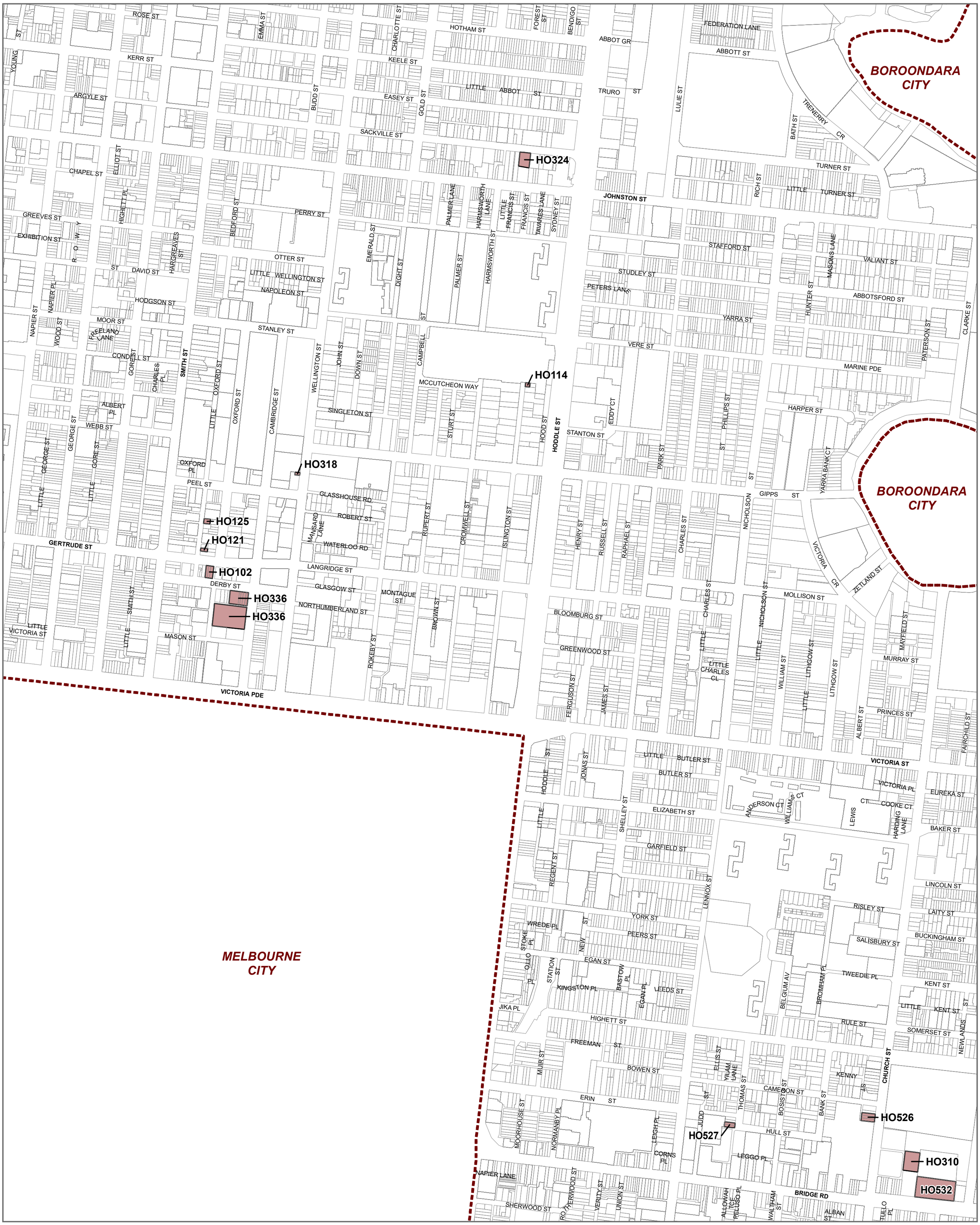


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YARRA PLANNING SCHEME - LOCAL PROVISION

AMENDMENT C245yara



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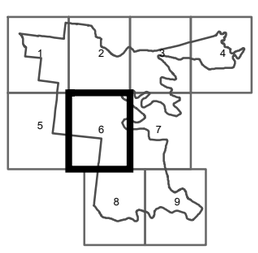
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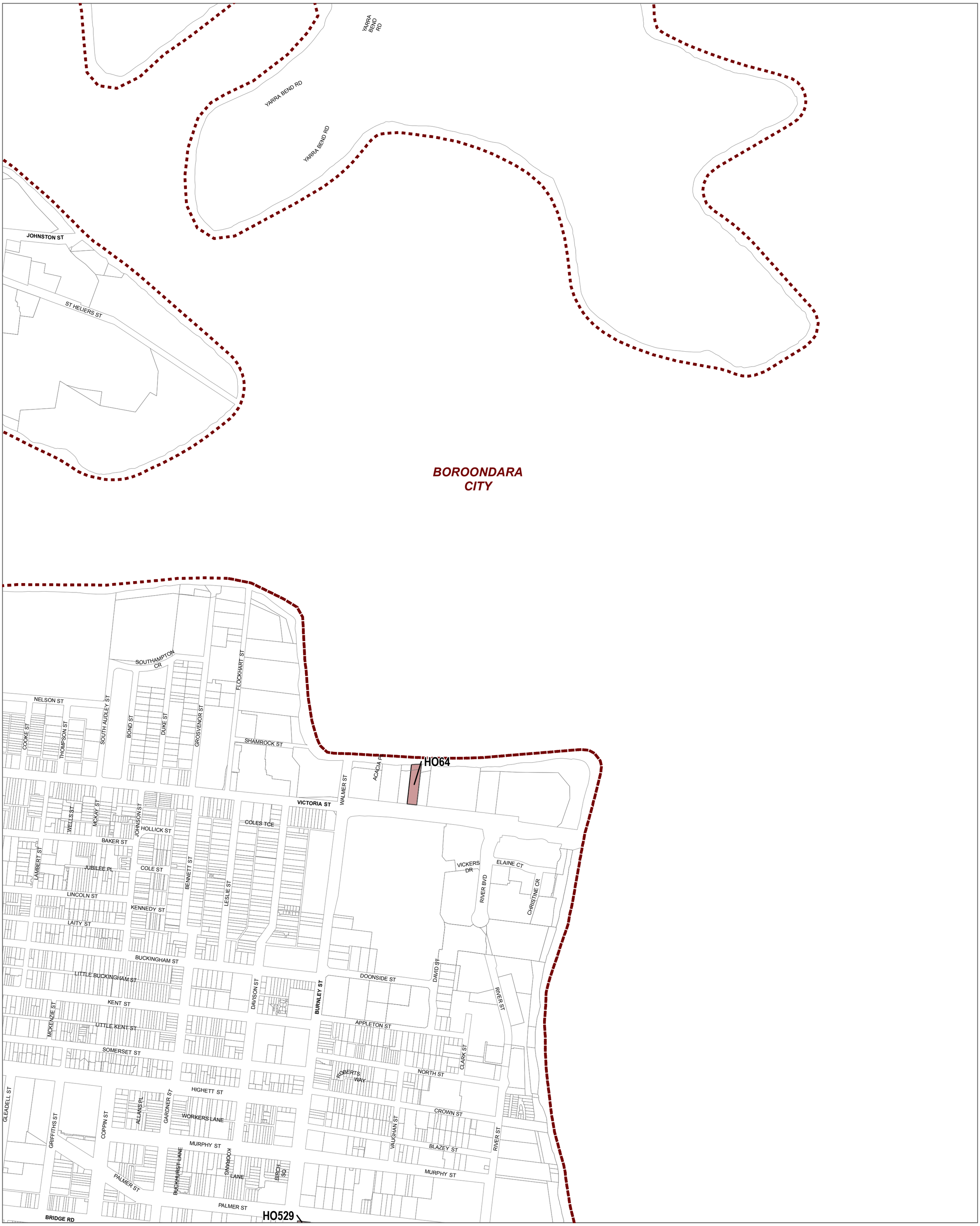
INDEX TO ADJOINING SCHEME MAPS



HERITAGE OVERLAY

MAP No 6HO

YARRA PLANNING SCHEME - LOCAL PROVISION
AMENDMENT C245



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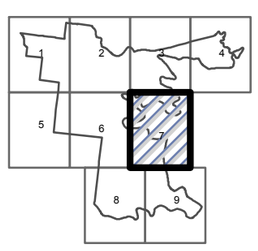
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INDEX TO ADJOINING SCHEME MAPS



HERITAGE OVERLAY

MAP No 7HO

YARRA PLANNING SCHEME - LOCAL PROVISION

AMENDMENT C245



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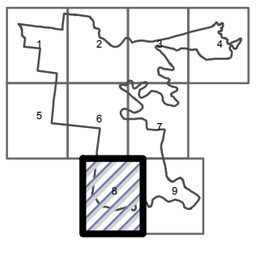
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INDEX TO ADJOINING SCHEME MAPS

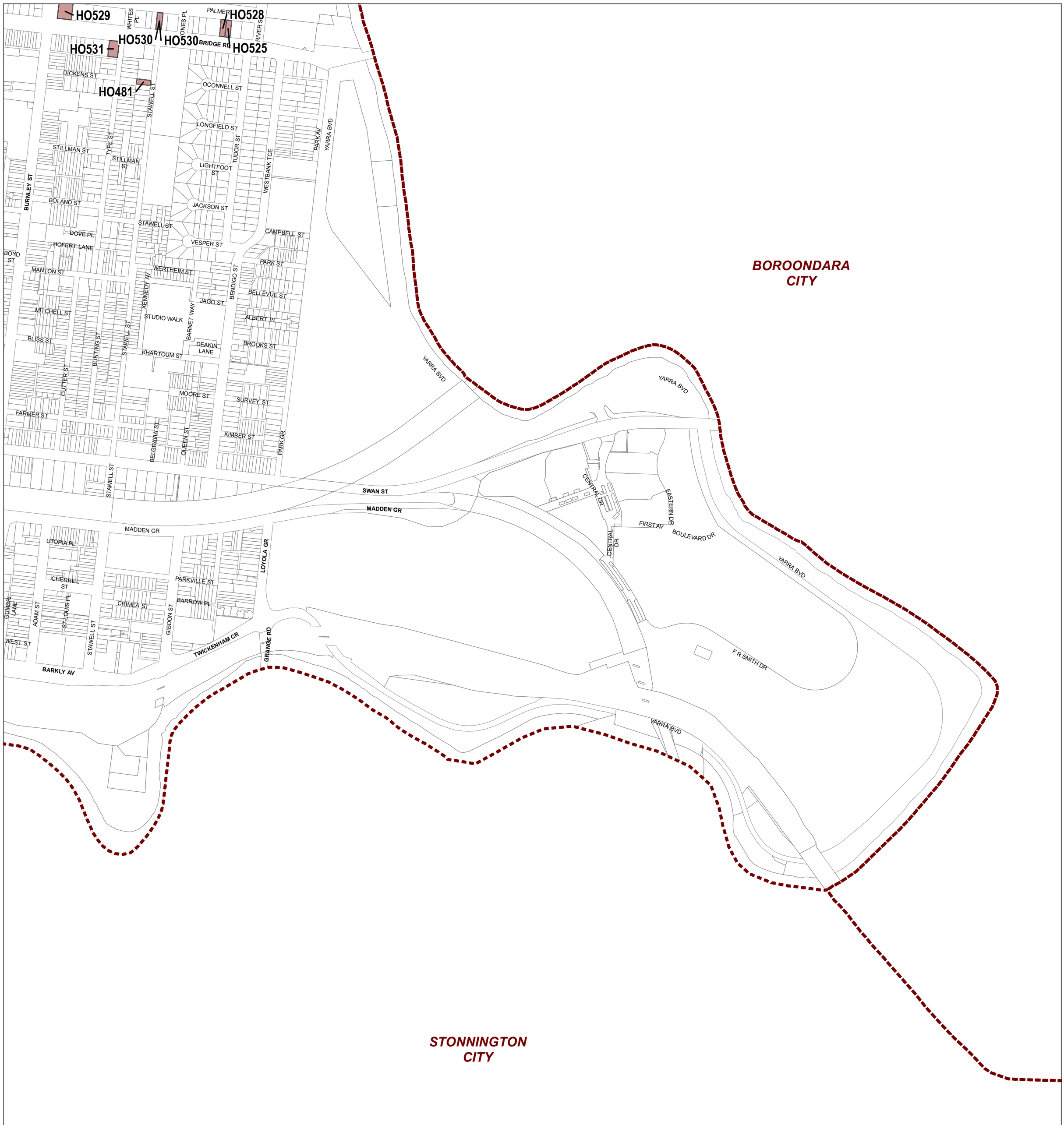


HERITAGE OVERLAY

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AMENDMENT C245



LEGEND

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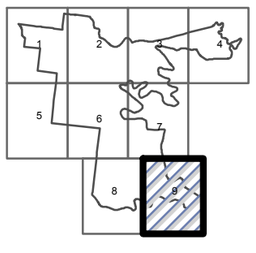
NORTH

Australian Map Grid Zone 55

Planning Group

Printed: 23/07/2018

INDEX TO ADJOINING SCHEME MAPS



HERITAGE OVERLAY

MAP No 9HO

21.11 REFERENCE DOCUMENTS

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Proposed C245yara

General

Council Plan 2005-2009.

Inner Melbourne Action Plan (October 2005).

Yarra City Council Access and Inclusion Policy (November 2004)

City of Yarra Access and Inclusion strategy 2004-2009

Disability Action Plan 2001—2004

Land Use

Yarra Residential Interface Study 2001 (City of Yarra, 2001)

Accommodation and housing

Inner Regional Housing Statement (January 2006)

Retail, entertainment and the arts

Yarra City Council Arts and Cultural Plan, 2005-2009

Inner City Entertainment Precincts Taskforce "A Good Night for All"

Industry, office and commercial

Yarra Economic Development Strategy 2001-2004

Yarra Industrial and Business Land Strategy Review (Hansen Partnerships & Charter, Keck, Cramer, September 2004).

Parks, gardens and public open space

Yarra City Council Recreation Strategy Plan 2003/2008

Built Form

Heritage

Heritage Citation: 18-22 Derby Street, Collingwood, Anthemion Consultancies (2018)

Heritage Citation: 33-45 Derby Street, Collingwood, GJM Heritage (2018)

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Collingwood Mixed Use Pocket, Heritage Assessment & Recommendations, GJM Heritage (2018)

Yarra High Streets (Victoria Street and Bridge Road) Statements of Significance: Reference Document (May 2020)

Swan Street Built Form Study Heritage Assessments & Analysis, October 2017 (GJM Heritage)

Yarra High Streets: Statements of Significance, October 2017 (GJM Heritage)

Heritage Citation: 112-124 Trenerry Crescent, Abbotsford. GJM Heritage, July 2016.

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Heritage Gap Study: Review of Johnston Street East, Context Pty Ltd 2016.

Heritage Gap Study: Review of 17 Precincts Stage 2 Report, Context Pty Ltd 2014, revised 2016.

Heritage Review of Predefined Areas In Abbotsford & Collingwood Stage 2 Report, Context Pty Ltd 2015.

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City of Yarra Heritage Gaps Review One 2013 [Appendix A and B includes Statements of Significance] Incorporated Plan under the provisions of clause 43.01 Heritage Overlay - methodology report, Lovell Chen 2014.

City of Yarra Heritage Gaps Review Two 2013.

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World Heritage Environs Area Strategy Plan: Royal Exhibition Building and Carlton Gardens, Department of Planning and Community Development 2009.

City of Yarra Review of Heritage Overlay Areas [Appendix 7 includes Statements of Significance], Graeme Butler and Associates 2007 updated 2013.

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Development Guidelines for Heritage Places (City of Yarra, 1999).

City of Yarra Heritage Review, Volumes 1-4, Allom Lovell and Associates 1998.

Protecting Archaeological Sites in Victoria, Heritage Victoria 1998.

The Burra Chater. Australian ICOMOS Charter for the Conservation of Places of Cultural Significance, as updated from time to time.

Fitzroy Urban Conservation Study Review, Allom Lovell and Associates 1992.

Collingwood Conservation Study, Andrew Ward and Associates 1989.

Richmond Conservation Study, J and T O'Connor and Coleman and Wright Architects 1985.

Carlton, North Carlton and Princes Hill Conservation Study, Nigel Lewis and Associates 1984.

City of Northcote Urban Conservation Study, Graeme Butler Architect 1982.

South Fitzroy Conservation Study, Jacob Lewis Vines Architects 1979.

North Fitzroy Conservation Study, Jacob Lewis Vines Architects 1978.

Built form character

Urban Design Guidelines for the YarraRiver Corridor (City of Yarra, 1998), as amended April 2004

City of Yarra Built Form Review 2003

Transport

Yarra Strategic TransportStatementCity of Yarra 2006

Encouraging and increasing walking strategy, City of Yarra 2005

Environmental Sustainability

The Yarra Environment Strategy: Our Sustainable Future (City of Yarra, November 2000).

Review of Policies and Controls for the Yarra River Corridor: Punt Road to Burke Road: Consultant Report (Planisphere and Jones & Whitehead, June 2005).

Middle Yarra Concept Plan (Dept. of Planning and Urban Growth, Dept. of Conservation and Environment, 1990)

Lower Yarra (Punt Road to Dights Falls) Concept Plan (Ministry for Planning and Environment, 1986)

Lower Darebin Creek Concept Plan (Darebin Creek Co-ordinating Committee, 1995)

Merri Creek Management Plan (Merri Creek Management Committee, 1997)

Merri Creek Concept Plan (Draft) (Merri Creek Management Committee, 1997)

Yarra River Corridor Strategy (City of Yarra, 1999)

Yarra Catchment Action Plan (YarraCare, 1996)

Port Phillip and Western Port Regional Catchment Strategy 2004 – 2009 (Port Phillip and Westernport Catchment Management Authority 2004)

Herring Island Enhancement Plan (Acer Wargon Chapman and EDAW AUST, 1995)

Environmental Guidelines for Major Construction Sites (Environment Protection

Authority, 1996)

Yarra Bend Park Strategy Plan (Parks Victoria, 1998)

Yarra Bend Park Environmental Action Plan (Parks Victoria, April 2000)

Yarra Bend / Fairfield Area: Development Opportunities (Chris Dance Land Design and Fulcrum Town Planners, 1997)

City of Yarra Stormwater Management Plan (AWT, December 2000)

Neighbourhood Plans

Smith / Wellington Streets Mixed Use Precinct Urban Design Framework, March 2005

Victoria Street Activity Precinct Urban Design Framework, July 2004;

Victoria Street East Precinct, Richmond, Urban Design Framework prepared for the City of Yarra 16 November 2005 (mgs in association with Jones and Whitehead Pty Ltd)

Structure Plans and Local Area Plans

Johnston Street Local Area Plan, 2015

22.02 DEVELOPMENT GUIDELINES FOR SITES SUBJECT TO THE HERITAGE OVERLAY

18/10/2018
C232

This policy applies to all land within a Heritage Overlay.

22.02-1 Policy Basis

30/09/2010
C85

The MSS highlights the importance of heritage to the identity and character of the municipality and one of its objectives is to protect and enhance the City's heritage places.

This policy provides guidance for the protection and enhancement of the City's identified places of cultural and natural heritage significance.

22.02-2 Definitions of Words used in this Policy

30/09/2010
C85

- Adaptation: modifying a place to suit the existing use or a proposed use.
- Architectural integrity: the quality of closely reflecting the architecture of the period in which a building was created.
- Conservation: the process of looking after a place so as to retain its cultural significance.
- Cultural significance: aesthetic, historic, scientific, social or spiritual value for past, present or future generations.
- Fabric: all the physical material of the place including components and fixtures, and can include building interiors.
- Heritage place: anything subject to the Heritage Overlay and can include a site, area, land, landscape, tree, building or other work, or group of buildings of heritage significance, and may include components or spaces. When used in the context of a building graded individually significant, the heritage place is initially the individually significant building and then the broader heritage area. When used in the context of a contributory building, the heritage place is the broader heritage area.
- Maintenance: the continuous protective care of the fabric and setting of a place. It is distinguished from repair which involves restoration and reconstruction.
- Preservation: maintaining the fabric of a place in its existing state and retarding deterioration.
- Reconstruction: returning a place to a known earlier state and is distinguished from restoration by the introduction of new material into the fabric.
- Restoration: returning the existing fabric of a place to a known earlier state and is distinguished from reconstruction by no introduction of new material into the fabric (note a permit is only required for works, repairs and routine maintenance which change the appearance of a heritage place or which are not undertaken to the same details, specifications and materials).

22.02-3 Levels of Significance

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Proposed C245yara

Every building of cultural significance has been assessed and graded according to its heritage contribution. The levels of significance used are:

- 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 level of significance of every building is identified in the incorporated document, *City of Yarra Database of Heritage Significant Areas,* July 2019. Details of methodology used to determine levels of significance can be found in *City of Yarra Review of Heritage Overlay Areas 2007 (Graeme Butler and Associates)*, *City of Yarra Heritage Gaps Review Two 2013, City of Yarra Hertiage Gaps Study July, 2014 – Smith Street South (Anthemion),* and *Heritage Gap Study: Review of Central Richmond, Stage 2 Final Report, November 2014.*

22.02-4 Objectives

30/09/2010
C85

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.

22.02-5 Policy

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Proposed C245yara

It is policy to:

22.02-5.1 Demolition

Full Demolition or Removal of a Building

Generally encourage the retention of a building in a heritage place, unless

- The building is identified as being not contributory.
- The building is identified as a contributory building, and
  - new evidence has become available to demonstrate that the building does not possess the level of heritage significance attributed to it in the incorporated document*, City of Yarra Database of Heritage Significant Areas, July 2019* and
  - the building does not form part of a group of similar buildings.

Note: The poor condition of a heritage place should not, in itself, be a reason for permitting demolition.

Encourage the retention of original street furniture and bluestone road or laneway materials and details (where relevant).

An application for demolition is to be accompanied by an application for new development.

Removal of Part of a Heritage Place or Contributory Elements

Encourage the removal of inappropriate alterations, additions and works that detract from the cultural significance of the place.

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

- That part of the heritage place has been changed beyond recognition of its original or subsequent contributory character(s).

- For a contributory building:
  - that part is not visible from the street frontage (other than a laneway), abutting park or public open space, and the main building form including roof form is maintained; or
  - the removal of the part would not adversely affect the contribution of the building to the heritage place.
- For individually significant building or works, it can be demonstrated that the removal of part of the building or works does not negatively affect the significance of the place.

22.02-5.2 Original Location

Encourage the retention of a heritage place or a contributory element to a heritage place in its original location unless:

- The location is not an important component of the cultural significance of the heritage place.
- It can be shown that the relocation is the only reasonable means of ensuring the survival of the heritage place.

22.02-5.3 Reconstruction and Restoration

Encourage restoration of a heritage place or contributory element if evidence exists to support its accuracy.

Encourage the reconstruction of a building or works which previously existed in a heritage place if:

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

Encourage the reconstruction of original or contributory elements where they have been removed. These elements include, but are not limited to, chimneys, fences, verandahs, roofs and roof elements, wall openings and fitting (including windows and doors), shopfronts and other architectural details and features.

22.02-5.4 Painting and Surface Treatments

Encourage the removal of paint from originally unpainted masonry surfaces.

Encourage the retention of historic painted signs.

Discourage the sand blasting of render, masonry or timber surfaces; and the painting of unpainted surfaces.

Encourage paint colours to be consistent with the period of the heritage place.

22.02-5.5 Culturally Significant Trees

Encourage the retention of culturally significant trees in a heritage place unless:

- The trees are to be removed as part of a maintenance program to manage loss of trees due to deterioration caused by old age or disease.
- The trees are causing structural damage to an existing structure and remedial measures (such as root barriers and pruning) cannot be implemented.

Ensure additions and new works respect culturally significant trees (and where possible, significant garden layouts) by siting proposed new development at a distance that ensures the ongoing health of the tree.

22.02-5.6 Subdivision

Support the subdivision of sites which do not detract from the heritage value of the place or contributory element.

Where appropriate, use a building envelope plan to protect the heritage values of the place. The building envelope plans should:

- Reflect the original rhythm of the streetscape.
- Allow sufficient space surrounding the heritage place or contributory element to a heritage place to retain its significance or contribution.

22.02-5.7 New Development, Alterations or Additions

22.02-5.7.1 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.

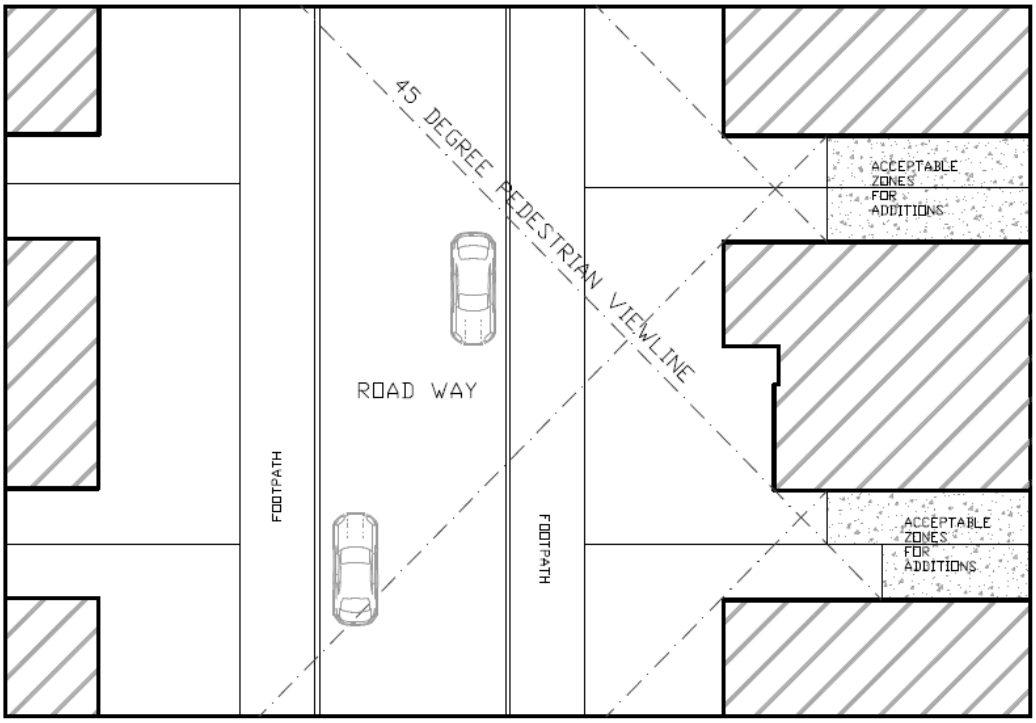


Figure 1 acceptable areas for ground level additions are sited within the area created by drawing a 45 degree view line from the opposite footpath through the front corner of the subject building and the corners of adjacent buildings.

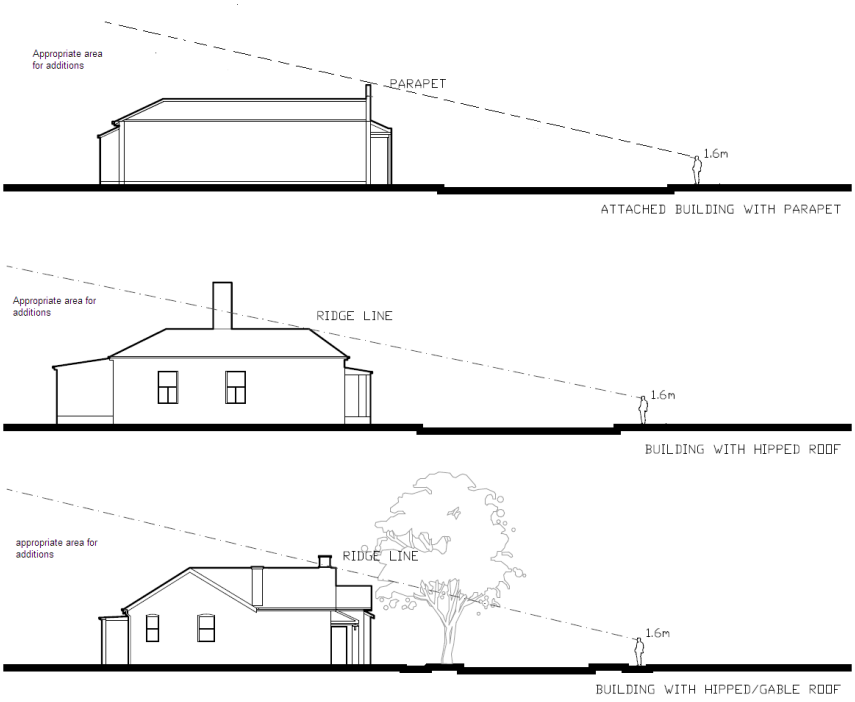


Figure 2 – appropriate areas for upper level additions to contributory buildings are sited within the 'envelope' created by projecting a sight line from 1.6 metres above ground level (eye level of average adult person) from the footpath on the opposite side of the street through the top of the front parapet or the ridge line of the principal roof form.

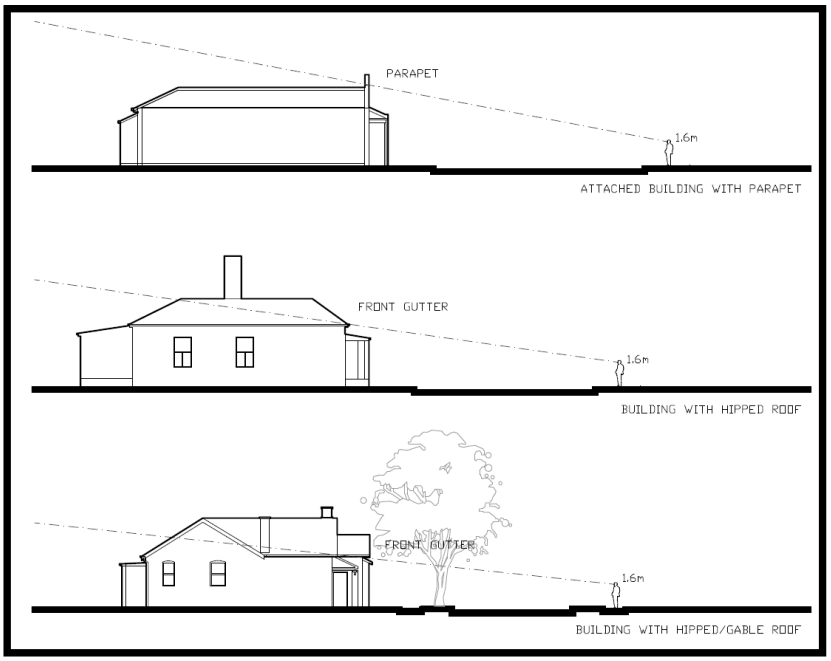


Figure 3 – appropriate areas for upper level additions to individually significant buildings are sited within the 'envelope' created by projecting a sight line from 1.6 metres above ground level (eye level of average adult person) from the footpath on the opposite side of the street through the top of the front parapet or the gutter line of the principal roof form.

22.02-5.7.2 Specific Requirements (where there is a conflict or inconsistency between the general and specific requirements, the specific requirements prevail)

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.

Residential Upper Storey Additions

Encourage new upper storey additions to residential heritage places or contributory elements to heritage places to:

- Preserve the existing roof line, chimney(s) and contributory architectural features that are essential components of the architectural character of the heritage place or contributory elements to the heritage place.
- Respect the scale and form of the heritage place or contributory elements in the heritage place by stepping down in height and setting back from the lower built forms.

Sightlines should be provided to indicate the 'envelope' from the street of proposed upper storey additions (refer to the sightline diagrams in 22.02-5.7.1).

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.

Carports, Car Spaces, Garages, and Outbuildings

Encourage carports, car spaces, garages and outbuildings to be set back behind the front building line (excluding verandahs, porches, bay windows or similar projecting features) of the heritage place or contributory element or to be reasonably obscured. New works should be sited within the 'envelope' shown in Figure 1 of 22.02-5.7.1.

Discourage:

- new vehicle crossovers in streets with few or no crossovers
- high fencing, doors and boundary treatments associated with car parking that are unrelated to the historic character of the area
- new vehicle crossovers in excess of 3 metres wide in residential streets.

Front Fences and Gates

Encourage front fences and gates to be designed to

- allow views to heritage places or contributory elements from surrounding streets
- be a maximum of 1.2 metres high if solid or 1.5 metres high if more than 50% transparent (excluding fence posts)
- be consistent with the architectural period of the heritage place or contributory element to the heritage place.

Ancillaries and Services

Encourage ancillaries or services such as satellite dishes, shade canopies and sails, access ladders, air conditioning plants, wall and roof top mounted lighting, roof top gardens and their associated planting, water meters, and as far as practical aerials, to contributory or significant buildings, to be concealed when viewed from street frontage.

Where there is no reasonable alternative location, ancillaries and services which will reduce green house gas emissions or reduce water consumption, such as solar panels or water storage tanks, or provide universal access (such as wheel chair ramps), may be visible but should be sensitively designed.

Encourage ancillaries or services in new development to be concealed or incorporated into the design of the building.

Encourage ancillaries or services to be installed in a manner whereby they can be removed without damaging heritage fabric.

22.02-6 Archaeological Sites

30/09/2010
C85

Encourage applicants to consult with Heritage Victoria where any proposed buildings or works may affect archaeological relics to facilitate compliance with Part 6 of the *Heritage Act 1995* (Protection of Archaeological Places).

22.02-7 Decision Guidelines

30/09/2010
C85

Before deciding on an application the responsible authority will consider:

- Whether there should be an archival recording of the original building or fabric on the site.
- The heritage significance of the place or element as cited in the relevant Statement of Significance or Building Citation.

22.02-8 References

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Proposed C245yara

Heritage Citation: 18-22 Derby Street, Collingwood, Anthemion Consultancies (2018)

Heritage Citation: 33-45 Derby Street, Collingwood, GJM Heritage (2018)

Heritage Citation: Queens Parade, Fitzroy North Street Trees, John Patrick Landscape Architects Pty. Ltd. (2018)

Collingwood Mixed Use Pocket, Heritage Assessment & Recommendations, GJM Heritage (2018)

Yarra High Streets (Victoria Street and Bridge Road) Statements of Significance: Reference Document (May 2020)

Heritage Citation: 112-124 Trenerry Crescent, Abbotsfod. GJM Heritage, July 2016.

Heritage Citation: 20-60 Trenerry Crescent, Abbotsfod. GJM Heritage, July 2016.

Heritage Gap Study: Review of Johnston Street East, Context Pty Ltd 2016.

Heritage Gap Study: Review of 17 Precincts Stage 2 Report, Context Pty Ltd 2014, revised 2016.

Heritage Review of Predefined Areas In Abbotsford & Collingwood Stage 2 Report, Context Pty Ltd 2015.

Heritage Gap Study: Review of Central Richmond, Stage 2 Final Report, Context Pty Ltd 2014.

City of Yarra Heritage Gaps Study – Smith Street South,Anthemion Consultancies 2014.

City of Yarra Heritage Gaps – 233-251 Victoria Street Abbotsford Anthemion Consultancies, 2012.

City of Yarra Heritage Gaps Stage Two, Graeme Butler and Associates 2009.

City of Yarra Heritage Gaps Stage One, Graeme Butler and Associates 2008.

City of Yarra Heritage Gaps Review One 2013 [Appendix A and B includes Statements of Significance] Incorporated Plan under the provisions of clause 43.01 Heritage Overlay - methodology report, Lovell Chen 2014.

City of Yarra Heritage Gaps Review Two 2013.

City of Yarra Heritage Gaps Study – 233-251 Victoria Street, Abbotsford, Anthemion Consultancies 2012.

City of Yarra Review of Heritage Overlay Areas [Appendix 7 includes Statements of Significance], Graeme Butler and Associates 2007 updated 2013.

Yarra Heritage Database 2007 including photos, Allom Lovell and Associates 1998.

City of Yarra Heritage Review, Volumes 1-4, Allom Lovell and Associates 1998.

Protecting Archaeological Sites in Victoria, Heritage Victoria 1998.

The Burra Charter. Australian ICOMOS Charter for the Conservation of Places of Cultural Significance, as updated from time to time.

Fitzroy Urban Conservation Study Review, Allom Lovell and Associates 1992.

Collingwood Conservation Study, Andrew Ward and Associates 1989.

Richmond Conservation Study, J and T O'Connor and Coleman and Wright Architects 1985.

Carlton, North Carlton and Princes Hill Conservation Study, Nigel Lewis and Associates 1984.

City of Northcote Urban Conservation Study, Graeme Butler Architect 1982.

South Fitzroy Conservation Study, Jacob Lewis Vines Architects 1979.

North Fitzroy Conservation Study, Jacob Lewis Vines Architects 1978.

14/03/2019
C261yara

SCHEDULE TO CLAUSE 43.01 HERITAGE OVERLAY

1.0 Application requirements

22/11/2018
C236

None specified.

2.0 Heritage places

--/--/----
Proposed C245yara

The requirements of this overlay apply to both the heritage place and its associated land.

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 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses may be permitted?	Aboriginal heritage place?
HO1	40 ABBOTSFORD STREET ABBOTSFORD Timber Cottage **Incorporated plan:** Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	Yes	No	No	No	No	No	No
HO2	42 ABBOTSFORD STREET ABBOTSFORD Gothick House **Incorporated plan:** Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	Yes	No	No	No	No	No	No
HO3	2-4 BOND STREET ABBOTSFORD Former Grosvenor Common School	-	-	-	-	Yes Ref No H654	No	No
HO4	31-35 CHURCH STREET ABBOTSFORD Terrace **Incorporated plan:**	Yes	No	No	No	No	No	No

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 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses may be permitted?	Aboriginal heritage place?
	Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014							
HO5	67 CHURCH STREET ABBOTSFORD River House **Incorporated plan:** Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	Yes	No	No	No	No	No	No
HO6	13 CLARKE STREET ABBOTSFORD House **Incorporated plan:** Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	Yes	No	No	No	No	No	No
HO7	29 CLARKE STREET ABBOTSFORD Yarradale Flats **Incorporated plan:** Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	Yes	No	No	Yes	No	No	No
HO8	31-37 CLARKE STREET ABBOTSFORD Terrace **Incorporated plan:** Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	Yes	No	No	Yes	No	No	No
HO9	CLARKE STREET / ST HELIERS STREET ABBOTSFORD Former Convent of the Good Shepherd	-	-	-	-	Yes Ref No H951	No	No

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 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses may be permitted?	Aboriginal heritage place?
HO9	CLARKE STREET / ST HELIERS STREET ABBOTSFORD Former Convent of the Good Shepherd complex, including surrounding land uses and associated trees **Incorporated plan:** Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	Yes	No	Yes	No	No	No	No
HO10	CNR HENRY GIPPS STREET ABBOTSFORD Collingwood United Masonic Temple **Incorporated plan:** Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	Yes	No	No	No	No	No	No
HO11	2 GREENWOOD STREET ABBOTSFORD Former Stables **Incorporated plan:** Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	Yes	No	No	Yes	No	No	No
HO12	GROSVENOR STREET ABBOTSFORD Former Phoenix Biscuit Co. complex **Incorporated plan:** Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	Yes	No	No	No	No	No	No
HO13	13 GROSVENOR STREET ABBOTSFORD House **Incorporated plan:**	Yes	No	No	No	No	No	No

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 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses may be permitted?	Aboriginal heritage place?
	Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014							
HO14	19 GROSVENOR STREET ABBOTSFORD House **Incorporated plan:** Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	Yes	No	No	No	No	No	No
HO15	2 HODDLE STREET ABBOTSFORD Former Robert Reid Clothing Factory **Incorporated plan:** Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	Yes	No	No	No	No	No	No
HO16	48 HODDLE STREET ABBOTSFORD Yorkshire Stingo Hotel **Incorporated plan:** Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	Yes	No	No	No	No	No	No
HO17	140 HODDLE STREET ABBOTSFORD Collingwood Town Hall	-	-	-	-	Yes Ref No H140	Yes	No
HO18	198-210 HODDLE STREET ABBOTSFORD Former Whybrow's Shoe Factory **Incorporated plan:** Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	Yes	No	No	No	No	No	No

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 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses may be permitted?	Aboriginal heritage place?
HO19	324-326 HODDLE STREET ABBOTSFORD Former Trescowthick's Boot Factory **Incorporated plan:** Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	Yes	No	No	No	No	No	No
HO20	265 JOHNSTON STREET House **Incorporated plan:** Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	Yes	No	No	No	No	No	No
HO21	295 JOHNSTON STREET ABBOTSFORD Yarra Hotel **Incorporated plan:** Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	Yes	No	No	No	No	No	No
HO22	395 JOHNSTON STREET ABBOTSFORD House **Incorporated plan:** Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	Yes	No	No	Yes	No	No	No
HO23	397 JOHNSTON STREET ABBOTSFORD House **Incorporated plan:** Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	Yes	No	No	Yes	No	No	No

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 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses may be permitted?	Aboriginal heritage place?
HO24	202 LANGRIDGE STREET ABBOTSFORD Former William Shoe Factory **Incorporated plan:** Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	Yes	No	No	No	No	No	No
HO25	211 LANGRIDGE STREET ABBOTSFORD Former Shop **Incorporated plan:** Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	Yes	No	No	No	No	No	No
HO26	213 LANGRIDGE STREET ABBOTSFORD Former Shop **Incorporated plan:** Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	Yes	No	No	Yes	No	No	No
HO27	233 LANGRIDGE STREET ABBOTSFORD House **Incorporated plan:** Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	Yes	No	No	No	No	No	No
HO28	LITHGOW STREET ABBOTSFORD Abbotsford Primary School **Incorporated plan:** Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	Yes	No	No	No	No	No	No

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 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses may be permitted?	Aboriginal heritage place?
HO29	34 LULIE STREET ABBOTSFORD Dorothy Terrace	-	-	-	-	Yes Ref No H1034	No	No
HO30	36 LULIE STREET ABBOTSFORD Dorothy Terrace	-	-	-	--	Yes Ref No H1035	No	No
HO31	38 LULIE STREET ABBOTSFORD Dorothy Terrace	-	-	-	-	Yes Ref No H1036	No	No
HO32	40 LULIE STREET ABBOTSFORD Dorothy Terrace	-	-	-	-	Yes Ref No H1037	No	No
HO33	42 LULIE STREET ABBOTSFORD Dorothy Terrace	-	-	-	-	Yes Ref No H1038	No	No
HO34	44 LULIE STREET ABBOTSFORD Dorothy Terrace	-	-	-	-	Yes Ref No H1039	No	No
HO35	46 LULIE STREET ABBOTSFORD Dorothy Terrace	-	-	-	-	Yes Ref No H1040	No	No
HO36	48 LULIE STREET ABBOTSFORD Dorothy Terrace	-	-	-	-	Yes Ref No H1041	No	No
HO37	24 MAYFIELD STREET ABBOTSFORD House **Incorporated plan:** Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	No	No	No	Yes	No	No	No

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 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses may be permitted?	Aboriginal heritage place?
HO38	39 NICHOLSON STREET ABBOTSFORD Residence	-	-	-	-	Yes Ref No H142	No	No
HO39	41 NICHOLSON STREET ABBOTSFORD Residence	-	-	-	-	Yes Ref No H143	No	No
HO40	48 -60 NICHOLSON STREET ABBOTSFORD Former Denton Hat Mills	-	-	-	-	Yes Ref No H815	Yes	No
HO41	1 PARK STREET ABBOTSFORD House **Incorporated plan:** Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	Yes	No	No	No	No	No	No
HO42	11 PARK STREET ABBOTSFORD Glandmire House **Incorporated plan:** Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	Yes	No	No	No	No	No	No
HO43	22 PARK STREET ABBOTSFORD House **Incorporated plan:** Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	Yes	No	No	No	No	No	No
HO44	23 PATERSON STREET ABBOTSFORD House **Incorporated plan:**	Yes	No	No	Yes	No	No	No

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 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses may be permitted?	Aboriginal heritage place?
	Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014							
HO45	1 RAPHAEL STREET ABBOTSFORD House **Incorporated plan:** Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	Yes	No	No	No	No	No	No
HO46	4 SOUTHAMPTON CRESCENT ABBOTSFORD Former Kodak Factory **Incorporated plan:** Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	Yes	No	No	No	No	No	No
HO47	11 STANTON STREET ABBOTSFORD Former Church of Christ	-	-	-	-	Yes Ref No H141	Yes	No
HO48	Yarra River OFF TRENERRY CRESCENT ABBOTSFORD Dights Mill Site	-	-	-	-	Yes Ref No H1522	No	No
HO49	29 VALIANT STREET ABBOTSFORD House **Incorporated plan:** Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	Yes	No	No	No	No	No	No
HO50	6 VICTORIA CRESCENT ABBOTSFORD House **Incorporated plan:**	Yes	No	No	Yes	No	No	No

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 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses may be permitted?	Aboriginal heritage place?
	Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014							
HO51	18 VICTORIA CRESCENT ABBOTSFORD Former Hatchers Laundry **Incorporated plan:** Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	Yes	No	No	No	No	No	No
HO52	57-63 VICTORIA CRESCENT ABBOTSFORD Former Tweedside Mills **Incorporated plan:** Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	Yes	No	No	No	No	No	No
HO53	231 VICTORIA STREET ABBOTSFORD Former State Savings Bank **Incorporated plan:** Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	Yes	No	No	No	No	No	No
HO54	261 VICTORIA STREET ABBOTSFORD Former National Bank **Incorporated plan:** Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	Yes	No	No	No	No	No	No
HO55	275-277 VICTORIA STREET ABBOTSFORD Shops **Incorporated plan:**	Yes	No	No	No	No	No	No

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 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses may be permitted?	Aboriginal heritage place?
	Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014							
HO56	295 VICTORIA STREET ABBOTSFORD Shop **Incorporated plan:** Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	Yes	No	No	No	No	No	No
HO57	297-301 VICTORIA STREET ABBOTSFORD Shops **Incorporated plan:** Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	Yes	No	No	No	No	No	No
HO58	371-377 VICTORIA STREET ABBOTSFORD Shops **Incorporated plan:** Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	Yes	No	No	No	No	No	No
HO59	385 VICTORIA STREET ABBOTSFORD Former East Collingwood Hotel **Incorporated plan:** Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	Yes	No	No	No	No	No	No
HO60	459-465 VICTORIA STREET ABBOTSFORD Shops **Incorporated plan:**	Yes	No	No	No	No	No	No

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 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses may be permitted?	Aboriginal heritage place?
	Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014							
HO61	511 VICTORIA STREET ABBOTSFORD Shop **Incorporated plan:** Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	Yes	No	No	No	No	No	No
HO62	605 VICTORIA STREET ABBOTSFORD Former Brickmakers Arms Hotel (Terminus Hotel) **Incorporated plan:** Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	Yes	No	No	No	No	No	No
HO63	651-653 VICTORIA STREET ABBOTSFORD Former Crusader Plate Building **Incorporated plan:** Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	Yes	No	No	No	No	No	No
HO64	655 VICTORIA STREET ABBOTSFORD Former Handley & Tilley Building **Incorporated plan:** Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	Yes	No	No	No	No	No	No
HO65	663 VICTORIA STREET ABBOTSFORD Former Alma Woolworks Complex **Incorporated plan:**	Yes	No	No	No	No	No	No

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 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses may be permitted?	Aboriginal heritage place?
	Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014							
HO66	1 CHANDLER HIGHWAY ALPHINGTON Aratapu **Incorporated plan:** Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	Yes	No	No	No	No	No	No
HO67	Yarra River CHANDLER HIGHWAY ALPHINGTON Chandler Highway Bridge	-	-	-	-	Yes Ref No H2354	No	No
HO68	17 COMO STREET ALPHINGTON Balclutha **Incorporated plan:** Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	Yes	No	No	No	No	No	No
HO69	20 COMO STREET ALPHINGTON Traquair **Incorporated plan:** Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	Yes	No	No	No	No	No	No
HO70	626 HEIDELBERG ROAD ALPHINGTON Australian Paper Mills **Incorporated plan:** Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	Yes	No	No	No	No	No	No

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 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses may be permitted?	Aboriginal heritage place?
HO71	756-758 HEIDELBERG ROAD ALPHINGTON Shops **Incorporated plan:** Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	Yes	No	No	No	No	No	No
HO72	838-852 HEIDELBERG ROAD ALPHINGTON Tower Hotel **Incorporated plan:** Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	Yes	No	No	No	No	No	No
HO73	53 LUCERNE CRESCENT ALPHINGTON House **Incorporated plan:** Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	Yes	No	Yes	Yes	No	No	No
HO74	54 LUCERNE CRESCENT ALPHINGTON House **Incorporated plan:** Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	Yes	No	No	No	No	No	No
HO75	65 LUCERNE CRESCENT ALPHINGTON House **Incorporated plan:** Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	Yes	No	No	No	No	No	No

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 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses may be permitted?	Aboriginal heritage place?
HO76	75 LUCERNE CRESCENT ALPHINGTON House **Incorporated plan:** Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	Yes	No	No	No	No	No	No
HO77	93 LUCERNE CRESCENT ALPHINGTON House **Incorporated plan:** Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	Yes	No	No	No	No	No	No
HO78	18 OLD HEIDELBERG ROAD ALPHINGTON House **Incorporated plan:** Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	Yes	No	No	No	No	No	No
HO79	Darebin Creek OLD HEIDELBERG ROAD ALPHINGTON Footbridge **Incorporated plan:** Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	Yes	No	No	No	No	No	No
HO80	5-7 REX AVENUE ALPHINGTON Alameda **Incorporated plan:** Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	Yes	No	No	No	No	No	No

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 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses may be permitted?	Aboriginal heritage place?
HO81	3 ROEMER CRESCENT ALPHINGTON Rosemount **Incorporated plan:** Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	Yes	No	No	No	No	No	No
HO82	1 TOWER AVENUE ALPHINGTON Edgebaston **Incorporated plan:** Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	Yes	No	No	No	No	No	No
HO83	1 VIEW STREET ALPHINGTON Bokhara **Incorporated plan:** Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	Yes	Yes	No	No	No	No	No
HO84	31 YARRAFORD AVENUE ALPHINGTON House **Incorporated plan:** Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	Yes	No	No	No	No	No	No
HO85	94 ALEXANDRA PARADE CLIFTON HILL Shot Tower	-	-	-	-	Yes Ref No H709	Yes	No
HO86	183-185 GOLD STREET CLIFTON HILL Gold Street Primary School No. 1360	-	-	-	-	Yes Ref No H1621	No	No

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 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses may be permitted?	Aboriginal heritage place?
HO87	19-27 GRANT STREET CLIFTON HILL Former Clifton Sawmills and Box Factory Chimney **Incorporated plan:** Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	Yes	No	No	No	No	No	No
HO88	47-55 GRANT STREET CLIFTON HILL Houses **Incorporated plan:** Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	Yes	No	No	No	No	No	No
HO89	457 HODDLE STREET CLIFTON HILL Former Murray & Co Wool Works **Incorporated plan:** Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	Yes	No	No	No	No	No	No
HO90	1 HEIDELBERG ROAD CLIFTON HILL Clifton Hill Railway Station Complex	-	-	-	-	Yes Ref No H1668	Yes	No
HO91	19-31 JOHN STREET CLIFTON HILL Railway Terrace **Incorporated plan:** Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	Yes	No	No	No	No	No	No
HO92	199 QUEENS PARADE CLIFTON HILL Former United Kingdom Hotel (now McDonald's)	-	-	-	-	Yes Ref No H684	Yes	No

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 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses may be permitted?	Aboriginal heritage place?
HO93	QUEENS PARADE, BETWEEN ALEXANDRA PARADE & DELBRIDGE STREET CLIFTON HILL/ NORTH FITZROY Street Trees **Incorporated plan:** Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	No	No	Yes	No	No	No	No
HO94	BETWEEN NORTH TERRACE AND SOUTH TERRACE CLIFTON HILL Darling Gardens **Incorporated plan:** Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	No	No	Yes	No	No	No	No
HO95	15-17 BEDFORD STREET COLLINGWOOD Former Boot Factory **Incorporated plan:** Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	Yes	No	No	No	No	No	No
HO96	33-47 BEDFORD STREET COLLINGWOOD Purfleet Cottages **Incorporated plan:** Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	Yes	No	No	No	No	No	No
HO97	66 CROMWELL STREET COLLINGWOOD Cromwell Heights **Incorporated plan:**	Yes	No	No	No	No	No	No

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 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses may be permitted?	Aboriginal heritage place?
	Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014							
HO98	1 DERBY STREET COLLINGWOOD Derby House **Incorporated plan:** Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	Yes	No	No	No	No	No	No
HO99	2 DERBY STREET COLLINGWOOD House **Incorporated plan:** Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	Yes	No	No	No	No	No	No
HO100	3-7 DERBY STREET COLLINGWOOD Terrace **Incorporated plan:** Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	Yes	No	No	Yes	No	No	No
HO101	8 DERBY STREET COLLINGWOOD House **Incorporated plan:** Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	Yes	No	No	No	No	No	No
HO102	10-16 DERBY STREET COLLINGWOOD Terrace **Incorporated plan:**	Yes	No	No	No	No	No	No

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 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses may be permitted?	Aboriginal heritage place?
	Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014							
HO103	51-55 GIPPS STREET COLLINGWOOD Glasshouse Hotel **Incorporated plan:** Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	Yes	No	No	No	No	No	No
HO104	31 HARMSWORTH STREET COLLINGWOOD Former Children's Church **Incorporated plan:** Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	Yes	No	No	No	No	No	No
HO105	16 ISLINGTON STREET COLLINGWOOD Former Smalley & Harkness Boot Factory **Incorporated plan:** Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	Yes	No	No	No	No	No	No
HO106	61 ISLINGTON STREET COLLINGWOOD James Hood & Co. Malthouse **Incorporated plan:** Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	Yes	No	No	No	No	No	No
HO107	8 -10 JOHNSTON STREET COLLINGWOOD Belmont	-	-	-	-	Yes Ref No H871	Yes	No

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 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses may be permitted?	Aboriginal heritage place?
HO108	51 KEELE STREET COLLINGWOOD Former Friendly Societies Hotel **Incorporated plan:** Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	Yes	No	No	No	No	No	No
HO109	55 LANGRIDGE STREET COLLINGWOOD Former William Peatt Boot Factory **Incorporated plan:** Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	Yes	No	No	No	No	No	No
HO110	143 -145 LANGRIDGE STREET COLLINGWOOD Terrace **Incorporated plan:** Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	Yes	No	No	Yes	No	No	No
HO111	147-149 LANGRIDGE STREET COLLINGWOOD Terrace **Incorporated plan:** Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	Yes	No	No	Yes	No	No	No
HO112	151-153 LANGRIDGE STREET COLLINGWOOD Terrace **Incorporated plan:** Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	Yes	No	No	No	No	No	No

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 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses may be permitted?	Aboriginal heritage place?
HO113	160-176 LANGRIDGE STREET COLLINGWOOD Terrace **Incorporated plan:** Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	Yes	No	No	Yes	No	No	No
HO114	COLLINGWOOD COLLEGE, CNR MCCUTCHEON WAY AND CROMWELL STREET COLLINGWOOD Doll's House	-	-	-	-	Yes Ref No H954	Yes	No
HO115	12 NAPOLEON STREET COLLINGWOOD Houses **Incorporated plan:** Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	Yes	No	No	Yes	No	No	No
HO116	NORTHUMBERLAND STREET COLLINGWOOD Former Victoria Old Distillery **Incorporated plan:** Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	Yes	No	No	No	No	No	No
HO117	46 OTTER STREET COLLINGWOOD St Joseph's Presbytery **Incorporated plan:** Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	Yes	No	No	Yes	No	No	No
HO118	46 OTTER STREET COLLINGWOOD St Joseph's Roman Catholic Church	Yes	No	No	Yes	No	No	No

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 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses may be permitted?	Aboriginal heritage place?
	Incorporated plan: Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014							
HO119	46 OTTER STREET COLLINGWOOD St Joseph's School **Incorporated plan:** Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	Yes	No	No	Yes	No	No	No
HO120	46 OTTER STREET COLLINGWOOD St Joseph's Church Hall **Incorporated plan:** Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	Yes	No	No	Yes	No	No	No
HO121	37 OXFORD STREET COLLINGWOOD House **Incorporated plan:** Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	Yes	No	No	No	No	No	No
HO122	39 -41 OXFORD STREET COLLINGWOOD Houses **Incorporated plan:** Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	Yes	No	No	Yes	No	No	No
HO123	50-52 OXFORD STREET COLLINGWOOD Terrace	Yes	No	No	No	No	No	No

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 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses may be permitted?	Aboriginal heritage place?
	Incorporated plan: Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014							
HO124	51-55 OXFORD STREET COLLINGWOOD Terrace **Incorporated plan:** Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	Yes	No	No	No	No	No	No
HO125	57-63 OXFORD STREET COLLINGWOOD Terraces **Incorporated plan:** Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	Yes	No	No	No	No	No	No
HO126	58-62 OXFORD STREET COLLINGWOOD Terrace **Incorporated plan:** Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	Yes	No	No	Yes	No	No	No
HO127	79-93 OXFORD STREET COLLINGWOOD Part of former Foy & Gibson Complex (Furnishings Warehouse and Clothing Factory)	-	-	-	-	Yes Ref No H896	No	No
HO128	95-101 OXFORD STREET COLLINGWOOD Part of former Foy & Gibson Complex	-	-	-	-	Yes Ref No H897	No	No

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 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses may be permitted?	Aboriginal heritage place?
	(Powerhouse and Motor Garage)							
HO129	68-158 OXFORD STREET 103-115 OXFORD STREET 158-172 OXFORD STREET 107-131 CAMBRIDGE STREET AND 7 STANLEY STREET COLLINGWOOD Part of former Foy & Gibson Complex	-	-	-	-	Yes Ref No H755	No	No
HO130	92-94 PERRY STREET COLLINGWOOD Terrace **Incorporated plan:** Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	Yes	No	No	No	No	No	No
HO131	112A ROKEBY STREET COLLINGWOOD Former United Tannery and Boot Factory **Incorporated plan:** Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	Yes	No	No	No	No	No	No
HO132	89 RUPERT STREET COLLINGWOOD Former Davis' Pickle And Sauce Factory **Incorporated plan:** Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	Yes	No	No	No	No	No	No
HO133	25 -27 SACKVILLE STREET COLLINGWOOD Former Methodist Mission Church	Yes	No	No	Yes	No	No	No

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 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses may be permitted?	Aboriginal heritage place?
	Incorporated plan: Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014							
HO134	136 SACKVILLE STREET COLLINGWOOD Singapore Cottage	-	-	-	-	Yes Ref No H610	Yes	No
HO135	114 SMITH STREET COLLINGWOOD Grace Darling Hotel	-	-	-	-	Yes Ref No H660	No	No
HO136	174-180 SMITH STREET COLLINGWOOD Former Collingwood Post Office	-	-	-	-	Yes Ref No H973	No	No
HO137	2 STANLEY STREET COLLINGWOOD House **Incorporated plan:** Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	Yes	No	No	Yes	No	No	No
HO138	135 -141 VICTORIA PARADE COLLINGWOOD Prince Patrick Hotel and Shops **Incorporated plan:** Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	Yes	No	No	No	No	No	No
HO139	159 VICTORIA PARADE COLLINGWOOD Former Ebenezer Particular Baptist Church **Incorporated plan:** Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	Yes	No	No	No	No	No	No

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 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses may be permitted?	Aboriginal heritage place?
HO140	59 WELLINGTON STREET COLLINGWOOD The Vine Hotel **Incorporated plan:** Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	Yes	No	No	No	No	No	No
HO141	1-21 ROBERT STREET & 88 WELLINGTON STREET COLLINGWOOD Former Yorkshire Brewery	-	-	-	-	Yes Ref No H807	No	No
HO142	125 WELLINGTON STREET COLLINGWOOD Sir Robert Peel Hotel **Incorporated plan:** Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	Yes	No	No	No	No	No	No
HO143	162 WELLINGTON STREET COLLINGWOOD Former Free Medical Mission Dispensary (Singleton Medical Centre)	-	-	-	-	Yes Ref No H497	No	No
HO144	215 WELLINGTON STREET COLLINGWOOD Former St.George's Presbyterian Church **Incorporated plan:** **Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014**	Yes	No	No	No	No	No	No
HO145	259 WELLINGTON STREET COLLINGWOOD Portsea House **Incorporated plan:**	Yes	No	No	No	No	No	No

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 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses may be permitted?	Aboriginal heritage place?
	Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014							
HO146	FAIRFIELD PARK DRIVE FAIRFIELD Fairfield Boathouse **Incorporated plan:** **Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014**	Yes	No	No	No	No	No	No
HO147	FAIRFIELD PARK DRIVE FAIRFIELD Fairfield Park **Incorporated plan:** Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	No	No	Yes	No	No	No	No
HO148	17 BELL STREET FITZROY Former Exhibition High School Residence	-	-	-	-	Yes Ref No H1726	No	No
HO149	40-48 BELL STREET FITZROY Former National School	-	-	-	-	Yes Ref No H1031	No	No
HO150	9 BRUNSWICK STREET FITZROY Dodgshun House	-	-	-	-	Yes Ref No H1706	No	No
HO151	11 BRUNSWICK STREET FITZROY Residence	-	-	-	-	Yes Ref No H149	No	No
HO152	13 BRUNSWICK STREET FITZROY Shop and residence	-	-	-	-	Yes Ref No H150	No	No
HO153	25 -37 BRUNSWICK STREET FITZROY	No	No	Yes	No	No	No	No

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 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses may be permitted?	Aboriginal heritage place?
	Barcelona Terrace Gardens **Incorporated plan:** Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014							
HO154	39-49 BRUNSWICK STREET FITZROY Royal Terrace	-	-	-	-	Yes Ref No H470	No	No
HO155	236-252 BRUNSWICK STREET AND 33-62 GREEVES STREET FITZROY Shops	-	-	-	-	Yes Ref No H559	No	No
HO156	34-38 FITZROY STREET FITZROY Former Devonshire Arms Hotel	-	-	-	-	Yes Ref No H528	No	No
HO157	GEORGE STREET FITZROY State School No. 450 **Incorporated plan:** Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	Yes	No	No	No	No	No	No
HO158	268 GEORGE STREET FITZROY St Mark's Anglican Church	-	-	-	-	Yes Ref No H553	Yes	No
HO159	64-78 GERTRUDE STREET FITZROY Glass Terrace	-	-	-	-	Yes Ref No H446	No	No
HO160	181-183 GERTRUDE STREET AND 89 GEORGE STREET FITZROY Shops	-	-	-	-	Yes Ref No H886	No	No

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 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses may be permitted?	Aboriginal heritage place?
HO161	209 GORE STREET FITZROY Cobden Terrace	-	-	-	-	Yes Ref No H152	No	No
HO162	211 GORE STREET FITZROY Cobden Terrace	-	-	-	-	Yes Ref No H153	No	No
HO163	213 GORE STREET FITZROY Cobden Terrace	-	-	-	-	Yes Ref No H154	No	No
HO164	215 GORE STREET FITZROY Cobden Terrace	-	-	-	-	Yes Ref No H155	No	No
HO165	217 GORE STREET FITZROY Cobden Terrace	-	-	-	-	Yes Ref No H156	No	No
HO166	219 GORE STREET FITZROY Cobden Terrace	-	-	-	-	Yes Ref No H157	No	No
HO167	221 GORE STREET FITZROY Cobden Terrace	-	-	-	-	Yes Ref No H158	No	No
HO168	331 GORE STREET FITZROY Holyrood Terrace	-	-	-	-	Yes Ref No H159	No	No
HO169	333 GORE STREET FITZROY Holyrood Terrace	-	-	-	-	Yes Ref No H160	No	No
HO170	335 GORE STREET FITZROY Holyrood Terrace	-	-	-	-	Yes Ref No H161	No	No
HO171	35-39 HANOVER STREET FITZROY Edward Wills House (Residence)	-	-	-	-	Yes Ref No H162	No	No

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 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses may be permitted?	Aboriginal heritage place?
HO172	36 NAPIER STREET FITZROY Falconer Terrace	-	-	-	-	Yes Ref No H164	No	No
HO173	38 NAPIER STREET FITZROY Falconer Terrace	-	-	-	-	Yes Ref No H165	No	No
HO174	40 NAPIER STREET FITZROY Falconer Terrace	-	-	-	-	Yes Ref No H166	No	No
HO175	42 NAPIER STREET FITZROY Falconer Terrace	-	-	-	-	Yes Ref No H167	No	No
HO176	44 NAPIER STREET FITZROY Falconer Terrace	-	-	-	-	Yes Ref No H168	No	No
HO177	46 NAPIER STREET FITZROY Falconer Terrace	-	-	-	-	Yes Ref No H169	No	No
HO178	48 NAPIER STREET FITZROY Falconer Terrace	-	-	-	-	Yes Ref No H170	No	No
HO179	50 NAPIER STREET FITZROY Falconer Terrace	-	-	-	-	Yes Ref No H171	No	No
HO180	201 NAPIER STREET FITZROY Fitzroy Town Hall	-	-	-	-	Yes Ref No H147	Yes	No
HO181	46-48 NICHOLSON STREET CORNER GERTRUDE STREET FITZROY Former Cable Tram Engine House	-	-	-	-	Yes Ref No H584	Yes	No

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 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses may be permitted?	Aboriginal heritage place?
HO182	40 NICHOLSON STREET FITZROY Osborne House	-	-	-	-	Yes Ref No H1607	No	No
HO183	50-68 NICHOLSON STREET FITZROY Royal Terrace	-	-	-	-	Yes Ref No H172	No	No
HO184	88 NICHOLSON STREET FITZROY Convent of Mercy and Academy of Mary Immaculate	-	-	-	-	Yes Ref No H507	Yes	No
HO185	98 NICHOLSON STREET AND 14 HANOVER STREET FITZROY Cairo Flats	-	-	-	-	Yes Ref No H1005	No	No
HO186	122 NICHOLSON STREET FITZROY Residence	-	-	-	-	Yes Ref No H539	No	No
HO187	165-167 SMITH STREET FITZROY Former Union Bank of Australia	-	-	-	-	Yes Ref No H506	No	No
HO188	VICTORIA PARADE FITZROY Street Trees **Incorporated plan:** Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	No	No	Yes	No	No	No	No
HO189	VICTORIA PARADE FITZROY/ COLLINGWOOD Ornamental Tramway Overhead Poles	-	-	-	-	Yes Ref No H1023	No	No
HO190	77 VICTORIA PARADE FITZROY Former Eastern Hill Hotel	-	-	-	-	Yes Ref No H816	No	No

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 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses may be permitted?	Aboriginal heritage place?
HO191	169 VICTORIA PARADE FITZROY Blanche Terrace	-	-	-	-	Yes Ref No H177	No	No
HO192	171 VICTORIA PARADE FITZROY Blanche Terrace	-	-	-	-	Yes Ref No H178	No	No
HO193	173 VICTORIA PARADE FITZROY Blanche Terrace	-	-	-	-	Yes Ref No H179	No	No
HO194	175 VICTORIA PARADE FITZROY Blanche Terrace	-	-	-	-	Yes Ref No H180	No	No
HO195	177 VICTORIA PARADE FITZROY Blanche Terrace	-	-	-	-	Yes Ref No H181	No	No
HO196	179 VICTORIA PARADE FITZROY Blanche Terrace	-	-	-	-	Yes Ref No H182	No	No
HO197	203 VICTORIA PARADE FITZROY Terrace	-	-	-	-	Yes Ref No H590	No	No
HO198	557-567 DRUMMOND STREET NORTH CARLTON Cambridge Terrace	-	-	-	-	Yes Ref No H1606	No	No
HO199	60 LEE STREET NORTH CARLTON Lee Street Primary School No.1252	-	-	-	-	Yes Ref No H1626	No	No
HO200	100 PATERSON STREET PRINCES HILL Terrace	-	-	-	-	Yes Ref No H76	No	No
HO201	102 PATERSON STREET PRINCES HILL Terrace	-	-	-	-	Yes Ref No H77	No	No

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 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses may be permitted?	Aboriginal heritage place?
HO202	104 PATERSON STREET PRINCES HILL Terrace	-	-	-	-	Yes Ref No H78	No	No
HO203	106 PATERSON STREET PRINCES HILL Terrace	-	-	-	-	Yes Ref No H79	No	No
HO204	108 PATERSON STREET PRINCES HILL Terrace	-	-	-	-	Yes Ref No H80	No	No
HO205	110 PATERSON STREET PRINCES HILL Terrace	-	-	-	-	Yes Ref No H81	No	No
HO206	112 PATERSON STREET PRINCES HILL Terrace	-	-	-	-	Yes Ref No H82	No	No
HO207	114 PATERSON STREET PRINCES HILL Terrace	-	-	-	-	Yes Ref No H83	No	No
HO208	116 PATERSON STREET PRINCES HILL Terrace	-	-	-	-	Yes Ref No H84	No	No
HO209	118 PATERSON STREET PRINCES HILL Terrace	-	-	-	-	Yes Ref No H85	No	No
HO210	1021-1029 RATHDOWNE STREET & 440 PARK STREET NORTH CARLTON Former Cable Tram Engine House	-	-	-	-	Yes Ref No H718	No	No
HO211	Cnr George Street ALEXANDRA PARADE NORTH FITZROY Former Fitzroy Gas Works Valve House and Store **Incorporated plan:**	Yes	No	No	No	No	No	No

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 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses may be permitted?	Aboriginal heritage place?
	Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014							
HO212	Cnr Fergie Street ALFRED CRESCENT NORTH FITZROY State School No. 1490 **Incorporated plan:** Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	Yes	No	No	No	No	No	No
HO213	BRUNSWICK STREET AND ALFRED CRESCENT NORTH FITZROY Edinburgh Gardens **Incorporated plan:** Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	No	No	Yes	No	No	No	No
HO214	863 BRUNSWICK STREET NORTH FITZROY Former North Fitzroy Electric Railway Substation	-	-	-	-	Yes Ref No H939	No	No
HO215	Cnr Freeman Street BRUNSWICK STREET NORTH FITZROY Fitzroy Cricket Ground Grandstand	-	-	-	-	Yes Ref No H751	Yes	No
HO216	96 MCKEAN STREET NORTH FITZROY Haselmere (Residence)	-	-	-	-	Yes Ref No H163	No	No
HO217	10 CHURCH STREET NORTH FITZROY Former Methodist Church (Uniting Church)	-	-	-	-	Yes Ref No H148	Yes	No
HO218	20 RUSHALL CRESCENT NORTH FITZROY Old Colonists' Homes includes landscaping	-	-	-	-	Yes Ref No H821	No	No

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 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses may be permitted?	Aboriginal heritage place?
HO219	131 ST GEORGES ROAD NORTH FITZROY York House	-	-	-	-	Yes Ref No H176	No	No
HO220	251 ST GEORGES ROAD NORTH FITZROY Former North Fitzroy Post Office	-	-	-	-	Yes Ref No H900	No	No
HO221	370-374 QUEENS PARADE NORTH FITZROY ANZ Bank	-	-	-	-	Yes Ref No H892	No	No
HO222	14 ABINGER STREET RICHMOND Richmond Creche and Day Nursery **Incorporated plan:** Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	Yes	No	No	No	No	No	No
HO223	6 BAKER STREET RICHMOND House **Incorporated plan:** Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	Yes	No	No	Yes	No	No	No
HO224	22-50 BENDIGO STREET RICHMOND Former Wertheim Piano Factory (GTV9 Studios)	-	-	-	-	Yes Ref No H2165	No	No
HO225	19 BENDIGO STREET RICHMOND House **Incorporated plan:** Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	Yes	No	No	Yes	No	No	No

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 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses may be permitted?	Aboriginal heritage place?
HO226	18 BERRY STREET RICHMOND House	-	-	-	-	Yes Ref No H710	No	No
HO227	6 BOSISTO STREET RICHMOND House **Incorporated plan:** Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	Yes	No	No	No	No	No	No
HO228	649 BRIDGE ROAD RICHMOND Former Cable Tram Depot **Incorporated plan:** Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	Yes	No	No	No	No	No	No
HO229	Yarra River BRIDGE ROAD RICHMOND Hawthorn Bridge	-	-	-	-	Yes Ref No H50	No	No
HO230	333 BRIDGE ROAD RICHMOND Richmond Police Station **Incorporated plan:** Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	Yes	No	No	No	No	No	No
HO231	30 BRIGHTON STREET RICHMOND House **Incorporated plan:** Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	Yes	No	No	No	No	No	No

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 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses may be permitted?	Aboriginal heritage place?
HO232	164-166 BRIGHTON STREET RICHMOND Maroura & Korein **Incorporated plan:** Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	Yes	No	No	Yes	No	No	No
HO233	90 BURNLEY STREET RICHMOND Congregational Church **Incorporated plan:** Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	Yes	No	No	No	No	No	No
HO234	144 BURNLEY STREET RICHMOND Enfield **Incorporated plan:** Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	Yes	No	No	Yes	No	No	No
HO235	271-273 BURNLEY STREET RICHMOND Burnley Uniting (Presbyterian) Church **Incorporated plan:** Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	Yes	No	No	No	No	No	No
HO236	290-300 BURNLEY STREET RICHMOND St Bartholemew's Church Complex **Incorporated plan:** Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	Yes	No	No	No	No	No	No

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 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses may be permitted?	Aboriginal heritage place?
HO237	336 BURNLEY STREET RICHMOND House **Incorporated plan:** Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	Yes	No	No	No	No	No	No
HO239	Yarra River CHURCH STREET RICHMOND AND CREMORNE Church Street Bridge	-	-	-	-	Yes Ref No H1917	No	No
HO240	560 CHURCH STREET CREMORNE Former Bryant and May Industrial Complex	-	-	-	-	Yes Ref No H626	No	No
HO241	293 CHURCH STREET RICHMOND Former Lalor House	-	-	-	-	Yes Ref No H211	No	No
HO242	350-362 CHURCH STREET RICHMOND St Stephen's Anglican Church The heritage place includes Vicarage	-	-	-	-	Yes Ref No H586	Yes	No
HO243	13 COPPIN STREET RICHMOND House **Incorporated plan:** Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	Yes	No	No	No	No	No	No
HO244	79 COPPIN STREET RICHMOND Former Griffiths Boot Factory **Incorporated plan:**	Yes	No	No	No	No	No	No

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 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses may be permitted?	Aboriginal heritage place?
	Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014							
HO245	234 COPPIN STREET RICHMOND House **Incorporated plan:** Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	Yes	No	No	No	No	No	No
HO246	55-67 CREMORNE STREET CREMORNE Former Cremorne Street Primary School No. 2084 [Barton TAFE]	-	-	-	-	Yes Ref No H1634	No	No
HO247	119 CREMORNE STREET RICHMOND Former Yarra Hotel **Incorporated plan:** Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	Yes	No	No	No	No	No	No
HO248	9-15 CROWN STREET RICHMOND Queens Terrace **Incorporated plan:** Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	Yes	No	No	Yes	No	No	No
HO249	16-18 CUBITT STREET RICHMOND Terrace **Incorporated plan:** Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	Yes	No	No	No	No	No	No

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 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses may be permitted?	Aboriginal heritage place?
HO250	9-11 DAVID STREET RICHMOND Former Builders Steel Form Supply Co. **Incorporated plan:** Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	Yes	No	No	No	No	No	No
HO251	138-160 BUCKINGHAM STREET RICHMOND Primary School No. 2798	-	-	-	-	Yes Ref No H1635	No	No
HO252	26 DOONSIDE STREET RICHMOND Former Repco Offices **Incorporated plan:** Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	Yes	No	No	No	No	No	No
HO253	30-38 DOVER STREET RICHMOND Hurst Terrace **Incorporated plan:** Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	Yes	No	No	No	No	No	No
HO254	19 DUKE STREET RICHMOND Former Council Stables **Incorporated plan:** Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	Yes	No	No	No	No	No	No
HO256	1 EGAN STREET RICHMOND Perseverance	Yes	No	No	No	No	No	No

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 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses may be permitted?	Aboriginal heritage place?
	Incorporated plan: Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014							
HO257	29 ERIN STREET RICHMOND Elim	-	-	-	-	Yes Ref No H651	No	No
HO258	24-28 GIPPS STREET RICHMOND Former Richmond Rifles Volunteer Orderly Room	-	-	-	-	Yes Ref No H1362	No	No
HO259	21-31 GOODWOOD STREET RICHMOND Pelaco Sign	-	-	-	-	Yes Ref No H1149	No	No
HO260	7 GLEADELL STREET RICHMOND Former Gas Inspector's Residence	-	-	-	-	Yes Ref No H1610	Yes	No
HO261	11 GLEADELL STREET RICHMOND Richmond Baths **Incorporated plan:** Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	Yes	No	No	No	No	No	No
HO262	Yarra River GRANGE ROAD RICHMOND MacRobertson Bridge **Incorporated plan:** Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	Yes	No	No	No	No	No	No
HO263	261 HIGHETT STREET RICHMOND House	Yes	No	No	No	No	No	No

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 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses may be permitted?	Aboriginal heritage place?
	Incorporated plan: Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014							
HO264	263 HIGHETT STREET RICHMOND House **Incorporated plan:** Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	Yes	No	No	No	No	No	No
HO265	345 HIGHETT STREET RICHMOND House **Incorporated plan:** Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	Yes	No	No	No	No	No	No
HO266	117 HODDLE STREET RICHMOND House **Incorporated plan:** Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	Yes	No	No	Yes	No	No	No
HO267	171 HODDLE STREET RICHMOND Urbrae	-	-	-	-	Yes Ref No H719	No	No
HO268	3 HULL STREET RICHMOND Roeberry House **Incorporated plan:** Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	Yes	No	No	No	No	No	No

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 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses may be permitted?	Aboriginal heritage place?
HO269	4 -6 HUNTER STREET RICHMOND Terrace **Incorporated plan:** Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	Yes	No	No	No	No	No	No
HO270	72 KENT STREET RICHMOND House **Incorporated plan:** Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	Yes	No	No	No	No	No	No
HO271	86 KENT STREET RICHMOND House **Incorporated plan:** Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	Yes	No	No	No	No	No	No
HO272	175 KENT STREET House **Incorporated plan:** Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	Yes	No	No	Yes	No	No	No
HO273	36 LESNEY STREET RICHMOND Residence	-	-	-	-	Yes Ref No H711	No	No
HO274	131 LORD STREET RICHMOND Former Fire Station	Yes	No	No	No	No	No	No

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 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses may be permitted?	Aboriginal heritage place?
	Incorporated plan: Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014							
HO275	41 MADDEN GROVE RICHMOND Warehouse **Incorporated plan:** Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	Yes	No	No	No	No	No	No
HO276	347 MARY STREET RICHMOND Richmond Terminal Station **Incorporated plan:** Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	Yes	No	No	No	No	No	No
HO278	19 MURPHY STREET RICHMOND Kilmarnock **Incorporated plan:** Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	Yes	No	No	No	No	No	No
HO279	658 CHURCH STREET CREMORNE Former Richmond Power Station	-	-	-	-	Yes Ref No H1055	No	No
HO280	419-421 PUNT ROAD RICHMOND Houses **Incorporated plan:** Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	Yes	No	No	No	No	No	No

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 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses may be permitted?	Aboriginal heritage place?
HO281	Yarra River PUNT ROAD RICHMOND Hoddle Bridge **Incorporated plan:** Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	Yes	No	No	No	No	No	No
HO282	RIVER STREET (CNR MURPHY ST) RICHMOND Former J Kennon & Sons Wool Store **Incorporated plan:** Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	Yes	No	No	No	No	No	No
HO283	rear 179 SOMERSET STREET RICHMOND St James Roman Catholic Church **Incorporated plan:** Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	Yes	No	No	No	No	No	No
HO284	2 STAWELL STREET RICHMOND Fincham Organ Factory **Incorporated plan:** Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	Yes	No	No	No	No	No	No
HO285	291 SWAN STREET RICHMOND Former Central Club Hotel **Incorporated plan:** Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	Yes	No	No	No	No	No	No

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 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses may be permitted?	Aboriginal heritage place?
HO286	365-377 SWAN STREET RICHMOND Former Burnley Theatre **Incorporated plan:** Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	Yes	No	No	No	No	No	No
HO287	Yarra River SWAN STREET RICHMOND Wallen Road Bridge	-	-	-	-	Yes Ref No H380	No	No
HO288	216 SWAN STREET CREMORNE Former State Bank	-	-	-	-	Yes Ref No H732	No	No
HO289	316 VICTORIA STREET RICHMOND House **Incorporated plan:** Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	Yes	No	No	Yes	No	No	No
HO290	318-326 VICTORIA STREET RICHMOND Byrne's Arcade Terrace **Incorporated plan:** Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	Yes	No	No	Yes	No	No	No
HO291	488-496 VICTORIA STREET RICHMOND Former Simpson's Glove Factory **Incorporated plan:** Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	Yes	No	No	No	No	No	No

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 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses may be permitted?	Aboriginal heritage place?
HO292	Yarra River VICTORIA STREET RICHMOND Victoria Bridge	-	-	-	-	Yes Ref No H374	No	No
HO293	5 WELLINGTON STREET RICHMOND Former Freemason's Tavern **Incorporated plan:** Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	Yes	No	No	No	No	No	No
HO294	15 WELLINGTON STREET RICHMOND House **Incorporated plan:** Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	Yes	No	No	No	No	No	No
HO295	67 WELLINGTON STREET RICHMOND Former Sutherland's Distillery **Incorporated plan:** Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	Yes	No	No	Yes	No	No	No
HO296	79-93 & 80-94 WELLINGTON STREET RICHMOND Warrick Terrace and Leicester Terrace **Incorporated plan:** Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	Yes	No	No	No	No	No	No
HO297	Yarra River YARRA BOULEVARD RICHMOND Hawthorn Railway Bridge	Yes	No	No	No	No	No	No

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 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses may be permitted?	Aboriginal heritage place?
	Incorporated plan: Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014							
HO298	BURNLEY PARKLANDS RICHMOND Corroboree Tree **Incorporated plan:** Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	No	No	Yes	No	No	No	Yes
HO299	THE BOULEVARD RICHMOND The Boulevard Parklands, The Boulevard, Richmond **Incorporated plan:** Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	No	No	Yes	No	No	No	No
HO300	YARRA BEND PARK YARRA BEND Bluestone quarry **Incorporated plan:** Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	No	No	No	No	No	No	No
HO301	YARRA BEND ROAD FAIRFIELD Fairlea Womens Prison, Yarra Bend Asylum (includes Asylum Gate Pillar, Remnant Trees)	-	-	-	-	Yes Ref No H1552	No	No
HO302	YARRA BEND PARK YARRA BEND Deep Rock Swimming Club, includes foundation stone and pioneer memorial stones **Incorporated plan:**	Yes	No	No	No	No	No	No

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 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses may be permitted?	Aboriginal heritage place?
	Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014							
HO303	101 YARRA BEND ROAD, FAIRFIELD Fairfield Hospital (former)	-	-	-	-	Yes Ref No H1878	Yes	No
HO304	YARRA BEND ROAD YARRA BEND Yarra Bend Golf Club House **Incorporated plan:** Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	Yes	No	No	No	No	No	No
HO305	Yarra River YARRA BEND ROAD YARRA BEND Kane's Bridge **Incorporated plan:** Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	Yes	No	No	No	No	No	No
HO306	500 AND 500A YARRA BOULEVARD BURNLEY Burnley Gardens	-	-	-	-	Yes Ref No H2052	No	No
HO307	Yarra River YARRA BEND PARK YARRA BEND Yarra River Protectorate Station site **Incorporated plan:** Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	No	No	No	No	No	No	Yes
HO308	Barkly Gardens Precinct, Richmond **Incorporated plan:**	No	No	No	No	No	No	No

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 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses may be permitted?	Aboriginal heritage place?
	Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014							
HO309	Bendigo Street Precinct, Richmond **Incorporated plan:** Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	No	No	No	No	No	No	No
HO310	Bridge Road Precinct, Richmond **Incorporated plan:** Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	Yes	No	No	No	No	No	No
HO311	Brunswick Street Precinct, Fitzroy **Incorporated plan:** Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	Yes	No	No	No	No	No	No
HO312	Campbell Street Precinct, Collingwood **Incorporated plan:** Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	No	No	No	No	No	No	No
HO313	Charles Street Precinct, Abbotsford **Incorporated plan:** Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	No	No	No	No	No	No	No
HO314	Yarra Falls Precinct Abbotsford **Incorporated plan:**	No	No	No	No	No	No	No

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 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses may be permitted?	Aboriginal heritage place?
	Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014							
HO315	Church Street Precinct, Richmond **Incorporated plan:** Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	Yes	No	No	No	No	No	No
HO316	Clifton Hill Eastern Precinct **Incorporated plan:** Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	No	No	No	No	No	No	No
HO317	Clifton Hill Western Precinct **Incorporated plan:** Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	No	No	No	No	No	No	No
HO318	Collingwood Slope Precinct **Incorporated plan:** Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	No	No	No	No	No	No	No
HO319	Elm Grove Precinct, Richmond **Incorporated plan:** Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	No	No	No	No	No	No	No
HO320	Fairchild Street Precinct, Abbotsford **Incorporated plan:**	No	No	No	No	No	No	No

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 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses may be permitted?	Aboriginal heritage place?
	Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014							
HO321	Gold Street Precinct, Collingwood **Incorporated plan:** Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	No	No	No	No	No	No	No
HO322	Golden Square Precinct, Richmond **Incorporated plan:** Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	No	No	No	No	No	No	No
HO323	Green Street Precinct, Richmond **Incorporated plan:** Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	No	No	No	No	No	No	No
HO324	Johnston Street Precinct, Collingwood **Incorporated plan:** Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	Yes	No	No	No	No	No	No
HO325	Kennedy Street Precinct, Richmond **Incorporated plan:** Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	Yes	No	No	No	No	No	No
HO326	North Carlton Precinct **Incorporated plan:**	No	No	No	No	No	No	No

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 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses may be permitted?	Aboriginal heritage place?
	Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014							
HO327	North Fitzroy Precinct **Incorporated plan:** Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	No	No	No	No	No	No	No
HO328	Park Crescent Precinct, Alphington **Incorporated plan:** Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	No	No	No	No	No	No	No
HO329	Princes Hill Precinct **Incorporated plan:** Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	No	No	No	No	No	No	No
HO330	Queens Parade Precinct, North Fitzroy/Clifton Hill **Incorporated plan:** Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	Yes	No	No	No	No	No	No
HO331	Racecourse Precinct, Richmond **Incorporated plan:** Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	No	No	No	No	No	No	No
HO332	Richmond Hill Precinct **Incorporated plan:**	No	No	No	No	No	No	No

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 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses may be permitted?	Aboriginal heritage place?
	Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014							
HO333	Smith Street Precinct, Fitzroy/Collingwood **Incorporated plan:** Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	Yes	No	No	No	No	No	No
HO334	South Fitzroy Precinct **Incorporated plan:** Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	No	No	No	No	No	No	No
HO335	Swan Street Precinct, Richmond **Incorporated plan:** Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	Yes	No	No	No	No	No	No
HO336	Victoria Parade Precinct, Collingwood **Incorporated plan:** Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	No	No	No	No	No	No	No
HO337	Victoria Park Precinct, Abbotsford **Incorporated plan:** Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	No	No	No	No	No	No	No
HO338	West Richmond Precinct **Incorporated plan:**	No	No	No	No	No	No	No

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 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses may be permitted?	Aboriginal heritage place?
	Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014							
HO339	William Street Precinct, Abbotsford **Incorporated plan:** Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	No	No	No	No	No	No	No
HO340	148 HIGHETT STREET RICHMOND House **Incorporated plan:** Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	Yes	No	No	No	No	No	No
HO341	150 HIGHETT STREET RICHMOND House **Incorporated plan:** Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	Yes	No	No	No	No	No	No
HO342	Cremorne Precinct **Incorporated plan:** Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	No	No	No	No	No	No	No
HO343	105-115 DOVER STREET RICHMOND Slade Knitwear Sign **Incorporated plan:** Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	No	No	No	No	No	No	No

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 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses may be permitted?	Aboriginal heritage place?
HO344	Yarra Bend Road, Fairfield Fairfield Hospital Grounds (former) **Incorporated plan:** Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	Yes	No	Yes	No	No	Yes	No
HO345	38-40 BRUNSWICK STREET, FITZROY Former Melbourne Veterinary College	-	-	-	-	Yes Ref No H1939	No	No
HO346	18, 20A & 20B DARLINGTON PARADE, RICHMOND Vaucluse College	-	-	-	-	Yes Ref No H1927	No	
HO347	20-22 BRUNSWICK STREET FITZROY Cathedral Hall	-	-	-	-	Yes Ref No H1967	No	No
HO349	Rosella Factory Complex, Buildings 1, 2 (façade and 8 metres depth of building only), 6, 7, 12, 13, 15, and 18 (façade and 7.5 metres depth of building only), with emphasis on fabric from the main Rosella complex development period (c1905-1940). **Incorporated plan:** Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	Yes	No	No	No	No	No	No
HO350	2 GOUGH STREET CRMEORNE Nylex sign 2 & 15 GOUGH STREET CREMORNE STREET Richmond Maltings	-	-	-	-	Yes Ref No H2049 & Ref No H2050	No	No

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 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses may be permitted?	Aboriginal heritage place?
HO351	Former "Spicer Factory", 163-167 Noone Street, Clifton Hill (for a depth of 14.5 metres from the front façade/Noone Street title boundary). **Incorporated plan:** Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	No	No	No	No	No	No	No
HO352	LULIE STREET ABBOTSFORD Victoria Park The heritage place includes garden reserve	-	-	-	-	Yes Ref No H75	No	No
HO353	651-653 VICTORIA STREET ABBOTSFORD Skipping Girl Neon Sign	-	-	-	-	Yes Ref No H2083	No	No
HO354	35 JOHNSTON STREET COLLINGWOOD Keith Haring Mural	-	-	-	-	Yes Ref No H2055	No	No
HO355	ALEXANDRA PARADE FITZROY "Aqua Profonda" sign, Fitzroy Pool	-	-	-	-	Yes Ref No H1687	No	No
HO356	185-193 FITZROY STREET AND 12 COWELL STREET FITZROY Christian Israelite Sanctuary	-	-	-	-	Yes Ref No H97	No	No
HO357	90-92 SWAN STREET RICHMOND Former Richmond South Post Office	-	-	-	-	Yes Ref No H48	No	
HO358	95 KING WILLIAM STREET FITZROY All Saints Church Hall	-	-	-	-	Yes Ref No H2172	Yes	No

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 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses may be permitted?	Aboriginal heritage place?
HO359	326-348 CHURCH STREET RICHMOND St Ignatius Church Complex	-	-	-	-	Yes Ref No H2146	Yes	
HO360	140-160 SWAN STREET CREMORNE Dimmeys	-	-	-	-	Yes Ref No H2184	No	No
HO361	World Heritage Environs Area Precinct **Incorporated plan:** Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	No	No	No	No	No	No	No
HO362	Alphington East Precinct **Incorporated plan:** Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	No	No	No	No	No	No	No
HO363	Cole's Paddock Precinct, Richmond **Incorporated plan:** Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	No	No	No	No	No	No	No
HO364	Wellington Street Precinct, Cremorne **Incorporated plan:** Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	No	No	No	No	No	No	No
HO365	69 BALMAIN STREET CREMORNE Grocer's shop & residence **Incorporated plan:**	No	No	No	No	No	No	No

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 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses may be permitted?	Aboriginal heritage place?
	Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014							
HO366	75 BALMAIN STREET CREMORNE Olinda **Incorporated plan:** Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	No	No	No	No	No	No	No
HO367	80-82 BALMAIN STREET CREMORNE Klembro Pty Ltd factory **Incorporated plan:** Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	Yes	No	No	No	No	No	No
HO368	10 PEARSON STREET CREMORNE & 11 CHAPEL STREET, CREMORNE House and stables **Incorporated plan:** Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	No	No	No	No	No	No	No
HO369	2-6 APPLETON STREET RICHMOND, 97-103 BURNLEY STREET RICHMOND **Incorporated plan:** Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	No	No	No	No	No	No	No
HO370	24 APPLETON STREET RICHMOND **Incorporated plan:**	No	No	No	No	No	No	No

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 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses may be permitted?	Aboriginal heritage place?
	Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014							
HO371	53-55 BAKER STREET RICHMOND **Incorporated plan:** Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	No	No	No	No	No	No	No
HO372	25-31 BOSISTO STREET RICHMOND **Incorporated plan:** Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	No	No	No	No	No	No	No
HO373	167 BRIGHTON STREET RICHMOND **Incorporated plan:** Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	No	No	No	No	No	No	No
HO374	53 BURNLEY STREET RICHMOND Former Loyal Studley Hotel **Incorporated plan:** Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	Yes	No	No	No	No	No	No
HO375	81-95 BURNLEY STREET RICHMOND Russell Manufacturing Company Pty Ltd later Repco **Incorporated plan:** Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	Yes	No	No	No	No	No	No
HO376	63-71 CHURCH STREET RICHMOND	Yes	No	No	No	No	No	No

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 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses may be permitted?	Aboriginal heritage place?
	House, part shop & row house **Incorporated plan:** Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014							
HO377	115-117 CHURCH STREET RICHMOND Former S. Andrewartha Showrooms (furniture) **Incorporated plan:** Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	Yes	No	No	No	No	No	No
HO378	135 CHURCH STREET RICHMOND Former Bristol Hotel **Incorporated plan:** Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	Yes	No	No	No	No	No	No
HO379	164 CHURCH STREET RICHMOND Naughten's Hotel, later Citizens Park Hotel and DT's **Incorporated plan:** Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	Yes	No	No	No	No	No	No
HO380	178 CHURCH STREET RICHMOND James Lentell building, later confectioner and bakery **Incorporated plan:** Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	Yes	No	No	No	No	No	No
HO381	533-537 CHURCH STREET RICHMOND	Yes	No	No	No	No	No	No

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 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses may be permitted?	Aboriginal heritage place?
	Alexander Miller's shops & residences **Incorporated plan:** Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014							
HO382	619 CHURCH STREET RICHMOND Prince Alfred Hotel **Incorporated plan:** Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	Yes	No	No	No	No	No	No
HO383	93 ELIZABETH STREET RICHMOND Kia Ora **Incorporated plan:** Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	No	No	No	No	No	No	No
HO384	102 ELIZABETH STREET RICHMOND Grocer's shop & residence **Incorporated plan:** Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	Yes	No	No	No	No	No	No
HO385	53 GARDNER STREET RICHMOND **Incorporated plan:** Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	No	No	No	No	No	No	No
HO386	82 GARDNER STREET RICHMOND **Incorporated plan:**	No	No	No	No	No	No	No

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 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses may be permitted?	Aboriginal heritage place?
	Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014							
HO387	193-197 HIGHETT STREET RICHMOND **Incorporated plan:** Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	No	No	No	No	No	No	No
HO388	247 HIGHETT STREET RICHMOND **Incorporated plan:** Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	No	No	No	No	No	No	No
HO389	361 HIGHETT STREET RICHMOND Mornington **Incorporated plan:** Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	No	No	No	No	No	No	No
HO390	27-29 HODDLE STREET RICHMOND Walters' house, warehouse and stables complex **Incorporated plan:** Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	Yes	No	No	No	No	No	No
HO391	129 HODDLE STREET RICHMOND Former Relova Redressing Laundry **Incorporated plan:** Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	Yes	No	No	No	No	No	No

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 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses may be permitted?	Aboriginal heritage place?
HO392	139 HODDLE STREET RICHMOND **Incorporated plan:** Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	No	No	No	No	No	No	No
HO393	9 HULL STREET RICHMOND **Incorporated plan:** Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	No	No	No	No	No	No	No
HO394	35-37 KENT STREET RICHMOND Row houses **Incorporated plan:** Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	Yes	No	No	No	No	No	No
HO395	59 KENT STREET RICHMOND William North house, later Navarre **Incorporated plan:** Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	Yes	No	No	No	No	No	No
HO396	64 LENNOX STREET RICHMOND All Nations Hotel **Incorporated plan:** Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	Yes	No	No	No	No	No	No
HO397	66 LENNOX STREET RICHMOND Mahony's shop and residence	Yes	No	No	No	No	No	No

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 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses may be permitted?	Aboriginal heritage place?
	Incorporated plan: Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014							
HO398	28 MURPHY STREET RICHMOND **Incorporated plan:** Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	No	No	No	No	No	No	No
HO399	2-4 REGENT STREET RICHMOND **Incorporated plan:** Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	No	No	No	No	No	No	No
HO400	10-14 REGENT STREET RICHMOND **Incorporated plan:** Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	Yes	No	No	No	No	No	No
HO401	28-34 ROONEY STREET, 20-24 ROSE STREET, RICHMOND & 27-57 ROONEY STREET, RICHMOND Russell Brothers tannery, part **Incorporated plan:** Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	Yes	No	No	No	No	No	No
HO402	33 SMITH STREET RICHMOND **Incorporated plan:** Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	No	No	No	No	No	No	No

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 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses may be permitted?	Aboriginal heritage place?
HO403	150 SOMERSET STREET RICHMOND Portarlington Villa **Incorporated plan:** Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	No	No	No	No	No	No	No
HO404	154 SOMERSET STREET RICHMOND Former Richmond Metropolitan Fire Station **Incorporated plan:** Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	Yes	No	No	No	No	No	No
HO405	60-62 SWAN STREET RICHMOND The Greyhound Hotel, later Depot Hotel, now Precinct Hotel **Incorporated plan:** Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	Yes	No	No	No	No	No	No
HO406	6 YARRA STREET RICHMOND **Incorporated plan:** Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	No	No	No	No	No	No	No
HO407	21-27 YORK STREET, UNITS 1-7 OF 31 YORK STREET RICHMOND Marchants Aerated Waters and Cordials Pty Ltd **Incorporated plan:** Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	Yes	No	No	No	No	No	No

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 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses may be permitted?	Aboriginal heritage place?
HO408	Victoria Street Precinct **Incorporated plan:** Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	Yes	No	No	No	No	No	No
HO409	219-223 JOHNSTON STREET, ABBOTSFORD **Incorporated plan:** Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	Yes	No	No	No	No	No	No
HO410	247-253 JOHNSTON STREET, ABBOTSFORD St Crispin House **Incorporated plan:** Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	Yes	No	No	No	No	No	No
HO411	258-260 JOHNSTON STREET, ABBOTSFORD **Incorporated plan:** Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	Yes	No	No	No	No	No	No
HO412	300-302 JOHNSTON STREET, ABBOTSFORD **Incorporated plan:** Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	Yes	No	No	No	No	No	No
HO413	323-325 JOHNSTON STREET, ABBOTSFORD **Incorporated plan:** Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	Yes	No	No	No	No	No	No

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 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses may be permitted?	Aboriginal heritage place?
HO414	407-409 AND 411 JOHNSTON STREET, ABBOTSFORD **Incorporated plan:** Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	Yes	No	No	No	No	No	No
HO415	1-17 STAFFORD STREET, ABBOTSFORD Whybrow's Boot Factory **Incorporated plan:** Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	Yes	No	No	No	No	No	No
HO416	323-325 VICTORIA STREET, ABBOTSFORD Quint Café (former Duke of Albany Hotel) **Incorporated plan:** Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	Yes	No	No	No	No	No	No
HO417	63 CAMBRIDGE STREET (INCLUDING 44 OXFORD STREET), COLLINGWOOD Dyason & Co. Cordial Factory **Incorporated plan:** Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	Yes	No	No	No	No	No	No
HO418	90-94 ROKEBY STREET, COLLINGWOOD Ideal Box Co. factory **Incorporated plan:** Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	Yes	No	No	No	No	No	No

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 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses may be permitted?	Aboriginal heritage place?
HO419	49 VERE STREET, COLLINGWOOD Collingwood College **Incorporated plan:** Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	Yes	No	No	No	No	No	No
HO420	64 WELLINGTON STREET, COLLINGWOOD William Peatt boot factory **Incorporated plan:** Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	Yes	No	No	No	No	No	No
HO421	224 HEIDELBERG ROAD, FAIRFIELD Porta factory **Incorporated plan:** Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	Yes	No	No	No	No	No	No
HO422	4 HENRY STREET, FITZROY **Incorporated plan:** Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	Yes	No	No	No	No	No	No
HO423	658 NICHOLSON STREET, NORTH FITZROY **Incorporated plan:** Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	Yes	No	No	No	No	No	No
HO424	22 -28 ABINGER STREET; 37-45 LYNDHURST STREET, RICHMOND	Yes	No	No	No	No	No	No

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 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses may be permitted?	Aboriginal heritage place?
	Former maltings complex **Incorporated plan:** Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014							
HO425	15-21 BELL STREET, RICHMOND **Incorporated plan:** Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	Yes	No	No	No	No	No	No
HO426	185 BURNLEY STREET, RICHMOND **Incorporated plan:** Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	Yes	No	No	No	No	No	No
HO427	289, 291 AND 293 BURNLEY STREET, RICHMOND **Incorporated plan:** Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	Yes	No	No	No	No	No	No
HO428	331-333 BURNLEY STREET, RICHMOND Grand Hotel **Incorporated plan:** Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	Yes	No	No	No	No	No	No
HO429	400-402 BURNLEY STREET, RICHMOND **Incorporated plan:** Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	Yes	No	No	No	No	No	No

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 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses may be permitted?	Aboriginal heritage place?
HO430	204, 206 AND 208 COPPIN STREET, RICHMOND **Incorporated plan:** Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	Yes	No	No	No	No	No	No
HO431	1-11 DICKENS STREET, RICHMOND **Incorporated plan:** Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	Yes	No	No	No	No	No	No
HO432	42 EDINBURGH STREET, RICHMOND **Incorporated plan:** Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	Yes	No	No	No	No	No	No
HO433	19-21 FARMER STREET, RICHMOND **Incorporated plan:** Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	Yes	No	No	No	No	No	No
HO434	75 FRASER STREET, RICHMOND **Incorporated plan:** Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	Yes	No	No	No	No	No	No
HO435	160-166 LORD STREET, RICHMOND **Incorporated plan:** Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	Yes	No	No	No	No	No	No
HO436	89 NEPTUNE STREET, RICHMOND	Yes	No	No	No	No	No	No

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 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses may be permitted?	Aboriginal heritage place?
	Incorporated plan: Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014							
HO437	6 PARK AVENUE, RICHMOND **Incorporated plan:** Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	No	No	No	No	No	No	No
HO438	18 PARK AVENUE, RICHMOND 'Howrose' **Incorporated plan:** Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	Yes	No	No	No	No	No	No
HO439	22, 24 AND 26 PARK AVENUE, RICHMOND **Incorporated plan:** Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	Yes	No	No	No	No	No	No
HO440	309 SWAN STREET, RICHMOND Swan Street Drill Hall **Incorporated plan:** Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	Yes	No	No	No	No	No	No
HO441	319 SWAN STREET, RICHMOND **Incorporated plan:** Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	Yes	No	No	No	No	No	No

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 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses may be permitted?	Aboriginal heritage place?
HO442	413-415 SWAN STREET, RICHMOND **Incorporated plan:** Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	Yes	No	No	No	No	No	No
HO443	196A, 198 and 200-220 BURNLEY STREET, RICHMOND **Incorporated plan:** Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	Yes	No	No	No	No	No	No
HO444	Victoria Street West Precinct (233-251 VICTORIA STREET, ABBOTSFORD) **Incorporated plan:** Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	Yes	No	No	No	No	No	No
HO445	137-151 CREMORNE STREET CREMORNE Wilford Terrace **Incorporated plan:** Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	Yes	No	No	No	No	No	No
HO446	21-33 CUBITT STREET CREMORNE Terrace **Incorporated plan:** Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	Yes	No	No	No	No	No	No
HO447	58-60 CUBITT STREET CREMORNE Houses	Yes	No	No	No	No	No	No

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 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses may be permitted?	Aboriginal heritage place?
	Incorporated plan: Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014							
HO448	54-64 BAKER STREET RICHMOND Somerset Terrace **Incorporated plan:** Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	Yes	No	No	No	No	No	No
HO449	70 BAKER STREET RICHMOND House and fence **Incorporated plan:** Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	Yes	No	No	No	No	No	No
HO450	38-50 REGENT STREET & 35-49 LITTLE HODDLE STREET RICHMOND Henry Walters' Boot Factories (Former) **Incorporated plan:** Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	No	No	No	No	No	No	No
HO452	HIGHETT, EGAN & MUIR STREETS AND JIKA PLACE RICHMOND West Richmond Railway Station complex **Incorporated plan:** Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	Yes	No	No	No	No	No	No

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 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses may be permitted?	Aboriginal heritage place?
HO453	Building Society Cottages Precinct, Richmond **Incorporated plan:** Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	No	No	No	No	No	No	No
HO454	Church Street North Precinct, Richmond **Incorporated plan:** Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	Yes	No	No	No	No	No	No
HO456	Gardner Street Precinct, Richmond **Incorporated plan:** Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	No	No	No	No	No	No	No
HO457	Highett Street Precinct, Richmond **Incorporated plan:** Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	No	No	No	No	No	No	No
HO458	Lincoln Street Precinct, Richmond **Incorporated plan:** Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	No	No	No	No	No	No	No
HO459	Wells Street Precinct, Richmond **Incorporated plan:** Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	No	No	No	No	No	No	No
HO460	Yarraberg Precinct, Richmond	No	No	No	No	No	No	No

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 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses may be permitted?	Aboriginal heritage place?
	Incorporated plan: Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014							
HO461	389-391 Highett Street, Richmond **Incorporated plan:** Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	No	No	No	No	No	No	No
HO462	6-8 Brougham Place, Richmond **Incorporated plan:** Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	No	No	No	No	No	No	No
HO463	9-11 CREMORNE STREET, CREMORNE **Incorporated plan:** Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	Yes	No	No	No	No	No	No
HO464	Smith Street South Precinct, Fitzroy and Collingwood **Incorporated plan:** Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	Yes	Yes (51-53, 59-61 and 67-69 Smith Street Fitzroy only)	No	No	No	No	No
HO465	218-222 NICHOLSON STREET FITZROY Former Avon Butter Factory	-	-	-	-	Yes Ref No H2315	No	No
HO466	8-12 SPRING STREET AND 14-16 ARGYLE STREET FITZROY	-	-	-	-	Yes Ref No H2257	No	No

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 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses may be permitted?	Aboriginal heritage place?
	Former cordial factory							
HO467	1 HOPETOUN PLACE FITZROY NORTH Former Melbourne Tramways and Omnibus Company Stables	-	-	-	-	Yes Ref No	No	No
HO468	111 QUEENS PARADE FITZROY NORTH Porter prefabricated iron store	-	-	-	-	Yes Ref No H2243	No	No
HO469	YAN YEAN WATER SUPPLY SYSTEM Clonbinane To Fitzroy North	-	-	-	-	Yes Ref No H2333	No	No
HO470	31 Leslie Street, Richmond **Incorporated plan:** Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	No	No	No	No	No	No	No
HO471	Abinger Street Precinct, Richmond **Incorporated plan:** Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	Yes (22-28, 23 & 25 Abinger St and 37-45 & 40-50 Lyndhurst St only)	No	No	No	No	No	No
HO472	Bell Street Precinct, Richmond **Incorporated plan:** Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	Yes (15-21 Bell St & 204-208 Coppin St only)	No	No	No	No	No	No

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 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses may be permitted?	Aboriginal heritage place?
HO474	Burnley Street Precinct, Richmond **Incorporated plan:** Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	Yes (377, 380, 400-402 Burnley St and 413-415 Swan St only)	No	No	No	No	No	No
HO476	Edinburgh Street Precinct, Richmond **Incorporated plan:** Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	Yes (42 & 58-60 Edinburgh St and 12 Newry St only)	No	No	No	No	No	No
HO477	Hosie Street Precinct, Richmond **Incorporated plan:** Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	No	No	No	No	No	No	No
HO478	Mitchell Street Precinct, Richmond **Incorporated plan:** Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	No	No	No	No	No	No	No
HO479	Neptune Street Precinct, Richmond **Incorporated plan:** Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	No	No	No	No	No	No	No
HO481	Stawell Street Precinct, Richmond **Incorporated plan:**	No	No	No	No	No	No	No

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 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses may be permitted?	Aboriginal heritage place?
	Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014							
HO482	84-86 ABINGER STREET, RICHMOND W. James & Co. Sack Merchants (former) **Incorporated plan:** Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	No	No	No	No	No	No	No
HO483	254 BURNLEY STREET, RICHMOND House **Incorporated plan:** Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	Yes	No	No	No	No	No	No
HO484	327-329 BURNLEY STREET, RICHMOND Greek Orthodox Church **Incorporated plan:** Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	No	No	No	No	No	No	No
HO485	8 CORSAIR STREET, RICHMOND Opportunity Club for Girls (former) **Incorporated plan:** Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	Yes	No	No	No	No	No	No
HO486	30 CORSAIR STREET, RICHMOND House **Incorporated plan:**	No	No	No	No	No	No	No

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 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses may be permitted?	Aboriginal heritage place?
	Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014							
HO487	8 DICKENS STREET, RICHMOND House **Incorporated plan:** Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	No	No	No	No	No	No	No
HO488	32-36 FARMER STREET, RICHMOND Terrace **Incorporated plan:** Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	Yes	No	No	No	No	No	No
HO489	85-91 LORD STREET, RICHMOND Houses **Incorporated plan:** Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	Yes	No	No	No	No	No	No
HO490	72-80 STAWELL STREET, RICHMOND Houses **Incorporated plan:** Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	Yes	No	No	No	No	No	No
HO491	69 & 89 TYPE STREET, RICHMOND Floyd Green & Co. Glassworks (former) **Incorporated plan:**	No	No	No	No	No	No	No

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 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses may be permitted?	Aboriginal heritage place?
	Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014							
HO492	33-39 WALL STREET, RICHMOND Terrace **Incorporated plan:** Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	Yes	No	No	No	No	No	No
HO495	62-68 Appleton Street, Richmond **Incorporated plan:** Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	No	No	No	No	No	No	No
HO498 *Interim control* *Expiry date* *12/01/2020*	472-484 NAPIER STREET, FITZROY NORTH **Incorporated plan:** Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	No	No	No	No	No	No	No
HO501 *Expiry date:* *30/12/2019*	223-239 SWAN STREET, RICHMOND Shops and Residences **Incorporated plan:** Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	No	No	No	No	No	No	No
HO503	2 JAMES STREET, ABBOTSFORD Former Commercial Stables and Hitching Posts **Incorporated plan:**	No	No	No	No	No	No	No

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 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses may be permitted?	Aboriginal heritage place?
	Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014							
HO505 *Interim control* *Expiry Date 31/12/2019*	JOHNSTON STREET EAST *The heritage place includes 219-41 & 246-74 Johnston Street and the Johnston Street railway bridge including the brick and bluestone abutments* **Incorporated plan:** Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	Yes – 219-23 & 258-60 Johnston St only	No	No	No	No	No	No
HO506 *Interim control* *Expiry Date 17/10/2020*	33-45 DERBY STREET, COLLINGWOOD **Incorporated plan:** Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	No	No	No	No	No	No	No
HO507 *Interim control* *Expiry Date 17/10/2020*	18-22 DERBY STREET, COLLINGWOOD **Incorporated plan:** Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	No	No	No	No	No	No	No
HO508 *Interim control* *Expiry Date 17/10/2020*	32-34 THOMAS STREET, RICHMOND **Incorporated plan:** Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	No	No	No	No	No	No	No
HO509	200-206 CHURCH STREET, RICHMOND **Incorporated plan:**	No	No	No	No	No	No	No

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 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses may be permitted?	Aboriginal heritage place?
Interim control *Expiry Date* *17/10/2020*	Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014							
HO518	85 CREMORNE STREET, CREMORNE Melbourne Wire Works Factory & Head Office (former) **Incorporated plan:** Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	No	No	No	No	No	No	No
HO519	1-3 & 5-9 GORDON STREET, CREMORNE Nuttlex Factory (former) **Incorporated plan:** Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	No	No	No	No	No	No	No
HO520	26 BROMHAM PLACE, RICHMOND Factory/Warehouse	No	No	No	No	No	No	No
HO521	14 RISLEY STREET, RICHMOND York Boot Factory (former)	No	No	No	No	No	No	No
HO522 *Interim control* *Expiry date:* *30/12/2019*	273A SWAN STREET, RICHMOND Shop And Residence **Incorporated plan:** Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	No	No	No	No	No	No	No

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 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses may be permitted?	Aboriginal heritage place?
HO523 *Interim control* *Expiry date:* *30/12/2019*	323-325 SWAN STREET, RICHMOND Pair of Shops and Residences **Incorporated plan:** Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	No	No	No	No	No	No	No
HO524 *Interim control* *Expiry date:* *30/12/2019*	Swan Street West Precinct **Incorporated plan:** Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	No	No	No	No	No	No	No
HO525	637-639 BRIDGE ROAD, RICHMOND Shop & Residence **Incorporated plan:** Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014 **Statement of Significance:** Shop and Residences 637-639 Bridge Road, Richmond Statement of Significance, included in Yarra High Streets (Victoria Street and Bridge Road) Statements of Significance: Incorporated Document (May 2020)	No	No	No	No	No	No	No
HO526	202-206 CHURCH STREET, RICHMOND Halls Building **Incorporated plan:**	No	No	No	No	No	No	No

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 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses may be permitted?	Aboriginal heritage place?
	Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014 **Statement of Significance:** Hall's Buildings 202-206 Church Street, Richmond Statement of Significance, included in Yarra High Streets (Victoria Street and Bridge Road) Statements of Significance: Incorporated Document (May 2020).							
HO527	32 & 34 THOMAS STREET, RICHMOND Terraces **Incorporated plan:** Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014 **Statement of Significance:** Pair of Terrace Houses 32 and 34 Thomas Street, Richmond Statement of Significance, included in Yarra High Streets (Victoria Street and Bridge Road) Statements of Significance: Incorporated Document (May 2020)	No	No	No	No	No	No	No
HO528	635 BRIDGE ROAD, RICHMOND Boland's Shop & Residence **Incorporated plan:** Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014 **Statement of Significance:** James Boland's Shop and Residences 635 Bridge Road, Richmond Statement of Significance, included in Yarra High Streets (Victoria Street and Bridge Road) Statements of Significance: Incorporated Document (May 2020)	No	No	No	No	No	No	No

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 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses may be permitted?	Aboriginal heritage place?
HO529	529-533 BRIDGE ROAD, RICHMOND Royal Oak Hotel **Incorporated plan:** Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014 **Statement of Significance:** Royal Oak Hotel 529-533 Bridge Road, Richmond Statement of Significance, included in Yarra High Streets (Victoria Street and Bridge Road) Statements of Significance: Incorporated Document (May 2020)	No	No	No	No	No	No	No
HO530	587-599 BRIDGE ROAD, RICHMOND Whipps Terrace **Incorporated plan:** Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014 **Statement of Significance:** Whipp's Terrace 597-599 Bridge Road, Richmond Statement of Significance, included in Yarra High Streets (Victoria Street and Bridge Road) Statements of Significance: Incorporated Document (May 2020)	No	No	No	No	No	No	No
HO531	534-534A BRIDGE ROAD, RICHMOND Flour Mill & Grain Store Complex (former) **Incorporated plan:** Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014 **Statement of Significance:**	No	No	No	No	No	No	No

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 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses may be permitted?	Aboriginal heritage place?
	Flour Mill and Grain Store Complex (former) 518-524, 534 and 534A Bridge Road, Richmond Statement of Significance, included in Yarra High Streets (Victoria Street and Bridge Road) Statements of Significance: Incorporated Document (May 2020)							
HO532	325-333 BRIDGE ROAD, RICHMOND Richmond Town Hall **Incorporated plan:** Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014 **Statement of Significance:** Richmond Town Hall 325-333 Bridge Road, Richmond Statement of Significance, included in Yarra High Streets (Victoria Street and Bridge Road) Statements of Significance: Incorporated Document (May 2020)	No	Yes - Ticket Office within Foyer and Main Hall	No	No	No	No	No

18/04/2019
C225

SCHEDULE TO CLAUSE 72.04 DOCUMENTS INCORPORATED IN THIS PLANNING SCHEME

1.0 Incorporated documents

--/--/----
Proposed C245yara

Name of document	Introduced by:
5-15 Mayfield Street, Abbotsford, Incorporated Document, October, 2018	C188
10 Bromham Place, Richmond Incorporated Document, February 2013	C171
18-62 Trenerry Crescent, Abbotsford (Incorporated Plan, May 2018)	C218
32-68 Mollison Street and 61-69 William Street, Abbotsford July 2013	C170
351-353 Church Street, Richmond – Incorporated Document, February 2019	C225
520 Victoria Street, 2A Burnley Street, and 2 – 30 Burnley Street, Richmond, Burnley Street West Precinct - Incorporated Plan, 2012	C150
Amcor Alphington Paper Mill Site Preparation – Incorporated Document, September 2012	C161
Atherton Gardens – Fitzroy, September 2010	C136
Caulfield Dandenong Rail Upgrade Project, Incorporated Document, April 2016	GC37
Chandler Highway Upgrade Incorporated Document, March 2016 (Amended December 2017)	GC80
City of Yarra Database of Heritage Significant Areas, July 2019	C245yara
Cremorne Balmain Dover Street Project	NPS1
Crown Land Car Park Works, Burnley, August 2005	C92
Fitzroy Former Gasworks Site, Incorporated Document, February 2018	C242
Flying Fox Campsite, Yarra Bend Park, December 2004	C90
Hurstbridge Rail Line Upgrade 2017 Incorporated Document, January 2017	GC60
Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	C178
Local Policy “Protection of Biodiversity” Sites of Remnant Vegetation (Biosis 2001)	C49
M1 Redevelopment Project, October 2006	C86
Melbourne City Link Project – Advertising Sign Locations, November 2003	VC20
Melbourne Metro Rail Project: Upgrades to the Rail Network Incorporated Document, May 2018	GC96
Planning and Design Principles for the Richmond Maltings Site, Cremorne – November 2007	C101
Richmond Walk Up Estate Redevelopment, September 2010	C136
Social housing redevelopment; Atherton Gardens Estate, Fitzroy, and Richmond Public Housing Estate, Richmond, for which the Minister for Planning is the Responsible Authority, May 2010	C135
Specific Site and Exclusion – Lot 2 on PS433628L (452 Johnston Street, Abbotsford	C56
Swan Street Works, Burnley, June 2005	C91
Tramway Infrastructure Upgrades Incorporated Document, May 2017	GC68
Victoria Gardens Building Envelope and Precinct Plan and Precinct 3 Plan – Warehouse Area	C7
Victoria Gardens Urban Design Guidelines	NPS1

Name of document	Introduced by:
Victorian Institute of Forensic Psychiatry Concept Plan (January 1997)	NPS1
Yarra Gardens Precinct Plan, December 2009	C128
Yarra High Streets (Victoria Street and Bridge Road) Statements of Significance: Incorporated Document (May 2020)	C245yara

7.2 Planning Scheme Amendment C280yara – 32-68 Mollison Street, Abbotsford

Executive Summary

Purpose

The purpose of this report is to present a proponent led Amendment (C280yara) which applies to land at 32-68 Mollison Street, Abbotsford and seeks to replace the Incorporated Plan Overlay – Schedule 1 (IPO1) and associated Incorporated Plan to facilitate a mid-rise commercial redevelopment of the site.

Council has two options:

- Option 1: seek 'authorisation' from the Minister for Planning to prepare and exhibit the amendment; or
- Option 2: not to support the amendment and not seek 'authorisation'.

Key Issues

The current controls are an outcome of Amendment C170 to the Yarra Planning Scheme, which was gazetted in 2013. The purpose of Amendment C170 as it related to 32-68 Mollison Street was primarily to permit the use of the land for office to accommodate the land owner's (Meydan Group) growing businesses. Office was a prohibited use in the Industrial 1 Zone at the time that the amendment process commenced.

State Government zoning changes came into effect shortly before Amendment C170 was gazetted. Those changes allowed for offices to be permissible. If the amendment had been abandoned, the objective of being able to permit office would have been achieved without the built form controls via IPO1.

The proposed heights in Amendment C280yara is reflective of recent approvals on surrounding sites.

Financial Implications

If the Amendment request is supported there would be some direct and indirect costs associated with the normal Planning Scheme Amendment process some of which would be off-set by fees and costs paid by the proponent, in accordance with Council's Planning Scheme Amendment Fees and Cost policy.

PROPOSAL

The amendment request provides planning controls that:

(a) increase the allowable building height from 5 storeys (23m) to 7 storeys (32m) for part of the land which would match other allowable heights in the employment area;

(b) provide a modified built form, amenity outcomes;

(c) retain or enhance the existing amenity of the public realm; and

(d) provide for improved traffic access and movement outcomes.

Accompanying the amendment request is a commitment by the proponent to widen Little Nicholson Street (laneway) and to install a formal and raised pedestrian crossing across Mollison Street at the Victoria Crescent intersection. The commitments would be formalised through section 173 agreements.

7.2 Planning Scheme Amendment C280yara – 32-68 Mollison Street, Abbotsford

Council at its meeting on 27 August 2020 resolved that the matter be deferred to the meeting to be held on 01 September 2020.

Reference: D20/126132
Authoriser: Director Planning and Place Making

Purpose

1. The purpose of this report is:

   (a) to present a proponent-led planning scheme amendment request, to replace the existing Incorporated Plan Overlay - Schedule 1 (IPO1) and Incorporated Document that applies to 32-68 Mollison Street, Abbotsford (refer to Attachments 1 and 2);

   (b) outline the accompanying commitment by the proponent to widen Little Nicholson Street (laneway) and to install a formal and raised pedestrian crossing across Mollison Street at the Victoria Crescent intersection; and

   (c) for Council to decide whether to seek 'authorisation' from the Minister for Planning to prepare and exhibit the amendment or not support the request.

Background

Subject site

2. The site at 32 – 68 Mollison Street, Abbotsford, is located on the northern side of Mollison Street, between Little Nicholson Street and Victoria Crescent (Figure 1). It is approximately 4,360 square metres with a frontage of approximately 147m to Mollison St. It is part of an employment area generally located between Mollison Street to the south, Gipps Street to the north, the Yarra River to the east, and Nicholson Street to the west.

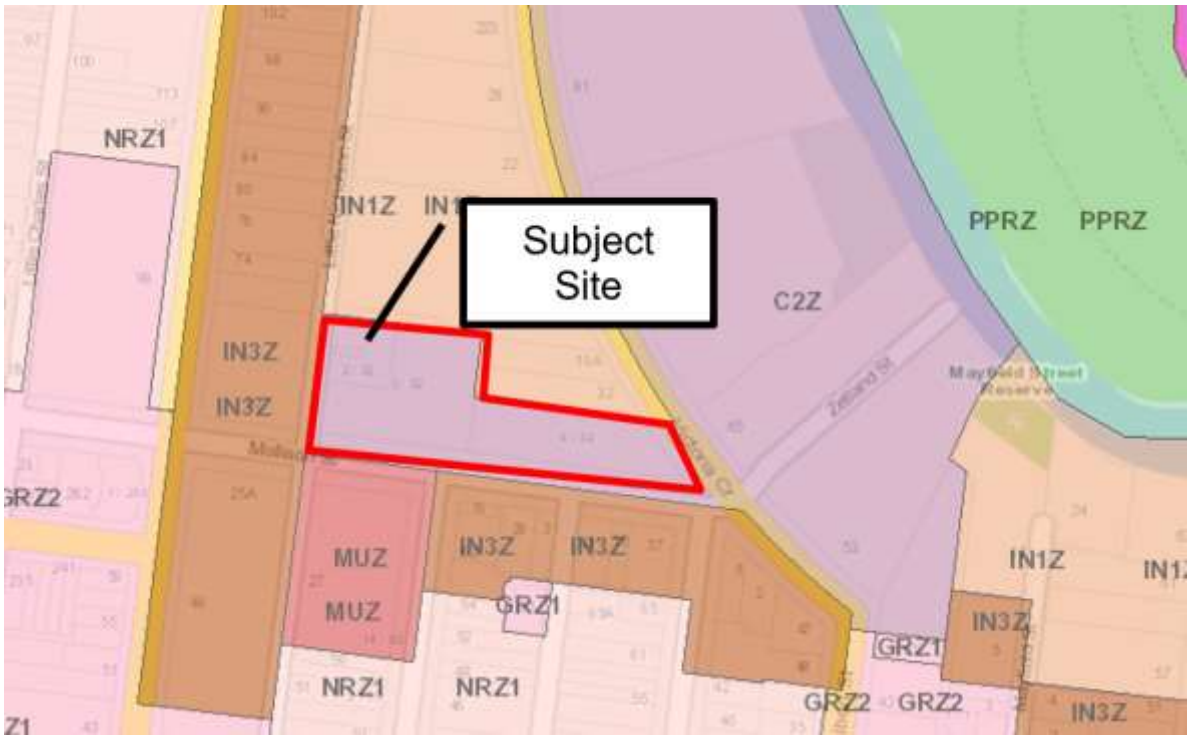


Figure 1: Location of the subject site

3. The site is owned by an entity of the Meydan Group (AH Meydan Pty Ltd) and is currently developed with an at grade carpark at the western end adjoining Little Nicholson Street, and a three storey office building across the remainder (Figures 2 and 3).



Figure 2: Aerial photograph (from Meydan Planning Scheme Amendment Request)



Figure 3: Mollison Street Frontage – 48 – 60 Mollison (from Meydan Planning Scheme Amendment Request)

Surrounding Context

4. The surrounding land is zoned mostly for non-residential uses, with the exception of the Mixed Use land on the south side of Mollison Street. This includes Industrial 1 zoned land to the north, Industrial 3 zoned land to the west, Industrial 3 zoned land to the south and Commercial 2 zoned land to the east.

5. The site is in proximity to Victoria Street activity centre, two train stations and a tram line (along Victoria Street).

6. While the surrounding area is currently developed with a mix of one to three storey older industrial and warehouse style buildings, this is set to change due to recent planning permit approvals (refer to Table 1).

Table 1: Existing Planning Permit Approvals in Surrounding Area

Site	**Use**	**Height**	**Setback from Little Nicholson Street**
20-30 Mollison St (opposite side of Little Nicholson Street) Zoned Industrial 3 PLN17/0535	Office	Proposed: 12 Storeys (47.5m) Approved: 8 Storeys (29.7m) *NB: The permit was issued following a Compulsory Conference (mediation) at VCAT.* *This building provides an indication*	Setback from Little Nicholson Street, enabling it to be widened to 5.5 metres

		of emerging street wall heights with a 3 storey podium accentuated by variable upper level setbacks	
12-20 Victoria Crescent (north of the subject site) Zoned Industrial 1 PLN18/0239	Office	Proposed: 9 Storeys (34.37m) Approved: 9 Storeys stepping down to 6 storeys (25.64m) towards Victoria Crescent	An additional setback (approx. 1.5m to 1.6m) from Little Nicholson Street to provide a minimum width of 6.5 metres.

Current Planning Controls

7. The site is subject to the following zone and overlays:

   (a) Commercial 2 Zone (C2Z) – refer to Figure 1;

   The purpose of this zone is generally *to encourage commercial areas for offices, appropriate manufacturing, bulky good retailing, other retail uses, and associated business and commercial services*.

   The zone would remain unchanged as part of this amendment;

   (b) Environmental Audit Overlay (EAO);

   The purpose of this zone is *to ensure that potentially contaminated land is suitable for a use which could be significantly adversely affected by any contamination*

   The EAO would remain unchanged as part of this amendment; and

   (c) Incorporated Plan Overlay – Schedule 1 (IPO1) applies specifically to '32-68 Mollison Street and 61-69 William Street, Abbotsford';

   Changes to the IPO1 and Incorporated Document are the subject of Amendment C280yara and outlined further in this report.

Amendment C170

8. The current controls are an outcome of Amendment C170 to the Yarra Planning Scheme, which was gazetted in 2013. The planning scheme request was made by the Meydan Group to:

   (a) rezone of 32-68 Mollison Street from Industrial 1 Zone to the Business 3 Zone;

   (b) rezone of 61-69 William Street from Part Industrial 3 Zone and part Residential 1 Zone to the Mixed Use Zone;

   (c) introduce Schedule 1 to the Incorporated Plan Overlay (IPO) and apply the IPO Schedule to land on Mollison Street and William Street;

   (d) include the Incorporated Plan to the Incorporated Document Schedule at Clause 81.01; and

   (e) apply the EAO over the land at Mollison Street and William Street.

9. The purpose of Amendment C170 that applied to the William Street land was to provide for an apartment development with ground floor retail. That development has recently been completed.

10. The purpose of Amendment C170 as it related to 32-68 Mollison Street was primarily to permit the use of the land for office to accommodate the land owner's (Meydan Group) growing businesses. Office was a prohibited use in the Industrial 1 Zone at the time that the amendment process commenced.

11. State Government zoning changes came into effect shortly before Amendment C170 was gazetted. Those changes allowed for offices to be permissible. If the amendment had been abandoned, the objective of being able to permit office would have been achieved without the built form controls via IPO1.

Existing Planning Permit (PLN17/0679)

12. 32-68 Mollison Street (and 10 Victoria Street) is subject to planning permit PLN17/0679, which provides for a development of the site that is in accordance with the existing IPO1 and Incorporated Document.

13. The permitted development allows for a five storey office building with some retail at ground level and two levels of basement parking. The development would occur in two stages, divided generally into the eastern and western portions of the site. Vehicular access from Little Nicholson Street (Stage 1) and Victoria Crescent (Stage 2).

Planning Scheme Amendment C280

14. In August 2019, the landowner lodged a request with Council to consider a Planning Scheme Amendment (C280yara) to replace the Incorporated Plan Overlay – Schedule 1 (IPO1) and the associated Incorporated Plan (an Incorporated Document).

15. In assessing the amendment request and preparing the amendment documentation Council officers sought advice from Council's traffic engineers, civil engineers and urban design teams and independent urban design advice from Hodyl and Co (2019).

16. The following outlines the proposed differences to the existing IPO1 and associated Plan and elements that create a modified built form, traffic / access and movement outcomes and retain or enhance the existing amenity of the public realm.

17. The proposed IPO1 varies from the existing IPO1, as follows:

    (a) drafted in accordance with the Ministerial Direction for '*The form and content of Planning Scheme*' and *Planning Practice Note 23: Applying the Incorporated Plan and Development Plan Overlays* (November 2018);

    (b) removes reference controls that specifically relate to the land at William Street as the development of that site has been completed;

    (c) extends the set of conditions that apply to a permit to relate to road widening, built form and amenity outcomes, and car parking / traffic impact;

    (d) removes the requirement for a permit to address the '*the proximity of properties to the north in a different zone including the potential impacts from noise, light, odour and 24 hour traffic movements*' as this is addressed in Clause 22.05 Interface Uses Policy in the Yarra Planning Scheme and the approved planning permit for the site to the north is for office not industry;

    (e) removes the decision guideline to consider the extent to which environmentally sustainable design features are adopted as this is now a requirement in Clause 22.15 Environmental Sustainable Design Policy in the Yarra Planning Scheme;

    (f) removes the decision guideline related to 'design of the car park building', as the proposal is introducing a requirement for active frontage at ground level and for car parking to be concealed from the Victoria Crescent and Mollison Street frontages;

    (g) removes the decision guideline relating to 'screening of mechanical plant equipment' and 'reverse amenity impacts' as this can be addressed through Clause 22.05 Interface Uses Policy in the Yarra Planning Scheme;

    (h) removes the decision guidelines relating to 'the proposed development has regard to the heritage values of the site as applicable' as the subject site is not affected by Heritage Overlay, this was specific to the property 61-69 William Street; and

(i) changes to the requirements to prepare an Incorporated Plan to include additional built form controls and remove provisions relating to land use. Land use is controlled by the C2 Zone.

18. The proposed Incorporated Plan prepared under IPO1 would be an Incorporated Document in the Schedule to clause 72.04 of the Yarra Planning Scheme. Figures 4 and 5 illustrate the existing and proposed Incorporated Plans and the table 2 provides a comparison between the existing and proposed Incorporated Plans (refer to Attachment 2).

Table 2: Comparison between the Existing and Proposed Incorporated Plans

	Current Incorporated Plan (refer to Figure 4)	**Proposed Incorporated Plan (refer to Figure 5)**
Height	Building height for **32-68 Mollison Street, Abbotsford** must not exceed 23 metres and 5 storeys.	Building height in Area A is increased to not exceed 32 metres and 7 storeys. Building height in Area B remains the same and not exceed 23 metres and 5 storeys.
Street wall	Existing building Street Wall (three storey)	Street wall height should transition from three storeys at the western end (Area A) of the site to four storeys at the eastern end (Area B) of the site.
Upper level setback from street wall and northern boundary	Manage edge to provide for continued industrial purposes on the northern side. 2m setback as shown on the Incorporated Plan.	Above the street wall and northern boundary wall, upper level setback is increased to a minimum of 3 metres from northern boundary, Mollison Street, Victoria Crescent and Little Nicholson Street. Upper level setbacks above the street wall and northern boundary should be contained within a maximum of two steps (including the setback above the boundary wall below as one step) to avoid repetitive stepping of individual levels.
Ground Level Setback	No requirement. (in current IPO1 and Incorporated Plan)	The building must be setback along the western boundary of the property to provide for two way vehicle access on Little Nicholson Street.
Corner treatment	No requirement. (in current IPO1 and Incorporated Plan)	The corner of the development at the Mollison Street and Victoria Crescent intersection should be chamfered as shown on The Plan. No cantilevering should occur at the upper levels.
Upper Level building separation	No requirement. (in current IPO1 and Incorporated Plan)	Upper level development (from 4th Storey) should be separated by a minimum of 6 metres between Area A and Area B.
Overshadowing	No requirement. (in current IPO1 and Incorporated Plan)	New development must not overshadow the footpath on the southern side of Mollison Street between 10 am and 2 pm on 22 September.
Active frontages	As per the IPO1, Conditions and requirements for permits An active ground floor frontage incorporated into the design of the car park building at 32 Mollison Street. Decision Guidelines The relationship of any new buildings to the street including entrances that provide opportunities for active or visual engagement.	Active frontages should be provided to a minimum 80% of the Mollison Street & Victoria Crescent frontage, keeping inactive facades to a minimum.

Material definition (podium and upper levels)	No requirement. (in current IPO1 and Incorporated Plan)	Façade articulation and composition should achieve cohesive design between lower and upper levels with upper level being lighter colour.
Car Parking	Requirement for a car parking building on the western part of the property.	Car parking should be concealed from the Victoria Crescent and Mollison Street frontages.
Bicycle Parking	No requirement. (in current IPO1 and Incorporated Plan)	Staff bicycle parking should be located and designed to be secure and conveniently accessible from the street and associated uses (e.g. changing facilities).
Vehicular access	Three access points from Mollison Street and one from Victoria Crescent. (as shown on the Incorporated Plan)	Limit vehicular access to one from Little Nicholson Street and one from Mollison Street as shown on Map 1. No vehicular access is to be provided from Victoria Crescent.
Pedestrian Access	No requirement. (in current IPO1 and Incorporated Plan)	Pedestrian access to buildings should be achieved via streets and primary access from laneways should be avoided. Where pedestrian access from a laneway is appropriate, it should include a pedestrian refuge or landing and include lighting. Ensure pedestrian entrances are clearly visible, secure and have an identifiable sense of address.
Service cabinets	No requirement. (in current IPO1 and Incorporated Plan)	Service cabinets to be appropriately located and integrated with the design of the building utilising the laneway where possible.

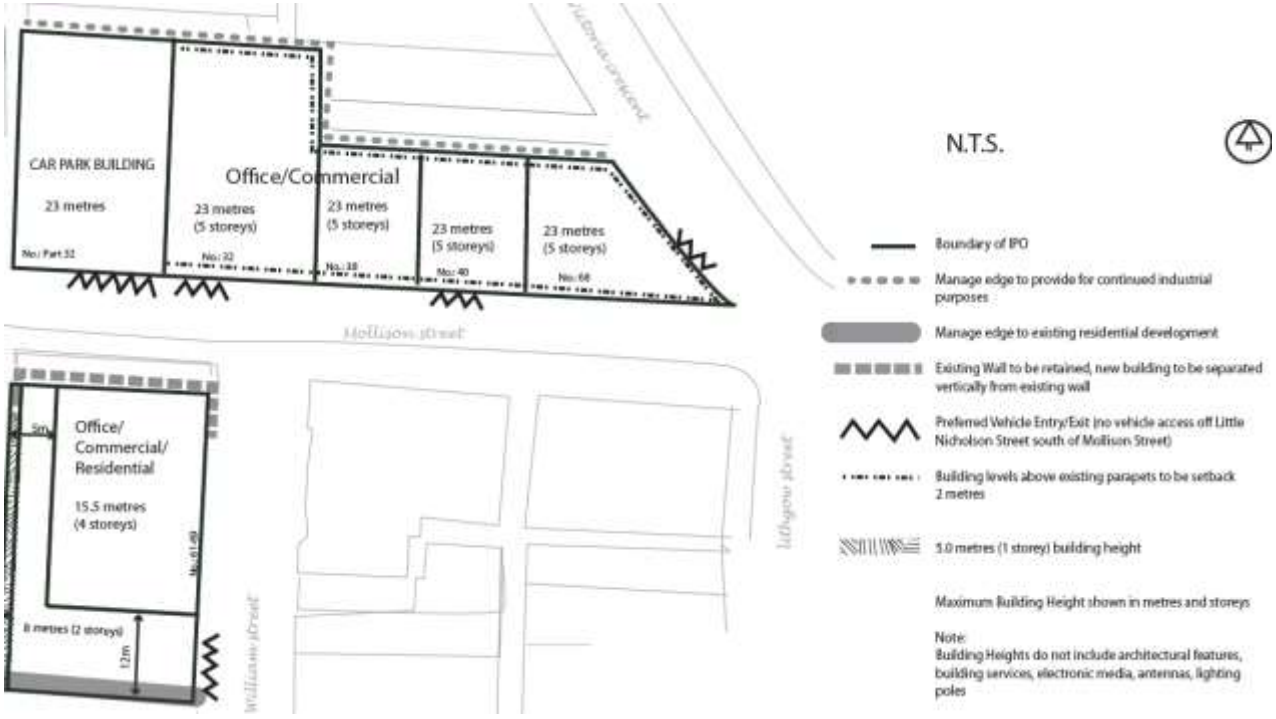


Figure 4: Existing Incorporated Plan Map



Figure 5: Proposed Incorporated Plan Map

Built Form and Land Use

19. Key elements included in Amendment C280yara to deliver acceptable built form outcomes include:

    (a) providing active frontages towards Mollison Street and Victoria Crescent and removing vehicle access from Victoria Crescent;

    (b) introducing a range in street wall height from three to four storeys: three storeys to Little Mollison Street and four storeys to the corner of Mollison Street and Victoria Crescent;

    (c) introducing a setback above the street wall of 3 metres from northern boundary, Mollison Street, Victoria Crescent and Little Nicholson Street to create a more distinctive break between the podium and upper levels and assist in managing visual bulk at upper levels;

    (d) continuing the chamfered corner of Mollison St and Victoria Crescent to mark corner and provide a generous pedestrian standing area;

    (e) requiring different materials between the podium and upper levels that are responsive to the local context and character;

    (f) providing for upper-level building separation (minimum 6m building separation from the 4th Storey and above) and design treatments so that the upper level forms to read as separate buildings; and

    (g) varying height across the site that responds to the emerging heights of adjacent approvals, coupled with upper level building separation has the following benefits:

        (i) reduces visual bulk from adjacent buildings, Mollison St and streets to the south of the subject site;

        (ii) improves internal amenity of commercial floorplates; and

        (iii) creates a perception of multiple buildings of varying heights rather than one large monolithic building.

20. Amendment C280yara does not affect the land uses that may be permitted on the site, as it is not proposed to change the zone.

Traffic, Access and Movement

21. It is acknowledged that the proposed changes would increase the density of use on the site by allowing for increased floor area (through additional height). The updated transport and urban design related provisions of IPO1 and the associated Incorporated Plan would allow that increase to be accommodated.

22. The proposed IPO1 and the associated Incorporated Plan includes a number of elements to manage traffic and movement:

    (a) requiring a ground level setback from Little Nicholson Street to enable two-way traffic movements;

    (b) requiring a traffic engineering report to be prepared at the planning permit stage that demonstrates, amongst other matters, how the development reduces car dependence and promotes sustainable transport modes;

    (c) ensuring pedestrian entrances are clearly visible, secure and have an identifiable sense of address; and

    (d) requiring staff bicycle parking to be located and designed to be secure and conveniently accessible from the street and end of trip uses.

23. In addition, the proponent has given a commitment to enter Section 173 agreements for laneway widening and the raised pedestrian crossing.

Public Realm

24. The proposed IPO1 and associated Incorporated Plan includes a number of elements to retain or enhance the existing amenity of the public realm:

    (a) requirement for active frontage at ground level and for car parking to be concealed from the Victoria Crescent and Mollison Street frontages;

    (b) removing access from Victoria Crescent to provide an improved interface towards the street;

    (c) requiring service cabinets to be appropriately located and integrated with the design of the building; and

    (d) mandate that new development must not overshadow the footpath on the southern side of Mollison Street between 10-00 am and 2-00 pm on 22 September.

Retaining Land for Employment

25. The site is currently being used as an office; the development proposes to increase office space, a café and a shop at ground floor which eventually would create more employment opportunities.

26. The redevelopment would support local businesses through direct retail spend, business to business transactions, and the creation of jobs. Advice from the proponent's economic experts (Urbis) suggested that the office-based employees would be typically spending an average of $25 per day in local businesses.

27. In addition, the proponent's economic experts (Urbis) advised that the retail and 'business to business' spending prompted by the redevelopment of the site is anticipated to create an additional 848 'indirect' jobs on an ongoing basis, many of which are likely to be located within the City of Yarra.

28. The development would support the delivery of a number of employment-related goals of the City of Yarra, with the Abbotsford precinct designated as an employment precinct, which over time would transition from its former industrial base to the knowledge sector.

29. The redeveloped site would be occupied in part by the Meydan Group of business, including Taking Shape. This will have a workforce of more than 90, of which at least 10% live within the City of Yarra. The applicant indicates that the current projection is that the Meydan Group would occupy approximately 50% of the Stage 1 building.

External Consultation

30. Officers have also sought the view of the Department of Environment, Land, Water and Planning (DELWP).

31. If Council resolves to seek 'authorisation' for the amendment and it is approved by the Minister for formal exhibition, the amendment documentation would be exhibited for a 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 through mail out and would include all owners and occupiers of land within and immediately adjoining the amendment area. The information would be made available online through the Council website. This would provide the community with an opportunity to submit on the proposed controls.

Internal Consultation (One Yarra)

32. Officers have sought internal comments from urban design, engineering, traffic and statutory planning. These comments have informed the requirements of the amendment documentation.

Financial Implications

33. The costs associated with the exhibition of the amendment, statutory fees, and panel fees would be met by the proponent. Other aspects would be met by the strategic planning budget.

Economic Implications

34. The economic implications are set out earlier in the report. The Amendment could facilitate more employment opportunities within the premises.

Sustainability Implications

35. The site is in proximity to public transport and can be accessed by different modes of travel.

36. The amendment is accompanied by a Section173 agreement to contribute to a raised pedestrian crossing on Mollison Street, facilitating pedestrian movement between surrounding employment uses and Victoria St activity centre.

37. Clause 22.15 Environmental Sustainable Development seeks to ensure environmental sustainability is considered at planning permit application stage, with particular consideration given to energy performance, water resources, indoor environment quality, stormwater management, transport, waste management and urban ecology. For a development of the type permitted on the site, a Sustainability Management Plan and Green Travel Plan would be required to be submitted as part of the planning permit application.

Climate Emergency Implications

38. Refer to sustainability.

Social Implications

39. The active frontages of the development would engage with the public realm and potentially increase the safety of the pedestrians.

Human Rights Implications

40. There are no anticipated human rights implications.

Communications with CALD Communities Implications

41. Notification and consultation, if 'authorisation' is granted, would include advice about the use of the interpreter service by residents. This would be available to help affected parties to understand the proposal and associated processes. The Amendment process also involves steps outlined in the Council engagement strategy to assist CALD communities.

Council Plan, Strategy and Policy Implications

42. The amendment is consistent with the Council Plan 2017 - 21 objective 4: A Liveable Yarra and Objective 5: A Prosperous Yarra.

Spatial Economic and Employment Strategy 2018

43. A key finding in Council's adopted the Spatial Economic and Employment Strategy (SEES) was that:

> *Employment growth and floor space demand forecasts suggest that, in aggregate terms, Yarra will not need significant additional floor space to accommodate future employment growth. However, there will be significant changes in the mix and type of floor space that is required, necessitating redevelopment and renewal in existing employment precincts.* (p37)

44. The relevant strategic direction of the SEES is to:

> *Retain other C2 zoned precincts and sites to support a greater diversity of business and economic activity.*

45. The site is specifically considered under Strategy 5: Retain other C2 zoned precincts.

46. Amendment C280yara facilitates commercial redevelopment of the site, supporting *greater diversity of business and economic activity.*

Legal Implications

47. The amendment would be progressed in accordance with the provisions of the *Planning and Environment Act 1987*.

Other Issues

48. There are no other issues.

Options

49. There are two options for deciding on this proposed amendment:
    (a) Option 1: seek 'authorisation' from the Minister for Planning for the amendment to be prepared and proceed to public exhibition; or
    (b) Option 2: not to support the amendment request.

50. Officers recommend that the amendment request be supported based on the justification set out in this report.

Conclusion

51. Proposed Amendment C280YARA is a proponent led amendment that seeks to facilitate a mid-rise (5 storeys (23m) to 7 storeys (32m)) commercial redevelopment of this commercial site.

52. The amendment request provides planning controls that:
    (a) increase the allowable building height from 5 storeys (23m) to 7 storeys (32m) for part of the land which would match other allowable heights in the employment area;
    (b) provide for a modified built form and amenity outcomes;
    (c) retains or enhances the amenity of the public realm;
    (d) provide for improved traffic access and movement outcomes; and

(e) facilitate more employment space on a site that is part of a key employment precinct in Yarra as identified in Spatial Economic and Employment Strategy 2018.

53. Accompanying the amendment request is a commitment by the proponent to widen Little Nicholson Street (laneway) and to install a formal and raised pedestrian crossing across Mollison Street at the Victoria Crescent intersection.

54. Council must now decide whether to support the amendment request and seek authorisation from the Minister for Planning, or not pursue the request.

RECOMMENDATION

1. That Council:

   (a) notes the officer report in relation to the proposal by the Meydan Group in relation to the amendment at land 32-68 Mollison Street, Abbotsford;

   (b) notes the proposal, the officer analysis and the attachments in relation to the amendment;

   (c) as the planning authority, applies to the Minister for Planning under section 8A(3) of the Planning and Environment Act 1987, for authorisation to prepare Amendment C280yara to the Yarra Planning scheme;

   (d) as the planning authority, prepares Amendment C280yara to the Yarra Planning Scheme in accordance with section 8A(2) of the Planning and Environment Act 1987, if authorised to do so by the Minister for Planning;

   (e) exhibit Amendment C280yara, in accordance with section 17, 18 and 19 of the Planning and Environment Act 1987, if authorisation to prepare Amendment C280yara is received under section 8A(4) of the Planning and Environment Act 1987;

   (f) endorses, for the purpose of exhibition, the draft amendment documentation at Attachments 1 and 2;

   (g) authorises officers to make changes to the draft amendment documentation at Attachments 1 and 2 required to correct any administrative errors and to meet any conditions the Minister for Planning imposes through authorisation; and

   (h) authorise the CEO to formalise the commitments made by the proponent to widen Little Nicholson Street (laneway) and to install a formal and raised pedestrian crossing across Mollison Street at the Victoria Crescent intersection through section 173 agreements.

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TITLE: **Strategic Planner**
TEL: **9205 5374112**

Attachments

1 Attachment 1 - Draft IPO Schedule
2 Attachment 2 - Draft Incorporated Plan
3 Attachment 3 - Planning Scheme Amendment Request C280yara
4 Attachment 4 - Urban Design Peer Review
5 Attachment 5 - IPO Amendment Map
6 Attachment 6 - Proposed Changes

Attachment 1 Part 1 – Schedule 1 to Clause 43.03

SCHEDULE 1 TO CLAUSE 43.03 INCORPORATED PLAN OVERLAY

Shown on the planning scheme map as **IPO1.**

32-68 MOLLISON STREET, ABBOTSFORD INCORPORATED PLAN (MARCH 2020)

1.0 Requirement before a permit is granted

None Specified.

See Clause 43.03-1 for relevant provisions.

2.0 Permits not generally in accordance with incorporated plan

A permit may be granted for the use or subdivision of land, the construction of a building or the construction or carrying out of works that is not generally in accordance with the Incorporated Plan if the permit provides for:

- use of an existing building;
- construction or carrying out of minor works to or associated with existing buildings;
- subdivision of land, provided that the subdivision is the result of a consolidation of all or part of the land or the re-subdivision of the land and the number of lots is not increased;
- removal or creation of easements or restrictions; or
- construction or carrying out of buildings or works associated with the remediation of land in accordance with or for the purpose of obtaining a Certificate or Statement of Environmental Audit under the *Environment Protection Act 1970*,

provided that the responsible authority is satisfied that the issue of the permit will not prejudice the future use and development of the land in an integrated manner, and that the use or development allowed by the permit will contribute to the vision for the site whereby the land is developed according to a new mid-rise character along Mollison Street for the purpose of office, commercial and other compatible uses in such a way that promotes pedestrian activity and passive surveillance, contributes to a high quality public realm and avoids overshadowing of opposite footpaths.

3.0 Conditions and requirements for permits

The following conditions and/or requirements apply to permits:

- A permit to construct a building or construct or carry out works must include conditions that:
  - require the widening of Little Nicholson Street to be designed and constructed to the satisfaction of the Responsible Authority; and
  - provide active frontages towards Mollison Street and Victoria Crescent.
- A permit to construct a building or construct or carry out works must not allow development to:
  - overshadow the southern footpath of Mollison Street at the equinox; and
  - appear as one building mass along Mollison Street.
- A permit to construct a building or construct or carry out works must incorporate the findings and recommendations of a car parking and traffic impact assessment that demonstrates:
  - the safe entry and exit of vehicles to and from the land and that these movements minimise conflict with any existing pedestrian and cycle links; and
  - the provision of car parking, appropriate circulation and layout of car parking, and the recommended bicycle parking provision rates.

4.0 Decision guidelines

The following decision guidelines apply to an application for a permit under Clause 43.03 which is not generally in accordance with the incorporated plan, in addition to those specified in Clause 43.03 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- Whether the proposed development provides façade articulation;
- The impact of the height, bulk, design and appearance of the building or works in relation to the surrounding built form and character;
- The impacts of overshadowing on the southern side of the footpath on Mollison Street, caused by the upper levels of any new development, between 9am and 3pm on the 22nd of September;
- Whether a strong sense of separation between the upper levels and street walls of the development is achieved when viewed from the opposite side of the street;
- Whether the development provides opportunities for active frontages and engaging edges to the public realm through landscaping and/or architectural design features;
- The impact of traffic generated by the development on the capacity of the surrounding road network, including the functionality of the intersection of Mollison Street and Victoria Crescent; and
- Whether the layout and appearance of areas set aside for vehicular access, loading and unloading and the location of any proposed car parking is practicable, safe and supports a pedestrian-oriented design outcome.

5.0 Preparation of the Incorporated Plan

The Incorporated Plan must include the following requirements:

- Objectives for the future use and development of the site;
- A plan showing:
  - maximum building heights for each area in metres and storeys;
  - setbacks from Little Nicholson Street;
  - upper level separation between the eastern and western part of the proposed building(s);
  - retention of the corner splay at the intersection of Mollison Street and Victoria Crescent; and
  - the preferred location of vehicle entry and exit points for the land.

Planning and Environment Act 1987

YARRA PLANNING SCHEME

AMENDMENT C280YARA

EXPLANATORY REPORT

Who is the planning authority?

This amendment has been prepared by the Yarra City Council, which is the planning authority for this amendment.

The amendment has been made at the request of Meydan Group (AH Meydan Pty Ltd), owner of the land at 32-68 Mollison Street, Abbotsford.

Land affected by the amendment

The amendment applies to land at 32-68 Mollison Street, Abbotsford ("the subject land") indicated on the North West corner of Mollison Street and Victoria Crescent as indicated in Figure 1.

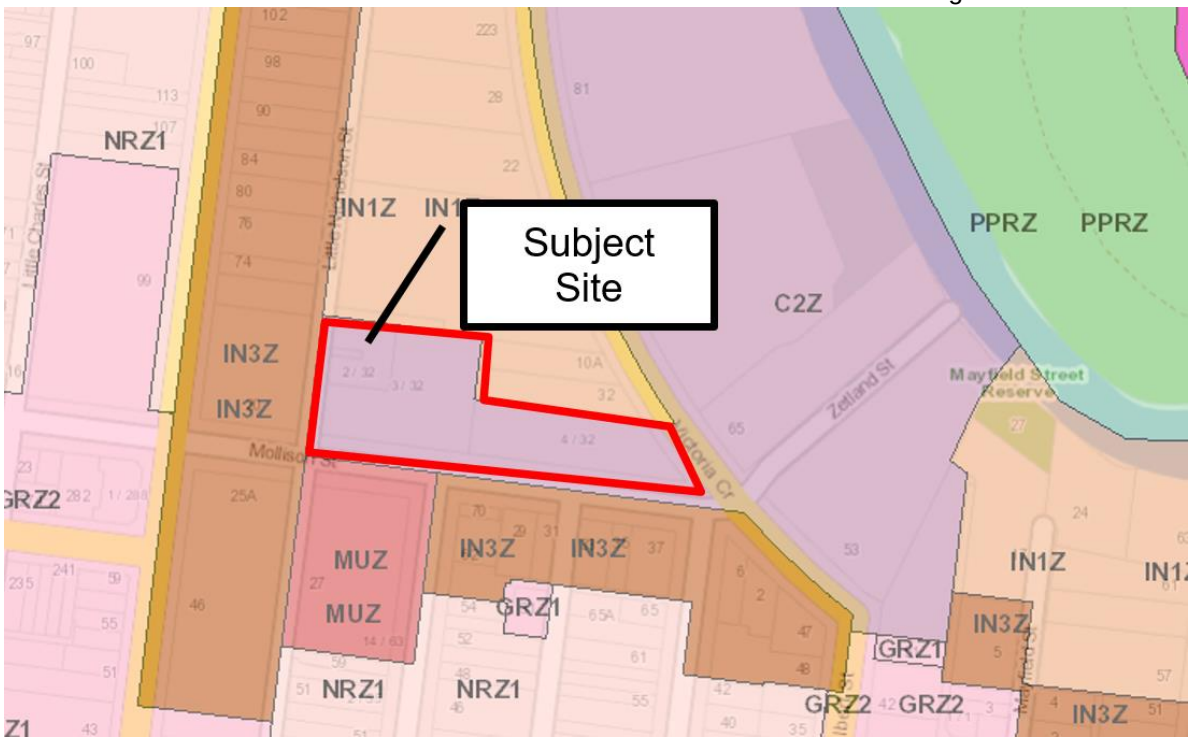


Figure 1: Location of the subject site

What the amendment does

The amendment proposes to replace the existing Incorporated Plan Overlay - Schedule 1 (IPO1) and Incorporated Document that applies to 32-68 Mollison Street, Abbotsford, by the making the following changes to the Yarra Planning Scheme:

- replace the existing Incorporated Plan Overlay - Schedule 1;
- delete the IPO1 from the property at 61-69 William Street, Abbotsford;

- amend Clause 72.04 to replace the incorporated document "32-68 Mollison Street and 61-69 William Street, Abbotsford July 2013" with "32 – 68 Mollison Street Incorporated Plan (March 2020)";

Strategic assessment of the amendment

Why is the amendment required?

The scale and density of development approved and currently being proposed within Abbotsford has increased substantially in recent years. The subject site is in proximity to Victoria Street activity centre, two train stations and a tram line (along Victoria Street). While the surrounding area currently consists of a mix of one to three storey older industrial and warehouse style buildings, this is set to change due to recent planning permit approvals for eight storeys to the west and nine to six storeys to the north of the subject site.

The subject site is affected by a mandatory height limit of 5 storeys which was introduced by the Planning Scheme Amendment C170 to the Yarra Planning Scheme. Through support for recent approvals, it is evident that the potential of the precinct in which the site is located can accommodate a greater intensity of use and built form to contribute to the objective of local employment opportunities. The proposed planning scheme amendment will enable a planning permit application to be considered that provides a built form outcome more equivalent to that being permitted on the surrounding sites.

The amendment will allow building height from 5 storeys (23m) to 7 storeys (32m) for part of the land which would match other allowable heights in the employment area and provide for a modified built form and amenity outcomes. The amendment will also facilitate more employment space on a site that is part of a key employment precinct in Yarra as identified in Spatial Economic and Employment Strategy 2018.

To ensure appropriate and orderly planning, the amendment is required to better facilitate and guide the scale, massing and bulk of the new development.

How does the amendment implement the objectives of planning in Victoria?

The amendment implements the following objectives of planning in Victoria (sections 4(1) and 12(1)(a) of the Act):

To provide for the fair, orderly, economic and sustainable use, and development of land.

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 co-ordination of public utilities and other facilities for the benefit of the community.

To balance the present and future interests of all Victorians.

The amendment seeks to provide greater clarity regarding built form outcomes and expectations in Yarra's employment areas of Abbotsford. In doing so, the proposed provisions will support more efficient and orderly planning processes. The views of all affected parties will be sought through the exhibition process.

The amendment seeks to provide greater clarity as it will drive the development outcomes for better built form, public realm improvement and improve public safety.

How does the amendment address any environmental, social and economic effects?

The Amendment is consistent with the overarching goal in the planning scheme to:

> *Integrate relevant environmental, social and economic factors in the interests of net community benefit and sustainable development.*

The Amendment will have positive social and economic benefits through the facilitation of well-designed building accommodating office and commercial activity situated near an activity centre that is well served by public transport and other services.

Does the amendment address relevant bushfire risk?

The amendment does not address bushfire risk, as the land subject to the amendment is not:

- Subject to a Bushfire Management Overlay;
- Within a designated bushfire prone area;
- Proposed to be used or developed in a way that may create a bushfire hazard.

Does the amendment comply with the requirements of any Minister's Direction applicable to the amendment?

The Amendment complies with Ministerial Direction No. 9 in addressing and responding to the metropolitan planning strategy, *Plan Melbourne 2017-2050*.

Amendment C280yara is consistent with the following Directions contained in *Plan Melbourne 2017-2050*:

> **Direction 1.1 - Create a city structure that strengthens Melbourne's competitiveness for jobs and investment** which seeks to strengthen the competitiveness of Melbourne's employment areas. The Amendment provides appropriate policy direction for the planning and development of the employment areas to ensure that it continues to meet community needs.
>
> **Direction 5.1 - Create a city of 20-minute neighbourhoods** which aims to cluster new housing, access to jobs, services and public transport to accommodate growth. The amendment will facilitate employment generation near a Major Activity Centre (Victoria Street) which will improve local employment and commercial opportunities.

The Amendment complies with the Ministerial Direction for '*The form and content of Planning Scheme*' under Section 7(5) of the Act and *Planning Practice Note 23: Applying the Incorporated Plan and Development Plan Overlays* (November 2018).

The amendment is affected by Ministerial Direction No. 11 *Strategic Assessment of Amendments* and complies with the requirements as set out in this explanatory report.

How does the amendment support or implement the Planning Policy Framework and any adopted State policy?

The Amendment supports and implements State Planning Policy in responding to the following clauses:

Clause 11 - Settlement

- **Clause 11.02-1S Supply of Urban Land** – To ensure a sufficient supply of land is available for residential, commercial, retail, industrial, recreational, institutional and other community uses.

Clause 13 – Environmental risks and amenity

- **Clause 13.01-1S Natural Hazards and Climate Change -** To minimise the impacts of natural hazards and adapt to the impacts of climate change through risk-based planning.
- **Clause 13.05-1S Noise Abatement -** To assist the control of noise effects on sensitive land uses.

Clause 15.01 – Built environment

- **Clause 15.01-1S Urban Design -** To create urban environments that are safe, healthy, functional and enjoyable and that contribute to a sense of place and cultural identity.
- **Clause 15.01-1R Urban Design – Metropolitan Melbourne** - To create a distinctive and liveable city with quality design and amenity
- **Clause 15.01-2S Building Design -** To achieve building design outcomes that contribute positively to the local context and enhance the public realm.
- **Clause 15.01-4S Healthy Neighbourhood -** To achieve neighbourhoods that foster healthy and active living and community wellbeing.
- **Clause 15.01-4R Healthy Neighbourhood – Metropolitan Melbourne -** Create a city of 20 minute neighbourhoods that give people the ability to meet most of their everyday needs within a 20 minute walk, cycle or local public transport trip from their home.
- **Clause 15.01-5S Neighbourhood Character -** To recognise, support and protect neighbourhood character, cultural identity, and sense of place.

Clause 15.02 – Sustainable development

- **Clause 15.02-1S Energy and Resource Efficiency -** To encourage land use and development that is energy and resource efficient, supports a cooler environment and minimises greenhouse gas emissions.

Clause 17.01 Employment

- **Clause 17.01-1S Diversified Economy -** To strengthen and diversify the economy.
- **Clause 17.01-1R Diversified Economy – Metropolitan Melbourne -** Support the Central City to become Australia's largest commercial and residential centre by 2050, by planning for office, retail, residential, education, health, entertainment and cultural activity spaces.

Clause 17.02 Commercial

- **Clause 17.02-1S Business** - To encourage development that meets the community's needs for retail, entertainment, office and other commercial services.
- **Clause 17.02-2S Out-of-centre development -** To manage out-of-centre development.

Clause 18 - Transport

- **Clause 18.01-2S Transport System -** To coordinate development of all transport modes to provide a comprehensive transport system.
- **Clause 18.02-1S Sustainable Personal Transport -** To promote the use of sustainable personal transport.
- **Clause 18.02-1R Sustainable Personal Transport – Metropolitan Melbourne -** Improve local travel options for walking and cycling to support 20 minute neighbourhoods.
- **Clause 18.02-2S Public Transport -** To facilitate greater use of public transport and promote increased development close to high-quality public transport routes.
- **Clause 18.02-2R Principal Public Transport Network –** Facilitate high-quality public transport access to job-rich areas.

How does the amendment support or implement the Local Planning Policy Framework, and specifically the Municipal Strategic Statement?

The Amendment is consistent with and facilitates the following Clauses of the Local Planning Policy Framework:

Clause 21.04-2 - Activity centres

- Objective 4 - To maintain a balance between local convenience and regional retail roles in Yarra's activity centres.
  - Strategy 4.1 Increase the range of retail, personal and business services, community facilities, and recreation activities, within individual centres.
  - Strategy 4.3 Support the role of all activity centres, including Neighbourhood Activity Centres, in providing local day-to-day needs of residents of all abilities.
- Objective 5 - To maintain the long term viability of activity centres.
  - Strategy 5.2 Support land use change and development that contributes to the adaptation, redevelopment and economic growth of existing activity centres.

- Strategy 5.3 Discourage uses at street level in activity centres which create dead frontages during the day.

Clause 21.04-3 – Industry, Office and Commercial

- Objective 8 - To increase the number and diversity of local employment opportunities.
- Strategy 8.5 Support opportunities for new uses on isolated industrial sites provided they reflect the predominant surrounding uses.

Clause 21.05-2 - Urban design

- Objective 16 - To reinforce the existing urban framework of Yarra.
- Strategy 16.2 Maintain and strengthen the preferred character of each Built Form Character Type within Yarra.
- Objective 19 - To create an inner city environment with landscaped beauty.
- Strategy 19.1 Require well resolved landscape plans for all new development.
- Strategy 19.2 Encourage opportunities for planting suitable trees and landscape areas in new development.
- Objective 20 - To ensure that new development contributes positively to Yarra's urban fabric.
- Strategy 20.1 Ensure development is designed having particular regard to its urban context and specifically designed following a thorough analysis of the site, the neighbouring properties and its environs.
- 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.
- Strategy 21.3 Support new development that contributes to the consolidation and viability of existing activity centres.

Does the amendment make proper use of the Victoria Planning Provisions?

The amendment makes proper use of the Victoria Planning provisions as it utilises the most appropriate zone to support the best use of the land and provides guidance for future development by applying a new Schedule to the Incorporated Plan Overlay.

How does the amendment address the views of any relevant agency?

Council sought the views of the Department of Environment, Land, Water and Planning (DELWP) in the drafting of the controls which informs the Amendment. There are no agencies whose views were required to be considered as part of the amendment process. The view of any relevant agency will be taken into account, where necessary, during the consideration of subsequent planning permit applications.

Does the amendment address relevant requirements of the Transport Integration Act 2010?

Any redevelopment is unlikely to have a significant impact on the transport system. By virtue of its location, a redevelopment of the subject site will address many of the objectives of the *Transport Integration Act 2010* to be located in close proximity to transport options for a better integration of transport and land use. This will enable efficient and effective access for persons and goods to places of employment, markets and services; facilitate local investment; reduce the need for private motor vehicle transport and extent of travel and facilitate better access to and greater mobility within local communities.

Resource and administrative costs

- **What impact will the new planning provisions have on the resource and administrative costs of the responsible authority?**

The amendment has a minor impact on the resources of the responsible authority. It requires planning permits to be assessed in line with the planning controls applying to the site.

Where you may inspect this amendment

The amendment can be inspected free of charge at the Yarra City Council website at https://www.yarracity.vic.gov.au/the-area/planning-for-yarras-future/yarra-planning-scheme-and-amendments/current-amendments

The amendment is available for public inspection, free of charge, during office hours at the following places:

Collingwood Town Hall

140 Hoddle Street

Abbotsford VIC 3067

Richmond Town Hall

333 Bridge Road

Richmond VIC 3121

The amendment can also be inspected free of charge at the Department of Environment, Land, Water and Planning website at www.planning.vic.gov.au/public-inspection.

Submissions

Any person who may be affected by the amendment may make a submission to the planning authority. Submissions about the amendment must be received by [*Date to be determined along with exhibition dates]*.

A submission must be sent to: [Address to be determined]

Panel hearing dates

In accordance with clause 4(2) of Ministerial Direction No.15 the following panel hearing dates have been set for this amendment:

- directions hearing: *To be pre-set in discussions with Planning Panels Victoria as per regular process.*
- panel hearing: *To be pre-set in discussions with Planning Panels Victoria as per regular process.*

32-68 MOLLISON STREET INCORPORATED PLAN (March 2020)

THE LAND

The 32-68 Mollison Street Incorporated Plan applies to the land at 32-68 Mollison Street, Abbotsford, described as Lots 1 and 2, and part of Lots 4 and 5, on Plan of Subdivision 208064F; Lot 1 on Title Plan 10831L; Lot 1 on Title Plan 900661X.

32 Mollison Street or '**Area A**' is described as Lot 1 and part of Lots 2, 4 and 5 on Plan of Subdivision 208064F; Lot 1 on Title Plan 10831L; Lot 1 on Title Plan 900661X.

38-68 Mollison Street or '**Area B**' is described as part of Lot 2 on Plan of Subdivision 208064F.

THE PLAN

The 32-68 Mollison Street Incorporated Plan consists of this ordinance and the attached Plan as Map 1.

OBJECTIVES

To ensure that development responds to a mid-rise character along Mollison Street of 5 to 7 storeys behind a lower street wall of 3 to 4 storeys.

To facilitate the use and development of the land for office, commercial and other compatible uses that will stimulate employment opportunities and business activity within the local area.

To encourage development design that promotes pedestrian activity and passive surveillance, contributes to a high-quality public realm, and avoids overshadowing of opposite footpaths on Mollison Street and Victoria Crescent.

To ensure development responds to sensitive use to the south of Mollison Street by requiring that the overall scale and form of development on the Land protects these properties from an unreasonable loss of amenity through visual bulk and overshadowing.

PERFORMANCE MEASURES

Building and works and subdivision

- The provisions of Table 1 will be applied to determine whether a permit application for buildings and works is in accordance with this plan.
- The provisions of Table 2 will be applied to determine whether a permit application for subdivision is generally in accordance with this plan.

Design and appearance

- Provide an upper-level separation of the built form and design treatments to ensure proposed buildings on Area A and Area B do not appear as one building mass.
- Use material definition between the podium and upper levels that is responsive to the local context and character.

TABLE 1: BUILDINGS AND WORKS

BULDINGS AND WORKS	REQUIREMENT
Height	Building height in Area A must not exceed 32 metres and 7 storeys. Building height in Area B must not exceed 23 metres and 5 storeys.
Street wall	Street wall height should transition from 3 storeys at the western end of the site (Area A) to 4 storeys at the eastern end of the site (Area B).
Upper level setback from street wall and northern boundary	Above the street wall and northern boundary wall, upper levels should be setback a minimum of 3 metres from the northern boundary, Mollison Street, Victoria Crescent and Little Nicholson Street.

	Upper level setbacks above the street wall and northern boundary should be contained within a maximum of two steps (including the setback above the boundary wall below as one step) to avoid repetitive stepping of individual levels.
Ground Level Setback	The building must be setback along the western boundary of the property to provide for two-way vehicle access on Little Nicholson Street.
Corner treatment	The corner of the development at the Mollison Street and Victoria Crescent intersection should be chamfered as shown on The Plan. No cantilevering should occur at the upper levels.
Upper Level building separation	Upper level development (4th storey and above) should be separated by a minimum of 6 metres between Area A and Area B (as shown on Map 1).
Overshadowing	New development must not overshadow the footpath on the southern side of Mollison Street between 10 am and 2 pm on the 22nd of September.
Active frontages	Active frontages should be provided to a minimum of 80% of the Mollison Street and Victoria Crescent frontage, keeping inactive facades to a minimum.
Material definition (podium / lower level and upper levels)	Façade articulation and composition should achieve cohesive design including material definition between lower and upper levels that is responsive to local context and character. Upper levels should use lighter coloured and visually recessive materials, while lower level materials should be detailed and robust.
Car Parking	Car parking should be concealed from the Victoria Crescent and Mollison Street frontages.
Bicycle Parking	Bicycle parking should be located and designed to be secure and conveniently accessible from the street and associated uses (e.g. changing facilities).
Vehicular access	Vehicular access must be limited to one vehicle from Little Nicholson Street and one vehicle from Mollison Street as shown on Map 1. No vehicular access is to be provided from Victoria Crescent.
Pedestrian Access	Pedestrian access to buildings should be achieved via Mollison Street and/or Victoria Crescent and primary access from laneways should be avoided. Where pedestrian access from a laneway is appropriate, it should include a pedestrian refuge or landing and include lighting. Pedestrian entrances must be clearly visible, secure and have an identifiable sense of address.
Service cabinets	Service cabinets must be appropriately located and integrated with the design of the building utilising the laneway where possible.

TABLE 2: SUBDIVISION

SUBDIVISION	REQUIREMENT
Widening of Little Nicholson Street	The subdivision of land along Little Nicholson Street to widen the laneway must be in accordance with the Plan as shown on Map 1.

PERMIT APPLICATION REQUIREMENTS

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

- a site analysis and urban design context report which demonstrates how the proposal achieves the Objectives and Performance Measures of this Plan.

- development proposals for buildings including detailed shadow analysis to demonstrate no overshadowing of the southern footpath along Mollison Street on September 22nd from 10am to 2pm.
- 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 the surrounding road network; and
    - reduces car dependence and promotes sustainable transport modes, and

  which includes an assessment of the cumulative impacts of traffic and parking within the development including an assessment of the ongoing functionality of laneway; and

  responds to the access requirements above; and
- detailed engineering drawings for the widening of Little Nicholson Street in accordance with the Plan.

If in the opinion of the responsible authority an application requirement listed above is not relevant to the assessment of an application, the responsible authority may waive or reduce the requirement.

Map 1: The Plan



MEYDAN GROUP

Planning Scheme Amendment Request



32-68 Mollison Street Abbotsford

August 2019

1 INTRODUCTION 1

2 BACKGROUND 3

2.1 SUBJECT SITE 3
2.2 CURRENT PLANNING CONTROLS 4
2.2.1 Commercial 2 Zone 5
2.2.2 Environmental Audit Overlay 5
2.2.3 Incorporated Plan Overlay – Schedule 1 5
2.2.4 Incorporated Plan 6
2.3 AMENDMENT C170 7

3 SITE CONTEXT 8

3.1 LAND USE AND DEVELOPMENT 8
3.2 EXISTING APPROVALS 9
3.2.1 Subject Site 9
3.2.2 20-30 Mollison Street 10
3.2.3 12-20 Victoria Crescent 12

4 PROPOSAL 14

4.1 OBJECTIVES 14
4.2 PLANNING CONTROLS 14
4.3 COMMUNITY BENEFIT 16
4.4 OTHER DEVELOPMENT CONTRIBUTIONS 17

5 POLICY CONTEXT 19

5.1 INTRODUCTION 19
5.2 REFORMED ZONES 19
5.2.1 Changes to the Industrial Zones 20
5.2.2 Introduction of the Commercial 2 Zone 20
5.2.3 Amendment VC148 21
5.3 PLAN MELBOURNE 21
5.4 PLANNING POLICY FRAMEWORK 21
5.4.1 State and Regional Planning Policy 21
5.4.2 Local Planning Policy Framework 23
5.5 LOCAL PLANNING POLICIES 28
5.5.1 Clause 22.03 – Landmarks and Tall Structures 28
5.5.2 Clause 22.05 – Interface Uses Policy 29
5.5.3 Clause 22.07 – Development Abutting Laneways 29
5.5.4 22.10 - Built Form and Design 29
5.5.5 Clause 22.16 - Stormwater Management (WSUD) 30
5.5.6 Clause 22.17 - Environmental Sustainable Development 31
5.6 OTHER POLICY DOCUMENTS 32
5.6.1 Introduction 32
5.6.2 Yarra Business and Industrial Land Strategy 2012 32
5.6.3 Yarra Economic Development Strategy 2015 – 2020 33
5.6.4 Spatial Economic and Employment Strategy 2018 33
5.6.5 Abbotsford Local Area Place Making Plan 34

6 LAND USE 36

7 BUILT FORM 37

7.1 INTRODUCTION 37
7.2 HEIGHT AND SETBACKS 37
7.2.1 Proposal 37
7.2.2 Policy 39
7.2.3 Context 39
7.2.4 Assessment 41
7.3 FAÇADE MATERIALS AND MASSING 44

8 TRAFFIC AND TRANSPORT 46

8.1 INTRODUCTION 46
8.2 CAR PARKING 46
8.2.1 Proposal 46
8.2.2 Policy 46
8.2.3 Context 47
8.2.4 Assessment 47
8.3 ACCESS AND LITTLE NICHOLSON STREET 47
8.3.1 Proposal 47
8.3.2 Policy 47
8.3.3 Context 48
8.3.4 Assessment 49

9 DEVELOPMENT CONTRIBUTIONS 51

10 TIMING AND DELIVERY 52

11 INDICATIVE DEVELOPMENT 54

12 CONCLUSION 55

ATTACHMENTS

ATTACHMENT 1 CURRENT PLANNING CONTROLS (IPO)

ATTACHMENT 2 PROPOSED PLANNING CONTROLS (IPO)

ATTACHMENT 3 INDICATIVE DEVELOPMENT

1 Introduction

This planning report supports a request to Yarra City Council to progress a planning scheme amendment to change the controls that apply to land at 32-68 Mollison Street, Abbotsford (the site).

The site is owned by an entity of the Meydan Group (AH Meydan Pty Ltd). It was the subject of a planning scheme amendment C170 in 2013 that applied a five storey mandatory height limit. However, the planning and physical context of site has changed, and it is not considered that the height reflects the site's potential. This is apparent in Council's recent support for eight storey office developments on adjoining properties.

Accordingly, the Meydan Group is seeking to have the height that may be permitted on the site increased to seven storeys. Changes to the control would also ensure other built form improvements and community benefits.

Timely progression of the planning scheme amendment will provide for:

- The widening of the adjoining Little Nicholson Street to increase its capacity;
- Funding for a raised pedestrian crosswalk identified by LAPM 13 - Abbotsford;
- The opportunity for greenery on the roof and terraces to be incorporated into the design; and
- Break up of the building mass and increased use of masonry to ensure a contextually responsive design and pedestrian scale are achieved.

The existing planning permit that applies to the site provides for the it to be developed in stages. The Meydan Group intends to commence acting on Stage 1 of the permit while the proposed planning scheme amendment is assessed. Should the proposed planning scheme amendment be successful, a timeline and design have been configured to allow it to be built upon and the outcome transformed as part of Stage 2.



Approved Development



Indicative Development Proposal

2 Background

2.1 Subject Site

The site, 32 – 68 Mollison Street, Abbotsford, is located on the northern side of Mollison Street, between Little Nicholson Street and Victoria Crescent (Figure 1). It is a relatively large landholding of 4,360 square metres (Figure 2). It forms part of a distinct precinct which is generally located between Mollison Street to the south, Gipps Street to the north, the Yarra River to the east, and Nicholson Street to the west.

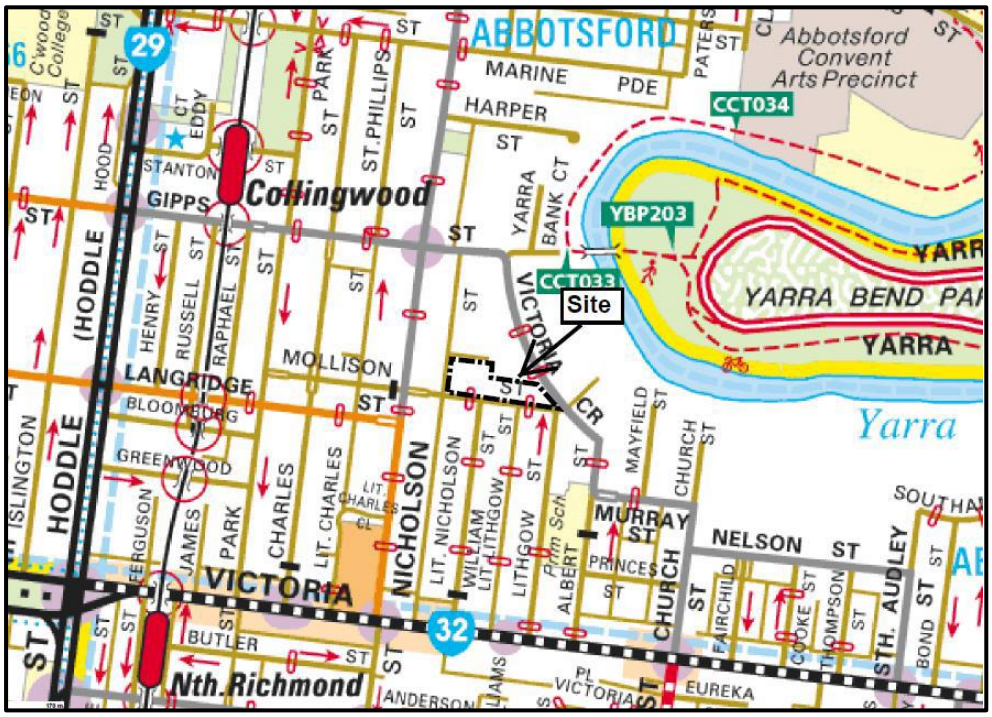


Figure 1: Location Plan

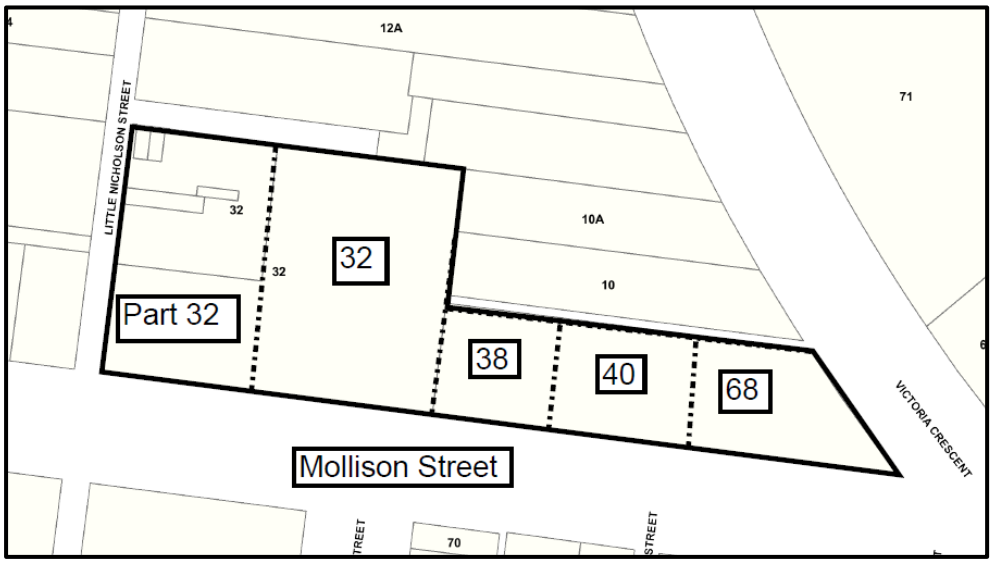


Figure 2: Site Plan

The site is currently developed with an at grade carpark at the eastern end adjoining Nicholson Street, and a three storey office building across the remainder (Figures 3 and 4).

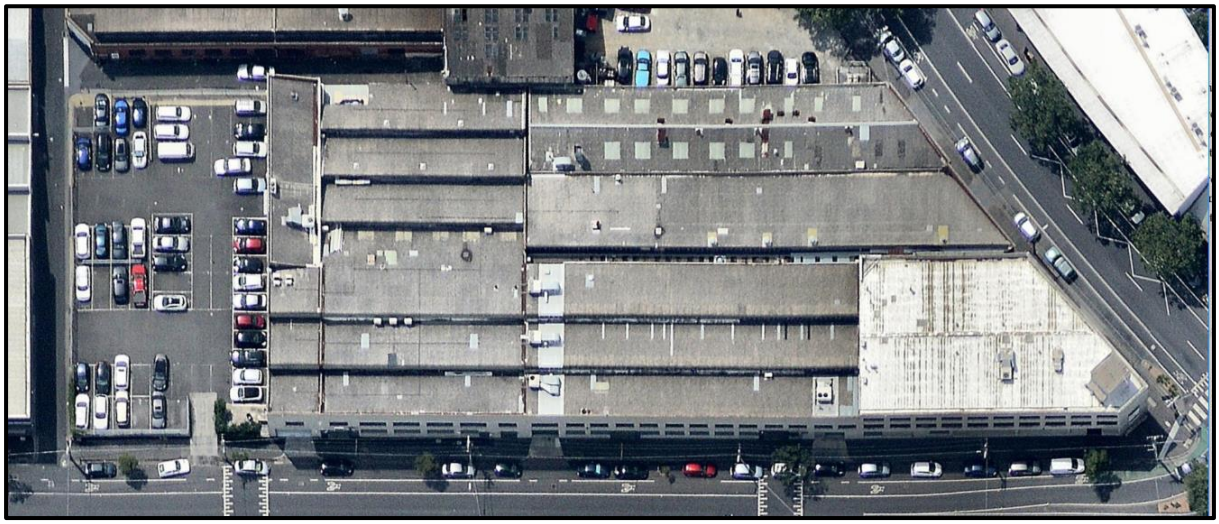


Figure 3: Aerial photograph



Figure 4: Mollison Street Frontage (40-68 Mollison Street).

It is currently the subject of a planning permit for a five storey office development with two levels of basement car parking. This is discussed in further detail below.

2.2 Current Planning Controls

The site is subject to the following zone and overlays:

- Commercial 2 Zone;

- Environmental Audit Overlay; and
- Incorporated Plan Overlay – Schedule 1.

2.2.1 Commercial 2 Zone

The primary purposes of the Commercial 2 Zone (C2Z) are:

To encourage commercial areas for offices, appropriate manufacturing and industries, bulky goods retailing, other retail uses, and associated business and commercial services.

To ensure that uses do not affect the safety and amenity of adjacent, more sensitive uses.

This is reflected in the table of uses, which provides for land to be used for an office and restricted retail premises without a planning permit, and for industry, warehouse and food and drink premises as long as threshold conditions are met.

2.2.2 Environmental Audit Overlay

The primary purpose of the Environmental Audit Overlay (EAO) is:

To ensure that potentially contaminated land is suitable for a use which could be significantly adversely affected by any contamination.

The Overlay ensures that appropriate tests and remedial works are undertaken prior to use of the land for sensitive uses, or any associated works.

2.2.3 Incorporated Plan Overlay – Schedule 1

The Incorporated Plan Overlay (IPO) has the purposes:

To identify areas which require:

- *The form and condition of future development to be shown on an incorporated plan before a permit can be granted to use or develop the land.*
- *A planning scheme amendment before the incorporated plan can be changed.*

To exempt an application from notice and review if it is generally in accordance with an incorporated plan.

Schedule 1 to the IPO (IPO1) applies specifically to '32-68 Mollison Street and 61-69 William Street, Abbotsford'.

The purposes of IPO1 are:

To facilitate the use and development of land at 32-68 Mollison Street for office, commercial and compatible uses that will provide jobs and business activity for the local area.

To encourage the use and development of land at 61-69 William Street, Abbotsford for predominantly residential purposes.

Construction of a four storey office building at 61-69 William Street in accordance with IPO1 was completed in mid-2019.

Conditions and requirement for permits contained within IPO1 that relate to 32-68 Mollison Street are:

An application to construct a building at 32-68 Mollison Street must include:

- *A design response to the satisfaction of the responsible authority having regard to the proximity of the properties to the north in a different zone including the potential impacts from noise, light, odour and 24 hour traffic movements.*
- *An active ground floor frontage incorporated into the design of the car park building at 32 Mollison Street.*

Clause 4 of IPO1 lists the following requirements for the incorporated plan:

The incorporated plan must show:

- *Building heights for each area in storeys, and metres or RLs.*
- *Building features to be retained.*
- *Vehicle entry and exit points for the site.*
- *Proposed land uses for the subject sites.*
- *Land use information management.*

2.2.4 Incorporated Plan

The portion of the Incorporated Plan that relates to the site is duplicated below (Figure 5). The complete Incorporated Plan is included as part of Attachment 1.

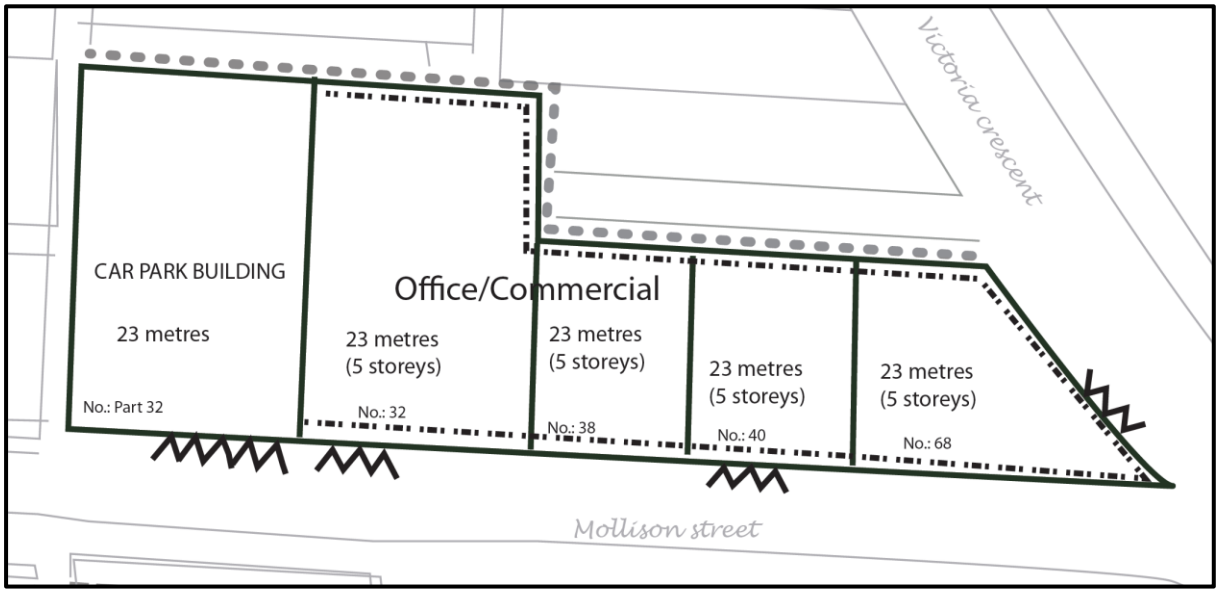


Figure 5: Incorporated Plan (Excerpt)

Key provisions of the plan as they relate to the site are:

- Maximum height of 23 metres (5 storeys);
- Manage the northern edge to provide for continued industrial purposes;
- Building levels above existing parapets to be setback 2 metres; and
- Preferred vehicle entry /exit is identified as being along Mollison Street and Victoria Crescent.

2.3 Amendment C170

The current controls are an outcome of Amendment C170 to the Yarra Planning Scheme, which was gazetted in 2013.

The planning scheme amendment was made at the request of the Meydan Group, and facilitated:

- Rezoning of 32-68 Mollison Street from Industrial 1 Zone to the Business 3 Zone;
- Rezoning of 61-69 William Street from Part Industrial 3 Zone and part Residential 1 Zone to the Mixed Use Zone;
- Adding Schedule 1 to the Incorporated Plan Overlay;
- Applying the IPO Schedule to the land on Mollison Street and William Street;
- Adding the Incorporated Plan to the Incorporated Document Schedule at Clause 81.01; and
- Applying the EAO over the land at Mollison Street and William Street.

The purpose of the amendment that applied to the William Street land was to provide for an apartment development with ground floor retail. That development has recently been completed.

The purpose of the amendment as far as the Mollison Street land was concerned was primarily to permit the use of the land for office - a use that was prohibited in the Industrial 1 Zone at the time that the amendment process commenced.

However, between the C170 Panel Hearing and its Gazettal, the Industrial 1 Zone throughout Victoria was amended to allow to be permitted. If the amendment had been abandoned at this point, the objective of being able to permit office would have been achieved without the imposition of the height control.

At the time Amendment C170 was requested, it was hoped that the changes to the controls would occur in a timely manner to accommodate the Meydan Group's growing business, and it was intended that the existing buildings would be retained and built upon. As it transpired, however, the Meydan Group's businesses needed to be moved out of Abbotsford and temporarily relocated to another future development site in the Northcote.

3 Site Context

3.1 Land Use and Development

The site is located in a mixed use area with a focus on employment and industry. This is demonstrated by the diversity in the zoning map (Figure 6).

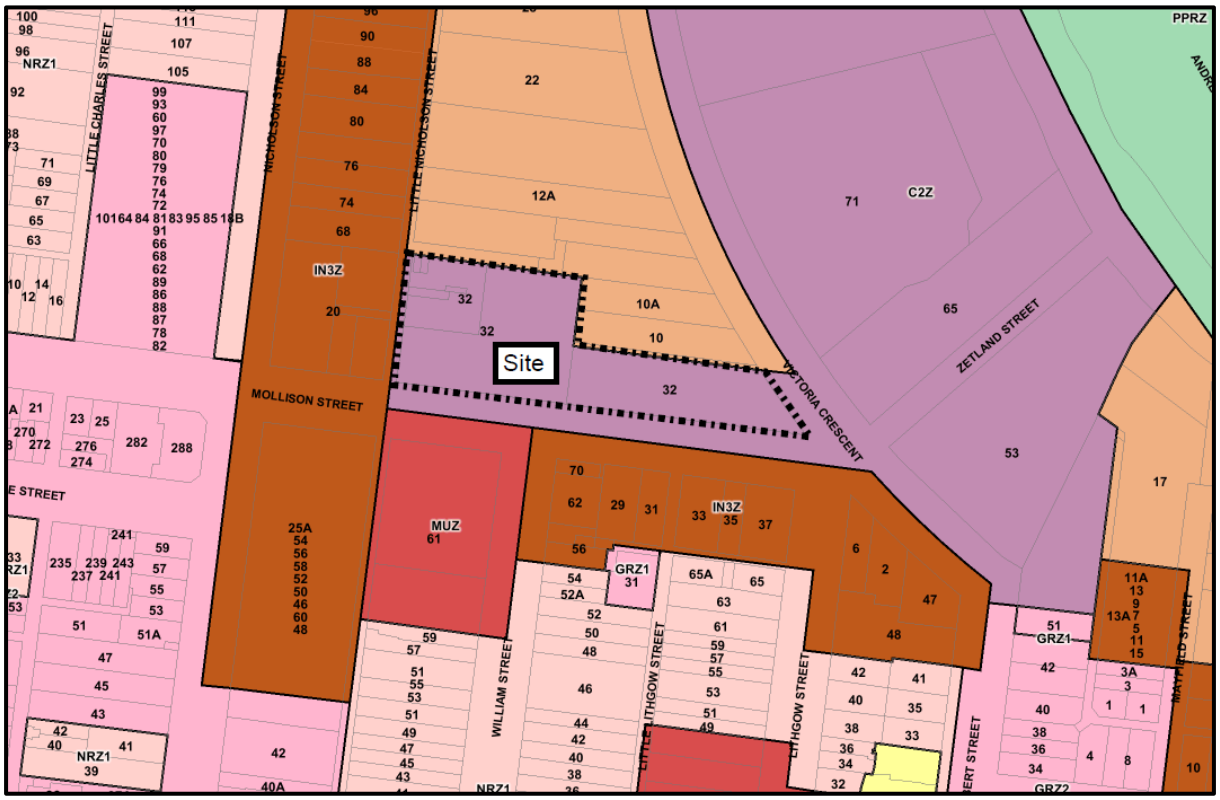


Figure 6: Zoning Context

While uses to the north of Mollison Street are predominantly commercial and industrial, to the south they are residential. This includes the Denton Hat Mills, at the corner of Mollison Street and Nicholson Street, and the Abbott development recently completed by the Meydan Group at 61 – 69 William Street. To the west of William Street on the southern side of Mollison Street, the remainder of uses are commercial, with the exception of 6 Victoria Crescent which is developed with a single dwelling although in the Industrial 3 Zone.

The site is less than 400 metres north of Victoria Street, Richmond, which forms the central spine of the Victoria Street Major Activity Centre, and less than 700 metres to both the North Richmond train station and Collingwood train station.

Council support for recent applications to redevelop former warehouse and light industrial style uses on the north of Mollison Street to office developments recognise the considerable scope for redevelopment in the area. Of particular relevance are 20-30 Mollison Street, and 12-20 Victoria Crescent.

3.2 Existing Approvals

3.2.1 Subject Site

32-68 Mollison Street is subject to planning permit PLN17/0679. Images of the approved development are included as Figures 7 and 8. The permit provides for the development of the site in accordance with the Incorporated Plan Overlay (IPO), and also includes 10 Victoria Street.

10 Victoria Street is located on the site's north-eastern boundary and is within the Industrial 1 Zone.

The permitted development can be summarised as:

- five storey office building with two levels of basement parking;
- two ground floor shops; located at each the western (corner of Mollison and Little Nicholson Street), and eastern (corner of Mollison and Victoria Crescent) ends of the site;
- two stages of development, divided generally into the eastern and western portions of the site;
- vehicular access from Little Nicholson Street (Stage 1) and Victoria Crescent (Stage 2);
- retention of the existing splay at the corner of Mollison Street and Victoria Crescent at the ground level;
- a street wall setback of 2 metres from level 3 for the majority of the length of the site (excludes western portion).

Notably:

- there is no setback from Little Nicholson Street;
- the approved development complies with the 23 metre height limit set by the IPO; and
- the IPO has been interpreted as precluding the opportunity for terraces on the Level 3 setback.

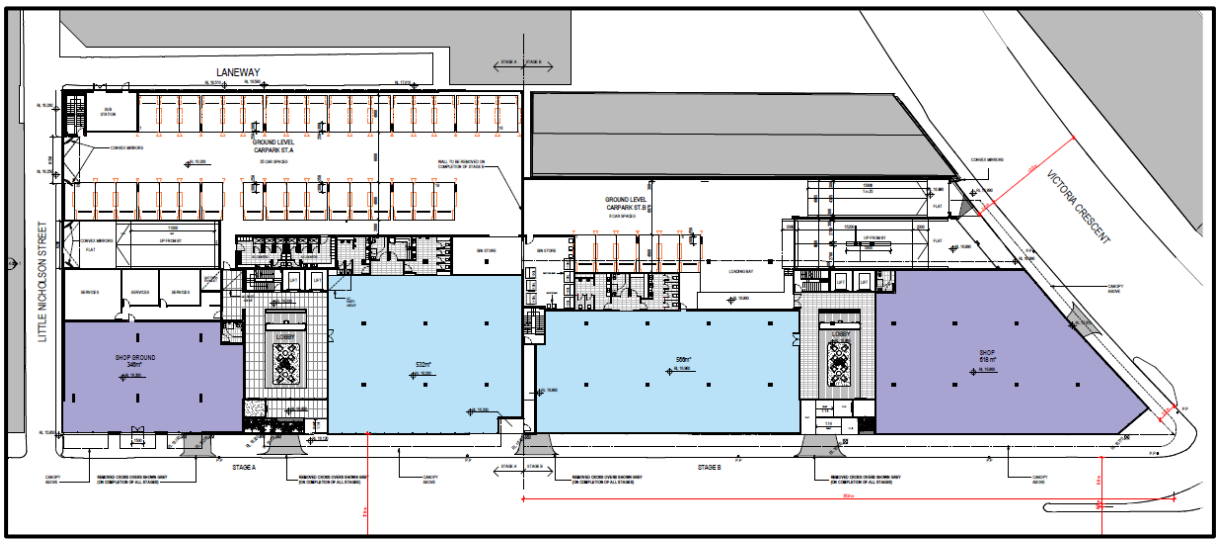


Figure 7: 32 – 68 Mollison St – Ground Floor Plan



Figure 8: 32 – 69 Mollison St – Perspective (Mollison St frontage - Approved)

3.2.2 20-30 Mollison Street

20-30 Mollison Street is located to the west of the site, on the opposite side of Little Nicholson Street. The property is just under 1,900 square metres, and is within the Industrial 3 Zone. It is currently developed with two, two storey office and warehouse buildings.

Planning permit 17/0535 permits the use and development of the property with an eight storey office development. The permit was issued following a Compulsory Conference (mediation) at VCAT. Images of the approved development are included as Figures 9 and 10.

The application was originally for a 12 storey, mixed commercial use development. An application for review was lodged with the VCAT on Council's failure to determine the application.

The officer report recommended Council resolve to advise VCAT that it would not have supported the application for reasons, in summary:

1. The lack of street wall does not respond to the site context not fit into the emerging built form context and streetscape.
2. The scale, height and lack of upper level setbacks and architectural quality and will visually dominate the surrounding streetscape and wider heritage area and is contrary to policy.

3. The proposal does not provide for equitable development opportunities for the sites to the north and east due to insufficient setbacks.
4. The proposal will result in excessive overshadowing of the public realm, and as such does not provide for a pedestrian friendly environment along its street frontages and the proposed northern laneway.

Council ultimately supported the amended plans, with changes including:

- A reduction in the overall height to 8 storeys;
- Introduction of a street wall above the third level to the Mollison Street and Nicholson Street frontages; and
- Setback from Little Nicholson Street, enabling it to be widened to 5.5 metres.

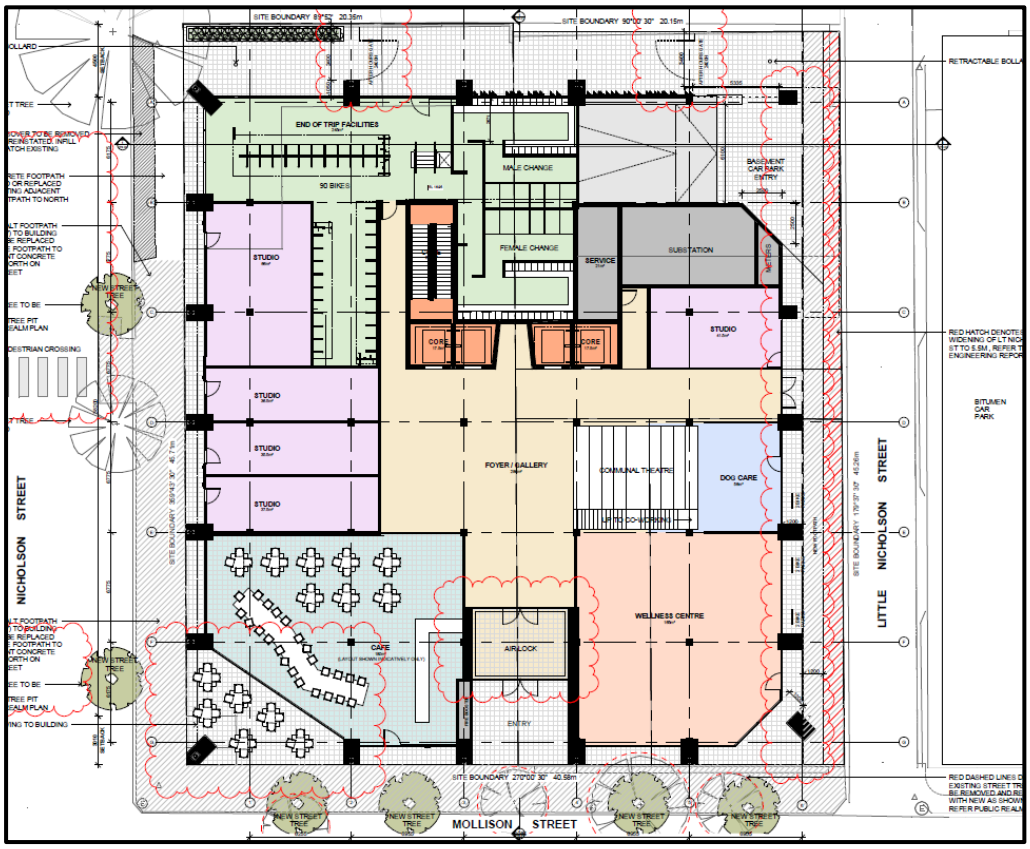


Figure 9: 20-30 Mollison St – Ground Floor Plan



Figure 10: 20-30 Mollison St - Perspective

3.2.3 12-20 Victoria Crescent

12-20 Victoria Crescent is located to the north of the site, on the opposite side of a laneway and two smaller properties. The property is just under 4,900 square metres, and is within the Industrial 1 Zone. It is currently developed with a vacant single level warehouse and car park, most recently occupied by the Spotless Laundry.

Planning permit application PLN18/0239 proposed to develop the site with two office buildings; with six storeys towards the site's Victoria Crescent frontage, and nine storeys towards the rear of the site (adjoining Little Nicholson Street).

The application was considered by Council's Internal Development Approvals Committee (IDAC) at its meeting on 12 December 2018. It resolved to support the application subject to conditions including:

- The deletion of one storey from the rear building to reduce it to 8 storeys;
- Reduction in the car parking ratio; and
- An additional setback from Little Nicholson Street to provide a minimum width of 6.5 metres.

Following the issue of Council's Notice of Decision, a planning permit was issued. The applicant has submitted plans to meet Council's conditions, images from which are included as Figures 11 and 12.

In parallel to submitting plans for approval, an application for review was lodged with VCAT seeking to have a number of conditions removed – including those relating to height and access from Victoria Crescent.

An outcome can be expected in approximately September

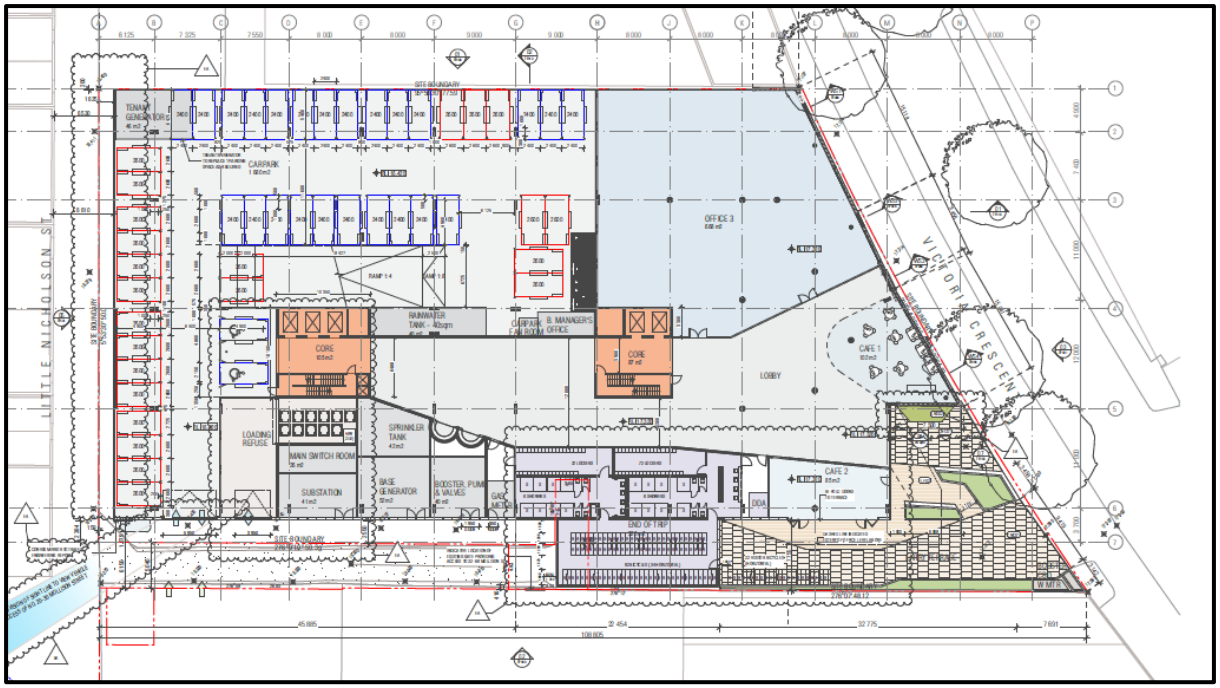


Figure 11: 12-20 Victoria Cres – Ground Floor Plan - Prior to VCAT



Figure 12: Perspective – Prior to VCAT

4 Proposal

4.1 Objectives

The purpose of the proposed planning scheme amendment is to ensure that the site is not underutilised. Through support for recent approvals, it is evident that Council recognises the potential of the precinct in which the site is located to provide to accommodate a greater intensity of use and built form to contribute to the objective of local employment opportunities.

The proposed planning scheme amendment will enable a planning permit application to be considered that provides a built form outcome more equivalent to that being permitted on the surrounding sites.

While 20-30 Mollison Street and 12-20 Victoria Crescent have achieved support for 8 storey office developments, it is sought to increase the development potential of the site from five storeys to seven storeys, although of an approximately equivalent overall height.

4.2 Planning Controls

In order to achieve this outcome, and provide an overall improvement to the built form outcome, it is proposed to amend the Incorporate Plan Overlay as it relates to 32-68 Mollison Street. In particular, changes are required to the Incorporated Plan (Incorporated Document: July 2013).

The proposed changes and additions are:

- Change the reference to height to 32 metres (or RL 48.2);
- Add a requirement that the southern side of Mollison Street is not to be overshadowed at the equinox.
- Add to the note regarding building heights that it does not include a parapet, terraces, landscaped areas, lift over runs or other equipment and facilities associated with a roof terrace or communal outdoor spaces.
- Add a requirement to widen Little Nicholson Street at ground level;
- Add a requirement to retain the corner splay at the corner of Nicholson Street and Mollison Street at ground level;
- Reduce preferred vehicle entry / exit points from Mollison Street;
- Identify preferred vehicle entry / exit point on Little Nicholson Street;
- Identify areas for active street frontage at 32 and 68 Mollison Street.

The proposed deletions are:

- Remove annotation to *"Manage edge to provide for continued industrial purposes"* to north;
- Remove identification of 'car park building'.
- Remove annotation for *"Building levels above existing parapet to be setback 2 metres"* from northern edge and southern edge of 32 Mollison St.

These changes are reflected in the excerpt of the proposed Incorporated Plan depicted below (Figure 13). The plan in included in full as part of Attachment 2.

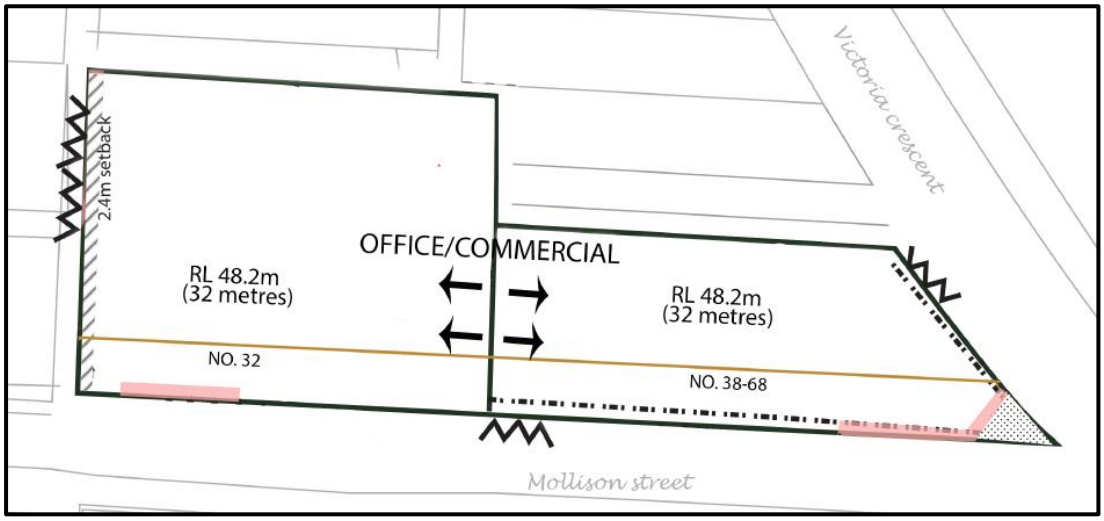


Figure 13: Proposed Incorporated Plan - Excerpt

Currently, there are limited references within Incorporated Plan Overlay Schedule to the development of 32 – 68 Mollison Street.

It is proposed to amend the IPO Schedule generally as follows:

- Create subsections within 'Clause 2 – Conditions and requirements for permits' to address '2.1 – Built form' and '2.2 – Section 173 agreement for development contributions'.
- Within the Built Form section, under 'An application to construct a building on 32-68 Mollison Street must include', make changes to:
  - Remove reference to an active ground floor frontage in the 'car park' building, and note instead that an active ground floor must be incorporated into a portion of the site's Mollison Street frontage;
  - Require a street wall that responds to the site's context, including the use of masonry;
  - Require separation of the built form or design treatments to ensure it does not appear as one building mass; and
  - Require shadow diagrams demonstrating that the footpath on the southern side of Mollison Street is not overshadowed by the proposed development at the equinox.
- Under the new section 2.2 'Section 173 Agreement for Development Contributions', state that:
  - the owner must enter into an agreement with the Responsible Authority to fund the raised pedestrian crosswalk; and
  - the agreement will exclude the site from paying development contributions for the extent of development permitted prior to the amendment.

- Under Section 4 'Requirements for incorporated plan':
  - remove reference to identifying the building height in storeys (the reference to showing the height in metres or RLs will be maintained);
  - add reference to showing setback from Little Nicholson Street and retention of corner splay.

These changes are reflected in the Proposed Planning Controls (Attachment 2).

There are no changes proposed to the other controls which apply to the site, which consist of:

- Commercial 2 Zone; and
- Environmental Audit Overlay.

4.3 Community Benefit

It is recognised that progressing a planning scheme amendment requires an investment of Council resources, particularly in terms of the time of staff and Councillors. Accordingly, there needs to be some community benefit to progressing the amendment to make the investment worthwhile.

As discussed below, there is a higher order benefit arising from increasing the capacity of the site to accommodate additional office floor area and therefore employment generating uses.

To ensure there is a more immediate benefit to the existing and future local community, however, the proposals includes the following community benefits:

1. **Laneway Setback**
   The existing IPO and planning permit do not require the development of the site to widen Little Nicholson Street to provide a setback. This may be, in part, because at the time of Amendment C170 it was envisaged that access to the site would continue to be from Mollison Street. Further, the changes to the Industrial Zones that have allowed the intensification of use in the area were not in place.

   Recently, Council has actively sought to pursue the removal of vehicle crossovers from the main streets and direct vehicle access to the laneways, including Little Nicholson Street. Consequently, as part of the recent support for proposals at 20-30 Mollison Street and 12-20 Victoria Street, Council has required setbacks from Little Nicholson Street to enable it to be widened to accommodate two-way traffic movements.

   A significant benefit of the planning scheme amendment for the wider precinct will therefore be the ability to apply the requirement to widen Little Nicholson Street to the development of the site.

2. **Contribution to Pedestrian Crosswalk**
   Council's adopted Local Area Place Making (LAPM) Plan for Abbotsford seeks a raised pedestrian crossing at the eastern end of Mollison Street. In order to assist

in the timely place making of the area, the Meydan Group will commit to the partial or full funding of the construction of the raised pedestrian crossing upon gazettal of the proposed amendment, assuming the objective is achieved.

While the requirement for a Section 173 agreement to secure the contribution will be included in the Incorporated Plan Overlay Schedule, the Meydan Group intends to make the contribution upon gazettal of the amendment.

3. **Separation of built form at upper levels and materiality**
   During assessment of the most recent planning permit application, the internal urban design referral noted that it would be preferable that the building does not present as one large mass, and also for an increase in the use on masonry to better reflect the character of the local area.

   While a setback at the third level was introduced, given the drafting of the IPO and previously issued permits, other changes sought in terms of providing a break between buildings were not pursued.

   While the street wall is proposed to be retained, progressing the planning scheme amendment introduces the opportunity to require building separation above the street wall to improve the presentation of the building mass.

4. **Opportunities to include greenery and roof top gardens**
   Current interpretation of the IPO means that communal terraces and associated landscaping cannot be included in the setbacks required from the street wall or on the roof top.

   Clarifying this matter and providing for the inclusion of landscaping and communal terraces is considered to be a community benefit, as it will:
   - Improve the appearance of the building by softening the built form; and
   - Improve the environmental performance of the building by enabling it to make a contribution to urban ecology.

4.4 Other Development Contributions

There a number of upfront costs to the Meydan Group (owner and applicant) in pursuing this planning scheme amendment. In addition to the contribution proposed above and planning scheme amendment fees, an application for a new planning permit (should the amendment be successful) will attract fees in excess of $130,000.

Amendment C238 to the Yarra Planning Scheme seeks to introduce a Development Contributions Plan Overlay which would apply the site. The amendment was heard by a Panel in early 2019, adopted by Council in April, and is currently awaiting assessment by the Department and gazettal by the Minister.

Development in accordance with the existing permit is not subject to development contributions. However, should this proposed amendment proceed and a new planning permit application made for the site providing the benefits listed above, the entire development would be subject to development contributions under the DCPO.

Accordingly, we seek an exemption from the development contributions equal to the extent of the current approval.

Amendment C238 proposes development contributions calculated by Gross Floor Area (GFA). The existing approval provides for a GFA of 32,059 square metres. As part of agreeing to the above contributions, we request that the existing GFA be exempt from development contributions under the DCPO should Amendment C238 be gazetted. This can be addressed through the same Section 173 agreement as the development contribution for the raised pedestrian crosswalk.

5 Policy Context

5.1 Introduction

The most substantial changes to the planning policy context since Amendment C170 was considered in 2013 have occurred at a State level, while the local planning policy framework that applies to the site remains substantially the same.

Significant changes that have been implemented by State government include zone reform and changes to the metropolitan planning strategy with the release of Plan Melbourne 2017.

At a local level, Council has reviewed the Yarra Business Industrial Land Strategy (2012) with the Spatial Economic and Employment Strategy, which was adopted in September 2018. Another relevant local adopted policy is the Abbotsford Local Area Place Making (LAPM) Plan.

Council has also adopted Amendment C238 to the Yarra Planning Scheme, which seeks to introduce the Yarra Development Contributions Plan, and submitted it to the Minister for approval.

Amendment C170 to the Yarra Planning Scheme, which provided for the office use of the site and put in place the current IPO, was found to enjoy strong strategic support.

The Panel report states:

> *The Panel concludes that the Amendment is strongly supported in State and local policy and reflects a common move in inner urban areas of Melbourne from an industrial past to a mixed use commercial and residential future. Other completed and proposed developments in this area of Yarra attest to the broad and contemporary change.*[1]

Notably, the Panel Report focuses on the use and built form framework for 61-69 William Street, which was rezoned to Mixed Use Zone for residential purposes as part of the same amendment. It is evident that the rezoning of the site was relatively uncontentious, and the height of the proposed built form controls (at five storeys) were untested.

This assessment is supported by the subsequent changes that provided for office uses in the Industrial Zones, and built form decisions that have permitted eight storeys on surrounding sites.

5.2 Reformed Zones

As far as the site and its context are concerned, the most significant change in planning policy was implemented by VC100 in July 2013. VC100 reformed the residential, commercial and industrial zones across Victoria. Changes included

[1] Panel Report Amendment C170 (4 June 2013)

removing the default office floor cap from the Industrial 1, 2 and 3 zones, and introduced the Commercial 2 Zone which, inter alia, replaced the Business 3 Zone.

These changes were implemented into the Victoria Planning Provisions between the Amendment C170 Panel Report being published and the Amendment being gazetted. They made the basis for C170 as it applied to the site redundant.

5.2.1 Changes to the Industrial Zones

Prior to Amendment VC100, a permit could not be granted for more than 500 square metres of office floor area on a site within an industrial zone. Changes to the zones mean that there is no limit to the amount of office floor area for which a planning permit application can be made in the Industrial zone.

This is considered significant for the site as, had it occurred ahead of C170, the change of zone and introduction of the IPO and associated height control to the site would not have been necessary.

Further, it signifies a significant policy change by recognising a trend in employment generating uses across Victoria shifting from manufacturing or 'Industrial' uses to being office based, and that this use can be appropriate in areas identified for industry.

It is the changes introduced by VC100 that have enabled planning permit applications to be made and considered for office developments on properties adjoining the site. Notably, there are no height controls on those properties.

5.2.2 Introduction of the Commercial 2 Zone

Another change implemented by VC100 was to replace the Business 1, 2, 3, 4 and 5 zones with the Commercial 1 and 2 zones. The effect of this was that, rather than being rezoned from Industrial 1 to the Business 3 Zone, as initially proposed, the site was rezoned to Commercial 2 Zone.

The Business 3 Zone had the purpose:

> *To encourage the integrated development of offices and manufacturing industries and associated commercial and industrial uses.*

The Commercial 2 Zone has the purpose:

> *To encourage commercial areas for offices, appropriate manufacturing and industries, bulky goods retailing, other retail uses, and associated business and commercial services.*
>
> *To ensure that uses do not affect the safety and amenity of adjacent, more sensitive uses.*

Office was a Section 1 Use in the Business 3 Zone, as it is in the Commercial 2 Zone.

5.2.3 Amendment VC148

Another State government initiative since the gazettal of Amendment C170 has been Amendment VC148, which changed all planning schemes in Victoria to introduce a new policy structure, and amended a number of other provisions.

The new policy structure replaced the State Planning Policy Framework with a Planning Policy Framework that nests State, regional and local policies on a thematic basis. As local policies are integrated into the Planning Policy Framework, the Local Planning Policy Framework section as it currently stands will be removed. This is yet to occur in the City of Yarra.

Amendments to the other provisions included recognition of the Principal Public Transport Network Area; by adding it as an Incorporated Document and providing for a reduced rate of car parking for site's that are within it.

5.3 Plan Melbourne

Plan Melbourne 2017 – 2050 is the current Metropolitan Planning Strategy. Many of its key directions and policies are reflected in the Planning Policy Framework. Those of particular relevance include:

- Outcome 1: Melbourne is a productive city that attracts investments, supports innovations and creates jobs.
- Direction 1.2: Improve access to jobs across Melbourne and closer to where people live.
- Direction 1.3: Create development opportunities in urban renewal precincts across Melbourne.
- Direction 4.3: Achieve and promote design excellence.
- Take advantage of underutilised land close to jobs, services and public transport infrastructure, to provide new housing, jobs and services (p15).

Of note, Victoria Street, Richmond, is identified as a Major Activity Centre by the strategy.

5.4 Planning Policy Framework

5.4.1 State and Regional Planning Policy

State and regional policies of particular relevance to the proposed planning scheme amendment are addressed in the following provisions of the Yarra Planning Scheme:

- Clause 11 – Settlement
- Clause 15 – Built Environment and Heritage
- Clause 17 – Economic Development
- Clause 18 – Transport

Key provisions are summarised below.

Clause 11 – Settlement

11.01-1S – Supply of Urban Land
11.03-1S – Activity Centres
11.03-1R – Activity Centres – Metropolitan Melbourne

Provisions of Clause 11 promote achieving a consolidated urban form, with a focus on a network of accessible activity centres.

In order to limit urban sprawl, opportunities for urban renewal and infill development are to be capitalised. The form and density of urban development should support sustainable transport options, with (inter alia) retail an office-based employment concentrated in central locations.

A diverse range of uses should be concentrated in and around highly accessible activity centres, that assist in reducing private motorised trips and provide for economic activity and business synergies.

The development and growth of Metropolitan Activity Centres is to be supported by ensuring they are able to accommodate growth for a broad range of land uses.

Clause 15 – Built Environment and Heritage
15.01-1S – Urban Design
15.01-1R – Metropolitan Melbourne
15.01-2S – Building Design
15.01-4R – Healthy Neighbourhoods – Metropolitan Melbourne
15.02 - Sustainable Development
15.02 - 1S Energy and Resource Efficiency
15.02 - 5S Neighbourhood Character

Provisions in regard to built form and heritage emphasise the need for development to respond to its context in terms of character and impacts on the amenity of surrounding uses and the public realm. In order to create healthy neighbourhoods, it is also a strategy to create 20 minute neighbourhoods; supporting the consolidation and accessibility provisions of the settlement provisions in Clause 11.

Benefits of urban consolidation are also recognised in regard to energy and resource efficiency, along with:

- The benefits of greening urban areas and buildings in order to reduce the urban heat island effect; and
- Improving the performance of buildings through environmentally sustainable development.

Clause 17 – Economic Development
17.01-1S – Diversified Economy
17.02-01S – Business

In order to support economic development, Clause 17 seeks to strengthen and diversify the economy. Strategies include strengthening employment areas and improving access to jobs close to where people live. Commercial facilities should be

aggregated and provide net community benefit in relation to their accessibility and efficient use of infrastructure, and located within activity centres.

Clause 18 – Transport
18.01-2S – Transport System
18.02-1S - Sustainable Personal Transport
18.02-1R - Sustainable Personal Transport – Metropolitan Melbourne
18.02-2S - Public Transport
18.02-2R - Principal Public Transport Network
18.02-3S - Road System
18.02-4S - Car Parking

In regard to transport, the Planning Policy Framework seeks to coordinate development of all transport modes, and give them consideration in providing for access to new developments. For Metropolitan Melbourne, there is a particular emphasis on improving local walking and cycling networks to support 20 minute neighbourhoods. Other relevant strategies include:

- Maximising use of existing infrastructure and increase the diversity and density of development along the Principal Public Transport Network, including an emphasis on activity centres.
- Promote increased development close to high quality public transport routes, connected by walking and cycling networks and supported by end of trip facilities.

The objective in regard to car parking is to ensure an adequate supply, appropriately designed and located. In doing so, consideration is to be given to other potential modes of transport.

5.4.2 Local Planning Policy Framework

The Local Planning Policy Framework that relates to the site is unchanged since the consideration of Amendment C170. The policies considered relevant by the C170 Panel were:

- 21.03 Vision
- 21.04 Land Use
- 21.05-2 Urban Design
- 21.08 Neighbourhoods
  - 21.08-1 Abbotsford

21.03 Vision

The vision for the City of Yarra includes the following statements:

> ***Land Use***
> - *Yarra will have increased opportunities for employment*
> - *The complex land use mix characteristics of the inner City will provide for a range of activities to meet the needs of the community.*

Built Form

- *Yarra will have a distinctive identity as a low-rise urban form, with areas of higher development and highly valued landmarks.*
- *All new developments will demonstrate design excellence.*

Transport

- *Local streets will be dominated by walkers and cyclists.*
- *Most peoples will walk, cycle and use public transport for the journeys to work.*

The Strategic Framework Plan that follows these provisions identifies the site as being within a 'Core industrial area' and adjacent to a 'Commercial and Industrial Area' (Figure 14).

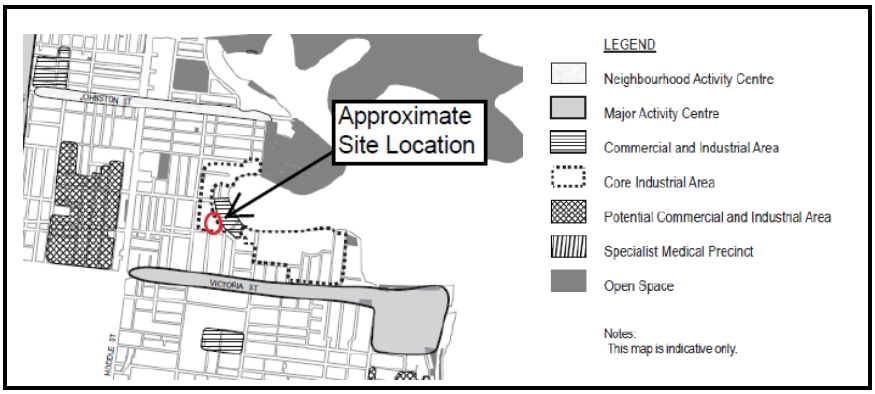


Figure 14: Extract from Clause 21.03 Figure 1

21.04 Land Use

Clause 21.04 sets out objectives and strategies for land uses within the City of Yarra. In regard to industry, office and commercial, Clause 21.04-3 recognises that the decline in manufacturing activity has created an opportunity for service businesses.

It has the objective:

To increase the number and diversity of local employment opportunities.

Strategies include:

- *Support rezonings, as identified on the relevant Neighbourhood plan, to permit increased commercial and office uses in existing industrial zones.*
- *Support opportunities for new uses on isolated industrial sites provided they reflect the predominant surrounding uses.*

(Notably, this policy has not been updated since 2009; at a time when 'Industrial' zoned land could not be used extensively for office).

21.05 Built Form

Clause 21.05 has provisions addressing:

- Heritage;
- Urban design;

- Built form character; and
- Public environment.

Heritage

While the site is not subject to heritage controls, there are properties within the Heritage Overlay in proximity to the site. The site's heritage context is depicted below (Figure 15).

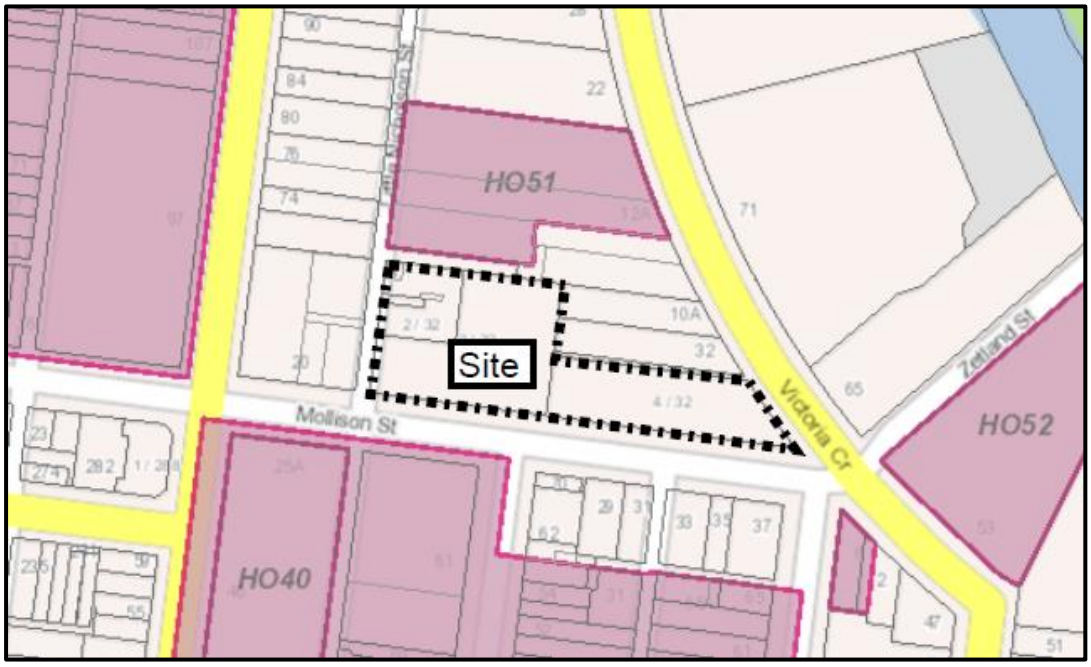


Figure 15: Heritage Context of the Site

It is therefore relevant to note that the heritage policy includes the strategy to:

> *Protect buildings, streetscapes and precincts of heritage significance form visual intrusion of built form both within places and from adjoining areas.*

Urban design

In regard to urban design, it is policy to maintain the characteristic of a low-rise urban form punctuated by pockets of higher development. This is particularly intended to distinguish the City of Yarra from the adjoining City of Melbourne. Objectives and strategies of particular relevance are considered to be the following.

Objective 16 ***To reinforce the existing urban framework of Yarra.***

Strategies: *Reinforce the Yarra River Corridor as the key ecological and open space element of the urban framework.*

Maintain and strengthen the preferred character of each Built Form Character Type within Yarra.

Objective 17 ***To retain Yarra's identity as a low-rise urban form with pockets of higher development.***

Strategies: *Ensure that development outside activity centres and not on Strategic Redevelopment Sites reflects the prevailing low-rise urban form.*

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 19 ***To create and inner city environments with landscaped beauty***

Require well resolved landscape plans for all new development.

Encourage opportunities for planting suitable trees and landscape areas in new development.

Objective 20 ***To ensure that new development contributes positively to Yarra's urban fabric***

Ensure development is designed to have particular regard to its urban context…

Require development of Strategic Redevelopment Sites to take into account the opportunities for development on adjoining land.

The built form character that new development is required to respond to is set out in Clause 21.05-3. In regard to non-residential areas, the expectation is to improve the interface with the street. It is also strategy to allow flexibility in built form in areas with a coarse urban grain.

Public Environment

Clause 21.05-4 seeks to ensure that new development adds positively to Yarra's overall character and helps create a safe and engaging public environment where pedestrian activity and interaction are encouraged, including seeking opportunities to create outdoor spaces for people to meet and gather.

Strategies to provide a public environment that encourage community interaction and activity include:

- Ensuring that buildings have a human scale at street level.
- Require buildings and public spaces to provide a safe and attractive public environment.
- Require new development to consider the opportunity to create public spaces as part of new development.
- Encourage public art in new development.

- Require site rezonings for new development to consider the inclusion of public domain improvements commensurate with the new use.

21.08 Neighbourhoods

Clause 21.08 provides location specific guidance on achieving the objectives and strategies of the Municipal Strategic Statement. Abbotsford is addressed in Clause 21.08-1 addresses Abbotsford.

It recognises Abbotsford as a highly varied neighbourhood. It specifically notes that the introduction of offices would aid the development of underutilised land "to the west of Victoria Crescent south of Gipps Street", which is where the site is located (Figure 16).

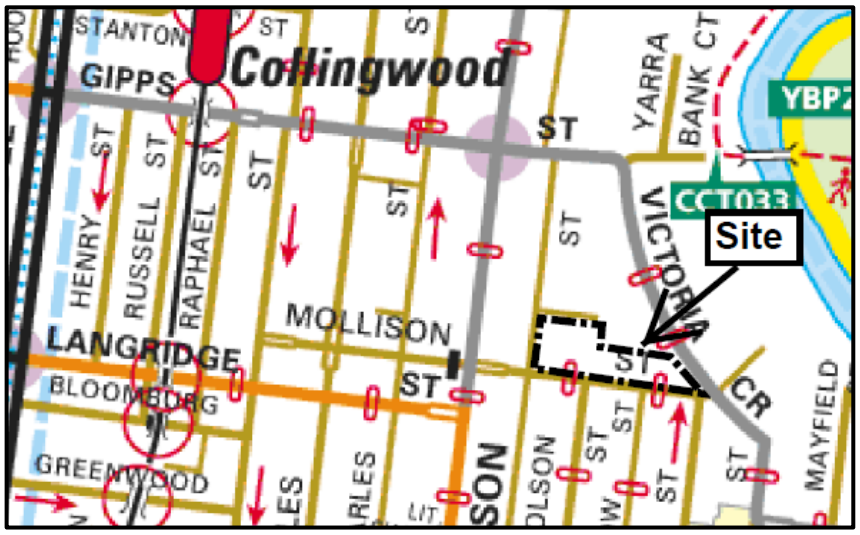


Figure 16: Site Location (Gipps St / Victoria Cres context)

The following excerpts from figures in the Clause show the site in context.

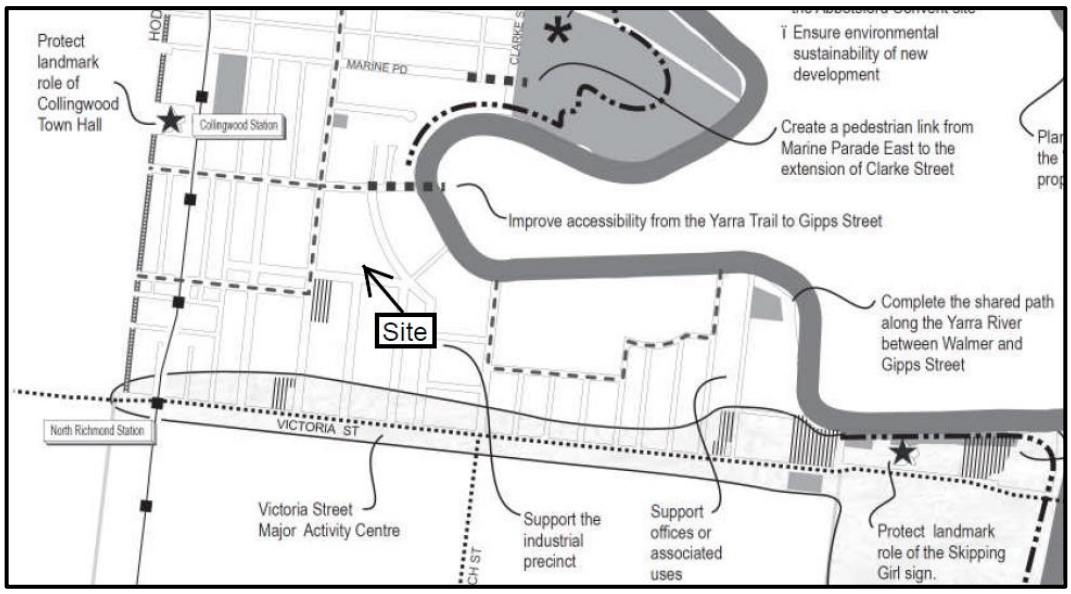


Figure 17: Excerpt of Neighbourhood Map

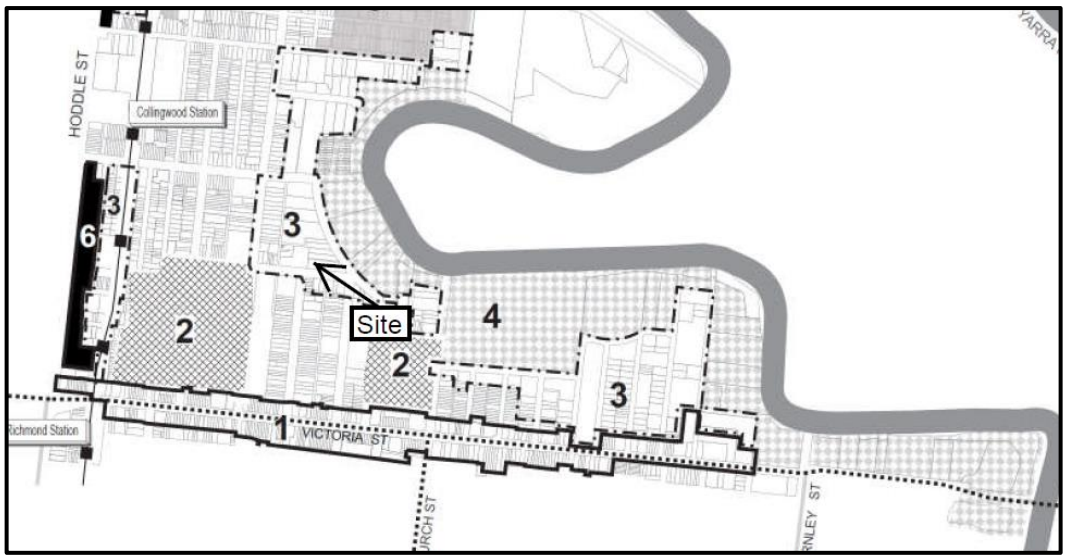


Figure 18: Built Form Character Map

Specific strategies include:

- *Supporting rezonings of Industrial 1 and 3 land to permit a mix of offices and industry west of Victoria Crescent south of Gipps Street.*

While changes to the Industrial zone have negated the need to undertake rezonings to achieve the mix of uses in the area, the policy reinforces the intensification of office uses in the area.

5.5 Local Planning Policies

Local planning policies assist in the implementation of the objectives and strategies of the MSS. While they are to be taken into account in preparing planning scheme amendments, they are also applied when making decisions about permit applications, and will be considered at that point. Nonetheless a commentary is provided in response to each policy to give confidence that the planning scheme amendment will provide for an outcome that can address the policies.

The relevant local planning policies are:

- 22.03 - Landmarks and Tall Structures
- 22.05 - Interface Uses Policy
- 22.07 - Development Abutting Laneways
- 22.10 - Built Form and Design Policy
- 22.16 - Stormwater Management (Water Sensitive Urban Design) (March 2014)
- 22.17 - Environmentally Sustainable Development

5.5.1 Clause 22.03 – Landmarks and Tall Structures

The landmarks and tall buildings policy seeks to ensure identifies landmarks are maintained as the built form reference, and that views to them are maintained.

The site is not within proximity of any of the identified landmark buildings or signs.

5.5.2 Clause 22.05 – Interface Uses Policy

The interface uses policy applies to applications for use or development in certain circumstances, including in the Business Zones (now the Commercial Zones).

Of relevance to the proposal, its objectives include to ensure that residential uses located within or near commercial centres and activity centres enjoy a reasonable level of amenity. Particular consideration is given to overlooking, noise and light spill.

While these elements will be assessed in detail as part of a planning permit application, it is relevant to note that opportunities for these types of amenity impacts do not increase as a result of the proposed planning scheme amendment.

5.5.3 Clause 22.07 – Development Abutting Laneways

The development abutting laneways policy applies to development that is accessed from a laneway or has a laneway abuttal.

While maintaining or creating the character and creating a sense of safety in laneways, it is policy that laneway access be used in preference to street access for vehicles, while pedestrian access is provided for on the street frontage.

Changes proposed to the Incorporated Plan by the planning scheme amendment redistribute the location of the preferred vehicle access points, such that an access is identified from Little Nicholson Street, and the three potential locations on Mollison Street are reduced to one. Further, the amendment provides for the widening of Little Nicholson Street, which will enable the redevelopment of sites further north on Little Nicholson Street to also rely on it for access, rather than using Mollison Street or an alternate street frontage.

The site also abuts an unnamed laneway to the north, the interface with which could be reconsidered as part of a fresh application.

5.5.4 22.10 - Built Form and Design

The built form and design policy applies to all new development that is not within a Heritage Overlay and, as such, will be applied to the site during the assessment of a planning permit application. It provides a comprehensive framework for the assessment of ten design elements:

- Urban form and character.
- Setbacks and building heights.
- Street and public space quality.
- Environmental sustainability.
- Site coverage.
- On-site amenity and facilities.
- Off-site amenity.
- Landscaping and fencing.

- Parking, traffic and access.
- Services infrastructure.

The proposed planning scheme amendment maintains and improves the ability of the site to respond to the objectives and guidelines as follows:

- It will improve accessibility and the urban fabric by widening Little Nicholson Street; enabling it to comfortably accommodate two direction vehicle movement and access ways as sites along it are redeveloped for more intensive uses.
- The additional height proposed is equivalent to what has been permitted on adjoining sites, is adequately setback to avoid visual impact, and will provide the opportunity for terraces and a roof top garden that are not currently permitted.
- The street and public space quality will be improved by changes to the built form including allowing the built form to be softened through upper level landscaping, breaking up the building mass to achieve a pedestrian scale, and increasing the requirement for an active street frontage.
- The development will retain the environmental sustainability features required to address Council's ESD policy at Clause 22.17.
- The proposed Incorporated Plan will require a reduced site coverage to provide for the widening of Little Nicholson Street and the retention of the corner splay.
- On-site amenity will be improved by the ability to incorporate landscaped terraces and a roof top garden.
- Off-site amenity will not be impacted, particularly as the proposed controls will ensure that sunlight is maintained to the footpath on the southern side of Mollison Street at the equinox.
- The amendment will provide the opportunity for on-site landscaping.
- Vehicle accessibility will be improved for the precinct by the widening of Little Nicholson Street.
- Detailed consideration of the development approved under the current permit illustrates that service infrastructure can be appropriately addressed.

5.5.5 Clause 22.16 - Stormwater Management (WSUD)

Clause 22.16 was introduced in 2014, after Amendment C170 applied the current controls to the site. However, it has been considered as part of the assessment of planning permit applications for the site.

The policy seeks stormwater treatment measures that improve quality and reduce the flow of water discharged into waterways.

The proposal will no increase the hard surface area on the site, as it is already 100%, typical of former industrial areas. The amendment will, however, provide the opportunity for the development to include a green roof which could be irrigated by rainwater.

The current approved development achieves a 100% score for the management of stormwater, and the same can be expected from a revised proposal that responds to the amendment.

5.5.6 Clause 22.17 - Environmental Sustainable Development

Clause 22.15 was introduced in (2015), after the Amendment C170 introduced the current controls to the site. However, it was considered as part of the assessment of the current planning permit application for the site.

The Clause seeks to ensure environmental sustainability is considered at planning permit application stage, with particular consideration given to energy performance, water resources, indoor environment quality, stormwater management, transport, waste management and urban ecology. For a development of the type permitted on the site, a Sustainability Management Plan and Green Travel Plan are required to be submitted as part of the planning permit application.

The Sustainability Management Plan endorsed as part of the existing approval for the site benchmarks the development against BESS (the Built Environment Sustainability Scorecard), and achieves a score of 58% (where 50% is considered to be best practice). A similar standard can expect to be achieved for a development proposed under the proposed amendment.

5.6 Other Policy Documents

5.6.1 Introduction

In addition to policies contained within the planning scheme, Council has a number of adopted documents that are relevant to the proposal. Again, some of this context is unchanged since the Amendment C170 was implemented, with notable additions being the:

- 2018 Spatial Economic and Employment Strategy; and
- 2018 Abbotsford Local Area Place Making Plan.

For completeness, an overview of these and earlier documents is provided below.

5.6.2 Yarra Business and Industrial Land Strategy 2012

The Yarra Business and Industrial Land Strategy (BILS) was adopted by Council in June 2012. The BILS set out to provide a 10-15 year direction in relation to land use planning for Yarra's business and industrial areas, with a focus on Business 2, 3, 4, 5 and Industrial 1 and 3 Zones. Notably, this was prior to the introduction of zone reforms which lifted the restrictions on office use in the Industrial 1 Zone, and converted the Business Zones into the Commercial 1 and Commercial 2 Zone.

BILS recognised three distinct precincts within Abbotsford. The site is included within a 'Core Industrial of Business Node' CIB5 (Figure 19).

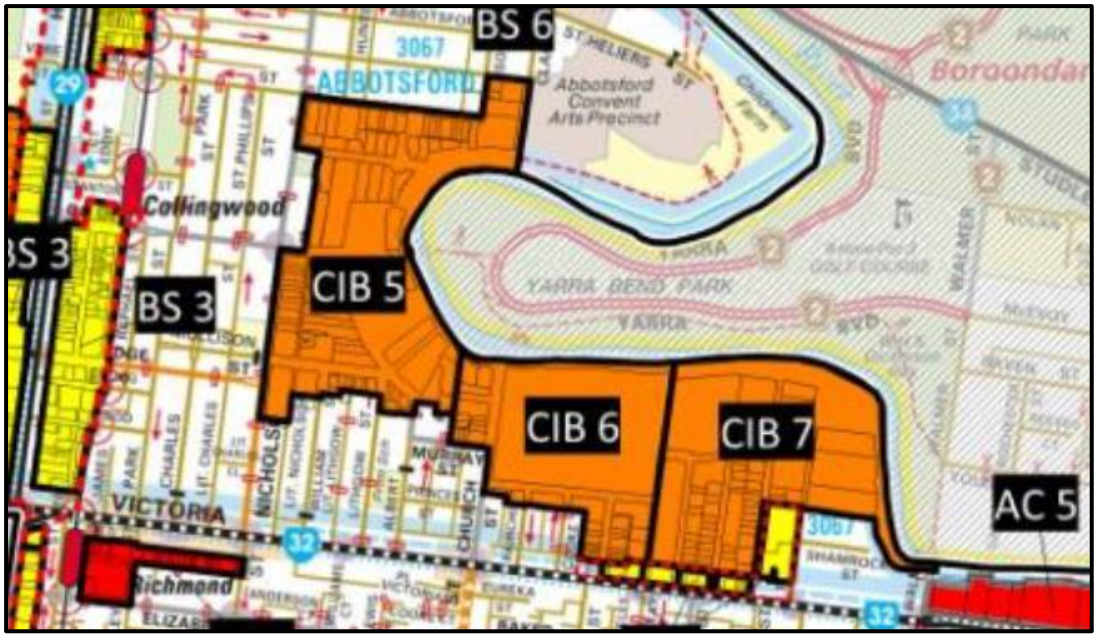


Figure 19: Core Industrial Nodes - Abbotsford

At the time of the Strategy, the site and adjoining properties were within industrial zones, with limited opportunity for office use. It notes that *"The current Industrial 1 and Industrial 3 Zones do not reflect the changing nature of the Yarra economy and it is deemed that the economic base of this precinct should be broadened to ensure ongoing viability"*.

While the need to review the zones that apply in the precinct was in many ways negated by State changes to the industrial zones, the Strategy is seen to provide for the intensification of office use in the precinct. This is consistent with the view presented by Council to the C170 Panel.

5.6.3 Yarra Economic Development Strategy 2015 – 2020

Yarra's economic development strategy maintains the focus on building Yarra's economic base, and the importance of providing opportunities for businesses to locate in the City of Yarra, with a focus on the knowledge economy.

The Mayor's foreword summarises:

> *Council aims to do all it can to foster local investment and jobs growth. Cultivating Yarra's knowledge economy and emerging creative industries will be key to building a thriving and resilient local community.*

Guiding principles to achieve the vision established by the Strategy include building on the local competitive advantage, and providing a regulatory framework that is consistent and efficient.

In order to support and attract a range of businesses, particularly in knowledge intensive industries and the creative sector, Yarra seeks to, inter alia, maintain and improve its competitiveness as a business location, and maintain and grow economic clusters.

5.6.4 Spatial Economic and Employment Strategy 2018

Council adopted the Spatial Economic and Employment Strategy (SEES) in September 2018. The strategy was prepared to assist the City of Yarra to understand and respond to 'key trends and economic drivers' (p4).

The SEES was prepared and adopted in the context of increasing pressure to convert existing employment land for higher yield residential uses, and parallel to the preparation of a housing strategy (Yarra Housing Strategy, adopted 4 September 2018). Read together, the two documents reinforce existing zoning patterns. It focuses on the capacity of existing business and commercial zoned land to accommodate projected demand.

Overall, it finds that:

Employment growth and floor space demand forecasts suggest that, in aggregate terms, Yarra will not need significant additional floor space to accommodate future employment growth. However, there will be significant changes in the mix and type of floor space that is required, necessitating redevelopment and renewal in existing employment precincts. (p37)

(Emphasis added)

Relevant strategic directions of the SEES are:

- *Retain and grow Yarra's major employment precincts.*

- *Retain other C2 zoned precincts and sites to support a greater diversity of business and economic activity.*
- *Retain Yarra's existing industrial precincts for manufacturing and urban services.*

The site is specifically considered under Strategy 5: Retain other C2 zoned precincts.

Guidance for C2 Zoned land is provided in Table 7 (page 70) of the report. The following excerpt applies to the site:

Precinct	Recommendation	Justification
Abbotsford	Strategic C2 - retain	Part of the broader employment precinct and generally surrounded by industrial zoned land. Retain for employment uses.

This reinforces the role and function of the site for office uses.

5.6.5 Abbotsford Local Area Place Making Plan

In December 2018, Council endorsed a Local Area Place Making study of the Abbotsford Precinct (LAPM 13). The LAPM identifies traffic management and place making treatments. Initiatives 13 – 17 are relevant to the site are surrounding movement networks (Figure 20). These are described as follows.

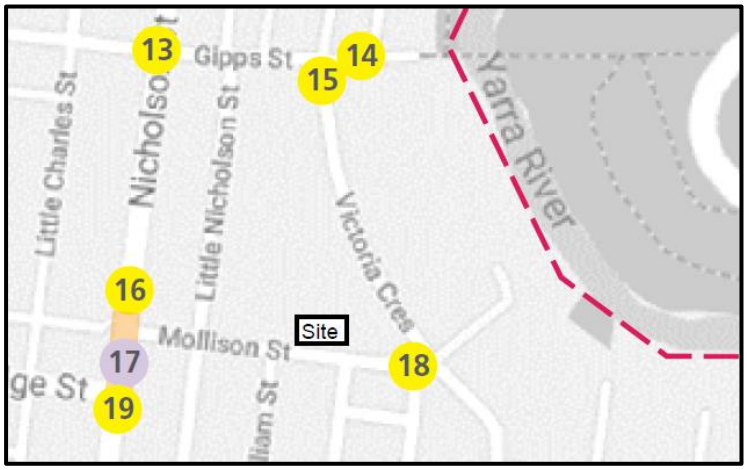


Figure 20: Excerpt of Abbotsford LAPM

Projects

13 Replace bluestone channel on north-west corner of intersection to widen bicycle lane.

14 Raised pedestrian friendly threshold treatment on outside of bend and vibraline on bike lane.

15 Raised pedestrian crossing on Victoria Cres.

16 Upgrade existing crossing to raised zebra crossing.

17 Median island on Nicholson St left in/left out only at Mollison St (cyclists excepted).

18 Raised pedestrian crossing on Mollison St.

The accompanying officer report notes that, while the implementation of the works can commence with the budget available in July 2019, the remaining works will be subject to the annual Capital Works budget process.

Of most direct relevance to the site is item 19, which is for a raised pedestrian crossing on Mollison Street at Victoria Crescent, which has an estimated cost of $90,000.

6 Land Use

The proposed planning scheme amendment does not affect the land uses that may be permitted on the site, as it is not proposed to change the zone. However, it is acknowledged that the amendment is designed to increase the density of use on the site by providing for an increase in height.

The existing approval for the site provides for a five storey building, with a net leasable area of approximately 18,500 square metres (office and shop). It is anticipated that the proposed planning scheme amendment will provide for an additional approximately 3,000 square metres.

The use of the site, and the area more broadly, for commercial purposes is strongly supported by the planning policy framework and Council's strategic documents. This includes '21.04 – Land Use' which advocated for industrial areas to transition to office uses to generate local employment opportunities.

The use of the site, in particular, for office was reinforced through its rezoning to the Commercial 2 Zone.

Clause 11 of the Planning Policy Framework notes that opportunities for urban renewal and infill are to be capitalised, with a focus on a network of well-connected activity centres.

Proximate to a major activity centre, two train stations and a tram line, the site meets these criteria. It can also be demonstrated that the intensification of use on the site, by increasing the height that may be permitted, can be accommodated without detrimentally impacting on neighbourhood character, and without unreasonable off-site amenity impacts. This is discussed further in the following sections of this report.

7 Built Form

7.1 Introduction

Since the IPO was first applied to the site, there has been considerably more deliberation about the built form appropriate to the precinct and the site specifically; through the assessment of applications for adjoining properties and for the site itself.

This is particularly significant because it is evident that at the time of Amendment C170, the built form proposed for the site was substantially uncontested and, as a result, untested. There considered to be a number of reasons for this:

- The proposed five storeys was intentionally conservative in order to have the amendment approved with a minimum of objection;
- A maximum of five storeys suited the possibility of being able to retain all or part of the existing structure on the site and build upon it;
- The intensification of the area through office uses was not envisaged at the time, as it was not permitted in the industrial zone. Prevailing and permitted uses lent themselves to a lower rise built form; and
- The focus of discussion about the amendment was on 61 – 69 William Street, which is subject to a Heritage Overlay and has a sensitive residential interface.

The potential for greater intensification of the precinct has, however, been recognised through contemplation of applications for adjoining sites, made possible as a result of changes to the industrial zones. Assessment of those applications and the permit application for the site has also lead to a more resolved position in terms of appropriate heights, setbacks, massing and materials for the precinct. The proposed planning scheme amendment seeks to secure an outcome for the site which contributes to vision for the evolving precinct.

7.2 Height and Setbacks

7.2.1 Proposal

The basis of the planning scheme amendment request is the ability to increase the height of the development that may be permitted on the site from five storeys to seven storeys. Importantly, the additional two storeys will be required to be setback to manage off-site visual and shadow impacts.

Currently, the Incorporated Plan permits a maximum height on the site of 23 metres. With the exception of the western portion of the site which is currently occupied with the car park building, this is expressed as '23 metres (5 storeys)'.

Where there is existing building on the site, the Incorporated Plan also requires that 'Building levels above existing parapets to be setback 2 metres'. (As per the 5 storey control, this constraint does not apply to the western portion of the site).

It is proposed to increase the maximum permitted height to allow consideration of a maximum height of 32 metres (RL 48.2), which would provide for a seven storey development using the current floor to floor heights. The maximum height referred to is to the top of the roof slab.

In addition to the overall height, the height of the street wall, setbacks from the street wall, and upper level setbacks need to be considered.

- Flexibility in the height of the street wall is proposed, as this will assist in breaking up the building mass. This is discussed further below.
- The requirement of a setback of 2 metres above the street wall would be maintained.
- The upper two levels are to be set back further to prevent overshadowing of the southern side of Mollison Street at the equinox.

To achieve this outcome, the following changes are proposed to be made to the Incorporated Plan:

- Change the maximum height from '23 metres (5 storeys)' to '32 metres';
- Note that the maximum height refers to the top of the roof slab (ie. it excludes lift overrun, services, parapet and other architectural features);
- Amend the annotation regarding the height to provide for terraces and gardens within the setback and on the rooftop.
- Amend the notation to state that a 2 metres setback is required from the street wall; and
- Add a notation to identify that the upper levels are to be setback to precent overshadowing of the southern side of Mollison Street at the equinox.

The relevant changes are proposed to be expressed in the Incorporated Plan Overlay Schedule as follows:

An application to construct a building at 32-68 Mollison Street must include:

- *A design response to the satisfaction of the responsible authority having regard to the proximity of properties to the north in a different zone including the potential impacts from noise, light, odour and 24 hour traffic movements.*
- *Active ground floor frontages incorporated into the design for a portion of the site's Mollison Street frontage.*
- *Incorporation of a street wall that responds to the site's context and provide a pedestrian scaled design at street level.*
- *Separation of the built form or design treatments to ensure it does not appear as one building mass.*
- *Shadow diagrams, demonstrating that the footpath on the southern side of Mollison Street is not overshadowed by the proposed development at 22 September.*

These changes have been drafted as a minimum diversion from the form and structure of the current Incorporated Plan and Incorporated Plan Overlay Schedule.

7.2.2 Policy

At a superficial level, there is some tension in the policy framework between the need to consolidate established areas of metropolitan Melbourne, the desire to increase office and employment uses, and Council's urban design objective.

As previously identified, particularly at a State level, there is strong policy support for urban consolidation, particularly for maximising urban renewal opportunities in and around well connected activity centres.

As set out in Section 5.4.3 of this report, Council's urban design objective at Clause 21.05 is:

> *To retain Yarra's identity as a low-rise urban form with pockets of higher development.*

In support of this, Strategy 17.2 notes:

> *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*

Council has recently had to contemplate the interpretation and application of this policy in the context of the site in considering applications for adjoining properties, and has ultimately supported a higher built form. This is reviewed below.

7.2.3 Context

While the precinct in which the site is located is currently developed with a mix of one to three storey older industrial and warehouse style buildings, this is set to change.

In approving the eight storey developments for land to the west and the north of the site, Council is actively progressing the intensification of use in the area.

The proposed and approved heights of the adjoining developments are described as follows.

	Proposed height*	Approved height*
20-30 Mollison St	12 storeys 47.5m (roof slab level)	8 storeys 29.7m (roof slab level) / RL 45.7
12-20 Victoria Crs.	9 storeys (incl. mezzinine)	8 storeys**

	34.37m (roof slab level) / RL 50.36	30.37m (roof slab level) / RL 46.36

**To top of roof. Excludes lift overrun, balustrades and architectural features.*

*** Council officers supported the application at 9 storeys, however a level was removed through the IDAC process. This is the subject of a current review by VCAT.*

These compare to the approved development and proposed IPO for the site as follows.

	Approved maximum height*	Proposed maximum height*
32-68 Mollison St	5 storeys 23m RL 39.33	7 storeys 32m / RL 48.2

In addition to the maximum height, consideration of development on the site and adjoining properties has given consideration to the street wall height. The current IPO that applies to the site sets this height at the existing parapet.

The existing parapet height varies across the site's Mollison Street frontage, as depicted below (Figure 21), with the lower point at 27.5 metres RL, and the higher point at 28.6 metres RL (11.55 metres).



Figure 21: Existing Parapet – Mollison St frontage

Under the existing permit and previous approvals, it has been accepted that the existing building will be demolished (no permit required), and a new street wall of established with a setback of two metres from Level 3 (RL 30.35m) on Victoria

Crescent and majority of the Mollison Street frontages (Figure 22). This creates a street wall at 32.29 metres RL (15.35 metres).

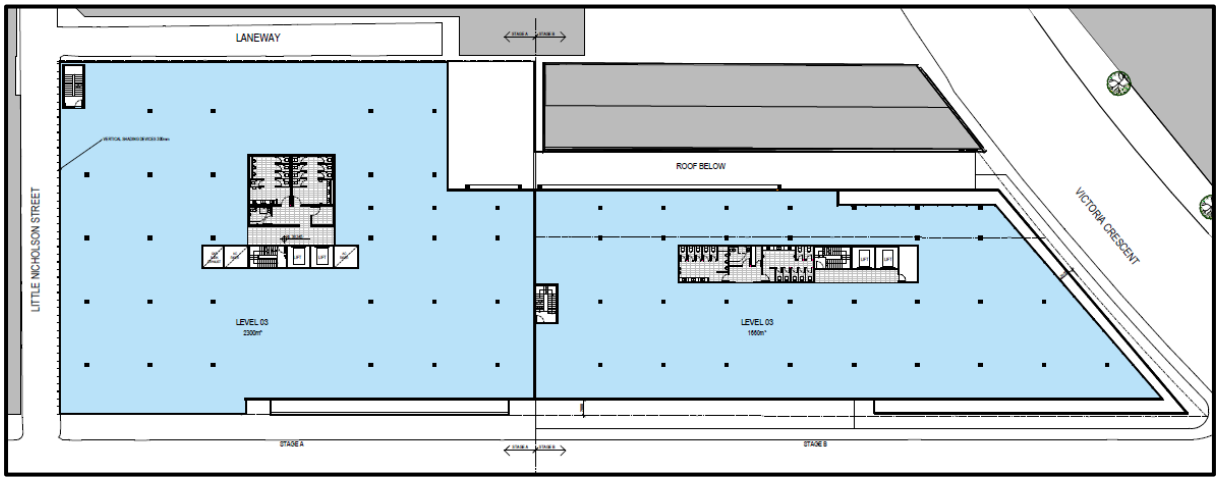


Figure 22: Level 3 Plan (Permit PLN17/0679)

A similar street wall was required for the approved development at 20-30 Mollison Street, with a setback of 2 metres from Level 3 at an RL 27.7m plus parapet. (Despite being at three storeys, the lower street wall has a lower height due to lower floor to ceiling heights). No additional setback has been required for the upper levels.

7.2.4 Assessment

In supporting the applications for higher built form around the site, Council has acknowledged the capacity of the precinct to accommodate increased density, given policy objectives for urban consolidation and the precinct's strategic location in proximity to the Victoria Street Major Activity Centre, Principal Public Transport Network (including fixed rail), and lack of sensitive interfaces.

In assessing the proposal for 12-20 Victoria Crescent and balancing it against the policy set out at 21.05 of the planning scheme, officers make the following observations.

197. *Although the site is not located directly within an activity centre, or on an identified strategic redevelopment site, it is within an area in which substantial redevelopment opportunities exist. The land is currently under-utilised, given its substantial size and central location. The proposal incorporates high quality restoration and adaptive re-use of a heritage building, substantial upper-level setbacks and meets Council's best practise ESD outcomes. Positive contributions to the public realm are proposed, and expanded upon by way of condition (discussed later in this report). It is also considered to display a high quality of architectural design, as will be discussed further.*

198. *The view that higher development can be considered outside activity centres or nominated strategic redevelopment site was articulated by the Tribunal in the 2009 decision,* Common Equity Housing Ltd v Yarra City Council & Ors [2009] VCAT 1722 (24 August 2009)*:*

> [56] We do not think the mapped and listed sites should be regarded as being exclusive. It will not always be possible to identify such sites into the future and opportunities that present themselves that fit into the locational criteria should be able to be considered for higher scale development. Any redevelopment will involve an assessment of the site's physical and planning contexts resulting in different responses in different settings.
>
> …
>
> 200. *Whilst the rear building is greater in height than surrounding buildings, it is considered that due to its setbacks from the street and its strategic context, Council planning officers support the overall height of Building 2.*

While Council officers supported the proposal at 9 storeys, a level was removed through the IDAC process; a matter which is currently the subject of a VCAT review.

It is not to say, however, that one height (of 8 storeys) is appropriate across the whole precinct. In assessing the original, 12 storey, proposal for 20-30 Mollison Street, Council officers refer to advice from an external urban designer.

The officer report and the advice suggest that 8 storeys would be an appropriate – noting that the height needs to be tempered to the residential and heritage context. It includes the following statements:

..there is not dispute that strategically, the subject site is appropriately located for a higher-density development, being located within proximity to a MAC, within an industrial use zone with excellent access to public transport, services and facilities and with limited direct sensitive, residential abuttals….<u>However, the subject site is located at an interface position where it is in between more robustly developed industrial/commercial land, and lower rise and finer grain residential, most of which is heritage fabric. These are important considerations which temper development expectations.</u> (p43)

(Emphasis added).

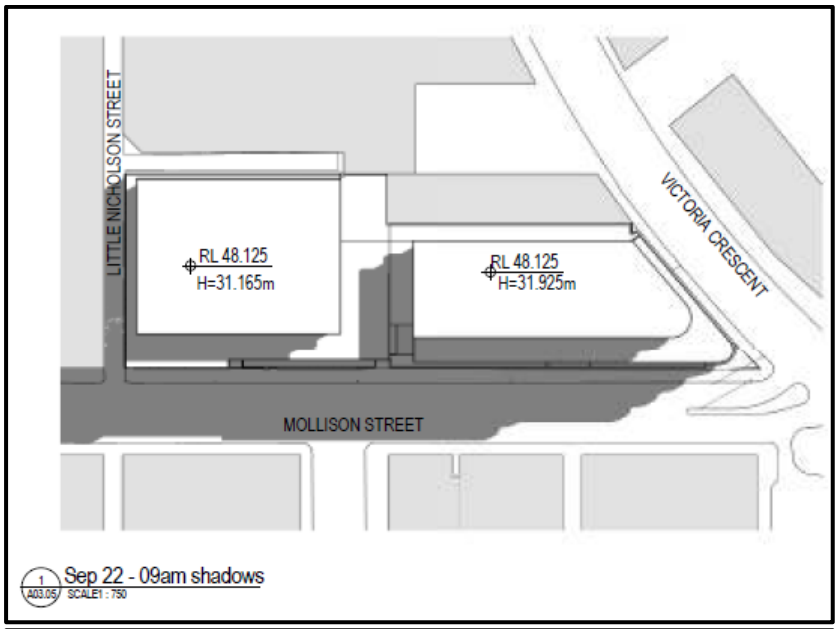
Having taken these things into account, the view shared by Council's external urban designer and officers is that an appropriate height for 20-30 Mollison Street is eight storeys, setback above a 4 storey street wall. This view is reflected in what has now been approved for the site, with a setback from level 3.

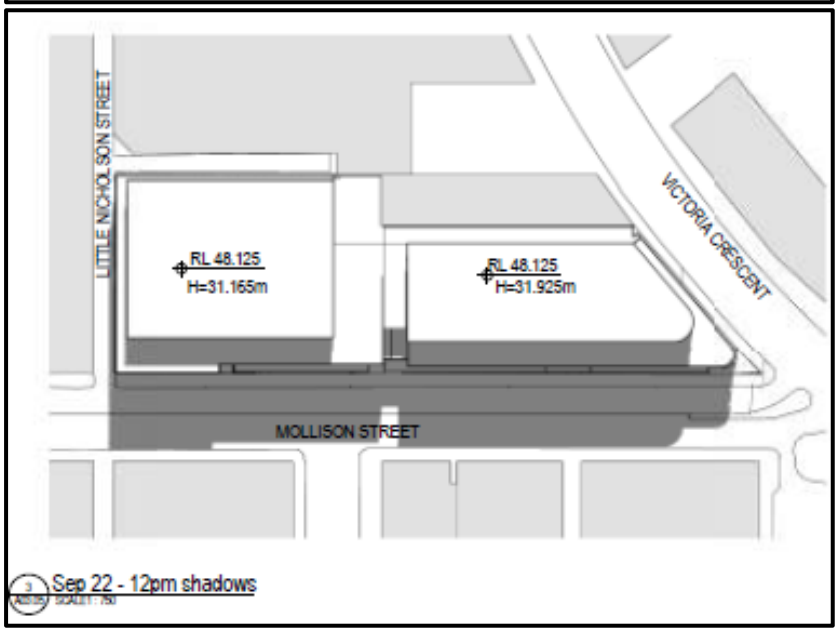
The site shares many of the characteristics of the strategic and physical context of its neighbours: it is proximate to Victoria Street Major Activity Centre, is proximate to train and tram services, it is a substantial size in a robust built environment and does not have sensitive interfaces. Unlike 20-30 Mollison Street, its development does not need to be tempered by virtue of being in a transitionary location. Unlike 12 -20 Victoria Crescent, it does not need to be tempered by its heritage buildings.

The site does, however, does have a long frontage and interface on the northern side of Mollison Street. Key considerations in determining an appropriate height for the site are therefore about other aspects of the public realm experience. In particular, managing the bulk and scale of the building so as to:

- Minimise overshadowing onto the footpath on the southern side of Mollison Street; and
- Creating a pedestrian scale built environment that does not present as a single mass.

The height proposed by the planning scheme amendment has been selected to ensure it contributes to these objective. In particular, combined with the proposed setbacks, a height of 32 metres can be constructed on the site without overshadowing the southern side of Mollison Street at the equinox.





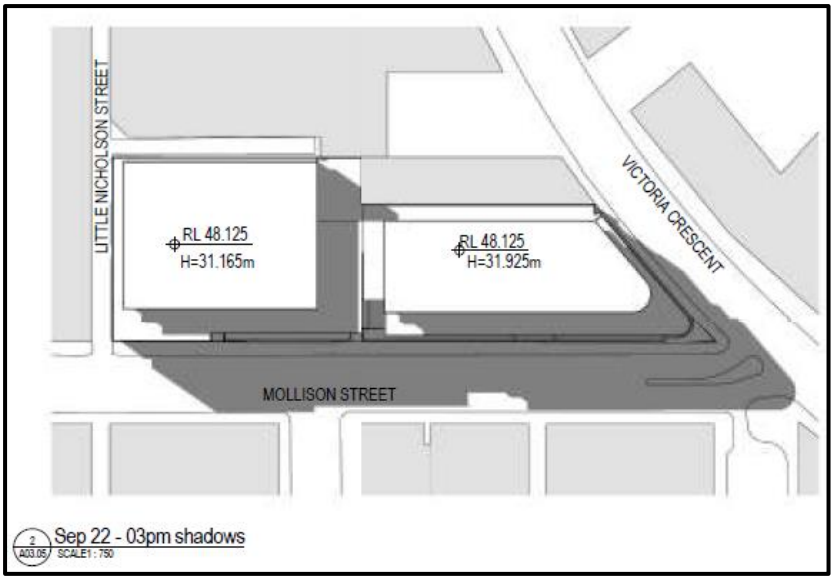


Figure 22: Building envelope shadow diagram

In terms of visual impact, the additional height will be provided in a manner that is secondary to the street wall and does not have a negative off-site amenity impact.

It will be recessed from the Mollison Street façade, beyond the existing 2 metre setback, such that it does not cast a shadow onto the south side of Mollison Street at the equinox.

Depending on Council's priorities and urban design advice, a case could also be made for locating greater height at the corner of Mollison Street and Victoria Crescent.

7.3 Façade Materials and Massing

The proposed planning scheme amendment includes changes to the Incorporated Plan Overlay that will provide for an improved built form outcome.

In assessing the application for the current planning permit, Council's urban designer noted a preference for:

- Retention of the splay at the corner of Mollison Street and Victoria; and
- Increased use of masonry to reflect the local character, rather than extensive glazing.

Given the existing suite of controls and existing approvals on the site, the changes sought by the urban design comments were not able to be fully implemented through the permit approval process.

While the applicant intends to develop Stage 1 generally as permitted, the planning scheme amendment creates the opportunity to change the incorporated plan to ensure the built form outcomes expressed above can be implemented through Stage 2. This can be achieved by:

- Adding the reference to use of masonry to the Incorporated Plan Overlay; and

- Requiring the setback in the Incorporated Plan.

An indication of the built form that can be achieved is provided in Attachment 4.

8 Traffic and Transport

8.1 Introduction

The transport network in and around the site for vehicles, pedestrians and cyclists has been extensively studied as part of the assessment the application for the development of the site and the adjoining sites, as well as Council's preparation of the Abbotsford LAPM.

Through the assessment of proposals on properties surrounding the site, Council has consistently sought to provide for the widening on Little Nicholson Street, and a reduction in car parking below the statutory rate.

8.2 Car Parking

8.2.1 Proposal

The current Incorporated Plan identifies the western portion of the site, where the at-grade car park is currently located, as a 'Car park building'.

It is proposed to remove this identification as, consistent with the current approval, it is intended that car parking be provided across two levels of basement. While this outcome should not be mandated, it does provids for a more efficient use of the site. It is also intended that car parking be provided below the statutory parking rate.

The current approval provides for 338 car parking spaces to service a net leasable area of 18,482 square metres. This equates to a parking ratio of 1.8 spaces per 100 square metres.

As part of a planning permit application that could be considered under the proposed planning scheme amendment, it is not intended to increase the number of car parks, although the net leasable area would increase.

Indicative development plans, included as Attachment 3, provide for 333 car parking spaces and a net leasable area of 21,590 square metres. (The total number of car parks is slightly reduced to account for the setback of the basement from Little Nicholson Street). This equates to a car parking ratio of 1.5 spaces per 100 square metres.

8.2.2 Policy

Council's transport vision includes the following:

- *Local streets will be dominated by walkers and cyclists.*
- *Most peoples will walk, cycle and use public transport for the journeys to work.*

(Clause 21.03)

Clause 52.06 sets out the statutory car parking rate that will be applied at planning permit application stage. As the site is within the Principal Public Transport Network

Area, a rate of 3 spaces per 100 square metres should be provided. A reduction in the statutory car parking rate will require a planning permit.

8.2.3 Context

Council actively seeks to reduce car parking ratios below those required by Clause 52.06 in order to achieve its vision. In addition to encouraging use of alternate forms of transport, lower car park rates have a positive correlation with reducing congestion and traffic impacts of development.

As well as supporting the reduced rates sought for the subject site as part of the current permit, Council applied a condition to the permit for the development of 12 – 20 Victoria Crescent to reduce the car parking ration to 1 per 100 square metres. That Condition is subject to appeal by the applicant, which is seeking to be able to provide car parking at a ratio of 1.65 per 100 square metres.

8.2.4 Assessment

Identification of the 'car parking building' on the Incorporated Plan is an unnecessary constraint on the development of the site, and inconsistent with the current planning permit.

It is anticipated that the reduction in the statutory car parking rate can be addressed as part of the planning permit application process, should the amendment proceed. However, the proponent is open to exploring introducing a requirement to reduce the car parking ratio below the statutory rate through the planning scheme amendment process if it is considered beneficial by Council.

8.3 Access and Little Nicholson Street

8.3.1 Proposal

Currently, the incorporated plan shows the preferred vehicle entry and exit points for the site to be on Mollison Street and Victoria Crescent.

It is proposed to redistribute these as follow:

- Preferred access point added to Little Nicholson Street;
- Preferred access points on Mollison Street reduced from three to one; and
- Preferred access point on Victoria Crescent moved north, further from the intersection with Mollison Street.

In addition, the Incorporated Plan will require a widening of Little Nicholson Street to 2.4 metres, with a height clearance of 4.6 metres and no basement below.

8.3.2 Policy

Clause 22.07 *Development Abutting Laneways* sets out the policy that laneways be used in preference to street access for vehicles, while pedestrian access is provided for on the street frontage.

It is also an objective of the policy to *"provide an environment which has a feeling of safety for laneway users"*.

8.3.3 Context

In its assessment of surrounding applications, Council has considered both Little Nicholson Street and the unnamed laneway to the north of the site as laneways.

The portion of Little Nicholson Street which the site adjoins extends from Mollison Street in the south to Gipps Street in the north; a length of approximately 180 metres, adjoined by approximately 18 separate properties (Figure 23).

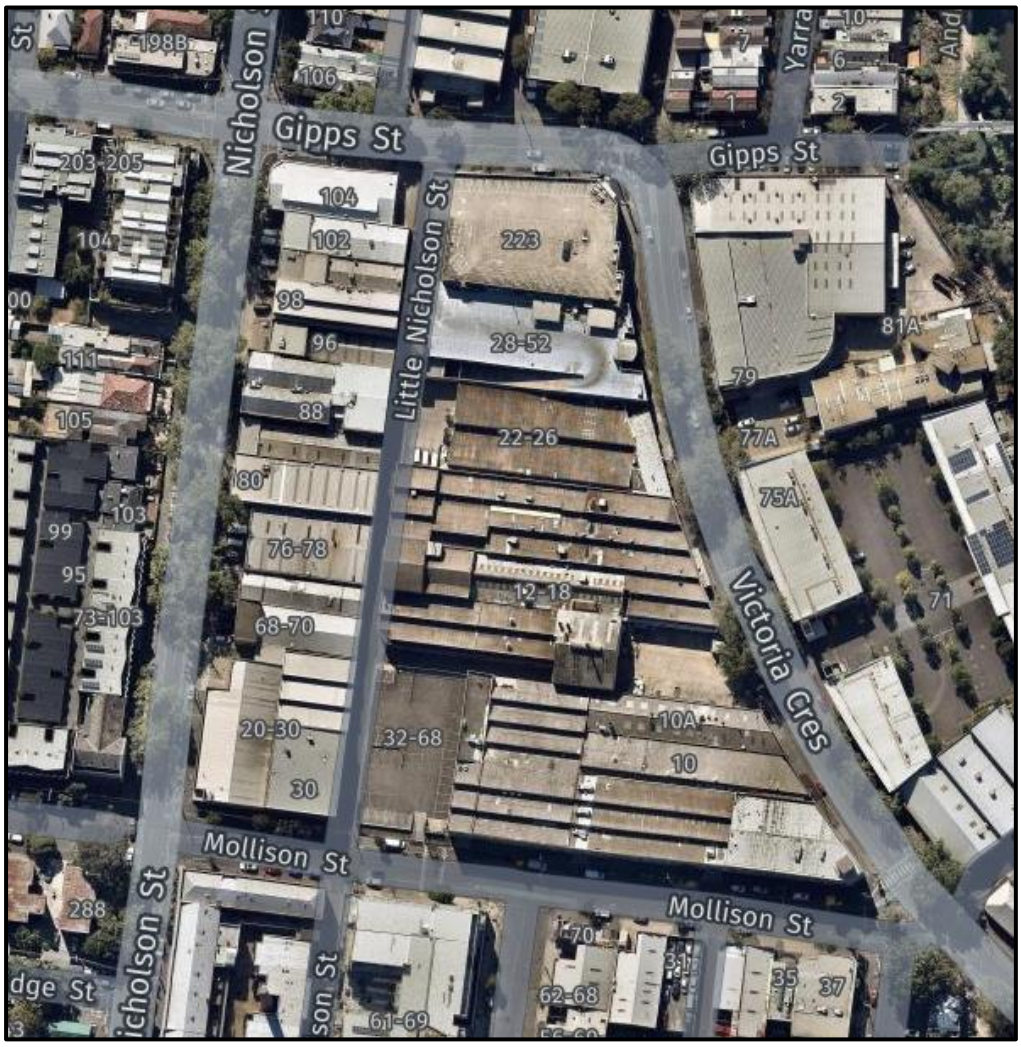


Figure 23: Built Form Interfacing with Little Nicholson Street

While these properties are still developed primarily with warehouses, they are approaching a point in their lifecycle where they are likely to be redeveloped for more intensive employment uses. This is evident from planning permit applications that have recently been considered for the area, and entirely consistent with strategic planning for the area.

In the vicinity of the site, Little Nicholson Street has a pavement width of 4.5 metres and allows for two way traffic. It provides rear access to lots fronting Nicholson Street and Victoria Crescent.

The current planning permit for the subject site provides for vehicle access from Little Nicholson Street. Stage 1 would provide car parking for 200 vehicles accessed exclusively from Little Nicholson Street. Stage 2 would increase the number of vehicles to a total of 338, with access from both Little Nicholson Street and Victoria Crescent. As evidenced by approval of the existing permit and acceptance of the associated Transport Impact Assessment, the laneway is adequate in its current configuration to accommodate traffic demand from the site.

In considering applications for the development of 20-30 Mollison Street and 12-20 Victoria Street, Council has sought both to have vehicle access from Little Nicholson Street, and to have it widened to increase its capacity.

For 20-30 Mollison Street, opposite the site, this has resulted in a planning permit being issued for a development proposal that widens the vehicle carriageway of Little Nicholson Street to 5.5 metres, and adds a pedestrian path of 1.2 metres (VCAT Reference P1507/2018; Permit No. PLN170535).

For 12-20 Victoria Crescent, to the north of the site, this has resulted in a planning permit being issued which requires Little Nicholson to be widened to 6.5 metres. While a number of Conditions of the permit are being reviewed by the Tribunal, with a hearing taking place at the end of July 2019, the widening of Little Nicholson Street was not ultimately contested.

The development of 12-20 Victoria Crescent also has an interface with the unnamed laneway to the north of the site. The plans submitted to Council for endorsement as part of PLN18/0239 provide for the laneway to be widened and used for vehicular and service access. Otherwise, the character remains essentially as it is.

In plans referred to by the applicant's experts during the VCAT hearing, an alternate concept was provided for the laneway. It provided for a shared east-west pedestrian and vehicular link that extended from Victoria Crescent to Little Nicholson Street.

While the 'VCAT version' will provide for more activation of the laneway than the 'Endorsement version', in either scenario there are opportunities for the development of the subject site to contribute to the sense of safety and activation of the laneway as its character evolves.

8.3.4 Assessment

The opportunity to require the widening of Little Nicholson Street represents a public benefit that has been identified by Council officers as an important contribution to the evolution of the area.

The desire of the proponent to increase the height permitted by the IPO represents a unique opportunity to achieve this outcome.

The indicative development (Attachment 4) removes the vehicle access from Victoria Crescent and relies instead on Mollison Street, which is an outcome it is understood will be preferred by Council's traffic engineers, given the position that was taken at VCAT in regard to 12 – 20 Victoria Crescent.

9 Development Contributions

Acknowledging its role in intensifying the use and development of the area, the Meydan Group is willing to pay for the construction of the pedestrian cross walk on Mollison Street, identified by the LAPM, upon gazettal of the amendment generally as proposed.

It is understood that Council is seeking funding for the crosswalk within the next financial year. Its estimated cost is $90,000. Accordingly, we offer to make the contribution within the quarter following gazettal of the amendment, rather than tying it to a stage in the development.

To provide Council with greater certainty, however, the requirement for a Section 173 agreement to secure the contribution is also proposed to form part of the amended Incorporated Plan overlay.

Development of the site may also be subject to development contributions under the proposed Development Contributions Plan Overlay should Amendment C238 be gazetted prior to the issue of a permit for the proposed seven storey development.

In recognition of the existing approval and a timely contribution to the pedestrian crosswalk, we request the development contributions only be applicable to the additional gross floor area that is achieved as a result of the planning scheme amendment, above that already permitted.

For example, current planning permit PLN 17/0679 provides for the development of the site for a gross floor area of 32,059 square metres. Any development contributions payable under the DCPO should only apply to additional floor area above this.

10 Timing and Delivery

The Meydan Group has currently scheduled the redevelopment of the site to commence mid-2020. We realise that there is no guarantee that the planning scheme amendment will be gazetted, or that Council's position will be finalised in this timeframe.

Bearing this in mind, and to enable the office space we require to be constructed in a timely manner, we are hopeful of achieving the following sequence and timing of events:

October 2019

1. Preliminary Support
    - Council considers planning scheme amendment request and resolves to exhibit.
2. Amendment to Endorsed Plans
    - Assuming exhibition is generally as proposed, Meydan Group will make an application to amend the existing endorsed plans to provide for the setback from Little Nicholson Street (including at basement), with a minimum clearance of 4.6 metres.
    - While the approved development will still be at five storeys, Council's preliminary support and re-endorsement of the plans will give us the confidence required to start detailed design with the setback and flexibility to extend the building to seven storeys.
    - In terms of the design detail, this means that Stage 1 will be generally as per the existing approval (with the addition of the setback).
    - At this stage, we would be prepared to enter into a Section 173 agreement with Council that commits us to paying for the construction of the raised pedestrian crosswalk upon gazettal of the amendment generally as proposed.

November/December 2019

3. Exhibition
    - It is important for the amendment to be exhibited in 2019 in order for the Meydan Group to be able to commence construction with a level of confidence in 2020.
4. Endorsement of Plans
    - We would be seeking re-endorsement of the plans providing for the setback before the end of the year.

January – March 2020

5. Detailed Design
    - During this time, our design team would be undertaking detailed design of the first stage of the development.

April - June 2020

6. Panel Hearing

- If a panel hearing is necessary, it would ideally occur within this timeframe.
- A panel hearing in April would result in a report to Council in May 2020.

July – August

7. Council Adoption of Amendment
    - If a Panel has been requested, Council would ideally adopt the amendment within this timeframe. This may occur earlier if a Panel is not required.

September – November

8. Gazettal of Amendment
    - We realise gazettal timeframes are highly variable, however, are hopeful of being able to achieve gazettal by the end of 2020.

October – December

9. Development Contribution
    - Following gazettal of the Amendment, the Meydan Group will make the contribution to enable the construction of the raised pedestrian crosswalk on Mollison Street, as identified by the LAPM, within a timely manner.

Timing To Be Discussed

10. Amendment of Planning Permit
    - A critical step in the process is to amend the planning permit to provide for the seven storey development of the site. Until the planning scheme is amended, this is a prohibited development. As the amendment proceeds, we will discuss with Council officers the appropriate timing for making the application.

11 Indicative Development

Plans have been prepared which demonstrate the form of development that could occur on the site should the amendment progress. We are cautious about over emphasising these plans, as they are not before Council for assessment at this stage. However it is considered useful to provide them as an illustration of what may be achieved on the site under the revised controls.

These plans respond to the requirements of the proposed Incorporated Plan Overlay as follows:

- Seven storey built form, with limited visibility from adjoining pedestrian environment.
- Maximum height of 32 metres (RL 48.2 metres).
- Upper levels setback to ensure no overshadowing of the southern side of Mollison Street at the equinox.
- Opportunity for terraces and gardens to be created on the roof top and within the setbacks.
- Separation of built form between stages 1 and 2.
- Varied street walls to assist in breakdown of building mass.
- Increased use of masonry within lower levels to reflect neighbourhood character.
- Retention of two levels of basement car parking.
- Retention of ground floor activation at the eastern and western ends of the site through retail or café uses.

The indicative development demonstrates that the additional height can be achieved without adverse off-site amenity impacts, such as overshadowing or excessive building mass. Rather, the proposal creates the opportunity to re-envision the development of the site to provide a built form that makes a greater contribution to the area through the revised architectural treatment, setback from Little Nicholson Street, and separation of the building mass.

12 Conclusion

When the site was rezoned through Amendment C170, Council recognised it as an appropriate location for an office use, and the capacity of the site to accommodate a more intensive built form.

Since 2013, this position has been reinforced by State government changes to the Industrial zones, which provide for office use throughout the precinct in which the site is located, and Council decisions about appropriate height on adjoining properties.

The Incorporated Plan Overlay (IPO) that was put in place as part of Amendment C170, however, prevents the site from being able to fulfil its potential in the current policy and physical context.

The proposed planning scheme amendment will go some way to rectifying this, by amending the IPO to increase the height that may be permitted on the site from 5 storeys (23 metres / RL 39.33) to 7 storeys (32 metres / RL 48.2 metres). While this is not equivalent to adjoining properties, which are not subject to a height control, it provides some certainty about an appropriate built form outcome.

It is also proposed that the opportunity be taken to increase the public benefit that will be provided by the development of the site by using the Incorporated Plan Overlay to secure:

- A setback from Little Nicholson Street, which will increase its capacity to accommodate the redevelopment of site's further north;
- Funding in the order of $90,000 for the construction of a raised pedestrian crosswalk on Mollison Street, as identified by the Abbottsford Local Area Place Making Plan; and
- An improved built form outcome through requirements to separate building mass and increase the use of masonry in the street wall, and the opportunity to include landscaping within the street wall setback and on a rooftop terrace.

The Meydan Group recognises and appreciates the time and resources required by Council to revisit the controls that apply to the site. We look forward to working together to create an improved outcome for all parties.

Attachment 1 Current Planning Controls (IPO)

43.03 INCORPORATED PLAN OVERLAY

01/07/2014
VC116

Shown on the planning scheme map as **IPO** with a number.

Purpose

To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.

To identify areas which require:

- The form and conditions of future use and development to be shown on an incorporated plan before a permit can be granted to use or develop the land.
- A planning scheme amendment before the incorporated plan can be changed.

To exempt an application from notice and review if it is generally in accordance with an incorporated plan.

43.03-1 Requirement before a permit is granted

19/01/2006
VC37

A permit must not be granted to use or subdivide land, construct a building or construct or carry out works until an incorporated plan has been incorporated into this scheme.

This does not apply if a schedule to this overlay specifically states that a permit may be granted before an incorporated plan has been incorporated into this scheme.

A permit granted must:

- Be generally in accordance with the incorporated plan, unless a schedule to this overlay specifies otherwise.
- Include any conditions or requirements specified in a schedule to this overlay.

43.03-2 Exemption from notice and review

19/01/2006
VC37

An application under any provision of this scheme which is generally in accordance with the incorporated plan is exempt from the notice requirements of Section 52(1)(a), (b) and (d), the decision requirements of Section 64(1), (2) and (3) and the review rights of Section 82(1) of the Act.

43.03-3 Decision guidelines

19/01/2006
VC37

Before deciding on an application under any provision of this scheme which is not generally in accordance with the incorporated plan, in addition to the decision guidelines in Clause 65, the responsible authority must consider:

- The State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.
- The incorporated plan.
- Any other matters specified in a schedule to this overlay.

43.03-4 Preparation of the incorporated plan

01/07/2014
VC116

The incorporated plan may consist of plans or other documents and may, with the agreement of the planning authority, be prepared and implemented in stages.

An incorporated plan that provides for residential subdivision in the Neighbourhood Residential Zone, General Residential Zone, Residential Growth Zone, Mixed Use Zone, Township Zone, Comprehensive Development Zone and Priority Development Zone must meet the requirements of Clause 56 as specified in the zone.

The incorporated plan must describe:

- The land to which the plan applies.
- The proposed use and development of each part of the land.
- Any other requirements specified for the plan in a schedule to this overlay.

Notes: *Refer to the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement, for strategies and policies which may affect the use and development of land.*

Check the requirements of the zone which applies to the land.

Other requirements may also apply. These can be found at Particular Provisions.

17/10/2013 C170

SCHEDULE 1 TO THE INCORPORATED PLAN OVERLAY

Shown on the planning scheme map as **IPO1.**

32-68 Mollison Street and 61-69 William Street, Abbotsford July 2013

1.0 Purpose

17/10/2013 C170

To facilitate the use and development of the land at 32-68 Mollison Street for office, commercial and compatible uses that will provide jobs and business activity for the local area.

To encourage the use and development of land at 61-69 William Street, Abbotsford for predominantly residential purposes.

2.0 Conditions and requirements for permits

17/10/2013 C170

An application to construct a building at 61-69 William Street must include a design response to the satisfaction of the responsible authority. The design response is to contain information on the following:

- How the building respects the interface with the Denton Hat Mills building (56 Nicholson Street, Abbotsford) and the residential interface to the south.
- How upper levels (above 5 metres) are setback from Little Nicholson Street to reduce the impact of new built form on existing residential apartments and to ensure access to sunlight.
- The provision of safe and efficient pedestrian and vehicle access to the building.
- A traffic report that demonstrates the safe entry and exit of vehicles from the property to William Street only.

An application to construct residential dwellings at 61-69 William Street must include a noise assessment and design response to the satisfaction of the responsible authority to ensure industrial properties north of Mollison Street are not adversely affected by reverse amenity impacts.

An application to construct a building at 32-68 Mollison Street must include:

- A design response to the satisfaction of the responsible authority having regard to the proximity of properties to the north in a different zone including the potential impacts from noise, light, odour and 24 hour traffic movements.
- An active ground floor frontage incorporated into the design of the car park building at 32 Mollison Street.

An application that includes residential or other sensitive uses should:

- Minimise the potential impacts of local business (including noise, light, odour and 24 hour traffic movements), in the design and construction of buildings.
- Include design and noise attenuation measures that achieve the noise levels (within any noise sensitive areas) that are calculated by applying the method in Schedule B of State Environment Protection Policy No N-1 'Control of Noise from Commerce, Industry and Trade' (SEPP N-1) for calculation of noise limits.
- Locate, and if necessary screen, private open spaces, including balconies, to attenuate industrial noise to meet the requirements of SEPP N-1.
- Incorporate design measures that minimise the potential impact of non-routine odour emission.

3.0 Decision guidelines

17/10/2013
C170

Before deciding on an application the responsible authority must consider, as appropriate:

- The impact of the height, bulk, design and appearance of the building or works on the character and amenity of the surrounding area.
- The extent to which environmentally sustainable design features and practices are adopted.
- The relationship of any new buildings to the street including entrances that provide opportunities for active or visual engagement.
- The design of the car park building including how it relates visually to the street environment and the extent of activation of the frontage at street level.
- Whether new buildings provide an attractive and engaging edge to the street environment through landscaping and/or architectural design features.
- The visibility and layout of the development, and the extent to which screening of mechanical plant equipment is required.
- Any reverse amenity impacts of the proposal on existing and on-going operations of existing commercial and industrial activity in the adjoining and surrounding area.
- The effectiveness of new residential development and other noise sensitive uses in protecting their own amenity where potentially affected by existing commercial and industrial activity.
- Whether the proposed development has regard to the heritage values of the site as applicable.

4.0 Requirements for incorporated plan

17/10/2013
C170

The incorporated plan must show:

- Building heights for each area in storeys, and metres or RLs.
- Building features to be retained.
- Vehicle entry and exit points for the site.
- Proposed land uses for the subject sites.
- Land use interface management.

Incorporated Document:
32-68 Mollison Street and
61-69 William Street, Abbotsford
July 2013



N.T.S.

N

Boundary of IPO

Manage edge to provide for continued industrial purposes

Manage edge to existing residential development

Existing Wall to be retained, new building to be separated vertically from existing wall

Preferred Vehicle Entry/Exit (no vehicle access off Little Nicholson Street south of Mollison Street)

Building levels above existing parapets to be setback 2 metres

5.0 metres (1 storey) building height

Maximum Building Height shown in metres and storeys

Note:
Building Heights do not include architectural features, building services, electronic media, antennas, lighting poles

Attachment 2 Proposed Planning Controls (IPO)

17/10/2013 C170

SCHEDULE 1 TO THE INCORPORATED PLAN OVERLAY

Shown on the planning scheme map as **IPO1.**

32-68 Mollison Street and 61-69 William Street, Abbotsford July 2013

1.0 Purpose

17/10/2013 C170

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To encourage the use and development of land at 61-69 William Street, Abbotsford for predominantly residential purpose

2.0 Conditions and requirements for permits

17/10/2013 C170

2.1 Built Form

An application to construct a building at 61-69 William Street must include a design response to the satisfaction of the responsible authority. The design response is to contain information on the following:

How the building respects the interface with the Denton Hat Mills building (56 Nicholson Street, Abbotsford) and the residential interface to the south.

How upper levels (above 5 metres) are setback from Little Nicholson Street to reduce the impact of new built form on existing residential apartments and to ensure access to sunlight.

The provision of safe and efficient pedestrian and vehicle access to the building.

A traffic report that demonstrates the safe entry and exit of vehicles from the property to William Street only.

An application to construct residential dwellings at 61-69 William Street must include a noise assessment and design response to the satisfaction of the responsible authority to ensure industrial properties north of Mollison Street are not adversely affected by reverse amenity impacts.

An application to construct a building at 32-68 Mollison Street must include:

- ~~—~~A design response to the satisfaction of the responsible authority having regard to the proximity of properties to the north in a different zone including the potential impacts from noise, light, odour and 24 hour traffic movements.

~~—~~A~~n a~~ctive ground floor frontage~~s~~ incorporated into the design ~~of the car park building at 32 Mollison Street.~~for a portion of the site's Mollison Street frontage.

- Incorporation of a street wall that responds to the site's context in terms of height and material, and provide a pedestrian scaled design at street level.
- Separation of the built form or design treatments to ensure it does not appear as one building mass.
- Shadow diagrams, demonstrating that the footpath on the southern side of Mollison Street is not overshadowed by the proposed development at 22 September.

An application that includes residential or other sensitive uses should:

Minimise the potential impacts of local business (including noise, light, odour and 24 hour traffic movements), in the design and construction of buildings.

Include design and noise attenuation measures that achieve the noise levels (within any noise sensitive areas) that are calculated by applying the method in Schedule B of State Environment Protection Policy No N-1 'Control of Noise from Commerce, Industry and Trade' (SEPP N-1) for calculation of noise limits of SEPP N-1..

- Incorporate design measures that minimise the potential impact of non-routine odour emission Locate, and if necessary screen, private open spaces, including balconies, to attenuate industrial noise to meet the requirements

2.2 Section 173 Agreement for Development Contributions

The owner must enter into an agreement with the Responsible Authority under section 173 of the Planning and Environment Act 1987 to make development contributions to a raised pedestrian crosswalk at the eastern end of Mollison Street.

The Section 173 agreement will exclude the site from payment of development contributions for the extent of development permitted prior to the Amendment under any other provision of this scheme.

3.0 Decision guidelines

17/10/2013
C170

Before deciding on an application the responsible authority must consider, as appropriate:

The impact of the height, bulk, design and appearance of the building or works on the character and amenity of the surrounding area.

The extent to which environmentally sustainable design features and practices are adopted.

The relationship of any new buildings to the street including entrances that provide opportunities for active or visual engagement.

The design of the car park building including how it relates visually to the street environment and the extent of activation of the frontage at street level.

Whether new buildings provide an attractive and engaging edge to the street environment through landscaping and/or architectural design features.

The visibility and layout of the development, and the extent to which screening of mechanical plant equipment is required.

Any reverse amenity impacts of the proposal on existing and on-going operations of existing commercial and industrial activity in the adjoining and surrounding area.

The effectiveness of new residential development and other noise sensitive uses in protecting their own amenity where potentially affected by existing commercial and industrial activity.

Whether the proposed development has regard to the heritage values of the site as applicable.

4.0 Requirements for incorporated plan

17/10/2013
C170

The incorporated plan must show:

Building heights for each area in ~~storeys, and~~ metres or RLs.

Setback from Little Nicholson Street

Retention of corner splay at Mollison Street and Victoria Crescent

Building features to be retained.

Vehicle entry and exit points for the site.

Proposed land uses for the subject sites.

Land use interface management.

17/10/2013
C170

SCHEDULE 1 TO THE INCORPORATED PLAN OVERLAY

Shown on the planning scheme map as **IPO1.**

32-68 Mollison Street and 61-69 William Street, Abbotsford July 2013

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C170

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The provision of safe and efficient pedestrian and vehicle access to the building.

A traffic report that demonstrates the safe entry and exit of vehicles from the property to William Street only.

An application to construct residential dwellings at 61-69 William Street must include a noise assessment and design response to the satisfaction of the responsible authority to ensure industrial properties north of Mollison Street are not adversely affected by reverse amenity impacts.

An application to construct a building at 32-68 Mollison Street must include:

- A design response to the satisfaction of the responsible authority having regard to the proximity of properties to the north in a different zone including the potential impacts from noise, light, odour and 24 hour traffic movements.

Active ground floor frontages incorporated into the design for a portion of the site's Mollison Street frontage.

- Incorporation of a street wall that responds to the site's context in terms of height and material, and provide a pedestrian scaled design at street level.
- Separation of the built form or design treatments to ensure it does not appear as one building mass.
- Shadow diagrams, demonstrating that the footpath on the southern side of Mollison Street is not overshadowed by the proposed development at 22 September.

An application that includes residential or other sensitive uses should:

Minimise the potential impacts of local business (including noise, light, odour and 24 hour traffic movements), in the design and construction of buildings.

Include design and noise attenuation measures that achieve the noise levels (within any noise sensitive areas) that are calculated by applying the method in Schedule B of State Environment Protection Policy No N-1 'Control of Noise from Commerce, Industry and Trade' (SEPP N-1) for calculation of noise limits of SEPP N-1..

- Incorporate design measures that minimise the potential impact of non-routine odour emission Locate, and if necessary screen, private open spaces, including balconies, to attenuate industrial noise to meet the requirements

2.2 Section 173 Agreement for Development Contributions

The owner must enter into an agreement with the Responsible Authority under section 173 of the Planning and Environment Act 1987 to make development contributions to a raised pedestrian crosswalk at the eastern end of Mollison Street.

The Section 173 agreement will exclude the site from payment of development contributions for the extent of development permitted prior to the Amendment under any other provision of this scheme.

3.0 Decision guidelines

17/10/2013 C170

Before deciding on an application the responsible authority must consider, as appropriate:

The impact of the height, bulk, design and appearance of the building or works on the character and amenity of the surrounding area.

The extent to which environmentally sustainable design features and practices are adopted.

The relationship of any new buildings to the street including entrances that provide opportunities for active or visual engagement.

The design of the car park building including how it relates visually to the street environment and the extent of activation of the frontage at street level.

Whether new buildings provide an attractive and engaging edge to the street environment through landscaping and/or architectural design features.

The visibility and layout of the development, and the extent to which screening of mechanical plant equipment is required.

Any reverse amenity impacts of the proposal on existing and on-going operations of existing commercial and industrial activity in the adjoining and surrounding area.

The effectiveness of new residential development and other noise sensitive uses in protecting their own amenity where potentially affected by existing commercial and industrial activity.

Whether the proposed development has regard to the heritage values of the site as applicable.

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17/10/2013 C170

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Building heights for each area in metres or RLs.

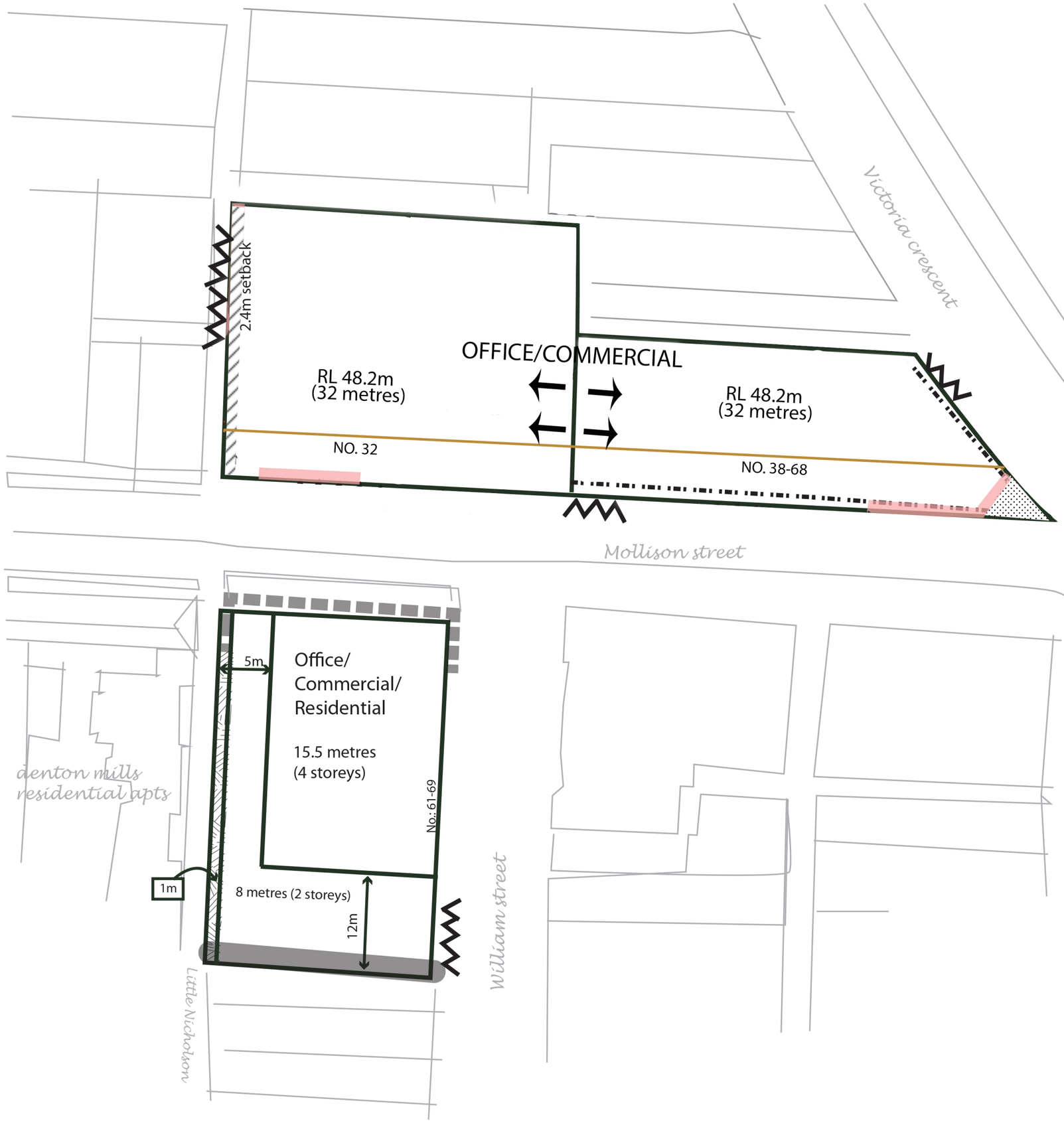
Setback from Little Nicholson Street
Retention of corner splay at Mollison Street and Victoria Crescent
Building features to be retained.

Vehicle entry and exit points for the site.

Proposed land uses for the subject sites.

Land use interface management.

Incorporated Document:
32-68 Mollison Street and
61-69 William Street, Abbotsford
August 2019 - Preliminary



N.T.S.

- Boundary of IPO
- Manage edge to existing residential development
- Existing Wall to be retained, new building to be separated vertically from existing wall
- Preferred Vehicle Entry/Exit (no vehicle access off Little Nicholson Street south of Mollison Street)
- 5.0 metres (1 storey) building height
- Building levels above street wall to be set back 2 metres
- Active street frontage
- Ground level setback
- Setback from boundary to 4.6 Metres
- Building seperation at upper levels
- Upper levels setback to prevent overshadowing of footpath on southern side of Mollison street at equinox

Note:

Building height is to the top of the roof slab.
(It does not include architectural features, building services, electronic media, antennas, lighting poles, terraces, landscaped areas, lift overruns, or other equipment and facilities associated with communal outdoor areas.)

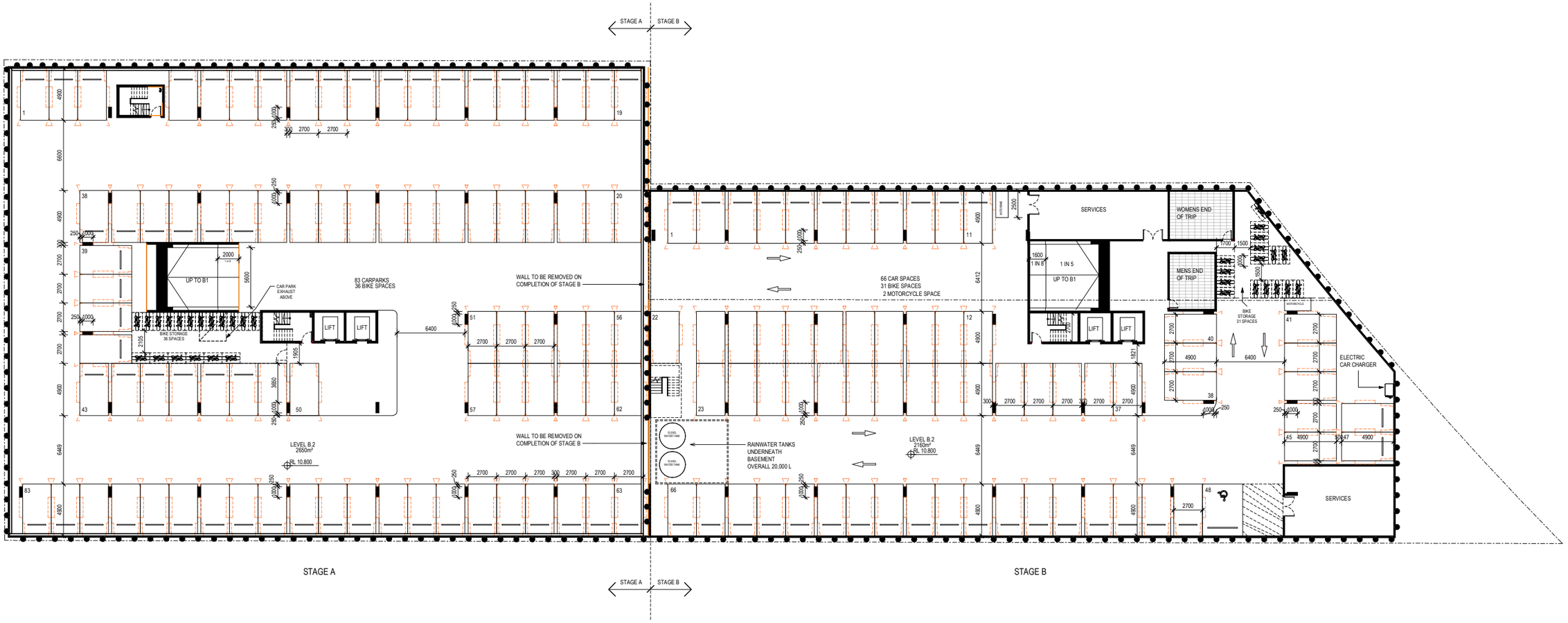
Attachment 3 Indicative Development

15-Aug-19 10:47:33 AM

TP APPLICATION

REVISIONS

No	Date	Description	By
A	AUG-19	PSA REQUEST	HG



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Level 14/ 501 Swanston Street, Melbourne, Victoria 3000
ARBV No: 51586
ACN 600 029 548

PROJECT TITLE
MOLLISON ST OFFICE
INDICATIVE DEVELOPMENT PROPOSAL
INDICATIVE DEVELOPMENT PROPOSAL

DRAWING TITLE
BASEMENT 2
CLIENT
AH MEYDAN PTY LTD.

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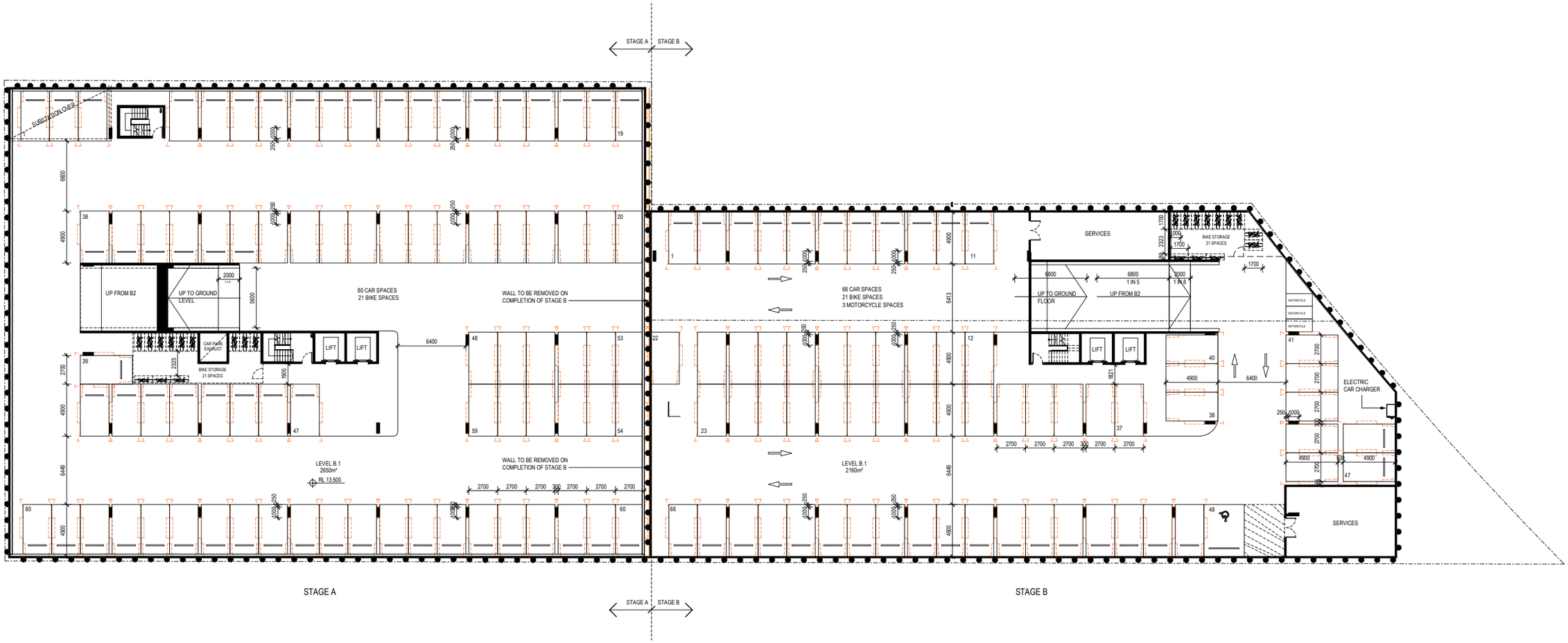
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SCALE: @ A1 1 : 200
DATE: AUGUST 2019
DRAWN BY: H.G.
PROJECT No: 1409
DWG No: TP1.00
REV A

15-Aug-19 10:47:34 AM

TP APPLICATION

REVISIONS

No	Date	Description	By
A	AUG-19	PSA REQUEST	HG



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PROJECT TITLE
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INDICATIVE DEVELOPMENT PROPOSAL
INDICATIVE DEVELOPMENT PROPOSAL

DRAWING TITLE
BASEMENT 1
CLIENT
AH MEYDAN PTY LTD.

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15-Aug-19 10:47:38 AM

TP APPLICATION

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LANEWAY

STAGE A | STAGE B

RL 16.510 | RL 16.560 | RL 17.010

RL 16.280

SUBSTATION

GROUND LEVEL
CARPARK ST.A
32 CAR SPACES

CONVEX MIRRORS

RL 16.200

RL 16.250

WALL TO BE REMOVED ON COMPLETION OF STAGE B

LITTLE NICHOLSON STREET

CONVEX MIRRORS | FLAT | UP FROM B1 | 11000

10 LOCKERS | 10 LOCKERS

BIN STORE

SERVICES | SERVICES | SERVICES

CAR PARK EXHAUST

AC RISER ABOVE

AC RISER ABOVE

SHOP GROUND
308m²
RL 16.200

OFFICE
462m²
RL 16.200

6 CAR SPACES

LOADING BAY

RL 16.960

BIKE STORAGE

OFFICE
574m²
RL 16.960

STAIRS | LIFT | LIFT

RL 16.980

LOBBY

SHOP
667 m²
RL 16.960

RL 16.990

VICTORIA CRESCENT

13.5 m

2.5 m

RL 17.010

P.P

RL 15.950

1500

RL 16.180 | RL 16.200 | RL 16.230 | RL 16.400 | RL 16.200 | RL 16.200 | RL 16.200 | RL 16.770

1:14 RAMP | 1:14 RAMP | 1:14 RAMP

CANOPY ABOVE

REMOVED CROSS OVERS SHOWN GREY (ON COMPLETION OF ALL STAGES)

REMOVED CROSS OVERS SHOWN GREY (ON COMPLETION OF ALL STAGES)

CANOPY ABOVE

REMOVED CROSS OVERS SHOWN GREY (ON COMPLETION OF ALL STAGES)

REMOVED CROSS OVERS SHOWN GREY (ON COMPLETION OF ALL STAGES)

CANOPY ABOVE

STAGE A

STAGE A | STAGE B

STAGE B

17.0 m

85.9 m

6.0 m

1.1 m

10.1 m

MOLLISON STREET

WILLIAM STREET

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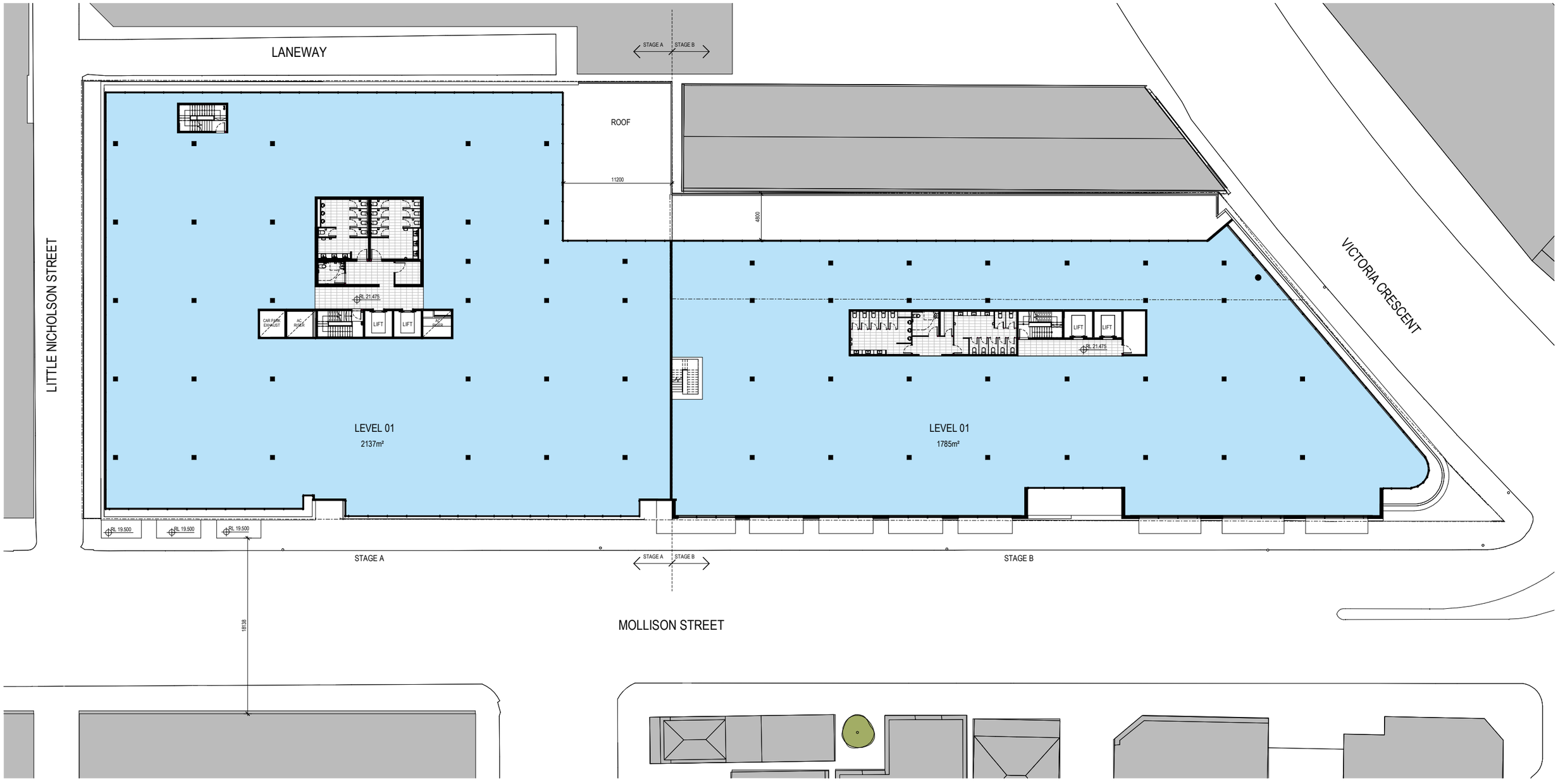
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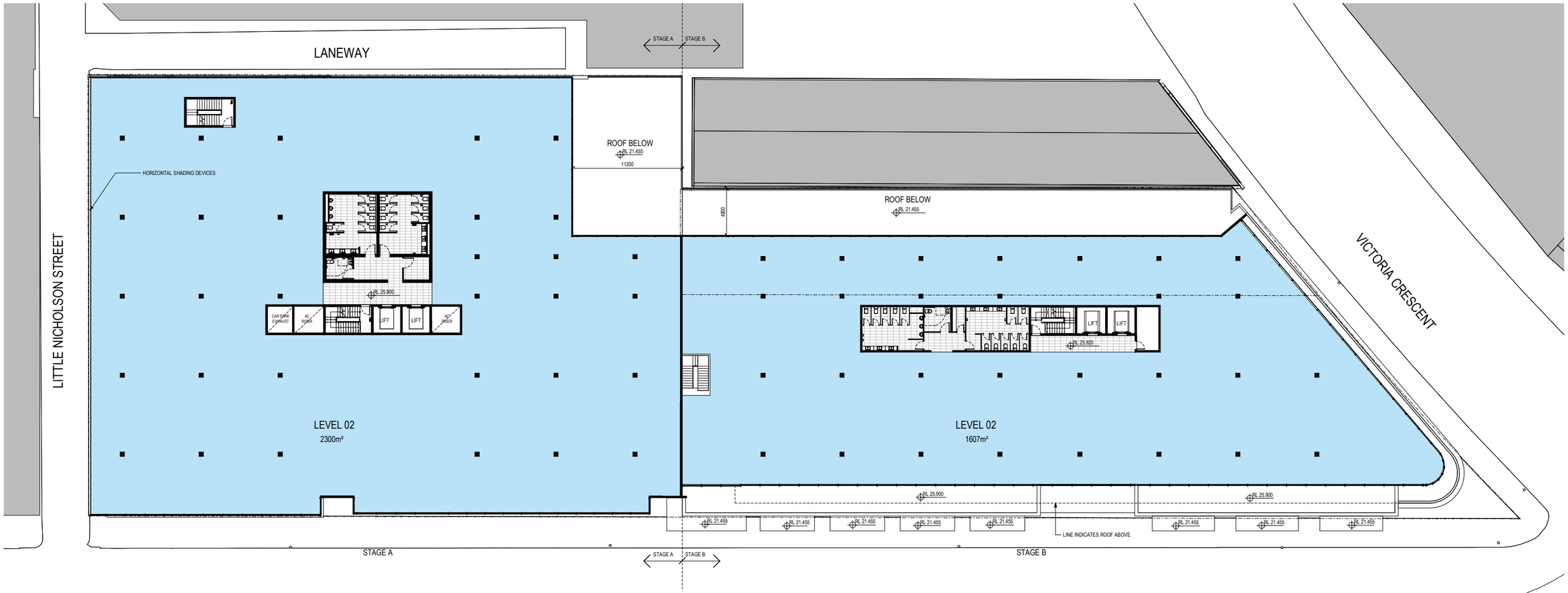
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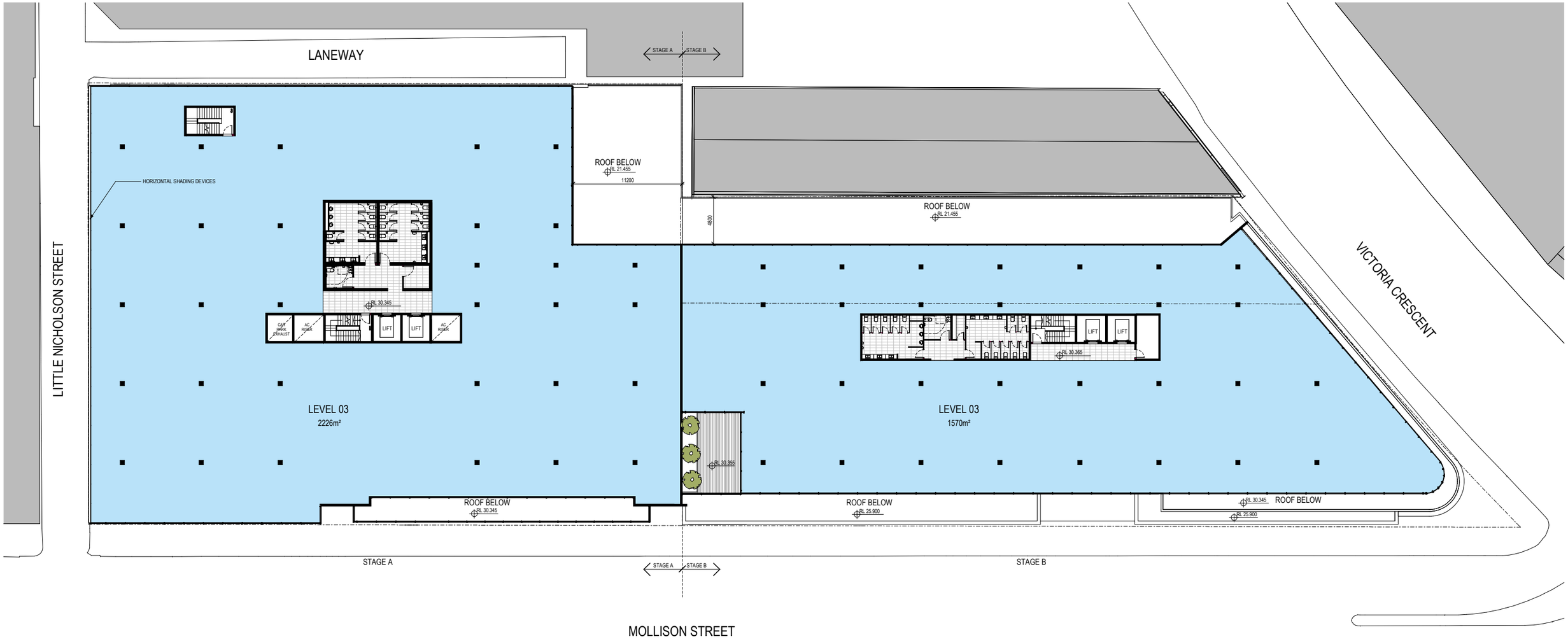
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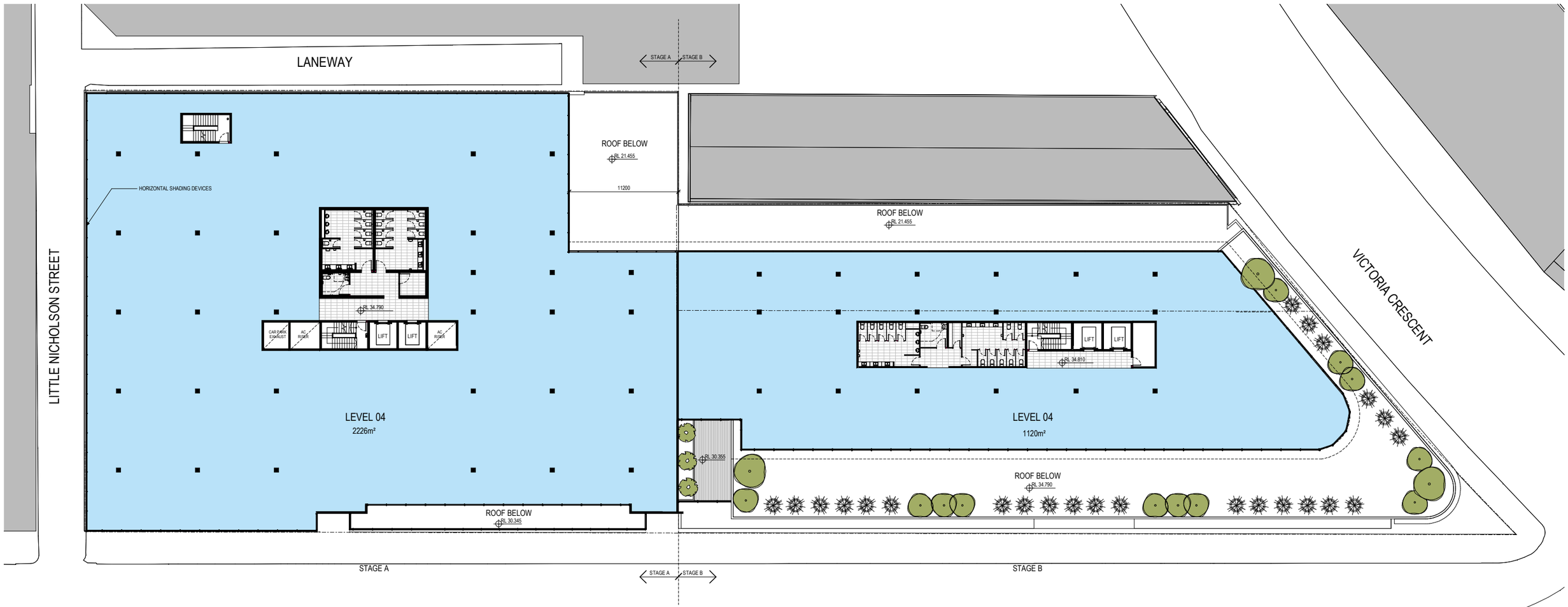
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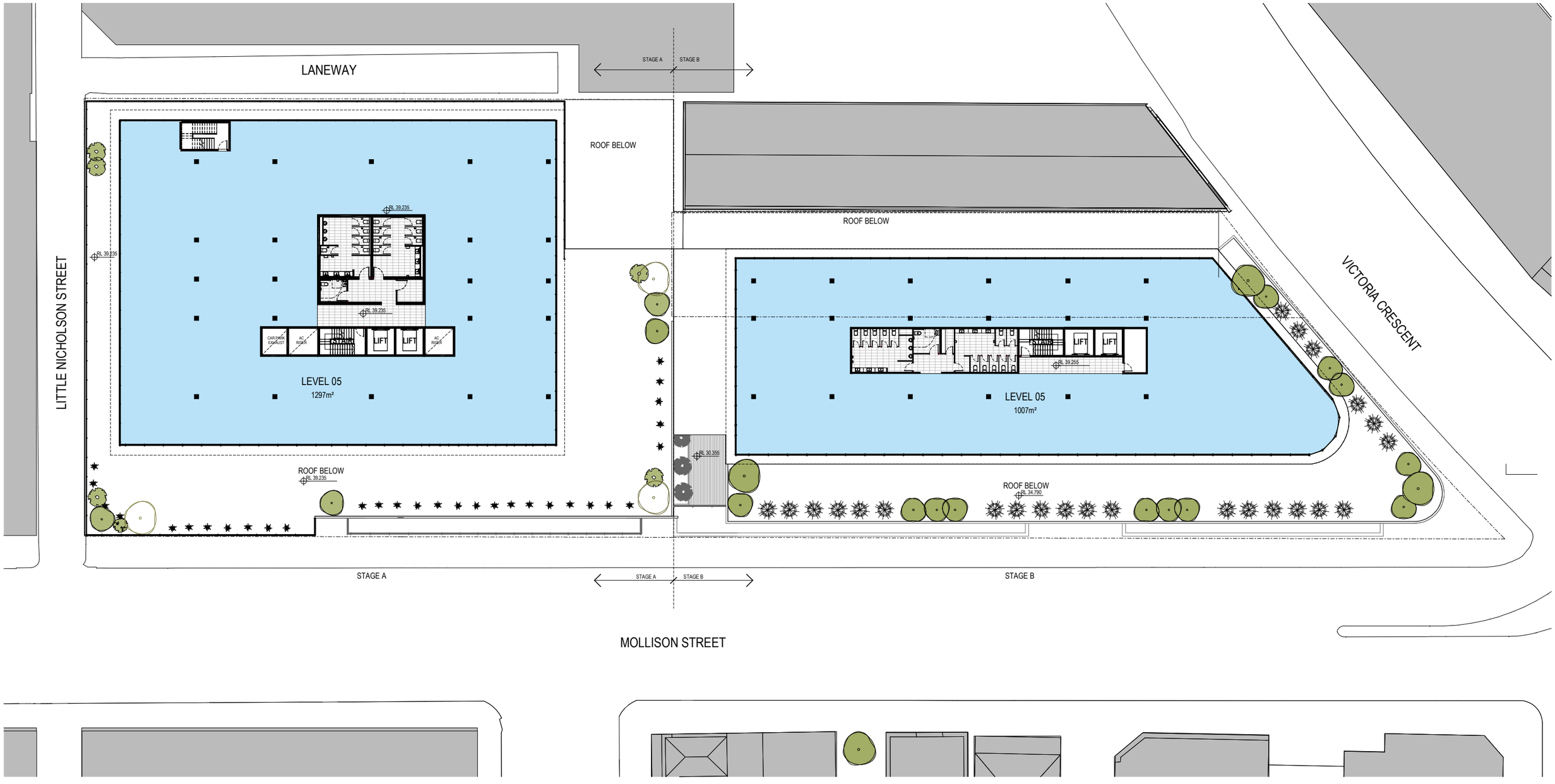
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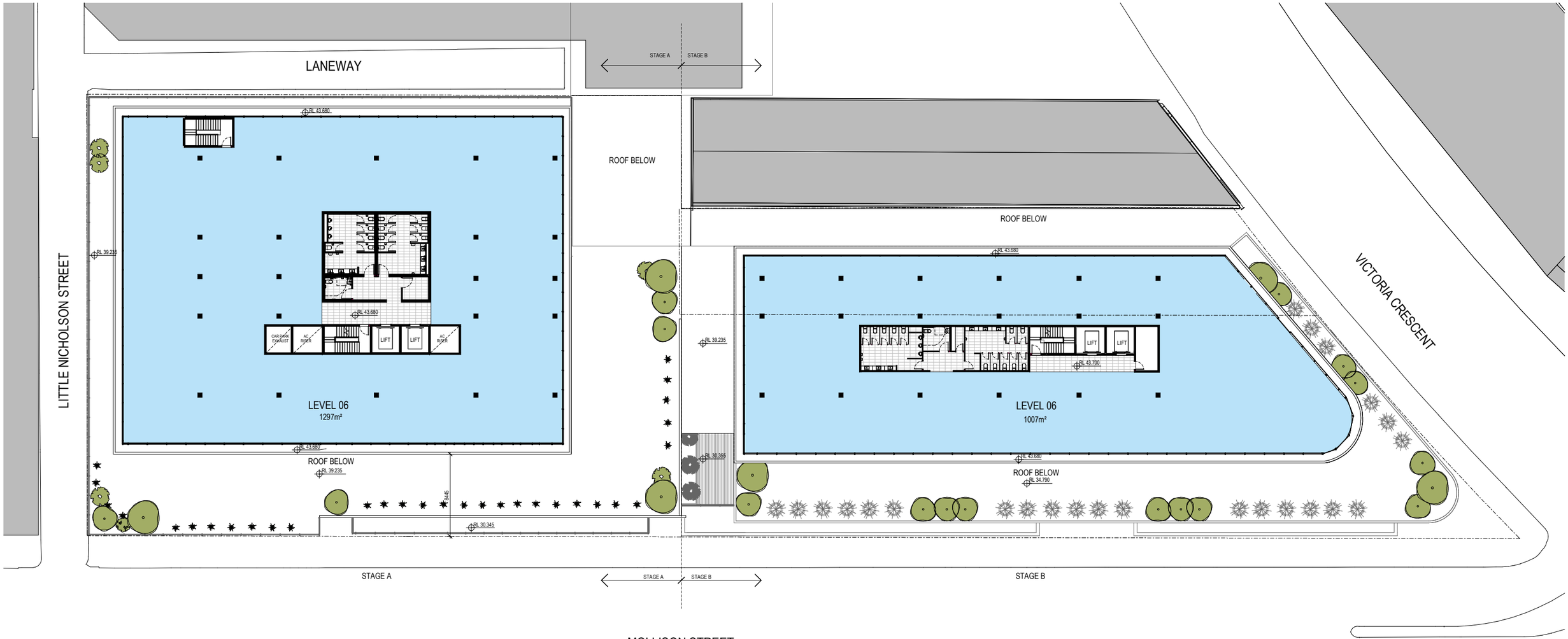
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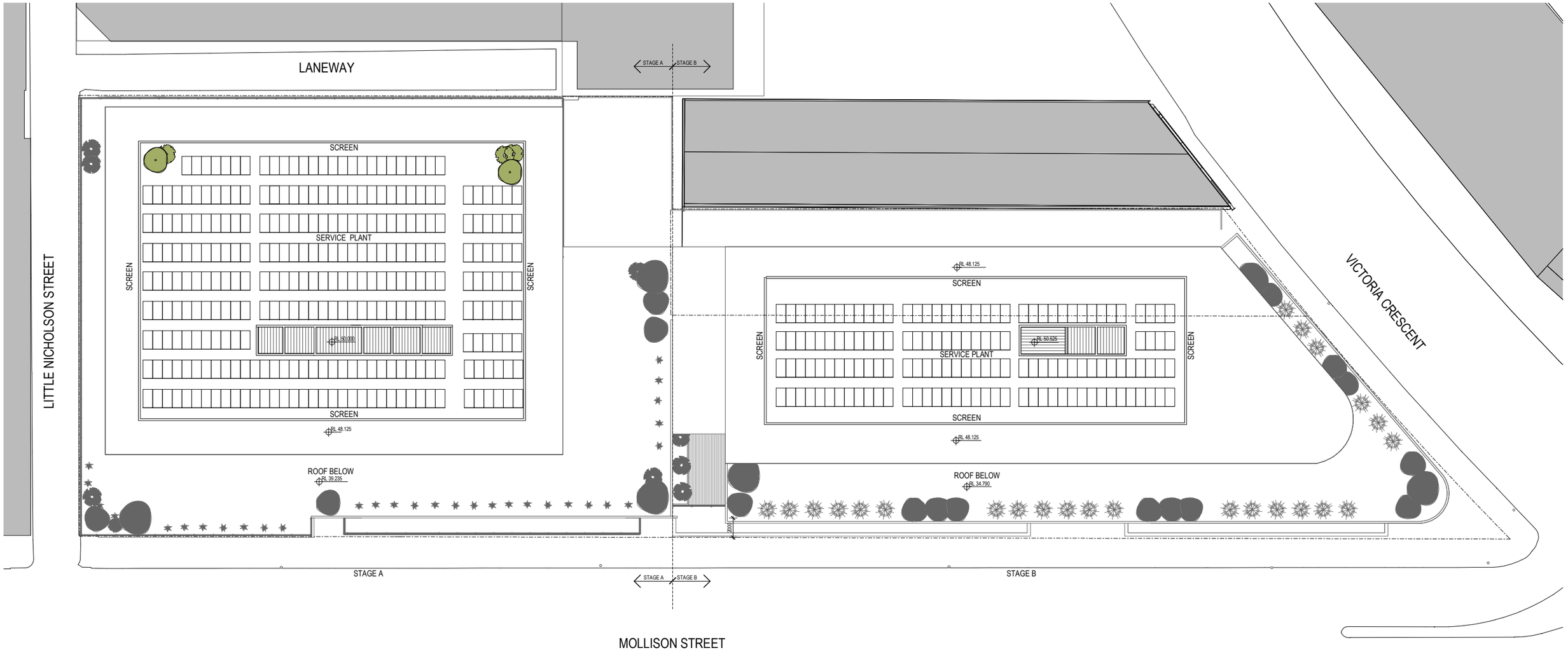
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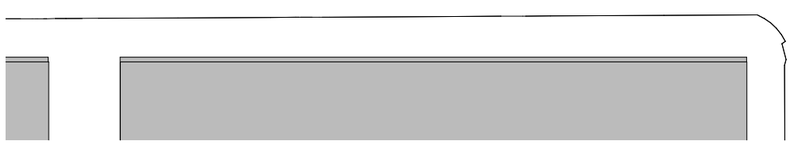
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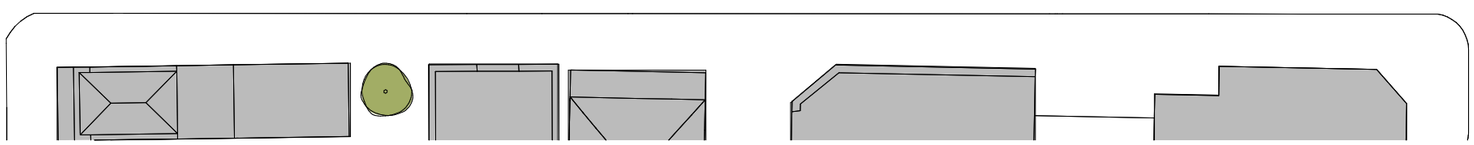
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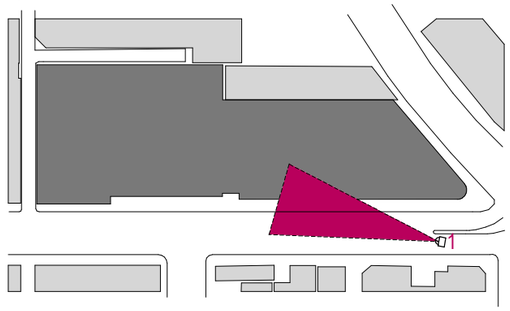
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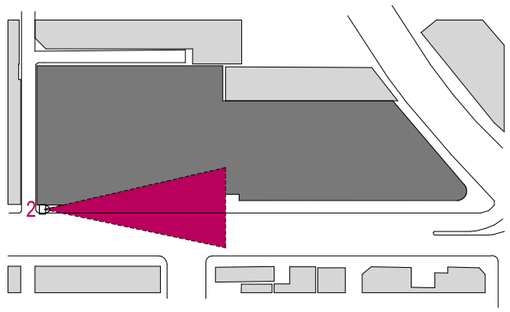
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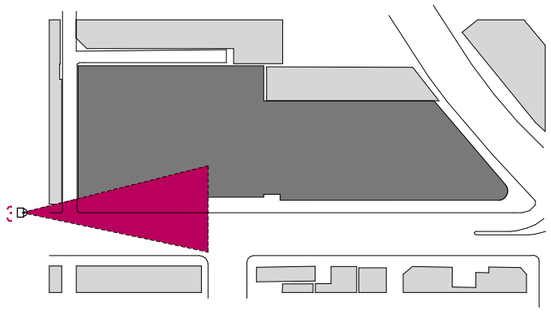
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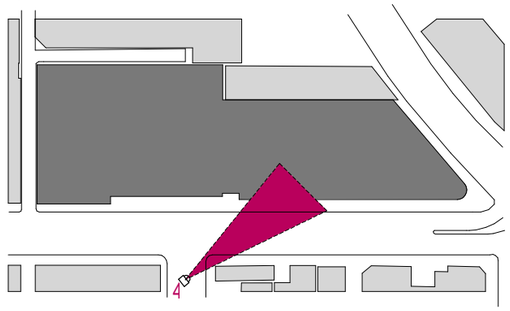
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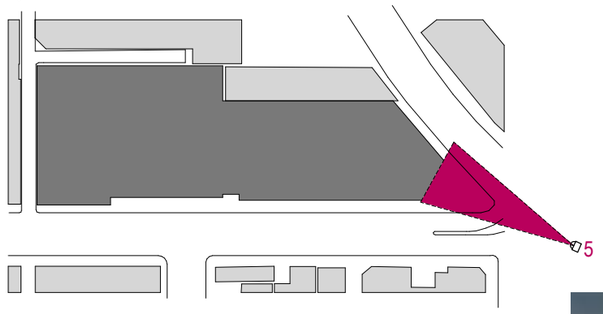
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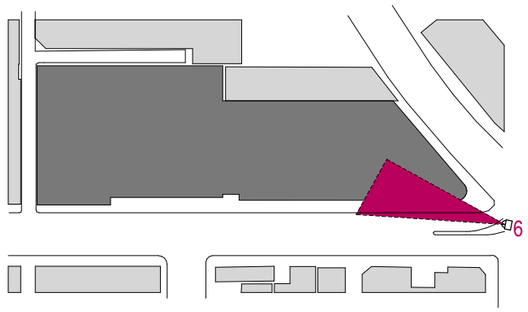
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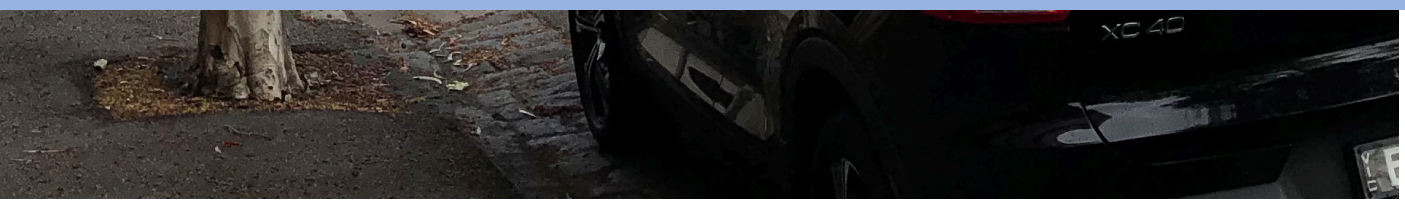
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32-68 Mollison Street, Abbotsford
Urban Design Peer Review

Prepared for the Yarra City Council

October 2019



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Prepared by Hodyl + Co for the Yarra City Council
Project team: Leanne Hodyl + Bec Fitzgerald
www.hodyl.co

October 2019
Version A

Contents

Introduction	4
Site and context	6
Part A: Indicative Development Review	8
Part B: Planning Scheme Amendment Recommendations	14

Introduction

1) In September 2019 I was engaged by the Yarra City Council to provide an independent peer review of a proponent-led Planning Scheme Amendment request for 32-68 Mollison Street Abbotsford.

2) The site was previously subject to a proponent-led Planning Scheme Amendment (C170) in 2013 that rezoned the site from Industrial 1 Zone to Business 3 Zone and applied an Incorporated Plan Overlay Schedule and an Environmental Audit Overlay to the site.

3) The purpose of the Incorporated Plan Overlay (see Figure 1) was to facilitate the use and development of the land at 32-68 Mollison Street for office, commercial and other compatible uses.

4) The Incorporated Plan Overlay included the following key provisions -

   - A mandatory maximum height of 23 metres (5 storeys), the management of the northern interface to provide for continued industrial purposes, a building setback above the parapet of 2m, and a preferred vehicle entry/exit identified on Mollison Street and Victoria Crescent.
   - The current Planning Scheme Amendment requests an increase in the permitted maximum height from five to seven storeys.
   - An existing planning permit applies to the site (PLN17/0679) that permits a five storey office building with two levels of basement parking.
   - The planning permit applies to the area within the Incorporated Plan Overlay and a site to the north-east (10 Victoria Street).

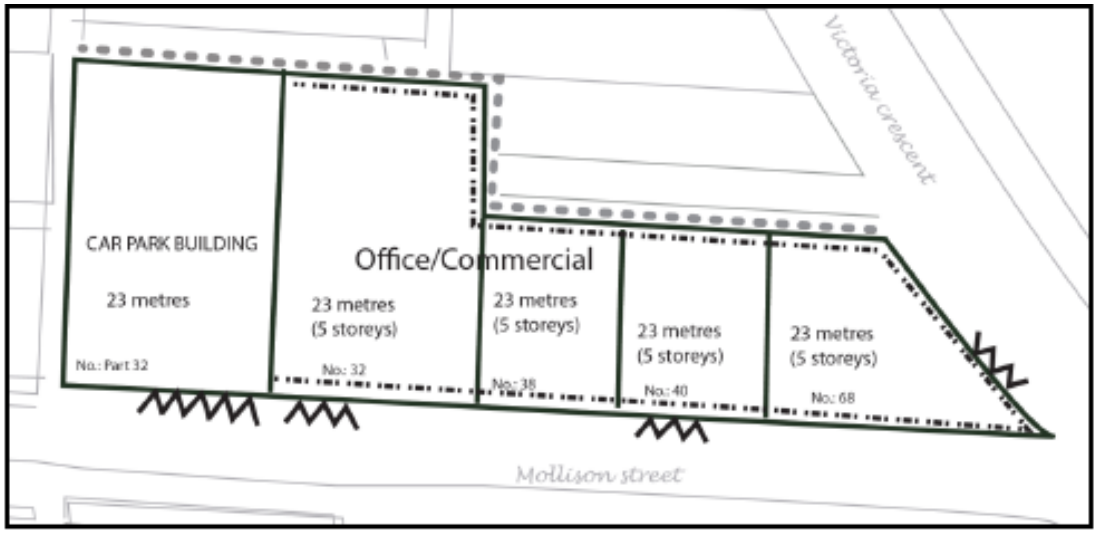


Figure 1 Incorporated Plan Overlay (C170).

5) The existing permit allows the site to be developed in two stages (see Figure 2). The developer has indicated their intention is that Stage 1 of the development progresses while the current Planning Scheme Amendment is assessed. Details of how they propose to manage the development are included in the Planning Scheme Amendment Request.

6) Our urban design review is focused on assessing the merit of the indicative development, identifying what revisions to the design are required and therefore recommending revisions to the Planning Scheme Amendment that would be necessary to deliver acceptable urban design outcomes.

7) The review is divided into Part A: Indicative Development Review and Part B: Planning Scheme Amendment Recommendations.

8) Part A: Indicative Development Review is an urban design assessment of the indicative development provided in Attachment 3 of the Planning Scheme Amendment Request (p.77 - p.94).

9) Part B: Planning Scheme Amendment Recommendations is an assessment of the proposed Planning Scheme Amendment provided in Attachment 2 of the Planning Scheme Amendment Request (p.69 - p.76).

10) Part B includes a summary of recommendations to inform the Planning Scheme Amendment and facilitate best-practice urban design outcomes on the subject site.

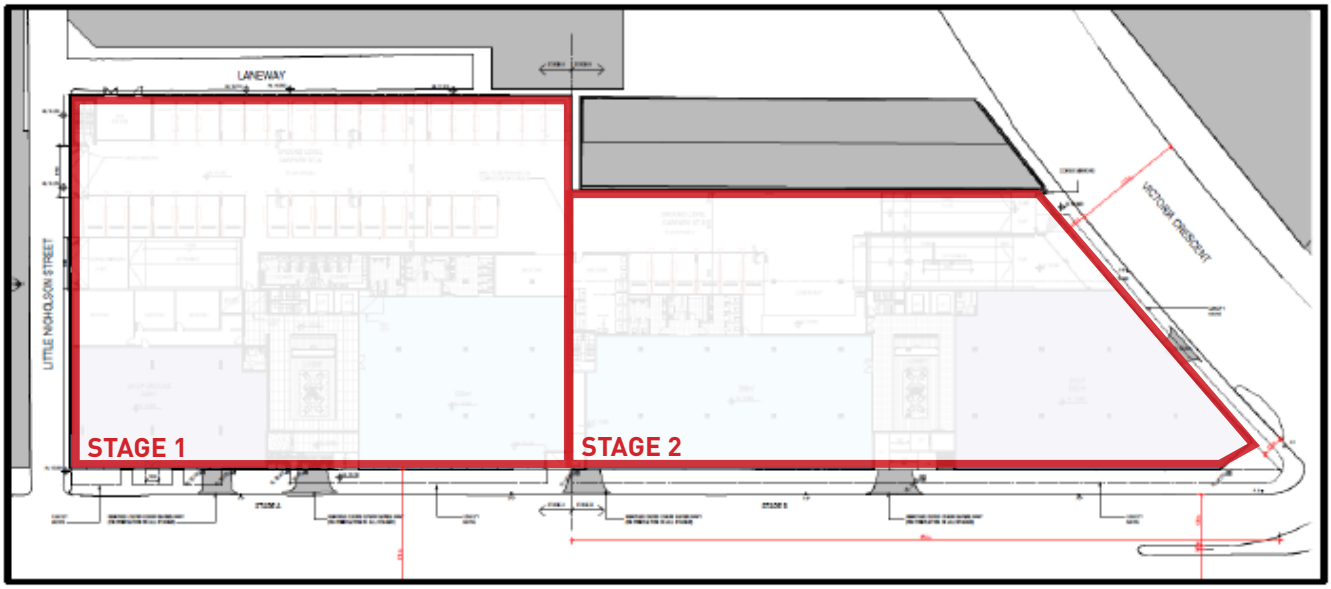


Figure 2 Approved permit at 32-68 Mollison Street and 10 Victoria Crescent.

Site and context

11) The site is located at 32-68 Mollison Street, Abbotsford. It is bounded by Victoria Crescent to the east, Mollison St to the south, Little Nicholson St to the west and by two private sites to the north.

12) It has a street frontage of approximately 147 metres to Mollison St (southern interface), 46 metres to Victoria Crescent (eastern interface) and 47 metres to Little Nicholson St (Western interface). It is an irregular shape with a total area of 4,360m^2.

13) It is located to the south-east of an ageing industrial precinct to the west of the Yarra River. The industrial precinct is predominantly warehouses of varying scales with some more recent commercial developments.

14) There is a mixture of buildings to the south of the subject site. These include:

    » The individually significant Former Denton Hat Mills, a three storey brick warehouse that has been adapted into a mixed-use development.

    » A recently completed four storey apartment development with a one storey brick street wall (see Figure 4).

    » A mixture of 1-2 storey commercial buildings and warehouses (see Figure 5).

15) The precinct to the south is predominantly covered by heritage overlays.

16) To the east of the subject site is a two storey commercial development and a one storey warehouse.

17) There are two approved developments neighbouring the subject site.

    » To the west of the site (20-30 Mollison Street) is an eight storey office building with a rooftop garden and an overall height of 33.5m. The office has a high-level of activation at the ground floor, provides a new pedestrian connection to the north of the site and has a defined three storey podium with varying setbacks at upper levels.

    » To the north of the site (12-20 Victoria Crescent) is an office building which varies in height from five storeys (at the eastern interface) to seven storeys (at the western interface) with the roof/plant creating an additional storey. The approved development has an overall height of approximately 33 metres.

18) The approved development at 12-20 Victoria Crescent includes the retention of a portion of a heritage building, a high-level of activation to Victoria Crescent and a break in the massing at the second level to create two distinct upper level forms of varying heights (see Figure 3).

Break in the massing at the second level to create two distinct upper level forms of varying heights

Retention of existing heritage building

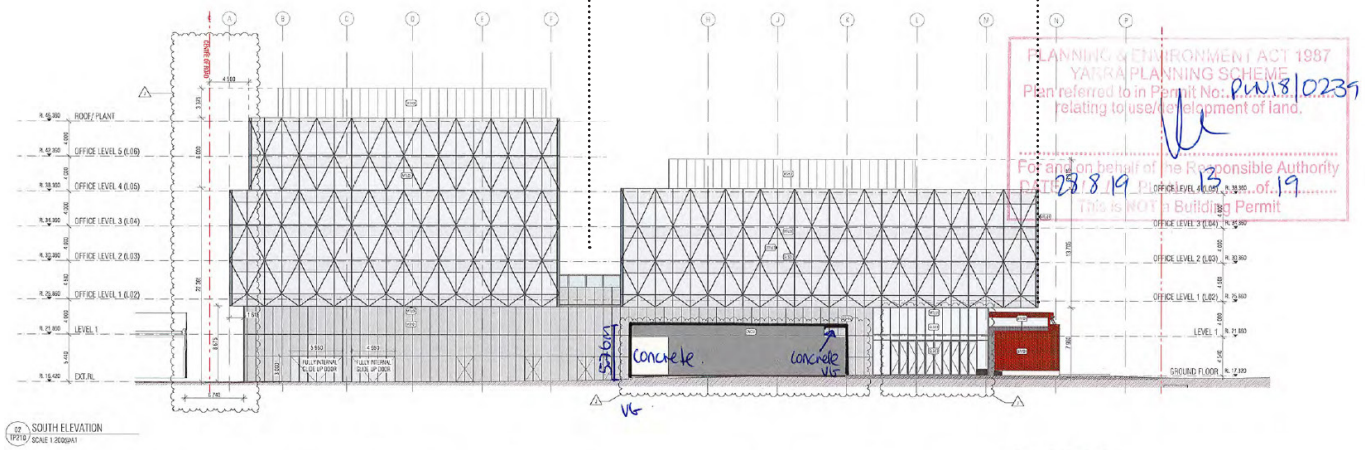


Figure 3 Approved permit at 12-20 Victoria Crescent (with key factors noted).

Recently developed four storey apartment

Subject site



Figure 4 Looking north-west along William Street towards the subject site.

Adjacent 1-2 storey commercial buildings and warehouses

Subject site



Figure 5 Looking west along Mollison Street from the intersection of Victoria Crescent and Mollison Street.

Part A: Indicative Development Review

19) An urban design review of the indicative development was undertaken.

20) The proposed increase in the overall height limit will have a significant impact on the surrounding area and this proposition has therefore triggered a broader review of the overall site layout and massing as well as the overall height.

21) Upon review of the indicative development, a series of urban design recommendations have been made. The discussion supporting these recommendations has been grouped under the following directions:

- Managing the ground plane
- Establishing an appropriate podium
- Creating a responsive massing strategy

Managing the ground plane

22) The industrial history of this precinct has resulted in limited granularity of the street network when compared with the surrounding residential areas.

23) This results in challenges in managing the street network and traffic requirements within large sites.

24) Although there is a natural logic to placing vehicular entrances of rear laneways, this is increasingly challenging as these laneways often lack the capacity to manage the large volumes of traffic generated by new developments.

25) Widening Little Nicholson St at the Mollison St intersection will assist in managing traffic flow but will still channel high volumes of traffic onto a narrow street with limited capacity.

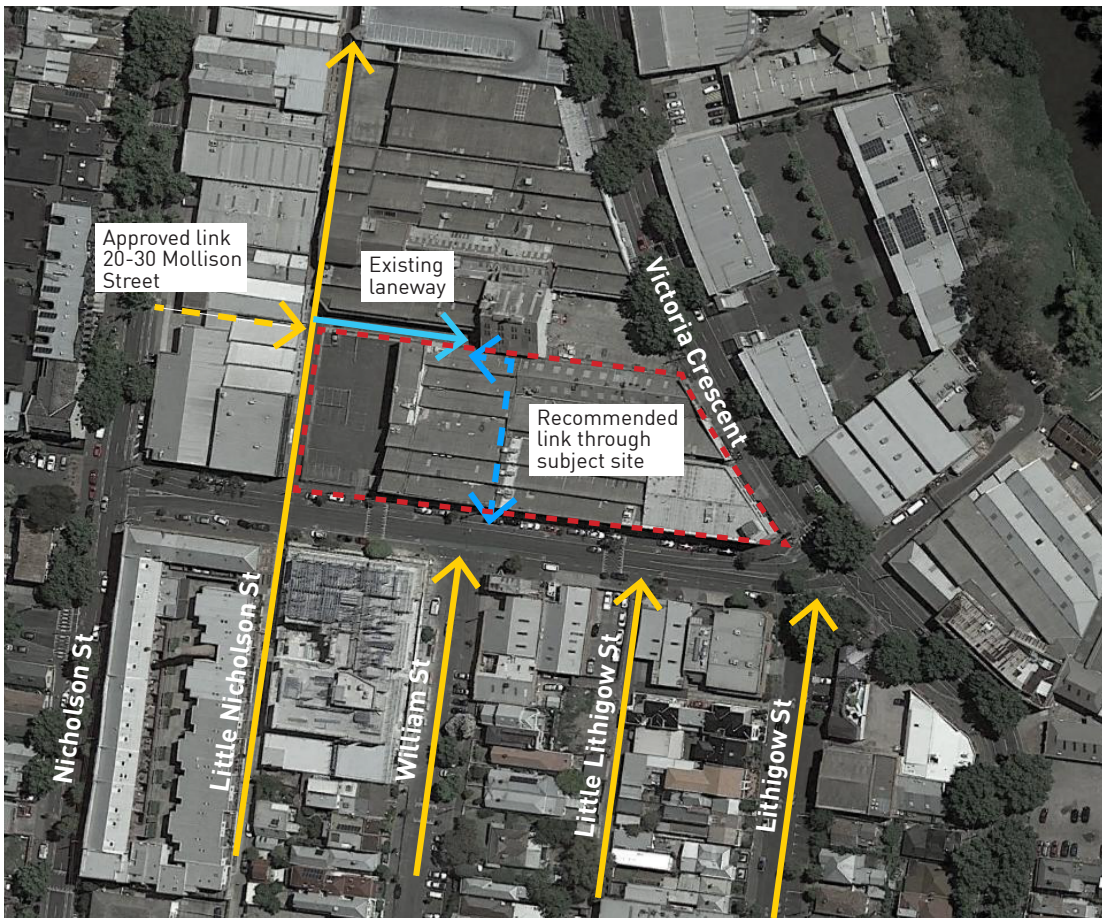
26) The subject site represents the termination of three residential streets to the south of the subject site. These are William Street, Little Lithigow Street and Lithigow Street, with Little Lithigow Street predominantly functioning as a rear laneway.

27) There is an opportunity to extend William Street to the north which would offer the following benefits within the subject site:

- Reducing visual bulk at the Mollison Street frontage by breaking up the overall massing, particularly as its viewed from the low-scale residential dwellings on William Street.
- Providing an opportunity to reduce traffic impacts on Little Nicholson Street by locating the carpark entrance off a new service laneway.
- Improving amenity at the lower levels of the building by increasing outlook.
- Connecting to the existing laneway to the north of the site and effectively expanding the pedestrian network in line with the proposal at 20-30 Mollison Street in which an east-west pedestrian link has been provided at the northern interface.

Recommendations

- Provide a pedestrian link that connects William Street to the existing laneway to the north of the site (nominally 6m in width).
- Vehicle access to the subject site should occur off a new service laneway within the site.



Subject site

Recommended link through subject site

Existing streets to the south of the subject site

Existing laneway abutting subject site

Approved link at 20-30 Mollison Street

Figure 6 Looking north-west along William Street towards the subject site.

Establishing an appropriate podium

28) A site of this scale requires a sophisticated massing strategy that responds to the surrounding context and minimises the bulk of the development.

29) The Mollison Street frontage is approximately 147 metres wide and visual bulk needs to be carefully managed at this interface.

30) The existing building on the site has an overall height of three storeys, stepping down to two storeys to the west of the site (see Figure 7).

31) There are recent positive development examples in the surrounding context in which the existing warehouse has been adopted as the podium with the upper level forms setback (see Figure 8).

32) Although the existing building is not to be retained at 32-68 Mollison Street, the overall height of the existing building provides a starting point for establishing an appropriate street wall height that is in keeping with the existing character and context.

33) The recently approved development at 20-30 Mollison Street also provides an indication of emerging street wall heights. This building design establishes a three storey podium in predominantly recycled brick. The podium is reinforced by variable upper level setbacks, a recessed terrace at the fourth storey and a distinct change in materiality above the podium (see Figure 11).

34) This is most effective at the Nicholson Street interface where a 4.5 metre setback and a change in materiality creates a clear distinction between the podium and upper levels.

35) A successful podium strategy requires this differentiation through massing and materiality. Material differentiation that isn't supported by a change in the massing effectively creates a 'facade' podium that cannot be read in three dimensions.

36) Figure 8, Figure 10 and Figure 11 all establish context specific podiums in which there is a clear distinction between the podium and upper levels achieved through massing and materiality. These range in height from one storey to three storeys.

37) The success of these massing strategies is that there is a clear visual distinction between the podium and the upper levels that does not just rely on a change in materials.

38) This requires a setback above street wall that assists in making the upper levels appear visually recessive. The existing setback above the street wall specified in the Incorporated Plan Overlay is 2m.

39) An increase in the setback to 3 metres to Mollison Street and Victoria Crescent is considered more appropriate in the context of increasing the overall height to seven storeys.

40) A 3 metre setback is also considered more appropriate to the northern boundary, in order to create adequate building separation at the upper levels.



Figure 7 Existing building looking west along Mollison Street.



Figure 8 Building at corner of Gipps St and Nicholson St.



Figure 9 Building at corner of Gipps St and Nicholson St.



Figure 10 Building at corner of William St and Nicholson St.

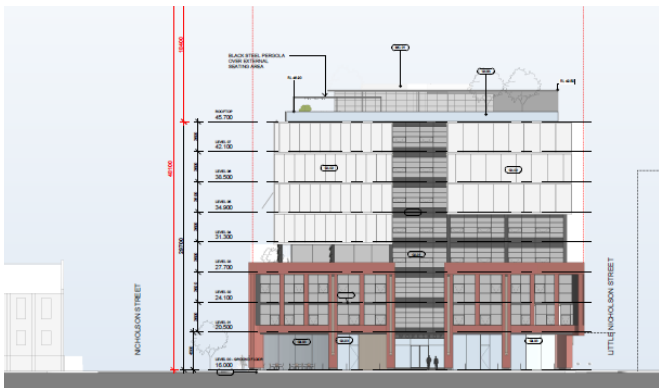


Figure 11 Proposed development to the west of the subject site (20-30 Mollison St.

41) This would create a more distinctive break between the podium and upper levels and assist in managing visual bulk at upper levels.

42) This should be increased to 5 metres at the Little Nicholson Street interface to ensure that human-scale is retained along this narrow street (approximately 5 metres wide).

43) The site has a triangular shape at the south-eastern corner. This corner should be chamfered to mark the corner and create a generous widening of the footpath at the intersection.

44) This also creates a positive reference to the existing building which has used the same strategy to mark the corner and manage the irregular site shape at the intersection (see Figure 12).

45) The indicative development proposal chamfers the corner at the ground level and then cantilevers the building over the corner at the upper levels.

46) This is considered an unacceptable approach that undermines the podium strategy and creates undefined space at the ground level that make no positive contribution to the public realm.



Figure 12 Chamfered corner of the existing building as viewed from the intersection of Mollison Street and Victoria Crescent.

Recommendations

- Street wall height should range from three to four storeys: three storeys to Little Mollison Street and four storeys to the corner of Mollison Street and Victoria Crescent.
- Introduce a setback above the street wall of 3m from Mollison Street and Victoria Crescent
- Introduce a 5m setback above the street wall at Little Nicholson Street
- Introduce a 3m setback from the boundary or the laneway centreline to the north of the site.
- Require material definition between the podium and upper levels that is responsive to the local context and character. Podium materials should be detailed and robust with visually recessive materials used at upper levels.
- Corner should be chamfered at the Mollison St and Victoria Crescent intersection to mark the corner. No cantilevering should occur at upper levels.

Creating a responsive height strategy

47) The subject site is located at a sensitive interface and marks the transition from industrial and commercial buildings to lower scale housing.

48) The existing development approvals to the north and west of the site will establish a new height datum for the precinct.

49) The site to the west has an approximate overall height of 33.5 metres. The site to the north varies across the site with the eastern upper form setback from Victoria Crescent (25 metres) and the western upper form (33 metres).

50) The subject site is more comparable in size (4,360m^2) to the site to the north (approximately 4,100m^2).

51) The site to the north provides a distinct break in the massing above a two storey podium. The separation between these upper level forms is approximately 7.5 metres (see Figure 3).

52) This is unsuccessful in the proposed development on the subject site which provides no distinctive break between the upper level forms for the first five storeys.

53) The existing approved development has an approval for five storeys with no break in-between the upper level forms. However, if the overall height is increased to seven storeys this effectively changes the typology and requires greater management of visual bulk at upper levels.

54) This is unacceptable outcome which would create unreasonable visual bulk when viewed from Mollison St and when approaching from the streets to the south which have a predominantly low-scale character.

55) A distinct break should be created in the form of a new pedestrian link (see recommendation on page 8) and upper level setbacks that effectively break the building into three upper level forms.

56) The height should then vary across the site to respond to the emerging heights of adjacent approvals.

57) An overall height of 32 metres to the west stepping down to 23 metres to the east of the site.

58) The proposed approach to massing and overall height would have the following benefits:

- » Reducing visual bulk, as it is perceived from adjacent buildings, Mollison St and streets to the south of the subject site.
- » Improving the efficiency and internal amenity of commercial floorplates.
- » Creating a perception of multiple buildings of varying heights rather than one large monolithic building.

Recommendations

- Building should read as three separate upper level forms set within a three/four storey podium.
- Upper level forms should have a minimum separation of 6 metres.
- Maximum overall height of 32 metres to the west of the site, stepping down to 23 metres to the east of the site.

Part B: Planning Scheme Amendment Recommendations

59) My assessment of the proposed Planning Scheme Amendment is focused on its effectiveness in delivering positive urban design outcomes as identified in Part A. The current Planning Scheme Amendment drafting would fail to deliver adequate urban design outcomes.

60) The Schedule should be updated to incorporate the previously stipulated recommendations:

- Provide a pedestrian link that connects William Street to the existing laneway to the north of the site (nominally 6m in width).
- Vehicle access to the subject site should occur off a new service laneway within the site.
- Maximum overall height of 32 metres to the west of the site, stepping down to 23 metres to the east of the site.
- Street wall height should range from three to four storeys: three storeys to Little Mollison Street and four storeys to the corner of Mollison Street and Victoria Crescent.
- Introduce a setback above the street wall of 3m from Mollison Street and Victoria Crescent
- Introduce a 5m setback above the street wall at Little Nicholson Street
- Require material definition between the podium and upper levels that is responsive to the local context and character. Podium materials should be detailed and robust with visually recessive materials used at upper levels.
- Corner should be chamfered at the Mollison St and Victoria Crescent intersection to mark the corner. No cantilevering should occur at upper levels.
- Building should read as three separate upper level forms set within a three/four storey podium.
- Upper level forms should have a minimum separation of 6 metres.
- Maximum overall height of 32 metres to the west of the site, stepping down to 23 metres to the east of the site.

61) As per the recommendations, a specific street wall height, variable overall height, requirement for separation between upper level forms, minimum separation distance between upper levels forms and a setback above the street wall height should be introduced.

62) The statement 'separation of the built form **OR** design treatments to ensure it does not appear as one building mass' is not supported, design treatments must occur in combination with building separation to effectively manage visual bulk. The objective should therefore use the word **AND** not **OR**.

63) The modification of the 'active ground floor' requirements are not supported. The proposed development should provide above 80% active frontages to the Mollison Street and Victoria Crescent frontage (including individual entrances to tenancies). This will be facilitated by the provision of a service laneway.

64) The suggestion to incorporate an overshadowing requirement to protect the south side of Mollison Street is supported.



Figure 13 Render of indicative development, looking east along Mollison Street.

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YARRA PLANNING SCHEME - LOCAL PROVISION

AMENDMENT C280yara



LEGEND

D-IPO - Area to be deleted from an Incorporated Plan Overlay

Local Government Area



Part of Planning Scheme Map 6IPO

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Planning Group
Print Date: 27/07/2020
Amendment Version: 1

NORTH

0 20 40
Metres

VICTORIA State Government
Environment, Land, Water and Planning

Planning and Environment Act 1987

YARRA PLANNING SCHEME

AMENDMENT C280yara

INSTRUCTION SHEET

The planning authority for this amendment is the Yarra City Council.

The Yarra Planning Scheme is amended as follows:

Planning Scheme Maps

The Planning Scheme Maps are amended by a total of 1 attached map sheet.

Overlay Maps

1. Amend Planning Scheme Map No. 6IPO is in the manner shown on the 1 attached map marked "Yarra Planning Scheme, Amendment C280yara".

Planning Scheme Ordinance

The Planning Scheme Ordinance is amended as follows:

2. In **Overlays** – Clause 43.03, replace Schedule 1 with a new Schedule 1 in the form of the attached document.

3. In **Operational Provisions** – Clause 72.04, replace the Schedule with a new Schedule in the form of the attached document.

End of document

7.3 Proposed Amendment C281yara - New Cremorne Car Parking Provisions

Executive Summary

Purpose

The purpose of this report is for Council to consider a change to the car parking rates for off street carparking in new developments for office and retail businesses in Cremorne.

Key Issues

Cremorne is experiencing significant development pressure. There are an increasing number of physical, social and economic indicators that suggest the need to address and review car parking provisions within the Yarra Planning Scheme and promote sustainable forms of transport for commuters.

There is a mix of residential and commercial land uses across Cremorne.

A Parking Overlay could be introduced into the Yarra Planning Scheme to reduce the number of required car spaces in new office and retail developments within the Cremorne Enterprise Precinct.

A Parking Overlay would be a means of having a maximum car parking rate for office and retail to better manage the increasing traffic congestion in the precinct and encourage a shift to more sustainable transport modes.

This approach would assist in managing the precinct having regard to all stakeholders.

Financial Implications

The costs associated with the implementation of the Review have been anticipated and included in the City Strategy budget.

PROPOSAL

Council has three options if it wishes to progress an amendment to implement the findings of the Review. These are:

(a) Option A – request the Minister for Planning to prepare, adopt and approve Amendment C281yara to the Yarra Planning Scheme;

(b) Option B – request the Minister for Planning to introduce Amendment C281yara to the Yarra Planning Scheme on an interim basis; or

(c) Option C – Apply to the Minister for Planning under section 8A (3) of the *Planning and Environment Act 1987*, for authorisation to prepare Amendment C281yara to the Yarra Planning Scheme.

Alternatively Council may decide not to pursue an amendment.

Officers recommend a Parking Overlay approach via Option A.

7.3 Proposed Amendment C281yara - New Cremorne Car Parking Provisions

Council at its meeting on 27 August 2020 resolved that the matter be deferred to the meeting to be held on 01 September 2020.

Reference: D20/125770
Authoriser: Assistant Manager City Strategy

Purpose

1. The purpose of this report is for Council to consider a change to the carparking rates for off-street car parking in new development for office and retail businesses in Cremorne.
2. There are three key documents for Council to consider. These are:
   (a) the *Parking Controls Review: Cremorne Enterprise Precinct* (Traffix Group, July 2020)
   (b) proposed Schedule 2 to Clause 45.09 Parking Overlay (PO2);
3. There are three options to prepare Amendment C281yara to the Yarra Planning Scheme to implement the findings of the *Parking Controls Review: Cremorne Enterprise Precinct* (Traffix Group, 2020) in the Cremorne Enterprise Precinct.

Background

4. Cremorne is a rapidly growing inner-city employment precinct due to its strategic location, business synergies, public transport options, urban character and development potential. Whilst a thriving centre for business, innovation and enterprise, the precinct does have unique, localised car parking issues and challenges.
5. Cremorne also has pockets of residential areas which makes the area a mixed use precinct. The residential amenity of those areas is also an important consideration.
6. Due to sustained growth in the commercial activity in Cremorne, there are an increasing amount of indicators that suggest the need to review onsite car parking planning provisions, including:
   (a) an unprecedented amount and rapid rate of development and land use change;
   (b) significant numbers of car trips from elsewhere during the week;
   (c) high levels of traffic congestion, impacting accessibility and pedestrian safety;
   (d) a highly constrained, narrow road network within Cremorne with limited opportunities to accommodate further parking; and
   (e) some built form outcomes, such as extensive car parking at the ground floor of developments that detract from the streetscape appearance.
7. The current car parking provisions in the Yarra Planning Scheme are state-wide requirements that do not reflect the constrained environment of this inner-metropolitan location with good access to alternate transport options.

<u>Cremorne Enterprise Precinct</u>

8. Cremorne has been identified as a Pilot Enterprise Precinct (Figure 1.) by the State Government to ensure its continued success and to improve its quality of place.
9. A key Pilot Enterprise Precinct initiative is the development of the Cremorne Place Implementation Plan (CPIP). The CPIP is a joint project between the Victorian Planning Authority (VPA) and Council, with input from other key State Government agencies.

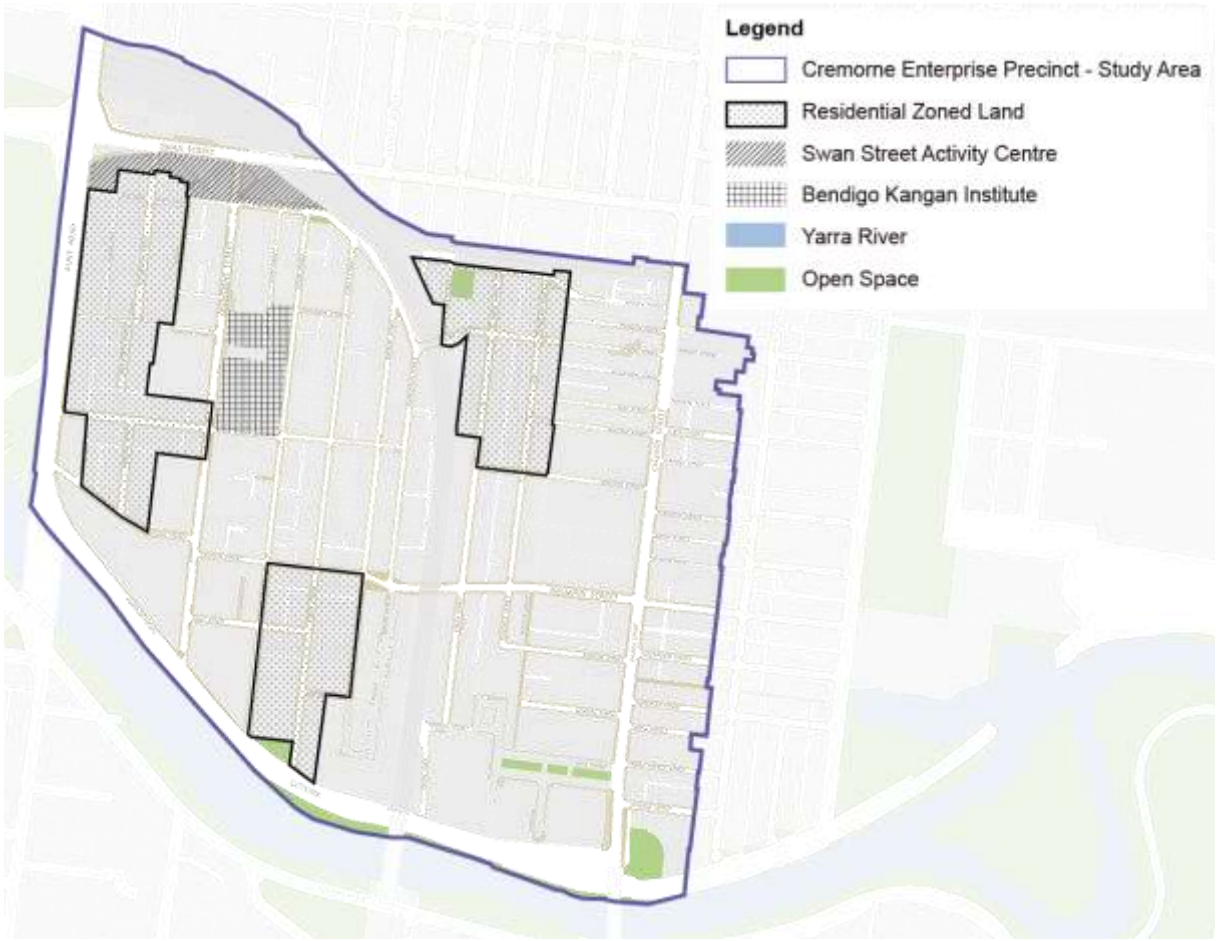


Figure 1.

10. The *Cremorne Creating a Future Vision: Issues & Opportunities Paper,* November 2019 (Paper) was prepared by the VPA, along with Council officers, to facilitate discussions with the community on key actions and a new vision to be included in the CPIP.

11. The Paper acknowledged that:

    (a) the standard provision of car parking applied by the Yarra Planning Scheme is an issue and is not suitable for an inner urban, context which is well connected to public transport; and

    (b) Council and VCAT consistently have applied reduced rates in planning permits (the average parking approval rate is 1.07 car spaces per 100m^2 within Cremorne, with no developments approved at the statutory minimum requirement of 3 spaces per 100m^2).

12. Given this issue, the Paper included the following opportunity, under *Opportunity 4.4. Promote the most efficient management and use of car parking supply*:

    (a) Undertake a review of car parking provisions in the Yarra Planning Scheme.

13. The final CPIP is currently under consideration by the Minister for Planning.

External Consultation

14. Community engagement was first undertaken in November-December 2019 to inform the preparation of the CPIP. The *Cremorne Issues and Opportunities Paper: Stage 1 Engagement Outcomes Summary Report* (Capire, February 2020) highlighted that car parking is a sensitive issue within the community that requires careful consideration.

15. Participants had different views on parking, both on and off street. Some participants did not want to see any reductions in parking as proposed in the Issues and Opportunities Paper, expressing the view that it was already too difficult to find parking. Some participants expressed support for reducing dependence on cars in Cremorne.

Cremorne Parking Review Survey

16. In June 2020, Council and Traffix Group prepared two separate online surveys; one for employers and business owners and another for employees in Cremorne. The purpose was to gather some evidence about the provision and use of on-site car parking spaces and the commuting behaviour of employees/employers.

17. The Yarra City Council used the survey platform, SurveyGizmo to build, run, analyse, and report on the surveys. The surveys were open from Wednesday 3 June 2020 – Friday 19 June 2020 (16 Days).

18. The targeted surveys were confidential and multiple-choice. Yarra City Council distributed the online survey via the following communication methods:

    (a) links included in the Yarra Business News e-newsletter, distributed 3 and 12 June 2020; and

    (b) emailed to key Cremorne businesses, employers and business leaders, 4 June 2020.

19. In total:

    (a) 40 employers/business owners in Cremorne completed the employer survey; and

    (b) 34 employees in Cremorne completed the employee survey.

20. Of the employees that took the survey 51% of participants said that they did drive and 75% said they would if there was parking. Many participants that drove to work said that they are parking on neighbouring streets. This result implies that to reduce the existing and future impacts of traffic congestion a shift in travel behaviour is required. It also implies that if more parking is provided onsite, vehicle use would likely become even more entrenched in the area, generating more traffic congestion and increasing on-street car parking demand.

Discussion

Parking Controls Review

21. For enterprise precincts to be investment-ready and productive, with the capacity to grow and enable job creation, the planning framework needs to support employment and provide for development outcomes that contribute positively to the local context and the public realm.

22. Council engaged the Traffix Group to review the car parking rates within the Yarra Planning Scheme to respond to the local parking issues in Cremorne and enable it to grow as a sustainable major enterprise precinct. The findings are documented in *Parking Controls Review: Cremorne Enterprise Precinct,* July 2020 (Review) (refer to Attachment 1).

23. The Traffix Group undertook a detailed review of the existing onsite and offsite car parking conditions within the commercial areas in Cremorne. This provides the strategic justification and rationale to reduce the provision of off-street car parking to promote more sustainable modes of transport.

24. The Review found that there are very limited options to increase the traffic capacity of the arterial roads surrounding Cremorne and the links into Cremorne itself. This comes from several factors including the local road network configuration and limited road reserve widths generally.

25. It identified that Cremorne has a distinctly finite ability to accommodate additional car-based trips, meaning that the provision of high levels of car parking in new developments would exacerbate these constraints.

26. Given Cremorne's physical constraints, the Review notes that the future of transport into Cremorne is via sustainable transport modes – walking, cycling and public transport. Cremorne's location and access to public transport modes mean that Cremorne already has the key attributes required to support sustainable transport choices. However, as outlined earlier in this report, a significant mode shift for journeys both to and from the Precinct is required.

27. Within the Commercial 2 Zone in Cremorne, 'office' is the most common land use activity. The Review notes that land used for office activities is an important target for mode shift due to its impact on the road network. Office car parking is a key generator of traffic during the road network peak hours in Cremorne and this demand occurs at the peak availability of public transport services (i.e. services are at their most frequent). Importantly, office car parking generates 2 to 3 times traffic on a per car space basis during peak hours than a residential car space.

28. Currently, car parking for offices in the Yarra Planning Scheme (same as other Councils) is required at the minimum car parking rate of 3.0 car spaces per 100m2 of floor area, unless a dispensation is provided.

29. Over the last 5 years 1,281 car spaces have been either approved or proposed for office development in Cremorne. It is anticipated that the number of onsite office car parking spaces in Cremorne will continue to increase, further embedding vehicle use and reliance without planning intervention.

30. The Review also notes that land used for retail activities is generally a secondary land use for office in proposals within Cremorne. In many cases, the retail component of a development in Cremorne is small and provides local service and amenities to local workers and residents of the area, who do not require car parking to access the use. Whilst there is no specific retail rate, shop and food and drink premises (two highly typical retail land uses) have a statutory minimum car parking rate of 3.5 car spaces per 100m2 of floor area.

31. In this context, reducing on-site parking requirements for employment generating uses (office and retail) in the Planning Scheme for the Cremorne precinct would:

    (a) encourage people to shift to more sustainable forms of transport; and

    (b) manage car parking for the whole precinct, rather than on a site-by-site basis which is the current situation.

The Parking Overlay (PO2)

32. The Review recommends the application of a **Parking Overlay** to the Cremorne Enterprise Precinct to respond to local car parking issues and outline local variations to the standard requirements in Clause 52.06.

33. Schedule 2 to Clause 45.09 Parking Overlay (PO2) (refer to Attachment 2) is proposed to apply to land zoned Commercial 2 and Comprehensive Development Zone to reduce the parking requirements of employment-generating developments (Figure 2.). Specifically, the proposed PO2 addresses office and retail land uses.



Figure 2.

34. The proposed parking overlay (PO2) includes five objectives that reflect Cremorne's unique context and vision for a more sustainable future. Critically, it also provides car parking rates that reflect the Cremorne Enterprise Precinct's unique transport environment and access to alternative forms of transport to the private car.

35. The following requirements for office and retail uses are *proposed* to be included in PO2:

    (a) The Office car parking rate to be set at a **maximum** parking rate of 1.0 car spaces per 100m^2 of floor area; and

    (b) The Retail car parking rate to be set at a **maximum** parking rate of 1.0 car spaces per 100m^2 of floor area.

36. It is noted that all other uses are proposed to remain at the current minimum requirements of Clause 52.06-5.

37. The application of maximum parking rates would mean that a permit would not be required for an application to reduce (including reduce to zero) the number of car parking spaces required under Clause 52.06-5, even for potentially very intense land uses (for instance, a large office development). A permit would be required to exceed the parking rate.

38. The PO2 also includes a set of additional decision guidelines, required for when applications seek to exceed the maximum rates to ensure positive development outcomes. The recommended guidelines aim to encourage sustainable transport patterns for new developments and minimising the negative impacts of high levels of car parking.

39. Proposed PO2 would support the development and sustainably of Cremorne by reducing the traffic impacts of new development within Cremorne. The proposed PO2 would have the following benefits, as it:

    (a) recognises the constrained road network in Cremorne, which is operating at capacity and that there is limited scope to improve the capacity of the local road network;

(b) acknowledges that the future of transport within Cremorne is via sustainable transport modes, walking, cycling and public transport and it supports these outcomes;

(c) would implement a parking control that is consistent with current planning practice in the area; and

(d) would provide clear guidance to decision makers, developers, businesses and residents as to the expectations for car parking provision in Cremorne.

Internal Consultation (One Yarra)

40. Officers have consulted across Council, with advice from Statutory Planning, Urban Design, Traffic and Sustainable Transport Units.

Financial Implications

41. The costs associated with the implementation of the Review have been anticipated and included in the City Strategy budget.

Economic Implications

42. The Review notes that the introduction of a Parking Overlay is unlikely to have a negative impact on the development of Cremorne as an Enterprise Precinct, as:

(a) development in the area over the last 5 years has already largely adopted the car parking rates proposed by PO2, demonstrating that a reduced parking rate is already accepted by the market; and

(b) overflow parking impacts are likely to be negligible given that on-street parking is already highly regulated within Cremorne and immediate surrounds.

43. Furthermore it would provide more certainty and clear guidance to decision makers, developers, businesses and residents, ensuring the Cremorne Enterprise Precinct has a more streamlined, efficient and effective planning framework.

Sustainability Implications

44. Cremorne is well serviced by public transport, cycling infrastructure and is highly walkable. The proposed PO2 would encourage travel to and within Cremorne is via sustainable transport modes.

Climate Emergency Implications

45. The reduction of car parking rates supports strategic priority four (*Transition to zero emission transport*) in the *Climate Emergency Plan*.

Social Implications

46. Proposed Amendment C281yara is consistent with the overarching goal in the Yarra Planning Scheme to integrate relevant environmental, social, and economic factors in the interests of net community benefit and sustainable development.

Human Rights Implications

47. There are no anticipated human rights implications.

Communications with CALD Communities Implications

48. It is officers understanding that CALD communities were considered as part of the community engagement led by the VPA in November-December 2019 to inform the preparation of the CPIP.

Council Plan, Strategy and Policy Implications

49. The *Yarra Council Plan 2017-2021* identifies the need to manage traffic movement and promote road safety within local roads.

50. The Proposed Parking Overlay (PO2) would assist with delivering the following key directions of Melbourne's metropolitan planning strategy, Plan Melbourne 2017-2050, including:

(a) Direction 4.1: create a city of 20-minute neighbourhoods.

(b) Direction 4.3: create neighbourhoods that support safe communities and healthy lifestyles.

51. Plan Melbourne 2017-2050 (Direction 5.1) states that a 20-minute neighbourhood must:

(a) be safe, accessible and well connected for pedestrians and cyclists to optimise active transport.

(b) ….

(c) facilitate access to quality public transport that connects people to jobs and higher-order services.

(d) …

(e) facilitate thriving local economies.

Legal Implications

52. The options outlined (see below) accords with the requirements of the *Planning and Environment Act 1987*.

Options

53. Council has three options if it chooses to progress an amendment to introduce a PO2:

(a) Option A – request the Minister for Planning in accordance with Section 8 (1) (b) and 20 (4) of the *Planning and Environment Act 1987*, to prepare, adopt and approve Amendment C281yara to the Yarra Planning Scheme;

(b) Option B – request the Minister for Planning in accordance with Section 8 (1) (b) and 20 (4) of the *Planning and Environment Act 1987*, to prepare, adopt and approve Amendment C281yara to the Yarra Planning Scheme <u>on an interim basis</u> for a couple of years; or

(c) Option C – Apply to the Minister for Planning under section 8A(3) of the *Planning and Environment Act 1987*, for "authorisation" to Council to prepare a full Amendment to the Yarra Planning Scheme.

54. These options are outlined below:

<u>Option A</u>

55. Section 20 (4) of the *Planning and Environment Act 1987* (the Act) enables the Minister for Planning to exempt an amendment, which the Minister prepares, from any of the notification requirements of sections 17, 18 and 19 of the Act or the regulations.

56. When considering the Amendment, the Minister would need to consider the criteria outlined in the *Ministerial Powers of Intervention in Planning and Heritage Matters* - November 2004 (PPN29).

57. Officers consider that the Amendment meets the criteria outlined in the Planning Practice Note (PPN29), including that compliance with any of the usual notification requirements is not warranted because:

(a) The impact of Amendment C281yara would be relatively limited as planning permit applications for retail and office land use activities are already being approved with a substantial reduction in car parking; and

(b) Targeted consultation was undertaken with potentially affected parties and a public process was conducted. The views of those individuals and stakeholders who participated in the public process are well understood and have been taken into account during the preparation of the Amendment C281yara. It is unlikely that further consultation would result in changes to the amendment.

58. Furthermore, the interests of this part of Victoria make such an exemption appropriate because the prompt approval of the Amendment would immediately:

(a) protect Cremorne from an oversupply of parking which would generate more traffic congestion;

(b) support employment and provide for development outcomes that contribute positively to the local context, sustainability, built form, quality of place and the public realm;

(c) implement a parking control that is consistent with current planning practice in the area;

(d) provide more certainty and clear guidance to decision makers, developers, businesses, ensuring the Cremorne Enterprise Precinct has a more streamlined, efficient and effective planning framework;

(e) manage car parking for a whole precinct, rather than on an ad hoc, site-by-site basis;

(f) reduce the traffic impacts of new office/commercial developments; and

(g) improve the built form interface with the public realm at ground level, if parking is not required.

59. The matter is also one of state significance where the determination of a reduced rate of car parking would have a substantial effect on the achievement and development of Cremorne as a sustainable Enterprise Precinct.

60. It is important to note, that the Minister for Planning would determine the final content of the Parking Overlay and may make changes, particularly to any proposed maximum parking rates given. Also, the effect of the exemption is that third parties would not receive a formal statutory notice of the amendment and would not have the opportunity to make a submission or be heard by an independent panel about the amendment.

Option B

61. Council could also request, under Section 20 (4) of the *Planning and Environment Act 1987* that the Minister for Planning to introduce Amendment C281yara on an interim basis.

62. The amendment process for Option B is the same as Option A. However, the Amendment, or more specifically the proposed Parking Overlay, would include a sunset clause (it is typical for an interim planning control to expire after one or two years).

63. Option B would provide the same immediate benefits as Option A, but it would be a short term approach to test the reaction on the market and community before committing to a long term solution to car parking management. If Council were to extend the interim controls or to seek permanent controls, this would again require the support and approval of the Minister for Planning and may consume significant Council resources.

Option C

64. Under section 8A (3) of the *Planning and Environment Act 1987*, Council can seek "authorisation" from the Minister for Planning to prepare Amendment C281yara to the Yarra Planning Scheme. This would require Council to give full notice that it has prepared an amendment. Notice of preparation of an amendment would need to be given to:

(a) Every minister, public authority and municipal council that may be materially affected by the amendment. This might include local bodies such as water and sewerage boards, the Environment Protection Authority and, in many cases, adjoining municipalities;

(b) The owners and occupiers of land that may be materially affected by the amendment. This includes anyone whose land is subject to changed controls under the amendment and might include owners and occupiers of adjoining or nearby land; and

(c) Any Minister, public authority, municipal council or person prescribed.

65. This option sets up a long, expensive and unpredictable process that requires both the support of Council and the Minister Planning. The average amendment process takes at least two years to complete, from authorisation to gazettal. The risk is, that while this type amendment progresses, the remaining sites in Cremorne would continue to be developed at a rapid pace and would provide more onsite parking, entrenching private vehicle use and generating more traffic congestion.

66. Officers support pursing Option A as it would enable a prompt decision to be made on the adoption and approval of Amendment C281yara (Attachment 2).

    Given Cremorne's rapid rate of development and finite ability to accommodate additional car-based trips, the management of car parking in Cremorne requires a long term, permanent solution to start to encourage a model shift away from private vehicle use and dependence. If the Minister for Planning supports the request to introduce Parking Overlay (as outlined), this would introduce the controls immediately and ensure that new land uses and development are assessed against the proposed Parking Overlay.

Conclusion

67. Due to unprecedented growth in Cremorne over the last several years, there is an increasing number of physical, social and economic issues that suggest the need to address and review onsite car parking planning provisions. Council engaged the Traffix Group to undertake a detailed review of car parking in the Cremorne Enterprise Precinct.

68. The Traffix Group review notes that, given Cremorne's physical constraints, the future of transport into Cremorne is via sustainable transport modes. To encourage a model shift away from private vehicle use, they recommended the application of a Parking Overlay to land in the Commercial 2 Zone and Comprehensive Development Zone in Cremorne. The reduction of car parking rates would remove incentives for car use and ownership and instead encourage active and public transport modes.

69. The following requirements for office and retail uses are proposed to be included in this Parking Overlay (P02):

    (a) The Office car parking rate is set at a **maximum** parking rate of 1.0 car spaces per 100m^2 of floor area; and

    (b) The Retail car parking rate is set at a **maximum** parking rate of 1.0 car spaces per 100m^2 of floor area.

70. Officers recommend Council request the Minister for Planning (in accordance with Section 8 (1) (b) and 20 (4) of the *Planning and Environment Act 1987)*, to prepare, adopt and approve Amendment C281yara to introduce PO2 into the Yarra Planning Scheme (Option A).

71. This would introduce a maximum car parking rate for office and retail in this precinct in order to better manage the emerging congestion in the precinct.

RECOMMENDATION

1. That Council note that:

    (a) the Cremorne area has limited access to the main road network surrounding the precinct and is also experiencing a great deal of development pressure that needs to be managed so that the precinct does not become overly congested through the movement of vehicles;

    (b) as part of the *Cremorne Creating Future Visions: Issues and Opportunities Paper (November 2019),* undertaken in conjunction with the Victoria Planning Authority, a carparking review has been undertaken of existing on-site and off-site parking conditions within the commercial area of Cremorne;

(c) an analysis of actual carparking rates for recently approved office developments within the Cremorne commercial precinct shows that the average carparking provisions has been 1.07 carspaces per 100 m2 for office landuse, and

(d) the Cremorne area is very well serviced by public transport and also has good cycling access for commuting of persons to office and ancillary retail premises.

2. That Council, in the context of the above:

(a) acknowledge that the current statutory rate of carparking of 3 car spaces per 100 m2 of office floorspace in Cremorne is not reflective of the inner city context of the area which is well serviced by public transport and also has good cycling networks, and in this regard the parking rate can reasonably be less than the minimum rate currently in the Yarra Planning Scheme;

(b) acknowledge that a rate of the of 3 car spaces per 100 m2 of office floorspace of off-street parking for new office floorspace would only add to the traffic congestion in the Cremorne area as further development occurs in the Commercial precincts, which would be undesirable by generating further traffic within the Cremorne area and cause additional congestion to the detriment of the precinct, and

(c) determine that the parking rate for office landuse, and ancillary retail landuse, can reasonably be less than the minimum rate currently in the Yarra Planning Scheme.

3. That Council, in this regard note:

(a) the officers report in respect to the proposed changes to the off-street carparking rate for office and retail landuses for the Cremorne precinct as outlined in the report;

(b) the commentary and analysis contained in the officer report and Attachments 1 and 2 in regards to car parking in the Cremorne Enterprise Precinct; and

(c) the proposed Amendment C281yara to introduce a Parking Overlay as a means of seeking to manage the development and congestion levels in the Cremorne area.

4. That Council, in the context of the above:

(a) adopt the *Document Parking Controls Review: Cremorne Enterprise Precinct* (Traffix Group, July 2020) at Attachment 1 for the purpose of pursuing Amendment C281yara to the Yarra Planning Scheme;

(b) adopt the draft amendment documentation at Attachment 2, which contains information required by the Minister for Planning to prepare, adopt and approve Amendment C281yara under 20 (4) of the *Planning and Environment Act 1987*; and

(c) authorise Council officers to request the Minister for Planning in accordance with Section 8 (1) (b) and 20 (4) of the *Planning and Environment Act 1987*, to prepare, adopt and approve amendment C281yarra to the Yarra Planning Scheme (Option A).

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Attachments
1 Parking Controls Review: Cremorne Enterprise Precinct (Traffix Group, July 2020)
2 Proposed Amendment C281yara documents

Traffix Group

Parking Controls Review

Cremorne Enterprise Precinct

Prepared for
Yarra City Council

July 2020

G28313R-01C

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Document Control

Our Reference: G28313R-01C

Issue No.	Type	Date	Prepared By	Approved By
A	Draft	30/06/2020	L. Furness	C. Dunstan
B	Revised Draft	20/07/2020	L. Furness	C. Dunstan
C	Final	21/07/2020	L. Furness	C. Dunstan

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Executive Summary

The purpose of this project is to introduce new car parking provisions in the Yarra Planning Scheme, that responds to local parking issues within the Cremorne Enterprise Precinct. The objectives of the project are to:

- Outline local parking issues, in the context of Cremorne as an enterprise precinct, to determine how the current provisions are applied and how the decision making process operates.
- To identify the average variation to the standard requirements in Clause 52.06 as approved by Council and/ or the Victorian Civil and Administrative Tribunal (VCAT) in land zoned Commercial 2 (C2Z) and Comprehensive Development (CDZ).
- To provide the strategic justification and rationale to reduce the provision of off-street car parking to promote more sustainable modes of transport and maximise floor areas for employment generating uses, rather that car parking.
- To establish clear, logical, and relevant car parking objectives for Cremorne's commercial areas to guide the exercise of discretion.
- To justify any variations in parking rates, including maximum rates, proposed via new car parking provisions.

This report provides a review of the existing parking needs and issues within Cremorne and a recommendation for new parking controls for the Cremorne Enterprise Precinct in the form of a Parking Overlay. The Overlay is to be applied to the Commercial 2 Zone and the Comprehensive Development Zone (Schedule 2 and 3) is designed to support the continued growth of Cremorne as a key area for employment within Yarra and inner Melbourne. The preparation of this report has had regard to both PPN57: The Parking Overlay and PPN22: Using the Car Parking Provisions.

The need for a review of the parking controls is borne out of a number of factors including:

- That Cremorne is undergoing a rapid rate of development, land use change and intensification.
- Cremorne is attracting a significant number of trips from outside the Precinct.
- Cremorne has a constrained road network that experiences high levels of traffic congestion.
- Tensions between businesses, residents and visitors to the area.

This report builds on a foundation of a number of strategic and transport planning studies which have been produced by Yarra City Council, DELWP and others in recent years regarding planning in Cremorne. These studies emphasis the unique advantages of Cremorne, in particular its ability to attract and provide employment in the emerging knowledge economy, its inner-city location and unique urban environment and its connection to transport.

Cremorne has a number of unique transport challenges and opportunities, namely:

- The road network within Cremorne is constrained in a number of ways:

  - Cremorne's connections to the arterial road network are limited in all directions, particularly to the north, west and south.
  - The arterial road network and its connections to Cremorne are congested during the commuter peak hours and there are very limited options to increase the traffic capacity of the arterial road network or its connections into Cremorne.
  - The rail lines through Cremorne form barriers to movement of all transport modes with only a limited number of crossing points.
  - It is served by a dense network of narrow roads. Many of these roads operate in a one-way direction. A significant number of the roads are akin to laneways with narrow cross sections and have limited traffic carrying capacity.
- Cremorne is highly accessible by public transport. This includes 'local' tram and bus services and city-wide services via the metropolitan rail network.
- There is high quality bicycle infrastructure in the area around Cremorne, however the connections to this infrastructure are not at the same high level.
- Cremorne is highly walkable from a geographic standpoint. However, the quality of the pedestrian infrastructure within the local road network is generally poor, with key issues being narrow footpaths/verges, variable surface quality, infrastructure obstructing footpaths and generally poor pedestrian amenity.
- On-street parking is highly controlled, with limited options for long-term (staff) parking using public parking resources. Demand for car parking within Cremorne is generally very high during business hours and lower during the evening and on weekends.

Given the above constraints, the future of transport into Cremorne is via sustainable transport modes – walking, cycling and public transport. While there are issues with the walking and cycling environment within Cremorne itself, its location and access to public transport modes means that Cremorne already has the key attributes required to support sustainable transport choices. The congestion and traffic capacity constraints should be seen as a benefit in encouraging sustainable transport modes.

In the context of the above, the Parking Overlay recommended by this report is primarily designed to reduce the parking requirements of employment generating developments. This will assist the development of Cremorne by:

- Encouraging sustainable transport modes.
- Reducing the traffic impacts of new office/commercial developments.

The following requirements are recommended for the Parking Overlay:

- The Office car parking rate is set at a maximum parking rate of 1.0 car spaces per 100m^2 Net Floor Area (NFA).
- The Retail car parking rate is set at a maximum parking rate of 1.0 car spaces per 100m^2 Leasable Floor Area (LFA).

All other uses are to remain at the current minimum requirements of Column B of Clause 52.06-5.

The provision of maximum parking rates is specifically designed to:

- Support sustainable transport outcomes.
- Reduce future demand for private transport and consequential traffic congestion impacts.
- Remove planning barriers to the provision of low car parking.
- Provide a means to control the over-supply of car parking.
- Provide certainty to stakeholders, decision makers and the community with regards to car parking outcomes.
- Discourage costly (and which may also become redundant in future) car parking solutions.

'Office' is a particular use that is an important target for mode shift due to its impact on the road network and is a key land use for the Commercial 2 Zone within Cremorne. Office parking is a key generator of traffic during the road network peak hours and this peak demand occurs at the peak availability of public transport services (i.e. services are at their most frequent). Importantly, office car parking generates 2 to 3 times more traffic on a per car space basis during peak hours than a residential car space.

Retail is generally a secondary land use to office within Cremorne. The retail rate is designed to recognise that the same issues with staff parking for office uses also applies to retail uses. It also recognises that in many cases the retail component of a development in Cremorne is small and provides local service and amenities to local workers and residents of the area, who do not require car parking to access the use.

The Parking Overlay is also accompanied by a set of additional decision guidelines, required for when applications seek to exceed the maximum rates imposed. Developments seeking to exceed the maximum requirements should still encourage sustainable transport patterns and not negatively impact the local transport network.

Table of Contents

1. Introduction 9

2. Methodology 9

2.1. Reference documents 9

3. Proposal and Background 11

3.1. The Cremorne Enterprise Precinct 12

3.2. Future Demand for Office Space 14

3.3. Work Underway 15
3.3.1. Cremorne Issues and Opportunities Paper 15
3.3.2. Cremorne Issues and Opportunities Paper – Stage 1 Community Engagement 16
3.3.3. Cremorne Streets and Movement Strategy (Draft) 16

4. Policy Context 17

4.1. Plan Melbourne 2017-2050 17

4.2. Local Planning Policies and Strategy 19

4.3. Planning Practice Notes 20

5. Existing Conditions 22

5.1. Study Area 22

5.2. Regional Context 23

5.3. Local Context 24

5.4. Review of Transport Network 25
5.4.1. Road Network 25
5.4.2. Capacity Limitations 29

5.5. Sustainable Transport 30
5.5.1. Public Transport 30
5.5.2. Cycling Network 34
5.5.3. Pedestrian Network 36
5.5.4. Car Share Vehicles 38

5.6. Review of Existing Travel Patterns 38
5.6.1. Consultation 39

5.7. Car Parking Conditions 40
5.7.1. Off-Street Parking 46

5.8. Summary of Existing Conditions 48

5.9. Cremorne Streets and Movement Strategy (Draft) – Consultation Report 49

5.10. Recent Land Development within Cremorne 49

6. The Parking Overlay 52

6.1. Definition of Objectives 53

6.2. Parking Overlay Rates *54*
6.2.1. Existing Situation 54
6.2.2. Proposed Parking Overlay Rates 55
6.2.3. Review of Adopting Maximum Rates 56
6.3. Review of the Proposed Office Rate *58*
6.4. Review of Proposed Retail Rate *61*
6.5. Basis for the Reduced Car Parking Rates *61*
6.5.1. Reduction in Traffic Impacts of New Development 61
6.5.2. The availability of convenient and efficient public transport in this area 63
6.5.3. Walking 63
6.5.4. Cycling 64
6.5.5. The lack of Impact on Public Parking 64
6.5.6. Proximity to Services 65
6.6. Parking Overlay Car Parking Rates Summary *65*
6.7. Parking Overlay Decision Guidelines *65*
7. Conclusions 68

List of Figures

Figure 1: Cremorne Enterprise Precinct (Source: Yarra City Council) 11
Figure 2: Ingredients of a Successful Enterprise Precinct (DWELP, 2018) 13
Figure 3: The 20-minute neighbourhood (Source: Plan Melbourne) 18
Figure 4: Cremorne Zoning Map 22
Figure 5: Cremorne's location relative to the central city (Source: Plan Melbourne) 23
Figure 6: Key Attributes Map of Cremorne (Source: Cremorne Issues and Opportunities Paper, 2019) 25
Figure 7: Existing Access Constraints (Source: Cremorne Traffic Assessment, DoT/MRPV) 27
Figure 8: Existing Daily Traffic Volumes (Source: Cremorne Traffic Study 2019, DoT/MRPV) 28
Figure 9: Public Transport Map of Cremorne and surrounds (Source: www.ptv.com.au) 31
Figure 10: Principal Public Transport Network Map (Source: Planning Schemes Online) 33
Figure 11: Travelsmart Map (Source: City of Yarra website) 34
Figure 12: Existing and Proposed Strategic Cycling Corridors (Source: Department of Transport Open data) 35
Figure 13: Walkscore Map (Source: https://www.walkscore.com/AU-VIC/Melbourne/Cremorne) 37
Figure 14: Parking restrictions (business hours) 42
Figure 15: Current extent of car parking sensors in Cremorne and area of analysis 43
Figure 16: August car parking occupancy (17th-23rd August, 2019) 45
Figure 17: February car parking occupancy (15th-16th & 24th-28th February, 2020) 45
Figure 18: Off-street carparks 47

List of Tables

Table 1: Arterial Road Traffic Volumes (Source: Department of Transport Open data, 2020) 26
Table 2: Summary of Public Transport Services 32
Table 3: Journey to Work Data: 2016 Census, ABS 39
Table 4: Off-street Public car parking summary 47
Table 5: Summary of Office Development Approvals 50
Table 6: Reduced Office Car Parking Rates 59
Table 7: Review of Decision Guidelines 66

List of Appendices

Appendix A Parking Restriction Map

Appendix B Recommended Parking Overlay

Appendix C Clause 52.06 of the Yarra Planning Scheme

1. Introduction

The State Government is currently promoting 'Enterprise Precincts' as hubs for the emerging knowledge economy. These precincts are designed to create new jobs and better respond to changes in the economy and evolving ways of working. Enterprise precincts are typically dense, accessible, and amenity-rich urban areas that provide fertile ground for business formation and idea development and innovation. Cremorne has been identified as a Pilot Enterprise Precinct.

Traffix Group has been engaged by Yarra City Council to undertake a review of the parking controls that should apply within the Commercial 2 Zoned land in and the Comprehensive Development Zone (Schedule 2 and 3) Cremorne in the context of its status as an Enterprise Precinct and key employment generator.

Cremorne is a unique area within inner Melbourne that faces particular transport challenges and opportunities. The implementation of a Parking Overlay is designed to support the growth of the precinct and the desired transport outcomes within Cremorne.

2. Methodology

This report reviews the transport engineering challenges and opportunities facing Cremorne and provides recommendations in regard to new parking controls that will assist in implementing Council's vision for the Cremorne Enterprise Precinct.

In formulating the recommendations of this report, the study included the following methodology:

- A review of background documents, planning and transport studies prepared by Council and others in relation to Cremorne.
- A review of Cremorne's planning policy context, state and local planning policies and PPN57: The Parking Overlay and PPN22: Using the Car Parking Provisions.
- Review of recent planning permit applications and approvals within Cremorne over the last 5 years.
- Analysis of car parking resources, management and demand within Cremorne.
- Results of surveys of employers and employees within Cremorne.
- A collaborative approach has been undertaken with Council Officers, including a number of workshops and team meetings.

2.1. Reference documents

This report relies on the following key background documents prepared by Yarra City Council and others:

- Cremorne Traffic Assessment (2019)
- Cremorne Streets and Movement Strategy (Draft) – Consultation Document (2019)
- DELWP – Unlocking Enterprise in a Changing Economy

- Yarra Office Demand Study (2018)
- Cremorne Issues and Opportunity Paper (2019)
- Adopted Yarra Housing Strategy (2018)
- Adopted Yarra Spatial Economic and Employment Strategy (2018)

3. Proposal and Background

The study area is the Cremorne Enterprise Precinct, as defined in the following figure.

The blue outline defines the study area of the Cremorne Place Implementation Plan (i.e. the Enterprise Precinct). The blue line defines the Parking Overlay study area which includes land zoned:

- Commercial 2
- Comprehensive Development Zone (Schedule 2 and 3)

The Overlay would not apply to Public Use Zones (PUZ) or Public Park and Recreation Zones (PPRZ). It would also not apply to the Swan Street Activity Centre.



Figure 1: Cremorne Enterprise Precinct (Source: Yarra City Council)

This review of parking controls in the area is the result of a number of issues which have developed in recent years within the Cremorne area, specifically:

- That Cremorne is undergoing a rapid rate of development, land use change and intensification.
- Cremorne is attracting a significant number of trips from outside the Precinct.

- Cremorne has a constrained road network that experiences high levels of traffic congestion.
- Has an established parking provision deficit.
- Experiences physical constraints and market conditions that affect the future provision of car parking.
- Tensions between businesses, residents and visitors to the area, including as a result of new development.

3.1. The Cremorne Enterprise Precinct

Cremorne has emerged as an 'Enterprise Precinct' of State significance suitable for the growing knowledge and services-based economy with an output of $2.7 billion and over 10,000 workers at present. Cremorne has become a key destination for local and global high technology companies and demand for employment within the suburb continues to grow.

Enterprise precincts are defined as typically dense, accessible, and amenity-rich urban areas that provide fertile ground for business formation and idea development and innovation.

The policy document, Unlocking Enterprise in a Changing Economy (Victoria. Department of Environment, Land, Water and Planning, 2018), provides a framework to identify and support Enterprise Precincts. Cremorne had been identified as a Pilot Enterprise Precinct. Designated Pilot Enterprise Precincts are intended to provide guidance to other local government, industry and communities on how new partnerships can be formed to further Enterprise Precincts in Victoria. The Unlocking Enterprise in a Changing Economy policy includes the following description of Cremorne:

> *Cremorne has emerged as Australia's premier destination for creative design, particularly in the tech and digital space. Its reach is now global, with several billion dollar tech firms mixing healthily with small-to-medium sized entities, start-ups and co-working spaces.*
>
> *Enabled by the City of Yarra's foresight and steadfastness to retain its employment focus, and spurred by some committed and engaged local landowners and businesses, Cremorne is going through a profound period of growth, reinforcing its industry specialisation and strategic potential, and furthering Melbourne's economic ecosystem.*
>
> *Drawing from its industrial heritage and building stock, proximity to central Melbourne, diversity of small and large land parcels, pokey laneways complementing good public transport access, and the amenities provided on Swan and Church Streets, Cremorne has all the characteristics of an enterprise precinct tailored to the needs of the emerging economy.*
>
> *Reflecting these characteristics, development activity is running hot in Cremorne. During this period of rapid change, the challenge will be in ensuring development adds to the precinct's economic functioning and 'buzz', maintaining it as a creative place to work for years to come.*
>
> - *Unlocking Enterprise in a Changing Economy (DELWP, 2018)*

The Unlocking Enterprise in a Changing Economy policy document identifies 9 key ingredients for a successful Enterprise Precinct. These are identified below.

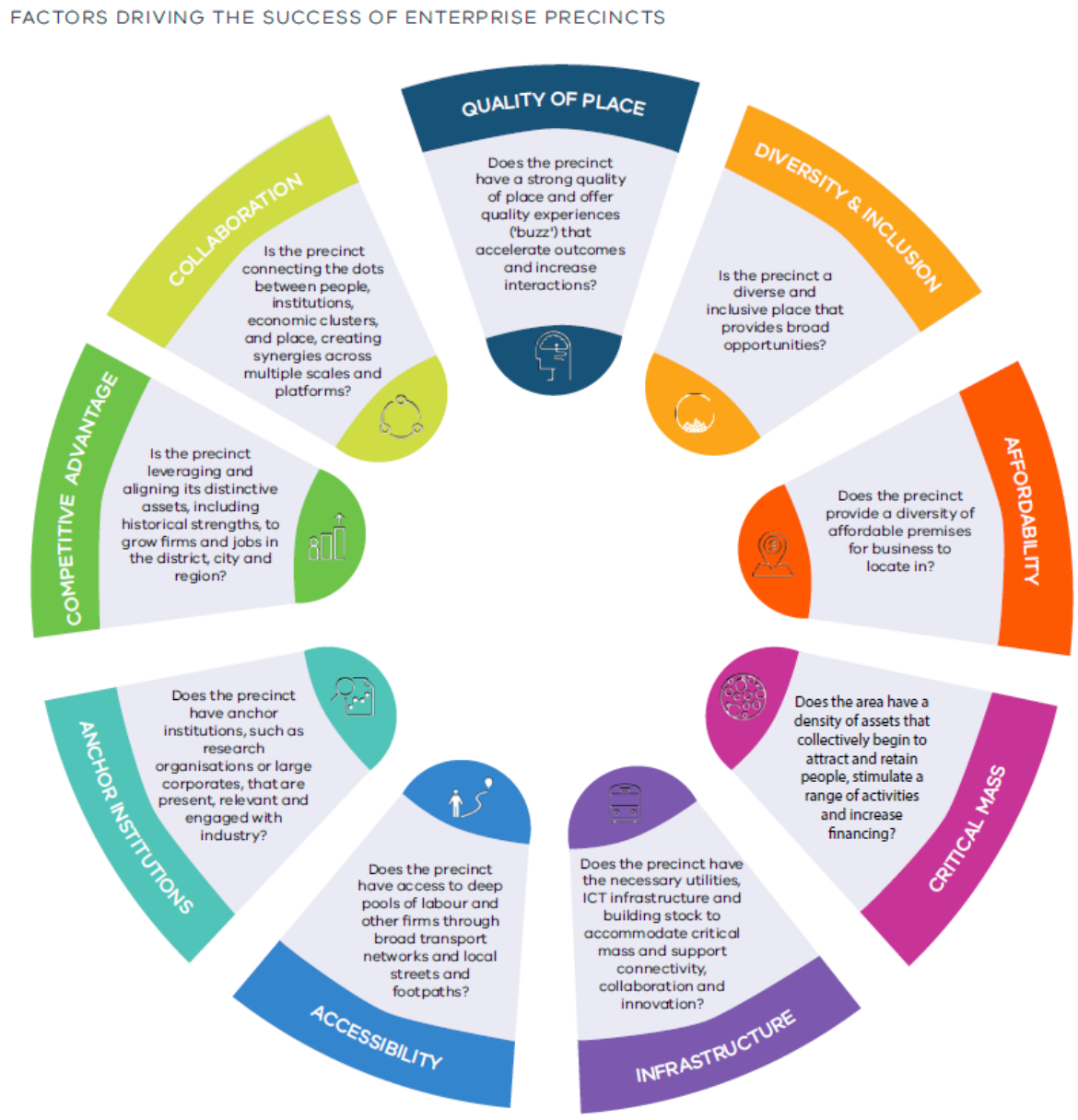


Figure 2: Ingredients of a Successful Enterprise Precinct (DWELP, 2018)

Two of these ingredients are closely linked to transport, Accessibility and by extension, Quality of Place.

While Access and Infrastructure most clearly have transport implications, Quality of Place is also an important consideration. The street network of a precinct has a strong role to play in providing a quality urban environment and as this report shows, while Cremorne has potential in this area, it also suffers from a variety of transport and urban environment issues at the local level.

3.2. Future Demand for Office Space

Cremorne has become a key destination for local and global high technology companies. Yarra City Council has provided information to Traffix Group of issued and current planning applications indicating that Council has approved (some currently under construction or recently completed) or is currently considering over 150,000m^2 of additional office floor space within Cremorne. This is discussed in more detail at Section 5.10.

The 'Yarra Office Demand Study'[1] (Urban Enterprise, March, 2018) identified that Cremorne and the City of Yarra has a number of competitive advantages which uniquely position the municipality to cater to the needs of contemporary businesses and workers. This include:

- *A favourable zoning and development profile (particularly the availability of C2Z land);*
- *Industrial heritage and opportunities for re-use and adaptation of heritage buildings;*
- *Strategic location – proximity to CBD and eastern suburbs;*
- *Transport connectivity;*
- *Public transport and cycling infrastructure;*
- *Strong lifestyle attributes and vibrant precincts; and*
- *Recognition and brand equity for creative and tech-based enterprise.*

The 'Yarra Office Demand Study' also identified a number of trends within the City of Yarra and Cremorne:

- *Between 2011 and 2016, the number of jobs in Cremorne increased by 4,000, a percentage increase of 61%.*
- *Cremorne has emerged as major tech precinct of national significance, accommodating a number of the major companies in Australia (MYOB, Tesla, REA, Carsales, Uber, Seek future).*
- *Demand for office floor space is expected to be strong in the short to medium term (up to 10 years).*

These strengths have supported a growing business base, particularly small and medium enterprise. However, in recent years there has been increasing interest from larger businesses and regional headquarters.

A key driver of increased demand in Yarra has been the increased competition between companies to attract and retain talented workers (particularly in the creative and technology sectors). For younger workers in these industries, Yarra's office precincts provide lifestyle benefits which appeal to these workers more than areas perceived as being 'sterile' or 'bland' environments of traditional office precincts in the CBD and Docklands.

These factors combine to underpin strong demand for office space in Yarra at present and indicate a competitive advantage in relation to attracting businesses seeking a young, creative, and skilled workforce.

[1] Prepared for the City of Yarra by Urban Enterprise, dated March 2018

3.3. Work Underway

A key Pilot Enterprise Precinct initiative is the development of the Cremorne Place Implementation Plan (CPIP), which will provide a high-level vision for the future of Cremorne and a prioritised set of projects that will progress delivery of that vision.

Concurrent with preparation of the CPIP, the City of Yarra is completing/has completed a number of projects as part of the broader CPIP.

a) Cremorne Issues and Opportunities Paper (Nov, 2019). This work aimed to identify issues and opportunities in Cremorne to be reviewed as part of this project. This was completed in November, 2019.

b) Cremorne Issues and Opportunities Paper – Stage 1 Engagement Outcomes Summary Report (Feb, 2020).

c) Cremorne Streets and Movement Strategy (Draft) – Consultation Document (Oct, 2019). This strategy aims to identify key transport and movement issues and opportunities and put forward a vision for streets and people movement, including some high-level concepts of how this could be achieved. The purpose of the Strategy is to set out a vision, opportunities and urban design response.

3.3.1. Cremorne Issues and Opportunities Paper

This paper identifies issues and opportunities in Cremorne. In regard to transport and movement, the paper identifies the following key considerations:

- *Cremorne is a relatively small area built around tight streets and there is competition between different road users. The two primary gateways to the precinct, Cremorne and Balmain streets, are becoming increasingly congested as more people live, work or visit the precinct.*
- *There is a need to address movement challenges, including the appropriate provision of carparking, safety of pedestrians and cyclists, traffic circulation and traffic calming throughout the precinct.*
- *The barriers to movement and constrained street network make orientation and navigating through the precinct difficult for all transport users and visitors to the area.*
- *Due to forecast growth in trip demand and minimal capacity for the network to accommodate more car movements, there is a need to improve and promote sustainable transport modes, focussing on pedestrian safety and level of service on the transport network.*
- *Provision also needs to be made to retain vehicle access throughout the precinct to support the needs and requirements of existing residents and businesses operating in the precinct.*
- *There is an opportunity to consider trialling different approaches to off-street parking provision and management and on street use of space.*

The report identifies the following key opportunities within Cremorne:

- *Increasing use of public transport through better access and infrastructure investment*

- *Balance the demands of different road users to provide a safer and more efficient road network.*
- *Develop infrastructure to support increased active transport*
- *Promote the most efficient management and use of car parking supply*

3.3.2. Cremorne Issues and Opportunities Paper – Stage 1 Community Engagement

The purpose of this phase of engagement was to gather community and stakeholder views on the Cremorne Issues and Opportunities Paper. Stage One community engagement was undertaken in November-December 2019 to inform the preparation of the Plan.

The key findings of the consultation in relation to transport issues were:

- *The strongest overall support was for walking as a priority mode of transport and improvements to public transport.*
- *Participants also strongly supported reviewing car parking provisions, improving the cycling and pedestrian networks, installing protected bike lanes, and piloting other safety measures such as reduced speed limits to protect cyclists and pedestrians.*
- *Car sharing and bike sharing were least supported. This may be due to a perceived importance of addressing transport congestion in Cremorne.*

3.3.3. Cremorne Streets and Movement Strategy (Draft)

The purpose of the draft Cremorne Streets and Movement Strategy is to assist Council in the effective planning for a major increase in trip demand associated the increased development within Cremorne. This additional development results in increased movement on a local road network which is already operating at, or near, peak vehicle capacity.

This is summarised in the strategy as follows:

> *The increasing demands on street space driven by land use intensity within Cremorne requires greater priority to be allocated to more space-efficient travel modes (walking, cycling, train, tram, bus) whilst still recognising the importance of providing space for essential services, deliveries, residents and those with special needs. Private vehicle travel is not considered a priority or mass transit mode in this area, and future planning must recognise the limitations of car access into and through Cremorne, while protecting the ability of the network to support existing and future economic activity.*

Another key component of the strategy is the treatment of streets as places, not just being required for the purposes of movement. The Strategy is implementing a key policy directive of Plan Melbourne:

> *Policy 4.1.2 - Integrate place-making practices into road-space management*
>
> *Streets are both places to pass through and destinations. There is a need to balance the competing demands of movement and place in defining the priority functions of streets. This will help create a sense of place and structure across the city.*

It is also recognising that access and quality of place are key ingredients for an Enterprise Precinct.

This draft strategy highlights that the streets within Cremorne are currently weighted in favour of movement (including providing on-street car parking) and generally have very limited sense of place.

To achieve both of these objectives requires a reallocation of road space within Cremorne to prioritise access and safety for pedestrians, cyclists and public transport users. A significant amount of the reallocated road space will ultimately come from existing on-street car parking and in some cases, traffic space.

4. Policy Context

4.1. Plan Melbourne 2017-2050

Plan Melbourne is a long-term vision to ensure that Melbourne grows more sustainable, productive and liveable as its population approaches 8 million. It is a long-term plan designed to respond to the state-wide, regional and local challenges and opportunities Victoria faces between now and 2050.

The objectives of Plan Melbourne are supported by a series of directions, initiatives and actions. The development of Cremorne relates to a range of initiatives outlined in Plan Melbourne including:

1. *Melbourne is a productive city that attracts investment, supports innovation and creates jobs*
    - *Direction 1.1: Create a city structure that strengthens Melbourne's competitiveness for jobs and investment*
    - *Direction 1.2: Improve access to jobs across Melbourne and closer to where people live*
    - *Direction 1.3: Create development opportunities at urban renewal precincts across Melbourne*

Apart from these initiatives, increasing development in Cremorne will also assist with delivering on key directions including:

- *Direction 2.2: reduce the cost of living by increasing housing supply near services and public transport* (in this case, by bring employment new housing and public transport services)
- *Direction 4.1: create a city of 20-minute neighbourhoods*
- *Direction 4.3: create neighbourhoods that support safe communities and healthy lifestyles.*

Plan Melbourne 2017-2050 (Direction 5.1) states that a 20-minute neighbourhood must:

- *be safe, accessible and well connected for pedestrians and cyclists to optimise active transport.*
- *offer high-quality public realm and open space.*
- *provide services and destinations that support local living.*
- *facilitate access to quality public transport that connects people to jobs and higher-order services.*

- *deliver housing/population at densities that make local services and transport viable.*
- *facilitate thriving local economies.*

Plan Melbourne goes on to state that:

> *The 20-minute neighbourhood is all about 'living locally'— giving people the ability to meet most of their everyday needs within a 20-minute walk, cycle or local public transport trip of their home.*

Figure 3 is an extract from Plan Melbourne which encapsulates what a 20-minute neighbourhood means.

The creation of new employment opportunities within Cremorne, which is highly walkable, well connected via quality public transport and bicycle facilities, accords with the vision of Plan Melbourne 2017-2050 in terms of creating a '20-minute neighbourhood'. A 20-minute neighbourhood also means that local employment opportunities are available which are well connected to public transport services.



Source: Department of Environment, Land, Water and Planning

Figure 3: The 20-minute neighbourhood (Source: Plan Melbourne)

4.2. Local Planning Policies and Strategy

Yarra City Council supports sustainable transport and design in new and existing developments through a number of policies and initiatives. These are summarised as follows.

Municipal Strategic Statement – Clause 21.06 Transport

Clause 21.06 of the Yarra Planning Scheme identifies the following objectives and associated strategies in relation to transport:

21.06-1 Walking and cycling

Objective 30 To provide safe and convenient pedestrian and bicycle environments.

Strategy 30.1 Improve pedestrian and cycling links in association with new development where possible.

Strategy 30.2 Minimise vehicle crossovers on street frontages.

Strategy 30.3 Use rear laneway access to reduce vehicle crossovers.

21.06-2 Public transport

Objective 31 To facilitate public transport usage.

Strategy 31.1 Require new development that generates high numbers of trips to be easily accessible by public transport.

21.06-3 The road system and parking

Objective 32 To reduce the reliance on the private motor car.

Strategy 32.1 Provide efficient shared parking facilities in activity centres.

Strategy 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.

Objective 33 To reduce the impact of traffic.

Strategy 33.1 Ensure access arrangements maintain the safety and efficiency of the arterial and local road networks.

Strategy 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.

Sustainable Transport Policies

Yarra City Council's Strategic Transport Statement (adopted April, 2006) has created a Hierarchy of Transport Modes that "should be applied to all decision making and actions related to transport in the City". The hierarchy is as follows:

More sustainable transport modes

1. *Pedestrians**
2. *Cyclists*

3. *Tram*
4. *Bus/Train*
5. *Taxi users / car sharers*

*(*includes using wheelchairs and walking with prams)*

Less sustainable transport modes

6. *Freight vehicles*
7. *Motorcyclists*
8. *Multiple occupants local traffic*
9. *Single occupants local traffic*
10. *Multiple occupants through traffic*
11. *Single Occupant through traffic*

Council's Parking Management Strategy (2013-2015 Action Plan) sets out Council's vision, goals and principles for managing parking in the City of Yarra as follows:

> ***Vision for managing parking***
>
> *Parking is managed by the City of Yarra to promote sustainable transport solutions and to optimise residents' access to homes - Council will also seek to accommodate the parking needs of visitors, businesses and community facilities in a manner that is open and clear.*

The relevant principles of managing parking are:

> *Principle 7. Ensure that new developments are self-sufficient in meeting their parking needs - with the exception of encouraging reduced parking or no car parking developments for sites very close to public transport stops.*
>
> *Principle 8. Ensure the adequate provision of bicycle and motorcycle parking.*

The proposed Parking Overlay supports the transport strategies and objectives of Yarra City Council encouraging employment in an area well serviced by public transport and alternative transport modes. The car parking rates recommended are inline with Council's sustainable transport policies.

We note that Council has received authorisation from the Minister for Planning to prepare Amendment C269Yarra which proposes to introduce new local policies in to the Yarra Planning Scheme.

4.3. Planning Practice Notes

There are two key Planning Practice Notes in relation to the provision of car parking as required by the Planning Scheme:

- Using the Car Parking Provisions: Planning Practice Note 22 (PPN22) provides guidance about the use of the car parking provisions in Clause 52.06 and the Parking Overlay. It explains how the car parking requirements are calculated and what information is required to be submitted with an application with car parking.

- The Parking Overlay: Planning Practice Note 57 (PPN57) provides guidance to Councils about the preparation and application of the Parking Overlay. It explains what the Parking Overlay is, what it does, when and how to use it and how to complete a schedule to the overlay.

5. Existing Conditions

5.1. Study Area

The total study area, as defined in the CPIP, is bound on three sides by Punt Road, Swan Street and the Yarra River. The study area includes both sides of Church Street and the full extent of the Commercial 2 Zone – extending up to the residential properties along the west side of Brighton Street.

A zoning map is provided at Figure 4.

The study area for Cremorne encompasses two distinct areas, the commercial area and the residential area. The commercial area is characterised by industrial heritage juxtaposed with more recent office development of 7-14 storeys dispersed throughout the precinct. This area is larger than the area bound by the orange border in the figure below.

Cremorne also includes three pockets of residential zoned land, largely comprising heritage, low-rise terraced housing, as well as a small number of large mixed-use developments that border the southwest corner of the precinct. Development is largely replacement dwellings and residential extensions.

The study area, to which the Parking Overlay review applies, is limited to land zoned Commercial 2 (C2Z) and Comprehensive Development (CDZ) within the study area boundary.

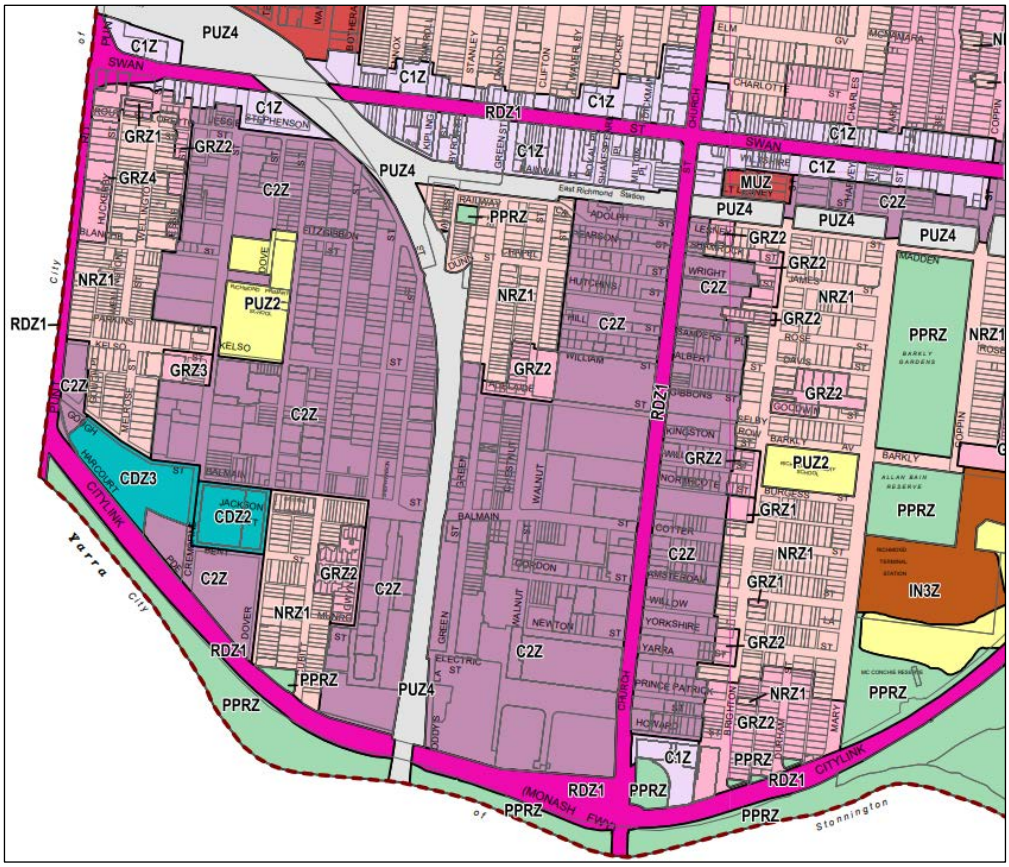


Figure 4: Cremorne Zoning Map

5.2. Regional Context

The Cremorne Enterprise Precinct is located within inner Melbourne and in close proximity to the Melbourne CBD (less than 2km away) and a number of significant Activity Centres. Its location relative to the central city area is shown in the figure below. Notably, Cremorne is a similar distance to the CBD as Fishermans Bend, Arden/Macaulay and the northern areas of Parkville while in many ways it is also better connected to the CBD via Richmond Station (and the numerous metropolitan services this station offers).

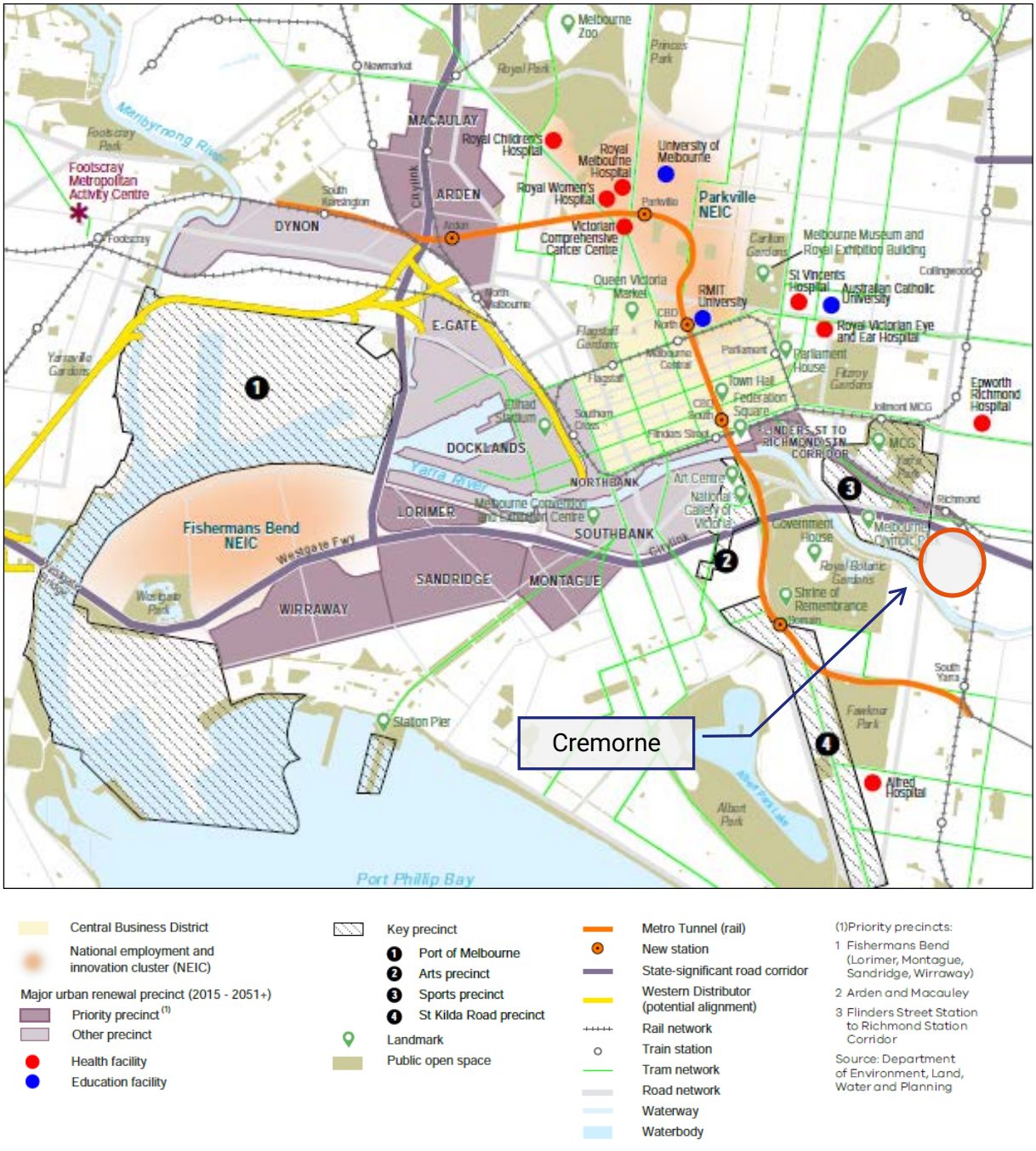


Figure 5: Cremorne's location relative to the central city (Source: Plan Melbourne)

The Cremorne Enterprise Precinct is bound by the Swan Street Activity Centre to the north.

The Chapel Street Major Activity Centre is also located to the direct south of the precinct.

Key land uses in the vicinity of Cremorne include:

- Yarra Park/Melbourne Cricket Ground – located on the north-west of Cremorne,
- Olympic Park Precinct – located adjacent Cremorne to the west,
- Melbourne High School – located 200m south of Cremorne,
- Melbourne Girls Grammar – located 250m south-west of Cremorne,
- Royal Botanical Gardens – located 300m west of Cremorne, and
- Epworth Richmond – located 1km north of Cremorne.

5.3. Local Context

Land use within the Cremorne Enterprise Precinct consists of a wide variety of retail, commercial, office, industrial and residential land uses. The Cremorne Enterprise Precinct also includes the Kangan Institute (PUZ2 Public Use Zone – Education).

Richmond Station is the key transport node located on the periphery of Cremorne, however East Richmond Station and South Yarra Station are both within a walkable distance of Cremorne. Road-based tram and bus services operate along the arterial roads bordering the precinct.

The availability of these everyday services and amenities means that the Cremorne Enterprise Precinct already meets many of the characteristics that define the 20-minute neighbourhood described in Plan Melbourne (see Section 4.1).

Cremorne is becoming a key destination for local and global high technology companies. The suburb encompasses residential neighbourhoods nestled amongst the rapidly changing commercial areas.

The figure below identifies the general land use patterns in Cremorne, including the 11 large key employers and the key features of the transport network servicing the area.

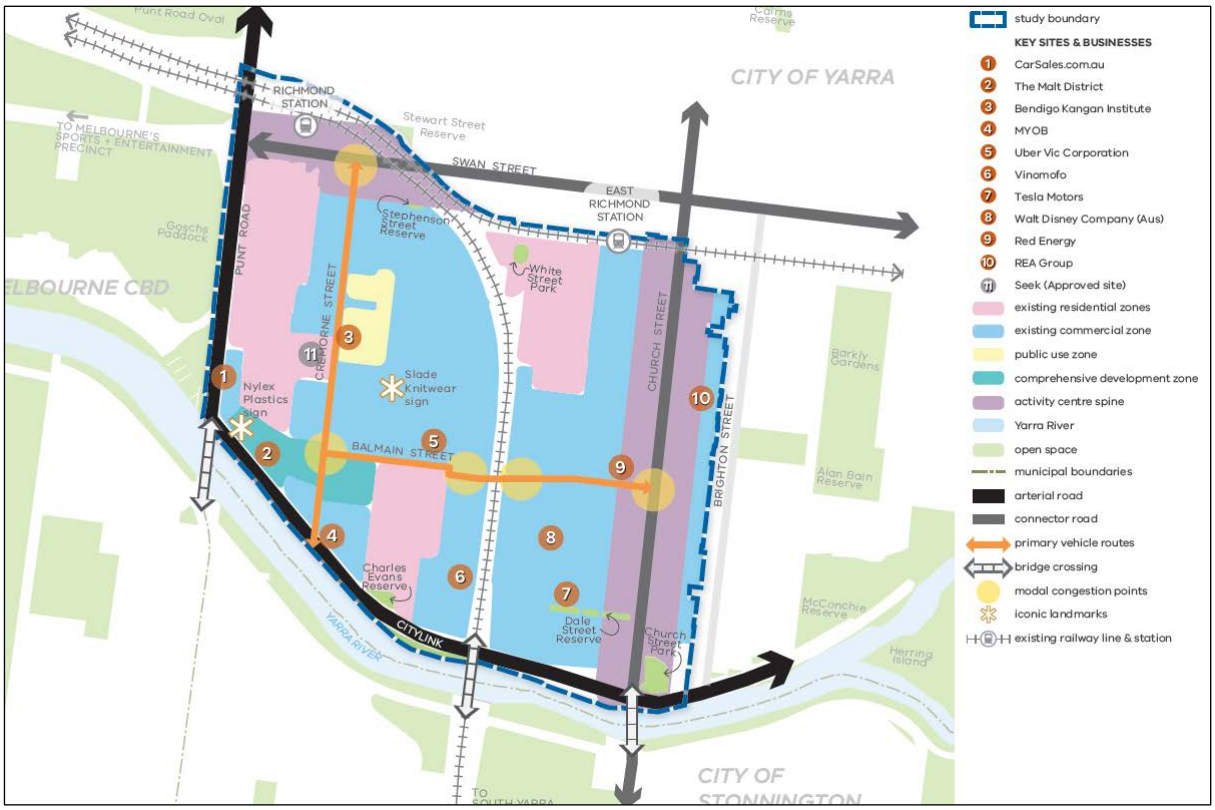


Figure 6: Key Attributes Map of Cremorne (Source: Cremorne Issues and Opportunities Paper, 2019)

5.4. Review of Transport Network

5.4.1. Road Network

Cremorne is characterised by its unique and constrained road network. The suburb is effectively bound in each direction by Arterial Roads/Freeways:

- Swan Street to the north.
- Church Street to the east (although part of the area included within the overlay is on the east side of Church Street).
- Citylink to the south.
- Punt Road to the west.

Furthermore, the Yarra River to the south (and Citylink) forms a barrier to local vehicle and pedestrian movement to the south, with the only two crossing points being at Punt Road and Church Street.

All of these arterial roads are highly congested inner-city arterials. The table sets out the configurations and daily traffic volumes carried by these roads

Table 1: Arterial Road Traffic Volumes (Source: Department of Transport Open data, 2020)

Road Name	Configuration/Notes	Average Annual Daily Traffic Volume
Punt Road (between Citylink and Swan Street)	3 or 4 traffic lanes in each direction	55,000
Citylink (between Punt Road and Church Street)	Freeway link No access except for outbound on-ramp at Cremorne St and outbound off-ramp at Church Street	88,000
Swan Street (between Lennox Street and Punt Road)	4 lane arterial road Kerbside lanes typically used for on-street parking, outside of peak hour Clearways Centre lanes accommodate tram tracks	18,000
Church Street (between Citylink and Swan Street)	Effectively a 2 lane arterial road Kerbside lanes typically used for on-street parking (no Clearways) Bicycle lane Centre lanes accommodate tram tracks	18,000

Access to the arterial road network from Cremorne is also subject to physical constraints. These constraints are summarised at Figure 7 and discussed below.

- To the north, the only location where full access is provided is at Cremorne Street. Wellington Street offers a left-out only access. The Lilydale/Belgrave/Alamein/Glen Waverley rail line forms a barrier for other local roads connecting to Swan Street.
- To the east, Balmain Street is the only location where traffic signals are provided. While there are more local road connections to Church Street (in comparison to other directions), many of these are narrow laneways or one-way streets that have very limited capacity to carry traffic.
- To the south, Citylink and the Yarra River block local movement. Cremorne Street provides a connection to the outbound direction of Citylink towards the Monash Freeway and south-eastern suburbs. Travelling inbound, drivers can arrive via Punt Road, then use Swan Street and Cremorne Street to enter the precinct.
- To the west, access to Punt Road is highly controlled and where provided, limited to left-in/left-out movements. Travelling to the north away from Cremorne using Punt Road is reliant on Cremorne Street and Swan Street. To arrive from the south along Punt Road relies on turning right into Swan Street and then right again into Cremorne Street, or alternatively using Church Street.

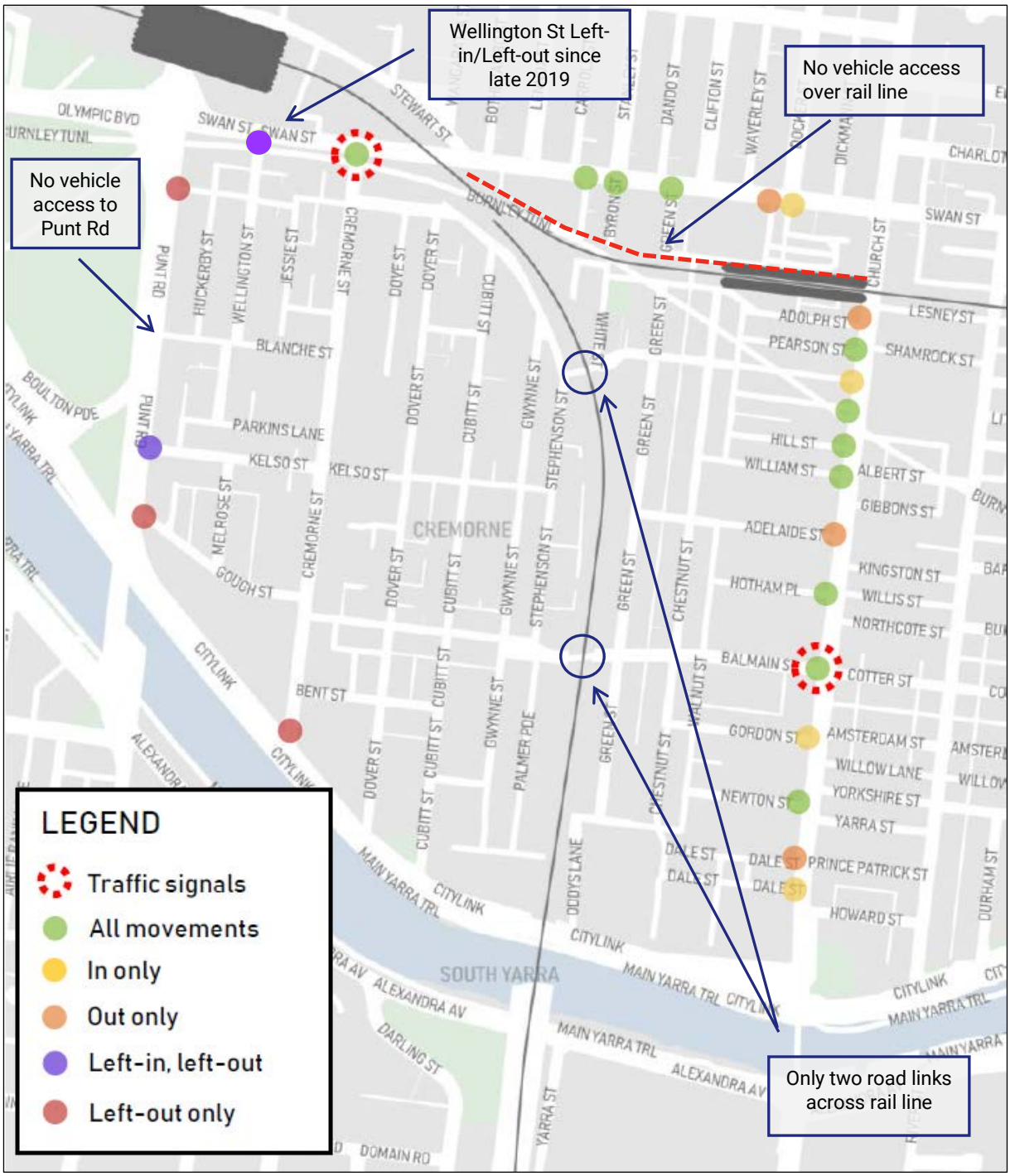


Figure 7: Existing Access Constraints (Source: Cremorne Traffic Assessment, DoT/MRPV)

Due to the local road layout and traffic management, Cremorne is primarily accessed via the higher order local roads, which are Cremorne Street and Balmain Street. Both of these roads have signalised intersections with the external Arterial Road network and facilitate access to the lower order roads within Cremorne.

Figure 8 sets out the daily traffic volumes of key streets within the local road network and highlights the reliance on the Cremorne Street/Balmain Street link through the precinct.

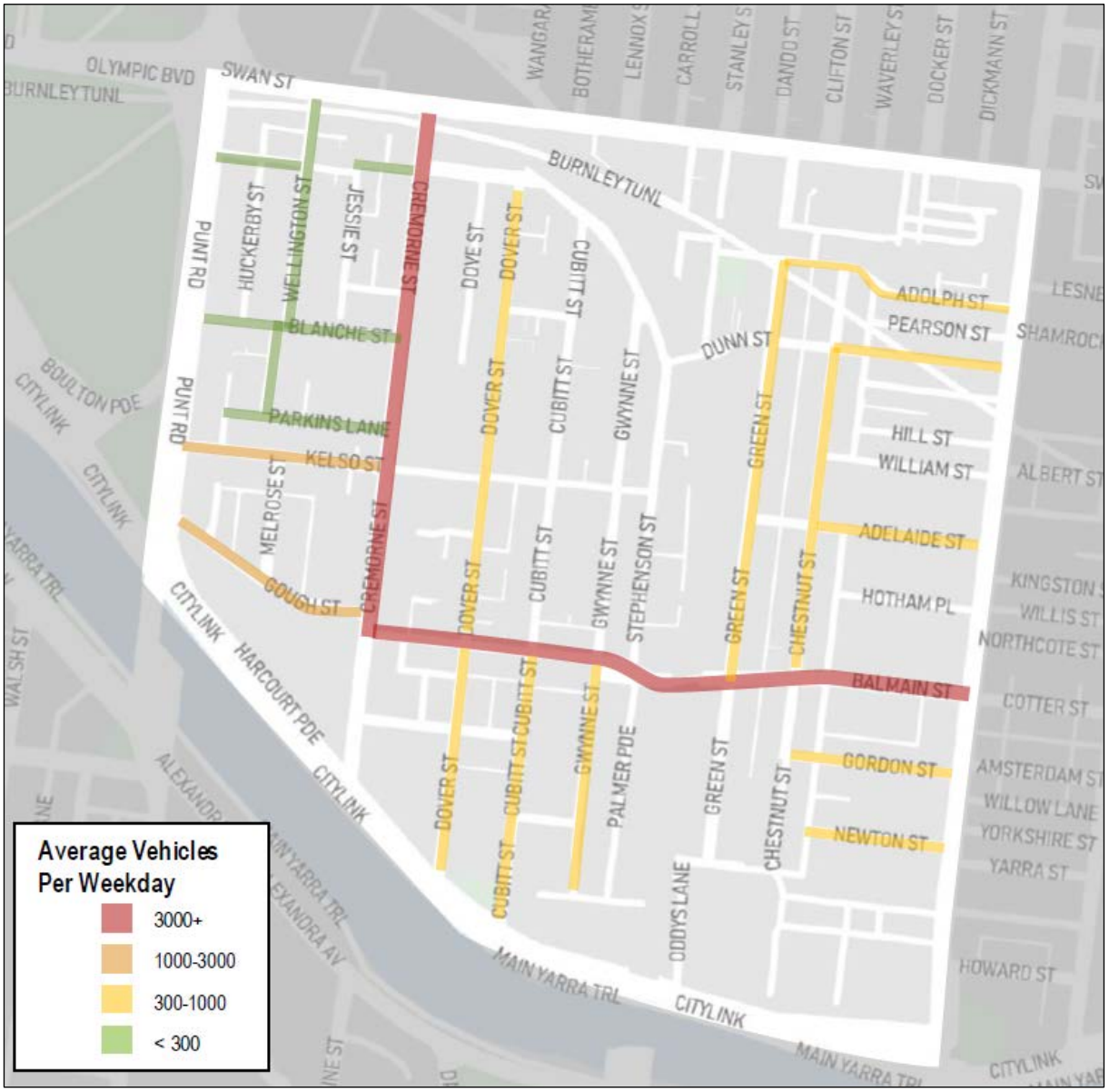


Figure 8: Existing Daily Traffic Volumes (Source: Cremorne Traffic Study 2019, DoT/MRPV)

Cremorne Street is a higher order Council road which is aligned in a north-south direction from Swan Street in the north to Citylink in the south. The road carriageway generally provides kerbside parking on both sides of the road, while also being wide enough to facilitate two-way traffic flow at the same time.

Line marking (bicycle symbols) signifies that Cremorne Street is a shared road with bicycles, although no formal bicycle lane is provided.

A signalised intersection is provided at the intersection with Swan Street which facilitates fully directional movement to/from Swan Street. At the intersection with Citylink, movement is restricted to left out from Cremorne Street.

Balmain Street is a higher order Council road, which is orientated in an east-west direction from Church Street in the east to Cremorne Street in the west. To the east of the overhead railway bridge, the road is wide enough to accommodate parking on each side of the road and simultaneous two-way traffic flow. The road narrows to the west of the railway bridge and parking is restricted on the south side of the carriageway by 'No Stopping' restrictions, which allows for two-way traffic flow to be maintained.

Line marking (bicycle symbols) signifies that Balmain Street is a shared road with bicycles, although no formal bicycle lane is provided.

A signalised intersection is provided at the intersection with Church Street which facilitates fully directional movement to/from Balmain Street.

Internally, the street network is defined by a dense network of local streets. These are largely narrow streets with limited road reserve widths. Many of these streets operate in a one-way direction. The road carriageways have generally been maximised and on-street parking is provided wherever possible. The walking environment in most of these streets is poor as a consequence of the narrow verges available. Many footpaths are obstructed by street infrastructure (power poles, etc.); a consequence of the narrow verges. As a result, the pedestrian amenity within many streets is low.

5.4.2. Capacity Limitations

A Cremorne Traffic Assessment was commissioned in June 2019 by Department of Transport and Major Road Projects Victoria as part of the Streamlining Hoddle Street project. The independent study was designed to develop a better understanding of how traffic moves through the Cremorne area. The changes to the Punt Road/Swan Street intersection as part of this project had implications on access to Cremorne, particularly:

- Changes to Swan Street, including making it one traffic lane in each direction at Cremorne Street and reducing the length of the right turn lane into Cremorne Street.
- The limitation of Wellington Street to left-in/left-out movements only, increasing the pressure on Cremorne Street to accommodate right turn movements (in and out of the area).

This report identified the following high-level issues within the Cremorne area:

- *The fragmented nature of industrial, commercial and residential land uses within the precinct places a constraint on how road space is allocated*
- *Due to the nature of major arterial roads bounding Cremorne and the configuration of heavy rail lines, Cremorne is not afforded the same level of access and permeability to that of other inner-city precincts of a similar size.*
- *Limited opportunities exist to access and exit the precinct to the west of the railway line, intensifying the use of the connecting roads and intersections with the arterial road network.*

The study identified that the Cremorne Street/Swan Street intersection was a key capacity constraint, particularly for access to the areas of Cremorne that are west of the train line. The traffic surveys of the report identified that delays of up to 11 minutes were recorded during the PM peak hour for vehicles trying to exit Cremorne Street (although this delay is variable and the 'worst' days are often linked to sporting and entertainment events in the area). The report identified that these delays were due to a number of factors (as identified in the study):

- *Capacity of the Cremorne Street and Swan Street signalised intersection.*
- *Pedestrian volumes crossing Swan Street (travelling to the Richmond Station) limiting the ability for vehicles to turn left out of Cremorne Street.*
- *Queuing of traffic along Swan Street back from Punt Road, limiting ability for vehicles to turn left out of Cremorne Street.*

In the background is the already identified issue that this intersection is critical for movements to and from the precinct from a network perspective due to the lack of alternative routes to the north and west.

The surveys completed in this study found congestion at this intersection was not a significant issue in the AM peak hour or on weekends.

The evidence statement of John Kiriakidis for the redevelopment of the key Richmond Malt site in December, 2015 identified similar issues (Reference 15M1705200, dated 22nd December, 2015). This report studied the existing conditions of the critical intersections of Cremorne Street/Swan Street and Balmain Street/Church Street. This report identified similar capacity issues with both of these intersections. These observations and analysis were completed in 2015 and does not include the recent developments completed in the last 4-5 years. It should be noted that there have been no significant capacity improvement works at these intersections since this report.

Surveys and observations by Traffix Group of the Balmain Street/Church Street intersection in October, 2018 found that this intersection operated at an acceptable level in the AM peak hour but was over-saturated in the PM peak hour, with queues in excess of 15-20 vehicles and queues being unable to clear during each cycle of the traffic lights. Part of the issue was continuous traffic queues on Church Street, limiting the ability of traffic to exit Balmain Street.

5.5. Sustainable Transport

5.5.1. Public Transport

Cremorne is well serviced by public transport services with train, tram and bus connections. Figure 9 illustrates the public transport network that services Cremorne and surrounding areas. The suburb is entirely within the Principal Public Transport Network map, as shown at Figure 10.

Table 2 provides a summary of the connections provided by each public transport service.

Most of the road-based public transport services are located along the arterial road network that bound the site.

The key public transport node is Richmond Station. This station services all rail lines from the south and eastern suburbs of Melbourne. It is also one stop out of the City Loop. Accordingly, it provides a high level of access to the metropolitan rail network.

The station is an approximate 15-minute walk to the southern part of Cremorne.

The southern parts of Cremorne are within a walkable distance of South Yarra Station (<15 minutes).

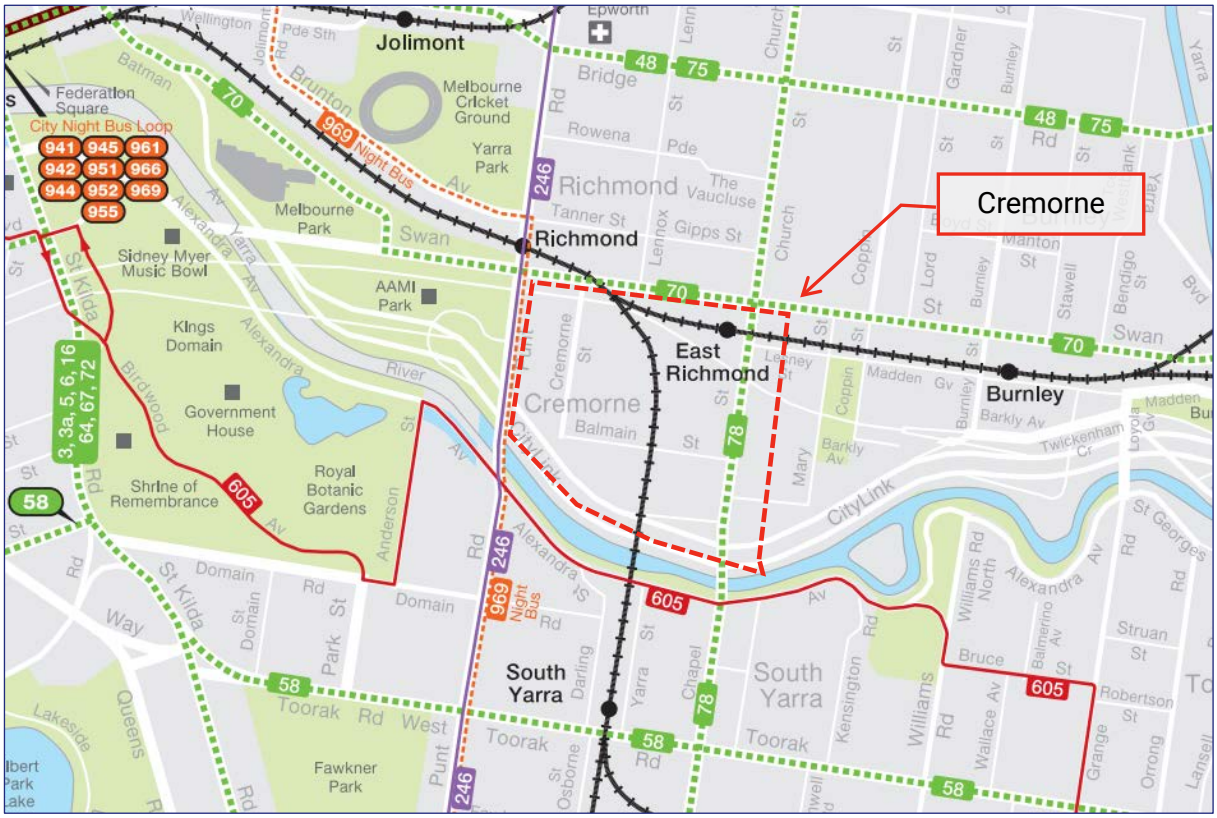


Figure 9: Public Transport Map of Cremorne and surrounds (Source: www.ptv.com.au)

Table 2: Summary of Public Transport Services

Service	Between	Via
East Richmond Station – north-east corner of Cremorne		
Alamein, Belgrave, Glen Waverley and Lilydale Lines	CBD and Alamein/ Belgrave/ Glen Waverley/ Lilydale	Burnley, Camberwell & Ringwood
Richmond Station – north-west periphery of Cremorne		
Pakenham, Cranbourne, Frankston, Sandringham, Alamein, Belgrave, Glen Waverley and Lilydale Lines	CBD and all east/south-east train lines	All east/south east station
Church Street – eastern periphery of Cremorne		
Tram Route 78	North Richmond & Cremorne	South Yarra, Prahran & Windsor
Swan Street – northern periphery of Cremorne		
Tram Route 70	Wattle Park & Docklands	Surrey Hills, Richmond & CBD
Punt Road – western periphery of Cremorne		
Bus Route 246	Elsternwick & Clifton Hill	St Kilda
Night Bus Route 969	CBD & Ringwood	Caulfield, Ferntree Gully Rd, Rowville & Wantirna
Alexandra Parade – 100m south of Cremorne		
Bus Route 605	Gardenvale & CBD	Elsternwick, Armadale, Toorak & South Yarrra



Figure 10: Principal Public Transport Network Map (Source: Planning Schemes Online)

5.5.2. Cycling Network

Cremorne is well serviced by the Principal Bicycle Network (PBN) and bicycle infrastructure connecting Cremorne to surrounding suburbs. The local cycling network is shown at Figure 11 below. The area is served by a mixture of on and off-road paths. On-road bicycle facilities are a mixture of dedicated bicycle lanes and informal bicycle routes.

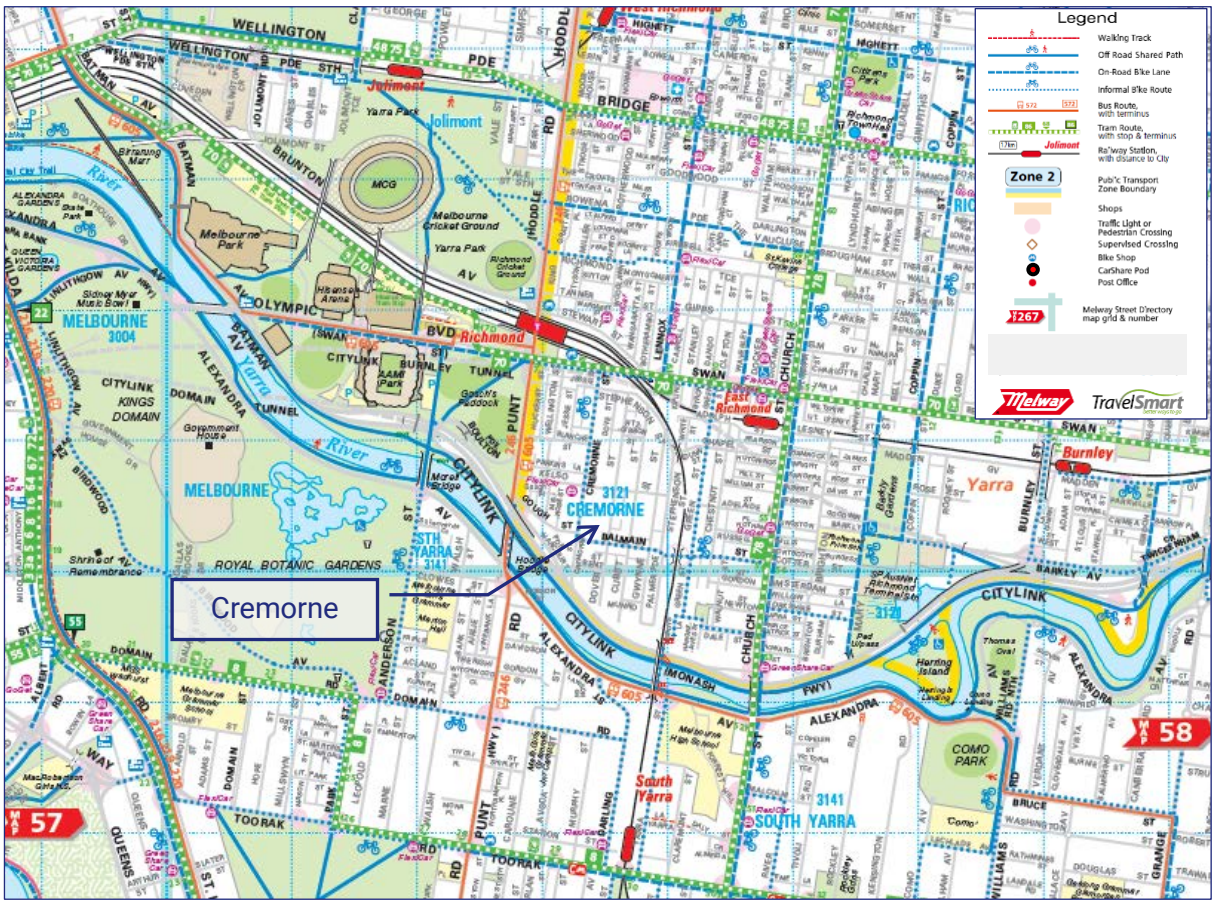


Figure 11: Travelsmart Map (Source: City of Yarra website)

The Main Yarra Trail, Church Street and part of Swan Street are designated as Strategic Cycling Corridors. The Department of Transport Traffic Engineering Manual (Vol 3), Design Guidance for Strategically Important Cycling Corridors defines a Strategic Cycling Corridor as:

Strategically important cycling corridors are a subset of the Principal Bicycle Network (PBN) and are intended to provide:

- *a long-term vision for a network of safe, direct and high quality cycling corridors connecting activity centres, public transport hubs and other key locations*
- *a step-change in cycling facilities to encourage cycling of all ages and abilities – using a combination of high quality a) off-road paths, b) on-road separated bike lanes and c) traffic-calmed local streets*
- *a focused planning and investment effort along these key corridors.*

The cycling network around Cremorne is shown at Figure 12.

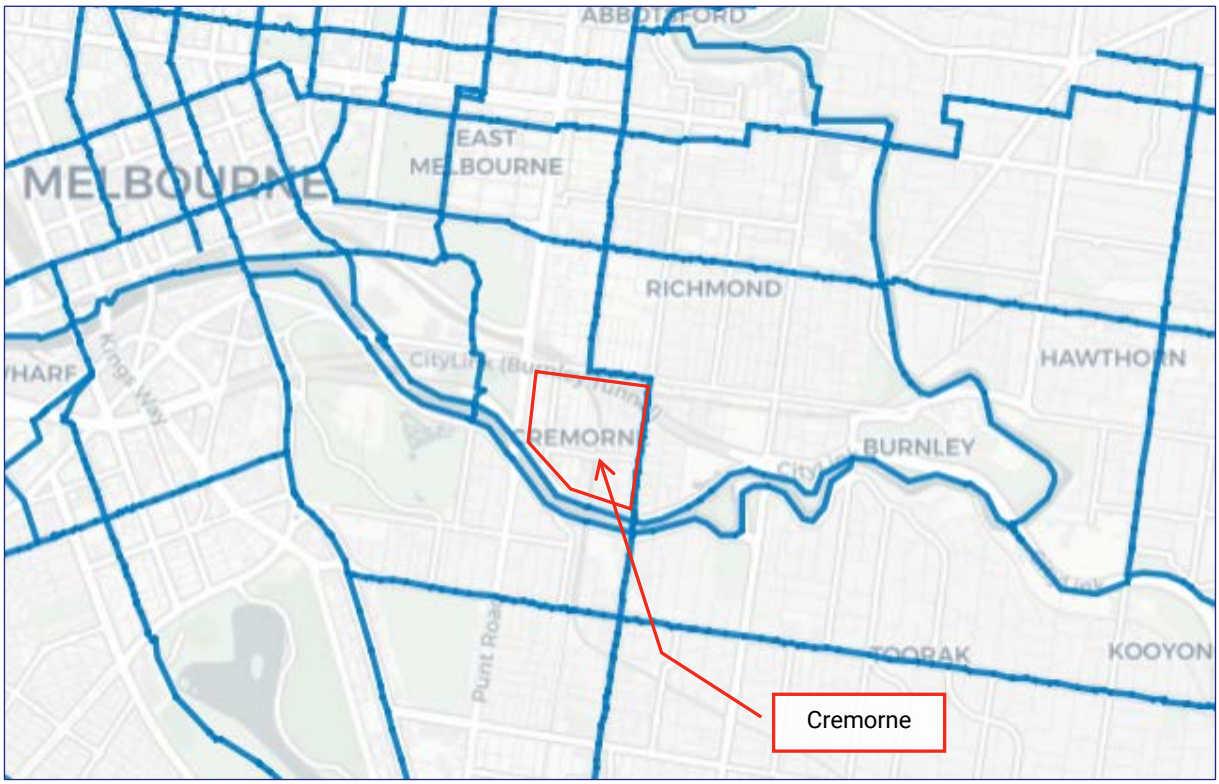


Figure 12: Existing and Proposed Strategic Cycling Corridors (Source: Department of Transport Open data)

Internally within Cremorne, cyclists generally share the road with other vehicles. There are bike sharrows along Cremorne Street and Balmain Street, however the existing on-road informal bicycle routes have little protection for cyclists. This is further compounded by the volume of vehicles (light and heavy) and narrow street widths.

Identified issues with the local bicycle network through Cremorne include a lack of dedicated bicycle infrastructure within Cremorne, leading to a generally poor cycling environment.

Dedicated or separated bicycle facilities are critically important to not only improve cyclist safety, they have a significant impact on rider confidence and have a key role in encouraging more 'casual' cycling of riders of lower initial abilities to take up cycling in the first instance.

5.5.3. Pedestrian Network

Cremorne is a highly walkable area, with many everyday services, places of recreation and public transport facilities within easy walking distance. These opportunities will increase as Cremorne develops further.

Walkscore[2] is a measure of how accessible local amenities are by walking. Scores calculated by number and distances to these amenities, with amenities that are further than a 5 minute walk providing lower scores. Walkscore classifies locations according to the following scale:

90–100	**Walker's Paradise**
	Daily errands do not require a car
70–89	**Very Walkable**
	Most errands can be accomplished on foot
50–69	**Somewhat Walkable**
	Some errands can be accomplished on foot
25–49	**Car-Dependent**
	Most errands require a car
0–24	**Car-Dependent**
	Almost all errands require a car

The Walkscore for Cremorne as a whole suburb is 89, which is defined as 'very walkable'. This score increases to 95 ('walkers paradise') for areas close to Swan Street and Church Street. This is shown in Figure 13. This score is due to the density and diversity of everyday services along these roads.

Cremorne essentially meets the criteria of a '20-minute neighbourhood' already via walking. It also provides a comparable level of walkability to the Melbourne City and other inner area activity centres such as Swan Street, Church Street and Chapel Street.

[2] https://www.walkscore.com/AU-VIC/Melbourne/Cremorne

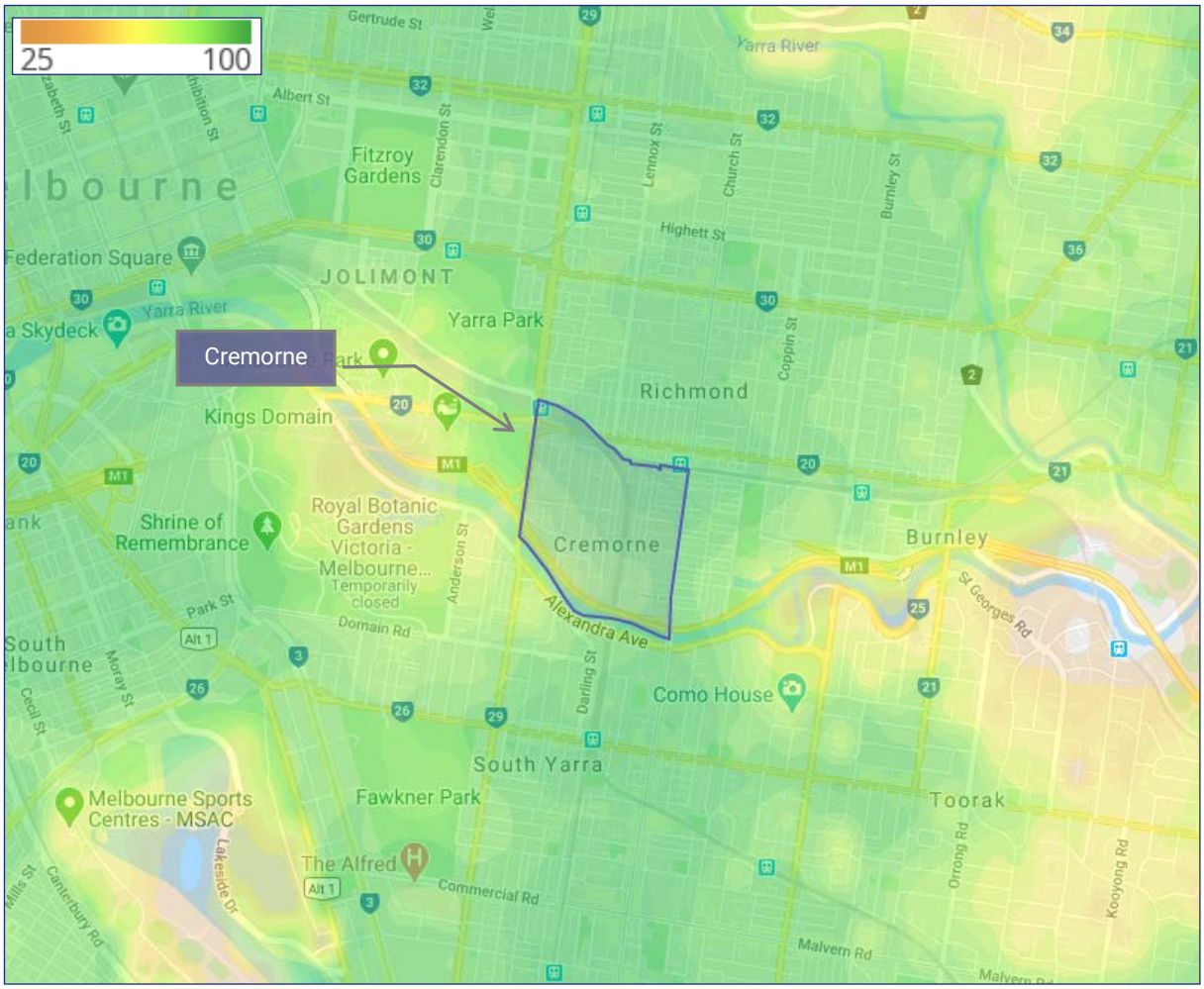


Figure 13: Walkscore Map (Source: https://www.walkscore.com/AU-VIC/Melbourne/Cremorne)

However, the Walkscore measure does not review the physical walking environment within Cremorne, i.e. the quality of pedestrian infrastructure and general pedestrian amenity. The pedestrian environment within Cremorne presents a number of challenges which are summarised below:

- Many of the road reserves are relatively narrow, and as such have narrow footpaths/verges that are not wide enough to allow pedestrians to pass one another.
- Variable quality of footpath links. Many footpaths of variable width and surface quality and are obstructed by roadside infrastructure.
- A lack of pedestrian amenity in some areas, including lack of street activation, lighting, landscaping, street furniture and general attractiveness. This is particularly the case within some commercial areas where a lack of street activation, numerous crossovers and obstructed footpaths generally lead to poor pedestrian amenity.

5.5.4. Car Share Vehicles

There are currently six car share vehicles located within Cremorne (including those located on the area boundary of Church Street), including 3 on Church Street, 1 on Balmain Street and 2 on Cremorne Street.

Nearby workers can use these vehicles for business related trips. This allows workers to use the vehicle for business instead of their own vehicle, allowing them to use alternative transport modes to travel to and from work.

Car share vehicles provide an option for residents within the area to occasionally use a car, without the expense of owning and maintaining a vehicle themselves. This applies equally to residents without a car to those that own one car and may occasionally require access to a second.

5.6. Review of Existing Travel Patterns

The ABS 'journey to work' data for the 2016 Census has been reviewed in order to assess the existing mode of travel patterns of workers within Cremorne. While this data is limited to journey to work trips (i.e. it does not include all trips), it is useful due to its sample size and the critical nature of travel for work trips.

Table 3 sets out the journey to work statistics based on place of residence (i.e. workers living within Cremorne) and employment (i.e. workers within Cremorne). Cremorne falls within the Richmond Statistical Area Level 2 (SA2) which is the smallest statistical area for this type of data. We are satisfied this analysis provides a good guide to the travel behaviour of workers in Cremorne, given the similarities between the two suburbs.

We have also compared staff 'journey to work' data for the following place of residence and place of work locations for comparative purposes:

- Cremorne Suburb,
- Yarra Local Government Area (LGA),
- Richmond, and
- Melbourne Metropolitan Statistical Area (MSA).

The data highlights that Cremorne residents and workers exhibit similar levels of sustainable transport use compared to the wider Yarra LGA, which is substantially higher than the metropolitan average.

The table also includes an analysis of the mode of travel by professionals and administrative/clerical workers only (i.e. office workers). These workers are more likely to use sustainable transport modes, particularly public transport, compared to other workers within Cremorne.

Table 3: Journey to Work Data: 2016 Census, ABS

% mode of travel for 'journey to work' trip	Work within the area (i.e. place of work)			Work within the area – Professionals and Administrative workers (i.e. place of work)	Live within the area (i.e. place of residence)		
	Richmond SA2	City of Yarra	Greater Melb.	Richmond SA2	Cremorne Suburb	City of Yarra	Greater Melb.
Car as driver	56%	55%	70%	52%	42%	38%	71%
Public Transport	28%	27%	19%	33%	32%	32%	18%
Walking	7%	7%	4%	7%	17%	14%	4%
Cycling	4%	5%	2%	4%	6%	10%	2%
Other (car passenger, motorcycle, etc.)	5%	6%	6%	4%	4%	6%	7%

5.6.1. Consultation

The Cremorne Creating a Future Vision: Issues & Opportunities Paper, November 2019 (Paper) was prepared by to facilitate discussions with the community on key actions and a new vision to be included in the CPIP.

Stage One community engagement was undertaken by in November-December 2019 to inform the preparation of the CPIP. The Cremorne Issues and Opportunities Paper: Stage 1 Engagement Outcomes Summary Report (prepared by Capire, February 2020) highlighted that parking space is a sensitive issue within the community that requires careful consideration.

Parking was a point of contention among participants. Some participants did not want to see any reductions in parking, whilst others advocated for the removal of parking spaces to reduce traffic congestion and lots to be replaced with green space.

While there was strong support for the prioritisation of pedestrian and cyclist safety, amenity and access, there was concern over parking and traffic congestion, with division as to how to address these issues. The major points are summarised as follows:

- some participants argued against reductions to car parking, indicating it was already too difficult to find parking.
- some participants expressed support for reducing dependence on cars in the Cremorne area.
- participants were divided on the issue of removing car parking spaces for public space, bicycle lanes or other purposes.

Further to the above consultation, Yarra City Council used the survey platform, SurveyGizmo to build, run, analyse, and report on the two surveys (one for employers and business owners

and one for employees in Cremorne). The survey was open from Wednesday 3 June 2020 until 5 pm Sunday 21 June 2020 (18 Days).

Yarra City Council distributed the online survey via the following, targeted communication methods:

- Included in the Yarra Business News e-newsletter, distributed 3 and 12 June 2020 (e-newsletters attached)
- Survey emailed to key Cremorne businesses, employers and business leaders, 4 June 2020 (email attached)

The survey asked a series of questions about mode of travel to/from work within Cremorne and the provision/supply of car parking.

The key results of this study were:

Survey of Employers:

- 63% of businesses say they provided no on-site parking for staff.
- Where provided, car parking is largely provided for only staff (66%) and generally allocated to individual staff (85%).
- When provided, car parking is generally very full or greater than 80% occupied (76%)

Survey of Employees:

- When provided at their workplace, car parking was generally very full or greater than 80% occupied (92%)
- 51% of employees drove to work. This corresponds with the ABS journey to work data.
- 79% would drive to work if they were provided with a car space.

There are some contradictions arising from the interaction between participants views on the provision of car parking, traffic congestion and sustainable transport. Providing more car parking would attract more traffic, with 51% of participants identifying that they did drive and 75% said they would if parking was provided.

To reduce existing and future impacts from traffic congestion traffic congestion requires a shift in travel behaviour and providing more car parking is unlikely to result in more sustainable transport outcomes based on these surveys.

5.7. Car Parking Conditions

Traffix Group has undertaken a detailed review of the existing car parking conditions within Cremorne to assess how public car parking is managed and what is the demand for public car parking.

Traffix Group has prepared a detailed map of the car parking restrictions, broken down by street. The map illustrates the restriction that applies to the majority of each road section. For instance, individual Loading Zones are not considered. This detailed map is provided at Appendix A.

The map was created based on parking sensor data collected by Yarra City Council, with areas not covered by parking sensors checked via Google Maps Street View data, which was

captured in July, 2019. The map in the Appendix also includes some of the parking directly adjacent to the Cremorne area in order to provide context to the car parking restrictions immediately outside of the study area.

On-street car parking within Cremorne during weekday business hours is generally subject to short-term (1P and 2P), medium term (4P) or permit zone parking.

There is a very small section of unrestricted car parking located along Oddys Lane, however all other car parking within Cremorne is subject to some form of restriction during business hours. On weekdays, most restrictions start at 7 or 7:30am but terminate anywhere between 5pm-11pm. After business hours, some restrictions cease, and others change to Permit Zone restrictions.

There are fewer parking restrictions on the weekend.

Figure 14 below provides a simplified version of the detailed car parking restriction map, which breaks down the restrictions into short-term (2P or less), medium-term (3 or 4P), unrestricted and Permit Zone parking that apply during weekday business hours.

This figure clearly illustrates Cremorne and surrounding areas is largely subject to short-term parking and medium-term restrictions during business hours, with some residential areas protected with permit zone restrictions at all times (particularly in the southern and north-western corners).

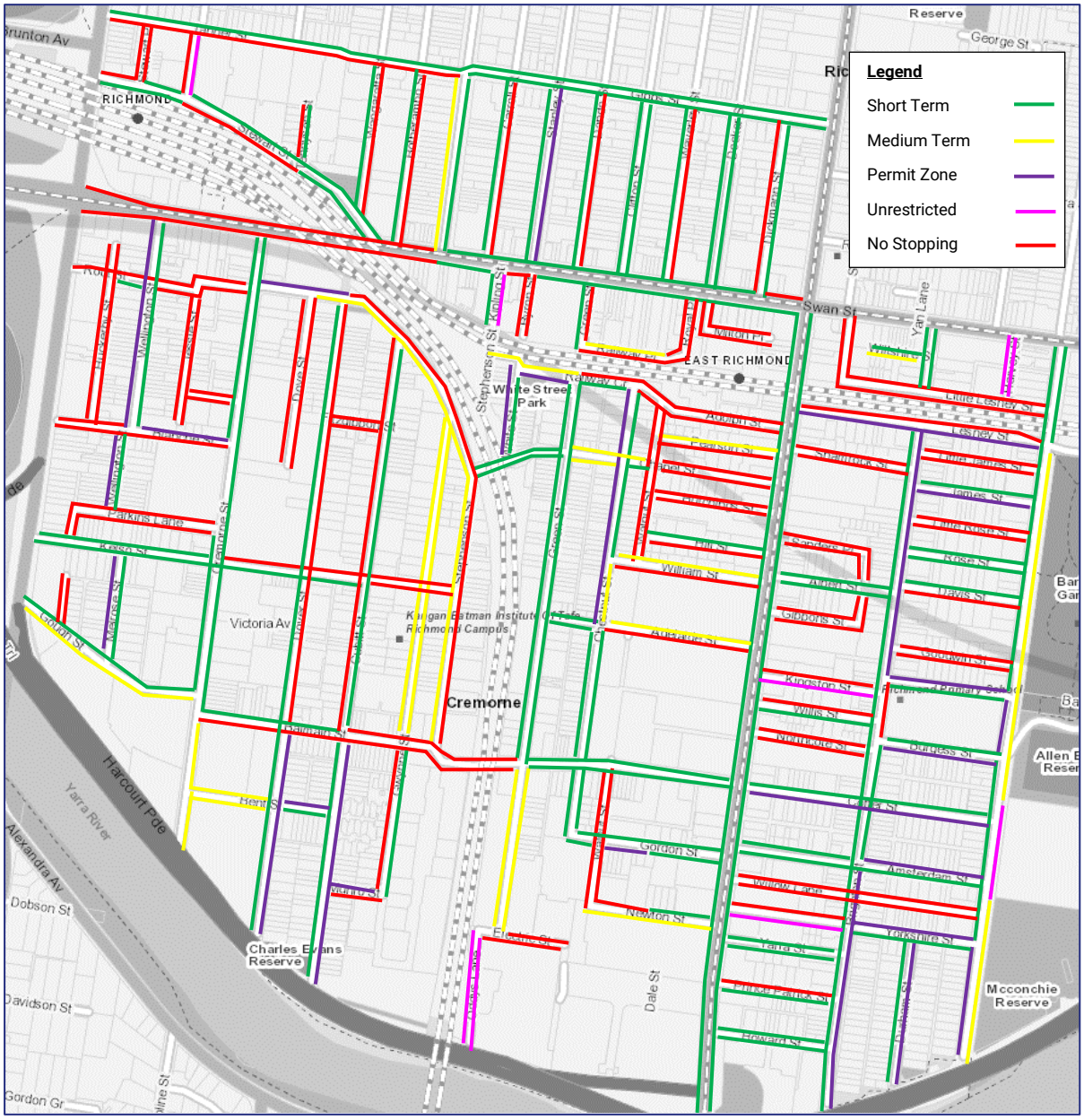


Figure 14: Parking restrictions (business hours)

To determine the demand for car parking, Yarra City Council has provided car parking occupancy data sourced from Council's network of carpark sensors. This sensor data covers most of the on-street parking in Cremorne and is focused around the commercial parking areas. Areas that are not covered are largely residential parking areas (i.e. Permit Zones) or where no parking is permitted.

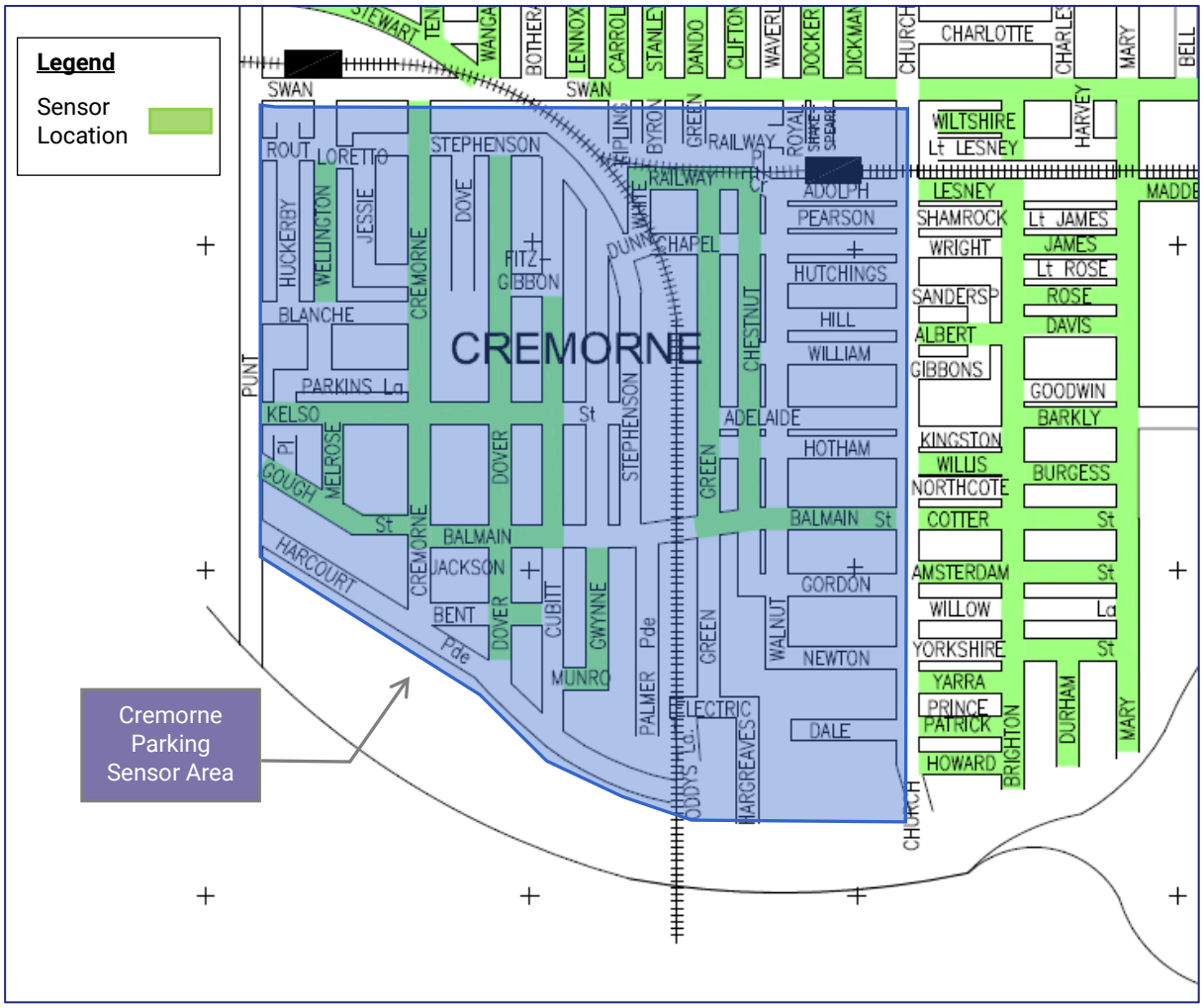


Figure 15: Current extent of car parking sensors in Cremorne and area of analysis

The sensor data also provides details of the parking restrictions that apply to the each monitored bay.

The car parking demand data has been sourced from Yarra City Council. This data is linked to sensors that provide 24-hour information regarding when vehicles are parked in each space.

There are 321 parking bays within the Cremorne area that are monitored by the car parking sensors. These spaces are centred around the commercial areas of Cremorne and provide a good indication of car parking demand for the short and medium term car parking demands in the area. It is of note that these sensors do not monitor any of the car spaces subject to permanent Permit Zone restrictions.

We have analysed the car parking data for the months of August, 2019 and February, 2020.

These months were selected as they provide a good representation of the seasonal changes in demand. During the August period, there are large sport matches or other events effectively every week/weekend (i.e. AFL matches at the MCG or NRL matches at AAMI Park from Friday-Sunday, concerts at the Tennis Centre, etc.). As such, this data represents typical car parking conditions during the peak period of the year.

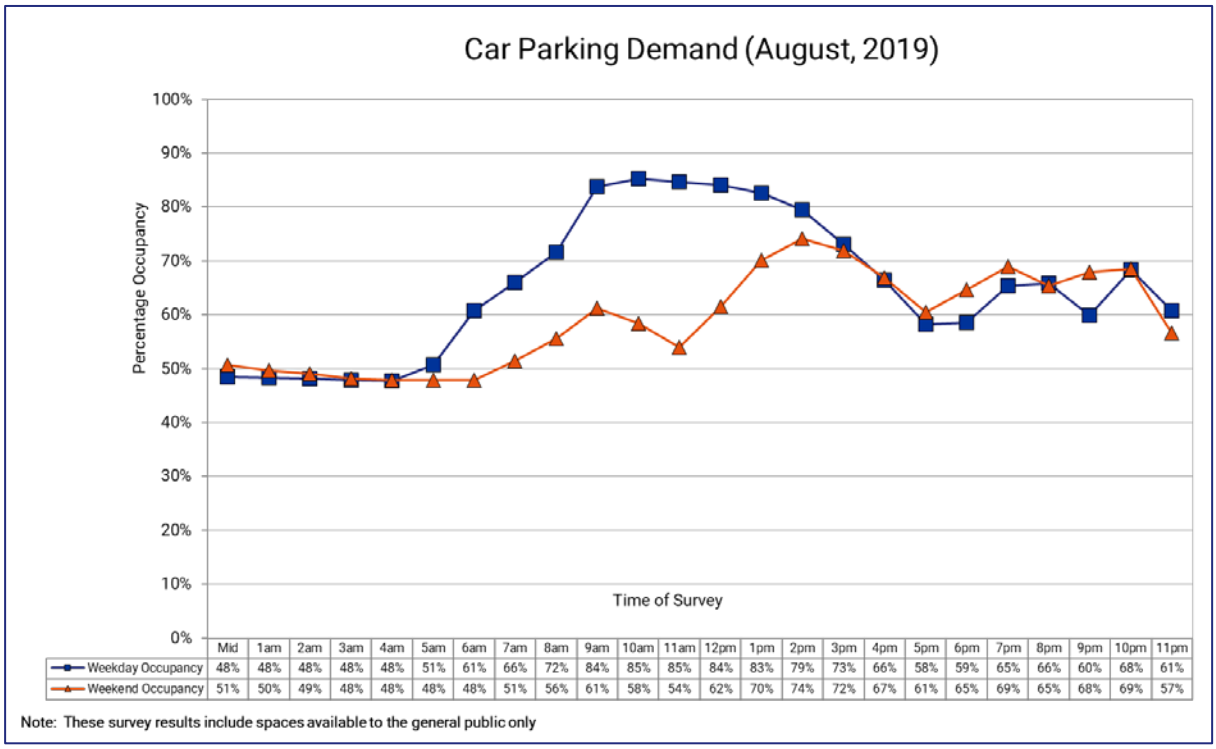
During the February period, car parking demands are generally lower, as there is less frequent sporting occasions.

For our analysis we selected the busiest week and weekend for the August period, which occurred from 17th August, 2019 to 23rd August, 2019. The weekend dates in this period occurred on 17th and 18th of August, with the 19th to 23rd August being the weekday period. During this period there was a Saturday, Sunday and Friday AFL game at the MCG and a Saturday NRL game at AAMI Park.

During the February period there were occasionally larger events, such as the Australian Open finals for the first 2 days of the month, and some major music concerts at AAMI Park. A date range was selected that was outside of any of these major events. These dates were for the 15th-16th February, 2020 for the weekend data set and 24th-28th February, 2020 for the weekday data.

It should be noted that the February results were from a time before COVID-19 restrictions commenced (late March 2020).

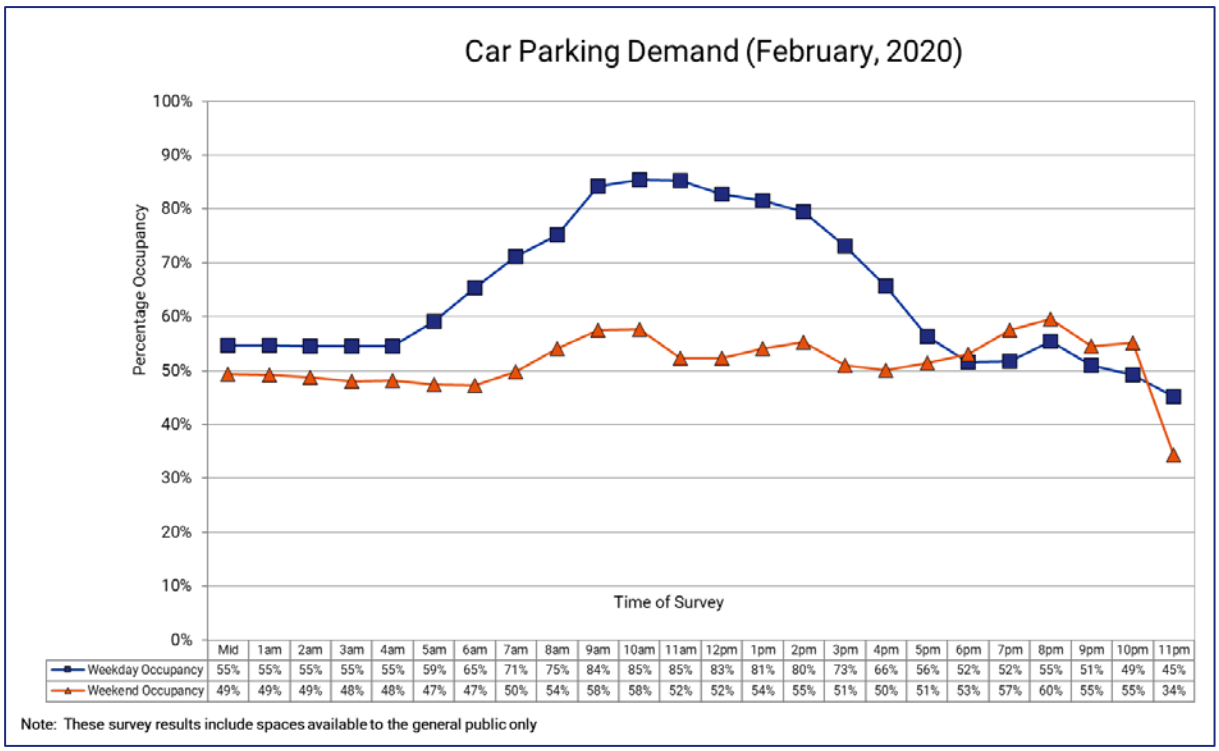
The results of these surveys are shown below in Figure 16 and Figure 17.



	Mid	1am	2am	3am	4am	5am	6am	7am	8am	9am	10am	11am	12pm	1pm	2pm	3pm	4pm	5pm	6pm	7pm	8pm	9pm	10pm	11pm
Weekday Occupancy	48%	48%	48%	48%	48%	51%	61%	66%	72%	84%	85%	85%	84%	83%	79%	73%	66%	58%	59%	65%	66%	60%	68%	61%
Weekend Occupancy	51%	50%	49%	48%	48%	48%	48%	51%	56%	61%	58%	54%	62%	70%	74%	72%	67%	61%	65%	69%	65%	68%	69%	57%

Note: These survey results include spaces available to the general public only

Figure 16: August car parking occupancy (17th-23rd August, 2019)



	Mid	1am	2am	3am	4am	5am	6am	7am	8am	9am	10am	11am	12pm	1pm	2pm	3pm	4pm	5pm	6pm	7pm	8pm	9pm	10pm	11pm
Weekday Occupancy	55%	55%	55%	55%	55%	59%	65%	71%	75%	84%	85%	85%	83%	81%	80%	73%	66%	56%	52%	52%	55%	51%	49%	45%
Weekend Occupancy	49%	49%	49%	48%	48%	47%	47%	50%	54%	58%	58%	52%	52%	54%	55%	51%	50%	51%	53%	57%	60%	55%	55%	34%

Note: These survey results include spaces available to the general public only

Figure 17: February car parking occupancy (15th-16th & 24th-28th February, 2020)

It can be seen from the above car parking data that during the week, car parking demand is very high during business hours, but is more modest during the evening and on the weekend.

The data shows that during business hours, the demand is similar during the August and February period, with a maximum occupancy of 85%, which occurred at 10am and 11am during both the August and February periods.

During the August time period, the evening demand drops to the 60%-70% range, while during the February period, this drop off is much more pronounced, with the car parking occupancy dropping to around the 50%-60% range after business hours.

This could most likely be attributed to the area being used for parking by patrons of the MCG on the Friday night on 23rd August, 2019, particularly given that many of the short-term restrictions that apply to the commercial area end after the 5pm-7pm period.

For the weekend period, the car parking demand is more consistent through the day and is mostly moderate. For the August time period, the peak occurs 2pm, when there is a 74% occupancy. This time period corresponds to when there were sports matches at both the MCG and AAMI Park. For the February non-event period, the demand is more consistent, with demand falling within the 50%-60% range for most of the day, and a peak demand occurring at 8pm (60% occupancy).

Looking at the data from an overall perspective, it can be seen that car parking is in highest demand during business hours. During this time the short-term and medium-term car parking restrictions generally apply. Outside of these times, when car parking is either unrestricted, or subject to Permit Zone restrictions, car parking demand is generally lower. Car parking demand is generally lower during the weekend, and is mostly consistent throughout the day, with the exception being if there is a major event in the area.

It is clear that much of Cremorne is used for business related parking during business hours and parking for major events during the evenings and on weekends.

5.7.1. Off-Street Parking

There are a number of off-street carparks within the Cremorne area, which are a combination of public and private parking facilities.

Figure 18 below illustrates the available off-street carparks within the Cremorne area, while a summary is provided at Table 4.

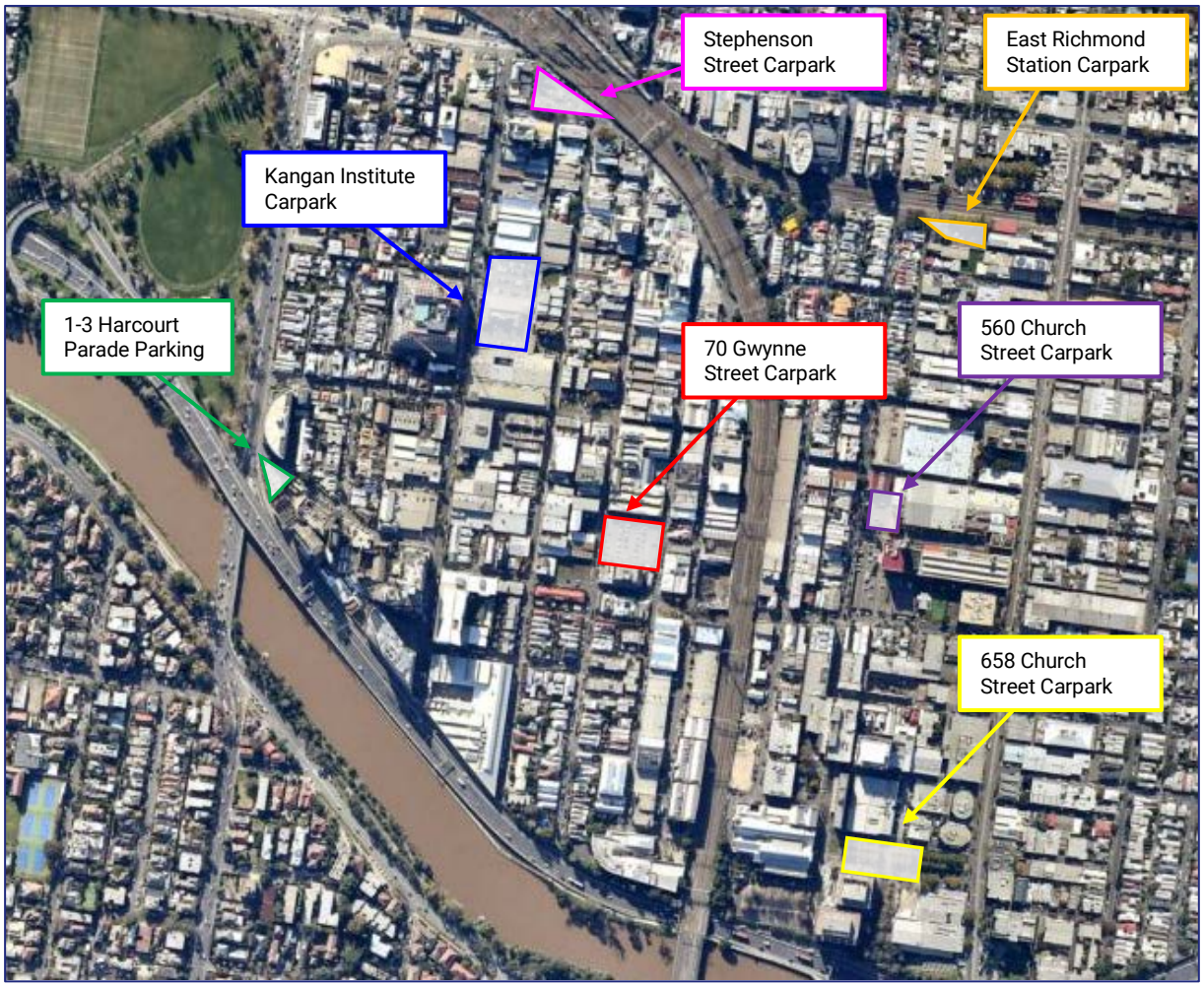


Figure 18: Off-street carparks

Table 4: Off-street Public car parking summary

Carpark	Operator	Restrictions/Fees	No. Spaces
1-3 Harcourt Pde	Care Park	P Ticket	18
Kangan Institute	Kangan Institute	P Ticket 5:00pm -9:30pm 8am-9:30pm Sat-Sun Restricted Parking	93 publicly spaces
Stephenson Street	Care Park	P Ticket	67
70 Gwynne Street	Wilson	P Ticket	97
East Richmond Station	DoT	Unrestricted	48
560 Church Street	Ace Parking	P Ticket	65
658 Church Street	Wilson	P Ticket (2 hour max)	20
Total			**408**

5.8. Summary of Existing Conditions

The transport network within Cremorne is unique and presents a series of challenges and opportunities. The transport network is summarised as follows:

- The road network within Cremorne is constrained in a number of ways:
  - It is surrounded by congested arterial roads.
  - Its connections to the arterial road network are limited in all directions, particularly to the north, west and south.
  - Its connections to the arterial road network are also congested at peak times, particularly at Cremorne Street and Balmain Street.
  - The rail lines through Cremorne form barriers to movement of all modes, particularly vehicles with only a limited number of crossing points.
  - It is served by a dense network of narrow roads. Many of these roads operate in a one-way direction. A significant number of the roads are akin to laneways and have limited traffic carrying capacity.
- There are very limited options to increase the traffic capacity of the arterial roads surrounding Cremorne and the links into Cremorne itself. This comes from a number of factors including the local road network configuration and limited road reserve widths generally. Any new connections to the arterial road network (such as at Punt Road) would affect the efficiency of the network.
- Cremorne is highly accessible by public transport. This includes 'local' tram and bus services and city-wide services via the metropolitan rail network.
- There is high quality bicycle infrastructure in the area around Cremorne, however the connections to this infrastructure are not at the same high level. Within the local road network, cyclists have to share road space with general traffic. This is generally acceptable, however this does lead to conflict with the higher traffic volumes using Cremorne Street and Balmain Street.
- Cremorne is highly walkable from a geographic standpoint. However, the quality of the pedestrian infrastructure within the local road network is generally poor, with key issues being narrow footpaths, variable surface quality, infrastructure obstructing footpaths and generally poor pedestrian amenity.
- On-street parking is highly controlled. The restrictions seek to balance the competing demands of residential and commercial land uses. There is essentially no long-term public parking within Cremorne, except for that provided to residents (via Council's Resident Parking Permit Scheme) or in a limited number of off-street commercial carparks. Demand for car parking within Cremorne is generally very high during business hours.

5.9. Cremorne Streets and Movement Strategy (Draft) – Consultation Report

The purpose of the proposed Cremorne Streets and Movement Strategy (Oct, 2019) is to assist Council in the effective planning for a major increase in trip demand associated with land use change and intensification on a movement network which is already operating at, or near, peak vehicle capacity.

The strategy is based on the following key issues and challenges:

1. *The challenges identified in relation to the access and movement network in Cremorne are typical of many inner urban precincts.*
2. *There will be a large number of new workers, visitors and residents in Cremorne in future.*
3. *The major barriers to access and movement (Yarra River, Punt Road, rail corridors) are likely to remain unchanged.*
4. *The existing street and movement network and available area of public space within the precinct will remain largely unchanged.*
5. *Do nothing is not an option - will result in increasing congestion and adverse impacts on all workers, residents and visitors to the precinct.*
6. *The existing pedestrian network is not able to provide the required standard of safety, comfort and access for all users.*
7. *Cyclist safety, connectivity and access both within, and to/from the precinct could be improved.*
8. *On-street car parking is at capacity in many parts of Cremorne.*
9. *Introduction of more cars in new developments will increase congestion and demand for car travel.*
10. *Any approach to change must consider both the impact on the existing community, as well as seeking to influence the travel behaviour for new workers, residents and visitors.*

To address the key issues of traffic congestion and accessibility, the focus of the plan is to improve the transport infrastructure for non-vehicle traffic, cyclists, pedestrians and by extension public transport (as it is easier to travel to and from public transport stops). Amongst other recommendations, the plan proposes a reallocation of road space along key routes through Cremorne to prioritise pedestrian and cyclist infrastructure. In most cases, this means removing on-street parking to increase the space for other modes. This is summarised in the following paragraph:

> *The increasing demands on street space driven by land use intensity within Cremorne requires greater priority to be allocated to more space-efficient travel modes (train, tram, bus, cycling and walking) whilst still recognising the importance of providing space for essential services, deliveries, residents and those with special needs. Private vehicle travel is not considered a priority or mass transit mode in this area, and future planning must recognise the limitations of car access into and through Cremorne, while protecting the ability of the network to support existing and future economic activity.*

5.10. Recent Land Development within Cremorne

The table below summarises the proposed and approved office developments in Cremorne over the last 5 years (approximately). The table only includes primarily office developments (not mixed-use developments) down to 1,500m^2 in size.

Table 5: Summary of Office Development Approvals

Location	Application No.	Office Size (m^2)	No. Car Spaces	Parking Rate (spaces/100m^2)	Status
60-88 Cremorne Street	PLN17/0626	27,653	233	0.8	Under construction*
506-510 Church Street	PLN17/0278	20,744	236	1.1	Under construction*
17-21 Harcourt Parade	PL08/0921.03	10,200	174	1.7	Endorsed Plans
65-81 Dover Street	PLN20/0229	9,979	91	0.9	In progress
34 Cubitt Street	PLN19/0921	8,531	83	1.0	In progress
57 Balmain Street	PLN17/0177	6,526	127	1.9	Under construction*
594-612 Church Street	PLN17/0456.01	5,159	71	1.4	Under construction*
4 Cubitt Street	PLN19/0657	4,197	22	0.5	In progress
1 Newton Street	PLN18/0042	4,156	35	0.8	Under construction
1 Gordon Street	PLN18/0498	3,604	16	0.4	Endorsed Plans
2-6 Gwynne Street	PLN17/0650.02	3,113	46	1.5	Under construction
12 Albert Street	PLN17/0284.01	2,688	17	0.6	Under construction
25 Balmain Street	PLN20/0037	2437	8	0.3	In progress
49 Stephenson Street	PLN17/1117	2,010	32	1.6	Permit Issued
19 Cubitt Street	PLN19/0664	1,968	0	N/A	In progress
7-11 Dover Street	PLN1618/0619	1,930	29	1.5	Permit Issued
38-42 Cremorne Street	PLN19/0830	1,588	8	0.5	In progress
480-482 Church Street	PL08/0279.03	1,585	21	1.3	Constructed
8 Gwynne Street	PLN16/0013.01	1,500	32	2.1	Constructed
Total/Average		**119,568**	**1,281**	**1.07**	
Average by Site				**1.05**	

Notes:
All office developments down to 1,500m^2 in size.
*Applications approved via VCAT

For primarily office developments, it is easy to calculate the car parking provision rate as the number of car spaces and office floor area is provided.

This is not the case in a mixed use developments. Council's records include the provision of car parking and development sizes/uses, but not the allocation of car parking per use. However, mixed use developments are the minority of applications within Cremorne (a

reflection of the Commercial 2 Zone) and are consequently not significant to the overall analysis.

The table illustrates there has been considerable growth in demand for offices within the Cremorne area of the last few years.

The table illustrates a clear trend of low car parking rates are currently being approved and proposed within Cremorne. The average parking approval rate is 1.07 car spaces per 100m^2 overall within Cremorne. The highest parking provision approved (for a relatively modest 1,500m^2 office) was 2.1 car spaces per 100m^2, with no developments approved at the statutory minimum requirement of 3 spaces per 100m^2.

A number of these developments were approved through the VCAT process, particularly for the largest developments. It is noteworthy that the car parking rates would have been tested through the Tribunal process and numerically, the car parking reductions are very significant. For the largest office development at 60-88 Cremorne Street (0.8 car spaces per 100m^2), this equates to a reduction of almost 600 car spaces.

Application of the reduced parking rates in those applications listed above has 'saved' a total of 2,306 car spaces (when compared to the statutory requirement) and the associated traffic impacts of those car spaces from the Cremorne area.

6. The Parking Overlay

Clause 45.09: Parking overlay enables Councils to respond to local car parking issues and can be used to outline local variations to the standard requirements in Clause 52.06. These variations can apply to the entire municipality or a smaller precinct. Local variations to Clause 52.06 can only be introduced using the Parking Overlay and accompanying schedule.

The intent of the Parking Overlay for Cremorne is to ensure car parking is supplied at rates that reflect the Cremorne Enterprise Precinct's unique transport environment and access to alternative forms of transport to the private car. The provision of reduced car parking is designed to have a positive impact by reducing the growth of vehicular traffic within Cremorne and assist in providing a more pedestrian and cyclist friendly environment.

Given that the key development pressure within Cremorne is from commercial development, the Parking Overlay is recommended to be applied to the Commercial 2 Zone (C2Z) and Comprehensive Development Zone (CDZ) in Cremorne.

Cremorne is a unique location within Melbourne, although it is surrounded by transport infrastructure, it is not well connected to that infrastructure. The external road network is highly congested, the road connections to the arterial road network are limited in a number of directions and are also highly congested. The options to improve access to the precinct by car is also very limited, with narrow road reserves and constrained intersections a key feature of all connections between Cremorne and the arterial road network. Any new connections would also impact on the arterial road network and the public transport services that use them.

The area is close to quality public transport services, however the walking environment to and from Cremorne to those services is generally poor. There is good bicycle infrastructure surrounding Cremorne and the area is easily cycled to from other areas of inner Melbourne, but the internal street network is not friendly to cyclists.

The future of transport in Cremorne is not increased car usage, but facilitating more efficient and sustainable modes of transport, walking, cycling and public transport.

Unlocking Enterprise in a Changing Economy policy document identifies 9 key ingredients for a successful Enterprise Precinct (see Figure 2, page 13). The proposed Parking Overlay is one tool to assist with the precinct's Accessibility, Infrastructure and by extension, Quality of place.

The key direction for the accessibility and transport infrastructure within Cremorne is sustainable transport infrastructure. Trips by walking, cycling and public transport will be prioritised over private car use.

The proposed Parking Overlay is designed to reduce the traffic impacts of new developments. It ties in with Council's Draft Streets and Movement Strategy which looks to address the issues of pedestrian and cyclist access and amenity within Cremorne. This Strategy does not aim to facilitate any significant increase in vehicle-based traffic into Cremorne. Road space is intended to be reprioritised from vehicle movement and on-street car parking to pedestrians and cyclists.

Parking Overlay Practice Note 57 (April, 2013) sets out a number of specific matters that a new Schedule to the Parking Overlay can or must address. This includes:

a) Objectives of the Parking Overlay (must be addressed)

b) Car parking requirements, including the ability to specify minimum or maximum parking rates and different rates for different land uses. The overlay can cover:

   – Permit requirements if the car parking requirements are not met.

   – Additional decision guidelines (supplementing those already in the planning scheme) if the car parking requirements are not met.

c) Financial contribution requirements in lieu of providing the required number of car spaces.

d) Additional requirements for a car parking plan.

e) Additional design standards for car parking.

f) Additional decision guidelines for car parking plans.

The Overlay recommended for Cremorne does not propose financial contributions, additional requirements for car parking plans, design standards or decision guidelines for car parking plans.

Requiring financial contributions for not providing the requisite number of car spaces in order to construct new car parking facilities is counter-productive to the strategic objective of the Parking Overlay, which is to reduce the level of car parking provided in new developments and the associated negative impacts of providing high levels of car parking in the context of Cremorne.

In our view, there is no particular need to include additional design standards or car parking plan requirements above those currently included in Clause 52.06-9. The decision guidelines recommended in relation to applications to exceed the maximum specified parking rates include consideration of whether excessive car parking provision negatively impacts on the building design and this adequately addresses these issues without requiring specific design standards.

A copy of the recommended Parking Overlay is attached at Appendix B, with the following sections of this report reviewing the content of the overlay and justification for the proposed controls.

6.1. Definition of Objectives

The Schedule to the Parking Overlay must specify car parking objectives to guide the exercise of discretion when a proposal seeks to vary a requirement.

The following proposed objectives specify the local outcomes that should be achieved in Cremorne, having regard to it as an Enterprise Precinct of State Significance.

The following objectives for the Parking Overlay are proposed:

- *To identify appropriate car parking rates for commercial development and land uses in Cremorne, having regard to the area's strategic, inner-metro location and transport environment.*
- *To facilitate an appropriate provision of car parking spaces to enable Cremorne to grow as a major enterprise precinct with sustainable development, quality public spaces and active transport options.*

- *To reduce car parking demand, traffic congestion and noise and air pollution by encouraging the use of active and sustainable transport modes.*
- *To improve amenity and safety for pedestrians, drivers and cyclists in Cremorne by minimising vehicle access to and through sites.*
- *To ensure onsite car parking is designed to protect Cremorne's quality of place, including its built form character, heritage, public spaces and local road network.*

The objectives of the Overlay are aimed very specifically at recognising the following unique, localised issues in Cremorne:

- That Cremorne is well serviced by public transport, cycling infrastructure and is highly walkable (acknowledging that there are issues with the quality of the pedestrian environment). These modes should be encouraged.
- The transport challenges within Cremorne, particularly the constrained road network from a capacity and geometric perspective. Cremorne has a distinctly finite ability to accommodate additional car-based trips, meaning that the provision of high levels of car parking in new developments would exacerbate these constraints.
- That future of travel to and within Cremorne is via sustainable transport modes. Council is working on strategies to improve the pedestrian and cycling environment within Cremorne (which also assists connection to public transport services) and to do this will require a reallocation of road space away from on-street car parking and vehicle carriageways. In this context, the provision of high levels of car parking in private developments and the resultant traffic impacts for would be counterproductive.
- Provision of high levels of car parking can impact the quality of place within Cremorne, including through built form character, heritage, public spaces and impacts to pedestrian safety and amenity.

6.2. Parking Overlay Rates

6.2.1. Existing Situation

There is no existing Parking Overlay within Cremorne and the supply of car parking is regulated under Clause 52.06 of the Yarra Planning Scheme.

Amendment VC148 was introduced in August 2018, which applied the minimum car parking requirements of Column B of Clause 52.06-5 to all land within the Principal Public Transport Network area. This includes the entirety of Cremorne, as shown in Figure 10.

A copy of Clause 52.06 is attached at Appendix C of this report.

Specifically, in the context of the proposed parking controls (see following section), car parking for offices is required at the minimum car parking rate of 3.0 car spaces per 100m^2 NFA. Whilst there is no specific retail rate, shop and food and drink premises (two highly typical retail land uses) have a statutory minimum car parking rate of 3.5 car spaces per 100m^2 LFA.

The Column B rates were designed to reflect typical 'Activity Centre' parking rates. They accounted for the efficiency of sharing car parking between multiple uses, such as (but not limited to):

- Shops and offices being busier during the day are able to share parking with restaurants that are busier at night.
- Residential dwellings not requiring visitor parking, which can instead rely on parking not required by commercial uses during the evening.

Tied into the sharing of car parking was a standardising of car parking rates across commercial and entertainment uses such as shops, food and drink premises, restaurants, bars and medical centres all having the same statutory requirement. This was designed to reduce the need for simple changes in use between commercial uses needing to apply for car parking reductions.

These rates however do not reflect the specific circumstances of various activity centres or local areas, including transport availability, proximity to the CBD or other Activity Centres, available car parking, etc. It also does not reflect the importance of an area or its potential for higher order development.

6.2.2. Proposed Parking Overlay Rates

The Parking Overlay proposed for Cremorne seeks to apply the following car parking rates:

- The Office car parking rate is set at a **maximum** parking rate of 1.0 car space per 100m^2 NFA.
- The Retail car parking rate is set at a **maximum** parking rate of 1.0 car space per 100m^2 LFA.

The default Column B parking rates of Clause 52.06-5 will remain for all other uses.

The proposed rates will apply to all land zoned Commercial 2 and Comprehensive Development Zone within Cremorne (as per Figure 1 on page 11).

The following reviews the rationale behind the above changes.

6.2.3. Review of Adopting Maximum Rates

The most significant change to the car parking requirements is the proposal to set maximum, instead of minimum, car parking rates. Below is a comparison of the two approaches.

Minimum Requirements	Maximum Requirements
The 'default' Planning Scheme requirements set outs the minimum number of car spaces that should be provided for new development. A reduction (including down to zero) of the minimum requirement can be sought via a set of prescribed decision guidelines. Any reduction requires approval by Council (or VCAT). In general, it is relatively rare for a development proposal to significantly exceed the current minimum parking requirements and it is very common for office applications within Cremorne to require car parking reductions.	Developments can as of right provide any amount of car parking between the maximum limit and zero, i.e. zero car parking is acceptable by default. Providing car parking above the maximum requirement can be sought through the use of prescribed decision guidelines. Any increase requires approval by Council (or VCAT). For most developments, it is expected that some car parking would continue to be provided, particularly for long-term staff parking.

Fundamentally, minimum parking rates adopt a 'predict and provide' approach to the provision of car parking. The intent is to meet the predicted demand for car parking by supplying it on each site.

This approach is inconsistent with the transport direction of Melbourne into the future. *Plan Melbourne 2017-2050* is predicting that Melbourne's population will increase from approximately 5 million to 8 million people over the next 33 years. State and local planning policies are already acknowledging the change that is required in the way in which people travel with *Plan Melbourne 2017-2050.* It is not possible to continue with a 'business as usual' approach to transport. Increased reliance on walking, cycling and public transport is imperative as Melbourne grows.

At a local level, minimum parking rates do not recognise the transport constraints of Cremorne as an inner area with lower than average accessibility by car. It does not recognise that there are existing and largely permanent restrictions on the capacity of the local road network and that there is a finite amount of road space available for transport (see discussion at Section 5.4.1).

While additional car parking can continue to be provided for new developments, the road system is not capable of providing significant additional capacity to accommodate private car travel created by the new development. Congestion will increase significantly with increased development within Cremorne without significant mode shift. That is, a business as usual approach to parking provision cannot be sustained.

Indeed, road space within Cremorne and in the nearby area is likely to be reallocated away from car-based transport (including traffic lanes and on-street parking) in favour of more

efficient and sustainable transport modes such as public transport (trams and buses), cycling and walking, as per the Cremorne Streets and Movement Strategy (Draft).

The primary benefits of applying the parking rates as maximums are as follows:

- It supports sustainable transport modes by not placing a planning-process obstacle to providing low parking rates. Offices with low parking rates will mean greater use of sustainable transport alternatives – a highly desirable outcome strongly supported by Council policy.
- It supports lower car parking rates which will lower the impact of new development on the road network. Reducing the provision of car parking and consequential traffic impacts is a key measure that can be implemented by these controls.
- It provides a means to control new proposals over-supplying car parking. Applications are still able to exceed the maximum requirements through a planning permit that is subject to a detailed assessment reviewed by the Responsible Authority.
- It is likely to reduce the number of office planning applications which require a planning permit trigger for a reduction in car parking. This would reduce 'red-tape', cost and delay associated with car parking reductions. As demonstrated in Section 5.10, all significant office developments within Cremorne in the last 5 years are already seeking car parking reductions and the average car parking provision rate (across all of Cremorne) is 1.07 car spaces per $100m^2$.
- It provides clarity as to expectations for car parking by new developments within Cremorne to all stakeholders, developers, decision makers and existing residents and businesses.
- It discourages costly car parking solutions that may be redundant in future, with autonomous vehicles expected to reduce private car use in the long term (e.g. car stackers, deep basements, automatic parking systems).

The application of maximum parking rates allows the granting of a Planning Permit with no car parking automatically, even for potentially very intense land uses (for instance a large office development). We do not expect this to occur in practice due to market realities. Our experience is that the current market requires some level of car parking. This is evident through the City of Melbourne and Fishermans Bend where the market continues to provide some level of car parking in most cases enough though zero car parking is acceptable by default.

The two key potential risks with the implementation of a maximum parking rate is that:

- new developments seek to rely on the use of on or off-street public parking to support the car parking demand they will generate.
- The lack of car parking provision stifles business development.

Neither of these outcomes appears likely within Cremorne.

As detailed in Section 5.6.1, parking conditions within Cremorne are highly controlled. This includes:

- Extensive short-term parking restrictions apply within Cremorne and to surrounding areas during business hours.

- Very limited long term or unrestricted parking within Cremorne in a handful of residential streets. It would be entirely appropriate for Council to apply Permit Zone parking restrictions to these last remaining streets. It should be noted that new developments would not eligible for car parking permits under the Yarra parking permit scheme.

We are satisfied that staff do not have the practical option to drive to Cremorne if they are not provided with a private car space during to the prevailing on-street parking restrictions. Accordingly, the reduced parking rates proposed will not significantly impact on parking conditions in the area or immediate surrounds of Cremorne.

The Draft Cremorne Streets and Movement Strategy also foreshadows that on-street parking is likely to be reduced over time to improve sustainable transport infrastructure in the area and we would expect that this would also be in conjunction with a tightening of on-street parking restrictions. This includes a reduction in long- and medium-term parking, and possibly an increase in Permit Zone parking restrictions (where needed for residents).

The last 5 years have seen a significant amount of office space approved within Cremorne (over 150,000m^2) with an average parking rate of 1.07 car spaces per 100m^2. In our view, this is demonstrating that the market is accepting low office parking rates already. It appears unlikely that placing a maximum parking requirement on office or commercial development in Cremorne would stifle economic activity.

6.3. Review of the Proposed Office Rate

It is important to take a forward-looking approach to decreasing reliance on car-based travel and to encourage alternate modes for office land uses. This is particularly relevant in areas where public transport accessibility and access to other services is well provided for and will continue to improve in line with government initiatives.

By example, if a forward-looking approach was not adopted and reliance was taken solely of the historical car ownership rates and journey to work data in isolation, the car parking limitation policies which apply to many areas within the metropolitan area would not have been supportable.

Changing the car requirement to a maximum of 1 space per 100m^2 for an office is consistent with the planning of new office developments within Cremorne, as seen in Section 5.10. Recent approvals for office space have resulted in a net average office parking rate of 1.07 car spaces per 100m^2.

A reduced rate for office uses has been applied (or is proposed) under car parking overlays which apply to activity centres across the Melbourne metropolitan area. A summary of some of these is provided in the following table, which also include the 2016 Journey to work statistics.

Table 6: Reduced Office Car Parking Rates

Activity Centre (Municipality)	Plan Melbourne Classification	Current Statutory Car Rate Office	ABS Journey to Work Data (Based on Place of Employment)
Cremorne	N/A	Clause 52.06-5 **Minimum**: 3 car spaces to each 100m^2 of net floor area	Richmond SA2 33% - Public Transport 52% - Car as driver
Box Hill (Whitehorse)	Metropolitan Activity Centre	Clause 45.09-1 **Minimum**: 2 car spaces to each 100m^2 of net floor area	Box Hill SA2 12% - Public Transport 65% - Car as driver
Footscray (Maribyrnong)	Metropolitan Activity Centre	Clause 45.09-1 **Minimum**: 1.5 car spaces to each 100m^2 of gross floor area **Maximum**: 2.0 car spaces to each 100m^2 of gross floor area	Footscray SA2 14% - Public Transport 63% - Car as driver
Fisherman's Bend Redevelopment Area	Fisherman's Bend Redevelopment Area	**Maximum** 1.0 car parking space to each 100m^2 of gross floor area	South Melbourne SA2 26% - Public Transport 51% - Car as driver Port Melbourne Industrial SA2 8% - Public Transport 84% - Car as driver
Melbourne (City of Melbourne)	Capital City Zone – Outside The Retail Core	**Maximum** spaces = 5 x net floor area of buildings on that part of the site in sq m 1000 sq m or 12 x site area in sq m 1000 sq m	Melbourne SA2 (CBD Area) 62% - Public Transport 16% - Car as Driver

It should be noted that the Fishermans Bend Overlay applies a maximum rate of 1 space per 100m^2 to the entire Fishermans Bend area. Fishermans Bend is a similar distance to the Melbourne CBD (see Figure 5 on page 23) and includes substantial areas that have limited public transport services (bus only) and there is no certainty around when fixed rail (tram and metro services) will be provided. In contrast, Cremorne has an established public transport network that is highly connected to the metropolitan rail network.

Fishermans Bend is planned to have one metro rail line. Cremorne is already serviced by nine metro lines covering all of eastern and south-eastern Melbourne and is one stop outside of the City Loop (from Flinders Street Station).

A parking rate of 1.0 car spaces per 100m^2 is lower than the Parking Overlays which apply to Box Hill and Footscray (and a maximum rate). While both of these Activity Centres are Metropolitan Activity Centres, Cremorne is substantially closer to the CBD and has a higher proportion of public transport use.

The Office car parking rate is proposed to be set at a maximum parking rate of 1 space per 100m^2. The use of a maximum rate will by default allow zero car parking to be provided for office developments.

The proposal to limit office car parking under the Overlay is a strategic decision designed to reduce the traffic impacts of new developments within Cremorne and realise the positive benefits of sustainable transport choices.

This review finds that there is strong support for a significant reduction of the office parking rate in this development in favour of alternative, sustainable transport modes for the following reasons.

6.4. Review of Proposed Retail Rate

The reduced rate of retail parking is designed to provide a limited number of car spaces for retail workers – at the same rate as office workers.

Retail is seen as a key secondary land use in Cremorne. Compared to more than 150,000m^2 of office space approved in Cremorne over the last 5 years, the amount of retail space is in the order 10,000m^2 or less than 10% the total office area[3]. Where proposed, the retail component is often substantially less than 1,000m^2 in size, generally only a few hundred meters squared or less.

The definition of retail is broad and includes the following key land uses that are likely to be found within Cremorne given its location and zoning:

- Food and drink premises, including bar, restaurant and takeaway premises
- Shop, including convenience shop and restricted retail premises

A typical form of retail development occurring within Cremorne is via an 'active' ground floor use such as a café, restaurant or small shop(s). These land uses provide local amenities to nearby workers and residents within Cremorne and generally do not form key attractors to the area. The customers of these businesses are therefore drawn from the nearby area, will walk or cycle and do not need to drive.

Car parking within Cremorne is generally limited to short-term parking during business hours and ideal for use by customers. The non-provision of customer parking for small retail uses is consistent with the centre-based approach to car parking management.

The current statutory car parking requirement for a shop or food and drink premises is 3.5 car spaces per 100m^2. Typically, staff make up about 1/3 of this parking rate or 1 space per 100m^2, with the balance associated with customers.

Adopting a maximum parking rate of 1 space per 100m^2 effectively means that:

- Staff can be provided with car parking, up to the empirical demand for parking.
- Customers are not provided with parking generally and would need to park off-site or seek alternative transport modes.

To provide retail parking for staff, but not customers, is common practice across Activity Centres within Metropolitan Melbourne and accords with the objectives of a centre-based approach to the management and supply of car parking.

6.5. Basis for the Reduced Car Parking Rates

6.5.1. Reduction in Traffic Impacts of New Development

Office is one land-use that is particularly conducive (and important to target) in achieving a mode shift away from private cars to public transport, cycling, walking, etc. This is particularly the case as journey to work trips for office uses are typically made during the commuter peak hours and predominantly involve single occupant vehicles.

[3] Based on planning permit information provided by Council.

This can be seen in the mode of travel data provided Table 3 (page 39), the use of sustainable transport modes and particularly public transport, is already high by office workers in Cremorne.

Generally speaking, when office car parking is provided within an inner metropolitan area, it is highly used by employees and someone within the office will drive and use the car space on a daily basis. These spaces usually then generate a car-based trip to and from work each day, and most likely during peak times for traffic congestion during commuter peak hours. An office car space is likely to generate in the order of 0.5-0.6 vehicle trips per car space during peak hours (and close to one trip over a two-hour peak period in the morning and afternoon).

In contrast, a resident car space will not necessarily generate a trip during the commuter peak hours. For example, a resident might use alternative transport modes for trips to work (only 49% of residents use their car for journey to work purposes within the Cremorne suburb currently and not all of these would be in commuter peak hours). A resident might not work that day, be a shift worker, could be retired, unemployed or not own a vehicle. As such, the traffic generation rate of residential car spaces would be in the order of 0.15-0.3 vehicle trips per hour during peak periods. Consequently, each office car space generates around 3 times the impact of a resident car space in terms of traffic impact.

The timing of trips for office uses typically has the greatest impact on traffic congestion on the road network and occurs when public transport services operate at higher frequencies (and offer express services in some cases). This is in contrast to an industrial use, for example, where staff may work shifts, travel outside of peak periods and have more limited access to public transport, making it more difficult to achieve a mode shift.

Section 5.10 reviews the current trends in car parking provision for new offices within Cremorne. The largest office development at 60-88 Cremorne Street was granted a reduction of almost 600 car spaces from the statutory requirements. This has saved 300-360 peak hour vehicle trips in Cremorne.

By way of reference, Cremorne Street (between Swan Street and Stephenson Street) carried an average two-way traffic volume of 350-360 vehicles per hour in both the AM and PM peaks and that the Swan Street/Cremorne Street intersection is at capacity (particularly in the PM peak)[4]. While not all of the traffic from 60-88 Cremorne Street will travel to/from the site via the Cremorne Street/Swan Street intersection, this example illustrates that office development within Cremorne can have a significant impact on the number of vehicle trips within Cremorne at the critical peak periods for the road network.

Recent planning approvals within Cremorne include a total of 1,281 office car spaces alone, not including parking provided for residential or other commercial developments.

Applying reduced parking rates in those applications listed in this report has 'saved' a total of 2,306 office car spaces (when compared to the statutory requirement) and the associated traffic impacts of those car spaces from the Cremorne area.

A number of studies of Cremorne have concluded that the increased development scale envisioned within Cremorne cannot be sustained by the existing road network. The development potential of Cremorne can only be realised by a significant mode shift for

[4] Source: The Cremorne Traffic Study

journeys both to and from the Precinct and in this context, the provision of reduced office parking as a tool to encourage this change is strongly supported.

Together with the Parking Overlay, Council needs to proceed with plans and upgrades to the local road network to cater for the increased number of pedestrians and cyclists that this new development will bring to the area.

It should be noted that Cremorne can accommodate additional development and some level of car parking within the Precinct. A low level of staff parking in our experience remains a commercial consideration for many businesses and it is important to allow some level of car parking so as to not discourage business growth. As development within Cremorne increases, travel patterns to the precinct are also likely to change:

- Subdued levels of traffic generation per land use unit area in comparison to sites which are less constrained and experience or interface with free-flow levels of network performance.
- A re-distribution or re-assignment of non-local traffic activity to other parallel or similar traffic routes either side of the precinct. This means that current through movements within Cremorne are likely to be displaced as drivers seek more efficient routes.
- A change in the modal travel behaviour by residents and employees in the area adapting or changing their transport mode from the private vehicle.
- A change in the time of travel to either the shoulder or inter-peak road network peak hours especially for discretionary trips currently on the network (i.e. a spreading of the peak hours).

6.5.2. The availability of convenient and efficient public transport in this area

Cremorne is well serviced by public transport services as detailed in Section 5.5.

It has a high level of access to public transport services in both metropolitan scale rail via Richmond, East Richmond and South Yarra Stations, and more local bus and tram services. Public transport services also operate at their most efficient and most frequent during the commuter peak hours.

We are satisfied that public transport is both readily available and proximate to Cremorne. Reducing the requirements for car parking within Cremorne will encourage use of these existing services.

6.5.3. Walking

Cremorne is readily walkable from a geographic standpoint. Employees within the area have good access to public transport services and local amenities. As the area redevelops, the quality of local amenities and services within Cremorne is likely to increase.

Where Cremorne has existing challenges is not its geography, it is the current state of pedestrian infrastructure within Cremorne. These issues and opportunities are documented at Section 5.5.3. Council is already well aware of the existing issues, which have been identified in a number of strategic documents, including the Draft Streets and Movement Strategy.

The reduced parking rates proposed in the Overlay are designed to encourage walking as a mode of transport and assist in making changes to the street network possible that prioritise pedestrians over vehicle-based traffic.

6.5.4. Cycling

Cremorne is surrounded by good cycling infrastructure and can be easily cycled to from many areas of inner Melbourne. Cycling should be supported as a mode of travel to Cremorne and the proposed restrictions on car parking provision are designed to encourage this behaviour.

Similar to the previous section discussing walking, cycling within Cremorne has existing challenges which have been identified in a number of studies and Council is well aware that this needs addressing.

The Parking Overlay cannot resolve these infrastructure issues. The Parking Overlay should be seen as encouraging cycling, with the infrastructure issues to be addressed over time by other means.

6.5.5. The lack of Impact on Public Parking

Workers require long-term car parking if they are to travel to work via private car. If this car parking is not provided at their place of work (i.e. private parking), they need to find long-term public on or off-street parking or use alternative transport modes.

Section 5.6.1 of this report reviews the provision of public on and off-street parking.

On-street parking in Cremorne is highly controlled during business hours. There is effectively no long-term car parking available within the study area and what car parking is available is in high demand. Through Council's sensor network, the parking restrictions in the area are easily enforceable.

This study has also looked at areas around the periphery of Cremorne. The parking restrictions in the area remain consistent in that parking is tightly controlled during business hours.

The direction of the Draft Cremorne Streets and Movement Strategy is to re-prioritise road space for use by pedestrians and cyclists. This will result in a loss of on-street car parking over time. Council will need to review ways to maximise the efficiency of the remaining on-street car parking. There will not be an increase in long-term on-street parking within Cremorne in any case.

Off-street parking in the area is also limited. Our expectation is that many of these at-grade car parking areas will be replaced over time as they are key development sites and are unlikely to continue to provide any significant supply of commercial off-street parking.

Based on the above, it is our view that if employees are not provided with private car parking, they are unlikely to be able to drive to Cremorne and will have to use alternative, more sustainable, transport modes. This outcome is consistent with the objectives for the future of transport into Cremorne.

6.5.6. Proximity to Services

Office workers can combine their trip to work with access to local services. Examples of this activity includes:

- Shopping after work for essential items, such as food shopping.
- Accessing medical services immediately before, at lunchtime or after work.
- Accessing local restaurants or entertainment venues.
- Visiting a post office or bank.

The availability of these amenities is higher near Swan Street/Church Street, but will improve over time as the area develops.

Workers have access to these facilities via a short walk. They can do so during lunchtimes or immediately before or after work. Accordingly, these workers are not generating additional vehicle trips to access these services either from their home directly or while travelling to-and-from work.

6.6. Parking Overlay Car Parking Rates Summary

The Parking Overlay proposes the following specific car parking rates:

- The Office car parking rate is set at a **maximum** parking rate of 1.0 car spaces per 100m^2 NFA.
- A retail car parking rate will be introduced, setting a **maximum** parking rate of 1.0 car spaces per 100m^2 LFA.

All other uses will remain under the minimum Column B parking rates of Clause 52.06-5 which currently apply to Cremorne.

The choice to apply maximum, instead of minimum rates is intended to reduce the level of car parking required for new developments and changes in use by removing the barrier to these lower parking rates created by the planning process. It is designed to:

- Encourage sustainable transport modes and support the key transport objectives of Cremorne.
- Reduce the level of car parking provided within new developments and consequently, the traffic impact of new development on the road network

6.7. Parking Overlay Decision Guidelines

Decision Guidelines will be necessary to supplement the recommended car parking provision requirements within a Parking Overlay. Specifically, Decision Guidelines are needed to guide decision makers on when applications seeking to provide more than the maximum parking provisions should be allowed, as the current Clause 52.06 guidelines are designed around considerations for reducing minimum parking requirements.

The focus of these decision guidelines is to assess whether the provision of car parking in excess of the maximum rates has negative impacts on the local road network, affects

sustainable transport patterns within the development and sustainable transport infrastructure in the nearby area (affecting other transport users).

The following Decision Guidelines are recommended and discussed in the following table.

Table 7: Review of Decision Guidelines

Decision Guidelines	Response
The following decision guidelines apply to an application for a permit under Clause 52.06-3, in addition to those specified in Clause 52.06-7 and elsewhere in the scheme. The responsible authority must consider, as appropriate:	
• *The Municipal Planning Strategy and the Planning Policy Framework.* • *Whether the objectives of this schedule have been met.*	Any consideration to provide more car parking than the maximum rate should have regard to the strategic planning of the area and the objectives of the Parking Overlay.
• *Any empirical analysis which supports a variation in the maximum number of car parking spaces that should be provided.* • *The particular characteristics of the proposed use with regard to the likely car parking demands generated.*	There may be instances where a specific business or land use requires a level of car parking that is higher than the recommended requirement of 1 space per 100m^2 and the decision guidelines should be flexible enough to consider where a permit can be granted to exceed the maximum requirement. By example, a particularly significant employer or 'anchor' business may require additional car parking for commercial reasons and the economic benefits of this proposal may outweigh the transport implications.
• *The impacts of the proposed car parking provision on creating sustainable transport patterns that preference walking, cycling and public transport use.*	Providing car parking in excess of the maximum rate should not create an environment where the use of sustainable transport modes is significantly impacted.
• *The impact on the road network of providing car parking in excess of the maximum rate.*	There may be instances where a new development is able to mitigate its transport impact on the road network or provide some wider transport network benefit. Another example might be a site located on the periphery of Cremorne and has better vehicular access to the external road network than a property that is 'internal' to Cremorne and allowing a modest increase in car parking over

Decision Guidelines	Response
	the maximum rate would not significantly impact on traffic condition in the area. Alternatively, a minor variation above the maximum rate may also be acceptable, particular for small scale developments.
• *The impact of the proposed car parking provision on local amenity, including pedestrian amenity and the creation of a high-quality public realm.* • *Whether car parking and access is located and designed to limit pedestrian disruption and maximise active frontages.*	The provision of car parking in excess of the maximum parking rate may have a negative impact on the design of building. This might include how it presents to the public realm, or how the vehicle access impacts on pedestrian amenity or safety or other impacts.
• *Whether the development makes a contribution to sustainable transport infrastructure improvements in the nearby area.*	It is a widely understood and accepted principle that traffic impacts should be mitigated through associated traffic works. The classic example being an intersection upgrade being required to cater for increased turning movements as result of new development. This thinking also needs to be applied to sustainable transport infrastructure. There needs to be a recognition by developers and decision makers that the transport impacts of new developments could be offset by better sustainable transport infrastructure. In the case of Cremorne, this is particularly relevant where the expectation is that the transport needs of new development should be largely met by sustainable transport modes.
• *The provision of alternative transport modes on the site, including but not limited to car share, safe and secure motorcycle and bicycle parking.* • *The provision of end of trip facilities including, but not limited to showers, lockers, and/ or other similar amenities.*	Any application to exceed the maximum parking rates should still support sustainable transport modes by future employees, such as adequate bicycle parking, car share vehicles and other green travel initiatives. It would not be acceptable to exceed the maximum parking rates, but not encourage the use of sustainable transport modes.

7. Conclusions

Having completed a detailed review of the Cremorne Enterprise Precinct, including various planning and transport strategies and its existing and future transport network, it is our view that:

a) That a schedule to the Parking Overlay should be applied to land zoned C2Z and CDZ in Cremorne.

b) The Parking Overlay should include the following car parking requirements:

- *The Office car parking rate is set at a **maximum** parking rate of 1.0 car spaces per 100m^2 NFA.*
- *The Retail car parking rate is set at a **maximum** parking rate of 1.0 car spaces per 100m^2 LFA.*

All other uses are to remain at the current minimum requirements of Column B of Clause 52.06-5.

c) There is a need for new decision guidelines in regard to applications to exceed the maximum parking rates specified for offices and retail uses. The recommended guidelines aim to still encourage sustainable transport patterns for new developments and minimising the negative impacts of high levels of car parking.

d) The proposed Parking Overlay will support the development of Cremorne by reducing the traffic impacts of new development within Cremorne. The Overlay will have the following benefits:

i. It recognises the constrained road network in Cremorne, which is operating at capacity and that there is limited scope to improve the capacity of the local road network.

ii. It acknowledges that the future of transport within Cremorne is via sustainable transport modes, walking, cycling and public transport and it supports these outcomes.

iii. The future streetscapes in Cremorne will re-prioritise road space away from vehicle-based transport (and car parking) to sustainable transport modes.

iv. It will implement a parking control that is consistent with current planning practice in the area.

v. It will provide clear guidance to decision makers, developers, businesses and residents as to the expectations for car parking provision in Cremorne.

e) The Parking Overlay is unlikely to negatively impact on the development of Cremorne, specifically:

i. Development in the area over the last 5 years has already largely adopted the car parking rates proposed by the Overlay, demonstrating that a reduced parking rate is already acceptable by the market.

ii. Overflow parking impacts are likely be negligible given that on-street parking is already highly controlled within Cremorne and immediate surrounds.

Appendix A

Parking Restriction Map

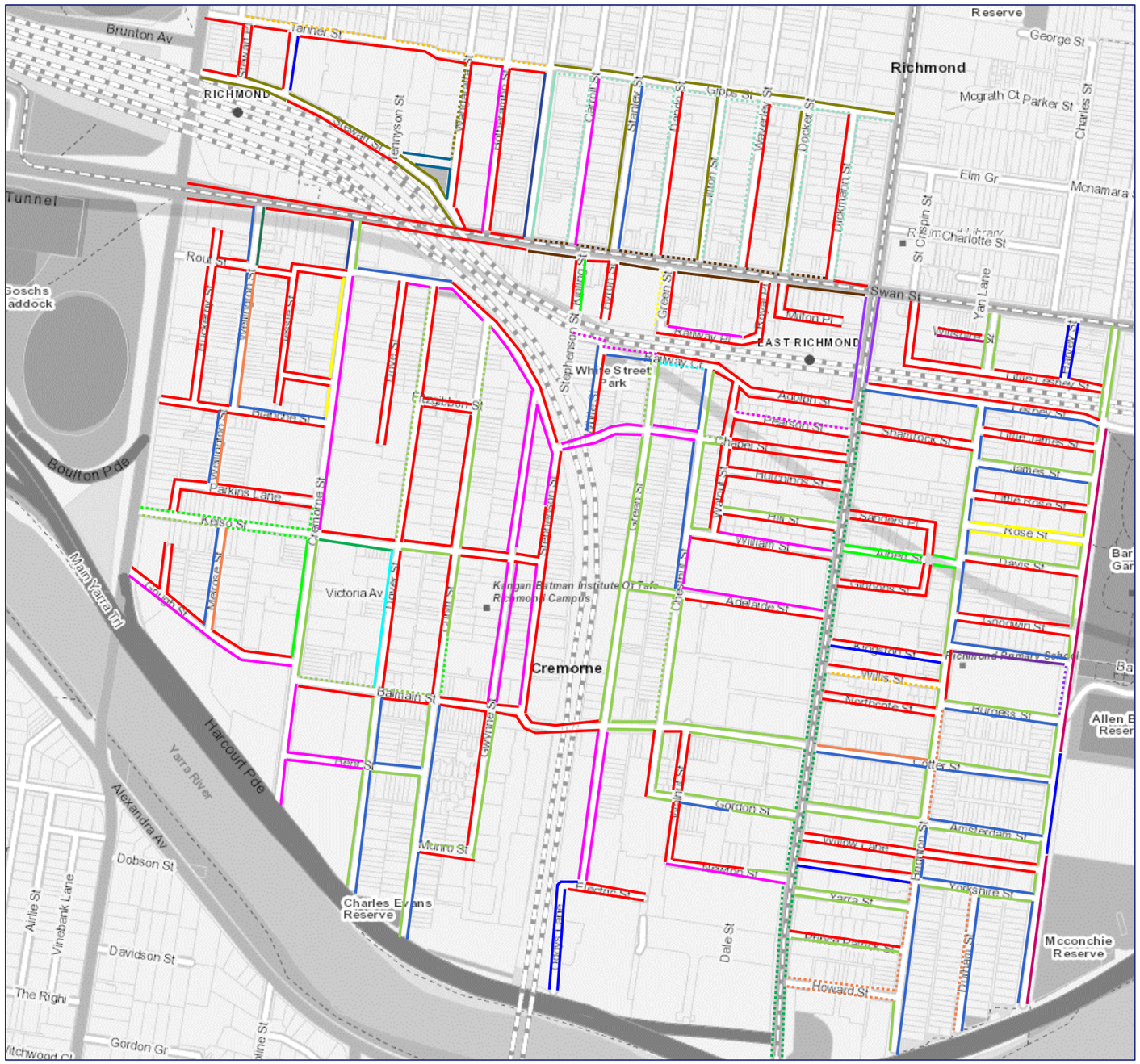


Figure A1: Car parking restriction map

Legend

- No Stopping
- P10min School Days 8am-9am, 3pm-4pm, 2P 9am-3pm Mon-Fri, 7am-7pm Sat
- 1P 7:00am-7:00pm Mon-Sat
- 1P 7:00am-11:00pm
- 1P 7:30am-9:00pm
- 1P 9:30am-4:30pm Mon-Fri, 8:30am-5:30pm Sat
- 1P 10:00am-5:00pm Mon-Sat
- 1P 7:30am-6:00pm Mon-Fri, Permit Zone all other times
- 1P 7:00am-7:00pm, Permit Zone all other times
- 2P 7:00am-7:00pm Mon-Fri
- 2P 7:00am-7:00pm Mon-Sat
- 2P 7:00pm-7:00pm
- 2P 7:00am-9:00pm Mon-Sat
- 2P 7:30am-9:00pm
- 2P 7:30am-9:30pm
- 2P 7:30am-11:00pm
- 2P 8:00am-5:00pm Mon-Fri
- 2P Meter 8:30am-5:30pm Mon-Sat
- 2P 7:00am-5:00pm Mon-Sat, Permit Zone all other times
- 2P 7:00am-6:00pm Mon-Fri, Permit Zone all other times
- 2P 7:00am-7:00pm Mon-Fri, Permit Zone all other times
- 2P 7:00am-7:00pm Mon-Sat, Permit Zone all other times
- 2P 7:30am-6:00pm Mon-Fri, Permit Zone all other times
- 2P 8:00am-5:00pm Mon-Fri, Permit Zone all other times
- 4P 7:00am-7:00pm
- 4P 7:00am-7:00pm Mon-Sat
- 4P 7:00am-5:00pm Mon-Sat, Permit Zone all other times
- Unrestricted
- No Stopping 7:00am-9:30am, 4:30pm-6:30pm Mon-Fri, 1P 9:30am-4:30pm Mon-Fri, 8:30am-5:30pm Sat
- No Stopping 7:30am-9:30pm, 4:30pm-6:30pm Mon-Fri, 2P all other times
- No Stopping 8am-4pm Mon-Fri, Education Dept Permit Excepted
- Permit Zone
- C/W 7:00am-9:15am Mon-Fri, 2P Meter 9:15am-5:30pm Mon-Fri 8:30am-5:30pm Sat, 2P 11:00am-5:00pm Sun
- C/W 4:30pm-6:30pm Mon-Fri, 2P Meter 8:30am-4:30pm Mon-Fri 8:30am-5:30pm Sat, 2P 11:00am-5:00pm Sun

Appendix B

Recommended Parking Overlay

SCHEDULE 2 TO CLAUSE 45.09 PARKING OVERLAY

Shown on the planning scheme map as **PO2**.

CREMORNE ENTERPRISE PRECINCT

1.0 Parking objectives to be achieved

- To identify appropriate car parking rates for commercial development and land uses in Cremorne, having regard to the area's strategic, inner-metro location and transport environment.
- To facilitate an appropriate provision of car parking spaces to enable Cremorne to grow as a major enterprise precinct with sustainable development, quality public spaces and active transport options.
- To reduce car parking demand, traffic congestion and noise and air pollution by encouraging the use of active and sustainable transport modes.
- To improve amenity and safety for pedestrians, drivers and cyclists in Cremorne by minimising vehicle access to and through sites.
- To ensure onsite car parking is designed to protect Cremorne's quality of place, including its built form character, heritage, public spaces and local road network.

2.0 Permit requirement

A permit is not required under Clause 52.06-3 to reduce (including reduce to zero) the number of car parking spaces required under Clause 52.06-5 for any use specified in Table 1 to this schedule.

A permit is required to provide more than the maximum parking provision specified for a use in Table 1 to this schedule.

3.0 Number of car parking spaces required

If a use is specified in the Table below, the maximum number of car parking spaces to be provided for the use is calculated by multiplying the *rate* by the accompanying *Measure*.

Table 1: Car parking spaces

USE	MAXIMUM RATE	MEASURE
Office	1	To each 100 sq m of net floor area
Retail premise	1	To each 100 sq m of leasable floor area

For all other uses listed in Table 1 of Clause 52.06-5, the Rate in Column B of Table 1 in Clause 52.06-5 applies.

4.0 Decision guidelines for permit applications

The following decision guidelines apply to an application for a permit under Clause 45.09, in addition to those specified in Clause 4509 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- The Municipal Planning Strategy and the Planning Policy Framework.
- Whether the objectives of this schedule have been met.
- Any empirical analysis which supports a variation in the maximum number of car parking spaces that should be provided.
- The particular characteristics of the proposed use with regard to the likely car parking demands generated.
- The impacts of the proposed car parking provision on creating sustainable transport patterns that preference walking, cycling and public transport use.
- The impact on the road network of providing car parking in excess of the maximum rate.

- The impact of the proposed car parking provision on local amenity, including pedestrian amenity and the creation of a high-quality public realm.
- Whether car parking and access is located and designed to limit pedestrian disruption and maximise active frontages.
- Whether the development makes a contribution to sustainable transport infrastructure improvements in the nearby area.
- The provision of alternative transport modes on the site, including but not limited to car share, safe and secure motorcycle and bicycle parking.
- The provision of end of trip facilities including, but not limited to showers, lockers, and/ or other similar amenities.

5.0 Financial contribution requirement

None specified.

6.0 Requirements for a car parking plan

None specified.

7.0 Design standards for car parking

None specified.

8.0 Decision guidelines for car parking plans

None specified.

9.0 Background documents

Parking Controls Review: Cremorne Enterprise Precinct, Traffix Group July 2020.

Appendix C

Clause 52.06 of the Yarra Planning Scheme

52.06 CAR PARKING

31/07/2018
VC148

Purpose

To ensure that car parking is provided in accordance with the Municipal Planning Strategy and the Planning Policy Framework.

To ensure the provision of an appropriate number of car parking spaces having regard to the demand likely to be generated, the activities on the land and the nature of the locality.

To support sustainable transport alternatives to the motor car.

To promote the efficient use of car parking spaces through the consolidation of car parking facilities.

To ensure that car parking does not adversely affect the amenity of the locality.

To ensure that the design and location of car parking is of a high standard, creates a safe environment for users and enables easy and efficient use.

52.06-1 Scope

01/07/2014
VC116

Clause 52.06 applies to:

- a new use; or
- an increase in the floor area or site area of an existing use; or
- an increase to an existing use by the measure specified in Column C of Table 1 in Clause 52.06-5 for that use.

Clause 52.06 does not apply to:

- the extension of one dwelling on a lot in the Neighbourhood Residential Zone, General Residential Zone, Residential Growth Zone, Mixed Use Zone or Township Zone; or
- the construction and use of one dwelling on a lot in the Neighbourhood Residential Zone, General Residential Zone, Residential Growth Zone, Mixed Use Zone or Township Zone unless the zone or a schedule to the zone specifies that a permit is required to construct or extend one dwelling on a lot.

52.06-2 Provision of car parking spaces

19/04/2013
VC95

Before:

- a new use commences; or
- the floor area or site area of an existing use is increased; or
- an existing use is increased by the measure specified in Column C of Table 1 in Clause 52.06-5 for that use,

the number of car parking spaces required under Clause 52.06-5 or in a schedule to the Parking Overlay must be provided to the satisfaction of the responsible authority in one or more of the following ways:

- on the land; or
- in accordance with a permit issued under Clause 52.06-3; or
- in accordance with a financial contribution requirement specified in a schedule to the Parking Overlay.

If a schedule to the Parking Overlay specifies a maximum parking provision, the maximum provision must not be exceeded except in accordance with a permit issued under Clause 52.06-3.

52.06-3 Permit requirement

04/10/2018
VC149

A permit is required to:

- Reduce (including reduce to zero) the number of car parking spaces required under Clause 52.06-5 or in a schedule to the Parking Overlay.
- Provide some or all of the car parking spaces required under Clause 52.06-5 or in a schedule to the Parking Overlay on another site.
- Provide more than the maximum parking provision specified in a schedule to the Parking Overlay.

A permit is not required if a schedule to the Parking Overlay specifies that a permit is not required under this clause.

A permit is not required to reduce the number of car parking spaces required for a new use of land if the following requirements are met:

- The number of car parking spaces required under Clause 52.06-5 or in a schedule to the Parking Overlay for the new use is less than or equal to the number of car parking spaces required under Clause 52.06-5 or in a schedule to the Parking Overlay for the existing use of the land.
- The number of car parking spaces currently provided in connection with the existing use is not reduced after the new use commences.

A permit is not required to reduce the required number of car parking spaces for a new use of an existing building if the following requirements are met:

- The building is in the Commercial 1 Zone, Commercial 2 Zone, Commercial 3 Zone or Activity Centre Zone.
- The gross floor area of the building is not increased.
- The reduction does not exceed 10 car parking spaces.
- The building is not in a Parking Overlay with a schedule that allows a financial contribution to be paid in lieu of the provision of the required car parking spaces for the use.

VicSmart applications

Subject to Clause 71.06, an application under this clause to reduce the required number of car parking spaces by no more than 10 car parking spaces is a class of VicSmart application and must be assessed against Clause 59.10.

52.06-4 Exemption from notice and review

31/07/2018
VC148

An application under Clause 52.06-3 is exempt from the notice requirements of section 52(1)(a), (b) and (d), the decision requirements of section 64(1), (2) and (3) and the review rights of section 82(1) of the Act if:

- the application is only for a permit under Clause 52.06-3; or
- the application is also for a permit under another provision of the planning scheme and in respect of all other permissions sought, the application is exempt from the notice requirements of Section 52(1)(a), (b) and (d), the decision requirements of Section 64(1), (2) and (3) and the review rights of Section 82(1) of the Act.

52.06-5 Number of car parking spaces required under Table 1

24/01/2020
VC160

Table 1 of this clause sets out the car parking requirement that applies to a use listed in the Table.

A car parking requirement in Table 1 may be calculated as either:

- a number of car parking spaces; or
- a percentage of the total site area that must be set aside for car parking.

A car parking requirement in Table 1 is calculated by multiplying the figure in Column A or Column B (whichever applies) by the measure (for example square metres, number of patrons or number of bedrooms) in Column C.

Column A applies unless Column B applies.

Column B applies if:

- any part of the land is identified as being within the Principal Public Transport Network Area as shown on the *Principal Public Transport Network Area Maps* (State Government of Victoria, August 2018); or
- a schedule to the Parking Overlay or another provision of the planning scheme specifies that Column B applies.

Where an existing use is increased by the measure specified in Column C of Table 1 for that use, the car parking requirement only applies to the increase, provided the existing number of car parking spaces currently being provided in connection with the existing use is not reduced.

If in calculating the number of car parking spaces the result is not a whole number, the required number of car parking spaces is to be rounded down to the nearest whole number.

Where the car parking requirement specified in Table 1 is calculated as a percentage of the total site area, the area to be provided for car parking includes an accessway that directly abuts any car parking spaces, but does not include any accessway or portion of an accessway that does not directly abut any car parking spaces.

The car parking requirement specified in Table 1 includes disabled car parking spaces. The proportion of spaces to be allocated as disabled spaces must be in accordance with Australian Standard AS2890.6-2009 (disabled) and the Building Code of Australia.

The car parking requirement specified for a use listed in Table 1 does not apply if:

- a car parking requirement for the use is specified under another provision of the planning scheme; or
- a schedule to the Parking Overlay specifies the number of car parking spaces required for the use.

Table 1: Car parking requirement

Use	Rate Column A	Rate Column B	Car Parking Measure Column C
Amusement parlour	4	3.5	To each 100 sq m of net floor area
Art & craft centre	4	3.5	To each 100 sq m of net floor area
Bar	0.4		To each patron permitted
		3.5	Space to each 100 sq m of leasable floor area
Betting agency	4	3.5	To each 100 sq m of leasable floor area
Bowling green	6	6	To each rink plus 50 per cent of the relevant requirement of any ancillary use
Child care centre	0.22	0.22	To each child
Cinema based entertainment facility	0.3	0.3	To each patron permitted
Convenience restaurant	0.3		To each patron permitted
		3.5	To each 100 sq m of leasable floor area

Use	Rate Column A	Rate Column B	Car Parking Measure Column C
Convenience shop if the leasable floor area exceeds 80 sq m	10		To each premises
		3.5	To each 100 sq m of leasable floor area
Display home centre	5		To each dwelling for five or fewer contiguous dwellings, plus
	2		To each additional contiguous dwelling
		3.5	To each 100 sq m of floor area
Dwelling	1	1	To each one or two bedroom dwelling, plus
	2	2	To each three or more bedroom dwelling (with studies or studios that are separate rooms counted as a bedrooms) plus
	1	0	For visitors to every 5 dwellings for developments of 5 or more dwellings
Education centre other than listed in this table	0.4	0.3	To each student that is part of the maximum number of students on the site at any time
Food and drink premises other than listed in this table	4	3.5	To each 100 sq m of leasable floor area
Freezing and cool storage,	1.5	1	To each 100 sq m of net floor area
Fuel depot	10	10	Per cent of site area
Funeral Parlour	0.3	0.3	To each patron permitted
Gambling premises other than listed in this table	0.4		To each patron permitted
		3.5	To each 100 sq m of leasable floor area
Golf course	4	4	To each hole plus 50 per cent of the relevant requirement of any ancillary uses.
Home based business	1	0	To each employee not a resident of the dwelling
Hotel	0.4		To each patron permitted
		3.5	To each 100 sq m of leasable floor area
Industry other than listed in this table	2.9	1	To each 100 sq m of net floor area
Landscape gardening supplies	10	10	Per cent of site area
Mail centre	3.5	3	To each 100 sq m of net floor area
Manufacturing sales	4	3.5	To each 100 sq m of leasable floor area
Market	8	3.5	To each 100 sq m of site area
Materials recycling	10	10	Per cent of site area
Medical centre	5		To the first person providing health services plus
	3		To every other person providing health services
		3.5	To each 100 sq m of leasable floor area
Milk depot	10	10	Per cent of site area

Use	Rate Column A	Rate Column B	Car Parking Measure Column C
Motel	1	1	To each unit, and one to each manager dwelling, plus 50 per cent of the relevant requirement of any ancillary use
Motor repairs	3	3	To each 100 sq m of net floor area plus
	1	1	for each vehicle being serviced, repaired or fitted with accessories, including vehicles waiting to be serviced, repaired, fitted with accessories or collected by owners
Office other than listed in this table	3.5	3	To each 100 sq m of net floor area
Place of assembly other than listed in this table	0.3	0.3	To each patron permitted
Postal agency	4	3.5	To each 100 sq m of leasable floor area
Primary produce sales	4	3.5	To each 100 sq m of leasable floor area
Primary school	1	1	To each employee that is part of the maximum number of employees on the site at any time
Research and development centre	3.5	3	To each 100 sq m of net floor area
Residential aged care facility	0.3	0.3	To each lodging room
Residential village	1	1	To each one or two bedroom dwelling plus
	2	2	To each three or more bedroom dwelling (with studies or studios that are separate rooms counted as a bedrooms) plus
	1	0	For visitors to every five dwellings for developments of five or more dwellings
Retirement village	1	1	To each one or two bedroom dwelling plus
	2	2	To each three or more bedroom dwelling (with studies or studios that are separate rooms counted as a bedrooms) plus
	1	0	For visitors to every five dwellings for developments of five or more dwellings
Restaurant	0.4		To each patron permitted
		3.5	To each 100 sq m of leasable floor area
Restricted retail premises	3	2.5	To each 100 sq m of leasable floor area
Rooming house	1	1	To each four bedrooms
Saleyard	10	10	Per cent of site area
Secondary school	1.2	1.2	To each employee that is part of the maximum number of employees on the site at any time
Shop other than listed in this table	4	3.5	To each 100 sq m of leasable floor area
Squash court – other than in conjunction with a dwelling	3	3	To each court plus 50 per cent of the relevant requirement of any ancillary use

Use	Rate Column A	Rate Column B	Car Parking Measure Column C
Store other than listed in this table	10	10	Per cent of site area
Supermarket	5	5	To each 100 sq m of leasable floor area
Swimming pool – other than in conjunction with a dwelling	5.6	5.6	To each 100 sq m of the site
Tennis court – other than in conjunction with a dwelling	4	4	To each court plus 50% of the requirement of any ancillary use
Trade supplies	10	10	Per cent of site area
Veterinary centre	5		To the first person providing animal health services plus
	3		To every other person providing animal health services
		3.5	To each 100 sq m of leasable floor area
Warehouse other than listed in this table	2	2	To each premises plus
	1.5	1	To each 100 sq m of net floor area
Winery	0.4		To each patron permitted
		3.5	To each 100 sq m of leasable floor area

52.06-6 Number of car parking spaces required for other uses

16/01/2018
VC142

Where a use of land is not specified in Table 1 or where a car parking requirement is not specified for the use in another provision of the planning scheme or in a schedule to the Parking Overlay, before a new use commences or the floor area or site area of an existing use is increased, car parking spaces must be provided to the satisfaction of the responsible authority. This does not apply to the use of land for a temporary portable land sales office located on the land for sale.

52.06-7 Application requirements and decision guidelines for permit applications

25/05/2017
VC133

For applications to reduce the car parking requirement

An application to reduce (including reduce to zero) the number of car parking spaces required under Clause 52.06-5 or in a schedule to the Parking Overlay must be accompanied by a Car Parking Demand Assessment.

The Car Parking Demand Assessment must assess the car parking demand likely to be generated by the proposed:

- new use; or
- increase in the floor areas or site area of the existing use; or
- increase to the existing use by the measure specified in Column C of Table 1 in Clause 52.06-5 for that use.

The Car Parking Demand Assessment must address the following matters, to the satisfaction of the responsible authority:

- The likelihood of multi-purpose trips within the locality which are likely to be combined with a trip to the land in connection with the proposed use.
- The variation of car parking demand likely to be generated by the proposed use over time.

- The short-stay and long-stay car parking demand likely to be generated by the proposed use.
- The availability of public transport in the locality of the land.
- The convenience of pedestrian and cyclist access to the land.
- The provision of bicycle parking and end of trip facilities for cyclists in the locality of the land.
- The anticipated car ownership rates of likely or proposed visitors to or occupants (residents or employees) of the land.
- Any empirical assessment or case study.

Before granting a permit to reduce the number of spaces, the responsible authority must consider the following, as appropriate:

- The Car Parking Demand Assessment.
- Any relevant local planning policy or incorporated plan.
- The availability of alternative car parking in the locality of the land, including:
  - Efficiencies gained from the consolidation of shared car parking spaces.
  - Public car parks intended to serve the land.
  - On street parking in non residential zones.
  - Streets in residential zones specifically managed for non-residential parking.
- On street parking in residential zones in the locality of the land that is intended to be for residential use.
- The practicality of providing car parking on the site, particularly for lots of less than 300 square metres.
- Any adverse economic impact a shortfall of parking may have on the economic viability of any nearby activity centre.
- The future growth and development of any nearby activity centre.
- Any car parking deficiency associated with the existing use of the land.
- Any credit that should be allowed for car parking spaces provided on common land or by a Special Charge Scheme or cash-in-lieu payment.
- Local traffic management in the locality of the land.
- The impact of fewer car parking spaces on local amenity, including pedestrian amenity and the amenity of nearby residential areas.
- The need to create safe, functional and attractive parking areas.
- Access to or provision of alternative transport modes to and from the land.
- The equity of reducing the car parking requirement having regard to any historic contributions by existing businesses.
- The character of the surrounding area and whether reducing the car parking provision would result in a quality/positive urban design outcome.
- Any other matter specified in a schedule to the Parking Overlay.
- Any other relevant consideration.

For applications to allow some or all of the required car parking spaces to be provided on another site

Before granting a permit to allow some or all of the car parking spaces required under Clause 52.06-5 or in a schedule to the Parking Overlay to be provided on another site, the responsible authority must consider the following, as appropriate:

- The proximity of the car parking on the alternate site to the subject site.
- The likelihood of the long term provision and availability of the car parking spaces.
- Whether the location of the car parking spaces is consistent with any relevant local policy or incorporated plan.
- Any other matter specified in a schedule to the Parking Overlay.

For applications to provide more than the maximum parking provision specified in a schedule to the Parking Overlay

An application to provide more than the maximum parking provision specified in a schedule to the Parking Overlay must be accompanied by a Car Parking Demand Assessment.

The Car Parking Demand Assessment must assess the car parking demand likely to be generated by the proposed use or increase to the existing use.

The Car Parking Demand Assessment must address the following matters, to the satisfaction of the responsible authority:

- The likelihood of multi-purpose trips within the locality which are likely to be combined with a trip to the land in connection with the proposed use.
- The variation of car parking demand likely to be generated by the proposed use over time.
- The short-stay and long-stay car parking demand likely to be generated by the proposed use.
- The availability of public transport in the locality of the land.
- The convenience of pedestrian and cyclist access to the land.
- The provision of bicycle parking and end of trip facilities for cyclists in the locality of the land.
- The anticipated car ownership rates of likely or proposed visitors to or occupants (residents or employees) of the land.
- Any empirical assessment or case study.

52.06-8 Requirement for a car parking plan

25/05/2017
VC133

Plans must be prepared to the satisfaction of the responsible authority before any of the following occurs:

- a new use commences; or
- the floor area or site area of an existing use is increased; or
- an existing use is increased by the measure specified in Column C of Table 1 in Clause 52.06-5 for that use.

The plans must show, as appropriate:

- All car parking spaces that are proposed to be provided (whether on the land or on other land).
- Access lanes, driveways and associated works.
- Allocation of car parking spaces to different uses or tenancies, if applicable.
- Any landscaping and water sensitive urban design treatments.
- Finished levels, if required by the responsible authority.

- Any other matter specified in a schedule to the Parking Overlay.

Plans must be provided to the responsible authority under Clause 52.06-8 wherever Clause 52.06 applies, whether or not a permit application is being made under Clause 52.06-3 or any other provision of the planning scheme.

Where an application is being made for a permit under Clause 52.06-3 or another provision of the planning scheme, the information required under Clause 52.06-8 may be included in other plans submitted with the application.

Clause 52.06-8 does not apply where no car parking spaces are proposed to be provided.

52.06-9 Design standards for car parking

19/09/2017
VC132

Plans prepared in accordance with Clause 52.06-8 must meet the design standards of Clause 52.06-9, unless the responsible authority agrees otherwise.

Design standards 1, 3, 6 and 7 do not apply to an application to construct one dwelling on a lot.

Design standard 1 – Accessways

Accessways must:

- Be at least 3 metres wide.
- Have an internal radius of at least 4 metres at changes of direction or intersection or be at least 4.2 metres wide.
- Allow vehicles parked in the last space of a dead-end accessway in public car parks to exit in a forward direction with one manoeuvre.
- Provide at least 2.1 metres headroom beneath overhead obstructions, calculated for a vehicle with a wheel base of 2.8 metres.
- If the accessway serves four or more car spaces or connects to a road in a Road Zone, the accessway must be designed so that cars can exit the site in a forward direction.
- Provide a passing area at the entrance at least 6.1 metres wide and 7 metres long if the accessway serves ten or more car parking spaces and is either more than 50 metres long or connects to a road in a Road Zone.
- Have a corner splay or area at least 50 per cent clear of visual obstructions extending at least 2 metres along the frontage road from the edge of an exit lane and 2.5 metres along the exit lane from the frontage, to provide a clear view of pedestrians on the footpath of the frontage road. The area clear of visual obstructions may include an adjacent entry or exit lane where more than one lane is provided, or adjacent landscaped areas, provided the landscaping in those areas is less than 900mm in height.

If an accessway to four or more car parking spaces is from land in a Road Zone, the access to the car spaces must be at least 6 metres from the road carriageway.

If entry to the car space is from a road, the width of the accessway may include the road.

Design standard 2 – Car parking spaces

Car parking spaces and accessways must have the minimum dimensions as outlined in Table 2.

Table 2: Minimum dimensions of car parking spaces and accessways

Angle of car parking spaces to access way	Accessway width	Car space width	Car space length
Parallel	3.6 m	2.3 m	6.7 m
45º	3.5 m	2.6 m	4.9 m

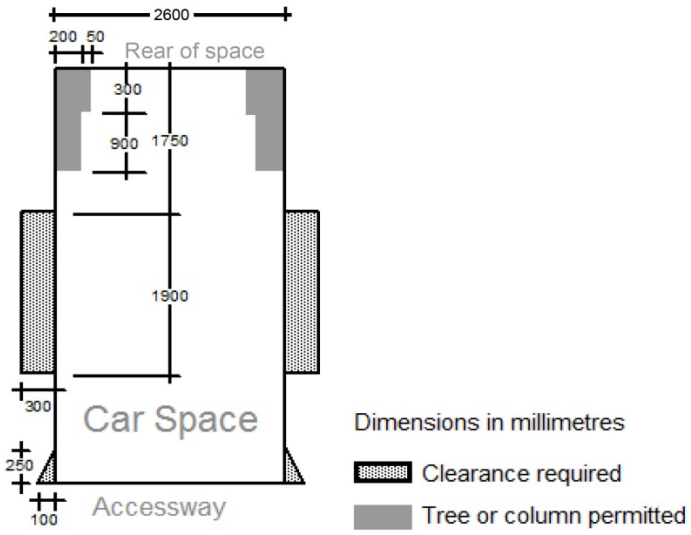
Angle of car parking spaces to access way	Accessway width	Car space width	Car space length
60º	4.9 m	2.6 m	4.9 m
90º	6.4 m	2.6 m	4.9 m
	5.8 m	2.8 m	4.9 m
	5.2 m	3.0 m	4.9 m
	4.8 m	3.2 m	4.9 m

Note to Table 2: Some dimensions in Table 2 vary from those shown in the Australian Standard AS2890.1-2004 (off street). The dimensions shown in Table 2 allocate more space to aisle widths and less to marked spaces to provide improved operation and access. The dimensions in Table 2 are to be used in preference to the Australian Standard AS2890.1-2004 (off street) except for disabled spaces which must achieve Australian Standard AS2890.6-2009 (disabled).

A wall, fence, column, tree, tree guard or any other structure that abuts a car space must not encroach into the area marked 'clearance required' on Diagram 1, other than:

- A column, tree or tree guard, which may project into a space if it is within the area marked 'tree or column permitted' on Diagram 1.
- A structure, which may project into the space if it is at least 2.1 metres above the space.

Diagram 1 Clearance to car parking spaces



Car spaces in garages or carports must be at least 6 metres long and 3.5 metres wide for a single space and 5.5 metres wide for a double space measured inside the garage or carport.

Where parking spaces are provided in tandem (one space behind the other) an additional 500 mm in length must be provided between each space.

Where two or more car parking spaces are provided for a dwelling, at least one space must be under cover.

Disabled car parking spaces must be designed in accordance with Australian Standard AS2890.6-2009 (disabled) and the Building Code of Australia. Disabled car parking spaces may encroach into an accessway width specified in Table 2 by 500mm.

Design standard 3: Gradients

Accessway grades must not be steeper than 1:10 (10 per cent) within 5 metres of the frontage to ensure safety for pedestrians and vehicles. The design must have regard to the wheelbase of the vehicle being designed for; pedestrian and vehicular traffic volumes; the nature of the car park; and the slope and configuration of the vehicle crossover at the site frontage. This does not apply to accessways serving three dwellings or less.

Ramps (except within 5 metres of the frontage) must have the maximum grades as outlined in Table 3 and be designed for vehicles travelling in a forward direction.

Table 3: Ramp gradients

Type of car park	Length of ramp	Maximum grade
Public car parks	20 metres or less	1:5 (20%)
	longer than 20 metres	1:6 (16.7%)
Private or residential car parks	20 metres or less	1:4 (25%)
	longer than 20 metres	1:5 (20%)

Where the difference in grade between two sections of ramp or floor is greater that 1:8 (12.5 per cent) for a summit grade change, or greater than 1:6.7 (15 per cent) for a sag grade change, the ramp must include a transition section of at least 2 metres to prevent vehicles scraping or bottoming.

Plans must include an assessment of grade changes of greater than 1:5.6 (18 per cent) or less than 3 metres apart for clearances, to the satisfaction of the responsible authority.

Design standard 4: Mechanical parking

Mechanical parking may be used to meet the car parking requirement provided:

- At least 25 per cent of the mechanical car parking spaces can accommodate a vehicle height of at least 1.8 metres.
- Car parking spaces that require the operation of the system are not allocated to visitors unless used in a valet parking situation.
- The design and operation is to the satisfaction of the responsible authority.

Design standard 5: Urban design

Ground level car parking, garage doors and accessways must not visually dominate public space.

Car parking within buildings (including visible portions of partly submerged basements) must be screened or obscured where possible, including through the use of occupied tenancies, landscaping, architectural treatments and artworks.

Design of car parks must take into account their use as entry points to the site.

Design of new internal streets in developments must maximise on street parking opportunities.

Design standard 6: Safety

Car parking must be well lit and clearly signed.

The design of car parks must maximise natural surveillance and pedestrian visibility from adjacent buildings.

Pedestrian access to car parking areas from the street must be convenient.

Pedestrian routes through car parking areas and building entries and other destination points must be clearly marked and separated from traffic in high activity parking areas.

Design standard 7: Landscaping

The layout of car parking areas must provide for water sensitive urban design treatment and landscaping.

Landscaping and trees must be planted to provide shade and shelter, soften the appearance of ground level car parking and aid in the clear identification of pedestrian paths.

Ground level car parking spaces must include trees planted with flush grilles. Spacing of trees must be determined having regard to the expected size of the selected species at maturity.

52.06-10 Decision guidelines

25/05/2017
VC133

Before deciding that a plan prepared under Clause 52.06-8 is satisfactory the responsible authority must consider, as appropriate:

- The role and function of nearby roads and the ease and safety with which vehicles gain access to the site.
- The ease and safety with which vehicles access and circulate within the parking area.
- The provision for pedestrian movement within and around the parking area.
- The provision of parking facilities for cyclists and disabled people.
- The protection and enhancement of the streetscape.
- The provisions of landscaping for screening and shade.
- The measures proposed to enhance the security of people using the parking area particularly at night.
- The amenity of the locality and any increased noise or disturbance to dwellings and the amenity of pedestrians.
- The workability and allocation of spaces of any mechanical parking arrangement.
- The design and construction standards proposed for paving, drainage, line marking, signage, lighting and other relevant matters.
- The type and size of vehicle likely to use the parking area.
- Whether the layout of car parking spaces and access lanes is consistent with the specific standards or an appropriate variation.
- The need for the required car parking spaces to adjoin the premises used by the occupier/s, if the land is used by more than one occupier.
- Whether the layout of car spaces and accessways are consistent with Australian Standards AS2890.1-2004 (off street) and AS2890.6-2009 (disabled).
- The relevant standards of Clauses 56.06-2, 56.06-4, 56.06-5, 56.06-7 and 56.06-8 for residential developments with accessways longer than 60 metres or serving 16 or more dwellings.
- Any other matter specified in a schedule to the Parking Overlay.

52.06-11 Construction of car parking

25/05/2017
VC133

Where a plan is required under Clause 52.06-8, the car parking spaces, access lanes, driveways and associated works and landscaping shown on the plan must be:

- constructed and available for use in accordance with the plan approved by the responsible authority; and
- formed to such levels and drained so that they can be used in accordance with the plan; and
- treated with an all-weather seal or some other durable surface; and

- line-marked or provided with some other adequate means of showing the car parking spaces,

before any of the following occurs:

- the new use commences; or
- the floor area or site area of the existing use is increased; or
- the existing use is increased by the measure specified in Column C of Table 1 in Clause 52.06-5 for that use.

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Proposed C281yara

SCHEDULE 2 TO CLAUSE 45.09 PARKING OVERLAY

Shown on the planning scheme map as **PO2**.

CREMORNE ENTERPRISE PRECINCT

1.0 Parking objectives to be achieved

--/--/----
Proposed C281yara

- To identify appropriate car parking rates for commercial development and land uses in Cremorne, having regard to the area's strategic, inner-metro location and transport environment.
- To facilitate an appropriate provision of car parking spaces to enable Cremorne to grow as a major enterprise precinct with sustainable development, quality public spaces and active transport options.
- To reduce car parking demand, traffic congestion and noise and air pollution by encouraging the use of active and sustainable transport modes.
- To improve amenity and safety for pedestrians, drivers and cyclists in Cremorne by minimising vehicle access to and through sites.
- To ensure onsite car parking is designed to protect Cremorne's quality of place, including its built form character, heritage, public spaces and local road network.

2.0 Permit requirement

--/--/----
Proposed C281yara

A permit is not required under Clause 52.06-3 to reduce (including reduce to zero) the number of car parking spaces required under Clause 52.06-5 for any use specified in the Table to this schedule.

A permit is required to provide more than the maximum parking provision specified for a use in the Table to this schedule.

3.0 Number of car parking spaces required

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Proposed C281yara

If a use is specified in the Table below, the number of car parking spaces required for the use is calculated by multiplying the *Rate* specified for the use by the accompanying *Measure*.

Table: Car parking spaces

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

For all other uses listed in Table 1 of Clause 52.06-5, the *Rate* in Column B of Table 1 in Clause 52.06-5 applies.

4.0 Decision guidelines for permit applications

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Proposed C281yara

The following decision guidelines apply to an application for a permit under Clause 45.09, in addition to those specified in Clause 45.09 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- The Municipal Planning Strategy and the Planning Policy Framework.
- Whether the objectives of this schedule have been met.
- Any empirical analysis which supports a variation in the maximum number of car parking spaces that should be provided.
- The particular characteristics of the proposed use with regard to the likely car parking demands generated.

- The impacts of the proposed car parking provision on creating sustainable transport patterns that preference walking, cycling and public transport use.
- The impact on the road network of providing car parking in excess of the maximum rate.
- The impact of the proposed car parking provision on local amenity, including pedestrian amenity and the creation of a high-quality public realm.
- Whether car parking and access is located and designed to limit pedestrian disruption and maximise active frontages.
- Whether the development makes a contribution to sustainable transport infrastructure improvements in the nearby area.
- The provision of alternative transport modes on the site, including but not limited to car share, safe and secure motorcycle and bicycle parking.
- The provision of end of trip facilities including, but not limited to showers, lockers, and/ or other similar amenities.

5.0 Financial contribution requirement

--/--/----
Proposed C281yara

None specified.

6.0 Requirements for a car parking plan

--/--/----
Proposed C281yara

None specified.

7.0 Design standards for car parking

--/--/----
Proposed C281yara

None specified.

8.0 Decision guidelines for car parking plans

--/--/----
Proposed C281yara

None specified.

9.0 Background document

--/--/----
Proposed C281yara

*Parking Controls Review: Cremorne Enterprise Precinct (*Traffix Group, July 2020).

YARRA PLANNING SCHEME - LOCAL PROVISION

AMENDMENT C281yara



LEGEND

- PO2 - Parking Overlay - Schedule 2
- Local Government Area

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Planning Group
Print Date: 15/07/2020
Amendment Version: 2

NORTH

0 160 320
Metres

VICTORIA State Government | Environment, Land, Water and Planning

Part of Planning Scheme Map 8PO



18/04/2019
C225

SCHEDULE TO CLAUSE 72.03 WHAT DOES THIS PLANNING SCHEME CONSIST OF?

1.0

--/--/----
Proposed C281yara

Maps comprising part of this planning scheme:

- Maps No. 1, 1HO, 1DDO, 1SBO, 1PAO, 1EAO, 1SCO
- Maps No. 2, 2SLO, 2ESO, 2HO, 2DDO, 2DPO, 2SLIO, 2SBO, 2PAO, 2EAO, 2SCO
- Maps No. 3, 3SLO, 3ESO, 3HO, 3DPO, 3DDO, 3LSIO, 3SBO, 3PAO, 3EAO, 3SCO
- Maps No. 4, 4SLO, 4ESO, 4HO, 4DPO, 4DDO, 4LSIO, 4PAO, 4EAO
- Maps No. 5, 5HO, 5DPO, 5DDO, 5EAO, 5SCO
- Maps No. 6, 6SLO, 6HO, 6DPO, 6DDO, 6IPO, 6LISO, 6SBO, 6PAO, 6EAO, 6PO, 6SCO
- Maps No. 7, 7SLO, 7DPO, 7DDO, 7LSIO, 7SBO, 7PAO, 7HO, 7EAO, 7SCO
- Maps No. 8, 8SLO, 8HO, 8DDO, 8LSIO, 8SBO, 8EAO, 8CLPO, 8SCO, 8PO
- Maps No. 9, 9SLO9, 9HO, 9DPO, 9DDO, 9LSIO, 9PAO, 9EAO, 9CLPO

31/07/2018
VC148

SCHEDULE TO CLAUSE 72.08 BACKGROUND DOCUMENTS

1.0

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Proposed C281yara

Background documents

Name of background document	Amendment number - clause reference
*Parking Controls Review: Cremorne Enterprise Precinct (*Traffix Group, July 2020)	Amendment C281yara Clause 45.09

7.4 The design, management and safety of Council parks, reserves and gardens

Executive Summary

Purpose

Council resolved on 28 May 2019:

"*That Officers present a report to Council on public safety in Council Parks, Reserves and Gardens (parks), such report to address issues including but not limited to:*

(a) appropriate lighting such that parks can be used safely by all members of the community after dusk;

(b) the viability of panic alarms or other appropriate forms of raising emergency attention to issues;

(c) that the overall planning, designing and managing of parks be addressed in a manner to recognise Council's policies of gender equality and inclusion and address considerations that:

(i) park supervisors are appropriately trained in leisure time management and social pedagogics;

(ii) pedestrian pathways be clearly visible (e.g. Clear route concept, in direct line of sight to streets and apartment buildings);

(iii) pedestrian and cycling pathways across parks should be well lit (e.g. Sensor activated or continual lighting after dark); and

(iv) cleanliness in the parks include safe, clean and functioning toilets close to the playground or park if not in the park.

Additionally, on 30 July 2019, Council subsequently resolved to:

(a) note that there is significant material available evidencing research into the safety impacts of self-defence training for the referenced groups;

(b) defer this report for consideration with the Gender mainstreaming report about lighting, panic alarms, the "Yarra Free to Be" app and the inclusive use of public space and sporting facilities; and

(c) request that such report include:

(i) available gender data on the use of sporting facilities and leisure centres, including a break-down of gym use, group fitness areas and other services provided by our leisure centres; and further; and

(ii) the available gender data on clubs using our sporting facilities, include the gender makeup of teams using the space as well as club leadership.

Key Issues

Council officers have undertaken research of public safety practices and approaches with particular regard to the design, management and safety of Council parks, gardens and reserves and have considered the role and viability of other tools and mechanisms to support public safety.

It is recognised that safety in and near parks remains a concern for some in our community, and we continue to monitor trends and consider multi-faceted solutions to address these concerns.

Officers recommend continuing to seek out grant opportunities focused in the public safety realm, and the further investigation and trial of technologies such as those described throughout the report to complement a suite of tools aimed at addressing perceptions of safety in open spaces. The submission of the *Public Infrastructure Safety Fund* described earlier in this report is an example of officers pursuing a multi-faceted, sophisticated approach to address the complexities of perceptions of safety (the outcome of this application remains pending).

Financial Implications

There are no financial implications identified.

RECOMMENDATION

That Council:

(a) notes that gender based violence continues to be a serious issue of great concern in our community including in public spaces;

(b) notes that Council's Open Space Lighting Policy (2014) is under revision with the intent to integrate a leading multi-faceted design approach to the way we light our parks, gardens and reserves with the development of a Public Open Space Lighting Policy;

(c) supports a strategic review of the existing Gender Equity Strategy (2016-2021), in the context of the commencement of the Gender Equality Act 2020;

(d) endorses the implementation of Gender Impact Analysis of policies, services and programs in line with the requirements of the Gender Equality Act 2020, including Council's Physical Activity Plan, Council's Allocation Policy and Yarra's Leisure Master Plan; and

(e) request officers to continue advocacy efforts and the pursuit of grant opportunities focused on public safety and inclusive place-based technologies.

7.4 The design, management and safety of Council parks, reserves and gardens

Council at its meeting on 27 August 2020 resolved that the matter be deferred to the meeting to be held on 01 September 2020.

Trim Record Number: D20/134126
Responsible Officer: Director Community Wellbeing

Purpose

1. Gender based violence continues to be a serious and highly prevalent issue in Australia. Women in our community are at far greater risk of family and sexual violence. Whilst much of this violence against women is perpetrated by men known to them, women also have frequent experiences of violence whilst engaging in public spaces perpetuated by opportunistic individuals. Some studies have indicated that approximately 10% of women over the age of 15 have experienced violence perpetuated by a stranger.
2. Unfortunately, there also continues to be a number of shockingly violent incidents and murders in public spaces, some of which have caught the attention of the community. Recent examples have included the high profile cases such as those involving Natalina Angok, Aiia Maasarwe, and Eurydice Dixon to name but a few.
3. Councillors have expressed serious concern over these matters and have asked officers to examine a range of issues intended to make our community a safer place.
4. On 28 May 2019, Council resolved:

   "*That Officers present a report to Council on public safety in Council Parks, Reserves and Gardens (parks), such report to address issues including but not limited to:*

   (a) appropriate lighting such that parks can be used safely by all members of the community after dusk;

   (b) the viability of panic alarms or other appropriate forms of raising emergency attention to issues;

   (c) that the overall planning, designing and managing of parks be addressed in a manner to recognise Council's policies of gender equality and inclusion and address considerations that:

   (i) park supervisors are appropriately trained in leisure time management and social pedagogics;

   (ii) pedestrian pathways be clearly visible (e.g. Clear route concept, in direct line of sight to streets and apartment buildings);

   (iii) pedestrian and cycling pathways across parks should be well lit (e.g. Sensor activated or continual lighting after dark); and

   (iv) cleanliness in the parks include safe, clean and functioning toilets close to the playground or park if not in the park.
5. This report has been drafted to satisfy the above resolution; it presents information on Council policies and procedures in practice relevant to public safety in Council Parks, Reserves and Gardens. Given the broad focus of the resolution, matters such as roads and lanes and private open spaces are not discussed at this time.
6. This report also presents community perception of safety results as they relate to Council Parks, Reserves and Gardens from the Annual Customer Satisfaction Survey (ACSS) 2019. Results for 2020 are currently being finalised by officers and are to be presented to Councillors' Briefing in the coming weeks.

7. To present current research and the findings of a brief literature review on the efficacy and efficiency/effectiveness of panic alarms (and other devices) and lighting relative to public safety issues and particularly public parks, reserves and gardens.

8. To present current research and an update on current practices utilised to achieve safer public places.

9. Additionally, on 30 July 2019, Council subsequently resolved to:

   (a) note that there is significant material available evidencing research into the safety impacts of self-defence training for the referenced groups;

   (b) defer this report for consideration with the Gender mainstreaming report about lighting, panic alarms, the "Yarra Free to Be" app and the inclusive use of public space and sporting facilities; and

   (c) request that such report include:

      (i) available gender data on the use of sporting facilities and leisure centres, including a break-down of gym use, group fitness areas and other services provided by our leisure centres; and further; and

      (ii) the available gender data on clubs using our sporting facilities, include the gender makeup of teams using the space as well as club leadership.

10. This report will also present information related to available gender data on the use of sporting facilities and leisure centres, including a break-down of gym use, group fitness areas and other services provided by our leisure centres.

11. This report will attempt to address each of these matters in turn, noting that further reports on particular areas will be the subject of future engagement with Council.

Background

12. Council is responsible for lighting of open spaces such as parks, reserves and sports grounds and select trails. Council owns and pays for their maintenance and electricity charges and monitors their performance.

13. Electricity distributors own and maintain the majority of street lighting within the municipality, with network charges and service costs paid for by the Council. Alphington's streetlights are managed by Jemena, with the balance of the municipality managed by CitiPower.

14. Lighting enables community and business activity outside of daylight hours. By illuminating key routes, lighting can encourage sustainable modes of transport. Lighting can highlight urban features and enhance the look and feel of the city by night.

15. Council also purposefully does not light particular areas so as to reduce light pollution, support urban wildlife, improve residential amenity and not create false perceptions of safety by lighting remote areas with poor passive surveillance.

16. Causal links between the presence of lighting and reductions in the incidence of crime are equivocal and vary by setting. To promote public safety and deter criminal activity, Council officers employ the holistic approach of Crime Prevention Through Environmental Design (CPTED) which consider aspects of natural surveillance, access control, territorial reinforcement and maintenance.

<u>Perceptions of safety – findings of the Annual Customer Satisfaction Survey 2020</u>

17. It is important to note the relationship between "perceptions of safety" and real, lived experience. The term is not intended to in anyway diminish or suggest that perceptions are not based on reality, only that perceptions play an important role in understanding what physical areas may require attention. Perceptions of safety can also be seen on a spectrum and can be both positive and negative. Indeed perceptions of particular areas may vary dramatically based on time of day, activation levels and specific events, and are broadly used in several research areas including the annual customer satisfaction survey and peer based apps as a way of providing community input.

18. One of the time series questions asked in the ACSS is: *"On a scale of 0 to 10, how safe do you feel in the public areas in the City of Yarra during the day and at night?"* If respondents recorded a score of less than six, they asked why they felt unsafe and where they felt least safe.

19. In 2020, 112 respondents identified specific places where they felt least safe. Approximately 15 percent cited in and near parks, including near Princes Park, Merri Creek trail and some of which are located outside of the City of Yarra.

20. Since the first ACSS in 2010, perceptions of public safety remain lowest in and around Victoria Street and not within Council's Parks, Reserves and Gardens.

21. In 2020, the neighbourhoods that had lower perceptions of safety scores were Abbotsford, Collingwood and Richmond North and these scored lower for both the day and night. In these neighbourhoods, Council parks, reserves and gardens were not the predominant locations associated with respondents feeling unsafe; however, lighting and safety at night were notable themes.

Perceptions of safety – findings of the Annual Customer Satisfaction Survey 2019

22. In 2019, 85 respondents identified specific places where they felt least safe of which 14 percent (12 respondents) cited in and near parks, including near Princes Park, Edinburgh Gardens, and Atherton Gardens and some of which are located outside of the City of Yarra.

23. Similar to the results in 2020, the neighbourhoods that had lower perceptions of safety scores were Abbotsford, Collingwood and Richmond North and these scored lower for both the day and night. In these neighbourhoods, parks, reserves and gardens were not associated as the locations where respondents felt unsafe; however, lighting and safety at night were common themes.

24. It is important to note that over the past six months, Council's customer relationship management reporting system has captured a total of one *Community Safety* query related to the provision of, and investigation into, the adequacy of lighting specific to Council parks, reserves and gardens, in relation to Clifton Hill (Darling Gardens). The vast majority of *Community Safety* queries have related to drug issues (approximately 40 queries received).

25. Nevertheless, it is recognised that safety in and near parks remains a concern in our community, and we continue to monitor trends and consider multi-faceted solutions to address these concerns. One way, for example, is through the provision of smart lighting solutions, as discussed in the below sections.

Provision of lighting within Open Space

26. The lighting of open space outside of daylight hours is provided to our community for a variety of reasons, including:

    (a) Park destinations: Designated areas within parks and gardens that have specific uses outside of daylight hours. This may include structured sport and recreation uses, for example Edinburgh Gardens Tennis Club;

    (b) Key linkages and connections: Important access connections to public transport, shops or community hubs where no safe and accessible street network exists for walking/cycling. For example Mayors Park- linkage between Clifton Hill Station and Queens Parade; and

    (c) Shared paths: Key shared paths which are commuter paths of many pedestrians and bike riders which link into the main movement network.

27. Park destinations and path connections are typically located in larger reserves including Regional, City-wide and Neighbourhood open space. Local and small local parks are generally suitably illuminated by adjacent street lighting.

Lighting for safety in Open Space

28. There is limited research on the efficacy of provision of lighting within park settings (as opposed to on or adjoining roads and streets). Further, the correlation between provision of lighting and crime remains inconclusive (as considered in Attachment 1). Evidence particularly remains limited in relation to safety and lighting in public parks. Although it is a common perception, there is little significant data to support that lighting directly reduces criminal activity.

29. Lighting can, however, improve perceptions of safety in the community, by encouraging use of certain spaces and passive surveillance provided by the presence of others. However, care should also be taken in avoiding creation of false perceptions of safety by not providing lighting in remote or poorly surveyed locations.

30. Lighting can be utilised in combination with other measures to improve safety, particularly when used with the principles of safety in environmental design such as CPTED. However it does not guarantee safe places in and of itself and may not always be an appropriate or stand-alone solution, particularly when considering the intricacies of the local context and population and indeed in the application and characteristics of the lighting itself. Furthermore, The *Safer Design Guidelines for Victoria* provide a robust set of principles which Council applies when considering all interventions related to promoting perceptions of safety, including in relation to the provision of lighting.

31. Research has found that very bright and 'over' (i.e. excessively) lit spaces do not necessarily correlate with observations of safety and can, in fact, increase perceptions of feeling unsafe. Instead, provision of layered lighting – where there are multiple light sources and the reflective values of surfaces are taken into consideration – has been shown to positively influence perceptions of safety.

32. For context, Council has recently lodged a grant application to the *Public Infrastructure Safety Fund* seeking to install smart motion sensor technology at known trouble hot spots in the Victoria Street locality that triggers smart LED illumination based on pedestrian activity. The outcome of this application remains officially pending, although officers have again been recently verbally advised of a successful outcome.

33. It is important to note that in terms of relevant local research on this issue, the 2019 ACSS found that residents' top observed improvement in Yarra in the last two years was related to parks, gardens and open space. That same year, parking, traffic management and infrastructure, were areas where improvements were most sought and not parks, gardens and open space.

34. The Open Space Lighting Policy (2014) is currently being revised with the intent to integrate a more considered design approach to the way we light our parks, gardens and reserves. While traditional design methodologies seek to ensure lighting is compliant with Australian Standards through vertical and horizontal illuminance, a more considered approach recognises that other elements alter perceptions of brightness and safety in a space. Council officers continue to practice the more considered approach. This includes consideration of site conditions and context (e.g. surface finishes, spatial typology, escape routes etc.) and a greater awareness of the role and impact lighting plays within our open spaces. The perception of brightness can be modified through measures such as creating layers of light, creating focal points, adjusting colour temperature and rendering, etc.

Use of other technology to understand and measure perceptions of safety

35. Similar to the smart motion sensor technology for lighting mentioned earlier, a number of new technologies are being pursued internationally to not only address criminal activity but also understand and measure perceptions of safety, particularly in and around public space, including open space.

36. One such technology is the use of crowd-mapping technology. Following a similar model to the crowd-mapping tool 'Free-to-be' undertaken by Plan International, the Victorian Government recently launched two pilot gender equality maps across Darebin City Council and Melton City Council. People were asked to drop a pin and add a comment on locations where they had experienced gender equality or inequality - results are currently being assessed and should be made public later this year.

37. The use of 'emotional maps,' as a tool for the participatory crowd-mapping of peoples' perceptions of their environment have been found to attract peoples' attention and also provide valuable, tangible results to policy makers, law enforcement and various tiers of government. It is noted that the ACSS of perceptions of safety data questions currently provides valuable insight and data on these issues.

38. Use of technology to understand and measure perceptions of safety has already been contemplated and acted upon by Council officers, through research into and trialling of an Audit App to aid officers in their work. The *Integrated Safety Auditing for Public Places* (ISAPP) smartphone tool was developed in collaboration between Social Strategy and CityLab to assess public spaces in Yarra according to CPTED principles. A first version of the app has been developed and the next step would be to test it out in practice to see if it would be useful to the organisation, and possibly beyond.

39. In addition to the app, officers have worked with RMIT and the Department of Justice and Community Safety (DoJCS) to develop a survey about the use of CPTED in Victoria. The survey was designed to gain an understanding of awareness and use of CPTED for crime prevention and community safety, and any gaps in training or application. The survey was administered in 2019 and the report of the findings was submitted to DoJCS for consideration. Publication is pending.

40. Officers are supportive of further investigation and trial of other technologies such as those described above to complement a suite of tools aimed at addressing perceptions of safety in open spaces. The submission of the *Public Infrastructure Safety Fund* described earlier in this report is an example of officers pursuing a multi-faceted, sophisticated approach to address the complexities of perceptions of safety (the outcome of this application remains pending). Officers continue to proactively monitor opportunities to pursue such initiatives (including grant opportunities) to better understand and measure perceptions of safety. Further grants or funding opportunities should be explored when available to enable such technologies to be implemented in Yarra.

Current practice to achieve safer places

41. Well-designed and maintained urban environments are essential for improved safety in the community.

42. The key to safer places is to improve the quality of the environment, minimise the opportunity for crime and promote accessible and liveable places that encourage a feeling of safety and community participation.

43. Guiding current practice are the *Safer Design Guidelines for Victoria* based on the following set of principles:

    (a) **Surveillance**

    Maximise visibility and surveillance of the public environment

    When there are 'eyes on the street' or 'natural surveillance' from passers-by, and if public places are overlooked from adjoining buildings, people feel safer and potential offenders feel exposed. Natural surveillance is one of the primary aids for crime prevention.

(b) **Access, movement and sightlines**

Provide safe movement, good connections and access

People feel more comfortable using public places that provide well defined routes and clear sightlines (day and night) so they can see and be seen. Entrances to buildings should be safe and accessible without compromising security.

(c) **Activity**

Maximise activity in public places

Balancing the needs of all users of streets and public places is vital so that people feel comfortable and safe. Encouraging walking increases activity, social interaction and surveillance in public places and reduces the risk of crime.

(d) **Ownership**

Clearly define private and public space responsibilities

Clarifying 'ownership' of private and public space is important for improving public safety. Where the 'ownership' of an area is ambiguous, it is often 'unclaimed' and can become the focus of anti-social and criminal behaviour. It is important to encourage residents to take responsibility and pride in places they use and inhabit.

(e) **Management & maintenance**

Manage public space to ensure that it is attractive and well used

Well maintained public places improve people's perception of how safe a place is and supports their desire to occupy and use those places. Management programs to clean, repair and maintain public spaces and private buildings are vital for community safety and wellbeing.

44. Council officers recently utilised these principles when undertaking path lighting upgrades including works undertaken at Edinburgh Gardens, Gahan Reserve, Curtain Square, Barkley Gardens and Darling Gardens. It is strongly recommended that they continue to be utilised as guiding principles when undertaking similar works.

45. In terms of making information and reporting of incidents accessible to our residents, Council officers have also recently prepared a new page on Council's website dedicated to Community Health and Safety. Topics covered on the page include the following:

(a) Medically Supervised Injecting Room (MSIR);

(b) Syringe management services (including reporting/requesting clean-up of a syringe);

(c) Support for local drug related issues;

(d) Rediscover Victoria Street; and

(e) CCTV.

Connectivity and Accessibility in Open Space

46. Pedestrian and shared paths are also very important in enabling people to be physically active. They provide connections and accessible routes of travel.

47. Pedestrian and bicycle paths are most inviting when they are direct, highly visible and well sign-posted, offer shade, seating and end-of journey facilities.

48. The diverse needs of pedestrians and cyclists – children and young people, older people and those with a disability who may be using mobility aids – require inclusive design solutions.

49. Considerations include but not limited to:

(a) determine appropriate path widths and geometry;

(b) ensure compliance with all relevant Australian Standards;

(c) maintain suitable clearances (e.g. minimum 2.5m above path from overhanging objects);

(d) maintain clear sightlines and remove obstructions from adjacent areas (e.g. set dense planting and trees well back from path edges); and

(e) maximise natural surveillance (e.g. promote clear sightlines from adjacent land uses to pathways).

50. As previously mentioned, the existing Open Space Lighting Policy (2014) is currently being updated. The purpose of this updated policy is to guide when and where lighting in open space is needed and if so, how and what type of lighting should be used.

51. As noted earlier in this report, the revisions to the Policy include the intent to integrate a more considered design approach to the way we light our parks, gardens and reserves. That is, to utilising place-based intel to undertake appropriate lighting and open-space transformations for our community underpinned by knowledge of geography and by leveraging local social capital and a multi-faceted evidence-base.

Light quality in Open Space

52. To achieve suitable lighting within Open Space the following criteria is to be addressed in the reviewed Open Space Lighting Policy.

(a) lighting applications of Open Space use (e.g. Ovals, paths etc.);

(b) light type, placement, luminance levels (to Australian Standards) and timing of operations;

(c) performance considerations (energy use, maintenance requirements etc.); and

(d) impacts of lighting (Greenhouse Gas Emissions, Impact on Urban Wildlife, Light Pollution, Life Cycle Costs etc.).

Yarra's Open Space Lighting Policy

53. The existing Open Space Lighting Policy (2014) is currently being updated. The purpose of this updated policy is to guide when and where lighting in open space is needed and if so, what type of lighting and illumination level should be used.

54. As mentioned in other sections of this report, it has been an important consideration to have a multi-faceted and sophisticated approach in developing the Policy. Key principles of the new Open Space Lighting Policy include:

(a) increase hours of usage of public open space;

(b) improved safety;

(c) support connections associated with sustainable transport modes;

(d) address greenhouse gas emissions through energy efficient lighting;

(e) protect environmentally sensitive areas;

(f) minimise light pollution; and

(g) minimise life cycle costs.

55. The updated policy is scheduled to be completed later in 2020 and will be the subject of a future report to Council.

Efficacy of panic alarms and 'apps' for safety in public parks

56. Research has found that while panic apps/alarms could be useful in the event that they are accessed/actioned successfully prior to a crime taking place, the unfortunate reality of such situations means that these devices do not present the best response option.

57. Effective use of panic alarms/apps relies overwhelmingly on a victim having access to their phone/device/mechanism to effectively activate it in the first instance. Accessibility does not relate exclusively to physical access (to a phone, for example), but also the availability of other basics such as phone signal, battery life and credit. Similar practical constraints relate to standalone 'panic buttons' which could be available in a space, such as a park, public toilet or train station, but not accessible when needed.

58. In large parks such as Darling or Edinburgh Gardens, hard wired alarms would need to be installed in large numbers to ensure its effectiveness. More remote sites such as walking paths close to the Yarra would likely also require significant investment in hard infrastructure that is unlikely to result in meaningful increases in safety for users of these areas. In addition, concerns over maintenance, cost and potential misuse would need to be considered alongside any potential safety improvements.

59. Research findings have been critical of the use of such mechanisms: if an alarm is successfully accessed and activated, there remains a number of flaws with this approach. Specifically, the effectiveness assumes that the contact(s) who are informed of an alert/panic alarm can instantaneously undertake all of the following:

    (a) take the alert seriously and continue to follow up if they cannot reach the user;

    (b) has the presence of mind to act rationally;

    (c) can reach the user before the crime takes place; or

    (d) that emergency services, if contacted, will, and are adequately resourced, to act on the information and can reach the user before the crime takes place or is completed.

60. In the research, few panic-related apps and alarms were found to be preventive in nature by educating and empowering users about the risk factors for victimisation or how to reduce personal vulnerability. However, it is essential to highlight that offenders are solely responsible for the perpetration of violence and that blame should never be placed on victims who do not engage in behaviours that reduce vulnerability.

61. Officers have consulted with Victoria Police on the use of panic alarms. Victoria Police expressed the view that panic alarms that also link to a response service is not a preferred methodology for notifying police of an emergency. This is because in many instances the alarm goes through a third party provider and can reduce or delay response times. A direct call to 000 is often the simplest and quickest way of ensuring police assistance. Dialling 000 also does not require phone credit. However this still relies on individuals having access to a mobile phone, and in the event of a criminal incident a mobile phone itself is sometimes the subject of an initial attack on the victim.

62. Some research has found that apps focusing on loud personal panic alarms can be useful in a small number of circumstances (e.g., if the offender is a first-time offender or is inexperienced), or where the offender may lack confidence and more likely to be scared off by the possibility of bystander attention. However, evidence shows that offenders may not always be deterred by alarms when undertaking a crime. This is because alarms do not create a physical barrier for crime to occur nor do they decrease the risk of offenders to approach and assess the target, as may be achieved by increased surveillance or lighting, for example. Instead, they work on the assumption that potential offenders will believe that a suitable guardian will be alerted to the criminal activity and thus increase the risk that they will be apprehended.

63. The viability of panic alarms/apps remains inconclusive, particularly in the local context and with limited local evidence and research. The effectiveness of hard-wired panic alarms for safety in parks not supported by officers as a viable solution. Panic alarms/apps would not be recommended as a stand-alone solution to address public safety in Council parks, reserves and gardens. Alternatively, efforts focused around preventative measures such as improved environmental design, education and empowerment strategies, information sharing of known risks, and efforts toward reducing vulnerability would be preferred and likely lead to better outcomes.

Yarra's current staff management of parks

64. Council does not currently offer safety patrols or allocate staff resources to individual parks beyond regular maintenance, other than during specific festivals, events and significant days.

65. Whilst the City of Melbourne have park rangers associated with Royal Park this is not standard practice in Victoria and is not practice at the City of Yarra.

Influence of Yarra's Leisure and Recreation program on public safety and promoting participation including in relation to gender

66. The City Works and Assets Division is responsible for the strategic management and maintenance of Yarra City Council's recreation and leisure facilities through the Recreation and Leisure Services Branch and is committed to the "improvement of the physical and mental health and wellbeing of the community". Yarra Leisure is part of the Recreation and Leisure Services Branch and is made up of the following leisure facilities: Richmond Recreation Centre, Collingwood Leisure Centre, Fitzroy Swimming Pool, Collingwood Estate Gym and the Burnley Golf Course. The Recreation Unit oversees the management, planning and development of Council's sporting grounds, associated sporting facilities, pavilions and assets, as well as local sporting organisations, schools and community groups.

67. The Branch is tasked by Council to help to deliver on "A Healthy Yarra"- one of the seven core objectives of Council's long-term strategic planning. It does this by operating three major leisure centres, a public golf course, a community gymnasium, plus numerous sporting grounds and facilities and pavilions, but by also providing a range of high-quality fitness programs delivered on premise that encourages participation from a broad cross-section of the community.

Current Programming and Services

68. Over many years, Yarra Leisure have designed and developed an extensive range of fitness programs and services all of which continue to be popular and delivered to the community daily. All of these programs aim to support inclusive participation in physical activity and improve wellbeing for specific groups of the Yarra community that experience a barrier/s to entry into traditional leisure centre spaces and/or programs.

69. These programs include those that specifically support women, older adults, people with a disability, migrant communities, disadvantaged communities and young people as follows:

    (a) **Living Longer, Living Stronger** (An award-winning program targeting adults 50+ years of age to undertake strength-training based exercise in the gym);

    (b) **Striving For Maximum Strength** (targeting people with chronic health issues to participate in strength-based exercise in the gym);

    (c) **CP Program** (targeting people with Cerebral Palsy or people with other complex conditions or high needs to participate in strength-based exercise in the gym);

    (d) **Women Making Waves** (targeting women of all ages, cultures and abilities for swimming, group fitness and gym access on a Saturday evening session after-hours. Children are welcome to accompany adults, boys under 5 years of age are welcome too);

    (e) **African Children's Swimming Program** (An award-winning program targeting families who have newly arrived in Australia and may not have had access to swimming lessons before);

    (f) **Access All Abilities AAA** (Targeting children with a disability of who may have specific learning needs to participate in swimming lessons);

    (g) **Community Golf Program** (Beginning as a pilot program in partnership with Yarra's Aboriginal Partnerships Plan, to support indigenous men to get off the streets in Fitzroy. It has since transformed into a program available to community groups in and outside of the City of Yarra which reduces the financial and social barriers faced by parts of our community towards playing golf and socialising in this space);

(h) **Collingwood Estate Gym** (We run a community gym in the Collingwood Housing Estate for residents of the estate. This is staffed by our qualified gym instructors and is available at little to no cost for participants);

(i) **Accessible Swimming Pools** (each of our pools offers accessible avenues for entry into the pools with each pool having either a ramp, hoist or both to access the main pool spaces);

(j) **Community Health Membership Program** (This researched-driven, award-winning program was developed in partnership with Co-Health and offers heavily subsidised membership to local health organisations in Yarra, providing access to leisure membership for some of the most marginalised members of our community at little to no cost to the individual);

(k) **Yarra Youth membership** (specifically targeting young people aged 14-16 years of age to participate in swimming, group fitness and gym exercise sessions appropriate for their development);

(l) **Family membership** (specifically targeting families to exercise together appropriate for their age and interests. Options are available for families of 2, 3, 4 and beyond can be calculated specific for family make-up larger/different to this. Family membership has recently been broadened to those in the same household);

(m) **Entry and Membership Fees** (More than $1M in entry fees are subsidised each year as part of Council's fees and charges. Yarra Leisure offers a diverse range of pricing options to suit a multitude of needs with concession, student and off-peak memberships and casual entries at heavily discounted rates. There are also significant discounts applied to bulk casual packs. This reduces a significant barrier for entry for everyone in the community); and

(n) **PRIDE night** (is an inclusive gym and swim night for the LGBTIQ+ community and their allies. This is a place where inclusion, diversity and uniqueness is welcomed, respected and celebrated). The first PRIDE night was successfully delivered in August 2019. The planning for the second PRIDE event is currently taking place).

Recreation and Leisure Services projects

70. The Recreation and Leisure Branch is currently developing a 'Physical Activity Plan' that aims to increase participation. The Plan aims to address common barriers to participation in physical activity. Two out of three Australians, four out of five Victorian children and almost half of Yarra's adult population live an inactive or sedentary lifestyle. The World Health Organisation acknowledges that insufficient physical activity is one of the leading risk factors for death worldwide and research proves that regular physical activity can assist in the prevention and treatment of a range of non-communicable diseases and can lead to overall improvements in physical and mental health. The Plan is being developed with the intent to provide opportunities to improve the health of all people who live, work and play in Yarra by focusing on physical activity.

71. The Plan aims to improve the health of all people who live, work and play in Yarra through a focus on physical activity. The Plan also aims to address common barriers that prevent physical activity including ensuring the infrastructure and built environment is inclusive and safe so as to encourage opportunity for all members of the community to participate in physical activity.

72. Recreation and Leisure Services is currently developing an Allocation Policy for all clubs within the municipality. The Policy aims to ensure a transparent and consistent approach, provide guidance to clubs and establish the eligibility and selection criteria to be applied when allocating use of Yarra's sporting grounds, venues and/or facilities. Additionally, the Policy would allocate use of Yarra facilities to clubs so as to improve physical, mental and social health and wellbeing outcomes for all residents of Yarra with a focus on the inclusion of women, children/youth, LGBTIQ+ and gender non-binary people, thereby creating another component of a wider approach to influencing and ultimately improving safety and wellbeing outcomes for our community.

73. Yarra Leisure has also been part of a MAV gender impact analysis pilot. Funding was provided to 10 local councils to pilot gender impact analysis in policy, planning, services and program delivery. The purpose of the pilot was to prepare local councils for the implementation of the Gender Equality Bill and increase the capacity of local councils in the practical application of gender impact analysis tools. Under the guidance of the Inclusion and Diversity team, representatives from Recreation and Leisure Services participated in the Gender Impact Analysis pilot program to analyse the Yarra Leisure Master Plans.

74. Extensive stakeholder sessions were successfully conducted enabling a process of critical reflection, analysis and assessment that informed how Yarra Leisure Master Plans, programs and services might be experienced, or affect women, men and gender non-binary people differently.

75. The pilot acknowledged that significant internal data is already gathered by Yarra Leisure, however, it was agreed that this data would benefit from disaggregation via gender and other categories as appropriate, for example visit and member data, staff and user surveys, user complaints, social media engagement, so that it could be applied to program development, program uptake and program improvement

Recreation and Leisure Services Gender-based data

76. Part of the Council resolutions requested that this report should include:

    (a) available gender data on the use of sporting facilities and leisure centres, including a break-down of gym use, group fitness areas and other services provided by our leisure centres.

77. The table below demonstrates the Leisure Member Breakdown by Full Facility membership (gym and swim access) including the member gender profile – as of 9 March 2020:

Gender	**Number**	**%**
Female	3205	48.70%
Male	3350	50.90%
Other	11	0.17%
Unknown	15	0.23%
TOTAL	6581	100%

78. The Yarra Leisure membership base is made up of almost 51% male users and almost 49% female users, with 0.4% of users indicating either no or other gender at the time of signing up.

79. The table below demonstrates the Leisure Member Breakdown by Aquatic User for the Aquatic Program including the member gender profile – as of 9 March 2020:

Gender	Number	%
Female	1388	49.24%
Male	1425	50.55%
Other	4	0.14%
Unknown	2	0.07%
TOTAL	2819	100%

80. For Yarra Leisure members choosing the aquatic-only access, there is very little difference in the gender split in comparisons to the full facility membership type (i.e. Aquatic-only members are made up of almost 50% male users and 49% female users, with 0.2% of users indicating either no or other gender at the time of signing up).

81. The following provides a snapshot of sport club membership growth in the City of Yarra over a four year period, particularly highlighting the growth of female programs. It must be acknowledged that all data is self-reported by sporting clubs. Further, Yarra's participation data trends included in the table below only focuses on football/soccer, Australian Rules football and cricket as these are the only three sports that have traditionally self-reported.

AFL, Soccer and Cricket (combined) participation rates

Year	Junior Female	Senior Female	Junior Male	Senior Male	Total
2016	273	387	1632	1396	3688
2017	494	417	2088	1521	4520
2018	868	598	2449	1376	5291
2019	1019	556	2408	1754	5737

82. VicHealth and Sport and Recreation Victoria conducted joint research into participation rates and found that the overall participation numbers increased each year between 2015 and 2017. Consequently, the trends within Yarra sporting clubs are reflective of wider participation throughout Victoria, with significant growth in female participation in sport over the last four years.

83. Significant efforts have been made industry-wide to drive the positive trends in female participation rates over recent years. A number of factors should be considered as contributing to the increase in female sports participation.

    (a) A 2015 Inquiry into Women and Girls in Sport and Active Recreation resulting in nine recommendations:

        (i) drive Commitment through an Ambassador Program;

        (ii) engage and Empower by Connecting Ambassadors to Women and Girls;

        (iii) mandate Gender Balance and Good Governance Principles;

        (iv) reform Recruitment Practices and Processes for Leadership Positions;

        (v) enhance Participation Choice and Improve How Opportunities are Marketed;

        (vi) deliver Female Friendly Built Environments and Equitable Facility Usage Policies;

(vii) build an Enabling Environment through Education and Training;

(viii) showcase the Pathways and Opportunities through Role Models; and

(ix) increase the Profile of Women in the Sports Media.

(b) The success of VicHealth's campaign *This Girl Can*– currently entering its third year;

(c) Provision of new/modified Grant opportunities:

(i) Vic Government – Change Our Game Grants; and

(ii) VicHealth – Active Club Grants; and

(d) Investment in and growth of professional female sport:

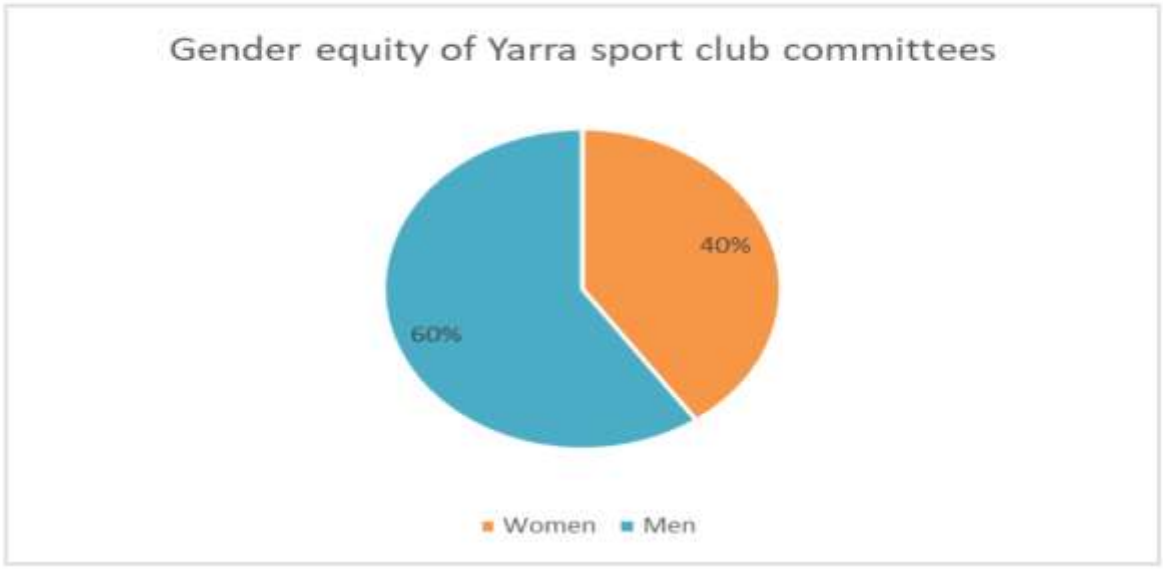
(i) Soccer: W-League and success of Australian national teams;

(ii) Australian football: AFLW launch and expansion; and

(iii) Cricket: W-BBL and success of Australian national teams.

84. From 1 July 2019 all sport and active recreation organisations funded by Sport and Recreation Victoria and the Victorian Government were expected to comply with the mandatory 40% women on boards quota. The tables below demonstrate the promising progression of City of Yarra sport club committees in achieving 40% representation of women on committees.

Gender equity on sport club committees (all sports)



Provision of self-defence classes and safety

85. It is noted that Council's Recreation and Leisure Services have not directly received any specific community enquiries or requests to supply self-defence classes, nor is Recreation and Leisure Services currently resourced to provide such activities. On that basis, Officers recommend responding to and connecting interested community members to local venues and existing self-defence programs including supporting them with access to information.

86. While officers can support people seeking access to self-defence classes officers will continue and increase efforts to address the multiple inputs to perceptions of safety, as outlined throughout this report. This includes supporting the development of , community-inclusive and place-based initiatives focused on activating smart-city capabilities and technology, a Physical Activity Plan, an Allocations Policy and continued advocacy and grant applications to external stakeholders including the State and Commonwealth government, as covered in other sections of this report.

Information focused on gender equity in sport and recreation

87. In a review of available information focused on gender equity in sport and recreation and the role Yarra can play, the following was identified by Council's Recreation and Leisure Services officers:

    (a) gender equity and prevention of violence against women education in grassroots sporting clubs;

    (b) promote equitable treatment of women and gender diverse people in the provision of and access to infrastructure and facilities through the development of an Allocations Policy;

    (c) annual expenditure on sport and recreation services and infrastructure thorough annual budgeting process to ensure an equitable distribution of funds to support women's and girls' participation for both operations and capital;

    (d) provision of grants to support community groups to develop programs and initiatives that focus on gender equality and prevention of violence against women;

    (e) gender balance leadership, volunteerism and membership at club level; and

    (f) gender balance employment, programs, visitation and environments within service provision e.g. Leisure centres.

88. In a recreation and leisure context, the City of Yarra is focusing on a range of actions that seek to achieve equity and increase female participation:

    (a) Development of an Allocation Policy and Physical Activity Plan – inclusion of a focus on increasing participation and physical activity among women, children/youth, LGBTIQ+ and gender non-binary people;

    (b) Pavilions - enhancing these to be universally accessible and female friendly;

    (c) Programs - specialised programs such as Women Making Waves at Collingwood Leisure Centre;

    (d) Community Grants - the Sport and Recreation stream includes a focus on women and girl's participation;

    (e) Club fee discounts - supporting inclusion of women and girls teams;

    (f) Data - Avenues to collect data on female participation in clubs and committee, which assists in understanding the current status and informing decision making to promote gender equity; and

    (g) Other - Fully funded sanitary services for all pavilions.

Gender Mainstreaming

89. 'Gender mainstreaming' refers to the need to bring gender considerations into the societal mainstream for consideration at every level of amenity, policy, governance and social infrastructure.

90. The idea of gender mainstreaming was first introduced in 1985 and has largely been concerned with the application of a binary gender lens that ensures that the rights and needs of women are considered alongside, but separate from, those of men, as a matter of priority for policy makers. By applying a gender lens to all levels of policy creation and implementation, the aim is to reveal sources of gender inequity to ensure women have an equal right to safety, public spaces and economic participation. In Yarra's case, current gender equity practice is to acknowledge a spectrum of gender and it is through this lens that policy matters are considered.

91. Officers are currently undertaking a gender impact analysis, as part of a larger state government project, applying a gender-lens to policies, programs and services across the whole organisation. This work is compatible with gender mainstreaming principles.

92. It is apparent that gender mainstreaming and its interaction with perceptions of safety (particularly for women) presents complexity. Officers recommend considering the influence of gender mainstreaming in the design, management and safety of parks through adopting a multi-lateral approach that is community-inclusive and place-based.

External Consultation

93. External consultation has been undertaken with Victoria Police on a range of safety matters pertinent to this report.

Internal Consultation (One Yarra)

94. Managers and officers from the in-scope services were engaged at multiple points including the co-delivery of this briefing.

Financial Implications

95. There are no financial implications identified

Economic Implications

96. There are no economic implications identified

Sustainability Implications

97. Greenhouse Gas Emissions result from lighting and there are environmental impacts associated with Life Cycle Costs.

98. Outdoor lighting is required for the enjoyment and use of open space outside of daylight hours, which Council should encourage in appropriate locations and times in order to support diverse night time and early morning activity in Yarra.

99. It will not be appropriate or desirable to light all open spaces as lighting can present issues including:

    (a) impact on native fauna;

    (b) impact on adjoining resident amenity if after hours park use is encouraged;

    (c) energy use; and

    (d) encouraging people to use open space at night when it is not inherently safe, leading to personal safety issues.

Social Implications

100. Council must consider balancing the varied social needs of the community with respect to perceptions of public safety when considering the allocation of resources to deliver additional infrastructure (or otherwise) within council parks, reserves and gardens.

101. Considerations must be balanced to ensure inclusive, sustainable, equitable service provision can occur in a way that ensures that planned activity with limited resources will lead to meaningful change. A balanced, strategic, evidence-based, co-designed and multi-faceted approach is recommended when considering issues of public safety and participation in physical activity which may be carried out in Council parks, reserves and gardens.

Gender Equity Act 2020

102. In February 2020, the Victorian Government passed *The Gender Equality Act 2020*. The Act “aims to improve workplace gender equality across the Victorian public sector, universities and local councils”.

103. The Act also aims “to level the playing field” so that Victorians can have equal rights, opportunities, responsibilities and outcomes.

104. Under the Act, Local Governments have a range of obligations in relation to both workplace gender equality and the promotion, advancement and achievement of gender equality in the community. On commencement the Act requires defined entities such as local government to conduct gender impact analyses during development or review of policies, programs and

services that have direct and significant impacts on the public. In addition defined entities will be required to conduct workplace gender audits based on a series of indicators outlined in the Act, the results of which will inform Gender Equality Action Plans (GEAPs).

105. GEAPs must be submitted to the office of the newly established Commission for Gender Equality in the Public Sector every four years and publically displayed on organisation's websites. Defined entities are required to report to the Commission every two years on the material progress they're making in relation to their GEAPs, the application of GIAs to policies, programs and services – and the ways in which these address, promote and meet the needs of persons of different genders – and other matters as prescribed in regulations.

106. The issues raised in this report affect diverse strands of work from divisions across Council including Community Wellbeing, Planning and Place Making, People and Culture and City Works and Assets.

107. While individual matters under consideration in the report are accounted for in the work plans of individual Branches much of this work also falls within the strategic intent of Yarra's existing Gender Equity Strategy (2016-2021). This Strategy, now in its final year of implementation, is currently focused on delivering an internal Workplace Gender Equity Action Plan. Planning for review of the Strategy has commenced through the Organisational Culture, Community and Diversity Branch and will be guided by the requirements of the new Victorian Gender Equality Act 2020, set to commence in March 2021. This presents a further opportunity to progress work in the community to promote gender equality and safety.

Human Rights Implications

108. Gender equity and inclusion is an important consideration and is part of the standard design process.

109. All works within Council parks, reserves and gardens are mindful to adhere to relevant Australian Standards, including but not limited to Access and Mobility, Playground equipment and surfacing.

110. Council must also consider the gender spectrum when considering issues of inequality which may influence perceptions of safety, particularly in Council parks, reserves or gardens. This could include issues such as female participation in organised and informal activity/sport, including time periods and types of activity affected by the gender spectrum, and access to facilities, such as provision of appropriate change facilities at sports grounds, or accessible amenities.

111. Council must have regard for the full spectrum of gender and ensure efforts are not focused to the exclusion of others. Yarra's current gender equity practice is to acknowledge a spectrum of gender and it is through this lens that policy matters are considered and will be enhanced by future gender impact assessments.

Communications with CALD Communities Implications

112. Nil.

Council Plan, Strategy and Policy Implications

113. The intent of this report is consistent with two of the priority areas in the Council Plan 2017-2021, namely:

    (a) Community health, safety and wellbeing are a focus in everything we do; and

    (b) Inclusion, diversity and uniqueness are welcomed, respected and celebrated.

Legal Implications

114. Nil.

Other Issues

115. The far-reaching implications of the COVID-19 pandemic is having a profound impact across the world and is requiring rapid adaptability in service provision, financial support and strategic planning for recovery.

116. Unfortunately, the ability to utilise public parks, reserves and gardens by our community in Yarra has not been spared the devastating effects of the COVID-19 crisis and will require time, support and investment to recover, particularly when considering initiatives focused on increasing participation and gender equity in sport club membership and leadership positions.

117. It is noted that Council have recently endorsed a *COVID-19 Community and Economic Support Package* (6 April 2020) to alleviate the short, medium and long-term impacts of the crisis and amongst other responses, this package outlines initiatives focusing efforts/finances toward Yarra's public health and safety, including support for family violence services to promote safe health and wellbeing practices from home (in lieu of leisure centre, sporting club and public park/play equipment access).

118. It is noted that further, extensive consideration and strategic work will be undertaken under separate cover to address these (along with many other) issues.

Conclusion

119. Council officers have undertaken research of best-practice public safety practices and approaches with particular regard to the design, management and safety of Council parks, gardens and reserves and have considered the role and viability of other tools and mechanisms to support public safety.

120. This report in combination with the background report (attachment 1) has presented reporting on perceptions of safety relative to Council Parks, Reserves and Gardens and current research and the findings on the efficacy, efficiency and effectiveness of panic alarms (and other devices), lighting, and other matters relative to public safety issues.

121. It is recognised that safety in and near parks remains a significant concern for some members of our community, and we continue to monitor trends and consider multi-faceted solutions to address these concerns.

122. This report has highlighted the numerous, existing Council policies and procedures in practice (including those currently under review or for future adoption) relevant to public safety in Council Parks, Reserves and Gardens, including an update on current and scheduled works, and particularly from a gender equity and leisure perspective.

123. The Open Space Lighting Policy (2014) is currently being revised with the intent to integrate a more considered design approach to the way we light our parks, gardens and reserves. While traditional design methodologies seek to ensure lighting is compliant with Australian Standards through vertical and horizontal illuminance, a more considered approach recognises that other elements alter perceptions of brightness and safety in a space. Council officers continue to practice this more considered, nuanced approach and the revised policy will explore this, and will be the subject of a further report to Council at a later date. Officers do not recommend adding additional actions until they can be considered within the context of the updated Policy.

124. Officers recommend continuing to seek out grant opportunities focused in the public safety realm, and the further investigation and trial of technologies such as those described throughout the report to complement a suite of tools aimed at addressing perceptions of safety in open spaces. The submission of the *Public Infrastructure Safety Fund* described earlier in this report is an example of officers pursuing a multi-faceted, sophisticated approach to address the complexities of perceptions of safety (the outcome of application remains pending). Officers would recommend the continuation of advocacy efforts and pursuit of grant opportunities focused in the public safety realm which enable further investigation and trial of innovative, community-inclusive and place-based technologies.

125. Panic alarms/apps would not currently be recommended as a stand-alone solution to address public safety in Council parks, reserves and gardens. As an alternative, efforts focused around preventative measures such as improved environmental design, education and empowerment strategies, information sharing of known risks, and efforts toward reducing vulnerability would be recommended.

126. Officers recognise the opportunity to further embed broad based gender equity through the introduction of the Gender Equity Act 2020. A number of these matters can be referred to the implementation of the Act including the Gender Impact Assessments of future Council policy reviews.

RECOMMENDATION

1. That Council:
   (a) notes that gender based violence continues to be a serious issue of great concern in our community including in public spaces;
   (b) notes that Council's Open Space Lighting Policy (2014) is under revision with the intent to integrate a leading multi-faceted design approach to the way we light our parks, gardens and reserves with the development of a Public Open Space Lighting Policy;
   (c) supports a strategic review of the existing Gender Equity Strategy (2016-2021), in the context of the commencement of the Gender Equality Act 2020;
   (d) endorses the implementation of Gender Impact Analysis of policies, services and programs in line with the requirements of the Gender Equality Act 2020, including Council's Physical Activity Plan, Council's Allocation Policy and Yarra's Leisure Master Plan; and
   (e) request officers to continue advocacy efforts and the pursuit of grant opportunities focused on public safety and inclusive place-based technologies.

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Attachments
1 Background report

Background report – public safety

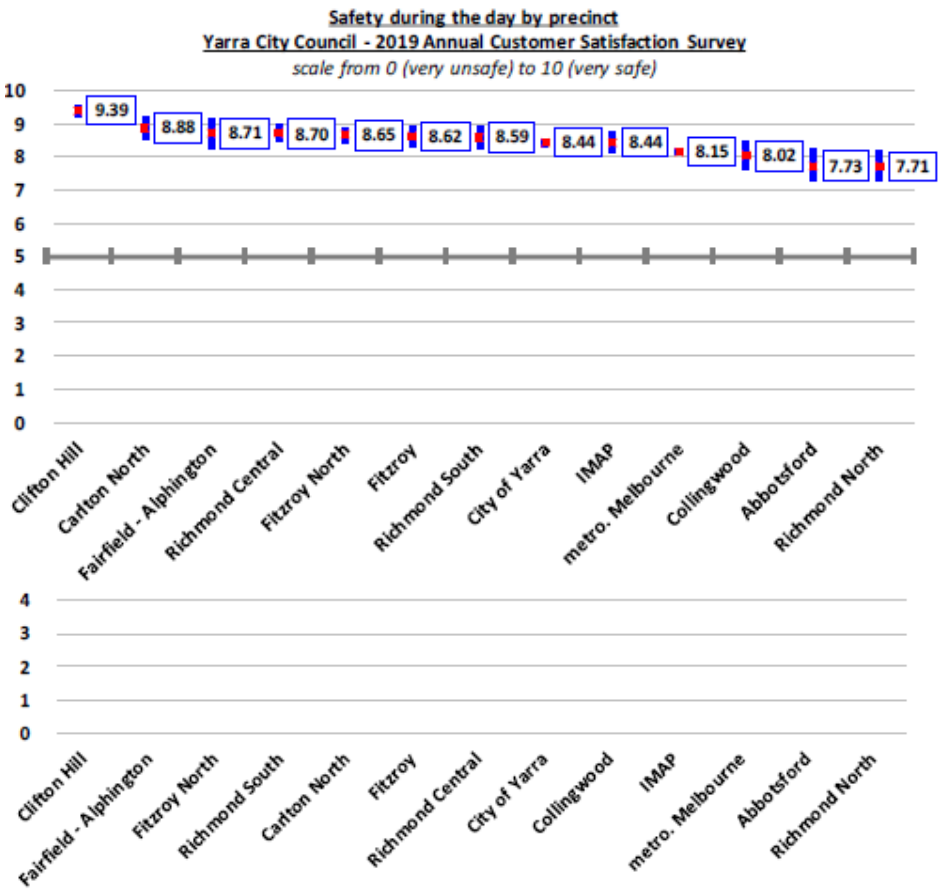
This background report is intended to provide supplementary information to support the response to Council's resolutions of 28 May and 30 July, regarding perceptions of safety in Yarra's public spaces, including issues concerned with gender. It offers an overview of the most pertinent literature and research regarding issues such as lighting and personal security apps and devices and explains the importance of applying a gender lens at all levels of policy and planning. Additionally, it provides information on the most recent research into Yarra residents' perceptions of safety.

Perceptions of safety – findings of the Annual Customer Satisfaction Survey 2019

Annual Customer Satisfaction Survey – safety in public areas

Each year Council conducts an extensive survey of households to gauge importance and satisfaction levels with a range of our services, as well as determining emerging issues and priorities. The latest survey was conducted in February 2019 by Metropolis Research with participation from over 800 households. Scores to a wide variety of questions are provided by survey respondents on a scale of 0 (low) to 10 (high) and averaged to describe results. The averages are also classified into satisfaction categories ranging from 'excellent' (above 7.75) to 'extremely poor' (less than 5).

Respondents were asked: *'On a scale of 0 to 10, how safe do you feel in the public areas in the City of Yarra during the day and at night?'* Overall, respondents identified the same places as feeling the least safe both during the day and during the night: Abbotsford, Collingwood and Richmond North.



It is noted that there are minimal large Council parks, gardens and reserves in these three suburbs of City of Yarra. The Council parks, gardens and reserves within these suburbs are listed in the attachments.

The Survey[1] states the following:

> *A total of 130 responses were received from respondents who felt unsafe in the public areas of the City of Yarra either during the day or at night. The responses have been broadly categorised as follows:*
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> - *Drugs and alcohol related issues – 55 responses.*
> - *Lighting and safety at night – 30 responses.*
> - *Comments about people – 17 responses.*
> - *Crime and policing related – 11 responses.*
> - *General perception of safety / other issues – 17 responses.*

In relation to the locations where respondents felt unsafe, 14 percent (12 of 85 respondents) specifically mentioned in and near parks, including near Princes Park, Edinburgh Gardens, and Atherton Gardens. In relation to Abbotsford, Collingwood and Richmond North (where respondents reported feeling the least safe), it is noted that respondents did not specifically mention any parks as the areas they felt the least safe. However, it is important to acknowledge that lighting and safety at night was a common theme raised by respondents. In addition to this, it is useful to report that over the last six months, Council's customer relationship management reporting system has captured a total of one *Community Safety* query related to the adequacy of lighting specific to Council parks, reserves and gardens, in relation to Clifton Hill (Darling Gardens). The vast majority of *Community Safety* queries have related to drug issues (approximately 40 queries).

According to the Survey,[2] the top issue raised by young adults (20–34 years of age) was safety, policing and crime (16.2 percent). No other age groups raised safety, policing and crime as their top issue (or within their top three issues). With regard to gender, females raised concern for safety, policing and crime at a higher percentage than males (11.2 percent compared to 8.2 percent). Multi-lingual speakers also raised concern for safety, policing and crime at a higher percentage to English speakers (16.1 percent compared to 6.6 percent). While most recent studies of fear of crime recognise that gender is a consistent factor in explaining who fears crime,[3] there is a broadly divergent set of explanations as to why women are more likely than men to fear crime.[4]

In terms of how urban public spaces might be made safer and more secure 'safer community' initiatives have been touted as an alternate vision. This approach emphasises activity, land use, and social mix (following the `eyes on the street' rationale[5]) as key ingredients to empower and equip

[1] Annual Customer Satisfaction Survey, 2019. Yarra City Council
[2] Annual Customer Satisfaction Survey, 2019. Yarra City Council
[3] Grabosky P, 1995, 'Fear of crime and fear reduction strategies', Trends and Issues Paper 44, Australian Institute of Criminology, Canberra hooks b, 1990 Yearning: Race, Gender and Cultural Politics (Between the Lines Press, Toronto)
[4] Whitzman, C, 2007, 'Stuck at the Front Door: Gender, Fear of Crime and the Challenge of Creating Safer Space', *Environment and Planning A: Economy and Space*, 39(11), 2715–2732. doi: 10.1068/a38449.
[5] Jacobs J, 1960, *Death and Life of Great American* Cities, Vintage Books: New York.

people to identify and ultimately improve problematic sites and situations.[6] This approach has been argued in some literature as the preferred approach in direct contrast to the top-down, zero-tolerance policing, CCTV-promoting approach.[7]

At this point, it is essential to highlight that offenders are solely responsible for the perpetration of crime and violence and that blame should never be placed on victims who may not engage in behaviours that reduce vulnerability. Research also suggests that physical design as a stand-alone means of addressing complex and long-term issues of violence and fear, particularly toward women, is a simplistic and inadequate approach.[8] Comprehensive planning and policy interventions (including those related to social aspects and land use) are required to consider the important role and functioning of social spaces beyond the offerings of Council parks, reserves and gardens, for instance, in schools, community health centres, libraries, neighbourhood centres, CALD services, and places of worship, for people to meet, interact and connect.[9] An established, universal and inclusive network of social spaces creates a foundation of behavioural and attitudinal change, cultural change and community empowerment.

Efficacy of provision of lighting for safety and crime, including in relation to public parks

This brief literature review focuses on personal safety in Council parks, reserves and gardens in the context of provision of lighting. It is noted that there is limited research on the efficacy of provision of lighting within public park settings (as opposed to on streets). Further, the correlation between provision of lighting and crime remains inconclusive. Evidence particularly remains limited in relation to safety and lighting in public parks – although it may be a common perception, there is little significant data to support this.[10] However, in one positive example in New York, a randomised controlled trial involving nearly 80 public housing developments with elevated crime found that developments that received new lights experienced lower crime rates than the control.[11] Among other findings, the study concluded that increased levels of lighting led to a seven percent overall reduction in so-called index crimes – at night there was a 39 per cent reduction.[12] Limitations of the study include whether other interventions were considered, such as increased law enforcement.

In the local context, a recent study conducted in Australia found that 30 percent of respondents said they did not feel safe in public places after dark.[13] Applying a gender lens, these results are particularly interesting in terms of considering criminal activity as distinct from perceptions of safety. According to the study, young women particularly thought that public spaces were unsafe for them, especially after dark, despite statistics highlighting women are more at risk of violence at home and at

[6] White R, 1999, 'Public spaces, social planning, and crime prevention', *Urban Policy and Research* 17 301– 308
[7] Whitzman, C. (2007) 'Stuck at the Front Door: Gender, Fear of Crime and the Challenge of Creating Safer Space', *Environment and Planning A: Economy and Space*, 39(11), 2715–2732. doi: 10.1068/a38449.
[8] Koskela H, Pain R, 2000, 'Revisiting fear and place: women's fear of attack and the built environment' *Geoforum* 31 269–280
[9] Staeheli L, 2003, 'Women and the work of community' *Environment and Planning A 35* 815–831
[10] Ramsay, M and R. Newton. 1991, Crime Prevention Unit Paper No. 29, Better Street Lighting on Crime and Fear: a review. London Home Office, London.
[11] Chalfin, A, Hansen, B, Lerner, J & Parker, L 2019, 'Reducing Crime through Environmental Design: Evidence from a Randomized Experiment of Street Lighting in New York City', *Working paper series*, viewed 30 July 2019.
[12] Chalfin, A, Hansen, B, Lerner, J & Parker, L 2019, 'Reducing Crime through Environmental Design: Evidence from a Randomized Experiment of Street Lighting in New York City', *Working paper series*, viewed 30 July 2019.
[13] https://www.plan.org.au/learn/who-we-are/blog/2016/05/12/a-right-to-the-night

the hands of someone they know.[14] In Melbourne, recent research into tertiary students' public transport experiences of safety equally found gendered-results with high rates of victimisation in relation to public transport experience.[15]

Impact of lighting in public spaces

It has been found that lighting can be utilised as one of a suite of measures used to improve safety, along with the principles of safety in environmental design; however, it does not guarantee safe places in and of itself, and may not always be an appropriate or stand-alone solution. Layered lighting – where there are multiple light sources and the reflective values of surfaces are taken into consideration – may influence perceptions of safety. The provision of quality lighting design can also highlight urban features and enhance the look and feel of the city at night. This has reputational and potentially economic benefits to Council as it ties into the night-time economy.

Research[16] suggests that it is the quality of light, the look, feel and way it interacts with the colours and textures of the surroundings, that is one of the most important factors that influences perceptions of safety for women. The qualitative experience of lighting has a direct influence on the level of comfort felt in a space and can accentuate familiarity or make familiar surrounds seem alien.[17]

Feature lighting has most benefit when it is located in highly visible spaces and connected to city gateways or areas of night-time activity. The design quality of light fixtures also has an impact, and can make a valuable contribution to the aesthetics of open space. In relation to safety and criminal activity, lighting makes up one piece of the puzzle in complementing more traditional deterrence-based strategies, such as police patrols, surveillance cameras or CCTV and 'eyes on the street'[18]. A multi-disciplinary suite of possibilities should be explored when considering both perceptions of safety and deterrence of criminal activity. The importance of tailored, localised responses should equally be considered.

Limitations of lighting

It is acknowledged that lighting can improve perceptions of safety in the community, by encouraging use of certain spaces and passive surveillance provided by the presence of others. However, caution should also be exercised to avoid creating false perceptions of safety by providing lighting in remote or poorly-surveilled locations and recognising the localised context when considering research findings. Research has found that very bright and over-lit spaces do not necessarily correlate with observations of safety and can, in fact, increase perceptions that a site is unsafe.[19] By flooding a space with light, there can be a sharp drop-off of light beyond paths. This contrast can be disorientating and can make people feel less safe.[20] Similarly, types of lighting and general lighting design can play a huge part in the success or perception of safety in public place. For example, illuminance (the measure of light falling on a surface, or lux level) is the only unit of measurement required to comply with the 'P'

[14] ANROWS, 2015, 'Violence against women: Additional analysis of the Australian Bureau of Statistics' Personal Safety Survey, 2012: Key findings and future directions', *Compass Research to Policy and Practice*, Issue 02, October 2015.
[15] https://msd.unimelb.edu.au/research/projects/current/public-transport-safety-for-tertiary-students
[16] https://research.arup.io/story/cities-for-girls
[17] https://research.arup.io/story/cities-for-girls
[18] Jacobs J, 1960 *Death and Life of Great American* Cities, Vintage Books: New York.
[19] https://research.arup.io/story/cities-for-girls
[20] https://www.plan.org.au/freetobe

Categories of the Australian Standards. The effect of utilising such a singular approach to inform what is considered acceptable under the 'Australian Standard' is that it limits buy-in to consider a more holistic approach to lighting design such as through a combination of lighting designs and techniques, to achieve a more responsive outcome in localised contexts. Similarly, it is an essential to engage those who are utilising the space and who may be making reports of perceptions of feeling unsafe, to ensure new approaches are co-designed in an accessible, multi-faceted and localised manner.

Local research findings

In terms of relevant local research on this issue, Yarra's recently conducted *Annual Customer Satisfaction Survey 2019* found the following results in relation to observed improvements by residents in last two years:

- Parks, gardens and open space (observed by 11.9% of respondents)
- Roads maintenance and repairs (observed by 6.0% of respondents)
- Bike/walking trails and facilities (observed by 3.3% of respondents)

Preferred improvements to the local area observed by residents were as follows:

- Parking (11.3%)
- Traffic management (9.1%)
- Bike tracks, facilities and infrastructure (5.9%)

This provides a useful snapshot of residents' observed improvements in Yarra – notably being parks, gardens and open space. It also highlights that parks, gardens and open space have not been identified as a top preference for improvement, as respondents prioritised parking, traffic management and infrastructure (as outlined above).

Council officers also recently undertook a detailed assessment of customer feedback specifically related to the Abbotsford and Richmond North areas for the period 2017–2019, as illustrated in

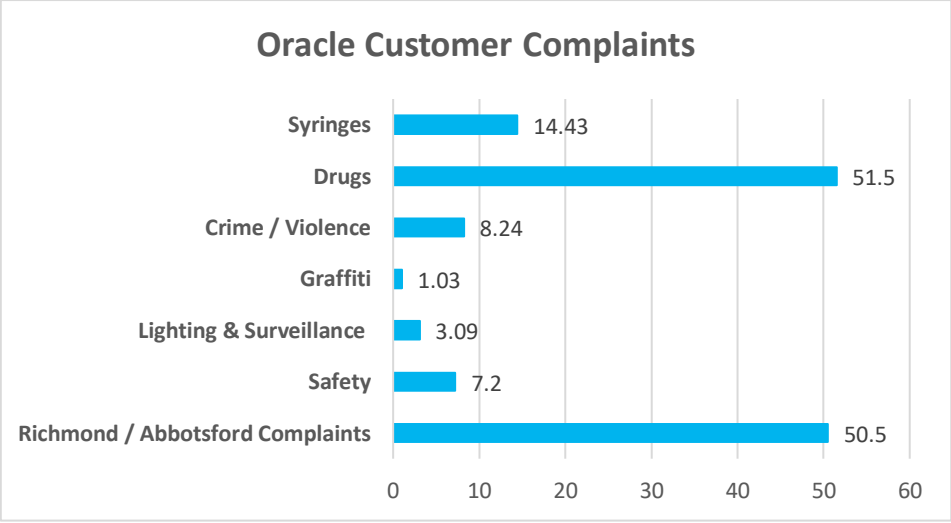


Figure 6: Oracle Customer Feedback 2017–2019

Figure 6. The search parameters were aligned to the key issues highlighted in the 2019 Annual Customer Satisfaction Survey. Results from this assessment once again highlighted drugs and related

issues as being of greatest concern (51.5% of calls). The locations of Abbotsford and Richmond also featured heavily, with 51% of calls received during this time related to general amenity, liveability and neighbourhood decline of these two areas.

During the *Planning for the Future Survey* of that same year, respondents were asked *'Is there a specific location that comes to mind in Yarra where you feel unsafe at night?'* A total of 41% of responses highlighted Victoria Street as the location, with residents living in Richmond and Abbotsford among the highest proportion of people who felt unsafe at night in Victoria Street. Further analysis of the survey data indicated that drug-related issues were the predominate reasons for identifying Victoria Street (accounting for approximately 72% of responses), followed by dangerous people, the presence of public housing and lighting/surveillance issues. As evidenced in these recent local data findings, it is apparent that the local community is heavily focused on public amenity and safety within the Abbotsford, North Richmond and Collingwood areas, and not within Council parks, gardens and reserves. Nonetheless, prioritisation of public safety applies throughout the municipality and beyond, and efforts should be continued in the form of community partnerships, pursuit of relevant grant applications and targeted advocacy for further improvements.

Use of crowd-mapping to understand and measure gendered perceptions of safety

In terms of measuring and understanding perceptions of public space, the use of crowd-mapping technology is becoming more common. Following a similar model to the crowd-mapping tool 'Free-to-be' undertaken by Plan International,[21] in October 2018 the Victorian Government launched two pilot gender equality maps across Darebin City Council and Melton City Council.[22] People were asked to drop a pin and add a comment on locations where they had experienced gender equality or inequality. During the four months that the maps were available there were nearly 3,000 visitors to the site.[23] Results are currently being gathered and assessed and will be made public once that process is complete.

The Gender Equality Map was an action under the Victorian Government's gender equality strategy, Safe and Strong, a joint project with CrowdSpot and Monash University XYX Lab. The use of 'emotion maps,' as a tool for the participatory crowd-mapping of peoples' perceptions of their environment have been found to attract peoples' attention and also provide valuable, tangible results to policy makers, law enforcement and various tiers of government.[24] The creators of the mapping tools note that in addition to supporting women to share their experiences of public space, the mapping tool provides the opportunity for people who identify as LGBTIQ+ to share a more nuanced view of their experiences.[25]

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[21] https://www.plan.org.au/freetobe
[22] https://www.vic.gov.au/safe-and-strong-victorian-gender-equality
[23] https://www.vic.gov.au/case-study-gender-equality-maps-darebin-and-melton
[24] Pánek, J, 2018, 'Emotional Maps: Participatory Crowdsourcing of Citizens' Perceptions of Their Urban Environment', *Cartographic Perspectives*, no. 91, pp. 17–29, viewed 30 July 2019, <https://search-ebscohost-com.ezp.lib.unimelb.edu.au/login.aspx?direct=true&db=a9h&AN=137007767&site=eds-live&scope=site>.
[25] Kalms, N, 2018, 'Crowd-mapping gender equality – a powerful tool for shaping a better city launches in Melbourne', in *The Conversation*, available at: https://theconversation.com/crowd-mapping-gender-equality-a-powerful-tool-for-shaping-a-better-city-launches-in-melbourne-105648 (viewed 12 Feb 2020)

Personal safety in public parks and efficacy of panic alarms for safety

This brief literature review focuses on personal safety in Council parks, reserves and gardens in the context of public stranger violence (PSV) and the efficacy of panic alarms and other devices. It is important to note that violence experienced by women is overwhelmingly more likely to be perpetrated by intimate partners or family members[26] and a growing body of academics argue the difficulty and inability of mainstream crime prevention to include and focus on violence committed 'behind closed doors,' within families and households, is source for concern.[27] Young adults also represent a large proportion of victims of violent crime.[28]

These data align with the increased risk of victimisation arising from the fact that young adults are more likely to be single, have lower incomes, have lived at their current residence for a year or less, and spend more time engaging in night-time activities.[29] [30] Numerous violent public incidents, particularly involving young people, have been reported in the media including several cases of fatal coward-punches and multiple, highly-publicised PSV homicides in Melbourne (e.g., Jill Meagher, Masa Vukotic, Renea Lau, Eurydice Dixon, and Aiia Maasarwe). It is noted that the majority of these highly-publicised PSV homicides have occurred in municipalities and locations that adjoin the City of Yarra, and also within public parks.

As outlined in the section related to Yarra's *Annual Customer Satisfaction Survey 2019*, it is noted that the top issue raised by young adults (20–34 years of age) was safety, policing and crime (16.2%). No other age groups raised safety, policing and crime as their top issue (or within their top three issues). In terms of gender, females raised concern for safety, policing and crime at a higher percentage than males (11.2% compared to 8.2%), and multi-lingual speakers (as opposed to English speakers) also raised concern for safety, policing and crime at a higher percentage (16.1% compared to 6.6%).

Stranger crimes are considered by law enforcement as some of the most difficult to solve due to an absence of direct links between the victim and the offender.[31] [32] For these reasons, PSV elicits a significant level of fear among the general public, in particular for women, often resulting in them adopting restrictive, avoidance-type behaviours. As such, the increasing prevalence of PSV is an important social issue, and targeted, evidence-based intervention(s) may be required by a number of stakeholders to counteract this trend.

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[26] Phillips, J., & Vandenbroek, P. (2014). *Domestic and family violence in Australia: An overview of the issues* (Parliamentary Library Research Paper). Canberra: Parliament of Australia. Retrieved from <www.aph.gov.au/About_Parliament/Parliamentary_Departments/Parliamentary_Library/pubs/rp/rp1415/ViolenceAust>.

[27] Whitzman, C. (2007) 'Stuck at the Front Door: Gender, Fear of Crime and the Challenge of Creating Safer Space', Environment and Planning A: Economy and Space, 39(11), pp. 2715–2732. doi: 10.1068/a38449.

[28] AIC, Australian Government, 2005.

[29] AIC, Australian Government, 2005.

[30] Daniel R, Lee, Carly M, Hilinski-Rosick, 2012, 'Role of Lifestyle and Personal Characteristics on Fear of Victimization among University Students', *American Journal of Criminal Justice* 37(4), Winter 2012, 647–668.

[31] Hewitt, A N, Beauregard, E & Davies, G, 2016, 'An Empirical Examination of the Victim-Search Methods Utilized by Serial Stranger Sexual Offenders: A Classification Approach', *Journal of Interpersonal Violence*. https://doi.org/10.1177/0886260516675921

[32] Rossmo, D K, 2012, 'Recent developments in geographic profiling', *Policing: A Journal of Policy and Practice*, 6, 144–150.

Efficacy of Panic Apps and Alarms

A number of researchers have undertaken research and evaluation on safety in public spaces including research and the trialling of interventions with focus generally on women's safety. One study conducted in New Delhi[33] explored the efficacy of panic buttons/alarms, particularly regarding women's safety following a particularly brutal and widely publicised gang rape in New Delhi in 2012. In their research they defined personal safety as a state in which *one is protected from or need not feel compelled to think of ways in which to protect oneself from immediate threats to the individual person.* The research found multiple limitations to the efficacy and effectiveness of panic alarms.

This study also highlighted the multiple ways in which panic alarms may be perceived to 'improve' public safety. In one sense, they may be viewed as a means of preventing a crime. In other ways, they may be viewed as preventing the escalation of a crime, and finally, they may be considered as a means of mobilising a law enforcement response if a crime is imminent or in progress. Another study[34] found that the majority of personal safety apps (considered to be interchangeable with the concept of panic alarms) focus on location-based reactionary services. It has been found that while these apps/alarms could be useful in the event that the assigned contact(s) calls emergency services and they reach the user before the crime takes place, the reality of such situations is far from this idealised circumstance. Further, in the first instance, effective use of panic alarms/apps relies overwhelmingly on the victim having access to their phone/device/mechanism to effectively activate the alarm. Accessibility does not relate exclusively to physical access (to a phone, for example), but also the availability of a phone and also basics such as phone signal, battery life and credit.[35] From this point, even if the alarm is successfully accessed and activated by a victim, the research[36] identified a number of flaws. Specifically, the effectiveness assumes that the contact(s) who are informed of an alert/panic alarm signal instantaneously undertake all of the following:

a) Take the alert seriously and continue to follow up if they cannot reach the user by phone;

b) Have the presence of mind to act rationally;

c) Reach the user before the crime has commenced or is completed; or

d) That emergency services (if contacted) will act on the information and can reach the user before the crime takes place.

While it is noted that this particular study was undertaken in a different country, a number of the issues remain relevant to the local context.

Further to this, it is important to consider the diversity in opinions on perceived and actual safety concerns. The debate over the role of the 'individual versus the situation' in the crime production function continues[37]. The results from Yarra's recent *Annual Customer Satisfaction Survey 2019*

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[33] Naveena Karusala & Neha Kumar, 2017, *Women's Safety in Public Spaces: Examining the Efficacy of Panic Buttons in New Delhi*, Georgia Institute of Technology: Atlanta.

[34] Maxwell, L., Sanders, A., Skues, J., & Wise, L, 2019, 'A Content Analysis of Personal Safety Apps: Are They Keeping Us Safe or Making Us More Vulnerable?' *Violence Against Women*, https://doi.org/10.1177/1077801219832124

[35] Amnesty International: https://www.amnesty.org/download/Documents/ACT1021332015ENGLISH.PDF

[36] Maxwell, L., Sanders, A., Skues, J., & Wise, L, 2019, A Content Analysis of Personal Safety Apps: Are They Keeping Us Safe or Making Us More Vulnerable?' *Violence Against Women*, https://doi.org/10.1177/1077801219832124

[37] Chalfin, A, Hansen, B, Lerner, J & Parker, L 2019, 'Reducing Crime through Environmental Design: Evidence from a

highlight this. Personal safety can be considered in two stages, where an individual starts to feel unsafe and then, when an individual is confronted with an actual threat. Academics have long posed a question as to whether 'fear of crime' is the constraint here, or whether it is a structural barrier that is (or can be) overcome by individual agency.[38] Unfortunately, research[39] has shown that the entire premise of a panic app or alarm intervenes too late in the timeline and is highly dependent on an individual's conceptualisations of safety and/or danger, making it little more than a reactionary tool at best. There is also a lack of research examining the response times of personal alarm services[40] and resourcing implications. This is critical to determine their efficacy and effectiveness. Further, and perhaps alarmingly, location-based services (i.e. personal apps on smart phones or personal panic alarms) may promote the idea that location data provides meaningful safety information that is sufficient to protect an individual from becoming the victim of a crime.[41] As such, use or reliance on apps or personal panic alarms can provide an illusion and false sense of security that could be potentially dangerous, particularly for those who may then feel safer to engage in riskier behaviour on account of their enhanced perception of safety.[42]

Few apps were found to be preventive in nature, for example, by educating users about the risk factors for victimisation or how to reduce personal vulnerability, which should perhaps be a renewed focus of future personal safety apps.[43] However, again it is essential to highlight that offenders are solely responsible for the perpetration of violence and blame should never be attributed to victims who may not engage in behaviours that reduce vulnerability.

Potential solutions that deserve greater consideration include investigation and implementation of components of a smart city, to ultimately guide a proactive approach to the issue (as opposed to exclusively relying upon reactionary approaches).[44] This has been contemplated and acted upon by officers through research into and trialling of a Crime Prevention through Environmental Design (CPTED) Audit App. The Integrated Safety Auditing for Public Spaces of Yarra (ISAPY) smartphone tool was developed in collaboration between Social Policy and Research and CityLab to assess public spaces in Yarra according to CPTED principles. A first version of the app has been developed and the next step would be to test it out in practice to see if it would be useful to the organisation, and possibly beyond. In addition to this, officers worked with RMIT to develop a survey about the use of

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Randomized Experiment of Street Lighting in New York City', *Working paper series*, viewed 30 July 2019, <https://search-ebscohost-com.ezp.lib.unimelb.edu.au/login.aspx?direct=true&db=edsbl&AN=RN620244518&site=eds-live&scope=site>.

[38] Whitzman, C. (2007) 'Stuck at the Front Door: Gender, Fear of Crime and the Challenge of Creating Safer Space', *Environment and Planning A: Economy and Space*, 39(11), pp. 2715–2732. doi: 10.1068/a38449.

[39] Naveena Karusala & Neha Kumar (2017). Women's Safety in Public Spaces: Examining the Efficacy of Panic Buttons in New Delhi. Georgia Institute of Technology, Atlanta, Georgia, USA. ISB: 978-1-4503-4655-9doi>10.1145/3025453.3025532

[40] Maxwell, L., Sanders, A., Skues, J., & Wise, L, 2019, A Content Analysis of Personal Safety Apps: Are They Keeping Us Safe or Making Us More Vulnerable?' *Violence Against Women*, https://doi.org/10.1177/1077801219832124

[41] Rena Bivens & Amy Adele Hasinoff, 2018, 'Rape: is there an app for that? An empirical analysis of the features of anti-rape apps', *Information, Communication & Society*, 21(8), 1050–1067, doi: 10.1080/1369118X.2017.1309444

[42] Maxwell, L., Sanders, A., Skues, J., & Wise, L, 2019, A Content Analysis of Personal Safety Apps: Are They Keeping Us Safe or Making Us More Vulnerable?' *Violence Against Women*, https://doi.org/10.1177/1077801219832124

[43] Simpson, B. (2014). Tracking children, constructing fear: GPS and the manufacture of family safety. Information & Communications Technology Law, 23, 273-285.

[44] Chourabi, H, Nam, T, Walker, S, Gil-Garcia, JR, Mellouli, S, Nahon, K, Pardo, TA & Scholl, HJ 2012, 'Understanding smart cities: An integrative framework', *Proceedings of the 45th Annual Hawaii International Conference on System Sciences, HICSS–45.*, 6149291, IEEE Computer Society, 2289–2297, HICSS 2012, Maui, 1/4/12, https://doi.org/10.1109/HICSS.2012.615

CPTED in Victoria. The survey was designed to gain an understanding of awareness and use of CPTED for crime prevention and community safety, and any gaps in training or application. The survey was released in February 2019 by RMIT to stakeholders and will be provided by RMIT to the Department Of Justice and Community Safety.

Most importantly, there is also an overwhelming need for all people, and particularly those with vulnerabilities, to be free of the cognitive burden of ensuring their personal safety from PSV.[45] Further to this, it is acknowledged that the concept of panic apps/alarms represents a piece in the puzzle of a technology-based strategy for the prevention, mitigation and response to crime. There is positive feedback from countries in the developing world where initiatives such as those previously described have been tested. While not fool-proof, other indirect and positive impacts have initiated: one participant in the Amnesty International project stated, 'Security is community. Having an 'app' (with registered security contacts) gives you a sense of security'.[46]

Despite statistics indicating that men are assaulted by strangers at a much higher rate than women,[47] stranger crimes often elicit the highest levels of fear of crime for women. As such, interventions need to also focus on empowering women to gain some control over their own safety.

One study evaluated the different features of personal safety apps available in Australia, particularly focused on the usefulness of such apps in reducing women's vulnerability to PSV.[48] Apps focusing on panic alarms may be useful in a small number of circumstances (e.g., if the offender is a first-time offender or is inexperienced), where the offender may lack confidence and more likely 'scared off' by the possibility of bystander attention. However, previous research has indicated that offenders may not always be deterred by alarms.[49] [50] [51] This is because alarms do not create a physical barrier to prevent crime from occurring (in the way that locks, window bars, or shutters do, as a preventive measure to burglary), nor do they decrease the risk of offenders approaching and assessing the target, as may be achieved by increased surveillance, public activity or lighting, for example. Instead, they work on the assumption that potential offenders will believe that a suitable guardian will be alerted to the criminal activity and thus increase the risk of apprehension.[52]

In conclusion, it is considered that the viability of panic alarms and apps remains inconclusive, particularly in the local context with limited local evidence and research. Ultimately, public safety technologies (including panic alarms and apps) are only as good as the manner in which it is available,

[45] Naveena Karusala & Neha Kumar, 2017, *Women's Safety in Public Spaces: Examining the Efficacy of Panic Buttons in New Delhi*, Georgia Institute of Technology: Atlanta.
[46] Amnesty International: https://www.amnesty.org/download/Documents/ACT1021332015ENGLISH.PDF
[47] AIC, Australian Government, 2014.
[48] Maxwell, L., Sanders, A., Skues, J., & Wise, L, 2019, 'A Content Analysis of Personal Safety Apps: Are They Keeping Us Safe or Making Us More Vulnerable?' *Violence Against Women,* https://doi.org/10.1177/1077801219832124
[49] Hockey, D. (2016). Burglary crime scene rationality of a select group of non-apprehend burglars. SAGE Open. doi:10.1177/2158244016640589
[50] Kuhns, J B, Blevins, K R, & Lee, S, 2012, 'Understanding decisions to burglarize from the offender's perspective', Technical report for the Department of Criminal Justice & Criminology, University of North Carolina at Charlotte.
[51] Tilley, N, Thompson, R, Farrell, G, Grove, L., & Tseloni, A, 2015, 'Do burglar alarms increase burglary risk? A counter-intuitive finding and possible explanations', *Crime Prevention and Community Safety*, 17(1), 1–19, doi:10.1057/cpcs.2014.17
[52] Tilley, N, Thompson, R, Farrell, G, Grove, L, & Tseloni, A, 2015, 'Do burglar alarms increase burglary risk? A counter-intuitive finding and possible explanations', *Crime Prevention and Community Safety*, 17(1), 1-19. doi:10.1057/cpcs.2014.17

accessed and employed. Panic alarms and apps are not recommended as a stand-alone solution to address public safety in Council parks, reserves and gardens.

Gender mainstreaming

'Gender mainstreaming' refers to the need to bring gender considerations into the societal mainstream for consideration at every level of amenity, policy, governance and social infrastructure.

The UN Economic and Social Council, defines it as follows:[53]

> *Mainstreaming a gender perspective is the process of assessing the implications for women and men of any planned action, including legislation, policies or programmes, in all areas and at all levels. It is a strategy for making women's as well as men's concerns and experiences an integral dimension of the design, implementation, monitoring and evaluation of policies and programmes in all political, economic and societal spheres so that women and men benefit equally and inequality is not perpetuated. The ultimate goal is to achieve gender equality.*

The idea of gender mainstreaming was first introduced in 1985[54] and has largely been concerned with the application of a binary gender lens that ensures that the rights and needs of women are considered alongside, but separate from, those of men, as a matter of priority for policy makers. By applying a gender lens to all levels of policy creation and implementation, the aim is to reveal sources of gender inequity to ensure women have an equal right to safety, public spaces and economic participation.[55] In Yarra's case, current gender equity practice is to acknowledge a spectrum of gender and it is through this lens that policy matters are considered.

Yarra officers are currently undertaking a gender impact analysis, as part of a larger state government project, applying a gender lens to policies, programs and services across the whole organisation. This work is compatible with gender mainstreaming principles, which officers are working to embed as part of Yarra's standard work practices for developing policies and programs.

[53] UN Economic and Social Council (ECOSOC), UN Economic and Social Council Resolution 1997/2: Agreed Conclusions, 18 July 1997, 1997/2, https://www.refworld.org/docid/4652c9fc2.html (accessed 6 February 2020)
[54] Council of Europe (2020) 'What is Gender Mainstreaming?' https://www.coe.int/en/web/genderequality/what-is-gender-mainstreaming (accessed 6 February 2020)
[55] Caroline Moser, 2012, 'Mainstreaming women's safety in cities into gender-based policy and programmes', *Gender & Development*, 20(3), 435–452, doi: 10.1080/13552074.2012.731742

7.5 PLN19/0450 - 36-52 Wellington Street, Collingwood - Supplementary Report - Proposed Planning Scheme Amendment C285yara

Executive Summary

Purpose

This report provides Council with supplementary information in respect to planning permit application PLN19/0450 that affects the land at 36-52 Wellington Street, Collingwood, in regards to the following:

(a) Proposed Planning Scheme Amendment C285yara in response to the referral from the Building Victoria's Recovery Taskforce (BVRT) to the Minister for Planning; and

(b) Request for Council's views under Section 20(5) of the *Planning and Environment Act* 1987.

The information and assessment as contained in the original officer report presented to the Internal Development Approvals Committee (IDAC) of 11 March 2020 and subsequent IDAC Minutes remain current and relevant in the consideration of this proposed amendment.

CONTACT OFFICER: **Amy Hodgen**
TITLE: **Senior Coordinator Statutory Planning**
TEL: **9205 5330**

7.5 PLN19/0450 - 36-52 Wellington Street, Collingwood - Supplementary Report - Proposed Planning Scheme Amendment C285yara

Council at its meeting on 27 August 2020 resolved that the matter be deferred to the meeting to be held on 01 September 2020.

Reference: D20/134183
Authoriser: Manager Statutory Planning

Ward:	Langridge Ward
Proposal:	Construction of a multi-storey office building, use of the land for food and drink premises and a reduction in car parking
Existing use:	Commercial/warehouse
Applicant:	Hines 36 Wellington Property Pty Ltd
Zoning / Overlays:	Commercial 2 Zone/Design and Development Overlay Schedules 2 and 11
Date of Application:	10 July 2019
Application Number:	PLN19/0450

Application Background

1. This report provides Council with supplementary information with respect to planning permit application PLN19/0450, which affects the land at 36-52 Wellington Street, Collingwood.
2. The agenda and associated minutes of Council's Internal Development Approvals Committee (**IDAC**) of the 11 March 2020, remain current and pertinent in the consideration of this amendment.
3. The planning application is subject to a review at the Victorian Civil and Administrative Tribunal (**VCAT**) pursuant to Section 79 '*failure to determine within the prescribed time*' of the *Planning and Environment Act* 1987 (**the Act**).
4. There are six (6) objector parties to the VCAT proceedings.
5. Council formed a position on the application at the IDAC meeting of 11 March 2020, contrary to the officer recommendation, that had it been in a position to determine the application, it would have determined that the application be refused subject to the following grounds:
   (a) *The proposed height and scale of the development is excessive and not site responsive;*
   (b) *The proposed development fails to respond appropriately to the heritage interface, resulting in a loss of visual identity and principal views to the old distillery site;*
   (c) *Waste management processes are unacceptable; and*
   (d) *The proposed development fails to achieve acceptable levels of environmental sustainable design.*
6. The matter was listed for a Compulsory Conference on 26 March 2020, however this was vacated due to the COVID-19 pandemic. The matter was listed for a full merits hearing on 18 May 2020, however on 6 May 2020, VCAT advised that the hearing has been adjourned until the 26 October 2020.

7. Prior to notification of the adjournment, and in accordance with the VCAT Practice Note (PNVCAT2), Council and the permit applicant had circulated expert evidence on 5 May 2020. This included Urban Design and Heritage evidence (Council) and Urban Design, Heritage and Traffic evidence (Permit applicant). These expert statements did not raise any new issues, however the Traffic Evidence Statement prepared by Charmaine Dunstan, Traffic Engineer of Traffic Group and dated 1 May 2020, contained further traffic and safety analysis in response to the road safety concerns raised by Council's Engineering Services Unit (and subsequently referenced in the officer recommendation at Condition 24). Upon review of the Traffic Evidence, Council's Engineering Services Unit advised that it no longer considered that Condition 24 of the officer recommendation was necessary, which was:

    (i) *Prior to the endorsement of plans, a Road Safety Audit to assess and provide recommendations on the following:*

        - *How conflicts will be managed at the western end of Northumberland when parked cars are present*

Proposed Yarra Planning Scheme Amendment C285yara

8. On 6 August 2020, Council received notification that the Minister for Planning (**the Minister**) is considering preparing an amendment to the Yarra Planning Scheme (**the Scheme**) under section 20(4) of the Act to amend the Schedule to Clause 45.12 'Specific Controls Overlay' to apply SCO13 to the site and the Incorporated Document "*36-52 Wellington Street, Collingwood, Incorporated document, July 2020*", and make other associated changes. The amendment would facilitate the development generally as proposed in planning permit application PLN19/0450. A copy of the notice and the draft amendment is attached to this report (Attachment 1).

9. Before deciding on whether to prepare, adopt and approve the proposed amendment, the Department of Environment, Land, Water and Planning (**DELWP**) is seeking Council's views pursuant to section 20(5) of the Act regarding the proposed development of the site and the drafting of the proposed amendment, which has been based on the officer recommendation outlined in IDAC agenda of 11 March 2020. Council's written response was requested within 10 business days from the date of the letter, however an extension has been granted, subsequently requiring a response by 28 August 2020.

10. The purpose of this report is to formalise Council's position on the proposed Planning Scheme Amendment C285 to provide to DELWP and the Minister for consideration.

Summary

11. This supplementary report will assess the proposed Planning Scheme Amendment, noting Council's position as outlined the IDAC Minutes of the 11 March 2020, was not to support the application.

12. As Council is not the determining authority for the application, it is recommended Council advise DELWP and the Minister of its position on the proposed Planning Scheme Amendment.

Key Issues

13. In considering the proposal, Council must turn its mind to:

    (a) Planning Scheme Amendment C285yara;

Planning Scheme Amendment C285yara

14. The purpose of Amendment C285 as outlined in the Explanatory Report is to facilitate the delivery of a development that will stimulate the Victorian economy during the COVID-19 pandemic. The proposed development is expected to result in capital expenditure of $214 million with an estimated 600 construction/design jobs and 2,000 ongoing jobs upon completion.
15. The proposed Planning Scheme Amendment C285yara, would result in the following:

    (a) Amended Planning Scheme Map 6SCO to apply to the land at 36-52 Wellington Street, Collingwood;

    (b) Amendment to the Schedule to Clause 45.12 (Specific Controls Overlay), applying SCO13 to the land at 36-52 Wellington Street, Collingwood and insert the incorporated document titled "*36-52 Wellington Street, Collingwood, Incorporated document, July 2020"*; and

    (c) Amendment to the Schedule to Clause 72.04 (Documents Incorporated in this Planning Scheme) of the Scheme by inserting the Incorporated Document titled "*36-52 Wellington Street, Collingwood, Incorporated document, July 2020"*.

16. The draft Incorporated Document is based on the Officer's recommendation as included within the IDAC Agenda dated 11 March 2020, subject to modified language to suit an Incorporated Document format rather than a planning permit (e.g. reference to conditions modified to reference clauses, reference to the permit holder has been modified to reference the developer and references to the permit document have been modified to refer to the Incorporated Document).

17. Notably, the time expiry for commencement of the development within the draft Incorporated Document is proposed to be reduced from two years to one year, reflective of the intent of Amendment C285yara to stimulate the Victorian economy during the COVID-19 pandemic. However, an expiry for completion of the development or commencement of the use has not been specified. In the event that the Minister issues the proposed Amendment, it is recommended that the following expiry conditions are including within the Incorporated Document:

    (a) The development is not completed within three (3) years of the gazettal of Amendment C285yara to the Yarra Planning Scheme; and

    (b) The use has not started within four (4) years of the gazettal of Amendment C285yara to the Yarra Planning Scheme.

18. Furthermore, in light of the additional analysis contained within the Traffic Evidence Statement prepared by Charmaine Dunstan, Traffic Engineer of Traffix Group and dated 1 May 2020, the following conditions are no longer considered necessary and in the event that the Minister issues the proposed Amendment, it is recommended that these be deleted:

    (a) *Condition 1(i):*

        (i) *Changes as a result of the road safety audit if required by the responsible authority; and*

    (b) *Condition 24:*

        (i) *Prior to the endorsement of plans, a Road Safety Audit to assess and provide recommendations on the following:*

            - *How conflicts will be managed at the western end of Northumberland when parked cars are present.*

Conclusion

19. The facilitation of the development through Planning Scheme Amendment C285yara is sought to facilitate the delivery of a development that will stimulate the Victorian economy during the COVID-19 pandemic.

20. It is recommended that Council advise the Minister for Planning and DELWP that Council does not support the proposed amendment for the grounds as resolved and included in the IDAC Minutes of 11 March 2020.

RECOMMENDATION

1. That the Council resolves to:

   (a) advise the Minister for Planning that Council does not support the Proposed Planning Scheme Amendment C285yara to facilitate the development of a multi (15) storey office building, use of the land for food and drink premises and a reduction in the car parking requirements at 36-52 Wellington Street, Collingwood for the reasons as resolved and included in the IDAC Minutes of 11 March 2020; and

   (b) however, in the event that the Minister for Planning does proceed with the Amendment, that the following modifications to clause 6.1 of the draft Incorporated Document "*36-52 Wellington Street, Collingwood, Incorporated document, July 2020"*:

      (i) deletion of Condition 1(i) and subsequent renumbering of remaining conditions;

      (ii) deletion of Condition 24 and subsequent renumbering of remaining conditions; and

      (iii) amend the expire condition to include the following expires for the completion of works and the commencement of the use:

         a. the development is not completed within three (3) years of the gazettal of Amendment C285yara to the Yarra Planning Scheme; and

         b. the use has not started within four (4) years of the gazettal of Amendment C285yara to the Yarra Planning Scheme.

CONTACT OFFICER: **Amy Hodgen**
TITLE: **Senior Coordinator Statutory Planning**
TEL: **9205 5330**

Attachments
1 S20(5) Notice and Draft Amendment
2 IDAC Report 11 March 2020
3 IDAC Minutes 11 March 2020

Department of Environment,
Land, Water and Planning

PO Box 500, East Melbourne,
Victoria 8002 Australia
delwp.vic.gov.au

Vijaya Vaidyanath
Chief Executive Officer
Yarra City Council
vijaya.vaidyanath@yarracity.vic.gov.au
CC: mary.osman@yarracity.vic.gov.au, Manager Statutory Planning

Dear Ms Vaidyanath

36-52 WELLINGTON STREET, COLLINGWOOD – PROPOSED PLANNING SCHEME AMENDMENT C285yara

I am writing to you regarding the proposed development of 36-52 Wellington Street, Collingwood (PLN19/0450, Victorian Civil and Administrative Tribunal proceeding P2384/2019), which has been referred to the Minister for Planning by the Building Victoria's Recovery Taskforce (BVRT).

The BVRT has been established to help keep the state's building and development industry running through the coronavirus (COVID-19) pandemic. The BVRT invited the development and construction industry to submit applications for the potential fast tracking of planning approvals for projects of state and regional significance that are shovel-ready but experiencing delays. The proposed development at 36-52 Wellington Street, Collingwood, has been identified by the BVRT as one that meets the development facilitation process and criteria, and has subsequently been referred to the Minister for Planning for facilitation.

To facilitate the proposed development, the Minister for Planning is considering preparing an amendment to the Yarra Planning Scheme under section 20(4) of the *Planning and Environment Act 1987* to amend the Schedule to Clause 45.12 'Specific Controls Overlay' to apply an Specific Controls Overlay SCO13 to the site, insert the incorporated document '36-52 Wellington Street, Collingwood, Incorporated Document July 2020' and make other associated changes to the planning scheme, to facilitate the development generally as proposed as part of Yarra planning permit application PLN19/0450. A copy of the draft amendment is enclosed.

The Incorporated Document which forms part of the amendment has been drafted based on the draft conditions outlined in your council's Internal Development Approvals Committee Agenda dated 11 March 2020 and the application information provided by the BVRT.

Before deciding whether to prepare, adopt and approve the proposed amendment, I am seeking council's views under section 20(5) of the Act about the proposed development of the site and the drafting of the proposed amendment.

Please provide your written statement to stateplanning.services@delwp.vic.gov.au within **ten business days** of the date of this letter.

Any personal information about you or a third party in your correspondence will be protected under the provisions of the *Privacy and Data Protection Act 2014*. It will only be used or disclosed to appropriate Ministerial, Statutory Authority, or departmental staff in regard to the purpose for which it was provided, unless required or authorized by law. Enquiries about access to information about you held by the Department should be directed to foi.unit@delwp.vic.gov.au or FOI Unit, Department of Environment, Land, Water and Planning, PO Box 500, East Melbourne, Victoria 8002.

VICTORIA State Government

If you would like to discuss this matter further, please contact Matt Cohen, Director, Development Facilitation Team, Department of Environment, Land, Water and Planning on 0409 346 522 or at matthew.cohen@delwp.vic.gov.au.

Yours sincerely



Jane Homewood
Executive Director, Statutory Planning Services

06 / 08 / 2020

Encl.

Planning and Environment Act 1987

YARRA PLANNING SCHEME

AMENDMENT C285yara

EXPLANATORY REPORT

Who is the planning authority?

This amendment has been prepared by the Minister for Planning, who is the planning authority for this amendment.

Land affected by the amendment

The amendment applies to 36-52 Wellington Street, Collingwood (as shown on the map below). The site comprises three allotments described as:

- Lot 1 on TP810148 (No. 36 Wellington Street)
- Lot 1 on TP810151 (No. 38-46 Wellington Street)
- Lot 1 on PS508232 (No. 48-52 Wellington Street).



Map 1: aerial photo showing subject land, 36-52 Wellington Street, Collingwood.

What the amendment does

The amendment applies a Specific Controls Overlay to 36-52 Wellington Street, Collingwood to facilitate the development of a multi (15) storey office building, use of the land for food and drink premises and a reduction in car parking requirements, generally as proposed by planning permit application PLN19/0450 (Yarra City Council). The amendment fast tracks the approvals process under the Building Victoria's Recovery Taskforce established to aid the economic recovery post-COVID-19.

Specifically, the amendment makes the following changes to the planning scheme:

- Amends the Schedule to Clause 45.12 Specific Controls Overlay to apply SCO13 and the Incorporated Document "36-52 Wellington Street, Collingwood" to the site to facilitate the development of the land for a multi (15) storey office building, food and drink premises and a reduction in car parking requirements, generally as proposed by planning permit application PLN19/0450 (Yarra City Council).

- Amends the Schedule to Clause 72.04 Documents incorporated in this planning scheme to insert the Incorporated Document "36-52 Wellington Street, Collingwood, Incorporated Document, July 2020".
- Inserts Planning Scheme Map No. 6SCO to apply SCO13 to the subject land.

Strategic assessment of the amendment

Why is the amendment required?

The amendment is required to facilitate the development of the site to provide immediate benefits to Victoria's economy, keeping Victorians in work and significant building and construction projects on track for completion. The Victorian Government has identified Victoria's building and construction sector as a key mechanism to revitalise Victoria's economy during the coronavirus (COVID-19) pandemic.

How does the amendment implement the objectives of planning in Victoria?

The amendment implements the objectives of planning in Victoria under Section 4 of the *Planning and Environment Act 1987* as follows:

(a) to provide for the fair, orderly, economic and sustainable use, and development of land;
(c) to secure a pleasant, efficient and safe working, living and recreational environment for all Victorians and visitors to Victoria;
(f) to facilitate development in accordance with the objectives set out in paragraphs (a), (b), (c), (d) and (e);
(g) to balance the present and future interests of all Victorians.

How does the amendment address any environmental, social and economic effects?

The amendment will facilitate the delivery of a development that will stimulate the Victorian economy during the COVID-19 pandemic.

The project proposes a capital expenditure of approximately $214 million with an estimated 600 construction/design jobs and 2,000 ongoing jobs on completion.

The proposed sustainability principles, priorities and benchmarks for the project have been developed based on the City of Yarra Built Environment Sustainability (BESS) assessment process and industry best practice. The proposal achieves a BESS score of 59% (higher than the Best Practice score of 50%). The development is also benchmarked against a 5 star rating under the Green Building Council of Australia's (GBCA) Green Star Design and As-Built (v1.2) rating tool, representing Australian Excellence in Sustainability. Sustainability initiatives have been proposed that will reduce ongoing operational energy, while providing a working environment with a focus on high indoor environmental quality that will attract and retain tenants.

The proposal includes landscape upgrades for a new urban plaza on Wellington Street, including a colonnade edge, paving, seating and street tree provision. These upgrades will create new shared space, reduce traffic speeds and activate the street frontages.

Given the dire economic circumstances created by the COVID-19 pandemic, stimulus of the Victorian economy is urgently required. Delays in facilitating the development would stand in the way of realising its economic and social benefits, which include investment and job creation. The use of the exemption would bring forward the investment and job creation in a circumstance where it is urgently required.

The economic and social benefits to Victorians that flow from the development, both presently and in the future, are in the interests of Victoria and achieve a net community benefit.

Does the amendment address relevant bushfire risk?

The land is not within or near a designated Bushfire Prone Area or a Bushfire Management Overlay.

Does the amendment comply with the requirements of any Minister's Direction applicable to the amendment?

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The amendment has been prepared in accordance with the Ministerial Direction – The Form and Content of Planning Schemes under section 7(5) of the Act.

The amendment addresses the required strategic assessment guidelines, as discussed in this report and in accordance with the Ministerial Direction No. 11 Strategic Assessment of Amendments.

The amendment complies with Ministerial Direction No. 9 Metropolitan Planning Strategy, as it facilitates the development of the site in accordance with the directions contained within *Plan Melbourne: 2017-2015*. Specifically, the amendment supports:

- Outcome 1 by attracting investment and creating jobs.
- Outcome 3 by maximising development alongside Melbourne's integrated transport system.
- Outcome 4 by facilitating a development with quality design and amenity outcomes.
- Outcome 5 by delivering a project that will contribute towards a vibrant and healthy neighbourhood.
- Outcome 6 by promoting Melbourne as a sustainable and resilient city.

How does the amendment support or implement the Planning Policy Framework and any adopted State policy?

The amendment supports and implements the following policy objectives of the of the Planning Policy Framework:

Clause 11 – Settlement

Clause 11.01 Victoria

Clause 15 Built Environment and Heritage

Clause 15.01 - Built Environment

Clause 17 Economic Development

Clause 17.01 – Employment

Clause 17.02 – Commercial

Clause 18 Transport

Clause 18.01 – Integrated Transport

The amendment provides infill development that delivers new employment floorspace while appropriately managing off-site amenity impacts. Built form response is consistent with the evolving character within the surrounding area. Appropriate setbacks from heritage places have been incorporated, including from the nearby Silos Complex. The site is located close to existing transport infrastructure.

How does the amendment support or implement the Local Planning Policy Framework, and specifically the Municipal Strategic Statement?

The amendment supports and implements the following policy objectives of the Municipal Strategic Statement and local Planning Policy Framework:

Clause 21.02 Municipal Profile

Clause 21.03 Vision

Clause 21.04 Land Use

Clause 21.05 Built Form

Clause 21.06 Transport

Clause 21.07 Environmental Sustainability

Clause 21.08 Neighbourhoods (Collingwood)

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Clause 22.05 Interface Uses Policy

Clause 22.10 Built Form and Design Policy

Clause 22.16 Stormwater Management (Water Sensitive Urban Design)

Clause 22.17 Environmentally Sustainable Development

The amendment increases commercial and employment opportunities in an existing inner metropolitan commercial area. The development responds to the emerging and preferred built form character of the local area, is located close to public transport infrastructure and incorporates landscape amenity improvements. Environmentally sustainable design features are incorporated into the built form response and operational performance of the development.

Does the amendment make proper use of the Victoria Planning Provisions?

The amendment makes proper use of the Victoria Planning Provisions to facilitate the project, specifically, Clause 45.12 and Clause 72.04.

The purpose of Clause 45.12 is to apply specific controls to achieve a particular use and development outcome. The specific controls in this amendment are set out in the incorporated document and allow the use and development of the relevant land for the project, in accordance with the conditions in the incorporated document.

The use of this provision is appropriate because the project will have significant economic and social benefits that are urgently required, and the incorporated document will allow the project to be delivered in a coordinated, consistent and timely manner under a single planning control.

How does the amendment address the views of any relevant agency?

The views of Yarra City Council will be considered in the preparation of this amendment following consultation under section 20(5) of the *Planning and Environment Act 1987*.

Does the amendment address relevant requirements of the Transport Integration Act 2010?

The amendment is consistent with the vision for an integrated and sustainable transport system that contributes to an inclusive, prosperous and environmentally responsible state.

Resource and administrative costs

What impact will the new planning provisions have on the resource and administrative costs of the responsible authority?

It is anticipated that the amendment will not have a significant impact on the administrative costs or resources of the responsible authority.

Where you may inspect this amendment

The amendment can be inspected free of charge at the City of Yarra website at www.yarracity.vic.gov.au

The amendment can also be inspected free of charge at the Department of Environment, Land, Water and Planning website at www.planning.vic.gov.au/public-inspection.

DRAFT

ATTACHMENT 1 - Mapping reference table

Location	Land /Area Affected	Mapping Reference
Collingwood	36-52 Wellington Street, Collingwood	Yarra C285 001scoMap6

DRAFT

Planning and Environment Act 1987

YARRA PLANNING SCHEME

AMENDMENT C285yara

INSTRUCTION SHEET

The planning authority for this amendment is the Minister for Planning.

The Yarra Planning Scheme is amended as follows:

Planning Scheme Maps

The Planning Scheme Maps are amended by a total of one attached map sheet.

Overlay Maps

1. Insert new Planning Scheme Map No. 6SCO in the manner shown on the attached map marked "Yarra Planning Scheme, Amendment C285yara".

Planning Scheme Ordinance

The Planning Scheme Ordinance is amended as follows:

2. In **Overlays** – Clause 45.12, replace the Schedule with a new Schedule in the form of the attached document.

3. In **Operational Provisions** – Clause 72.04, replace the Schedule with a new Schedule in the form of the attached document.

End of document

DRAFT

YARRA PLANNING SCHEME - LOCAL PROVISION

AMENDMENT C285yara



LEGEND

SCO13 - Specific Controls Overlay - Schedule 13

Local Government Area



Part of Planning Scheme Map 6SCO

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Planning Group
Print Date: 29/07/2020
Amendment Version: 2

NORTH

0 10 20
Metres

VICTORIA State Government
Environment, Land, Water and Planning

18/04/2019
C225

SCHEDULE TO CLAUSE 45.12 SPECIFIC CONTROLS OVERLAY

1.0 Specific controls

~~20/04/2020~~ --/--/----
~~C265yara~~Proposed C285yara

PS Map Ref	Name of incorporated document
SCO1	351-353 Church Street, Richmond – Incorporated Document, February 2019
SCO2	520 Victoria Street, 2A Burnley Street and 2-30 Burnley Street, Richmond, Burnley Street West Precinct, Incorporated Plan, 2012
SCO3	10 Bromham Place, Richmond Incorporated Document, February 2013
SCO4	Fitzroy Former Gasworks Site Incorporated Document, February 2018
SCO5	Caulfield Dandenong Rail Upgrade Project, Incorporated Document, April 2016
SCO6	Flying Fox Campsite, Yarra Bend Park, December 2004
SCO7	Tramway Infrastructure Upgrades Incorporated Document, May 2017
SCO9	Specific Site and Exclusion – Lot 2 on PS433628L (452 Johnston Street, Abbotsford)
SCO12	North East Link Project Incorporated Document, December 2019
SCO13	36-52 Wellington Street, Collingwood - Incorporated Document, July 2020’

18/04/2019
C225

SCHEDULE TO CLAUSE 72.04 DOCUMENTS INCORPORATED IN THIS PLANNING SCHEME

1.0 Incorporated documents

~~18/06/2020~~ --/--/----
~~C220yara~~Proposed C285yara

Name of document	Introduced by:
5-15 Mayfield Street, Abbotsford, Incorporated Document, October, 2018	C188
10 Bromham Place, Richmond Incorporated Document, February 2013	C171
18-62 Trenerry Crescent, Abbotsford (Incorporated Plan, May 2018)	C218
32-68 Mollison Street and 61-69 William Street, Abbotsford July 2013	C170
36-52 Wellington Street, Collingwood - Incorporated Document, July 2020'	C285yara
351-353 Church Street, Richmond – Incorporated Document, February 2019	C225
520 Victoria Street, 2A Burnley Street, and 2 – 30 Burnley Street, Richmond, Burnley Street West Precinct - Incorporated Plan, 2012	C150
Atherton Gardens – Fitzroy, September 2010	C136
Caulfield Dandenong Rail Upgrade Project, Incorporated Document, April 2016	GC37
Chandler Highway Upgrade Incorporated Document, March 2016 (Amended December 2017)	GC80
City of Yarra Review of Heritage Overlay Areas 2007 Appendix 8, revised May 2019	C220yara
Cremorne Balmain Dover Street Project	NPS1
Crown Land Car Park Works, Burnley, August 2005	C92
Fitzroy Former Gasworks Site, Incorporated Document, February 2018	C242
Flying Fox Campsite, Yarra Bend Park, December 2004	C90
Hurstbridge Rail Line Upgrade 2017 Incorporated Document, January 2017	GC60
Incorporated Plan under the provisions of clause 43.01 Heritage Overlay, Planning permit exemptions, July 2014	C178
Local Policy "Protection of Biodiversity" Sites of Remnant Vegetation (Biosis 2001)	C49
Melbourne City Link Project – Advertising Sign Locations, November 2003	VC20
Melbourne Metro Rail Project: Upgrades to the Rail Network Incorporated Document, May 2018	GC96
North East Link Project Incorporated Document, December 2019	GC98
Planning and Design Principles for the Richmond Maltings Site, Cremorne – November 2007	C101
Richmond Walk Up Estate Redevelopment, September 2010	C136
Social housing redevelopment; Atherton Gardens Estate, Fitzroy, and Richmond Public Housing Estate, Richmond, for which the Minister for Planning is the Responsible Authority, May 2010	C135
Specific Site and Exclusion – Lot 2 on PS433628L (452 Johnston Street, Abbotsford	C56
Swan Street Works, Burnley, June 2005	C91
Tramway Infrastructure Upgrades Incorporated Document, May 2017	GC68
Victoria Gardens Building Envelope and Precinct Plan and Precinct 3 Plan – Warehouse Area	C7

Name of document	Introduced by:
Victoria Gardens Urban Design Guidelines	NPS1
Victorian Institute of Forensic Psychiatry Concept Plan (January 1997)	NPS1
Yarra Gardens Precinct Plan, December 2009	C128

YARRA PLANNING SCHEME

INCORPORATED DOCUMENT

36-52 Wellington Street, Collingwood

July 2020

DRAFT

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

1.0 INTRODUCTION

This document is an incorporated document in the Yarra Planning Scheme (the planning scheme), under section 6(2)(j) of the *Planning and Environment Act 1987.*

This incorporated document facilitates the development of a multi (15) storey office building, use of the land for food and drink premises and a reduction in car parking requirements at 36-52 Wellington Street, Collingwood (the project).

The control in this document prevails over any contrary or inconsistent provision in the planning scheme.

2.0 PURPOSE

The purpose of this incorporated document is to permit and facilitate the use and development of the land described in Clause 3.0 of this document for the purposes of the project generally in accordance with the Incorporated Plans approved under Clause 6.0 of this incorporated document..

3.0 LAND

This document applies to land at 36-52 Wellington Street, Collingwood that is affected by the Specific Controls Overlay (SCO13) as shown on Planning Scheme Map 6SCO in the planning scheme and identified in Figure 1 below.



4.0 EXEMPTION FROM PLANNING SCHEME REQUIREMENTS

Despite any provision to the contrary or any inconsistent provision in the planning scheme, no planning permit is required for, and no planning provision in the planning scheme operates to prohibit, restrict or regulate the use and development of land for the purposes of the project permitted by this document, with the exception of the provisions of Clause 52.05 Signs which continue to apply..

5.0 THIS DOCUMENT ALLOWS

The Incorporated Document allows for the development of a multi (15) storey office building, use of the land for food and drink premises and a reduction in car parking requirements, generally in accordance with the following plans and reports but modified to include changes, or be authored, as required under Clause 6.0 of this Incorporated Document:

- TP0-100 – TP9-101 dated 31 January 2020, prepared by Jackson Clements Burrows Architects
- Green Travel Plan, AECOM, 27 August 2019
- Acoustic Report, AECOM, 28 June 2019
- Landscape Town Planning Report, Openwork, 10 September 2019
- Sustainable Management Plan, AECOM, 28 June 2019
- Pedestrian Wind Environment Statement, Windtech, 21 August 2019
- Traffic Impact Assessment, AECOM, 27 August 2019
- Waste Management Plan, AECOM, 15 August 2019

and including any amendment of the plans that may be approved from time to time under the requirements of this document. Once approved, these plans will be the Incorporated Plans.

6.0 THE FOLLOWING REQUIREMENTS APPLY TO THIS DOCUMENT:

6.1. Amended plans

1. Before the development commences, amended plans to the satisfaction of the responsible authority must be submitted to and approved by the responsible authority. When approved, the plans will be endorsed and will then form part of this Incorporated Document. The plans must be drawn to scale with dimensions and three copies must be provided. The plans must be generally in accordance with, TP0-100 – TP9-101 dated 31 January 2020, prepared by Jackson Clements Burrows Architects, but modified to show:

   (a) The height of the western portion of the building reduced by increasing the setback of Level 12 by 11m from the western boundary (i.e. to match Level 13), with subsequent relocation of the Level 13 terrace to Level 12;

   (b) Café relabelled as 'Food and Drink (café) Tenancy 1' and the food and drink premises relabelled as 'Food and Drink Tenancy 2'.

   (c) Size of the rainwater tank to be annotated;

   (d) Timber frame construction to be referenced on the section drawings;

   (e) A pedestrian sightline triangle (2m x 2.5m) to be superimposed on the drawings at the exit point from the site;

   (f) Columns that are non-compliant with Diagram 1 of clause 52.06-9 repositioned or redesigned to not encroach upon the parking space;

   (g) 1:8 transition grades at the base of vehicle ramps to be a minimum of 2.5m in length;

   (h) Revised vehicle crossover cross-sectional drawing in accordance with the City of Yarra Vehicle Crossings Information Sheet demonstrating that a 99th percentile vehicle profile can traverse the crossover;

   (i) Changes as a result of the road safety audit if required by the responsible authority;

   (j) Minimum 1.5m wide footpath area clear of any obstructions (e.g. street furniture, bicycle parking areas, street tree pits etc.) identified along Northumberland Street;

   (k) Minimum 3.5m clearance in radius is provided from the existing street trees along Wellington Street;

   (l) Roof top services screen modified from white to be a light grey colour finish; (m) Additional staff bicycle spaces to achieve BESS best practice (i.e. total of 186);

   (n) Any requirement of the endorsed Façade Strategy and materials and Finishes plan, where relevant to show on the plans in accordance with clause 4;

   (o) Any requirement of the endorsed Sustainable Management Plan, where relevant to shown on plans in accordance with Clause 9;

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(p) Any requirement of the endorsed Waste Management Plan, where relevant to show on plans in accordance with Clause 12;

(q) Any requirement of the endorsed Acoustic Report, where relevant to show on plans in accordance with Clause 15;

(r) Any requirement of the endorsed Wind Report, where relevant to show on plans in accordance with Clause 19; and

(s) Any requirement of the endorsed Landscape Plan, where relevant to shown on plans in accordance with Clause 17.

2. The use and development as shown on the Incorporated Plans must not be altered without the prior written consent of the responsible authority.

3. As part of the ongoing consultant team, Jackson Clements Burrows Architects or an architectural firm to the satisfaction of the responsible authority must be engaged to:

(a) oversee design and construction of the development; and

(b) ensure the design quality and appearance of the development is realised as shown in the Incorporated Plans or otherwise to the satisfaction of the responsible authority.

Façade Strategy

4. In conjunction with the submission of development plans under Clause 1, a Façade Strategy and Materials and Finishes Plan to the satisfaction of the Responsible Authority must be submitted to and be approved by the Responsible Authority.

When approved, the Façade Strategy and Materials and Finishes Plan will be endorsed and will then form part of this Incorporated Document. This must detail:

(a) elevation drawings at a scale of 1:20 illustrating typical podium details, entries and doors, and utilities and typical tower facade details including;

(i) the use of actual bricks (i.e. not snaplock) within the podium

(ii) timber frame construction.

(b) section drawings to demonstrate façade systems, including fixing details and joints between materials or changes in form;

(c) information about how the façade will be maintained; and

(d) a sample board and coloured drawings outlining colours, materials and finishes.

Food and drink premises use

5. Except with the prior written consent of the responsible authority, the food and drink premises (incl. café) may only operate between the hours of 7.00 am and 6.00 pm, seven days per week.

6. No more than 20 patrons are permitted within the Food and Drink (café) Tenancy 1 at any one time.

7. No more than 130 patrons are permitted within Food and Drink Tenancy 2 at any one time.

8. The provision of music and entertainment within the food and drink premises (incl. café) must be at a background noise level.

Sustainable Management Plan

9. Before the development starts, an amended Sustainable Management Plan to the satisfaction of the responsible authority must be submitted to, and approved by, the responsible authority. When approved, the amended Sustainable Management Plan will be endorsed and will form part of the

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Incorporated Plans. The amended Sustainable Management Plan must be generally in accordance with the Sustainable Management Plan prepared by AECOM prepared on 28 June 2019, but modified to include or show:

(a) A more comprehensive shading strategy

(b) Daylight modelling for a typical floor

(c) U-Value, Solar Heat Gain Coefficient and Visible Light Transmission of the glazing solution proposed

(d) Preliminary energy modelling report

(e) Supporting details for Thermal Performance based on façade properties

(f) Supporting data for Greenhouse Gas reduction credits

(g) Solar photovoltaic system capacity

(h) Landscaping shown on terraces to be included in BESS scope

(i) A statement addressing how the building design has mitigated urban heat island impacts.

10. The provisions, recommendations and requirements of the endorsed Sustainable Management Plan must be implemented and complied with to the satisfaction of the responsible authority.

11. Before the development is occupied, or by such later date as approved in writing by the Responsible Authority, a report from the author of the Sustainability Management Plan, approved under this Incorporated Document, or similarly qualified person or company, must be submitted to the Responsible Authority.

    The report must be to the satisfaction of the Responsible Authority and must confirm all measures specified in the endorsed Sustainability Management Plan pursuant to Clause 9 have been implemented, including a 5-star Green Star rating.

Waste Management Plan

12. Before the development commences, an amended Waste Management Plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the amended Waste Management Plan will be endorsed and will form part of the Incorporated Plans. The amended Waste Management Plan must be generally in accordance with the Waste Management Plan prepared by AECOM, dated 15 August 2019, but modified to include (or show/address):

    (a) Reduce the number of waste collections required;

    (b) Detail on managing hard waste;

    (c) An explanation on how risk associated with the waste management and collection process will be managed.

    (d) A clause that would require the review of the waste management plan if the operational requirements are to change.

13. The provisions, recommendations and requirements of the endorsed Waste Management Plan must be implemented and complied with to the satisfaction of the responsible authority.

14. The collection of waste from the site must be by private collection, unless with the prior written consent of the responsible authority.

Acoustic report

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15. Before the development commences, an amended Acoustic Report to the satisfaction of the Responsible Authority must be submitted to and approved by the responsible authority. When approved, the amended Acoustic Report will be endorsed and will form part of the Incorporated Plans. The amended Acoustic Report must be generally in accordance with the Acoustic Report prepared by AECOM, dated 28 June 2019, but modified to include (or show, or address):

    (a) The exact locations of all sensitive receiver locations clearly indicated in the report;

    (b) SEPP N-1 noise limits determined from all receivers potentially affected by noise from the development;

    (c) an assessment of noise from all mechanical plant and equipment to be conducted during the detailed design phase of the project, to ensure that SEPP N-1 noise limits are not exceeded.

16. The provisions, recommendations and requirements of the endorsed Acoustic Report must be implemented and complied with to the satisfaction of the responsible authority.

Landscape Plan

17. Before the development commences, a Landscape Plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the Landscape Plan will be endorsed and will form part of the Incorporated Plans.

    The Landscape Plan must be generally in accordance with the Landscape Town Planning Report prepared by Openwork, dated 10 September 2019, but modified to include (or show):

    (a) planting within the title boundaries;

    (b) the planter boxes extended along the southern side of the Level 4 terrace;

    (c) detailed planting plan showing the type, location, quantity, height at maturity and botanical names of all proposed plants;

    (d) confirm plants are not on the DELWP Advisory List of Environmental Weeds in Victoria;

    (e) detail of supporting structures for any vertical and cascading plants (if proposed);

    (f) provide a specification of works to be undertaken prior to planting;

    (g) detail plant/planting maintenance schedules and requirements to the satisfaction of the responsible authority.

18. Before the development is occupied, or by such later date as approved in writing by the responsible authority, the landscaping works shown on the endorsed Landscape Plan must be carried out and completed to the satisfaction of the responsible authority. The landscaping shown on the endorsed Landscape Plan must be maintained by:

    (a) implementing and complying with the provisions, recommendations and requirements of the endorsed Landscape Plan;

    (b) not using the areas set aside on the endorsed Landscape Plan for landscaping for any other purpose; and

    (c) replacing any dead, diseased, dying or damaged plants to the satisfaction of the responsible authority.

Wind Assessment Report

19. Before the development starts, a Wind Assessment Report to the satisfaction of the responsible authority must be submitted to, and approved by, the responsible authority. When approved, the Wind Assessment Report will be endorsed and will form part of the Incorporated Plans. The Wind Assessment must address (include/show):

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(a) Wind tunnel testing to verify the assumptions within Pedestrian Wind Environment Statement, Windtech, 21 August 2019;

(b) Achieve recommended criteria without the reliance on vegetation

20. The provisions, recommendations and requirements of the endorsed Wind Assessment Report must be implemented and complied with to the satisfaction of the responsible authority.

Public Realm works

21. Before the development starts, an amended Public Realm Plan to the satisfaction of the responsible authority must be submitted to, and approved by, the responsible authority. When approved, the Public Realm Plan will be endorsed and will then form part of the Incorporated Plans. The public realm works must be generally in accordance with the Landscape Town Planning Report prepared by Openwork, dated 10 September 2019, but modified to show:

(a) Clear distinction between existing and proposed street trees.

(b) Street tree planting along Northumberland Street to have regard to:

(i) any underground services

(ii) shading from the development to the north

(iii) soil volumes

(iv) root impact on surface treatments.

(c) Minimum 1.5m wide footpath area adjacent Northumberland Street that is clear of any obstructions (e.g. street furniture, bicycle parking areas, street trees pits etc).

(d) On-street parking bays and line marking that are impacted by the proposal.

(e) Existing and proposed power/light poles.

(f) Spot levels, falls/grading along the footpath interfaces.

(g) Indication of surface drainage type, locations and materiality

(h) Clarify whether tactile indicators and/or handrails are required and demonstrate that these will not obstruct any desired pedestrian line of travel.

(i) Replace brick pavers within in the public realm (incl. road) with an alternative material in accordance with the City of Yarra's Public Domain Manual and smooth for cyclists.

(j) Delineation of the title boundaries (e.g. non slip/trip metal banding).

(k) Delete the planter box seat next to the vehicle entrance.

(l) Provision for 5 bicycle hoops and a bench seat along Wellington Street in accordance with the City of Yarra's Public Domain Manual.

(m) Bicycle hoops along Northumberland Street and Wellington Street to be angled to maximise the pedestrian accessway width.

(n) Heritage interpretation programme to include signage near the corner of Northumberland and Wellington Streets that provides a brief illustrated history of the old Victoria Distillery.

(o) The raised concrete barrier for the 'Copenhagen bicycle lane' extended across the reinstated vehicle crossing and any subsequent lane marking/painting.

22. The public realm works shown on the endorsed Public Realm Plan must be carried out and completed before the development is occupied or by such later date as approved in writing by the responsible authority, at the permit holder's cost and to the satisfaction of the responsible authority.

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23. Prior commencement of the development authorised by this Incorporated Document, or at a later date if agreed in writing by the responsible authority, the owner (or another person in anticipation of becoming the owner) must enter into an agreement with the Responsible Authority under Section 173 of the *Planning and Environment Act 1987*, which provides for the following:

    (a) Minimum 1.5m wide footpath area adjacent to Northumberland Street as shown on the Incorporated Plans pursuant to clause 1 of this Incorporated Document must remain unobstructed and maintained by the owner in good order, at no cost to the council, to the satisfaction of the responsible authority. The owner, or other person in anticipation of becoming the owner, must meet all the expenses of the preparation and registration of the agreement, including the responsible authority's costs and expenses (including legal expenses) incidental to the preparation, registration and enforcement of the agreement.

Road Infrastructure

24. Prior to the endorsement of plans, a Road Safety Audit must be provided to assess and provide recommendations on the following:

    (a) How conflicts will be managed at the western end of Northumberland Street when parked cars are present.

25. Before the development is occupied, or by such later date as approved in writing by the responsible authority, any new vehicle crossing must be constructed:

    (a) in accordance with any requirements or conditions imposed by the council;

    (b) at the permit holder's cost;

    (c) to the satisfaction of the responsible authority.

26. Before the building is occupied, or by such later date as approved in writing by the responsible authority, any redundant vehicular crossings must be demolished and re-instated as standard footpath and kerb and channel:

    (a) at the permit holder's cost; and

    (b) to the satisfaction of the responsible authority.

27. Before the development is occupied, or by such later date as approved in writing by the responsible authority, any damage to council infrastructure resulting from the development reinstated:

    (a) at the permit holder's cost; and

    (b) to the satisfaction of the responsible authority.

28. All road pavement reinstatements must be consolidated as single full-width areas of reinstatement to reduce further construction joints in the pavement.

Car parking

29. Before the development is occupied, or by such later date as approved in writing by the responsible authority, the area set aside on the Incorporated Plans for the car parking spaces, access lanes, driveways and associated works must be:

    (a) constructed and available for use in accordance with the Incorporated Plans;

    (b) formed to such levels and drained so that they can be used in accordance with the endorsed plans;

    (c) line-marked or provided with some adequate means of showing the car parking spaces to the satisfaction of the responsible authority.

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Green Travel Plan

30. Before the development is occupied, an amended Green Travel Plan to the satisfaction of the responsible authority must be submitted to, and approved by, the responsible authority. When approved, the amended Green Travel Plan will be endorsed and will form part of the Incorporated Plans. The amended Green Travel Plan must be generally in accordance with the Green Travel Plan prepared by AECOM, dated 27 August 2019, but must include the following:

    (a) Types of lockers within the change-room facilities, with at least 50% of lockers providing hanging storage space;

    (b) Security arrangements to access the employee bicycle storage space; and

    (c) Signage and wayfinding information for bicycle facilities and pedestrians pursuant to Australian Standard AS2890.3.

31. The provisions, recommendations and requirements of the endorsed Green Travel Plan must be implemented and complied with to the satisfaction of the responsible authority.

Lighting

32. Before the development is occupied, or by such later date as approved in writing by the responsible authority, external lighting capable of illuminating access to the pedestrian and vehicular entrances and internal laneway must be provided on the subject site. Lighting must be:

    (a) located;

    (b) directed;

    (c) shielded; and

    (d) of limited intensity to the satisfaction of the responsible authority.

General

33. Finished floor levels shown on the Incorporated Plans must not be altered or modified without the prior written consent of the responsible authority.

34. The amenity of the area must not be detrimentally affected by the construction and use, including through:

    (a) the transport of materials, goods or commodities to or from land;

    (b) the appearance of any buildings, works or materials;

    (c) the emission of noise, artificial light, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, wastewater, waste products, grit or oil; or

    (d) the presence of vermin to the satisfaction of the responsible authority.

35. Before the development is occupied, or by such later date as approved in writing by the responsible authority, all new on-boundary walls must be cleaned and finished to the satisfaction of the responsible authority.

36. All buildings and works must be maintained in good order and appearance to the satisfaction of the responsible authority.

37. All pipes, fixtures and fittings servicing any building on the land must be concealed in service ducts or otherwise hidden from view to the satisfaction of the responsible authority.

38. Except with the prior written consent of the responsible authority, demolition or construction works must not be carried out:

    (a) Monday–Friday (excluding public holidays) before 7.00 am or after 6.00 pm;

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(b) Saturdays and public holidays (other than ANZAC Day, Christmas Day and Good Friday) before 9.00am or after 3.00pm; or

(c) Sundays, ANZAC Day, Christmas Day and Good Friday at any time.

Tree Management Plan

39. Before the development commences, a Tree Management Plan to the satisfaction of the Responsible Authority must be prepared by a suitably qualified Arborist and must be submitted to and approved by the Responsible Authority. When approved the Tree Management Plan will be endorsed and will form part of the Incorporated Plans. The Tree Management Plan must make recommendations for:

    (a) the protection of the street trees adjacent to the Wellington Street frontage;

        (i) pre-construction;

        (ii) during construction; and

        (iii) post construction

    (b) the provision of any barriers;

    (c) any pruning necessary; and

    (d) watering and maintenance regimes, to the satisfaction of the Responsible Authority.

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

Construction Management

41. Before the development starts, a Construction Management Plan to the satisfaction of the responsible authority must be submitted to, and approved by, the responsible authority. When approved, the plan will be endorsed and will form part of the Incorporated Plans. The plan must provide for:

    (a) a pre-conditions survey (dilapidation report) of the land and all adjacent Council road frontages and nearby road infrastructure;

    (b) works necessary to protect road and other infrastructure;

    (c) remediation of any damage to road and other infrastructure;

    (d) containment of dust, dirt and mud within the land and method and frequency of clean up procedures to prevent the accumulation of dust, dirt and mud outside the land;

    (e) facilities for vehicle washing, which must be located on the land;

    (f) the location of loading zones, site sheds, materials, cranes and crane/hoisting zones, gantries and any other construction related items or equipment to be located in any street;

    (g) site security;

    (h) management of any environmental hazards including, but not limited to:

        (i) contaminated soil;

        (ii) materials and waste;

        (iii) dust;

        (iv) stormwater contamination from run-off and wash-waters;

        (v) sediment from the land on roads;

        (vi) washing of concrete trucks and other vehicles and machinery;

DRAFT

(vii) spillage from refuelling cranes and other vehicles and machinery;

(i) the construction program;

(j) preferred arrangements for trucks delivering to the land, including delivery and unloading points and expected duration and frequency;

(k) parking facilities for construction workers;

(l) measures to ensure that all work on the land will be carried out in accordance with the Construction Management Plan;

(m) an outline of requests to occupy public footpaths or roads, or anticipated disruptions to local services;

(n) an emergency contact that is available for 24 hours per day for residents and the responsible authority in the event of relevant queries or problems experienced;

(o) the provision of a traffic management plan to comply with provisions of AS 1742.3-2002 Manual of uniform traffic control devices - Part 3: Traffic control devices for works on roads;

(p) a Noise and Vibration Management Plan showing methods to minimise noise and vibration impacts on nearby properties and to demonstrate compliance with Noise Control Guideline 12 for Construction (Publication 1254) as issued by the Environment Protection Authority in October 2008. The Noise and Vibration Management Plan must be prepared to the satisfaction of the responsible authority. In preparing the Noise and Vibration Management Plan, consideration must be given to:

(i) using lower noise work practice and equipment;

(ii) the suitability of the land for the use of an electric crane;

(iii) silencing all mechanical plant by the best practical means using current technology;

(iv) fitting pneumatic tools with an effective silencer;

(v) other relevant considerations; and

(vi) any site-specific requirements.

During the construction:

(q) any stormwater discharged into the stormwater drainage system must be in compliance with Environment Protection Authority guidelines;

(r) stormwater drainage system protection measures must be installed as required to ensure that no solid waste, sediment, sand, soil, clay or stones from the land enters the stormwater drainage system; (s) vehicle borne material must not accumulate on the roads abutting the land;

(t) the cleaning of machinery and equipment must take place on the land and not on adjacent footpaths or roads; and

(u) all litter (including items such as cement bags, food packaging and plastic strapping) must be disposed of responsibly.

Time expiry

42. Notwithstanding other provisions of these requirements, the development permitted by this Incorporated Document will expire if one of the following circumstances applies:

- The development is not started within one year of the date of the gazettal of Amendment C285yara to the Yarra Planning Scheme.

The Responsible Authority may extend the periods referred to if a request is made in writing before these controls expire or within 6 months afterwards.

Notes:

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A building permit maybe required before development is commenced. Please contact the council's Building Services on 9205 5555 to confirm.

A vehicle crossing permit is required for the construction of the vehicle crossing(s). Please contact the council's Construction Management Branch on 9205 5555 for further information.

Provision must be made for drainage of the site to a legal point of discharge. Please contact the council's Building Services on 9205 5555 for further information.

Areas must be provided inside the property line and adjacent to the footpath to accommodate pits and meters. No private pits, valves or meters on the council property will be accepted. All future employees within the development approved under this Incorporated Document will not be permitted to obtain employee or visitor parking permits.

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1.6 PLN19/0450 - 36-52 Wellington Street, Collingwood - Construction of a multi-storey office building, use of the land for food and drink premises and a reduction in the car parking requirement.

Executive Summary

Purpose

1. This report provides an assessment of the application PLN19/0450 at 36-52 Wellington Street, Collingwood, which proposes the construction of a multi-storey office building, use of the land for food and drink premises and a reduction in car parking
2. The purpose of this report is to form Council's position on the application prior to the compulsory conference at the Victorian Civil Administrative Tribunal (VCAT) scheduled for 26 March 2020 (see VCAT proceedings below).

Key Planning Considerations

3. Key planning considerations include:
   (a) Land use (Clauses 11.02, 17.01, 17.02, 21.04 and 34.02 of the Yarra Planning Scheme).
   (b) Built form and design (Clauses 15.01, 21.05, 22.05, 22.10, 34.02 and 43.01 (Schedules 2 and 11) of the Yarra Planning Scheme).
   (c) Off-site amenity impacts (Clauses 15.01, 22.05 and 22.10 of the Yarra Planning Scheme).
   (d) Car and bicycle parking (Clauses 18.01, 18.02, 21.06, 52.06 and 52.34 of the Yarra Planning Scheme).

Key Issues

4. The key issues for Council in considering the proposal relate to:
   (a) policy and strategic support;
   (b) use;
   (c) built form and design;
   (d) public realm;
   (e) sustainable design;
   (f) offsite amenity impacts
   (g) car parking / traffic;
   (h) bicycle facilities; and
   (i) Objector concerns.

Submissions Received

5. Eleven (11) objections were received to the application, these can be summarised as:
   (a) design (height, scale, bulk, character);
   (b) heritage;
   (c) amenity (overlooking, overshadowing, loss of light);
   (d) traffic and car parking;
   (e) Wind impacts;

(f) lack of office demand;

(g) construction impacts;

(h) loss of views; and

(i) impact on property values

6. Four (4) statement of grounds have been submitted.

VCAT Proceedings

7. On 10 January 2020, Council was informed that the applicant had lodged a Section 79 'failure to determine within the prescribed time' appeal with the Victorian Civil and Administrative Tribunal (VCAT).

Conclusion

8. Based on the following report, the proposal is considered to comply with the relevant planning policy and should therefore be supported subject to the following key recommendation:

(a) The western portion of the building reduced by a further storey.

CONTACT OFFICER: **Amy Hodgen**
TITLE: **Senior Coordinator Statutory Planning**
TEL: **9205 5330**

PLN19/0450 - 36-52 Wellington Street, Collingwood - Construction of a multi-storey office building, use of the land for food and drink premises and a reduction in the car parking requirement.

Reference: D20/25752
Authoriser:

Help

Ward:	Langridge Ward
Proposal:	Construction of a multi-storey office building, use of the land for food and drink premises and a reduction in car parking
Existing use:	Commercial/warehouse
Applicant:	Hines 36 Wellington Property Pty Ltd
Zoning / Overlays:	Commercial 2 Zone/Design and Development Overlay Schedules 2 and 11
Date of Application:	10 July 2019
Application Number:	PLN19/0450

Planning History

1. Council's Records contain a number of previous planning permits associated with the commercial/warehouse uses and associated buildings and works. The planning history does have any bearing on the assessment of the current application.

Background

VCAT Proceedings

2. On 10 January 2020, Council was informed that the applicant had lodged a Section 79 'failure to determine within the prescribed time' appeal with the Victorian Civil and Administrative Tribunal (VCAT).
3. The closing date for objectors and referral authorities to lodge a statement of grounds with VCAT was 14 February 2020. Four (4) Statement of Grounds have been received.
4. On 24 February 2020, the applicant circulated substituted plans that it intends to rely upon at VCAT. The changes are in response to advice from Council's external urban design consultant. The key changes to these plans included:
   (a) Reduction in the overall maximum building height by 2.05m
   (b) Reduction in the height of the western portion of the building by two-storeys
   (c) Podium height increased by 1 storey
   (d) Introduction of a lightcourt at the south-east corner of the podium (Levels 1-4)
   (e) Glazing along the southern boundary wall of the podium removed and brick pattern added for articulation.
   (f) Setback cantilevered elements at the north-west corner of the building by 1.15m to 2.4m.
   (g) Change of material to the rooftop services screen (from terracotta to white)
   (h) Modification to the architectural treatment as illustrated in the images below

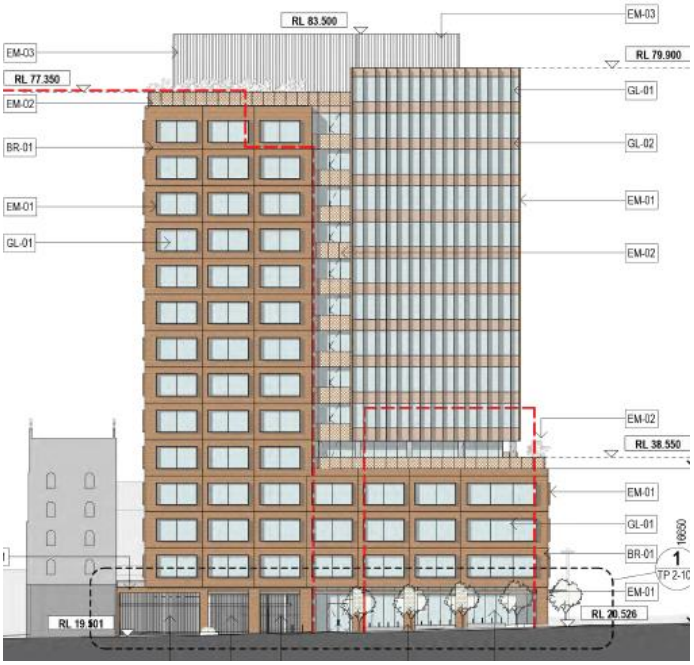


Figure 1: Northern elevation (Advertised)

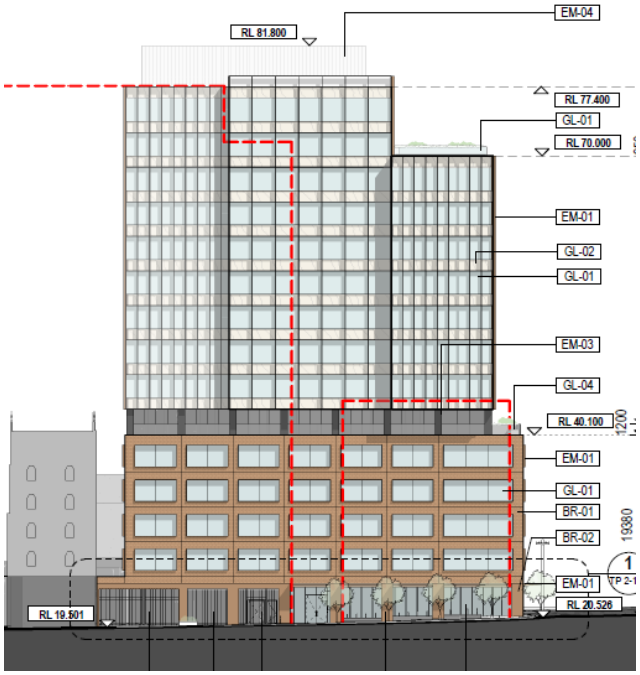


Figure 2: Northern elevation (VCAT Amendment)

5. Notice of the substituted plans has been provided to all parties of the appeal, previous objectors and those original notified by Council of the planning application.

6. A further opportunity for parties to join the VCAT proceedings is created as a result of the circulation of amended plans. The closing day for any additional Statement of Grounds associated with the amended plans is 19 March 2020.

7. A compulsory conference is scheduled on 26 March 2020.

8. If consent cannot be reached between the parties, the matter will proceed to a full hearing over three days, commencing 18 March 2020.

The Proposal

9. The application seeks to construct a multi-storey office building, use of the land for food and drink premises and a reduction in car parking. The following is a summary of the application based on the amended plans prepared by Jackson Clements Burrows Architects dated 31 January 2020 substituted as part of the VCAT proceedings:

Use

10. The proposed development will include office (as of right) and two food and drink premises. The food and drink premises will operate between 7am and 6pm, 7 days with a maximum of 150 patrons – 20 patrons for the 70sqm café and 130 patrons for the 511sqm food and drink premises.

Buildings and works

Basement

11. Two levels of basement parking is proposed, with a 1.82m setback from Wellington Street, 0.93m – 1.1m setback from the southern boundary and a 0.4m to 1m setback from the eastern boundary.

12. The two levels of basement provide a total of 81 conventional car spaces, including 5 electric vehicle spaces, a delivery bay and two accessible car spaces. Six motorcycle parking spaces are also provided.

13. Various building services are shown including a substation, switch room, fire pump room, water meters and an exhaust fan room.

Ground level

14. The ground level is to be partly set back from Wellington Street by 3.35m (at the northern end) and partly built to the boundary (at the southern end). Along Northumberland Street, a 3.33m setback is provided at the eastern end, with the western end increasing 6.31m beyond a colonnade, which is set back 3.33m. The eastern wall is built to the boundary at the northern end, tapering away at the southern end as a consequence of a slightly irregular boundary alignment. Similarly, the eastern end of the southern wall is also marginally set back from the boundary.

15. The northern setback is to contain outdoor benches and visitor bicycle parking accommodating 28 bicycles.

16. The ground level comprises a food and drink premises (511sqm) and a café (70sqm) both facing Wellington Street.

17. An office lobby is provided along Northumberland Street, which connects to a lift core comprising 7 lifts including a dedicated goods lift.

18. Vehicle access to the basement ramp is via Northumberland Street at the eastern end, with an 8.55m wide opening to the street.

19. Bicycle parking and end of trip facilities are located within the south-eastern portion of the ground floor accommodating 180 bicycle spaces in two secure rooms, 1 DDA change room, 10 male and 10 female shower/changing facilities with 330 lockers. Direct corridor access to the bicycle facilities is provided via Northumberland Street.

20. A bin store room is located adjacent to the vehicle access ramp.

21. Ground level building services provided including a fire booster cabinet, fire control room and a gas cabinet.

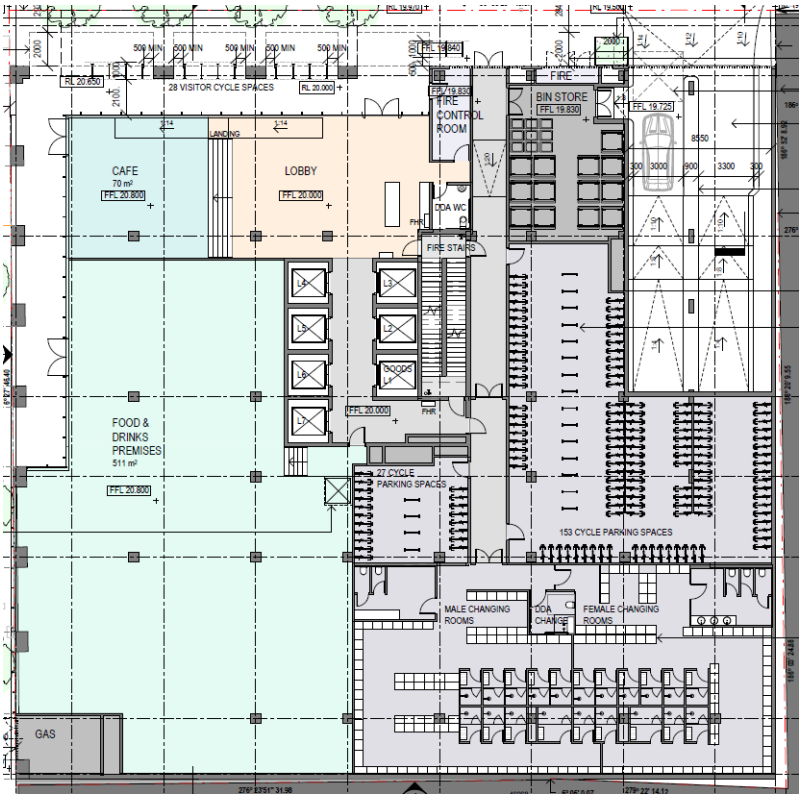


Figure 3: Ground level plan

Mezzanine

22. A mezzanine level is provided housing additional building services, including a rainwater tank.

Levels 1-4

23. These levels are built to the western boundary, set back 3.32m-3.34m from the northern boundary, 3.21m-3.63m from the eastern boundary and partly set back 3m from the southern boundary (at the eastern end) and built to the boundary for the remainder.

24. These levels contain a single office tenancy, with a central core and toilet facilities.

Level 5

25. This level matches the northern and eastern setback of the levels below. The western wall is set back 3.33m from the western boundary and 3m-3.35m from the southern boundary, with a terrace provided within the western setback and part of the southern setback.

26. This level contains a single office tenancy with a central core and toilet facilities.

Level 6-7

27. This level provides a 2.86m-3.27m setback from the western boundary, a staggered setback from the northern boundary of 1.16m, 2.39m and 3.44m from west to east, a 3.14m to 3.75m setback from the eastern boundary and a 3.71m setback from the southern boundary.

28. These levels contain a single office tenancy with a central core and toilet facilities.

Level 8

29. The building setbacks of Level 8 match the levels below. The only difference from levels 6 and 7 is the western lift core does not extend to this level, with core rises below.

Level 9-12

30. The setbacks match levels 6-8 below. There is a slight increase in the leasable floor area with the absence of the western lift core (or riser) on these levels.

31. These levels contain a single office tenancy.

Level 13

32. The setback from the western boundary is increased by 11m from the levels below, with this area accommodating an external terrace with perimeter planting. All other setbacks are unchanged.

Level 14

33. The setbacks match Level 13, excluding the terrace within the western setback.

Rooftop plan

34. A roof top services enclosure is proposed centrally within the roof top area, with a 5m high screen. This is set back 2.4m from the western roof edge, between 3.2m and 4m from the northern edge, 1.5m from the eastern edge and 3.2m from the southern edge.

35. A PV array is proposed above the services enclosure, which will be concealed by the 5m high screen. This screen is also proposed to conceal the roof overrun.

Elevations/materials

36. A podium/tower form is proposed with the podium at RL40.1 (max 20.51m above NGL)

37. The overall height of the building is RL 78.55 (max. 59.05m above NGL) to the uppermost parapet level, and RL81.8m (max. 62.29m above NGL) to the top of the roof top services screen.

38. The podium is composed of brick with metal shrouding to window openings.

39. The upper levels are predominated glazed with aluminium fins in a terracotta powder coat finish.

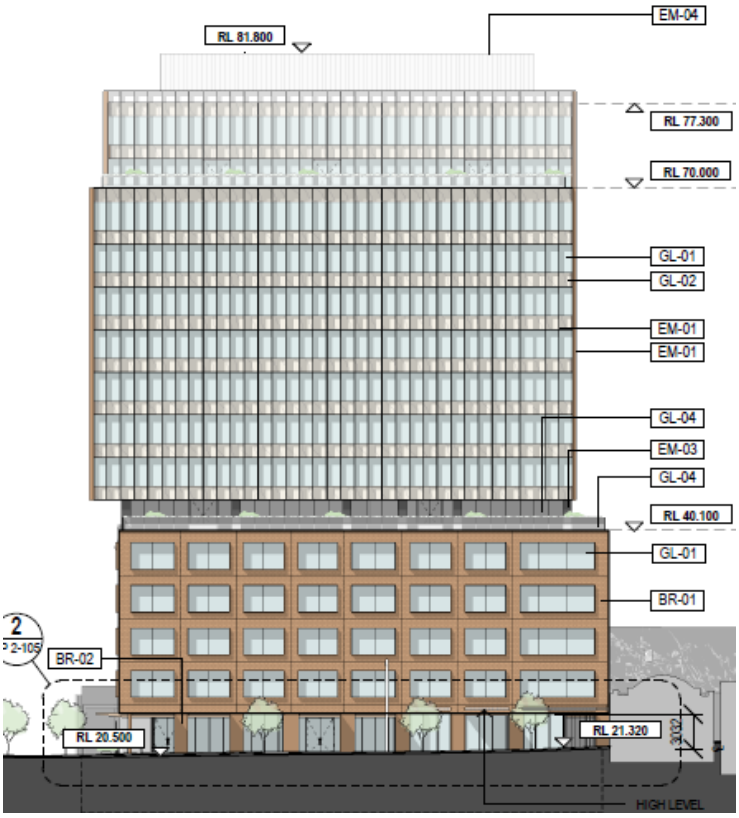


Figure 4: Western elevation (Wellington Street)

Public realm works

40. Streetscape improvement works are proposed along both street frontages including:

(a) Setting back the ground floor along Northumberland Street to provide a more generous footpath

(b) Street tree planting

(c) Public seating

(d) 28 visitor bicycle spaces proposed.

ESD initiatives

41. Timber frame (rather than concrete) construction to the upper levels (Levels 5-14)
42. 5 star Green Star Design and As-Built Rating tool
43. 33kL rainwater tank
44. PV solar array to the roof top services

Existing Conditions

Subject Site

45. The subject site is located on the south-east corner of Wellington and Northumberland Streets in Collingwood. The site comprises three allotments formally described as:

(a) Lot 1 on TP810148 (No. 36 Wellington Parade)

(b) Lot 1 on TP810151 (No. 38-46 Wellington Parade)

(c) Lot 1 on PS508232 (No. 48-52 Wellington Parade)

46. There are no covenants or agreements registered on the titles provided, however there is a party wall easement that extends along the western half of the southern boundary associated with the southmost lot (No. 36 Wellington Street).
47. The overall site is rectangular in shape with a 46.4m frontage to Wellington Street and a 45.87m frontage to Northumberland Street. The total site area is approximately 2,140sqm.



Figure 5: Feature and Level Survey

48. The site presently supports two single storey buildings and a double storey building all facing Wellington Street and of masonry construction. The buildings are built to all boundaries, with 100% site coverage.



Figure 6: Subject site as viewed from Wellington Street

49. Vehicle access from Wellington Street is provided to No. 38-46 Wellington Parade and No. 48-52 Wellington Parade. A second vehicle access point is provided from Northumberland Street toward the eastern end.

Surrounding Land

50. The site is within an area undergoing significant transformation. Historically, the area had a character of low scale warehouse and industrial uses, with pockets of larger built form, such as the Northumberland Silos to the east.

51. There have been a significant number of recent planning approvals for larger developments within the immediate surrounding area as mapped in the applicant's site context report (image below).



Figure 7: Surrounding development map prepared by JCB Architects

52. The immediate interfaces are described below:

North

(a) Northumberland Street is a narrow two-way street, with parallel parking along the northern side. There is a narrow footpath along the site frontage of approximately 1.5m in width.

(b) On the northern side of Northumberland Street is No. 2-16 Northumberland Street. This site is current under construction with a part 5 storey, part 13 storey office building with a café at ground floor as approved under Planning Permit PLN16/0435. The 5 storey building is proposed at the corner of Northumberland and Wellington Streets. An L-shaped internal laneway is also proposed extending from Wellington Street to Northumberland Street.

(c) Planning Permit PLN16/0435 was issued at the direction of VCAT. While Council officers recommended support, the Internal Development Approvals Committee determined to include a condition requiring the deletion of 3 levels (i.e. reduction to 10 storeys). VCAT however supported the proposal at the full height. Further discussion regarding this decision is provided within assessment section of this report.



Figure 7: photo montage of 2-16 Northumberland Street



Figure 8: photo montage of 2-16 Northumberland Street

(d) Public realm works are proposed as part of PLN16/0435 along Northumberland Street which allow for street tree planting and additional kerbside parallel car parking as illustrated in the image below.

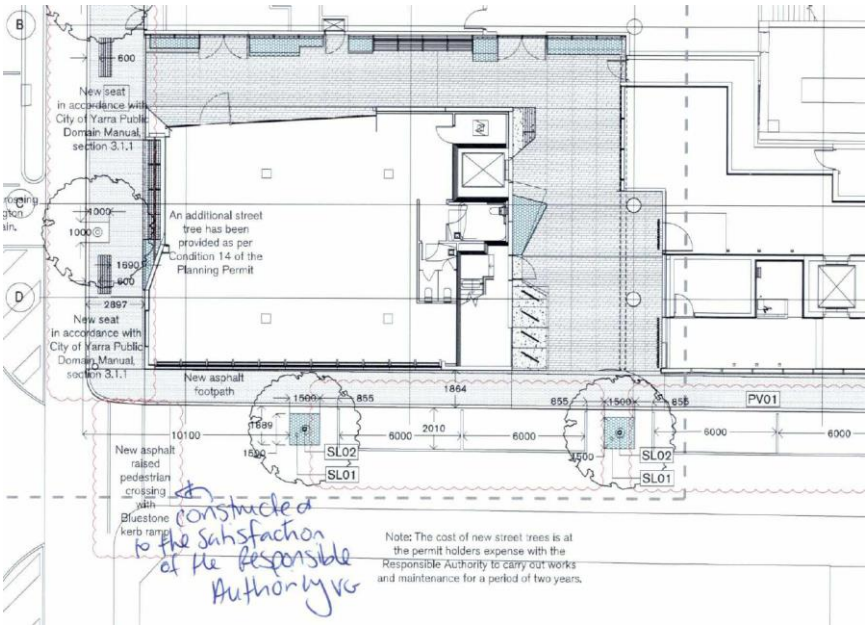


Figure 9: Excerpt from Public Realm plans under PLN16/0435

East

(e) The former Victoria Old Distillery is located immediately to the east of the site, which is covered by a site-specific Heritage Overlay (HO116). The distillery is composed of a 5 storey brick building circa 1862. The building is constructed to the common boundary and set back 3.25m from Northumberland Street. A single storey substation in situated within the front setback. Recessed arched window openings are provided to the north, east and west elevations of the building.

(f) Further to the east of the distillery building are the former silos. In 1996/1997, these were converted into an 11 storey office building, with caretaker's residences under Planning Permits 95/105 and 97/828.

South

(g) Immediately south at No. 32-34 Wellington Street is a single storey office building built to the north and west boundaries. There appears to be a courtyard adjacent to the northern boundary. A further area of open space is located in the south-east corner of the site.

(h) A heritage citation was prepared for No. 32-34 Wellington Street as the former Sherrin Leather Factory. At its meeting on 22 October 2019, Council resolved to request a heritage overlay to be applied to the site as part of a broader future Planning Scheme Amendment. This has not occurred to date.

West

(i) Wellington Street is to the west of the site. This is a collector street and a key bicycle route comprising 'Copenhagen bike lanes'. Street trees also line both sides of the street.

(j) On the western side of Wellington Street is No. 1-57 Wellington Street and 71-77 Victoria Parade, which has been cleared in preparation for construction pursuant to Planning Permit PLN16/0922. This permit allows for part demolition and construction of an 11 storey apartment building with ground floor shops, food and drink premises, art and craft centre and office.

(k) Planning Permit PLN16/0922 was issued at the direction of VCAT following a consent being reached between the parties through compulsory conference.



Figure 10: perspective Wellington Street elevation of 1-57 Wellington Street



Figure 11: 1-57 Wellington Street perspective viewed from the north

(l) An application under Section 72 of the Act to amend the approved development was received on 20 December 2019 for various changes, of note the amendment seeks to introduce a gymnasium within the ground floor level. This is currently is on hold awaiting further information from the applicant.



Figure 12: Nearmap Aerial imagery 17 December 2019

Planning Scheme Provisions

Zoning

Commercial 2 Zone

53. Pursuant to clause 34.02-1 of the Yarra Planning Scheme, use of the land as an office does not require a planning permit.

54. A 'Food and Drink Premises' is a Section 1 – 'no permit required' use unless the leasable floor area exceeds 100m^2. The proposed food and drink premises (included the cafe) have a floor area of 581m^2 and therefore trigger a permit under the zone.

55. Pursuant to clause 34.02-4 of the Yarra Planning Scheme, a planning permit is required to construct a building or construct or carry out works.

Overlays

Design and Development Overlay – Schedule 2 – Main Roads and Boulevards

56. Under clause 43.02-2 of the Scheme, a permit is required to construct a building or construct or carry out works.

57. Schedule 2 to the DDO outlines the following design objectives:

(a) *To recognise the importance of main roads to the image of the City.*
(b) *To retain existing streetscapes and places of cultural heritage significance and encourage retention of historic buildings and features which contribute to their identity.*
(c) *To reinforce and enhance the distinctive heritage qualities of main roads and boulevards.*
(d) *To recognise and reinforce the pattern of development and the character of the street, including traditional lot width, in building design.*
(e) *To encourage high quality contemporary architecture.*
(f) *To encourage urban design that provides for a high level of community safety and comfort.*
(g) *To limit visual clutter.*
(h) *To maintain and where needed, create, a high level of amenity to adjacent residential uses through the design, height and form of proposed development.*

58. Decision guidelines include:

(a) *The contribution of the proposal to the streetscape.*
(b) *The design, height and visual bulk of the development in relation to surrounding land uses and developments.*
(c) *The design, height and form of the development in relation to the built form character of the street.*

Design and Development Overlay – Schedule 11 – Gipps Precinct

59. Under clause 43.02-2 of the Scheme, a permit is required to construct a building or construct or carry out works.

60. Schedule 11 to the DDO outlines the following preferred future character:

(a) A built form business and commercial environment which builds on the existing fine grain industrial nature of the area that allows for innovation and interest.
(b) A vibrant and safe street environment due to an increasing amount of street oriented development, particularly on Gipps and Langridge Street.

(c) A consistent streetscape with active street-frontages and well articulated buildings with street facades built to a height of up to 3-4 storeys. Taller built form will be set back from property boundaries and spaced to create new interest and variety in building forms.

61. The design objectives are:

(a) To recognise the Precinct as a vibrant commercial precinct with a narrow street network.
(b) To provide a pedestrian friendly environment along all street frontages.
(c) To ensure building design responds to the inherent industrial character of the Precinct.
(d) To ensure building design will protect the amenity of existing pockets of residential development.
(e) To encourage improvements to the public domain, including the provision of public open space.
(f) To ensure that new development does not adversely impact on pedestrian, cycling and vehicular accessibility.
(g) To ensure a high standard of architectural design.

62. The following requirements are also outlined:

Building heights and setbacks

(a) Taller built form may be appropriate on larger sites able to provide adequate setbacks that respect the narrow streetscape character of the Precinct and avoid overshadowing of neighbouring properties.
(b) Development above 4 storeys should:
(i) Demonstrate a high standard of architectural design
(ii) Minimise overshadowing of adjoining streets, public spaces or private properties
(iii) Be set back from along the northern side of the following streets:
(1) Gipps Street
(2) Langridge Street

Particular Provisions

Clause 52.06 – Car Parking

63. Clause 52.06-1 requires that a new use must not commence until the required car spaces have been provided on the land.

64. A permit is required to reduce (including reduce to zero) the number of car parking spaces specified under this clause. The following table identifies the car parking requirement under Clause 52.06-5, the provision on site, and the subsequent reduction below the statutory requirement:

Use	**Area**	**Rate**	**No. required**	**No. proposed**	**Reduction sought**
Office	18,272sqm	3 car spaces to each 100sqm of net floor area	548	81	467
Food and drink premises	581sqm	3.5 per 100sqm of Leasable floor area	17	0	17

Total			**565**	**81**	**484**

65. Pursuant to Clause 52.06-3, a permit is required to reduce the number of car spaces required under Clause 52.06-5.

Clause 52.34 – Bicycle Facilities

66. Pursuant to clause 52.34, a new use must not commence or the floor area of an existing use must not be increased until the required bicycle facilities and associated signage has been provided on the land.

67. The purpose of the policy is to encourage cycling as a mode of transport and to provide secure, accessible and convenient bicycle parking spaces. A new use must not commence until the required bicycle facilities and associated signage has been provided on the land.

Land Use	Units/Area proposed	Rate for staff	Rate for visitors shoppers	No. required	No. proposed	Reduction sought
Office	18,272sqm	1 to each 300sqm of net floor area if the net floor area exceeds 1000sqm	1 to each 1000sqm of net floor area if the net floor area exceeds 1000sqm	55 staff 18 visitor		0
Food and drink premises	581sqm	1 to each 300sqm of leasable floor area	1 to each 500sqm of leasable floor area	2 staff 1 visitor		
Total				**57 staff** **19 visitor**	**180 staff** **28 visitor**	**0**

68. Pursuant to clause 52.34-3, six showers and six change rooms, or access to a communal change area is required on site. The development includes 20 showers and a male and female changing area on the ground floor, as well as 330 lockers. This requirement is met.

69. Clause 52.34-4 provides design standard for bicycle spaces and signage.

Clause 53.18 – Stormwater Management in Urban Development

70. Pursuant to clause 53.18-3, applications to construct a building or construct or carry out works must meet the objectives of Clauses 53.18-5 and 53.18-6 and should meet the standards these clauses. These matters will be discussed within the assessment section of this report.

General Provisions

Clause 65 – Decision guidelines

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

Clause 66.02 – Use and Development Referrals

72. Pursuant to clause 66.02-11, an application to construct a building or construct or carry out works for an office development of 10,000 or more square metres of leasable floor area must be referred to the Head, Transport for Victoria. Further detail is provided within the referral section of this report.

Planning Policy Framework (PPF)

73. Clause 11 'Settlement' - *Planning is to recognise the need for, and as far as practicable contribute towards (as relevant);*

    (a) Diversity of choice.
    (b) Adaptation in response to changing technology.
    (c) Economic viability
    (d) A high standard of urban design and amenity.
    (e) Energy efficiency.
    (f) Accessibility
    (g) Land use and transport integration

74. *Planning is to facilitate sustainable development that takes full advantage of existing settlement patterns, and investment in transport and communication, water and sewerage and social facilities.*

75. Clause 11.02-1S 'Supply of Urban land' aims *to ensure a sufficient supply of land is available for residential, commercial, retail, industrial, recreational, institutional and other community uses.*

76. This clause includes several strategies to achieve this objective, including;

    (a) Opportunities for the consolidation, redevelopment and intensification of existing urban areas.
    (b) Neighbourhood character and landscape considerations.

Clause 11.03-2S 'Growth areas'

77. The objective is: *to locate urban growth close to transport corridors and services and provide efficient and effective infrastructure to create benefits for sustainability while protecting primary production, major sources of raw materials and valued environmental areas*.

78. The clause includes several strategies to achieve this objective.

Clause 15.01-1S – Urban design

79. The objective of this Clause is:

    (a) *To create urban environments that are safe, functional and provide good quality environments with a sense of place and cultural identity.*

80. Relevant strategies to achieve this objective include:
    (a) *Require development to respond to its context in terms of character, cultural identity, natural features, surrounding landscape and climate*
    (b) *Ensure development contributed to community and cultural lift by improving the quality of living and working environments, facilitating accessibility and providing for inclusiveness.*
    (c) *Ensure development supports public realm amenity and safe access to walking and cycling environments and public transport.*

(d) *Ensure that the design and location of publically accessible private spaces, including car parking areas, forecourts and walkways, is of a high standard, creates a safe environment for users and enables easy and efficient use.*

Clause 15.01-2S – Building design

81. The objective of this Clause is:

(a) *To achieve building design outcomes that contribute positively to the local context and enhance the public realm.*

82. Relevant strategies to achieve this objective include:
(a) *Ensure development responds and contributes to the strategic and cultural context of its location*
(b) *Minimise the detrimental impact of development on neighbouring properties, the public realm and the natural environment.*
(c) *Ensure the form, scale and appearance of development enhances the function and amenity of the public realm.*
(d) *Ensure buildings and their interface with the public realm support personal safety, perceptions of safety and property security.*

Clause 15.01-5S –Neighbourhood character

83. The objective of this clause is:

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

84. Relevant strategies to achieve this objective include:

(a) *Ensure development responds to cultural identity and contributes to existing or preferred neighbourhood character*
(b) *Ensure development responds to its context and reinforces a sense of place and the valued features and characteristics of local environment and place by emphasising the:*
    (i) *Pattern of local urban structure*
    (ii) *Underlying natural landscape character and significant vegetation*
    (iii) *Heritage values and built form that reflect community identity.*

Clause 15.02-1S – Energy and resource efficiency

85. The Objective of this clause is:

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

86. Relevant strategies to achieve this objective include:

(a) *Improve the energy, water and waste performance of buildings and subdivision through environmentally sustainable development*
(b) *Promote consolidation of urban development and integration of land use and transport.*
(c) *Improve efficiency in energy use through greater use of renewable energy technologies and other energy efficiency upgrades.*
(d) *Support low energy forms of transport such as walking and cycling.*
(e) *Reduce the urban heat island effect by greening urban areas, building, transport corridors and open spaces with vegetation.*

Clause 17.02-1S – Business

87. The objective of this clause is:

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

88. The relevant strategy to achieve this objective is to: *ensure commercial facilities are aggregated and provide net community benefit in relation to their viability, accessibility and efficient use of infrastructure.*

    Clause 18.02-2R – Principal Public Transport Network

89. The strategies of this clause include:

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

    Clause 18.02-4S – Car Parking

90. The objective of this clause is:
    (a) *To ensure an adequate supply of car parking that is appropriately designed and located.*

91. The strategies of this clause include:
    (a) *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 and the potential for demand management of car parking.*

    Local Planning Policy Framework (LPPF)

92. The relevant policies in the Local Planning Policy Framework (LPPF) can be described as follows:

    Municipal Strategic Statement (MSS)

93. Relevant clauses are as follows:

    Clause 21.04-3 Industry, office and commercial

94. The objective of this clause is:

    (a) To increase the number and diversity of local employment opportunities.

    Clause 21.05-2 – Urban design

95. The relevant objectives of this Clause are:

    (a) *To reinforce the existing urban framework of Yarra.*
        (i) *Strategy 16.1 – Maintain and strengthen the preferred character of each Built Form Character Type within Yarra.*
    (b) *To retain Yarra's identity as a low-rise urban form with pockets of higher development*
        (i) *Strategy 17.01 – ensure that development outside activity centres and not on Strategic Redevelopment Sites reflects the prevailing low-rise character.*
        (ii) *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 for affordable housing*

(c) *To retain, enhance and extend Yarra's fine grain street pattern.*
(d) *To create an inner city environment with landscaped beauty.*
(e) *To ensure that new development contributes positively to Yarra's urban fabric*
   (i) *Strategy 20.1 – Ensure development is designed having particular regard to its urban context and specifically designed following a thorough analysis of the site, the neighbouring properties and its environs*

Clause 21.05-3 – Built form character

96. The general objective of this clause is:

   (a) *To maintain and strengthen the identified character of each type of identified built form within Yarra.*

97. The subject site is located within a non-residential area, where the built form objective is to *"improve the interface of development with the street"*.

98. The strategies to achieve the objective are to:

   (a) *Allow flexibility in built form in areas with a coarse urban grain (larger lots, fewer streets and lanes).*
   (b) *Require new development to integrate with the public street system.*

Clause 21.06 – Transport

99. This policy recognises that Yarra needs to reduce car dependence by promoting walking, cycling and public transport use as viable and preferable alternatives. Relevant objectives and strategies of this Clause are as follows:

   (a) *Objective 30 – To provide safe and convenient pedestrian and bicycle environments.*
      (i) *Strategy 30.2 – Minimise vehicle crossovers on street frontages.*
      (ii) *Strategy 30.3 – Use rear laneway access to reduce vehicle crossovers.*
   (b) *Objective 31 – To facilitate public transport usage.*
   (c) *Objective 32 – To reduce the reliance on the private motor car.*
   (d) *Objective 33 – To reduce the impact of traffic*
      (i) *Strategy 33.1 Ensure access arrangements maintain the safety and efficiency of the arterial and local road network.*

Clause 21.07-1 – Ecologically sustainable development

100. The relevant objectives and strategies of this clause are:

   (a) *Objective 34 – To promote ecologically sustainable development.*

      (i) *Strategy 34.1 – Encourage new development to incorporate environmentally sustainable design measures in the areas of energy and water efficiency, greenhouse gas emissions, passive solar design, natural ventilation, stormwater reduction and management, solar access, orientation and layout of development, building materials and waste minimisation.*

Clause 21.08-5 Neighbourhoods (Collingwood)

101. This clause describes the area in the following way (as relevant):

    (a) The Smith Street major activity centre serves multiple roles for local residents whilst attracting visitors from a larger catchment. It is a classic main road strip generally consisting of buildings of two to four storeys interspersed with the occasional building of up to 6 storeys.

    (b) The Gipps Street industrial precinct is characterized by traditional manufacturing, service activities and a considerable portion of activity related to the textile, clothing and footwear sector. The precinct provides the opportunity for a wide range of small to medium businesses to operate in a location that is relatively unconstrained by sensitive uses. To allow flexibility for large sites which may have difficulty in finding new industrial tenants, rezoning to Business 3 will be supported. This will enable the area to retain an industrial character but evolve to provide a wider range of employment opportunities including service business and offices uses. Any change of use should consider opportunities for improvement to the public domain.

102. Within Figure 13 of Clause 21.08-5, the subject site is identified as being within the Gipps Street Precinct which was supported as being rezoned to Business 3 Zone. This occurred and has since been rezoned to Commercial 2 (formally Business 3 Zone).

103. Figure 14 of Clause 21.08-5, shows the subject site as being within a non-residential built form character area where the objective is to improve the interface of development with the street.

104. The only relevant strategies are to support the rezoning of the Gipps Street industrial precinct to the Business 3 Zone, which as previously stated has been completed.

    Relevant Local Policies

    Clause 22.03 – Landmark and Tall structures

105. This policy applies to all development. Its policy includes to *ensure the profile and silhouette of new tall structures adds to the interest of Yarra's urban form.*

    Clause 22.05 – Interfaces Uses Policy

106. This policy applies to applications within the Commercial Zones (among others), and aims to reduce conflict between commercial, industrial and residential activities. The policy acknowledges that the mix of land uses and development that typifies inner city areas can result in conflict at the interface between uses.

107. The relevant objective is:

    (a) *To ensure that residential uses located within or near commercial centres or near industrial uses enjoy a reasonable level of amenity.*

108. It is policy that:

    (a) *New non-residential use and development within Business and Mixed Use and Industrial Zones are designed to minimise noise and visual amenity impacts upon nearby, existing residential properties.*

109. A number of decision guidelines for non-residential use and development within the business zones are outlined, including the extent to which the proposal may cause overlooking, overshadowing, noise, fumes and air emissions, light spillage, waste management and other operational disturbances that may cause unreasonable detriment to the residential amenity of nearby residential properties.

Clause 22.10 – Built form and design policy

110. This policy applies to all new development not included in a Heritage Overlay. The relevant objectives of this policy are to:

(a) *Ensure that new development positively responds to the context of the development and respects the scale and form of surrounding development where this is a valued feature of the neighbourhood character.*
(b) *Ensure that new development makes a positive contribution to the streetscape through high standards in architecture and urban design.*
(c) *Limit the impact of new development on the amenity of surrounding land, particularly residential land.*
(d) *Design buildings to increase the safety, convenience, attractiveness, inclusiveness, accessibility and 'walkability' of the City's streets and public spaces.*
(e) *Create a positive interface between the private domain and public spaces.*
(f) *Encourage environmentally sustainable development.*

111. The Clause includes various design objectives and guidelines that can be implemented to achieve the above objectives. The design elements relevant to this application relate to:

(a) urban form and character;
(b) setbacks and building height;
(c) street and public space quality;
(d) environmental sustainability;
(e) site coverage;
(f) on-site amenity;
(g) off-site amenity;
(h) landscaping and fencing;
(i) parking, traffic and access; and
(j) service infrastructure.

Clause 22.16 Stormwater Management (Water Sensitive Urban Design)

112. Clause 22.16-3 requires the use of measures to *'improve the quality and reduce the flow of water discharge to waterways'*, manage the flow of litter from the site in stormwater and encourage green roofs, walls and facades in buildings where practicable.

Clause 22.17 – Environmentally Sustainable Design

113. This policy applies to non-residential development with a gross floor area of 100sqm or greater. The overarching objective is that development should achieve best practice in environmentally sustainable development from the design stage through to construction and operation. The considerations are energy performance, water resources, indoor environment quality, storm water management, transport, waste management and urban ecology.

Other Relevant Documents

Yarra Spatial Economic and Employment Strategy (August 2018)

114. The Yarra Spatial economic and Employment Strategic (SEES) was adopted by Council on 4 September 2018. It includes the following strategic directions to guide how employment land will be used in future:

(a) Retain and grow Yarra's major employment precincts
(b) Retain other Commercial 2 zoned precincts and sites

115. The SEES includes the following observations for the Gipps Street Major Employment precinct:
    (a) *With relatively good accessibility, the Gipps Street precinct it is a desirable location for employment, as well as for housing where it not prohibited by C2 zoning. Assuming the retention of this precinct for employment uses, the capacity analysis has identified capacity for up to 500,000 square metres of floor space. The precinct currently contains in the order of 200,000sqm of floor space and demand for an additional 75,000sqm is projected to by 2031.*

    (b) *Although the notional capacity exceeds demand in the medium term, the Gipps Street precinct represents an important source of employment capacity into the future that could be realised beyond the 15-year time frame considered by this strategy.*

116. The SEES includes a summary of considerations relevant to decisions about the future of employment land in Yarra:
    (a) *The retention of the Gipps Street and Cremorne/Church Street South Major Employment precincts for employment uses only will protect their potential for employment growth, acknowledging their unique character and emerging role as head office and create industry hubs in inner Melbourne.*

Advertising

117. The application was advertised under the provisions of Section 52 of the *Planning and Environment Act (1987)* by 2,692 letters sent to surrounding owners and occupiers and by a sign displayed on site. Council received 11 objections, the grounds of which are summarised as follows):

    (a) design (height, scale, bulk, character);

    (b) heritage

    (c) amenity (overlooking, overshadowing, loss of light);

    (d) traffic and car parking;

    (e) Wind impacts;

    (f) lack of office demand;

    (g) construction impacts;

    (h) loss of views; and

    (i) impact on property values

Referrals

118. The referral comments are based on the advertised plans. Additional comments have been sought from Council's external Urban Design consultant based upon the formally substituted plans. With the exception of matters relating to urban design, the amended plans would not impact comments provided on the advertised plans.

    External Referrals

119. The application was referred to:

    (a) Head, Transport for Victoria

120. Referral responses/comments have been included as attachments to this report.

    Internal Referrals

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

    (a) Engineering Services

(b) Streetscape and Natural Values

(c) Open Space

(d) Urban Design (regarding public realm works)

(e) ESD advisor

(f) Heritage Advisor

(g) Strategic Transport

(h) City Works

(i) SLR Acoustic Consultants

(j) MGS Architects (Rob McGauran)

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

OFFICER ASSESSMENT

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

(a) policy and strategic support;

(b) use

(c) built form and design;

(d) public realm;

(e) sustainable design;

(f) offsite amenity impacts;

(g) equitable development;

(h) car parking / traffic;

(i) bicycle facilities; and

(j) Objector concerns.

Policy and Strategic Support

124. The site is located within the Gipps Street Major Employment Precinct, where the intensification of office development is encouraged (clause 21.08-5, 21.04-3). The Gipps Street Precinct has also been identified within the recent Yarra Spatial Economic and Employment Strategy (August 2018) as an important source of employment capacity for the municipality. The proposed office development is considered appropriate and will reinforce these policies.

125. Overarching State policy at clause 15.01-1S (urban design) seeks to '*create urban environments that are safe, healthy, functional and enjoyable and that contribute to a sense of place and cultural identity'.* Council's Municipal Strategic Statement seeks to *'ensure that new development contributes positively to Yarra's urban fabric'* (Objective 20) and also *'maintain and strengthen the identified character of each type of identified built form within Yarra.'* (Objective 23). The subject site is identified within a non-residential area, with a built form objective to '*improve the interface with the street*'. As will be discussed in further detail, streetscape improvement are proposed as part of the overall development to improve the pedestrian realm experience.

126. Objective 17 of clause 21.05-2 (Urban Design) seeks '*to retain Yarra's identity as a low-rise urban form with pockets of higher development'.* Strategies to achieve this objective include:

(a) Ensure development outside activity centres and not on Strategic Redevelopment Sites reflects the prevailing low-rise urban form.

(b) Development on strategic redevelopment sites or within activity centres should generally be no more than 5-6 storeys unless various benefits can be achieved.

127. Having regard to the strategies for Objective 17, it is acknowledged that the site is neither located on a strategic redevelopment site or within an activity centre, however equally, the surrounding area does not reflect a low-rise urban form typical to many other parts of the municipality. It is considered that the 'pocket of higher development' referenced in Objective 17 is an appropriate description for the emerging character of this particular area of Collingwood.

128. As will be discussed in greater detail within the Built Form and Design, the site is within an area undergoing significant transformation, with new buildings being of a substantial scale. The proposed development is considered reflective of this emerging character. The appropriateness of the design response will be discussed having regard to clause 22.10 (Built Form Policy) and the design objectives pertaining to Schedules 2 and 11 of the Design and Development Overlay.

129. Both State and local polices (clause 15.02-1S, 21.07-1) support energy and resource efficiency through environmentally sustainable development, consolidation and integration of urban development and supporting low energy forms of transport.

130. Both State and local policy directives seek to promote the use of sustainable personal transport (Clauses 18.02-1R, 18.02-2R, and 21.06). In regard to car parking, Clause 18.02-4S encourages an adequate supply of car parking to be provided with consideration to 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.

131. At a local level, clause 21.06 acknowledges that whilst parking availability is important for many people, '*unrestricted car use and parking is neither practical nor achievable*.' Matters relating to transport will be covered later within this report.

Use

132. While the office use is as-of-right within the Commercial 2 Zone, food and drink premises in excess of 100sqm triggers a planning permit. The proposed food and drink component at ground level is considered an appropriate proportion to the larger office building. The use is also complementary to the primary office activity that is proposed, providing a service for future employees. The provision for a more interactive use at ground level also supports public realm activation objectives.

133. Having regard to the decision guidelines within the Commercial 2 Zone for a new use, the proposed food and drink premises are considered acceptable insofar as the use is not anticipated to adversely impact adjoining land. The hours of operation are 7am to 6pm, 7 days a week. These are consistent with the daytime/evening hours of the EPA State Environmental Protection Policies (SEPP) and largely consistent with standard business hours, whilst also providing activity on weekend. This is considered appropriate, contributing to the food and drink offers for nearby residential properties. It also creates a presence on the street, which would otherwise be unoccupied. This will contribute to the safety of the area.

134. A total capacity of 150 patrons is considered appropriate for the area and would not be expected to result in excessive noise disturbance as will be discussed later within this report. The applicant has confirmed a capacity of 20 patrons for the café and 130 patrons for the larger food and drink premises. The hours and capacity of the food and drink premises would also be included as conditions on any permit that issues. To avoid confusion between the tenancies, a condition should also be added that these tenancies are relabelled as 'Food and Drink (café) Tenancy 1' and 'Food and Drink Tenancy 2'.

Built Form and Design

Height and massing

135. There are no specific height controls that apply to the subject site. In assessing whether the proposed development is an acceptable scale, consideration is to be given to clauses 22.03 (Landmarks and Tall Structures), 22.10 (Built Form Policy) and Schedules 2 (Main Roads and Boulevards) and 11 (Gipps Street Precinct) to the Design and Development Overlay that apply to the site.

136. These policies largely seek contextually appropriate design that responds to the character of the area. They also encourage development to contribute positively to the public realm and minimise off-site amenity impacts. The proposed development's contribution to the public realm and off-site impacts will be discussed later in this report.

137. In regard to the existing context, this is an area that has undergone significant transformation in recent years as highlighted within the surrounding environs description earlier, leading to an emerging pocket of higher development in the range of 9-14 storeys (and 17 storeys at Yorkshire Brewery site). The proposed development at 15 storeys, while at the taller end of the spectrum, is generally consistent with the scale of development occurring.

138. Nevertheless, Council's external urban designer has recommended that the height of the development is reduced by 7.3m to RL70. It is understood that this is so it sits below the development to the north at No. 2-16 Northumberland Street, which is a maximum height of RL77.5. The current application proposes a height of RL77.3, with a services area central to the roof being a height of RL81.8. In other words, the services screen of the proposal would be 4.3m higher than the adjoining development to the north, with the proposed parapet being 0.2m lower. The difference between the heights of the two buildings is not a magnitude that would be perceived as unreasonable or warrants a reduction in building height.

139. A similar situation was presented in relation to the VCAT decision for No. 2-16 Northumberland Street having regard to the Yorkshire Brewery site, where the Tribunal opined at paragraph 37 that a variation of 5m was not unreasonable in the wider context:

    (a) *The difference in overall height will be some 5.0 metres. This is not of such a magnitude that it will result in the office tower appearing as a discordant element in the broader built form profile of the area.*

140. There have been three occasions where Council has unsuccessfully argued at VCAT that the height of a proposed development should be reduced in this area. One of these was No. 2-16 Northumberland Street where Council sought to reduce the building from 13 to 10 storeys. The other two cases were 61-71 Wellington Street & 37-39 Langridge Street (from 14 to 11 storeys) and 107-109 Wellington Street (from 9 to 7 storeys). No. 107-109 Wellington Street, located on the corner of Peel and Wellington Streets is a reasonable distance from the subject site and was determined in 2015, so the commentary within the VCAT decision is less relevant to the current application. However, there is relevant discussions within the other decision as detailed in the paragraphs below.

141. In the case of the planning application PLN16/0435 at No. 2-16 Northumberland Street, Council imposed a condition requiring the deletion of three storeys, reducing the development from 13 storeys to 10 storeys. The Tribunal resolved in June 2017 to grant a permit at its full height (an image of the approved development is provided in the figure below). The Tribunal made the following relevant observations at paragraphs 30 and 37 [emphasis added]:

    (a) *This is a location where taller built forms are beginning to emerge. The completed Yorkshire Brewery development, together with the approval of multi-level buildings of between seven and 14 storeys, are transforming this historically low-rise context into one of the pockets of higher development referred to in the MSS. The proposal is consistent with this emerging pattern of development. Indeed, the Council's acceptance of a 10 storey height for the building supports this observation. It is clear that the deletion of three levels will result in a structure that will sit comfortably in this context of taller forms. It will be within the height range established by the 17 storey Yorkshire Brewery tower and the lower multi-level buildings approved in the mixed-use precinct on the opposite side of Wellington Street.*

What needs to be decided is whether the additional three storeys will result in the proposed building manifesting as an unacceptable planning outcome.

(b) ***Compositionally, the development is acceptable and, given our comments about strategic support and off-site amenity impacts, we see no reason to remove three levels from the tower.*** *As discussed, the site is located in a part of the municipality which is transforming into a pocket of higher development. It will not stand in isolation. …Due to its breadth and overall size, the building will no doubt be prominent in this locality. We do not consider this outcome to be unacceptable when viewed in the site's strategic and physical context, and when regard is given to the existing and approved multi-level development.* ***Within any such context, it is not unusual to find that one building is taller than the others. We have not been persuaded that the reduction in height sought by the Council in this instance is justified.***

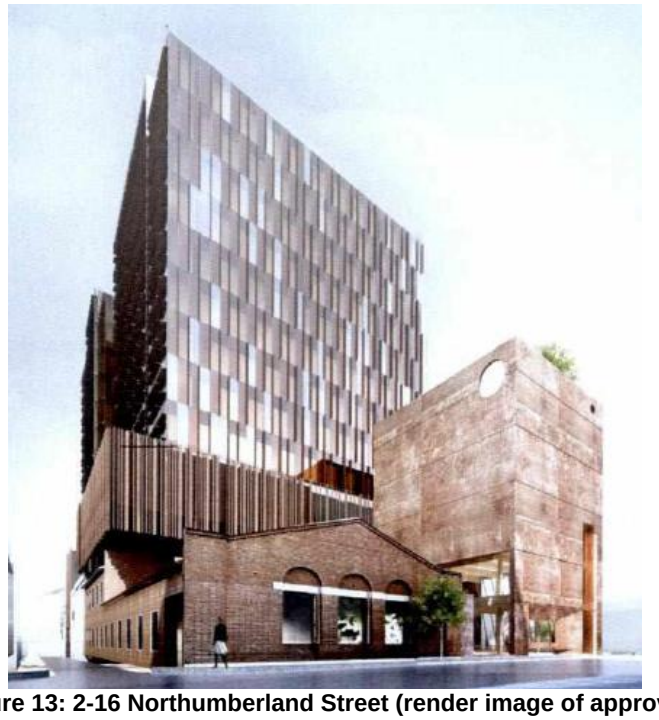


Figure 13: 2-16 Northumberland Street (render image of approval)

142. In the case of planning application PLN15/0641 at Nos. 61-71 Wellington Street and 37-39 Langridge Street, the applicant sought approval for a 14 storey building on the south-west corner of Wellington and Langridge Streets. Council supported the proposal subject to the deletion of three storeys i.e. reducing the development to 11 storeys. The Tribunal resolved in September 2016 to support the proposal at 14 storeys. An image of the now-constructed building is provided in the figure below. Council's reasoning for deletion of the three storeys was summarised at paragraph 21 of the VCAT decision as follows:

    (a) *The Council has sought the deletion of three levels, being levels 6 and 7 in the middle section of the building and level 12 at the upper level, submitting the proposal is too ambitious. In this respect the Council submitted the removal of levels 6 and 7 will 'diminish the solidity of the northern and southern elevations, particularly when viewed travelling both north and south along Wellington Street and Cambridge Street; will ensure a more polite transition to Cambridge and Derby Streets; and create a less imposing profile to Wellington Street'. In Council's view the deletion of level 12 is 'to minimise the dominance of the building on the skyline and ensure the visual relationship with surrounding development is properly resolved'.*

143. In overturning Council's condition to delete 3 storeys, the Tribunal made the following observations at paragraph 25:

(a) *We consider this proposal to be well designed and the removal of the three levels, as proposed by the Council, will in our view detract from the elegance of, and will unnecessarily reduce the design quality of the overall proposal which in this location is not warranted. The increased setbacks particularly to the south and south eastern corner, as well as to the west, provide for a reduction in the potential dominance of the upper level built form when viewed from the surrounding streets. The incorporation of plant and equipment within the building is also an excellent outcome.*



Figure 14: 61-71 Wellington Street and 37-39 Langridge Street (14 storeys approved) viewed from the subject site.

144. In these decisions, VCAT has maintained a consistent position that this is an area that can accommodate larger scale built form. This development, like developments before it, is slightly taller, however not so much that it would be noticeable in the broader area. On this basis, it is considered reducing the height to better fit the context of the area is unjustified.

Podium/tower relationship

145. Schedule 11 to the Design and Development Overlay, which applies to the eastern side of Wellington Street, states that: *taller built form may be appropriate on larger sites able to provide adequate setbacks that respect the narrow streetscape character of the Precinct and avoid overshadowing of neighbouring properties*.

146. The controls also direct that development above 4 storeys should meet the following criteria:

(a) Demonstrate a high standard of architectural design

(b) Minimise overshadowing of adjoining streets, public spaces or private properties

(c) Be set back from along the northern side of Gipps Street and Langridge Street

147. As will be discussed later within the design detail assessment, the composition and quality of the architecture is of a high standard without warranting additional upper level setbacks. The overshadowing impact (as discussed within the assessment of the public realm) is also acceptable without increased setbacks. Furthermore, the site is not located on a nominated street (i.e. Gipps, Langridge) for setbacks above 4 storeys. It is not considered that the above criteria warrants greater setbacks. The appropriate setbacks are therefore to be determined by an appropriate response to the character of the area.

148. A five storey podium is provided to the building. This has been increased from four storeys as proposed in the advertised plans. The scale of the podium is considered appropriate and consistent with the general scale of podiums within the surrounding area, which typically range from 4 to 7 storeys. Council's external Urban Designer also finds the scale of the podium to be satisfactory.

149. The proposed upper levels are set back 2.86-3.27m from Wellington Street. This has not changed from the advertised plans, however the western portion of the building has been reduced in height to 12 storeys (RL70), with the uppermost two storeys set back a further 11m. This change has been made in response to Council officer's and Council's external urban designer's concerns that the massing of the upper levels resulted in an excessively top-heavy design that did not appropriately respond to the streetscape. Render images of the advertised scheme and the current scheme are provided below.



Figure 15: Render images of the advertised Scheme (left) and VCAT amended scheme (right)

150. The amended plans were re-referred to Council's external urban designer who is still not satisfied with the mass and scale of the foreground building relative to No. 2-16 Northumberland Street. It was suggested by the urban designer that the western element should be lowered further from RL70 to RL41 to Gridline 4, which equates to deletion of the entire western portion (in addition to reducing the overall height of the building to RL70 as previously discussed). The sections recommended for deleted are shaded in red in the figure below.

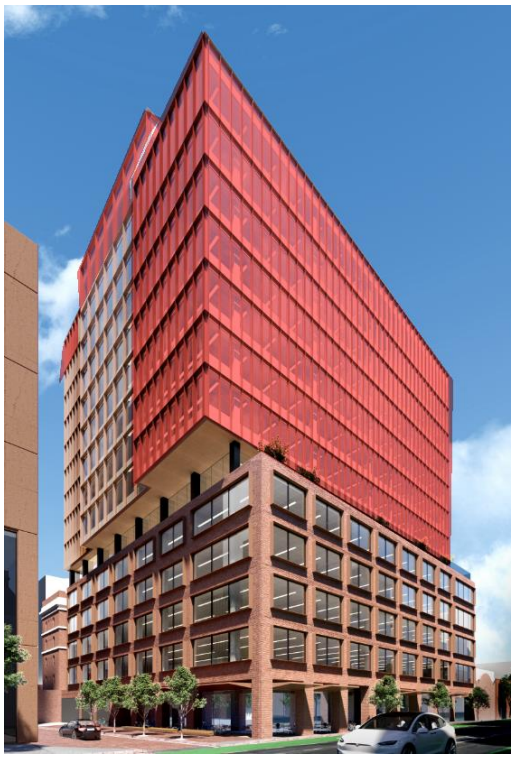


Figure 16: Urban Design recommended amendments (in red)

151. It appears that the urban designer's comments are weighted too heavily on the substantial upper level setback of the immediately adjoining development at No. 2-16 Northumberland Street, which is set back 24m from the street. This setback is a result of the physical constraints of the site, specifically, having to retain a large portion of the existing Telstra exchange building in the north-western portion of the site. This setback is not reflective of typical upper level setbacks of other recent developments within the immediate surrounds further to the north and on western side of Wellington Street as discussed below.

152. To the north of No. 2-16 Northumberland Street at the south-east corner of Langridge and Wellington Streets presents an 11 storey building built to the Wellington Street boundary to its full height (RL58.55) in accordance with Planning Permit PLN17/0332 (see figure below).



Figure 17: 51 Langridge Street (Wellington Street elevation)

153. The proposed development on the opposite side of Wellington Street at No. 1-57 Wellington Street & 71-77 Victoria Parade has also been approved at 11 storeys (RL57.27) set back 2.8m from the Wellington Street boundary above a 6 storey podium as illustrated in the image below, with Wellington Street to the left of the image.

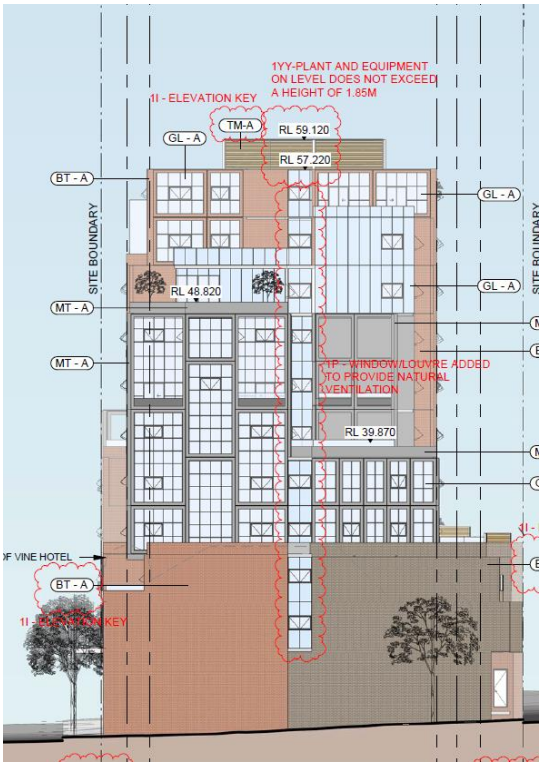


Figure 18: Northern elevation of PLN16/0922 – 1-57 Wellington Street & 71-77 Victoria Parade

154. To the north of No. 1-57 Wellington Street at Nos. 61-71 Wellington Street and 37-39 Langridge Street, the development has been constructed to its full height of 14 storeys (RL63.08) between 0.55m and 1.26m from the Wellington Street boundary as illustrated in the endorsed northern elevation below (Wellington Street to the left):

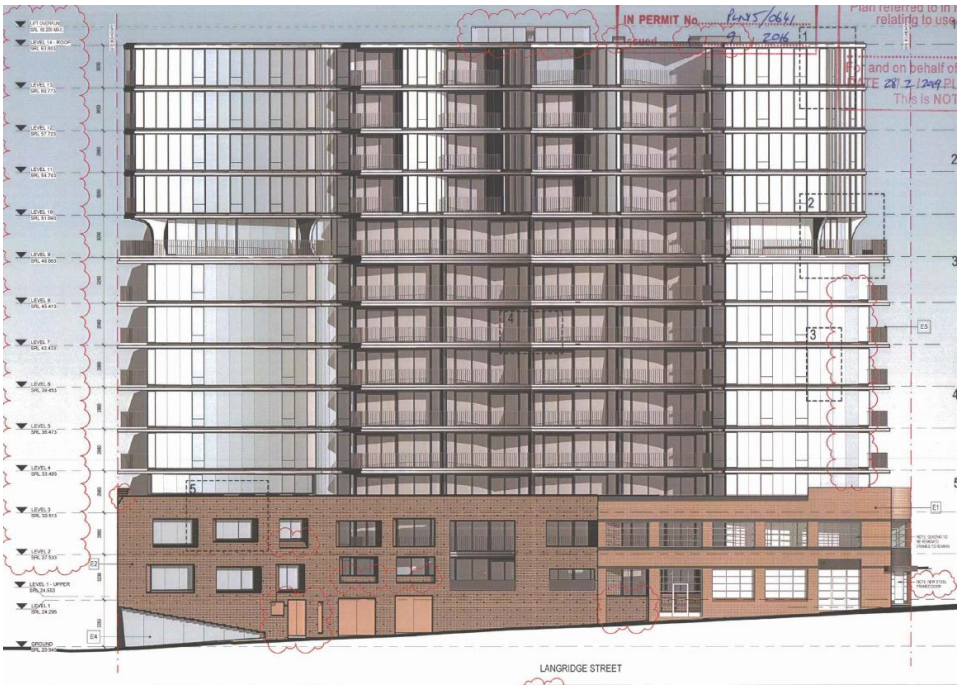


Figure 19: Endorsed northern elevation of No. 61-71 Wellington Street and 37-39 Langridge Street

155. Having regard to the examples above, all within the immediately surrounding area, it would be inconsistent to base a design outcome on a single anomaly, albeit directly adjacent, as it is the combination of developments within an area that establishes its character. These three examples suggest that south of Langridge Street there is a pattern of building heights of between RL57.27 to RL63.08, set back within 3m from Wellington Street. This analysis therefore demonstrates that the reduction of the building height facing Wellington Street as much as RL41 would be unjustified.

156. However, this also suggests that the proposed building height to Wellington Street at RL70, 7m taller than the surrounding developments, in combination with its extensive breadth to Wellington Street of approximately 40m in length, warrants a further reduction to the scale of the upper levels facing Wellington Street. At the request of the Council officers, the applicant has prepared a render image reducing the height of building to Wellington Street by a further storey i.e. approximately RL65. Based on the image below, Council Officers are comfortable that the development will be generally in keeping with the typical building scale that presents to Wellington Street, subject to the reduced height to the western section of the building and should be included as a condition on any permit that issues.



Figure 20: Render of further level deleted from the western portion

157. To Northumberland Street, the upper levels will in-part cantilever over the podium (which is set back 3.3m from the northern boundary) up to 2.17m. However, these levels are set back from the northern boundary by between 1.16m to 3.44m. Council's external urban designer has not raised any concern with the setback of the mid-levels, however has suggested that a 6m setback should be applied from Level 9. This is not considered necessary from either an amenity perspective or a character perspective. Given the narrowness of Northumberland Street, setting back the uppermost levels would not have a perceivable visual impact at pedestrian level. This is because the viewing cone within a narrow street is much more restricted in comparison to a wider street such as Wellington Street. In narrow streets, it is the podium that is the more influential element of a building. In this regard, the building is considered appropriate.

158. Additionally, No. 2-16 Northumberland Street is in part (to a length of approximately 30m) set back 2m – 2.3m from Northumberland Street to the full height of the building (being RL77.5m). Given that the proposed upper level setbacks from Northumberland Street are comparable to those to the north, it would be considered inequitable to require any further setbacks of the subject site.

159. The setbacks from the east and south will be discussed within the off-site amenity impacts and equitable development analysis later in this report.

Design Detail

160. Being within DDO2 (Main Roads and Boulevards) the site requires a development that is of '*high quality contemporary architecture'.*

161. The success of the proposed development is its simplicity of forms and lines, which in turn provides an elegance to the building. It will not appear overly busy or discordant in its design. The building is to have a predominately brick base with upper levels of a light weight composition. The level immediately above the podium is inset creating a shadow line between the podium and the tower element. This also creates the perception that the upper levels are 'floating' above the brick base.

162. The course grain is successful in this location as a subtle nod to the robust forms of the large remnant factory and warehouse buildings such as the Foy and Gibson building, which similarly comprise simple lines and material palettes.

163. The predominately brick base composed of 'stretcher bond' varied red toned bricks within the podium responds to the industrial heritage of the area, with rectangular window proportions that are also reflective of the remnant industrial buildings. Along the southern side of the podium, the boundary wall has been articulated using 'stack bond' brick work in a rectangular pattern to emulate the window proportions shown on the other elevations.



Figure 21: Brick detailing

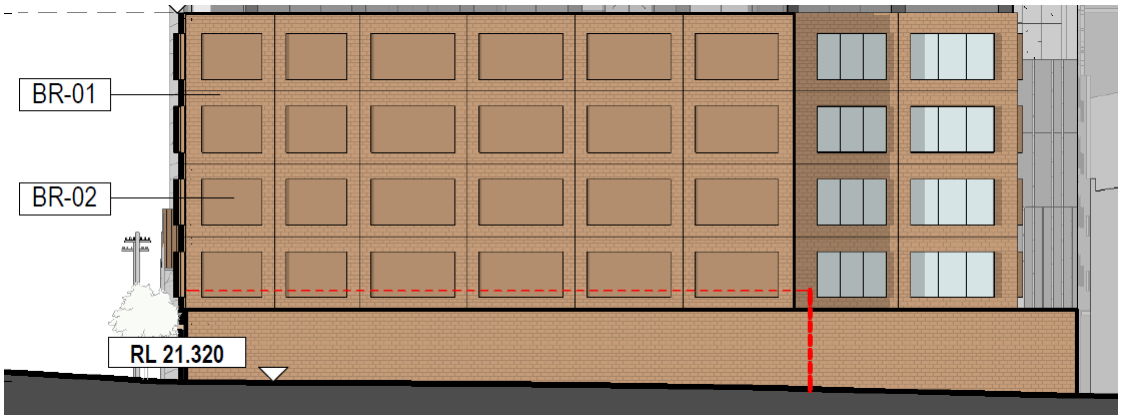


Figure 22: Southern elevation of the podium

164. The ground level interface to both street frontages incorporates a high proportion of glazing, activated by the ground level food and drink premises and office lobby. This is consistent with the design objectives at clause 22.10-3.4 (Street and public space quality), which is '*to ensure the ground level façade and boundary treatment interface positively with the street'* and will also contribute to the preferred future character for the Gipps Precinct as identified in DDO11 for '*increasing amount of street orientated development'.* While there is a high level of glazing to the frontage, brick columns are also proposed to extend to the ground, which is well integrated with the upper levels of the podium and responds appropriately to the robust, hard edge character of the area Specific attention has been given to the experience of the pedestrian, such as the change in bricks from a stretcher bond to a stack bond brick within the ground level columns, the latter being a smoother, slimline brick.

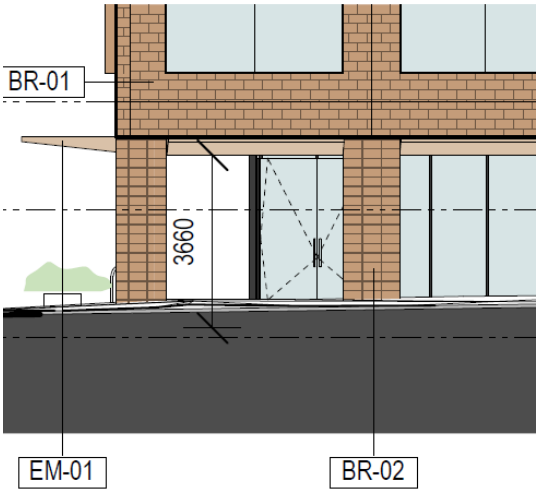


Figure 23: Street level façade treatment

165. Further discussion regarding the streetscape upgrade works will be provided later within the report.

166. The timber framing to the upper levels will contribute to the visual interest of the upper levels, particularly when viewed at night as shown within the project precedents provided of timber frame construction with the application (Refer to Figure 24 below).



Figure 24: Project precedent of timber framing (International House)

167. Along Northumberland Street, the upper levels respond to the finer grain of the street by breaking the form into three segments, this is accentuated by a stepped form and increasing the spacing of the shading devices to the glazing. This modulation also occurs within the southern elevation, with banding provided to articulate the three segments as depicted in the image below. This will add to the articulation of the building as viewed from these elevations.



Figure 25: southern elevation (including the reduced height of the western portion)

168. To ensure that the proposed development is executed to a high standard and the integrity of the design is maintained, a façade strategy clearly outlining materials and façade details will be required by condition. This is to include confirmation that actual bricks (i.e. not snap lock) will be used within the podium as well as details of the timber frame construction. A materials sample board is also required to provide greater detail of all materials to be used.

Landscaping

169. Clause 22.10-3.9 (Landscaping and Fencing) encourages development that respects the landscape character of the neighbourhood and enhances local biodiversity. Vegetation does not contribute to the character of the area, which is typically hard edge and commercial in nature. Nevertheless, landscaping is to be incorporated within planter boxes along the perimeter of the balconies. This will add additional softening to the built form and is supported subject to some additional detail as outlined by Council's Open Space Unit. Council's external urban designer has also recommended that the planter box be extended along the southern side of the podium terrace at Level 5 (now Level 4). These items can be addressed by way of condition.

Heritage

170. The site is not within a Heritage Overlay, however it does have a direct interface with the former Victoria Distillery to the east. Pursuant to Clause 22.10-3.3, new development that is higher than adjacent building should adopt a secondary setback for the higher building component which retains existing view lines to nearby heritage places and other key features.

171. Furthermore, clause 22.10-3.3 also states that the height of new development abutting land in a Heritage Overlay should:

    (a) *Adopt a façade height to the street frontage which is no higher than the adjacent building within the Heritage Overlay*

    (b) *Design a site taller structures so that they do not visually dominate surrounding heritage places and*

    (c) *Match the floor levels of the adjacent heritage building.*

172. In reviewing the above policy, Council's heritage advisor notes that literal application of the policy would be at odds with development that has already occurred within the surrounding area. The heritage advisor considered that adoption of a façade height no higher than the Distillery as suggest by policy would not retain the views of the Distillery from Wellington Street. Furthermore, it is unlikely that a taller structure constructed on the site could avoid visually dominating the heritage place. In that regard, the heritage advisor came to the conclusion that it would be difficult to suggest that the advertised plans are unacceptable, even though unfortunate on the existing views from Wellington Street above the parapet of the subject site and that what was being proposed was *'probably the most reasonable approach to development on this site'.*

173. However, Council's heritage advisor has suggested to alleviate the loss of visual identity and principal view of the Distillery from Wellington Street, that an interpretation programme be required as a condition of permit that provides a brief illustrated history and which signposts its location from Wellington Street be installed. This is considered an appropriate response and could be included as part of the proposed public realm works (which are discussed in the following section).

174. Council's heritage advisor has also recommended that prior to any demolition of the existing buildings, that an archival photograph record of the buildings on the site occur. This was requested on the basis that there may be some historical links with these buildings to the brewing industry. However given that the subject site is not within a Heritage Overlay, there is no planning permission required for demolition the existing buildings on the site. As such, it is not considered a reasonable or appropriate condition to impose.

175. While Council's heritage advisor was comfortable with the advertised plans, the substituted plans are considered to provide a more responsive design to the heritage interface. The advertised plans presented a sheer 14 storey wall set back approximately 3m from the boundary shared with the Distillery (as illustrated in Figure 26 below). The substituted plans now express a podium that is more akin to the scale of the Distillery building (as illustrated in Figure 27 below). Furthermore, treatment of the upper levels in a more light weight material (glass and metal fins) as opposed to brick, will also further assist in reducing the mass of the upper levels as they present next to the Distillery building.

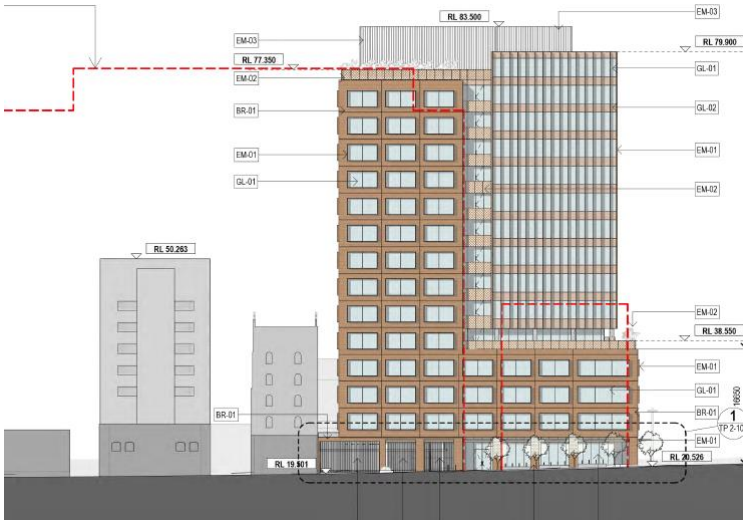


Figure 26: Advertised plans

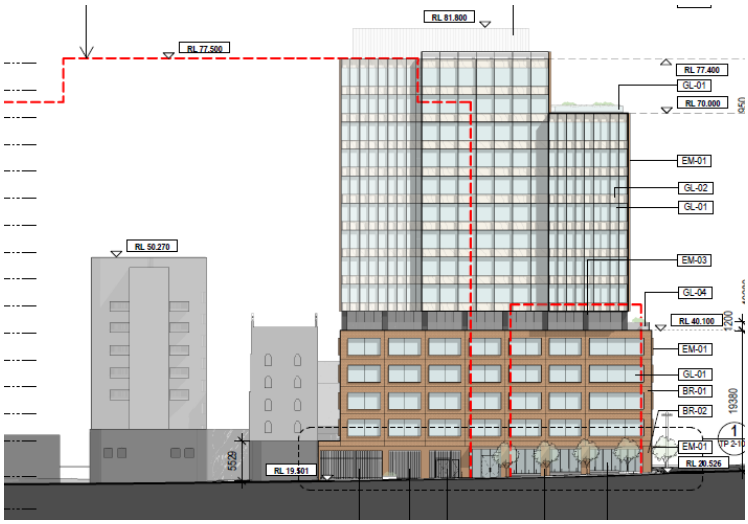


Figure 27: Substituted plans (Decision plans)

176. Furthermore, as outlined within the surrounds description, the site to the immediate south at No. 32-34 Wellington Street has been identified as a site of heritage contribution as the former Sherrin Factory. While this site is not presently within a heritage overlay, it is intended to be included as part of a larger Planning Scheme Amendment in future. Work on this has not yet commenced so limited consideration can be given to this interface. Nevertheless, the ground floor has been designed in a manner that will sit comfortably alongside the heritage building. As illustrated in the images below, the proposed ground level canopy will align with the bottom of the parapet (i.e. where face brick meets the rendered section). This is considered an appropriate response to this interface.

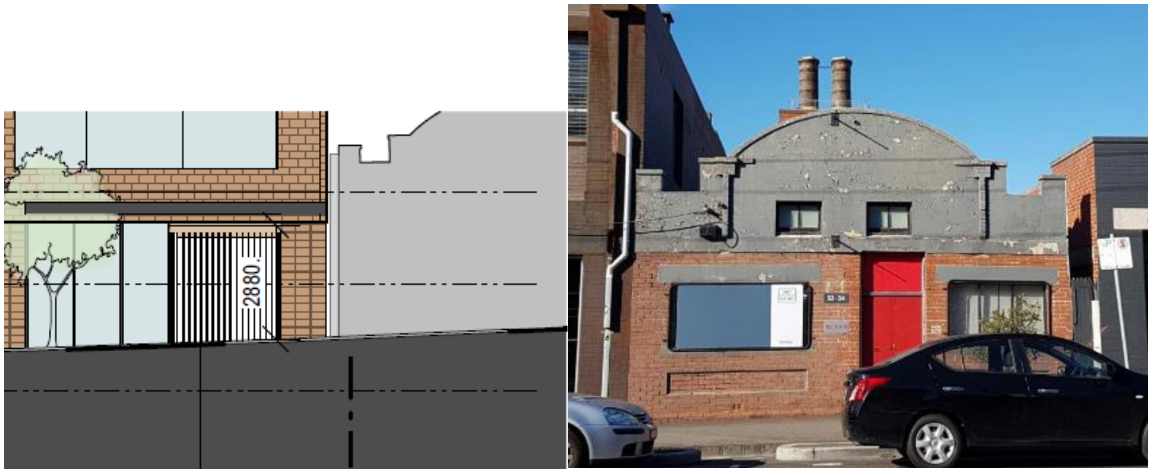


Figure 28: interface with No. 32-34 Wellington Street

Public realm

Streetscape works

177. The preferred character of the Gipps Street Precinct outlined in DDO11 is for '*a vibrant and safe environment with an increasing amount of street orientated development'*. In responding to the preferred future character outcomes, the proposal incorporates public realm improvement works. Specifically these are to address the narrow and inadequate footpath along the southern side of Northumberland Street. The ground level has been set back up to 6.31m from the title boundary. This setback is proposed to accommodate additional tree planting, public seating and visitor bicycle parking. This is illustrated in the images below with the dashed red line representing the property boundary and the current building line.

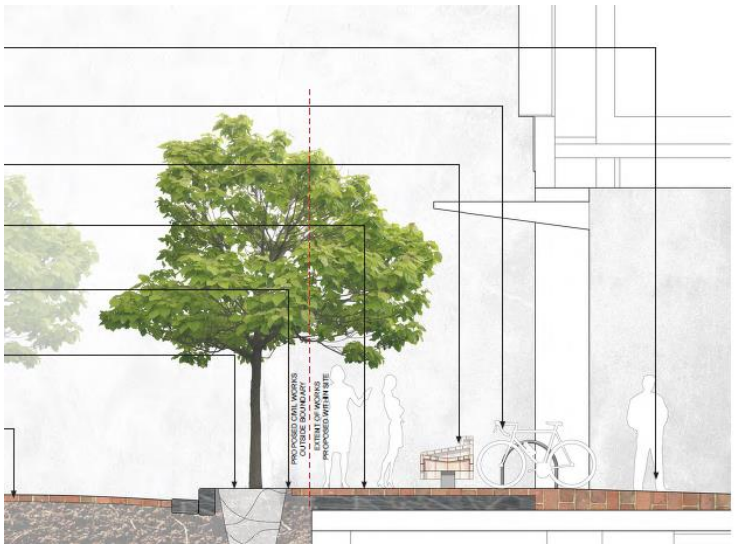


Figure 29: Cross section of streetscape improvement works



Figure 30: perspective view at the corner of Wellington and Northumberland Street with future upgrade works

178. The proposed design for the streetscape improvement works draws upon the surface treatments employed in the development to the north at No. 2-16 Northumberland Street (as illustrated in the image below) to achieve an integrated approach.

179. The landscape plans for the public realm works have been reviewed by Council's Open Space and Urban Design Units who have requested additional information to be provided and various amendments to materials and design to better align with Council's Standards. These items, in addition with the heritage interpretation programme for the old Distillery discussed within the heritage assessment above, could be addressed by way of permit conditions.

180. Council's Arborist has identified that there appears to be underground services along Northumberland Street that may prevent street tree planting in this location. This would need to be further investigated by way of condition. Additionally, any tree species along Northumberland Street would need to consider shading from the development to the north at No. 2-16 Northumberland Street, soil volumes and the impact the roots may have on the brick paving. It is noted that brick paving is not supported on Council land as it is not consistent with Council's standard materials due to ongoing maintenance concerns, nevertheless, the impact of tree roots on the surface materials need to be considered.

181. As a result of the proposed street tree planting, the footpath along Northumberland Street would be entirely within private property. To ensure that unobstructed access is maintained to the footpath, a condition will be included on any permit that issues that the owner of the land enter into an agreement pursuant to Section 173 of the *Planning and Environment Act* 1987 with obligations to ensure that a footpath is maintained unobstructed and in good order to the satisfaction of the Responsible Authority. A condition will also require a 1.5m wide footpath area clear of any obstructions (e.g. street furniture, bicycle parking areas, street trees pits etc) to be nominated on the plans.

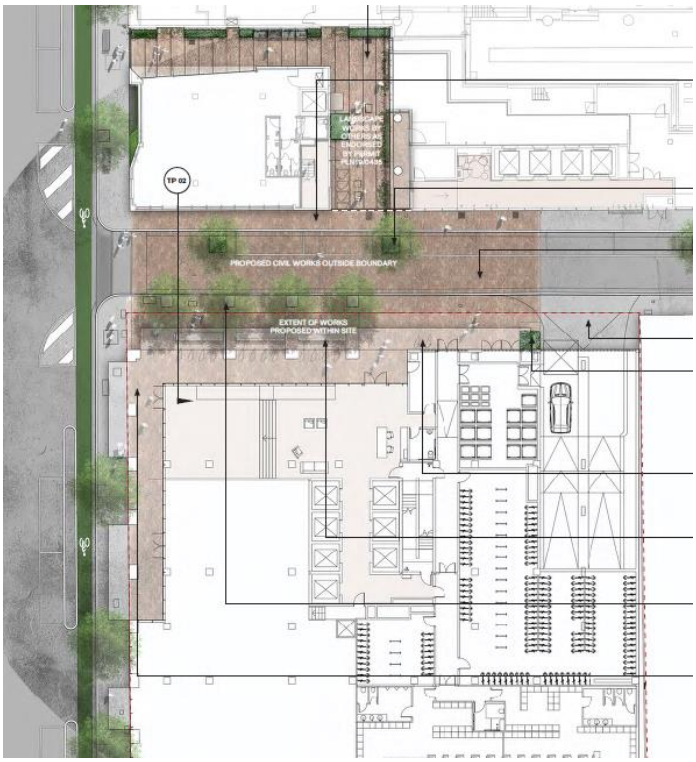


Figure 31: Openwork plan for streetscape works and integration with No. 2-16 Northumberland Street

182. Furthermore, with the removal of the existing vehicle crossovers to Wellington Street, the raised concrete barrier for the Copenhagen lanes should be extended where adjacent to the redundant crossovers. It would also provide an opportunity for new on-site car parking spaces to be provided. This detail has not been clearly shown on the plans and is recommended on any permit that issues.

Micro climate

183. The relevant micro climate considerations relate to solar access to footpaths, wind and weather protection. These are discussed in turn below.

184. As mentioned previously, DDO11 encourages development over 4 storeys to minimise overshadowing of adjoining streets. It does not specify hours to be protected, however in the VCAT decision of *Pace Development Group Pty Ltd v Yarra City Council* [2015] at No. 73-77 Wellington Street it was discussed by Council's urban design expert, Rob McGauran that development should not cast a shadow over the opposite footpath at the equinox between 11am and 3pm. This appears to have been accepted by the Tribunal as an appropriate measure. Furthermore, in the VCAT decision of No. 2-16 Northumberland Street, the Tribunal also noted at paragraph 34:

(a) *By 11.00am the shadow is cast on the pavement itself, meaning that pedestrians will be in sunlight. After this time, the shadow will not affect the footpath. This is a reasonable outcome having regard to the site's context and we are persuaded that the extent of overshadowing has been minimised. The shadow impact does not justify a reduction in the height of the building.*

185. Sectional diagrams were prepared for the original application which clearly demonstrated that by 11am, there would be no additional overshadowing of the footpath at the September equinox (with the orange dashed line reflecting the footpath edge). It is noted that the shadow diagrams are taken a day after the equinox (i.e. 23 not the 22 of September), however the difference would be insignificant.

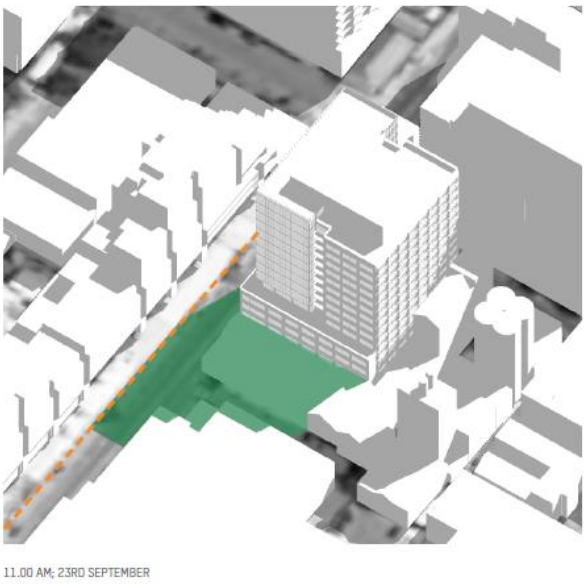


Figure 32: 11am equinox shadow cross section of advertised application

186. While a sectional shadow diagram has not be provided for the amended plans, the amended shadow plans clearly show that there would be a reduction in the shadow impact as a result of the reduced building height (refer to figure below). Reducing the height of the western portion of the building as proposed will also assist in further reducing the shadow impact as illustrated in the diagrams below.



Figure 33:Equinox shadow comparsion between advertised scheme (left) and amended scheme (right)

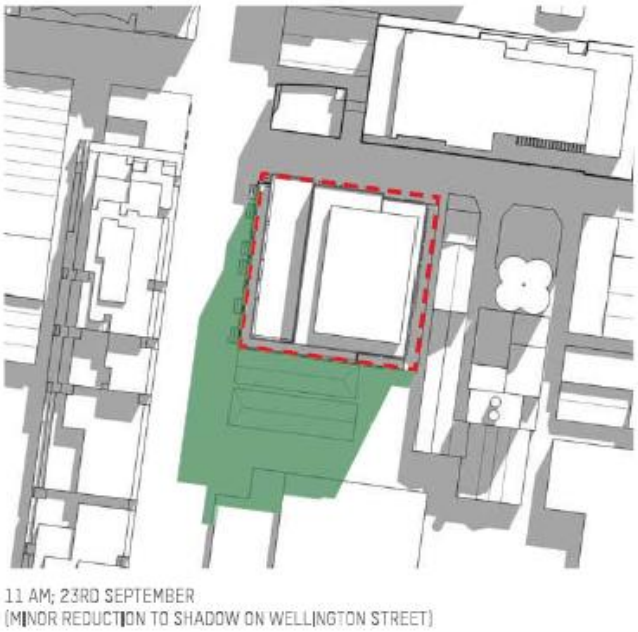


Figure 34: Equinox shadow based on condition to delete a level from the western portion

187. On the basis that the proposed development would not cause any additional shadowing of the footpath between the core hours of 11am and 3pm, the proposed development is considered acceptable.

188. A desktop wind report has been submitted with the original application. This has not been updated to reflect the amended plans, however it is not expected that it would significantly change the assumptions within the report. The report anticipates that there may be a possible slight impact on the wind comfort at the ground level pedestrian footpaths and external terraces primarily due to the prevailing northerly, southerly and westerly winds. The wind report suggests a number of treatment strategies to ameliorate the potential impacts including:

    (a) 2m wide awning along Northumberland Street frontage (shown on plans);

    (b) 2m wide awning along Wellington Street, noting that this could be broken to allow room for canopy trees (shown on plans);

    (c) Wrap around canopy on the north-west corner may be required subject to further wind tunnel testing (not shown);

    (d) Porous balustrades and screens between 1.5m and 2.5m in height on the Level 4 terrace (this would now be level 5 terrace – not entirely shown); and

    (e) Impermeable balustrades 1.5 to the level 14 (now level 13) terrace (shown on plans)

189. The report also recommended in its summary on page iv that:

    (a) *Wind tunnel testing be undertaken at a later detailed design stage to verify the wind conditions and enable a more detailed feedback and design of the proposal and the potential wind mitigation measures.*

190. A peer review of the desktop report has not been undertaken by Council's Wind Consultant based on their initial advice that a wind tunnel is necessary to test the assumptions of the applicant's wind consultant. This would need to be conditioned on permit as a matter to be addressed prior to the endorsement of plans.

191. In regard to weather protection, the combination of recessed ground level (with cantilevering level above) and projecting building canopies along both Wellington Street and Northumberland Street will provide cover to the footpath from rain. However, Council's arborist has raised concern with the proximity of the canopies along Wellington Street to the existing street trees. It has been requested that a minimum 3.5m clearance in radius is provided from the street trees. This will be conditioned accordingly.

Environmental sustainability;

192. The key policy considerations for assessing the environmental sustainability of the development are at clause 52.18 (Stormwater Management in Urban Development), clause 22.16 (stormwater management - Water Sensitive Urban Design) and clause 22.17 (Environmentally Sustainable Design).

193. The proposed development responds to clauses 22.16 and 53.18 by providing a 33kL rainwater tank. A MUSIC Assessment has been provided demonstrating that this would result in a 60.5 percent reduction in stormwater flows. Council's ESD advisor has confirmed that this is an acceptable outcome. The size of the tank has not been shown on the amended plans. This can be readily conditioned on any permit that issues.

194. A Sustainability Management Plan (SMP) has been provided in accordance with clause 22.17 detailing the ESD initiatives for the development. A key initiative of the proposed development is the use of timber frame construction as the primary structure for the upper levels (Level 5-14). This will substantially reduce the embodied energy associated with a standard concrete structure. Council's ESD advisor has highlighted this as a good initiative for the project. However, while reference to the timber frame construction is shown in the supporting documents, it has not been shown on the plans. To ensure that this design initiative is carried across to construction drawings, a condition of permit will requiring the proposed timber construction to be clearly referenced on the section drawings to be endorsed.



Figure 35: Timber frame construction to Levels 5-14

195. Other initiatives include:

(a) 5 star score in Green Star Design and As-Built

(b) Minimum 5 star NABERS Base building energy rating

(c) BESS score of 59%

(d) 49% reduction in heating and cooling

(e) CO monitoring for car parks

(f) Photovoltaic panels

(g) Extensive bicycle parking

196. Council's ESD advisor has reviewed the SMP as has identified that there is a deficiency with the shading strategy for the building. The small horizontal overhangs and vertical fins are not considered sufficient to manage heat gain. To resolve this, the depth of the fins may need to be increased and/or glazing coefficients improved. This is a matter that can be resolved via permit condition.

197. Council's ESD advisor has also identified information that is omitted or unclear with the SMP provided and would need to be addressed by way of condition. This includes:

(a) Daylight modelling for a typical floor

(b) U Value, SHGC and VLT of the glazing solution proposed

(c) Preliminary energy modelling report

(d) Supporting details for Thermal Performance to be based on façade properties

(e) Supporting data for Green House Gas reduction credits

(f) Solar PV capacity

(g) Landscaping shown on terraces to be included in BESS scope

(h) A statement addressing how the building design has mitigated urban heat island is addressed

198. Council's ESD advisor has identified omitted information that has been provided with the application. This includes a Green Travel Plan and an operational waste management plan. These reports have been provided and will be discussed later in this report.

199. Council's ESD advisor has also included some additional suggestions for the applicant in their report. These are not considered necessary to be included as permit conditions, however have been provided to the permit applicant for information.

200. Five electric vehicle (EV) charging bays have been provided within Basement 1, which is supported. It has also been recommended by Council's Strategic Transport Unit that a minimum 40A single phase electrical sub circuit be provided throughout the car park to enable additional EV changing opportunities in the future. This can be readily included as a condition on any permit that issues.

201. Given the scale of the development, it is suggested that a post-construction review should be undertaken to demonstrate that the initiatives outlined in the SMP are achieved, including the 5 star Green Star rating.

202. Subject to the items identified above, the proposal will achieve an environmentally sustainable development in accordance with Council policies at clauses 22.16, 22.17 and clause 53.18 of the Yarra Planning Scheme.

<u>Offsite amenity impacts</u>

203. The key policy directives in relation to offsite amenity impacts are at clause 22.05 (Interface uses policy) and clause 22.10-3.8 (off-site amenity section of the Built form and design policy). These policies require consideration of the off-site impacts associated with loss of solar access, privacy and noise levels.

204. As identified in the site and surrounds description, there are some lawful caretaker's units located within the converted silos to the east of the proposed development. There is also an approved residential development proposed to the western side of Wellington Street, which falls within a Mixed Use Zone.

205. In the decision of No. 2-16 Northumberland Street, the Tribunal made the following comments in relation to offset amenity impacts to the caretaker dwellings at this site at Paragraph 60:

    (a) *Pursuant to the provisions of this zone, detailed at clause 34.02, a dwelling other than a caretaker's dwelling is a prohibited use. As a consequence, the amenity expectations of persons residing in this zone need to be tempered. A standard of residential amenity commensurate with that experienced in exclusively residential areas and zones cannot reasonably be expected. Put differently, residential amenity should not prevail over the purposes and provisions of the zoning, which support and facilitate non-residential uses.*

206. However, this is not to suggest that off-site amenity impacts are not relevant, as was explained in Paragraph 38 of the Decision of *Krowlikowski & Anor v Yarra CC & Anor*:

    (a) *This, however, does not mean that the amenity impacts of the proposal are irrelevant. Indeed, both the zone provisions and the applicable policies all make it clear that decision makers must consider the effect of proposed use and development on the amenity of the area.*

Solar access

207. Acknowledging the decision of Krowlikowski, the Tribunal decision for No. 2-16 Northumberland Street stated the following in paragraph 64 in relation to the anticipated shadow impacts on the caretaker's residents at No. 21 Northumberland Street:

    (a) *We have no reasonable basis to require a modification to the proposed built form arising from its proximity to the neighbouring former distillery complex.*

208. The shadow cast by No. 2-16 Northumberland Street would be significantly greater on the silos given that it is to the north, with the tower element extending approximately 60m in length. Given that the Tribunal was accepting of the shadow impacts from the development at No. 2-16 Northumberland Street, it follows that there would be no reason to require any changes to the current proposal as a result of the shadows it is casting to this site.

209. The proposed apartments to the west of Wellington Street at No.1-57 Wellington Street are to be located at Level 1 and above (with ground level occupied by commercial uses). As discussed earlier, the shadow diagrams for the amended proposal demonstrate that the shadow cast by the development at 11am would not fall on the western footpath, let alone the dwellings within 1-57 Wellington Street. Based on the shadow plans for the amended proposal, it would be expected that there will be some additional shadow impact at 9am to the balconies of the lowermost apartments, however by 10am, it would be expected that the shadows is largely shifted off these dwellings. The limited extent of additional overshadowing to these future balconies is considered acceptable, noting also that these apartments would also have access to a generous roof top terrace that is proposed as part of this development.



Figure 36: 9am and 10am shadows for the amended proposal

Privacy

210. There are no concerns with regard to a loss of privacy as a result of the proposed development. There are no habitable room windows within 9m of the development. While there are windows within the silos that may be used for residential purposes, these are located approximately 15m from the subject site.

211. There are also habitable room windows facing the subject site proposed within the approved development at 1-57 Wellington Street on the opposite side of Wellington Street. These are approximately 20m from the subject.

212. There are no other nearby residents either existing or proposed that would likely be affected.

Noise

213. An acoustic report prepared by AECOM Australia was submitted with the application detailing potential noise impacts as a result of the development. This has been reviewed by SLR Consulting with their full comments attached to this report. In summary, they have indicated that residents of the silos development may be impacted by noise exceedances of SEPP N-1 due to mechanical plant noise. It has been recommended that further testing of sensitive receivers be undertaken.

214. While the Tribunal decision of No. 2-16 Northumberland Street did not accept that there was a reasonable basis to require a modification of the built form arising from its proximity to the neighbouring distillery complex, they did include permit conditions requiring additional acoustic measures, including compliance with SEPP N-1. A similar approach should be taken for the current application.

215. Council's Acoustic consultant also suggested that an assessment of the food and drink premises would be needed if it were to open outside standard daytime hours. As the food and drink premises is only proposed to open between 7am to 6pm, this is not considered necessary. However, the recommendation to restrict any music played to background music levels is recommended on any permit that issues.

Equitable Development

216. Above the podium, the building proposes setbacks of 3.14m from the eastern boundary and approximately 3m from the southern boundary. Council's external urban designer has recommended that these be increased to 6m above Level 9 for the purpose of maintaining equitable access to daylight and amenity. This is not considered necessary as discussed in the following sections.

217. In relation to the interface to the east, the heritage significance of the former distillery building severely restrains any future development of this site, however, in the unlikely event that this site was to develop, it is considered that the 3m setback above the podium would facilitate equitable access to daylight for any commercial purposes (noting that residential uses are prohibited within the Commercial 2 Zone)

218. In relation to the sites to the south, these are narrow sites that would likely seek to develop to the boundary, thus a setback of either 3m or 6m would be inconsequential. In the event that a number of sites were consolidated into a single development site, the combination of the 3m setback and the unimpeded frontage to Wellington Street would facilitate equitable opportunities for access to daylight and amenity – noting also that these sites are within a Commercial 2 Zone, where residential uses would be prohibited.

219. Furthermore, upper level setbacks in the range of 3m are typical of recent developments along Wellington Street. This includes No. 2-16 Northumberland Street to the north, which is set back 3m from its neighbouring properties at its northern end to a similar height to the subject site. For the reasons discussed above, it is not considered that further changes are required for equitable development opportunities.

Car parking/traffic;

Car parking provision

220. DDO11 encourages the number of vehicle access points to a site to be limited and where possible consolidated and shared with adjoining sites. The impact of traffic and parking generated by the proposal on the local road network must also be considered.

221. The current application seeks a statutory car parking reduction of 484 car parking spaces, with a total of 81 car spaces provided.

222. The decision guidelines at clause 52.06-7 to be considered include a car parking demand assessment, the availability of car parking in the locality, on-street parking in non-residential zones, any car parking deficiency associated with the existing use of the land, the impact of fewer car spaces on local amenity, and access to or provision of alternative transport modes to or from the land.

223. Having regard to the decision guidelines of clause 52.06-7, the reduction is considered acceptable on the following basis:

    (a) The excellent accessibility of the site to public transport and the on-road bicycle network provides an alternative to staff of the office building and food and drink premises.

    (b) Given the limited on-street parking within the vicinity of the site, on-street parking would not be a practical option for employees of the site.

    (c) The proposal includes a generous provision of bicycle parking and end of trip facilities.

    (d) A Green Travel Plan has been prepared that outlines measures to encourage staff to use sustainable modes of transport. (as discussed below)

    (e) The customers of the food and drink premises are likely to be from the office tenancies within the building, or from nearby sites.

224. Council engineers have also advised in their referral comments that they are satisfied that the operation of the new office and food and drink premises should not adversely impact on the existing parking conditions in the area, given that they are already constrained.

225. The approved development at No. 2-16 Northumberland Street, Collingwood provides a statutory reduction of 405 car spaces, with 136 car spaces provided on site. The reduction in the car parking requirements was discussed within the VCAT decision, with the following position formed at paragraph 54:

    (a) *We have concluded that the reduced car parking provision is justified in the circumstances of this application. In doing so, we have had regard to the location within an inner city environment that is earmarked as an employment precinct, with convenient access to a range of alternative transport modes and a constrained supply of on-street parking. We consider that the reduced parking provision will not compromise the viability of the development or precinct, nor will it result in an unacceptable demand for on-street parking, given the saturated conditions that are presently experienced.*

226. While the current application seeks a greater reduction than sought at No. 2-16 Northumberland Street, the principles to which the Tribunal found the reduction acceptable apply equally to the subject site.

227. In its decision at No. 2-16 Northumberland Street, the Tribunal also noted at paragraph 55 that:

    (a) *To constrain development of the land for a purpose that is in accordance with the zone purpose on the basis of car parking provision would not be consistent with the policy framework when read as a whole. This includes policies aimed at fostering economic development, employment and environmental sustainability.*

228. Furthermore, to support a reduced reliance on private vehicles, a Green Travel Plan (GTP) has been prepared and submitted with the application. This has been reviewed by Council's Strategic Transport Unit, who were largely supportive of the initiatives proposed. However they have recommended that the GTP be updated to also include the following information;

(a) Types of lockers within the change-room facilities, with at least 50% of lockers providing hanging storage space

(b) Security arrangements to access the employee bicycle storage space and

(c) Signage and wayfinding information for bicycle facilities and pedestrians pursuant to Australian Standard AS2890.3

229. A revised GTP addressing these matters can be required via permit condition, if one is to issue.

230. For the reasons discussed above, the reduction in the statutory car parking requirements is supported.

Car parking design

231. Pursuant to clause 22.10-3.10, car parking areas should be concealed from street frontages, conveniently located, secure, allow safe and efficient movements, avoid tandem spaces and be well ventilated. The proposed basement car park is consistent with this policy also being secure and fitted with CO^2 monitoring.

232. Council's Engineers have reviewed the car parking layout and access arrangements. They have advised that this is largely satisfactory subject to the following items being addressed:

(a) A pedestrian sightline triangle (2m x 2.5m) to be superimposed on the drawings at the exit point from the site

(b) Columns that are non-compliant with Diagram 1 of clause 52.06-9) are to be repositioned or redesigned so that they do not encroach upon the parking space

(c) 1:8 transition grades at the base of vehicle ramps are to be a minimum of 2.5m in length

233. These matters could be readily addressed via condition on any permit that issues.

Traffic impacts

234. The traffic report submitted with the application anticipates the following movements in and out of the site:

(a) AM Peak – 10% outbound (8 trips), 90% inbound (78 trips) and

(b) PM peak – 90% outbound (74 trips), 10% inbound (8 trips)

235. A SIDRA analysis was undertaken for the intersection of Northumberland and Wellington Streets to assess the potential impact from the additional movements contributed by the proposed development. The modelling also included the anticipated movements from the development at No. 2-16 Wellington Street. The anticipated traffic movements created by the proposed development have been reviewed by Council's Traffic Engineers and deemed to be acceptable.

236. However Council's Engineers have identified that there may be a conflict point at the western end of Northumberland Street, consequent to the parallel parking along the north of the street reducing the carriageway width and preventing the passing of vehicles. Further information is required in relation to how these conflicts will be managed. This will be requested via a Road Safety Audit to further analyse the vehicle movements within Northumberland Street, prior to the endorsement of plans.

237. The initial external urban design advice provided to Council recommended that a basement level be deleted to reduce conflicts with pedestrians and cyclists. This is not considered necessary. As identified above, the additional vehicle movements are considered acceptable. While further information is required to demonstrate how cars will navigate passing movements in Northumberland Street, it is not anticipated that these movements will impact upon the safety of pedestrians or cyclists.

238. Furthermore, in response to the external urban design comments, it is considered that the proposed development will improve the bicycle and pedestrian safety from the existing conditions by removing two double-crossovers along Wellington Street and widening the footpath (as discussed within the public realm improvements).

Bicycle facilities;

239. The proposal contains a total of 180 staff bicycle parking spaces with a minimum of 20% horizontal spaces. End of trip facilities (showers/change areas) and a total of 330 lockers are proposed on the ground floor of the development, accessible from a corridor connected to Northumberland Street.

240. Council's Strategic Transport Unit recommended that the staff bicycle provision be increased from 180 spaces to 186 spaces to achieve BESS best practice of 1 space per 100sqm. Given the significant shortfall in on-site parking, it is considered appropriate to require bicycle parking to achieve best practice. This can be conditioned on any permit that issues.

241. Council's Strategic Transport Unit is supportive of the design and location of the bicycle spaces noting that bicycle parking is located within a secure facility at ground floor, in an easily accessible location. They also note that the bicycle parking is designed in accordance with AS2890.3 with at least 20% of employee spaces being provided as horizontal ground floor spaces. It will be important that the design and layout of the bicycle spaces is not compromised by the additional capacity as discussed above.

242. There are 28 visitor bicycle spaces provided along Northumberland Street within the ground floor setback area. Council's Strategic Transport Unit also encourages that BESS best practice of 1 visitor space per 500sqm of office floor space is met, this equates to 38 visitor spaces. The Strategic Transport Unit have recommended that this could be accommodated along Wellington Street. This is considered a reasonable request given the site's connectivity to the bicycle network and the absence of onsite visitor car parking. This could be conditioned on any permit that issues.

243. While the design of the visitor bicycle spaces is largely supported by Council's strategic transport unit, they have suggested that the hoops are angled to maximise the width of the pedestrian accessway. This amendments should be made within the revised public realm plan previous discussed.

Building services

244. The decision guidelines for buildings and works within the Commercial 2 Zone (Clause 34.02-7), requires consideration of the availability of and connection to services. Clause 22.10-3.11 provides guidance for the design of building services to be appropriately sited and blended into the design of new buildings. This policy also encourages ancillary services to be concealed from the front, side and rear boundary view.

245. The proposed development contains building services largely within the basement levels or internal to the building where they are concealed from view, consistent with clause 22.10-3.11. Notably, the substation is located within the basement where it will not impact upon the streetscape presentation. At street level, it is proposed to include a fire booster cabinet and a fire control room along Northumberland Street, comprising a length of 6.5m. This is considered a modest proportion of the 45.87m frontage. A gas cupboard is also proposed at the southern end of the Wellington Street frontage, with a width of approximately 4m, this is also considered a modest proportion of the 46.4m wide frontage to Wellington Street. The provision of services at street level is considered acceptable and is not anticipated to adversely impact the public realm presentation of the proposed development.

246. A generous roof top services area is proposed, which is to be concealed by a 5m high plant screen. The screen is also intended to conceal the extensive PV solar array which is proposed above the services room. The plant area (and screen), is set back from the building parapet by a minimum of 3m from the north and south boundaries, 2.5m from Wellington Street and approximately 1.5m from the eastern boundary. The services screen is proposed to consist of white metal vertical louvers. It is suggested that a more muted tone, such as light grey would better limit the prominence of the service screen.

This will be included as a condition accordingly. Subject to a light grey finish, it is considered that the location and material of the screen will assist in minimising its visual impact on the overall development. This is considered an acceptable response.

247. Pursuant to Amendment VC142 (gazetted 31 July 2018), the statutory requirement for a loading bay was removed from the Planning Scheme, however a decision guideline was added at clause 65.01 requiring consideration of the adequacy of loading and unloading facilities and associated amenity, traffic flow and road safety impacts. Clause 22.10-3.10 provides additional guidance for loading bays in non-residential development to be:

    (a) Clearly separated and screened from pedestrian areas;

    (b) In the case of larger sites, allow for vehicle turning to prevent reversing onto and off the site;

    (c) Provide for loading and unloading to occur entirely off street; and

    (d) Be concealed from the frontage and street corner.

248. There is a designated delivery bay within Basement 1 that would be able to cater for small vans/commercial vehicles. This would accommodate the demand for day-to-day deliveries to the site, however would not accommodate larger delivers such as furniture removalists. However, this would be an infrequent occurrence to warrant a larger on-site loading bay. Furthermore, this would likely to require a larger vehicle opening to the street, which in turn would be more detrimental to the site. The loading arrangements have also been reviewed by Council's Engineers who have deemed this to be satisfactory.

249. A waste storage room is provided adjacent to the vehicle entry/exit. A waste management plan (WMP) was also submitted with the application. The WMP indicates that waste will be collected on site by a 6.4m long small rigid vehicle. The truck is to reverse into the site outside peak hours. The waste contractor would then be responsible for transporting bins to and from the bin store during collection time.

250. The WMP has been reviewed by Council's City Works Unit. They have raised concerns with the current plan noting that:

    (a) The number of collections is excessive and should be reduced

    (b) Detail on managing hard waste is required

    (c) An explanation on how risk associated with the waste management and collection process will be managed.

    (d) A clause is required within the WMP that would require the potential review if the operational requirements are to change.

251. These matters can be readily addressed by way of permit condition.

    <u>Objector concerns</u>

252. Matters raised by objectors that have been addressed within the body of the report are summarised below with associated paragraph references:

    (a) design (height, scale, bulk, character); discussed in paragraphs 135 to 168;

    (b) heritage; discussed in paragraphs 170 to 176;

    (c) amenity (overlooking, overshadowing, loss of light); discussed in paragraphs 203 to 219;

    (d) traffic and car parking; discussed in paragraphs 220 to 238; and

    (e) wind impacts; discussed in paragraphs 188-190.

253. Matters raised in objectors that are not addressed within the report are discussed below:

    (a) Lack of office demand;

(i) Office is as-of-right within the Commercial 2 Zone, therefore the appropriateness of this use is not a relevant consideration. Nevertheless, an office development is supported by strategic policy as discussed at paragraph 124.

(b) construction impacts

(i) Construction impacts are not relevant in the consideration of whether a proposal is acceptable. A Construction Management Plan is recommended as a standard condition on any permit that issues to manage impacts during the construction stage. Construction impacts on adjacent properties would also be further considered during the building permit stage.

(c) loss of views

(i) Although impact upon views can be considered amongst the amenity impacts of a proposal, there cannot be considered a right to any particular view. In the absence of particular planning controls which might require the protection of, or sharing of views, loss of views is usually afforded very limited weight.

(d) impact on property values

(i) Property values are speculative and not a planning matter. Fluctuations in property prices are not a relevant consideration in assessing an application under the provisions of the *Planning & Environment Act* 1987, or the Yarra Planning Scheme.

Conclusion

254. The proposal is an appropriate site-responsive development that will further implement the strategic objectives of the Gipps Street Employment Precinct, whilst making a positive contribution to the streetscape and the emerging built form character of this part of Collingwood, consistent with the policy aspirations for the area.

255. The innovative timber frame construction, extensive PV solar array and generous bicycle parking and end of trip facilities will also reinforce Council's policy directives for an environmentally sustainable future.

RECOMMENDATION

That having considered all objections and relevant planning policies, the Committee resolves to notify the Victorian Civil and Administrative Tribunal and all parties that had Council been in a position to determine the application, it would have issued a Notice of Decision to Grant a Planning Permit PLN19/0450 for construction of a multi-storey office building, use of the land for food and drink premises and a reduction in car parking requirements at 36-52 Wellington Street, Collingwood, subject to the following conditions:

1. Before the development starts amended plans to the satisfaction of the responsible authority must be submitted to, and approved by, the responsible authority. When approved, the plans will be endorsed and will then form part of this permit. The plans must be drawn to scale with dimensions and three copies must be provided. The plans must be generally in accordance with the plans identified as TP0-100 – TP9-101 dated 31 January 2020, prepared by Jackson Clements Burrows Architects but modified to show:

(a) The height of the western portion of the building reduced by increasing the setback of Level 12 by 11m from the western boundary (i.e. to match Level 13), with subsequent relocation of the Level 13 terrace to Level 12;

(b) Café relabelled as 'Food and Drink (café) Tenancy 1' and the food and drink premises relabelled as 'Food and Drink Tenancy 2'

(c) Size of the rainwater tank to be annotated;

(d) Timber frame construction to be referenced on the section drawings;

(e) A pedestrian sightline triangle (2m x 2.5m) to be superimposed on the drawings at the exit point from the site

(f) Columns that are non-compliant with Diagram 1 of clause 52.06-9 repositioned or redesigned to not encroach upon the parking space

(g) 1:8 transition grades at the base of vehicle ramps to be a minimum of 2.5m in length.

(h) Revised vehicle crossover cross-sectional drawing in accordance with the City of Yarra Vehicle Crossings Information Sheet demonstrating that a 99th percentile vehicle profile can traverse the crossover;

(i) Changes as a result of the road safety audit if required by the responsible authority;

(j) Minimum 1.5m wide footpath area clear of any obstructions (e.g. street furniture, bicycle parking areas, street tree pits etc.) identified along Northumberland Street;

(k) Minimum 3.5m clearance in radius is provided from the existing street trees along Wellington Street;

(l) Roof top services screen modified from white to be a light grey colour finish;

(m) Additional staff bicycle spaces to achieve BESS best practice (i.e. total of 186)

(n) Any requirement of the endorsed Façade Strategy and materials and Finishes plan, where relevant show on the plans in accordance with condition 4;

(o) any requirement of the endorsed Sustainable Management Plan, where relevant to show on plans in accordance with Condition 9;

(p) any requirement of the endorsed Waste Management Plan, where relevant to show on plans in accordance with Condition 12;

(q) any requirement of the endorsed Acoustic Report, where relevant to show on plans in accordance with Condition 15;

(r) any requirement of the endorsed Wind Report, where relevant to show on plans in accordance with Condition 19; and

(s) Any requirement of eth endorsed landscaping plan, where relevant to shown on plans in accordance with Condition 17.

2. The use and development as shown on the endorsed plans must not be altered without the prior written consent of the responsible authority.

3. As part of the ongoing consultant team, Jackson Clements Burrows Architects or an architectural firm to the satisfaction of the responsible authority must be engaged to:

(a) oversee design and construction of the development; and

(b) ensure the design quality and appearance of the development is realised as shown in the endorsed plans or otherwise to the satisfaction of the responsible authority.

<u>Façade Strategy</u>

4. In conjunction with the submission of development plans under Condition 1, a Façade Strategy and Materials and Finishes Plan to the satisfaction of the Responsible Authority must be submitted to and be approved by the Responsible Authority.

When approved, the Façade Strategy and Materials and Finishes Plan will be endorsed and will then form part of this permit. This must detail:

(a) elevation drawings at a scale of 1:20 illustrating typical podium details, entries and doors, and utilities and typical tower facade details including;

(i) the use of actual bricks (i.e. not snaplock) within the podium

(ii) timber frame construction

(b) section drawings to demonstrate façade systems, including fixing details and joints between materials or changes in form;

(c) information about how the façade will be maintained; and

(d) a sample board and coloured drawings outlining colours, materials and finishes

Food and drink premises use

5. Except with the prior written consent of the responsible authority, the food and drink premises (incl. café) may only operate between the hours of 7.00am and 6.00pm, seven days per week.

6. No more than 20 patrons are permitted within the Food and Drink (café) Tenancy 1 at any one time.

7. No more than 130 patrons are permitted within Food and Drink Tenancy 2 at any one time.

8. The provision of music and entertainment within the food and drink premises (incl. café) must be at a background noise level.

Sustainable Management Plan

9. Before the development starts, an amended Sustainable Management Plan to the satisfaction of the responsible authority must be submitted to, and approved by, the responsible authority. When approved, the amended Sustainable Management Plan will be endorsed and will form part of this permit. The amended Sustainable Management Plan must be generally in accordance with the Sustainable Management Plan prepared by Aurecon prepared on 28 June 2019, but modified to include or show:

(a) A more comprehensive shading strategy

(b) Daylight modelling for a typical floor

(c) U-Value, Solar Heat Gain Coefficient and Visible Light Transmission of the glazing solution proposed

(d) Preliminary energy modelling report

(e) Supporting details for Thermal Performance based on façade properties

(f) Supporting data for Green House Gas reduction credits

(g) Solar photovoltaic system capacity

(h) Landscaping shown on terraces to be included in BESS scope

(i) A statement addressing how the building design has mitigated urban heat island

10. The provisions, recommendations and requirements of the endorsed Sustainable Management Plan must be implemented and complied with to the satisfaction of the responsible authority.

11. Before the development is occupied, or by such later date as approved in writing by the Responsible Authority, a report from the author of the Sustainability Management Plan, approved under this permit, or similarly qualified person or company, must be submitted to the Responsible Authority.

    The report must be to the satisfaction of the Responsible Authority and must confirm all measures specified in the endorsed Sustainability Management Plan pursuant to Condition 9 have been implemented, including a 5 star Green Star rating.

Waste Management Plan

12. Before the development commences, an amended Waste Management Plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the amended Waste Management Plan will be endorsed and will form part of this permit. The amended Waste Management Plan must be generally in accordance with the Waste Management Plan prepared by Aecom and dated 15 August 2019, but modified to include (or show/address):
    (a) Reduce the number of waste collections required;
    (b) Detail on managing hard waste;
    (c) An explanation on how risk associated with the waste management and collection process will be managed.
    (d) A clause that would require the review of the waste management plan if the operational requirements are to change.
13. The provisions, recommendations and requirements of the endorsed Waste Management Plan must be implemented and complied with to the satisfaction of the responsible authority.
14. The collection of waste from the site must be by private collection, unless with the prior written consent of the responsible authority.

Acoustic report

15. Before the development commences, an amended Acoustic Report to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the amended Acoustic Report will be endorsed and will form part of this permit. The amended Acoustic Report must be generally in accordance with the Acoustic Report prepared by Aecom and dated 28 June 2019, but modified to include (or show, or address):
    (a) The exact locations of all sensitive receiver locations clearly indicated in the report;
    (b) SEPP N-1 noise limits determined from all receivers potentially affected by noise from the development; and
    (c) An assessment of noise from all mechanical plan and equipment to be conducted during the detailed design phase of the project, to ensure that SEPP N-1 noise limits are not exceeded.
16. The provisions, recommendations and requirements of the endorsed Acoustic Report must be implemented and complied with to the satisfaction of the responsible authority.

Landscape Plan

17. Before the development commences, a Landscape Plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the Landscape Plan will be endorsed and will form part of this permit.

The Landscape Plan must be generally in accordance with the Landscape Town Planning Report prepared by Openwork Pty Ltd and dated 10 September 2019, but modified to include (or show):

(a) Planting within the title boundaries;

(b) The planter boxes extended along the southern side of the Level 4 terrace

(c) Detailed planting plan showing the type, location, quantity, height at maturity and botanical names of all proposed plants;

(d) Confirm plants are not on the *DELWP Advisory List of Environmental Weeds in Victoria;*

(e) detail of supporting structures for any vertical and cascading plants (if proposed);

(f) provide a specification of works to be undertaken prior to planting; and

(g) detail plant/planting maintenance schedules and requirements

to the satisfaction of the responsible authority.

18. Before the development is occupied, or by such later date as approved in writing by the responsible authority, the landscaping works shown on the endorsed Landscape Plan must be carried out and completed to the satisfaction of the responsible authority. The landscaping shown on the endorsed Landscape Plan must be maintained by:

(a) implementing and complying with the provisions, recommendations and requirements of the endorsed Landscape Plan;

(b) not using the areas set aside on the endorsed Landscape Plan for landscaping for any other purpose; and

(c) replacing any dead, diseased, dying or damaged plants

to the satisfaction of the responsible authority.

Wind Assessment Report

19. Before the development starts, a Wind Assessment to the satisfaction of the responsible authority must be submitted to, and approved by, the responsible authority. When approved, the Wind Assessment will be endorsed and will form part of this permit. The Wind Assessment must address (include/show):

(a) Wind tunnel testing to verify the assumptions within the desktop study prepared by Windtech and dated 21 August 2019;

(b) Achieve recommended criteria without the reliance on vegetation

20. The provisions, recommendations and requirements of the endorsed Wind Assessment Report must be implemented and complied with to the satisfaction of the responsible authority.

Public Realm works

21. Before the development starts, an amended Public Realm Plan to the satisfaction of the responsible authority must be submitted to, and approved by, the responsible authority. When approved, the Public Realm Plan will be endorsed and will then form part of this Permit. The public realm works must be generally in accordance with the Landscape Town Planning Report prepared by Openwork Pty Ltd and dated 10 September 2019, but modified to show:

(a) Clear distinction between existing and proposed street trees.

(b) Street tree planting along Northumberland Street to have regard to:

(i) any underground services

(ii) Shading from the development to the north

(iii) Soil volumes

(iv) Root impact on surface treatments

(c) Minimum 1.5m wide footpath area adjacent Northumberland Street that is clear of any obstructions (e.g. street furniture, bicycle parking areas, street trees pits etc);

(d) On-street parking bays and line marking that are impacted by the proposal.

(e) Existing and proposed power/light poles;

(f) Spot levels, falls/grading along the footpath interfaces.

(g) Indication of surface drainage type, locations and materiality

(h) Clarify whether tactile indicators and/or handrails are required and demonstrate that these will not obstruct any desired pedestrian line of travel

(i) Replace brick pavers within in the public realm (incl. road) with an alternative material in accordance with the City of Yarra's Public Domain Manual and smooth for cyclists;

(j) Delineation of the title boundaries (e.g. non slip/trip metal banding)

(k) Delete the planter box seat next to the vehicle entrance;

(l) Provision for 5 bicycle hoops and a bench seat along Wellington Street in accordance with the City of Yarra's Public Domain Manual;

(m) Bicycle hoops along Northumberland Street and Wellington Street to be angled to maximise the pedestrian accessway width;

(n) Heritage interpretation programme to include signage near the corner of Northumberland and Wellington Streets that provides a brief illustrated history of the old Victoria Distillery; and

(o) the raised concrete barrier for the Copenhagen lane extended across the reinstated vehicle crossing and any subsequent lane marking/painting.

22. The public realm works shown on the endorsed Public Realm Plan must be carried out and completed before the development is occupied or by such later date as approved in writing by the responsible authority, at the permit holder's cost and to the satisfaction of the responsible authority.

23. Prior commencement of the development authorised by this permit, or at a later date if agreed in writing by the responsible authority, the owner (or another person in anticipation of becoming the owner) must enter into an agreement with the Responsible Authority under Section 173 of the *Planning and Environment Act* 1987, which provides for the following:
(a) Minimum 1.5m wide footpath area adjacent to Northumberland Street as shown on the endorsed plans pursuant to condition 1 of this permit must remain unobstructed and maintained by the owner in good order, at no cost to Council, to the satisfaction of the Responsible Authority.

The owner, or other person in anticipation of becoming the owner, must meet all the expenses of the preparation and registration of the agreement, including the Responsible Authority's costs and expenses (including legal expenses) incidental to the preparation, registration and enforcement of the agreement.

Road Infrastructure

24. Prior to the endorsement of plans, a Road Safety Audit to assess and provide recommendations on the following:
    (a) How conflicts will be managed at the western end of Northumberland when parked cars are present
25. Before the development is occupied, or by such later date as approved in writing by the responsible authority, any new vehicle crossing must be constructed:
    (a) in accordance with any requirements or conditions imposed by Council;
    (b) at the permit holder's cost; and
    (c) to the satisfaction of the responsible authority.
26. Before the building is occupied, or by such later date as approved in writing by the responsible authority, any redundant vehicular crossings must be demolished and re-instated as standard footpath and kerb and channel:
    (a) at the permit holder's cost; and
    (b) to the satisfaction of the responsible authority.
27. Before the development is occupied, or by such later date as approved in writing by the responsible authority, any damage to Council infrastructure resulting from the development reinstated:
    (a) at the permit holder's cost; and
    (b) to the satisfaction of the responsible authority.
28. All road pavement reinstatements must be consolidated as single full-width areas of reinstatement to reduce further construction joints in the pavement.

Car parking

29. Before the development is occupied, or by such later date as approved in writing by the responsible authority, the area set aside on the endorsed plans for the car parking spaces, access lanes, driveways and associated works must be:
    (a) constructed and available for use in accordance with the endorsed plans;
    (b) formed to such levels and drained so that they can be used in accordance with the endorsed plans; and
    (c) line-marked or provided with some adequate means of showing the car parking spaces

    to the satisfaction of the responsible authority.

Green Travel Plan

30. Before the development is occupied, an amended Green Travel Plan to the satisfaction of the responsible authority must be submitted to, and approved by, the responsible authority. When approved, the amended Green Travel Plan will be endorsed and will form part of this permit. The amended Green Travel Plan must be generally in accordance with the Green Travel Plan prepared by Aecom and dated 27 August 2019, but include the following:
    (a) Types of lockers within the change-room facilities, with at least 50% of lockers providing hanging storage space;

(b) Security arrangements to access the employee bicycle storage space; and

(c) Signage and wayfinding information for bicycle facilities and pedestrians pursuant to Australian Standard AS2890.3.

31. The provisions, recommendations and requirements of the endorsed Green Travel Plan must be implemented and complied with to the satisfaction of the responsible authority.

Lighting

32. Before the development is occupied, or by such later date as approved in writing by the responsible authority, external lighting capable of illuminating access to the pedestrian and vehicular entrances and internal laneway must be provided on the subject site. Lighting must be:

(a) located;

(b) directed;

(c) shielded; and

(d) of limited intensity

to the satisfaction of the responsible authority.

General

33. Finished floor levels shown on the endorsed plans must not be altered or modified without the prior written consent of the responsible authority.

34. The amenity of the area must not be detrimentally affected by the construction and use, including through:

(a) the transport of materials, goods or commodities to or from land;

(b) the appearance of any buildings, works or materials;

(c) the emission of noise, artificial light, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil or

(d) the presence of vermin

to the satisfaction of the responsible authority.

35. Before the development is occupied, or by such later date as approved in writing by the responsible authority, all new on-boundary walls must be cleaned and finished to the satisfaction of the responsible authority.

36. All buildings and works must be maintained in good order and appearance to the satisfaction of the responsible authority.

37. All pipes, fixtures and fittings servicing any building on the land must be concealed in service ducts or otherwise hidden from view to the satisfaction of the responsible authority.

38. Except with the prior written consent of the responsible authority, demolition or construction works must not be carried out:

(a) Monday–Friday (excluding public holidays) before 7.00am or after 6.00pm;

(b) Saturdays and public holidays (other than ANZAC Day, Christmas Day and Good Friday) before 9.00am or after 3.00pm; or

(c) Sundays, ANZAC Day, Christmas Day and Good Friday at any time.

Tree Management Plan

39. Before the development commences, a Tree Management Plan to the satisfaction of the Responsible Authority must be prepared by a suitably qualified Arborist and must be submitted to and approved by the Responsible Authority. When approved the Tree Management Plan will be endorsed and will form part of this permit. The Tree Management Plan must make recommendations for:

    (a) the protection of the street trees adjacent to the Wellington Street frontage;

        (i) pre-construction;

        (ii) during construction; and

        (iii) post construction

    (b) the provision of any barriers;

    (c) any pruning necessary; and

    (d) watering and maintenance regimes,

    to the satisfaction of the Responsible Authority.

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

Construction Management

41. Before the development starts, a Construction Management Plan to the satisfaction of the responsible authority must be submitted to, and approved by, the responsible authority. When approved, the plan will be endorsed and will form part of this permit. The plan must provide for:

    (a) a pre-conditions survey (dilapidation report) of the land and all adjacent Council road frontages and nearby road infrastructure;

    (b) works necessary to protect road and other infrastructure;

    (c) remediation of any damage to road and other infrastructure;

    (d) containment of dust, dirt and mud within the land and method and frequency of clean up procedures to prevent the accumulation of dust, dirt and mud outside the land;

    (e) facilities for vehicle washing, which must be located on the land;

    (f) the location of loading zones, site sheds, materials, cranes and crane/hoisting zones, gantries and any other construction related items or equipment to be located in any street;

    (g) site security;

    (h) management of any environmental hazards including, but not limited to:

        (i) contaminated soil;

        (ii) materials and waste;

        (iii) dust;

        (iv) stormwater contamination from run-off and wash-waters;

        (v) sediment from the land on roads;

(vi) washing of concrete trucks and other vehicles and machinery; and

(vii) spillage from refuelling cranes and other vehicles and machinery

(i) the construction program;

(j) preferred arrangements for trucks delivering to the land, including delivery and unloading points and expected duration and frequency;

(k) parking facilities for construction workers;

(l) measures to ensure that all work on the land will be carried out in accordance with the Construction Management Plan;

(m) an outline of requests to occupy public footpaths or roads, or anticipated disruptions to local services;

(n) an emergency contact that is available for 24 hours per day for residents and the responsible authority in the event of relevant queries or problems experienced;

(o) the provision of a traffic management plan to comply with provisions of AS 1742.3-2002 Manual of uniform traffic control devices - Part 3: Traffic control devices for works on roads;

(p) a Noise and Vibration Management Plan showing methods to minimise noise and vibration impacts on nearby properties and to demonstrate compliance with Noise Control Guideline 12 for Construction (Publication 1254) as issued by the Environment Protection Authority in October 2008. The Noise and Vibration Management Plan must be prepared to the satisfaction of the responsible authority.

In preparing the Noise and Vibration Management Plan, consideration must be given to:

(i) using lower noise work practice and equipment;

(ii) the suitability of the land for the use of an electric crane;

(iii) silencing all mechanical plant by the best practical means using current technology;

(iv) fitting pneumatic tools with an effective silencer;

(v) other relevant considerations; and

(vi) any site-specific requirements.

During the construction:

(q) any stormwater discharged into the stormwater drainage system must be in compliance with Environment Protection Authority guidelines;

(r) stormwater drainage system protection measures must be installed as required to ensure that no solid waste, sediment, sand, soil, clay or stones from the land enters the stormwater drainage system;

(s) vehicle borne material must not accumulate on the roads abutting the land;

(t) the cleaning of machinery and equipment must take place on the land and not on adjacent footpaths or roads; and

(u) all litter (including items such as cement bags, food packaging and plastic strapping) must be disposed of responsibly.

Time expiry

42. This permit will expire if:

    (a) The development is not started within two (2) years of the issue date of this Permit.

    (b) The development is not completed within four (4) years of the issue date of this Permit.

    (c) The use is not started within five (5) years of the issue date of this Permit.

    The Responsible Authority may extend the periods referred to if a request is made in writing before the permit expires or within six months afterwards for commencement or within twelve months afterwards for completion

Notes:

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

A vehicle crossing permit is required for the construction of the vehicle crossing(s). Please contact Council's Construction Management Branch on 9205 5555 for further information.

Provision must be made for drainage of the site to a legal point of discharge. Please contact Council's Building Services on 9205 5555 for further information.

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

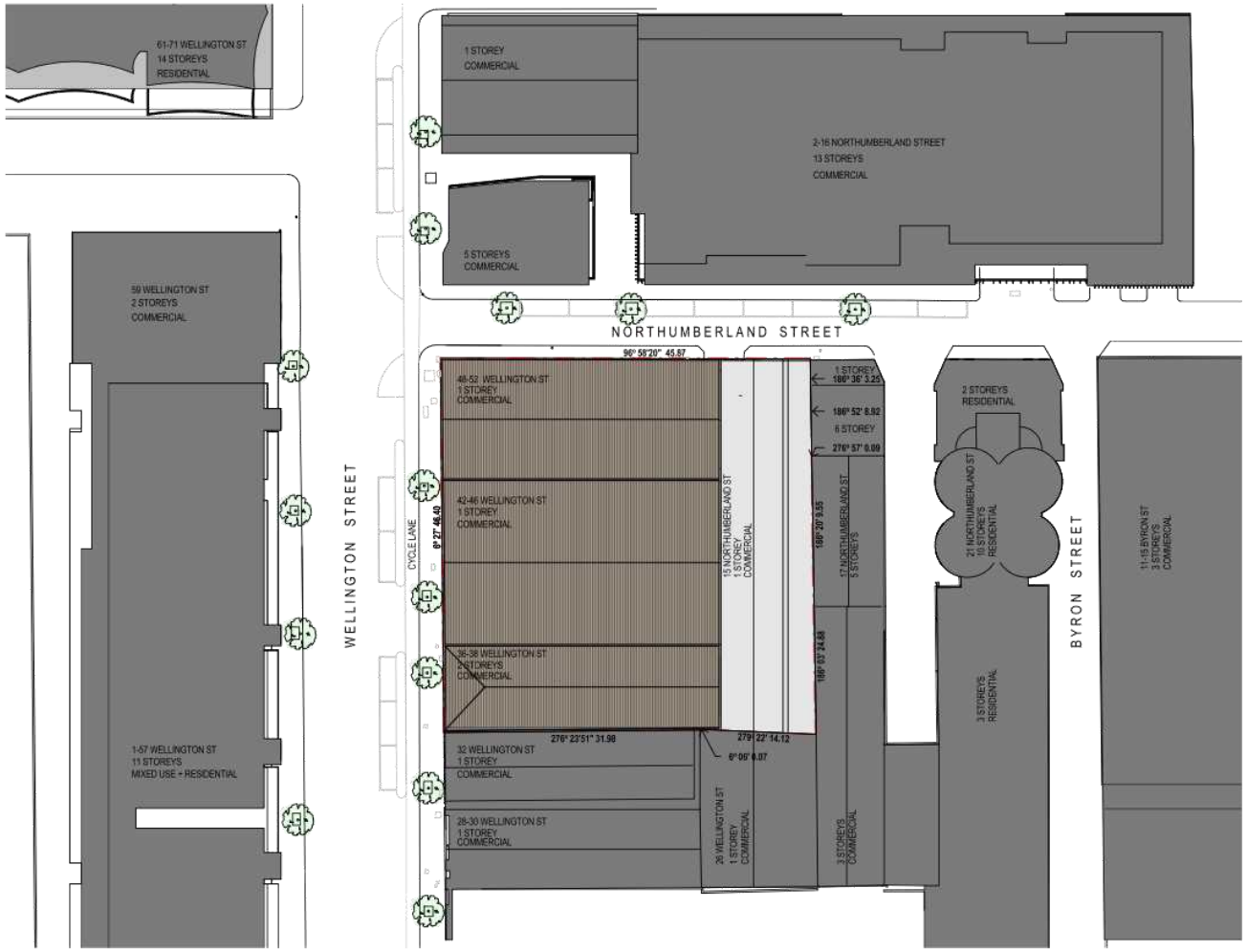
All future employees within the development approved under this permit will not be permitted to obtain employee or visitor parking permits.

CONTACT OFFICER: **Amy Hodgen**
TITLE: **Senior Coordinator Statutory Planning**
TEL: **9205 5330**

Attachments

1 VCAT Amended Plans
2 Zoning Map
3 Head, Department of Transport Referral Comments
4 External Urban Design Referral Comments (on VCAT Plans)
5 Heritage Referral Comments
6 Acoustic Referral Comments
7 Open Space/Internal Urban design referral comments on Public Realm
8 Open Space Referral Comments
9 Streetscapes and Natural Values Unit Referral Comments
10 Engineering Referral Comments
11 Strategic Transport Referral Comments
12 City Works Unit Referral Comments
13 Streetscape and Natural Values Referral Comments

Attachment 1 - VCAT Amended Plans



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REV	DATE	DESCRIPTION
1	28.06.2019	ISSUED FOR TOWN PLANNING
2	31.01.2020	ISSUED FOR TP RE-SUBMISSION
3	07.02.2020	ISSUED FOR TP RE-SUBMISSION

PROJECT # 18-041
DATE 31 01 2020
SCALE 1 : 500 @A0
0 0.5 1 2 3 5m
PROJECT WELLINGTON ST
36-52 WELLINGTON STREET COLLINGWOOD 3066
STATUS
DRAWING TITLE EXISTING CONDITIONS SITE PLAN
DRAWING NUMBER TP 0-100
REVISION 3
Jackson Clements Burrows Architects

Attachment 1 - VCAT Amended Plans

36 WELLINGTON ST

COLLINGWOOD

TOWN PLANNING

JANUARY 2020

ARCHITECTURAL DRAWING SCHEDUILE		
DRAWING NUMBER	DRAWING TITLE	REV
TP		
TP 0-000	COVER SHEET	3
TP 0-100	EXISTING CONDITIONS SITE PLAN	3
TP 0-101	EXISTING NORTH ELEVATION	3
TP 0-102	EXISTING WEST ELEVATION	3
TP 1-100	PROPOSED SITE PLAN	4
TP 1-101	PROPOSED BASEMENT 02	4
TP 1-102	PROPOSED BASEMENT 01	4
TP 1-103	PROPOSED GROUND LEVEL PLAN	4
TP 1-104	PROPOSED MEZZANINE LEVEL PLAN	3
TP 1-105	PROPOSED LEVEL 01-04 PLAN	3
TP 1-106	PROPOSED LEVEL 05 PLAN	4
TP 1-107	PROPOSED LEVEL 06-07 PLAN	4
TP 1-108	PROPOSED LEVEL 08 PLAN	1
TP 1-109	PROPOSED LEVEL 09-12 PLAN	1
TP 1-110	PROPOSED LEVEL 13 PLAN	3
TP 1-111	PROPOSED LEVEL 14 PLAN	4
TP 1-112	PROPOSED ROOFTOP PLAN	3
TP 2-101	NORTH ELEVATION	4
TP 2-102	EAST ELEVATION	4
TP 2-103	SOUTH ELEVATION	4
TP 2-104	WEST ELEVATION	4
TP 2-105	DETAIL ELEVATIONS	3
TP 3-101	SECTION AA	3
TP 3-102	SECTION BB	3
TP 3-103	SECTION CC	3
TP 3-104	TYPICAL SECTIONS	3
TP 9-101	MATERIALS SCHEDULE	4

AREA SCHEDULE

LEVEL	OFFICE / F&D NSA m²	EXTERNAL TERRACE m²	GFA m²
B2			1965
B1			1965
G	581		1805
M			
1	1473		1785
2	1473		1785
3	1473		1785
4	1473		1785
5	1129	244	1734
6	1309		1600
7	1309		1600
8	1309		1600
9	1372		1600
10	1372		1600
11	1372		1600
12	1372		1600
13	918	415	1140
14	918		1140
ROOF			776
TOTALS	18,853 m²	659m²	28,865 m²
TOTAL PARKING	81 spaces		
TOTAL F& D	581 m²		
TOTAL OFFICE	18,272 m²		

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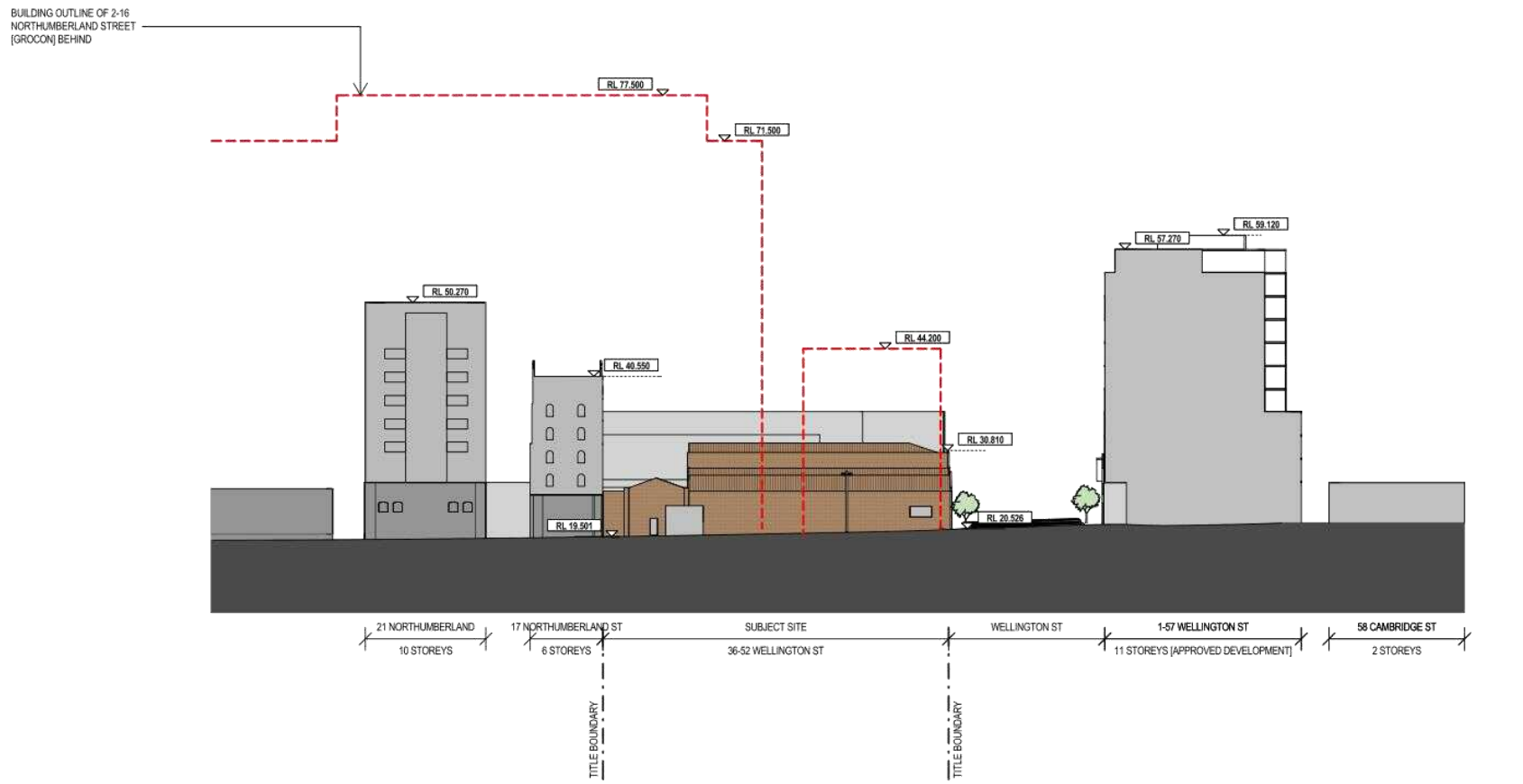
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PROJECT # 18-041
DATE 31 01 2020
SCALE 1 : 5 @A0
PROJECT WELLINGTON ST
36-52 WELLINGTON STREET COLLINGWOOD 3066
STATUS
DRAWING TITLE COVER SHEET
DRAWING NUMBER TP 0-000
REVISION 3

Jackson Clements Burrows Architects

Attachment 1 - VCAT Amended Plans

Attachment 1 - VCAT Amended Plans



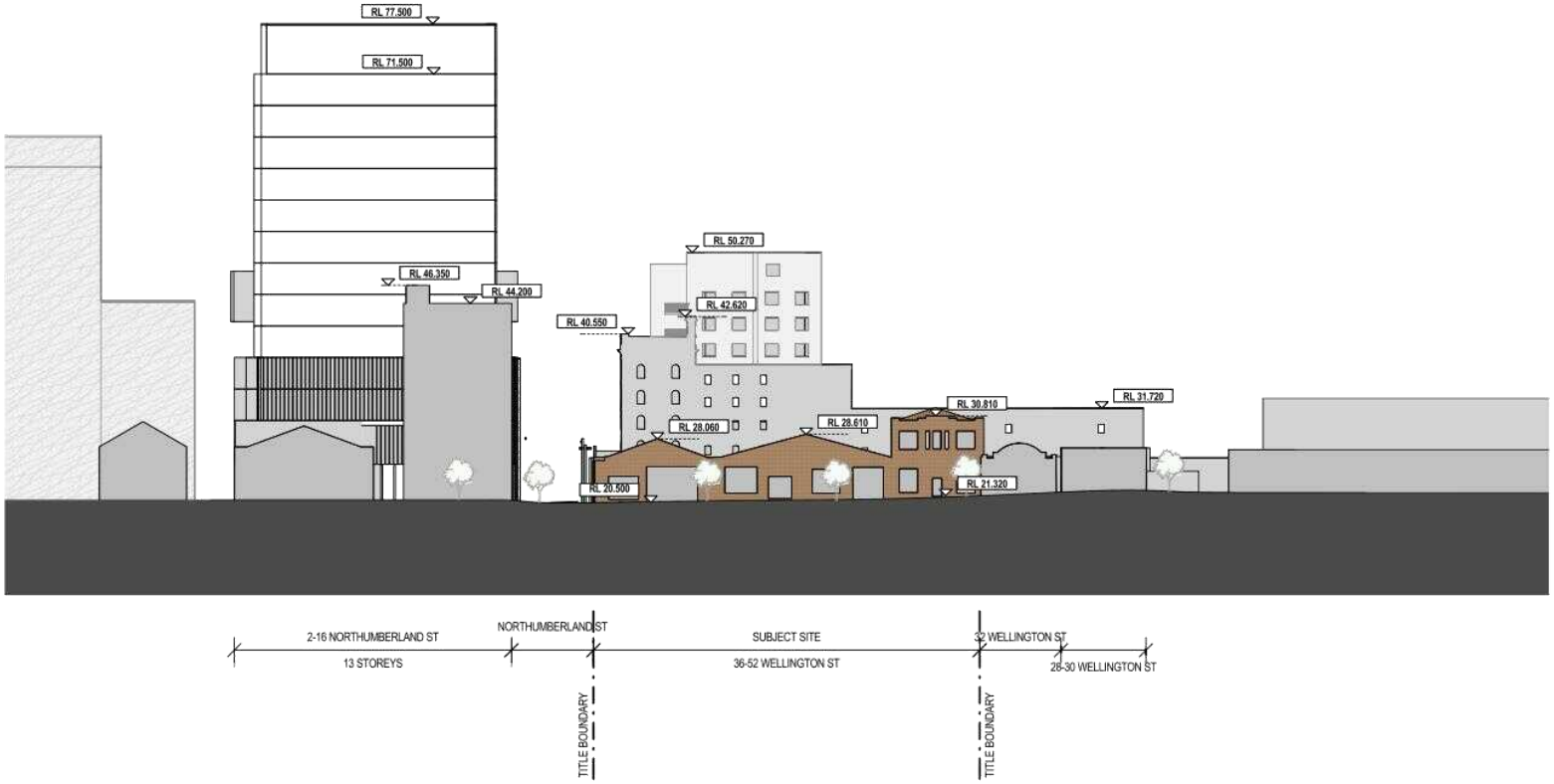
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DATE 31 01 2020
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0 0.5 1 2 3 5m
PROJECT WELLINGTON ST
36-52 WELLINGTON STREET COLLINGWOOD 3066
STATUS
DRAWING TITLE EXISTING NORTH ELEVATION
DRAWING NUMBER TP 0-101
REVISION 3

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Attachment 1 - VCAT Amended Plans



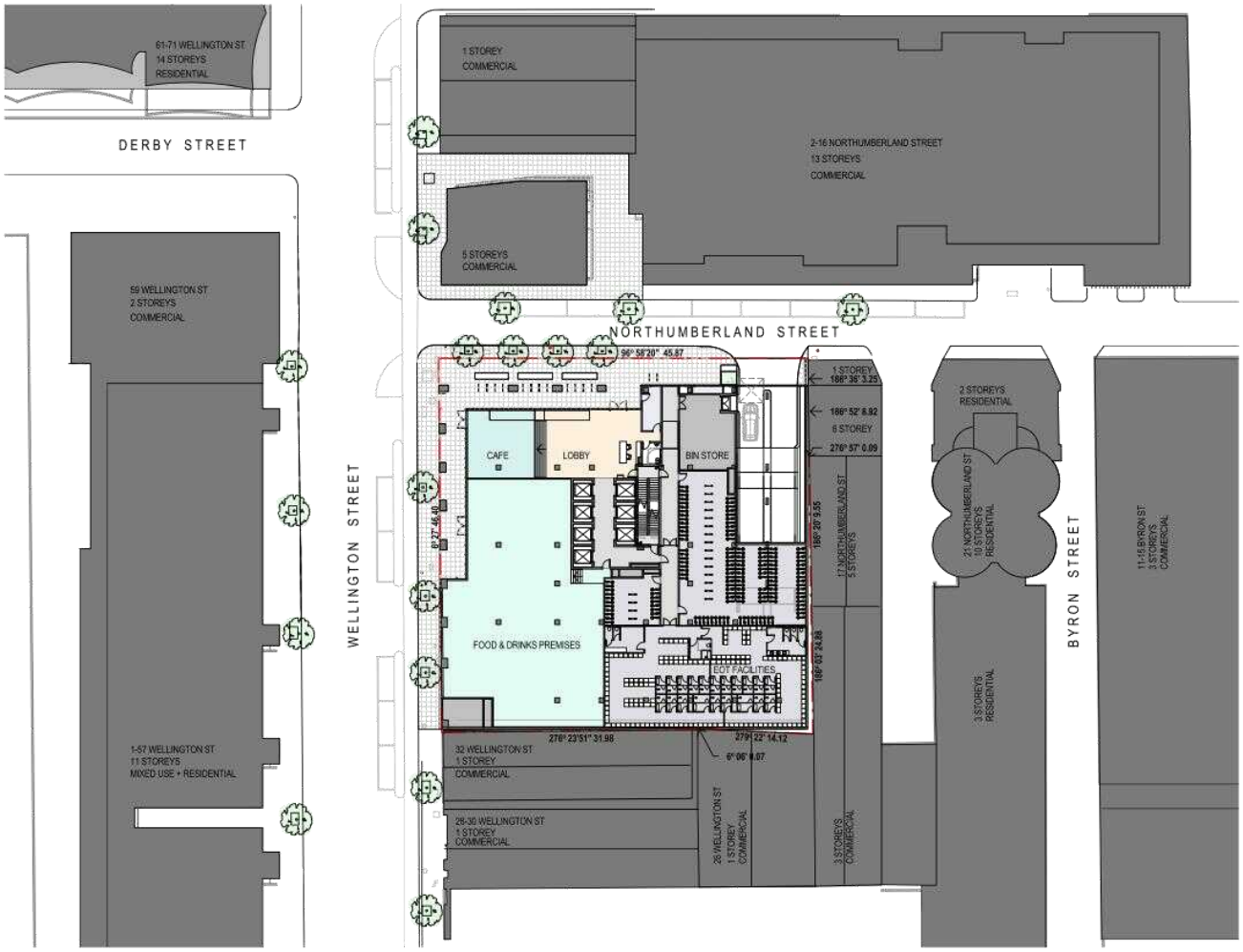
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1	28.06.2019	ISSUED FOR TOWN PLANNING
2	31.01.2020	ISSUED FOR TP RE-SUBMISSION
3	07.02.2020	ISSUED FOR TP RE-SUBMISSION

PROJECT # 18-041
DATE 31 01 2020
SCALE 1 : 500 @A3
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PROJECT WELLINGTON ST
36-52 WELLINGTON STREET COLLINGWOOD 3066
STATUS
DRAWING TITLE EXISTING WEST ELEVATION
DRAWING NUMBER TP 0-102
REVISION 3

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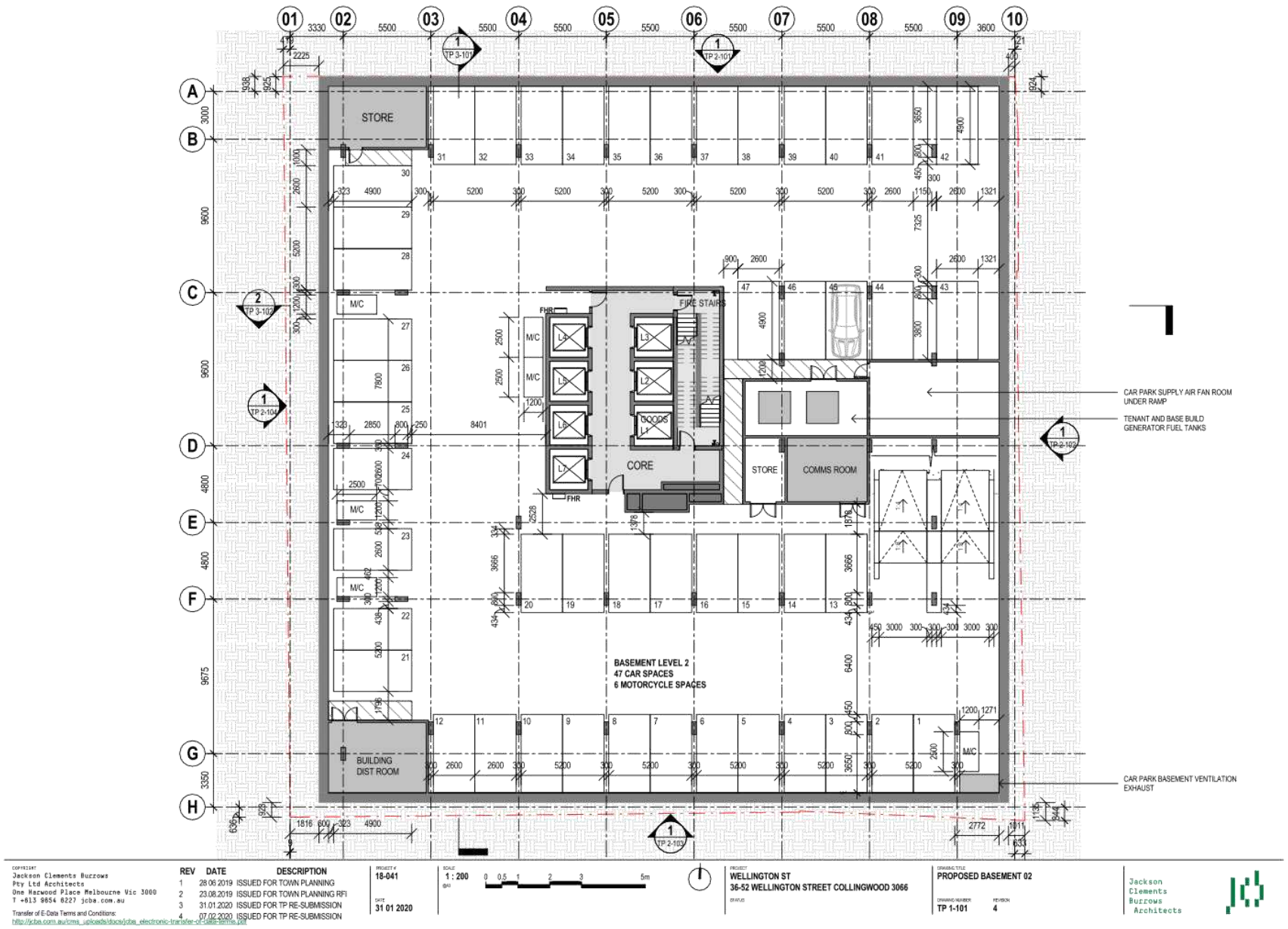
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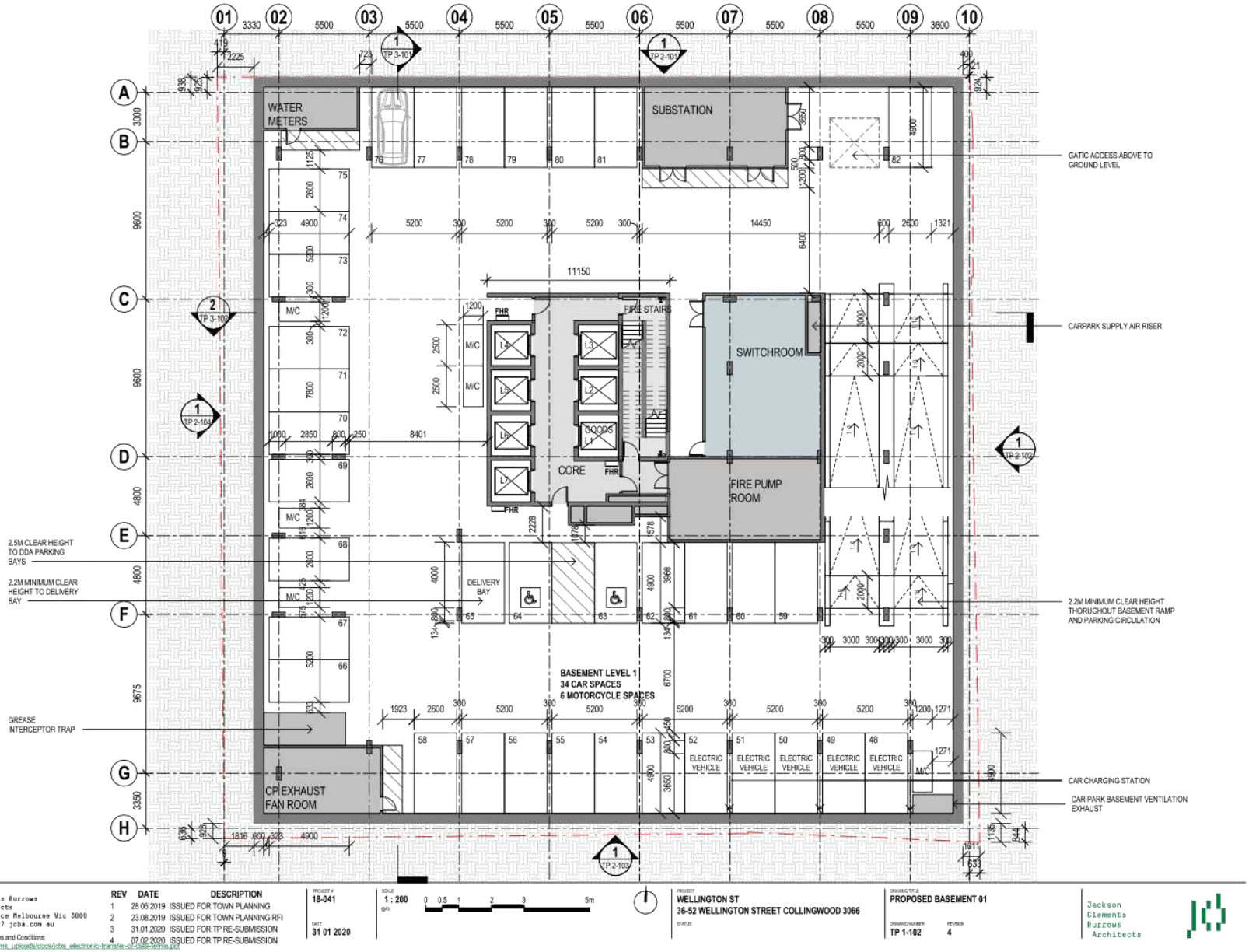
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36-52 WELLINGTON STREET COLLINGWOOD 3066
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DRAWING NUMBER: TP 1-100
REVISION: 4

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Architects

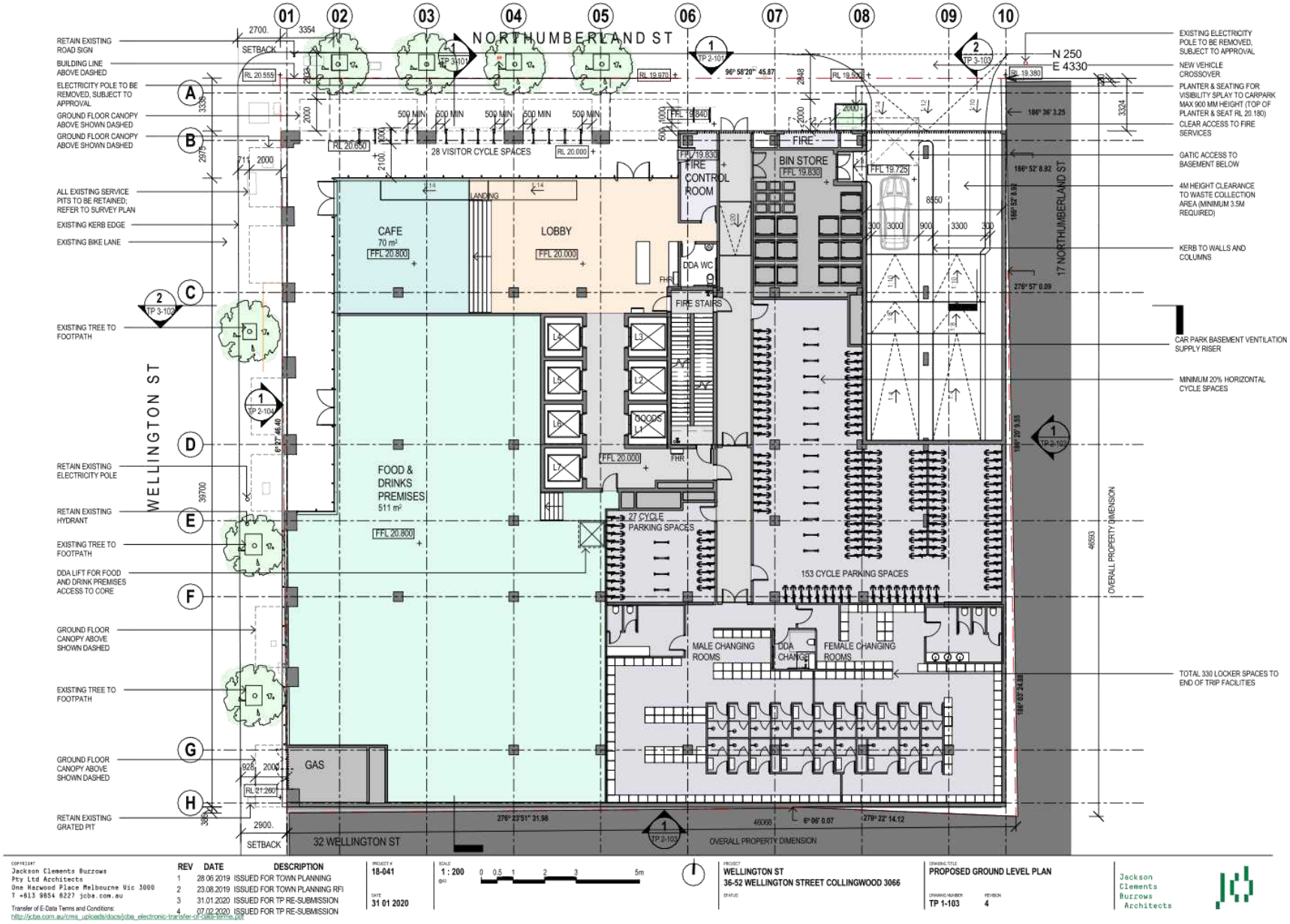
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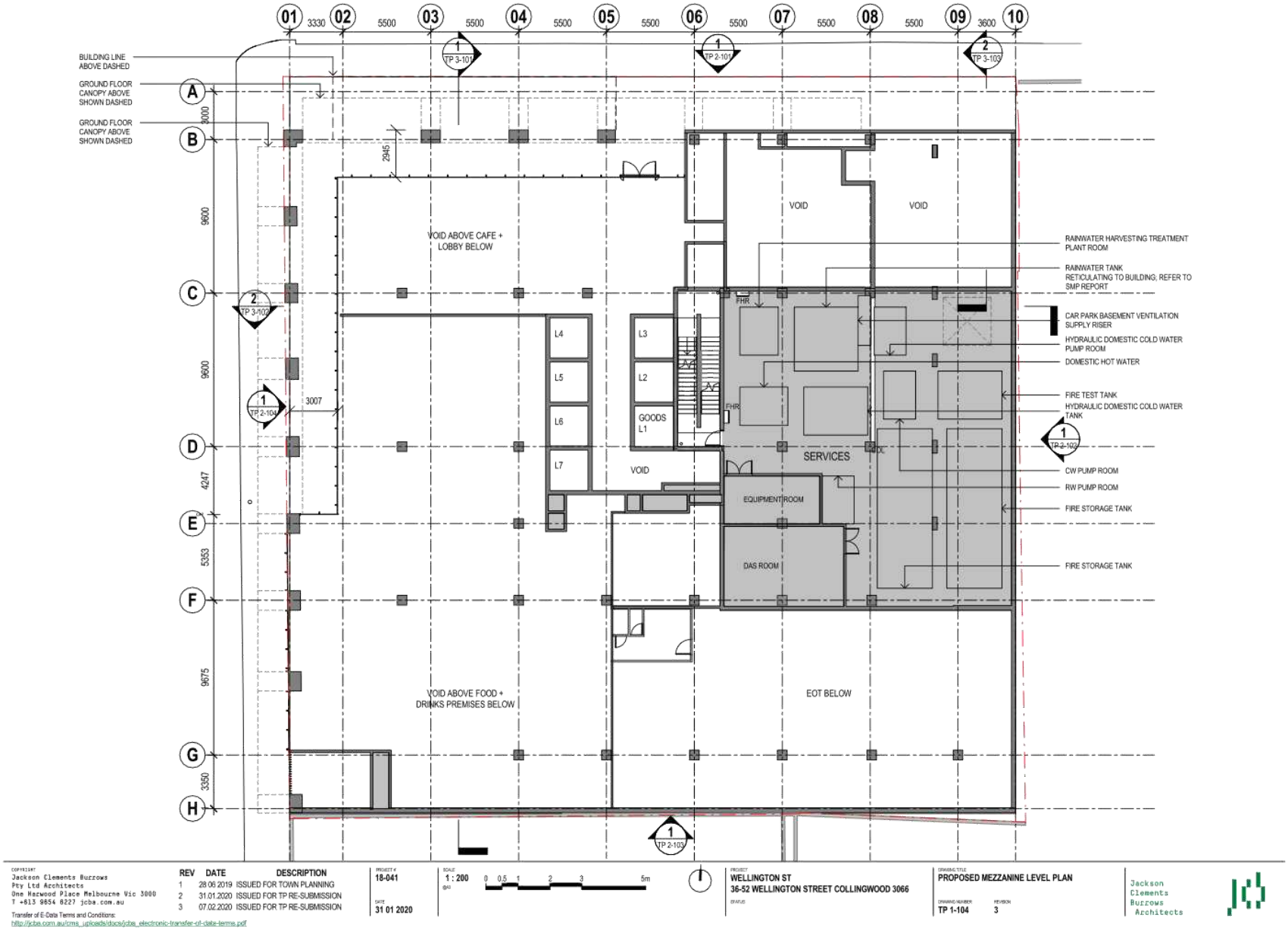
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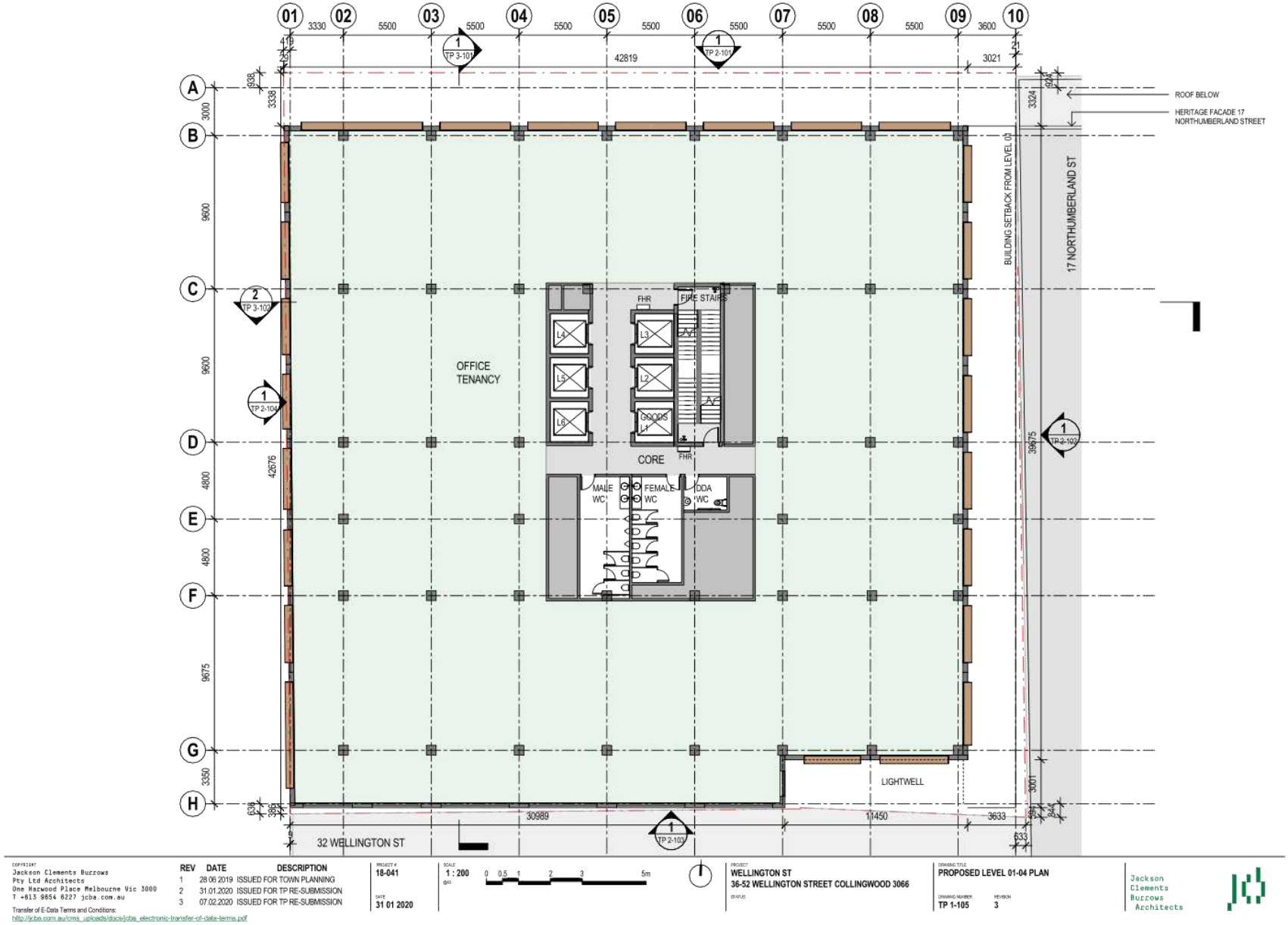
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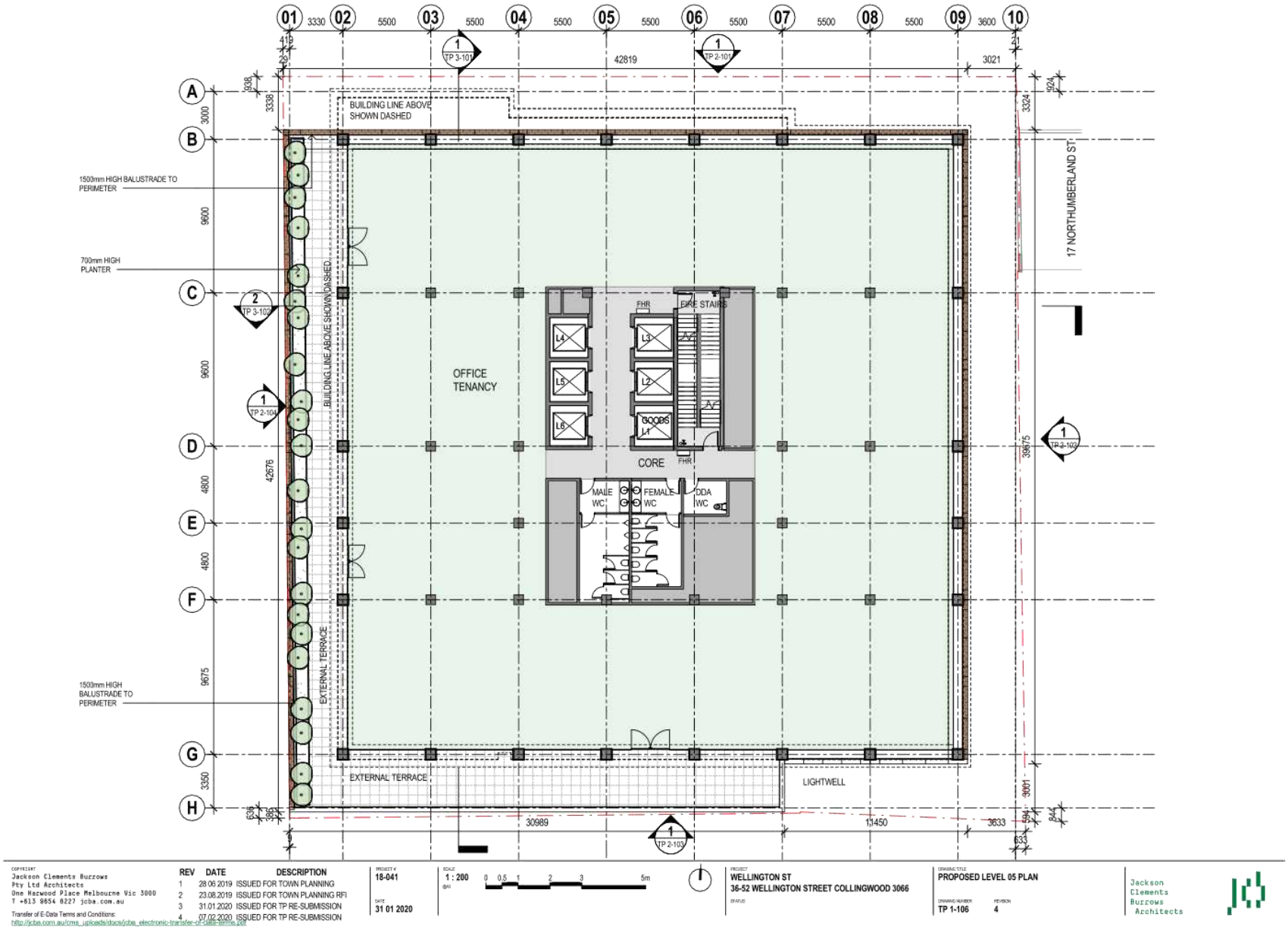
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Attachment 1 - VCAT Amended Plans



Attachment 1 - VCAT Amended Plans



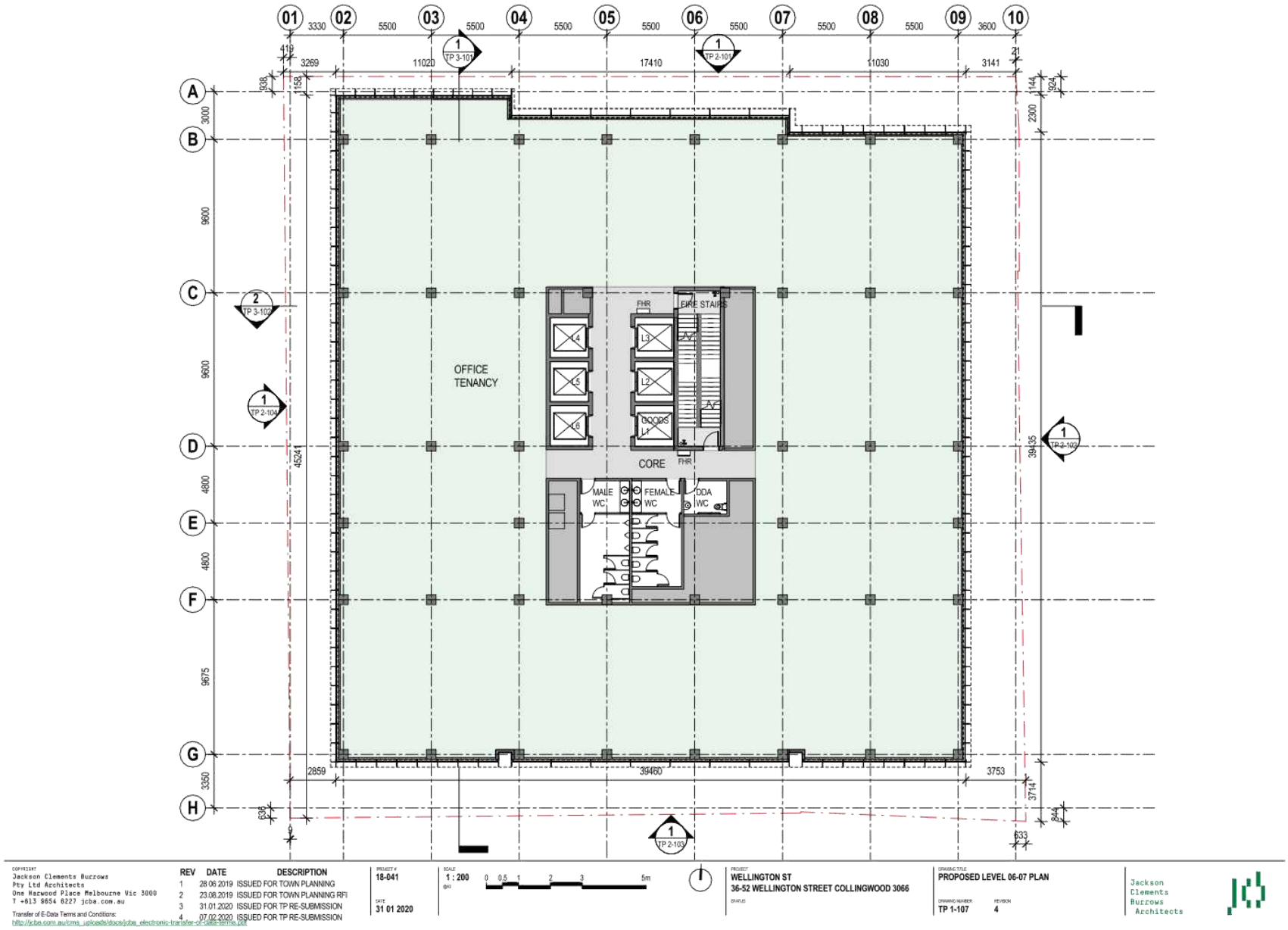
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PROJECT # 18-041
DATE 31 01 2020
SCALE 1 : 200 @A3
PROJECT WELLINGTON ST
36-52 WELLINGTON STREET COLLINGWOOD 3066
DRAWING TITLE PROPOSED LEVEL 05 PLAN
DRAWING NUMBER TP 1-106
REVISION 4

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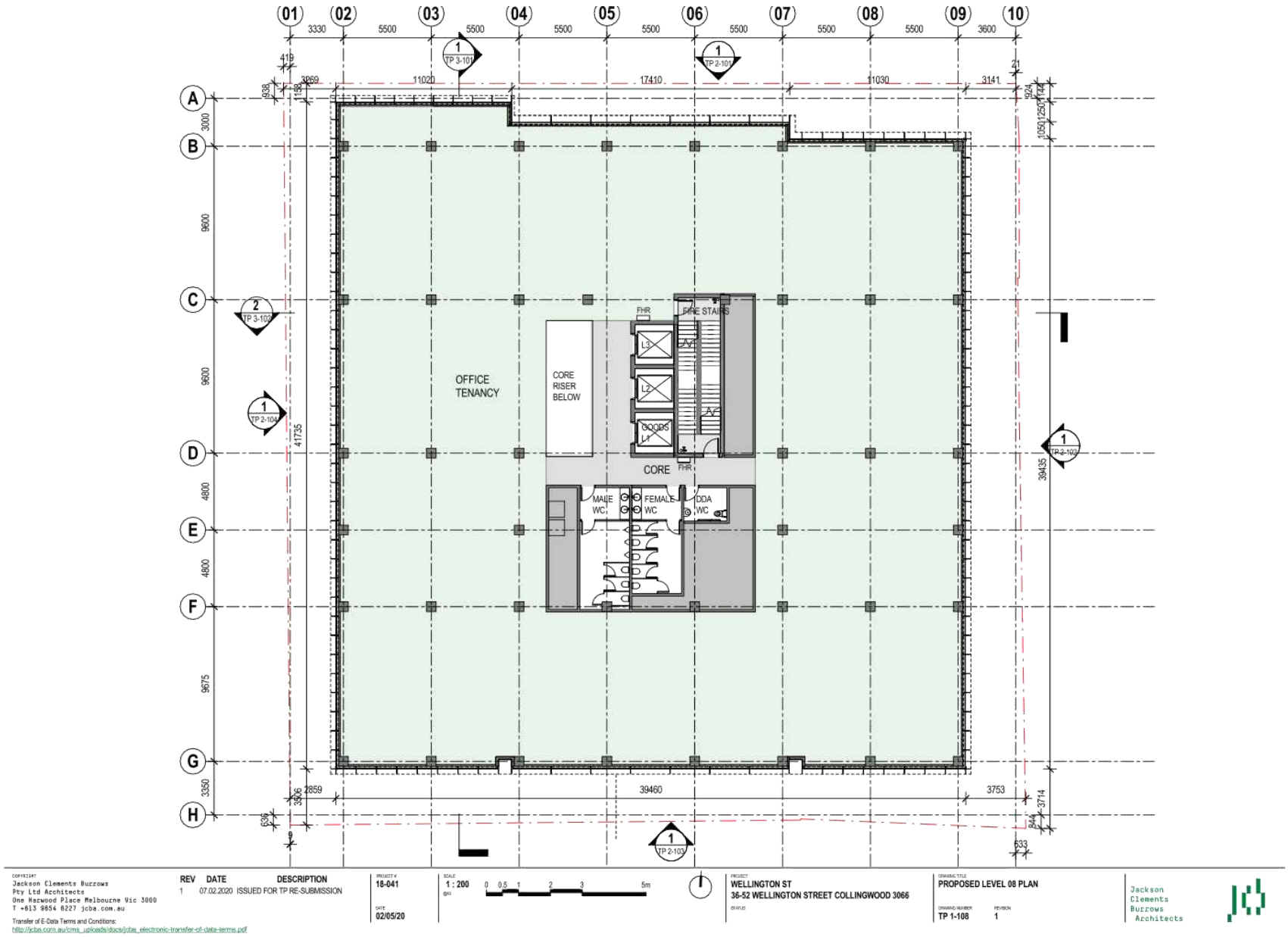
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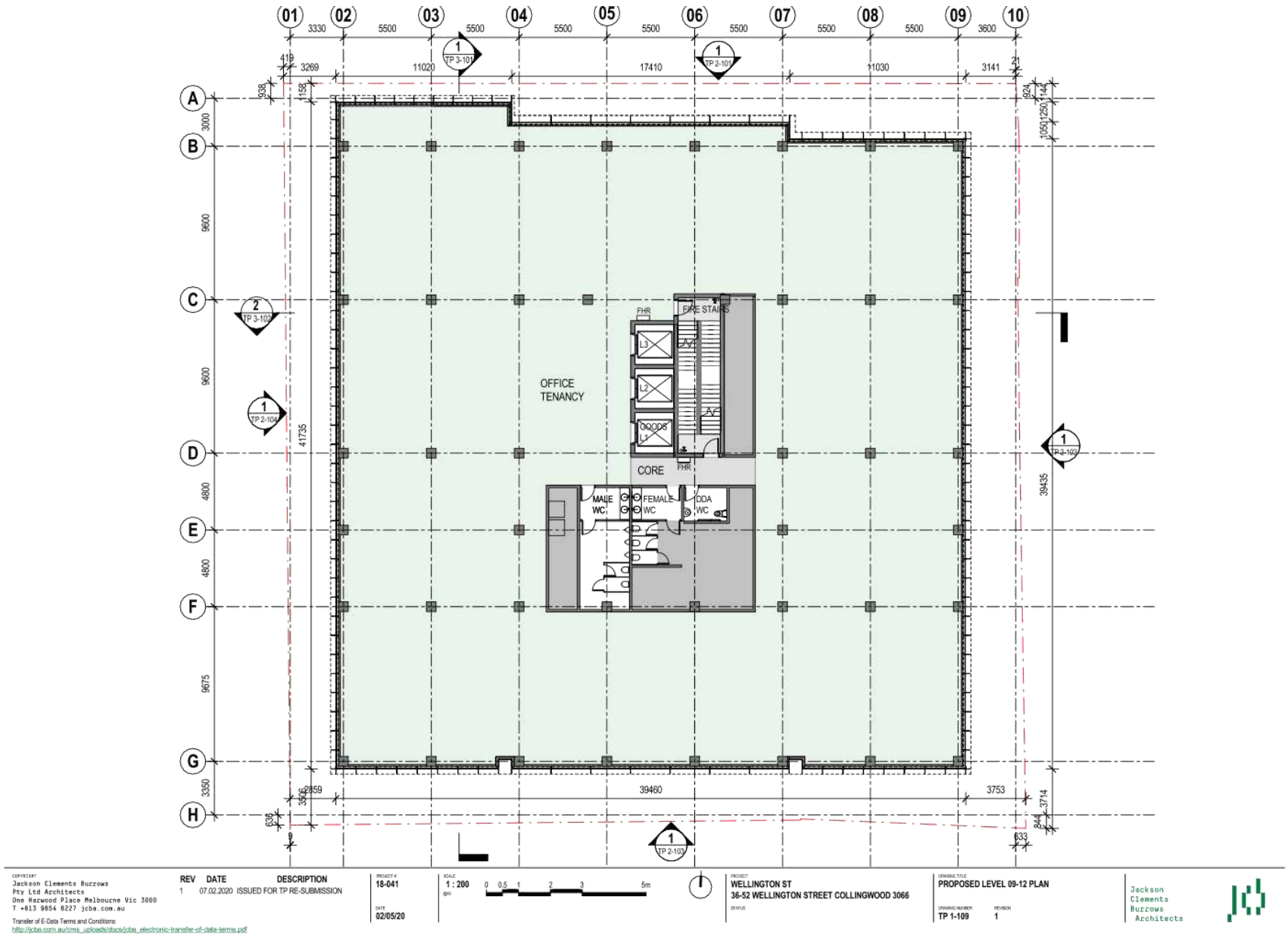
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36-52 WELLINGTON STREET COLLINGWOOD 3066
STATUS
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DRAWING NUMBER TP 1-107
REVISION 4

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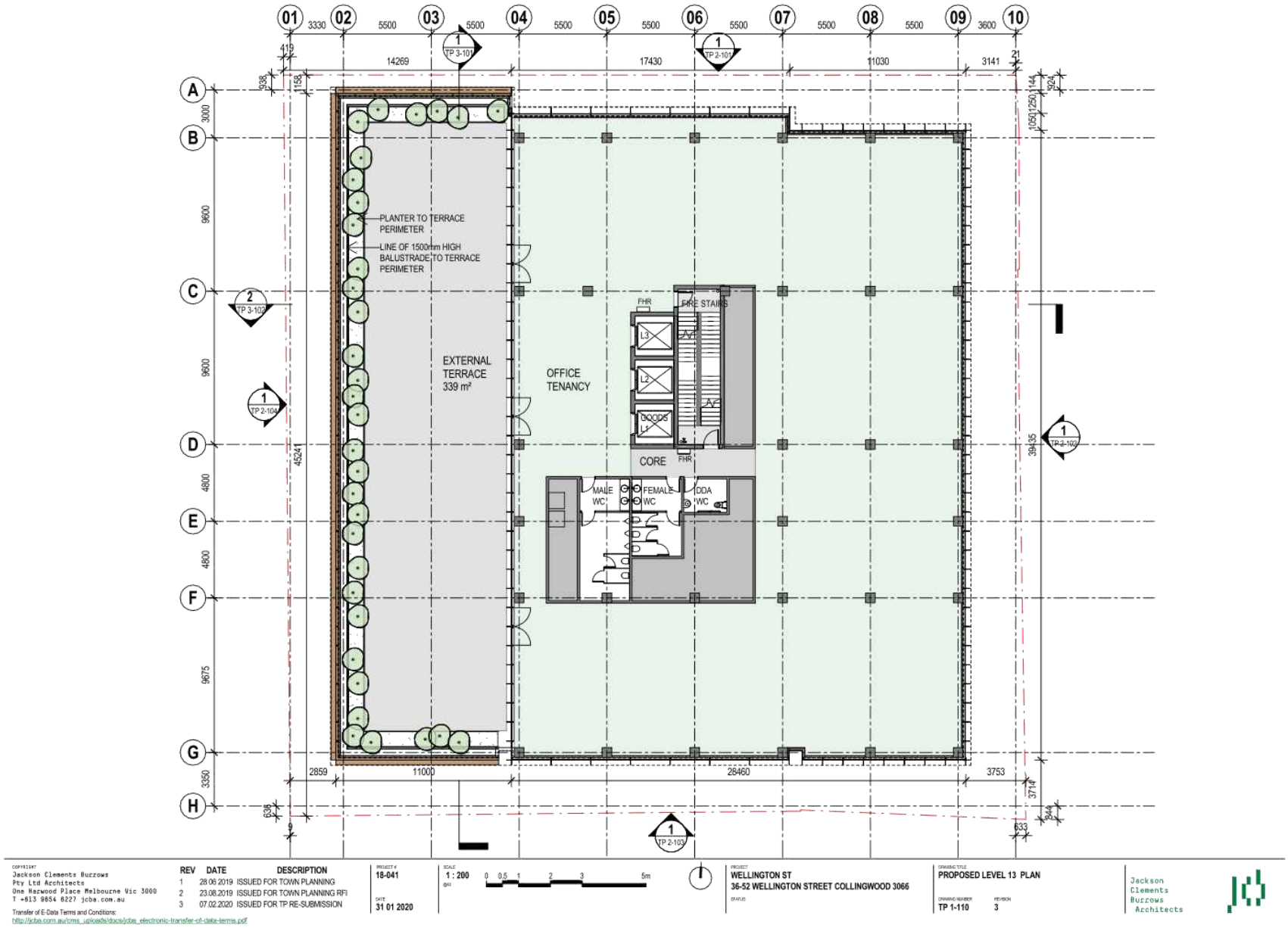
Attachment 1 - VCAT Amended Plans



Attachment 1 - VCAT Amended Plans



Attachment 1 - VCAT Amended Plans



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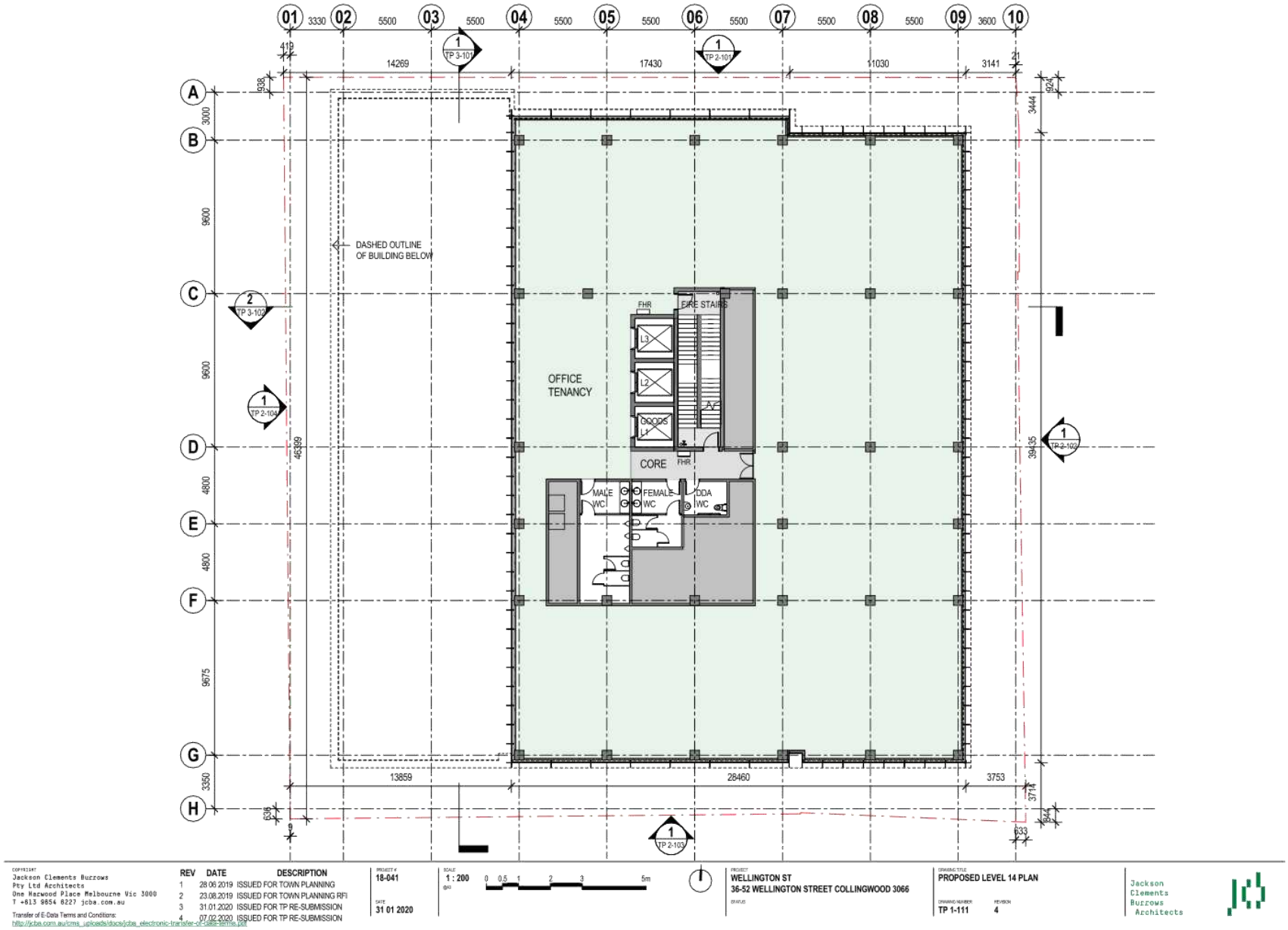
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PROJECT WELLINGTON ST
36-52 WELLINGTON STREET COLLINGWOOD 3066
STATUS
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DRAWING NUMBER TP 1-110
REVISION 3

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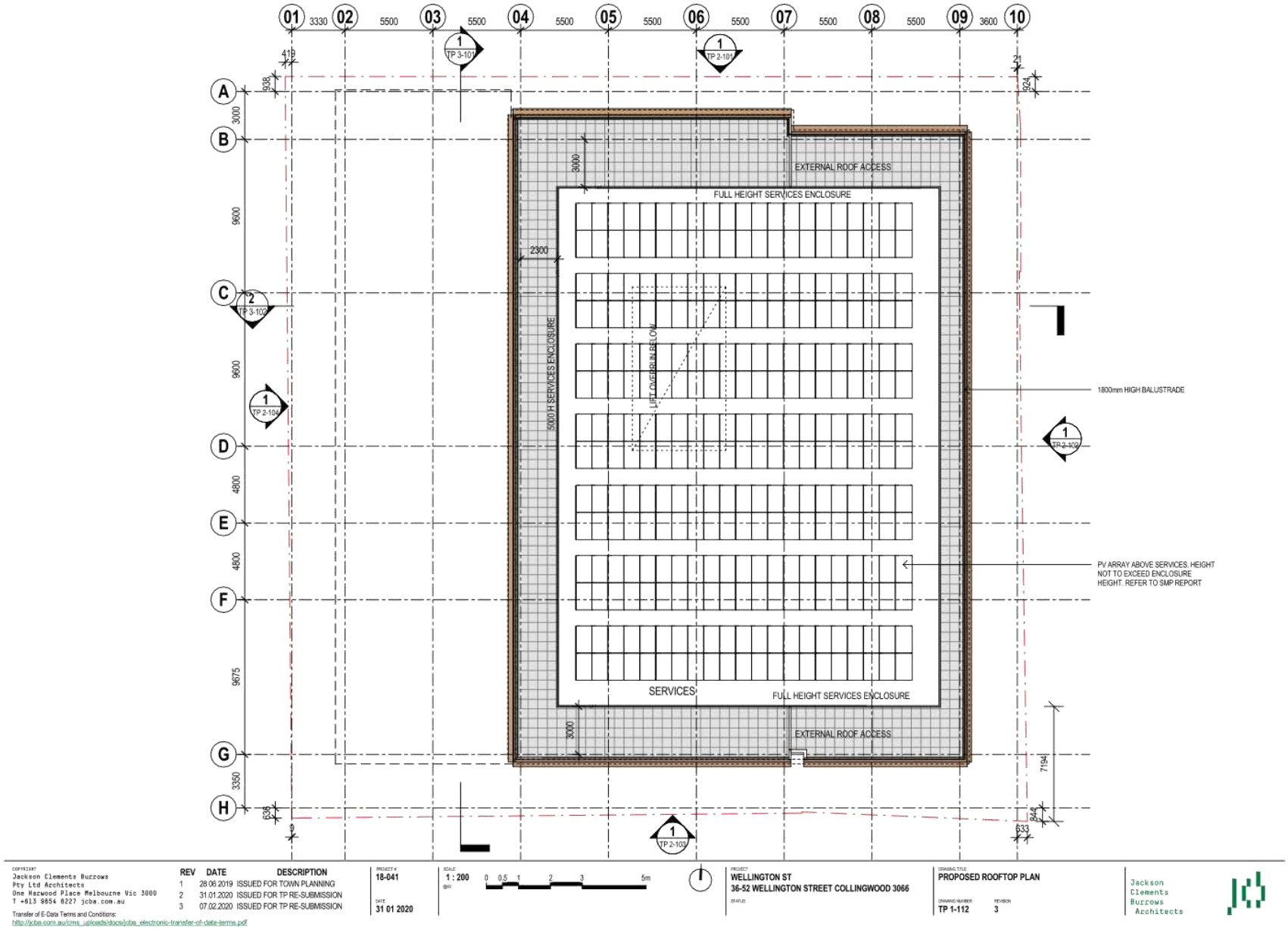
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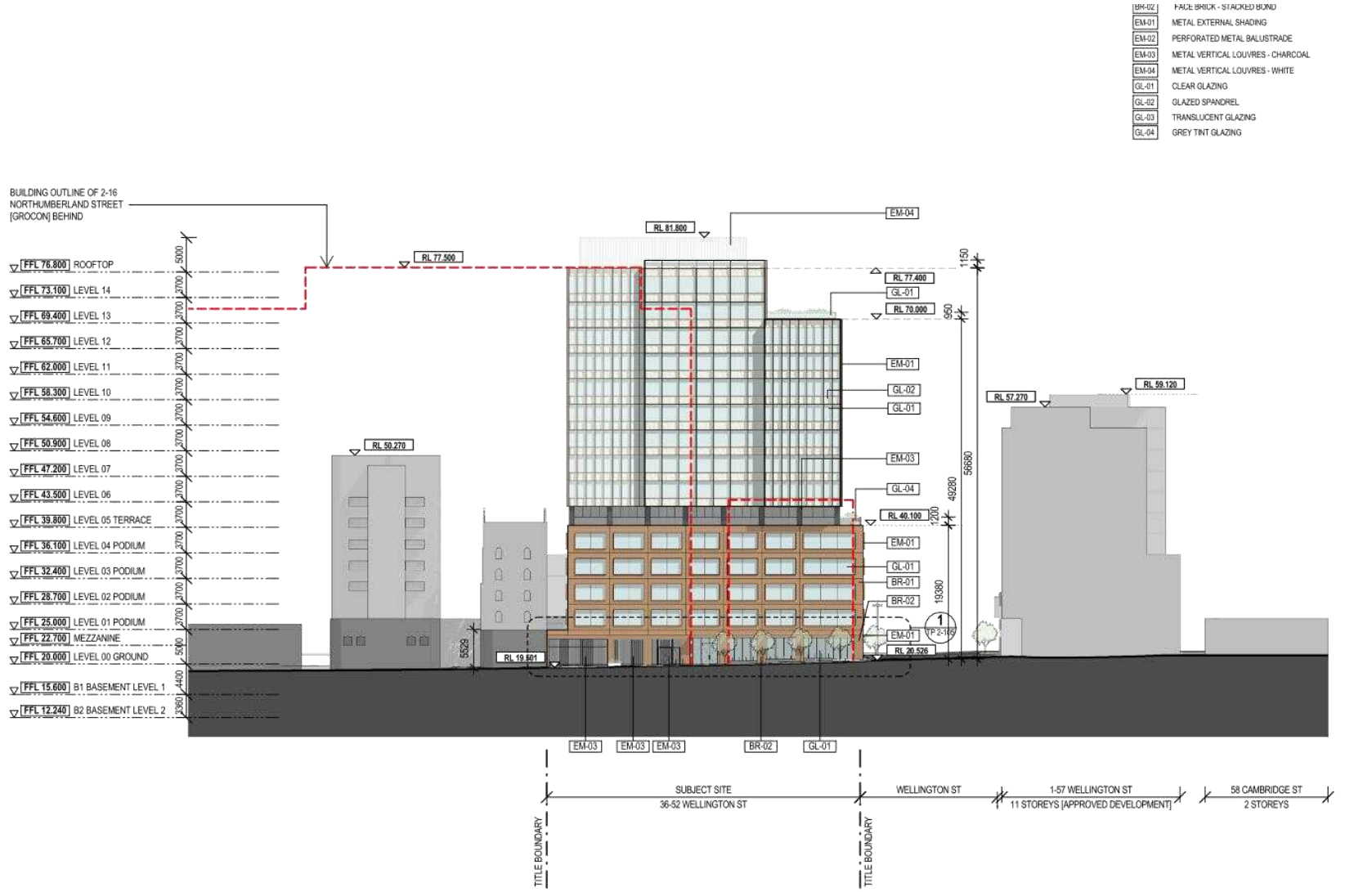
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36-52 WELLINGTON STREET COLLINGWOOD 3066
STATUS
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DRAWING NUMBER TP 1-111
REVISION 4

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Attachment 1 - VCAT Amended Plans



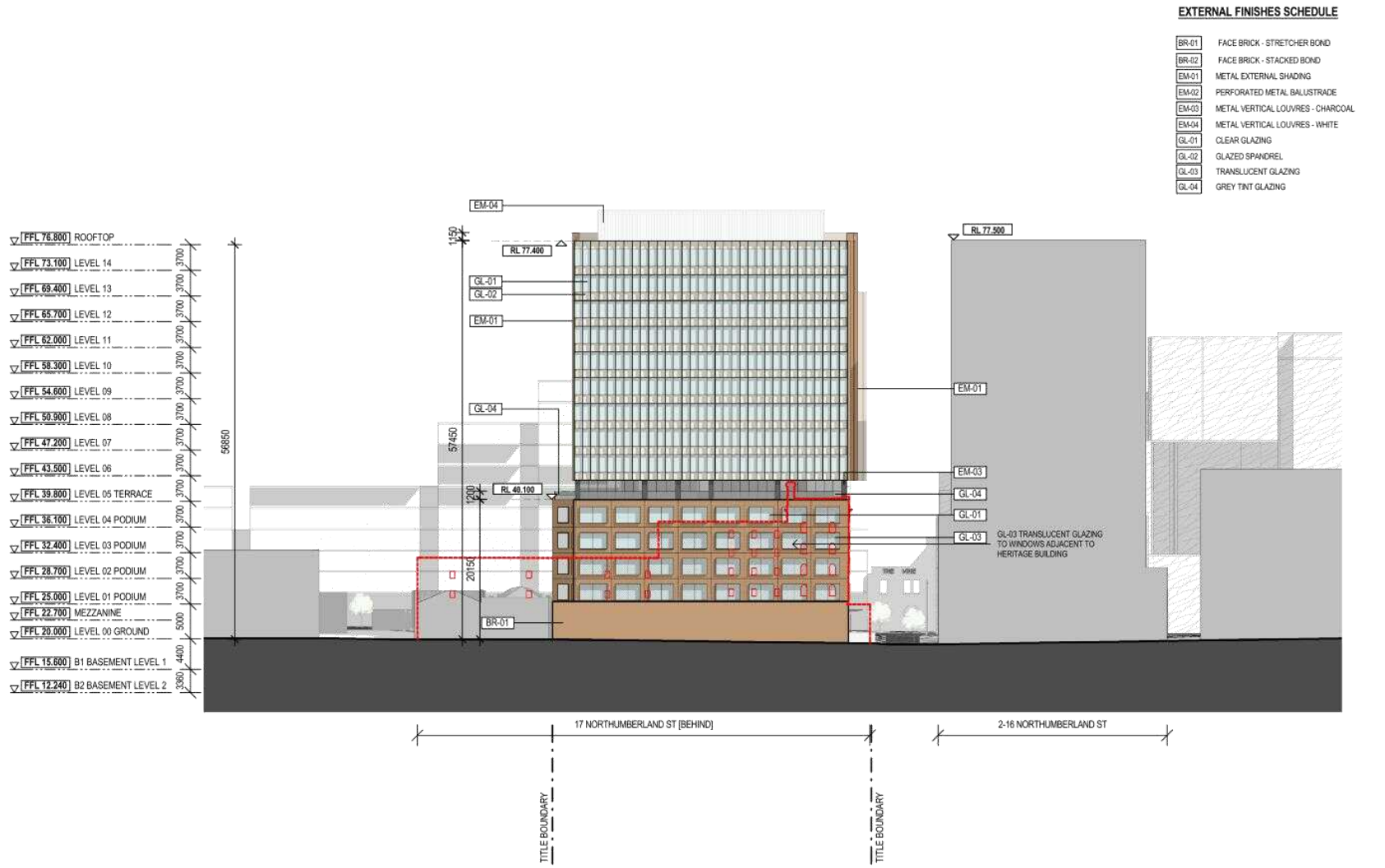
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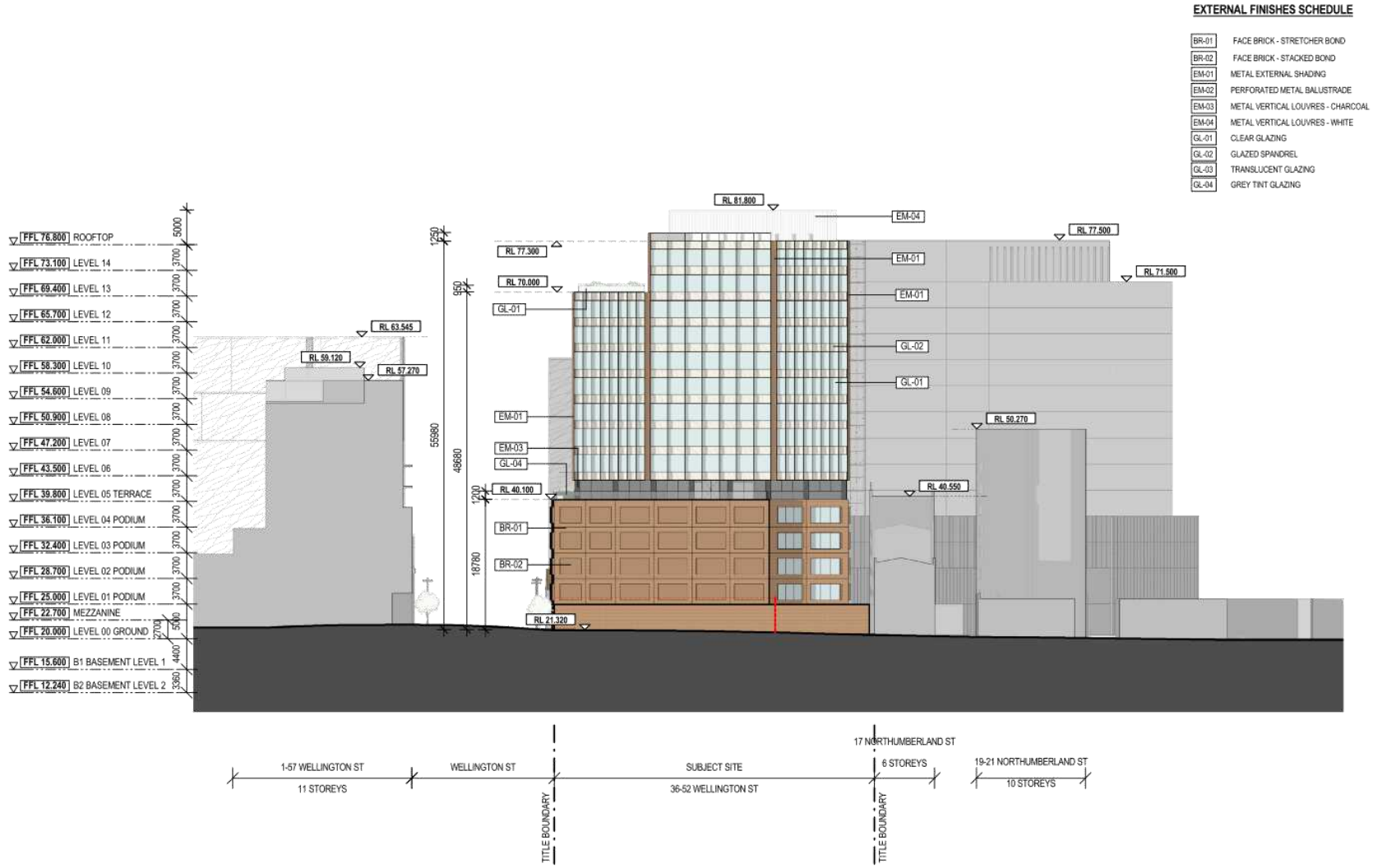
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REVISION 4

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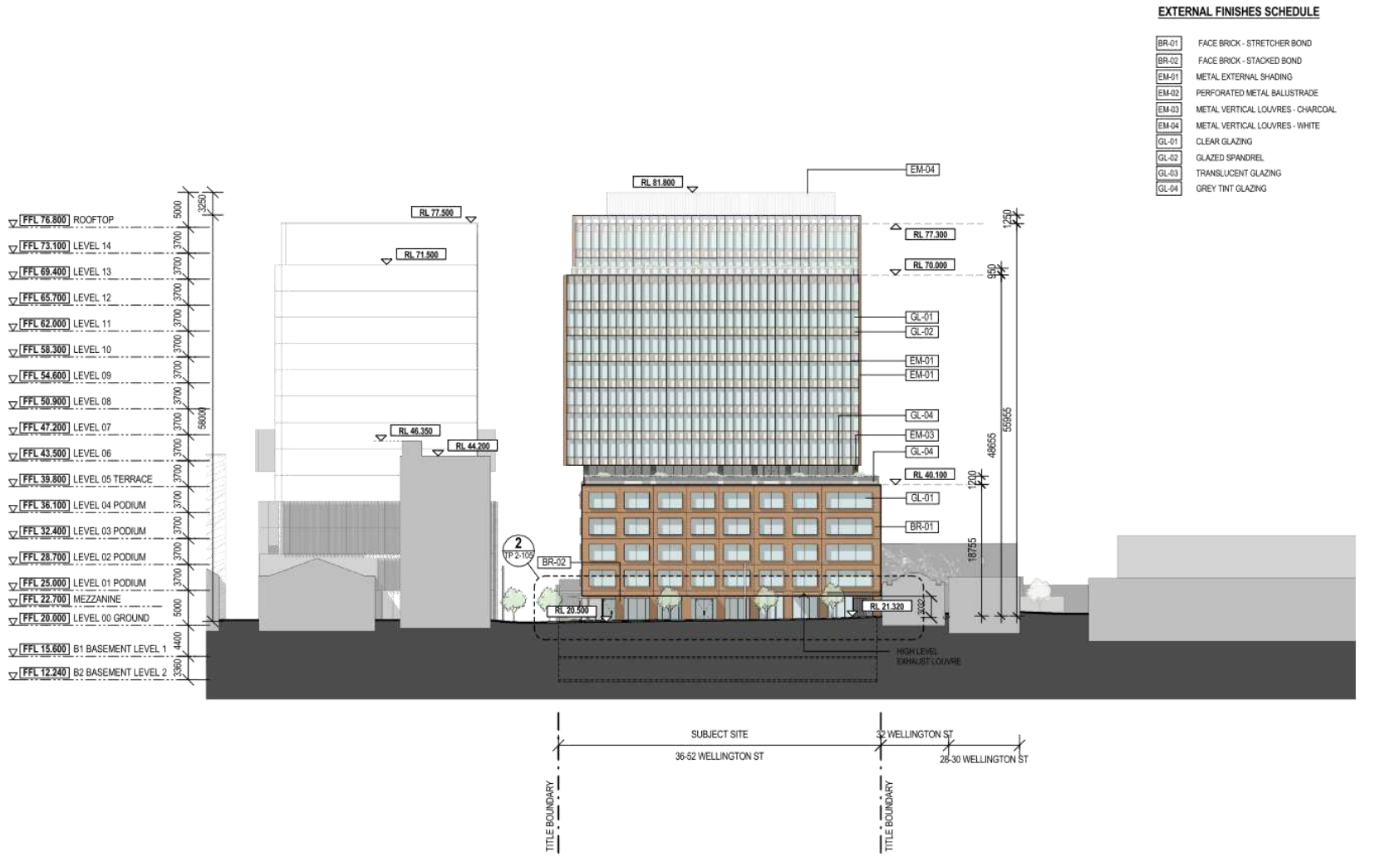
Attachment 1 - VCAT Amended Plans



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1 TP 2-105 **NORTH ELEVATION - GROUND LEVEL**

1 : 200



2 TP 2-105 **WEST ELEVATION - GROUND LEVEL**

1 : 200

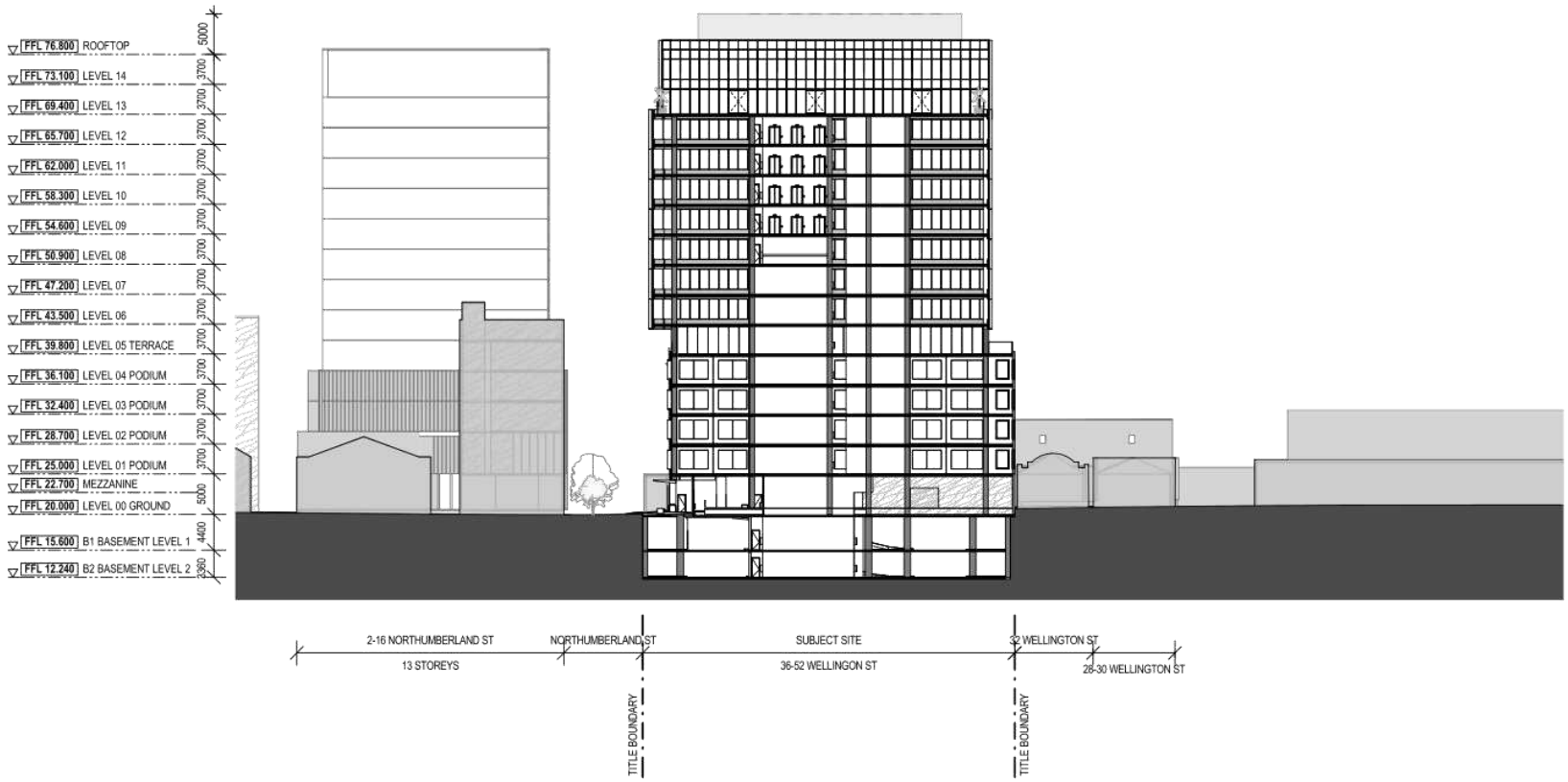
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3	07.02.2020	ISSUED FOR TP RE-SUBMISSION

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PROJECT # 18-041
DATE 31 01 2020
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36-52 WELLINGTON STREET COLLINGWOOD 3066
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REVISION 3

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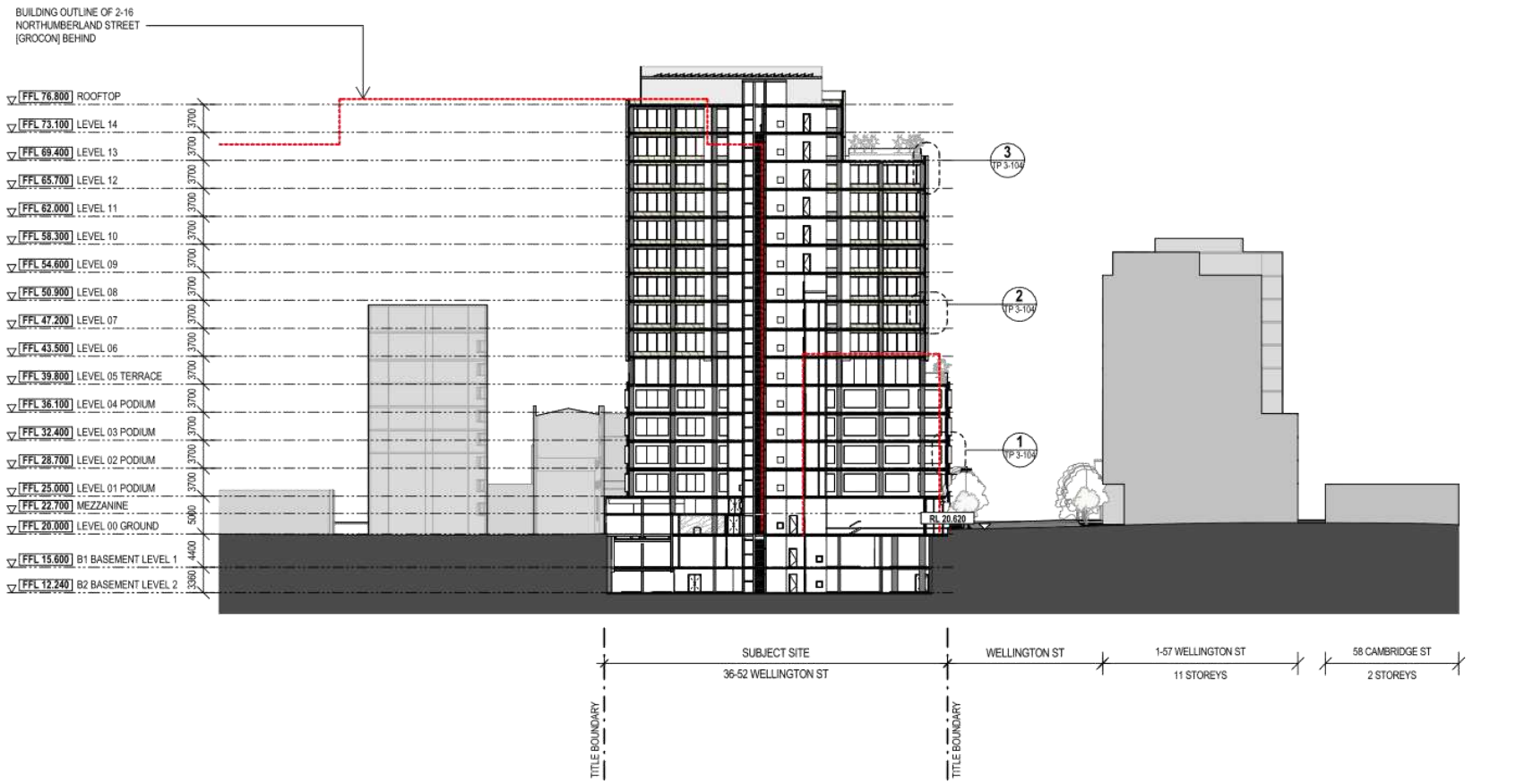


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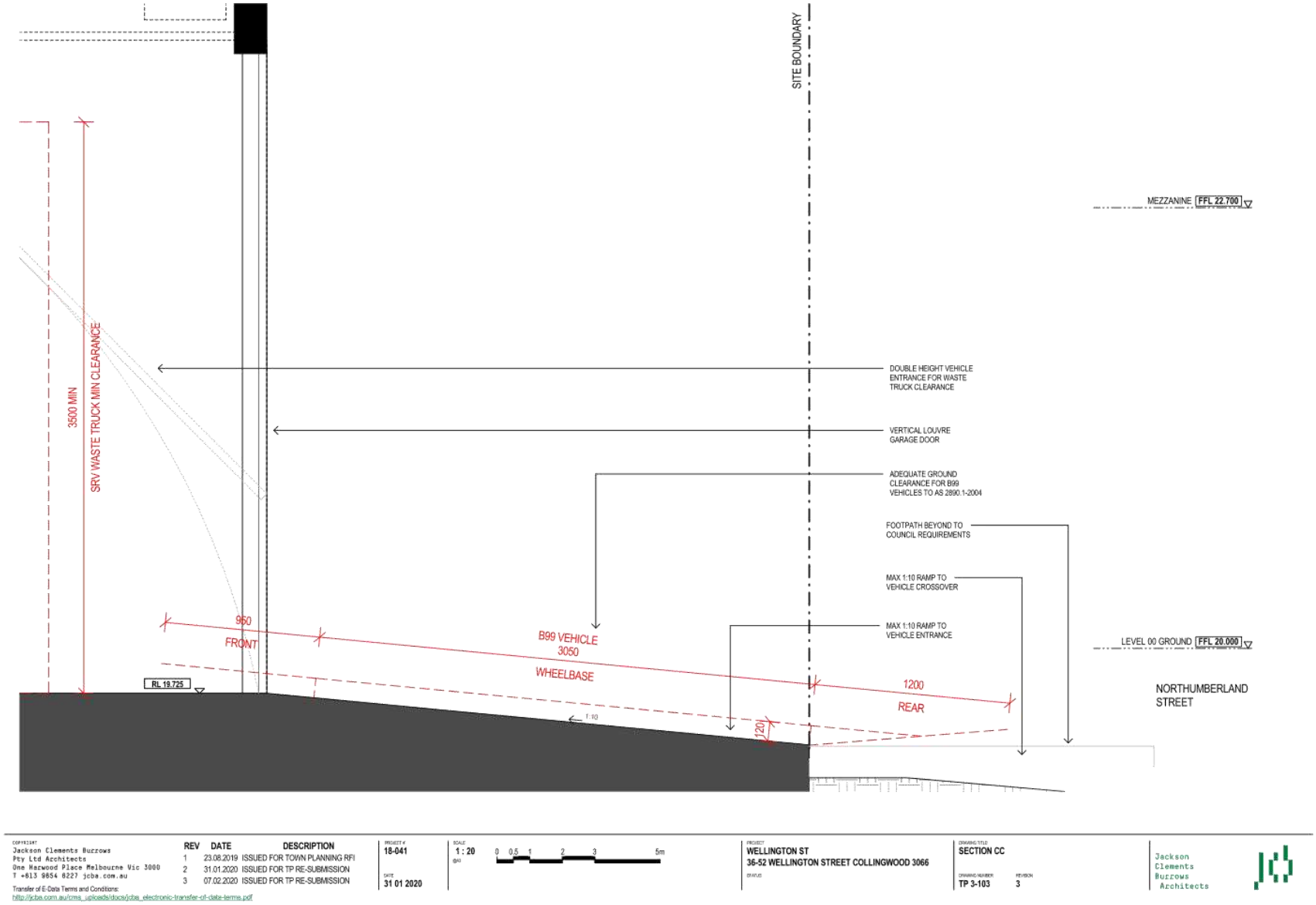
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REVISION 3
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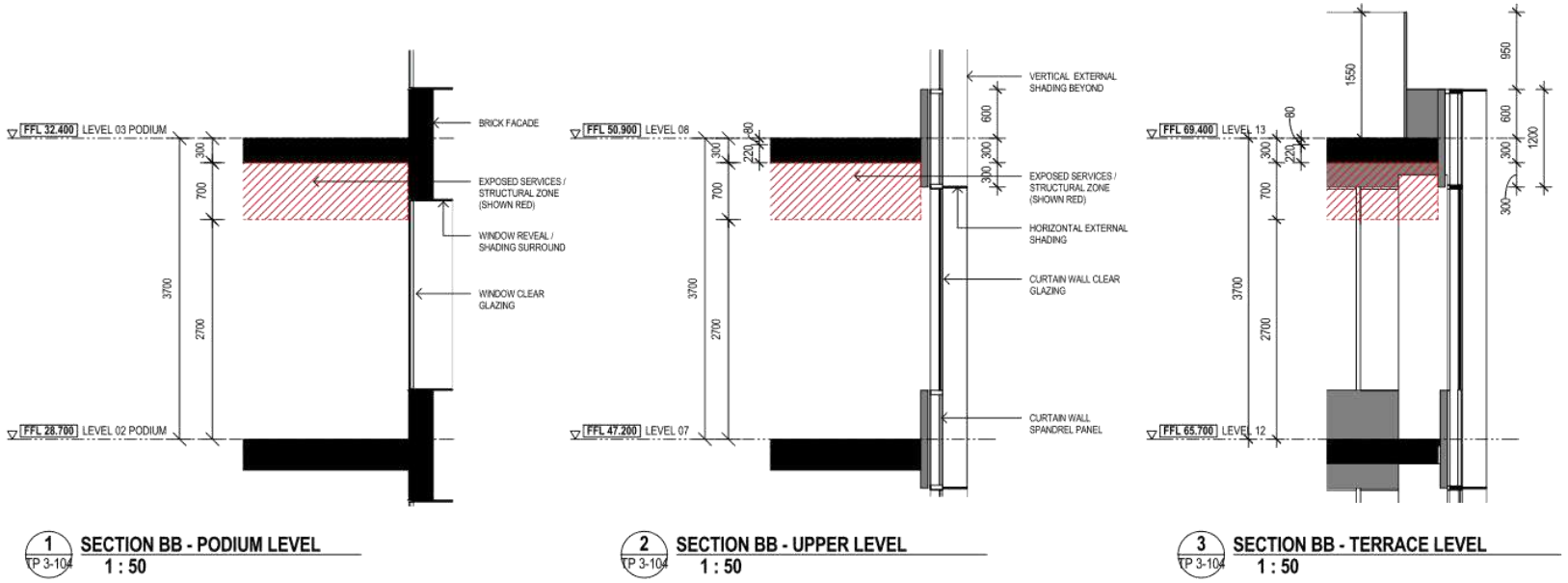
Attachment 1 - VCAT Amended Plans



Attachment 1 - VCAT Amended Plans



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2 TP 3-104 **SECTION BB - UPPER LEVEL** 1 : 50

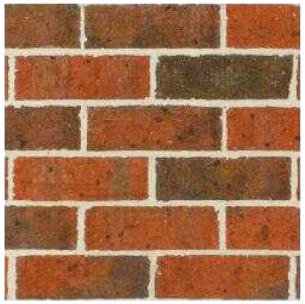
3 TP 3-104 **SECTION BB - TERRACE LEVEL** 1 : 50

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STATUS
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DRAWING NUMBER TP 3-104
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BR-01 FACE BRICKWORK - STRETCHER BOND
VARIED RED TONES



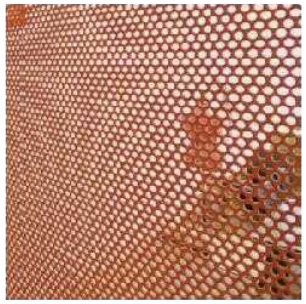
BR-02 FACE BRICKWORK - STACK BOND
VARIED RED TONES

EXTERNAL FINISHES SCHEDULE

BR-01	FACE BRICK - STRETCHER BOND
BR-02	FACE BRICK - STACKED BOND
EM-01	METAL EXTERNAL SHADING
EM-02	PERFORATED METAL BALUSTRADE
EM-03	METAL VERTICAL LOUVRES - CHARCOAL
EM-04	METAL VERTICAL LOUVRES - WHITE
GL-01	CLEAR GLAZING
GL-02	GLAZED SPANDREL
GL-03	TRANSLUCENT GLAZING
GL-04	GREY TINT GLAZING



EM-01 ALUMINIUM EXTERNAL SHADING
POWDERCOATED TERRACOTTA



EM-02 PERFORATED STEEL BALUSTRADE
POWDERCOATED TERRACOTTA



EM-03 ALUMINIUM VERTICAL LOUVRES -
POWDERCOATED CHARCOAL



EM-04 ALUMINIUM VERTICAL LOUVRES -
POWDERCOATED WHITE



GL-01 CLEAR GLAZING



GL-02 GLAZED SPANDREL



GL-03 TRANSLUCENT GLAZING - 25% CLEAR



GL-04 GREY TINT GLAZING

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PROJECT # 18-041

DATE 31 01 2020

PROJECT
WELLINGTON ST
36-52 WELLINGTON STREET COLLINGWOOD 3066

STATUS

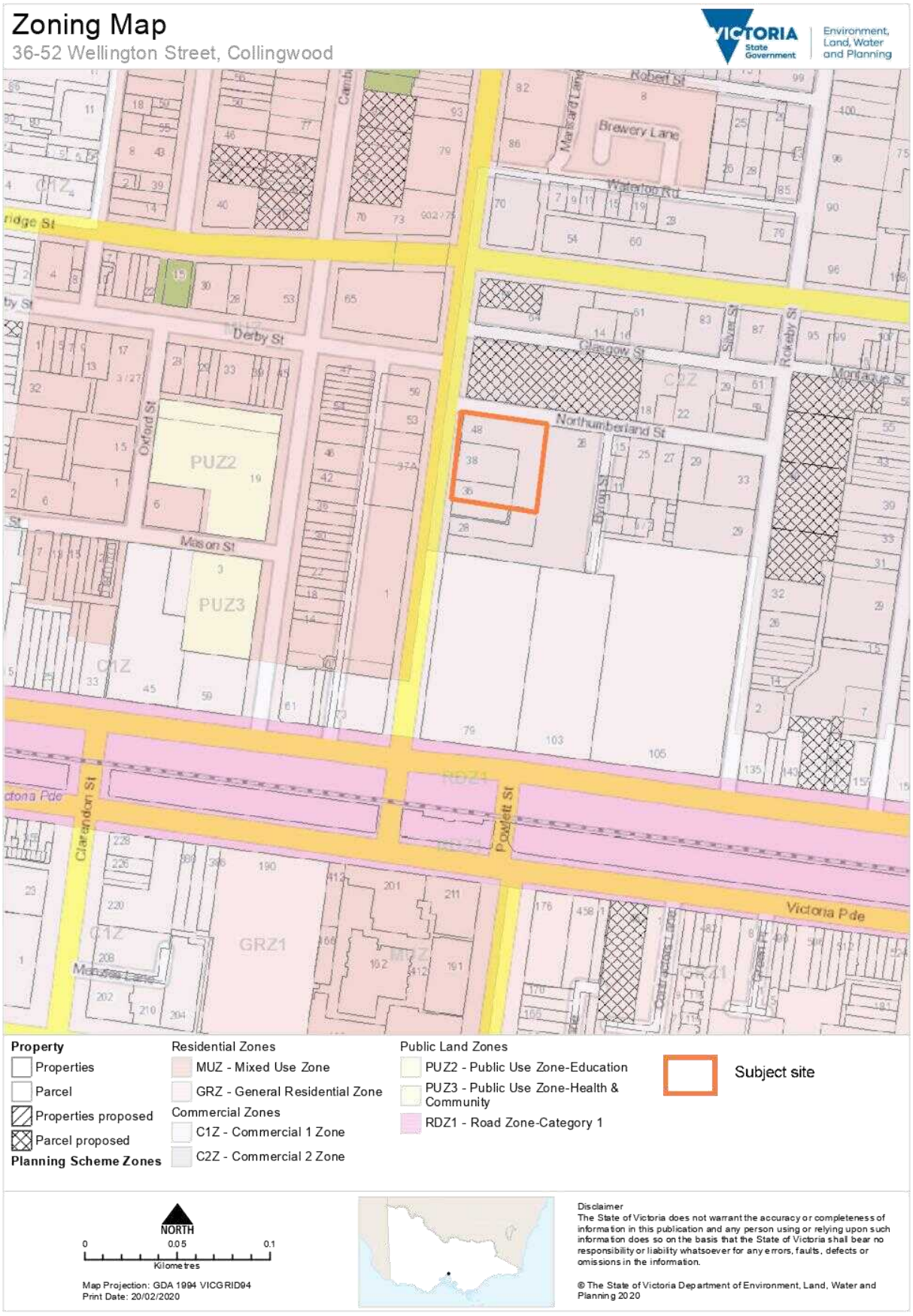
DRAWING TITLE
MATERIALS SCHEDULE

DRAWING NUMBER TP 9-101

REVISION 4

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Burrows
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Attachment 2 - Zoning Map



Attachment 3 - Head, Department of Transport Referral Comments

Department of Transport

GPO Box 2392
Melbourne, VIC 3001 Australia
Telephone: +61 3 9651 9999
www.transport.vic.gov.au
DX 201292

File: FOL/19/64657
Ref: HTFV2019/0452

Amy Hodgen
Statutory Planning
Yarra City Council

Amy.Hodgen@yarracity.vic.gov.au

Dear Ms Hodgen

YARRA PLANNING SCHEME
PLANNING APPLICATION NO: PLN19/450
PROPOSAL: OFFICE DEVELOPMENT
ADDRESS: 36 WELLINGTON STREET COLLINGWOOD

Thank you for your email dated 11th October 2019 referring the above application to the Head, Transport for Victoria pursuant to Section 55 of the *Planning and Environment Act 1987*.

The site does not directly abut any public transport routes however as the Green Travel Plan submitted with the applicant documents outlines, there are several options within the precinct to access the site via public transport. The development also provides bike parking and end of trip facilities on the ground floor which is encouraged and supported.

The Head, Transport for Victoria, pursuant to Section 56(1) of the *Planning and Environment Act 1987* **does not object** to the grant of a planning permit.

Should you require any further clarification, please feel free to contact James Noy on telephone 03 8392 7984 or email james.noy@ecodev.vic.gov.au.

Yours sincerely

MARK BURTON
Manager Place Planning & Referrals
Delegate of the Head, Transport for Victoria

6 / 11 / 2019.

cc:

VICTORIA State Government

Attachment 4 - External Urban Design Referral Comments (on VCAT Plans)

Hodgen, Amy

From: Rob McGauran <rmcgauran@mgsarchitects.com.au>
Sent: Friday, 21 February 2020 5:41 PM
To: Hodgen, Amy
Cc: Sam Harris
Subject: 35-52 Wellington St Collingwood

Hi Amy
Further to your email attached are a few thoughts:-

- Ground level seems fine Bike arrival preferably auto doors given its configuration Level 5 podium should have planter interface to south. The podium remains satisfactory
- Scale is not supported :-The mass and scale of the foreground building relative to the northern neighbour and western neighbours is excessive being both substantially less articulated and larger in bulk , The foreground lower development to the north is RL 42 vs a proposed RL 70 in this instance whilst the 1-17 Wellington form opposite is RL 57 but highly varied and articulated in scale
- I would recommend removal of development in front of Gridline 4 above Rl 41. as a means to avoid a pinch point in the boulevard maintaining the approximate scale of its foreground northern neighbour and better managing the lower scale form of its southern neighbours.
- Taller building can be better accommodated in the setback area where offsite impacts can also be managed to avoid excessive overshadowing of this important active transport corridor. The narrower east west profile will further mediate the show impacts oon southern neighbourhoods and streets.
- The setbacks to the east for the height of building up to 40m is acceptable.
- Above 40m greater setback should be provided (Above level 9) to the east north west and south interfaces. To ensure reasonable light and amenity to hinterland southern areas particularly given the substantial 36m+ length of the building façade with a 6m setback recommended as a minimum.
- Overall height in my view should not exceed RL 70 (50m)
- The site has modest setbacks to finer grain neighbourhoods and unlike its northern neighbour has not responded to the grain of the neighbourhood with a variety of scaled elements . It is a smaller site yet seeks a larger plot ratio and built form impact outcome that is not supported in my view in an urban design and strategic sense.

Have a good weekend
Rob

ROB MCGAURAN DIRECTOR
ADJUNCT PROFESSOR OF ARCHITECTURE PRACTICE MONASH UNIVERSITY
ADJUNCT PROFESSOR OF ARCHITECTURE (URBAN DESIGN) MELBOURNE UNIVERSITY

MGS ARCHITECTS 10-22 MANTON LANE MELBOURNE 3000
T +61 3 9291 9900 WWW.MGSARCHITECTS.COM.AU

ARCHITECTURE URBAN DESIGN INTERIORS
PLEASE LET US KNOW IF YOU HAVE RECEIVED THIS EMAIL UNINTENTIONALLY

Attachment 5 - Heritage Referral Comments

City of Yarra
Heritage Advice

Application No.: PLN 19/0452

Address of Property: 36 - 52 Wellington St, Collingwood

Planner: Amy Hodgen

Yarra Planning Scheme References: Clauses 43.01 and 22.10

Heritage Overlay No. Nil **Precinct:** Nil.

In proximity are:

HO 140 59 Wellington Street Collingwood, the Vine Hotel.
NO 109: 55 Langridge Street Collingwood, the Former William Peatt Boot Factory.
HO 116 Northumberland Street Collingwood, the Former Victoria Old Distillery.

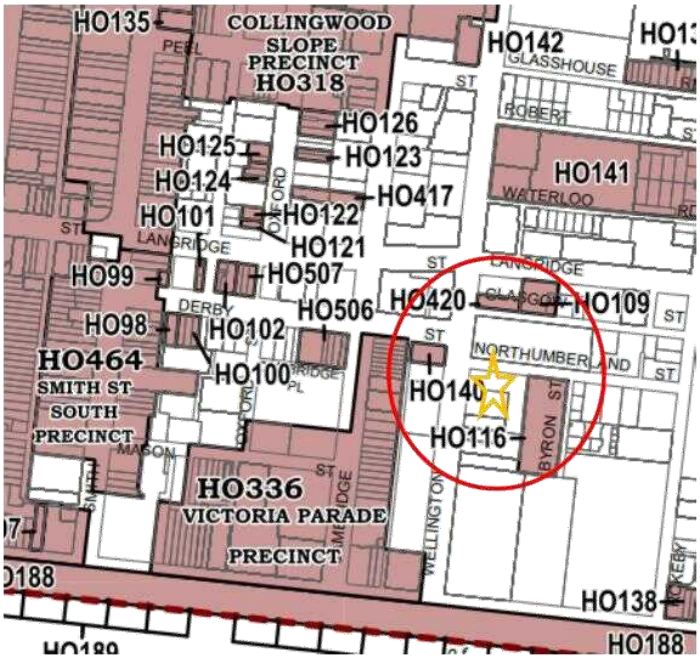


Figure 1 *The Heritage Overlay map. The development site is indicated by a star.*

Attachment 5 - Heritage Referral Comments

Proposal

Demolition of existing garage(s)/former factory(ies) and construction of a 15 storey building with a splayed/cantilevered upper element at the south-east corner of Northumberland and Wellington Streets.

Drawing Numbers

50 Pages of drawings, montages etc. prepared by Jackson Clements Burrows Architects and with Council date stamp 4 Sep 2019.

Memorandum prepared by Bryce Raworth, dated 25 June, 2017 and with Council date stamp 04 Sep 2019.

Assessment of Proposed Works

No heritage fabric, i.e. the former Victoria Old Distillery, will be affected. The principal issue is the effect on the setting of the Distillery and any views to it from Wellington Street.

The principal view of the Distillery, silos and chimneys is from Wellington Street and this is the only view which identifies the site from any reasonable public vantage point. The silos are visible along a lane which runs off Northumberland Street, which is a somewhat obscure location and hard to find presently, and the new building will exacerbate this. It would be appropriate to provide interpretation of the Distillery so as to alleviate the loss of its identity from Wellington Street. (See below).



Figure 2 *The view of the Victoria Old Distillery from the corner of Derby and Wellington Streets. This is the view in which the Distillery is identifiable.*

Attachment 5 - Heritage Referral Comments



Figure 3 *A similar view of the Victoria Old Distillery further south. Note that the white gabled building has painted signage "Brewers Grain". This building should be researched and included in the interpretation signage.*



Figure 4 *The site under construction on the north-east corner of Wellington and Northumberland Streets (opposite this site) already dwarfs any heritage buildings in proximity as does the building in the background on the corner of Wellington and Langridge Street and which is in between the two wings of the William Peatt Boot factory.*

Attachment 5 - Heritage Referral Comments



Figure 5 *The site which fronts Wellington, Derby, Langridge and Cambridge Streets also dwarfs anything in proximity.*

The existing context is one of high buildings up to 14 or 17 storeys as is evident from an inspection of the surrounding streets and also as demonstrated on the "Design Response. Proposed Massing" sheet (p. 11). As these high buildings have emerged on non-heritage sites, the heritage buildings have become dwarfed or are considerably less prominent than they were originally and until recently e.g. the Yorkshire Brewery Brew Tower (HO414).

The relevant policy is

> **Setbacks & Building Height (22.10-3.3)**
>
> To ensure that the height of new development is appropriate to the context of the area (as identified in the Site Analysis Plan and Design Response) and respects the prevailing pattern of heights of the area where this is a positive contribution to neighbourhood character.
>
> **Design Guidelines**
>
> New development that is higher than adjacent buildings should adopt a secondary setback for the higher building component which:
>
> - Aligns to the street pattern;
> - Retains existing view lines to nearby heritage places and other key features.
>
> The height of new development abutting land in a Heritage Overlay should:
>
> - Adopt a façade height to the street frontage which is no higher than the adjacent building within the Heritage Overlay;

Attachment 5 - Heritage Referral Comments

- Design and site taller structures so that they do not visually dominate surrounding heritage places; and
- Match the floor levels of the adjacent heritage building.

On this site the application of the above policy is difficult and if applied literally, would be somewhat at odds with what has occurred already – the height and bulk of the new buildings has had a considerable impact on the immediate vicinity (Langridge/Wellington/Derby Streets) which is broader than just individual heritage sites. The Peatt Boot factory is now visibly split by a development on the south-east corner of Langridge and Wellington Streets.

Application of the above policy would require a setback from Northumberland Street so as to retain existing view lines to the Distillery and silos, which would be possible but this would be unlikely to retain the visual prominence of the Distillery. Adoption of a façade height to the street frontage, i.e. Northumberland Street, which is no higher than the adjacent building within the Heritage Overlay would not achieve anything in retaining the view from Wellington Street as the view would be blocked. Any design of a taller structure on this site so that it does not visually dominate the surrounding heritage places is probably unachievable and would not benefit the Distillery in any meaningful way and nor the Vine Hotel given the scale of the permitted development on the abutting site to the south in Wellington Street. In establishing floor – to – ceiling heights for the new tower, it appears that they have been matched acceptably with those of the Distillery "tower" (TP2-101)

Considering all of the above, it is difficult to say that what is proposed is unacceptable, even though unfortunate in terms of views from Wellington Street. This is probably the most reasonable approach to development on this site. Where there has been an opportunity for literal application of the policy it has occurred.

A small setback of 3.021 – 3.638 metres is proposed between the new tower and the Distillery "tower" above Level 01-03 which is an acknowledgement of the heritage building. It will retain some visual separation in views from Northumberland Street, albeit limited.

The nature of the context, both historically and presently, is industrial, somewhat robust and utilitarian. The proposed design adopts a somewhat rustic/raw/hard/repetitive geometry and materiality which is appropriate. The "Visualisations. Perspective View" (unnumbered) shows an oblique view along Northumberland Street in which some echo of the rendered banding of the Distillery "tower" is reflected in the new tower. The building will be lightened and be somewhat transparent through the use of extensive and regularly-spaced fenestration and glazing. Brickwork of varying colours has become common in the immediately vicinity and its application has had varied success. In this design the use of brick cladding is a reference to the red brick heritage buildings, including the Distillery, and based upon the perspectives, appears that it will be aesthetically appropriate.

Attachment 5 - Heritage Referral Comments



Figure 6 *The banding and floor levels of the Victoria Old Distillery "tower" are reflects in the design of the new building.*

Interpretation and Photographic Archive

Develop an interpretation programme for the Distillery which provides a brief illustrated history and which signposts its location from Wellington Street. It is envisaged that there would be some illustrated signage at the Northumberland Street end of the internal lane, and some signposting at the corner of Wellington and Northumberland Streets. The interpretation must also include information which indicates that Collingwood was the centre of Melbourne's brewing/distilling/maltings industry and provide links/locations of the Yorkshire Brewery Brew Tower, (Roberts Street, Collingwood), Victoria Brewery, (Victoria Parade, East Melbourne) and the maltings and silos in Islington Street, Abbotsford and the Richmond Maltings in Gough Street. Much of the necessary historical information is contained in conservation management plans held by Council at the heritage desk.

Before any demolition commences and to the satisfaction of the Responsible Authority, an archival photographic record of buildings on the site should be prepared in accord with Heritage Victoria's standard guidelines as an accepted methodology. Is envisaged that external photographs and representative internal photographs would suffice, plus any relevant equipment related to the brewing/maltings industry. The archive should be lodged in Council's Collingwood Library local history collection. This should be a permit condition.

Attachment 5 - Heritage Referral Comments



Figure 7 *The lane off Northumberland Street. The interpretation signage should be installed at the north end (foreground) either on the development site, noting the proposed vehicle access in this location to the basements, or freestanding generally in this location.*

Recommendation / Comments:

Overall, given the context, the proposed building is acceptable.

However, so as to alleviate the loss of the visual identity and principal view of the Distillery (brew tower, silos, chimneys) from Wellington Street, an interpretation programme as set out above must be prepared and installed and to the satisfaction of the Responsible Authority. This should be a permit condition.

Before any demolition commences, an archival photographic record of buildings on the site should be prepared in accord with Heritage Victoria's standard guidelines and the archive should be lodged in Council's Collingwood Library local history collection. This should be prepared as set out above and as a permit condition to the satisfaction of the Responsible Authority.

Signed:

Attachment 5 - Heritage Referral Comments



Robyn Riddett
Director – Anthemion Consultancies
Date: 13 November, 2019.

Attachment 6 - Acoustic Referral Comments

11 October 2019

640.10090.06110 36-52 Wellington St Collingwood 20191011.docx

Yarra City Council
PO Box 168
RICHMOND 3121

Attention: Amy Hodgen

Dear Amy

36-52 Wellington Street, Collingwood
Development Application Acoustic Review

SLR Consulting Pty Ltd (SLR) has been retained by the City of Yarra to review the acoustic assessment report prepared for the commercial development proposed for 36-52 Wellington Street, Collingwood.

Details of the report are as follows.

- Title: Acoustic Planning Report, 36-52 Wellington Street, Collingwood
- Date: 28 June 2019
- Reference: 60604499
- Prepared for: Hines 36 Wellington Property Pty Ltd
- Prepared by: AECOM Australia Pty Ltd

The report was prepared to address potential noise impacts to and from the proposed development.

1 Background

(Sections 1.0 and 2 of the report)

The project is proposed to comprise:

- Ground floor food and drinks premises
- Five levels of offices
- Roof top plant area and external terrace
- Two (2) levels of basement carparking

Surrounding uses include:

- Minor and local roads to the west and north
- Commercial premises on the eastern and southern boundaries
- The nearest noise sensitive receivers are located in Northumberland Street (east) and Cambridge Street (west).

SLR Consulting Australia Pty Ltd Suite 2, 2 Domville Avenue Hawthorn VIC 3122 Australia
T: +61 3 9249 9400 E: melbourne@slrconsulting.com
www.slrconsulting.com ABN 29 001 584 612

SLR Comments: *The subject development and surrounding uses have generally been described and / or identified. However, we note that there is also a mezzanine plant room on the eastern side of the building.*

The locations of the nearest noise sensitive receivers are not clearly indicated in the acoustic report. We understand that there is an approved multi-level mixed use development at 1-57 Wellington Street (opposite the subject site, on the western side of Wellington Street) and that the sensitive receiver to the east is the 10 storey residential tower in the silo building at 21 Northumberland Street. We also understand that there are residents in the building to the west of the silo at 17 Northumberland Street. These dwellings are adjacent to the mezzanine plant area.

Little detail is provided regarding the proposed ground floor food tenancies. One of these is large (533 m²) and the second quite small (80m²). Both premises will be opposite the approved mixed use development at 1-57 Wellington Street. There is potential for noise from these tenancies to impact occupants of the proposed dwellings if extended trading hours are proposed.

2 Noise to the Subject Development

2.1 Noise Measurements

(Section 3.2 of the report)

Attended and unattended noise measurements were undertaken to quantify noise impacts to the subject development. The primary source of noise in the areas was identified as road traffic. Noise measurements were undertaken at the Wellington Street façade of the building and in Victoria Parade during afternoon peak hour. Noise logging was undertaken from a first floor window overlooking Wellington Street from 5-11 June 2019. The logger location is shown in Figure 4.

The measurement results are presented in Table 2 of the acoustic report, and are 65 to 67 dBA L_{eq} at the Wellington Street façade. Higher levels were measured on Victoria Parade, however these will undergo attenuation before arriving at the façade (Victoria Parade is 110 m south of the subject site).

SLR Comments: *The measurements undertaken can be expected to quantify typical worst case noise impacts to the subject development.*

2.2 Internal Design Targets

(Section 4.1 of the report)

AS/NZS2107 design noise targets are nominated for the commercial building. The targets are provided in Table 4 of the report.

SLR Comments: *The nominated targets are reasonable.*

2.3 Façade Upgrade Treatments

(Section 5.1 of the report)

Thermal double glazing comprising 6 mm glass, 12 mm air cavity and 10.38 mm thick laminated glass is proposed to control the measured external noise. Advice is also provided for controlling noise through façade walls and the roof (the roof upgrade is also designed to control noise from roof mounted mechanical plant).

SLR Comments: *The proposed glazing can be expected to achieve the nominated internal design targets.*

3 Noise from the Subject Development

3.1 Noise Criteria

(Section 4.2 of the report)

Noise from the subject site, including mechanical plant noise and noise from the retail tenancies, is proposed to be assessed to SEPP N-1.

SEPP N-1 limits have been determined from land use zoning, and from the L_{90} noise levels obtained at the façade of the existing building on the development site

Zoning level calculations have been determined for 21 Northumberland Road and are provided in Table 7 of the report, and are equal to 59 dBA (day), 53 dBA (evening) and 48 dBA (night).

The background noise levels measured at the façade of the building are presented in Table 6.

The calculated noise limits are presented in Table 8 and are equal to 59 dBA (day); 53 dBA (evening) and 48 dBA (night).

SLR Comments: *Based on the zoning circles shown in Table 7, AECOM's SEPP N-1 limits have been calculated for 21 Northumberland Street. This is an appropriate receiver location to consider because some apartments are likely to overlook mechanical plant on the roof of the development building and / or be exposed to noise from the mezzanine plant area. The background noise data obtained at the Wellington Street façade is, however, unlikely to be representative of receivers at 17 and 21 Northumberland Street (which are further away from traffic noise sources).*

The zoning level calculations shown in Table 2 indicate that the Commercial 2 zone (C2Z) has been designated 'Type' 2. The correct designation is 'Type 3', which would result in higher zoning levels.

Zoning levels and noise limits have not been determined for the multilevel apartments proposed for 1-57 Wellington Street. From our calculations the zoning levels for these apartments would also be higher than AECOM have determined for 21 Northumberland Road. The background noise data obtained in Wellington Street would be suitable for determining noise limits at this receiver location. Taking the above into consideration, the noise limits for this location would be slightly higher than AECOM have identified.

In summary, there are some technical issues around the derivation of SEPP N-1 noise limits presented in the report which should be addressed.

3.2 Mechanical Plant

SLR Comments: *AECOM observe that there will be substantial mechanical plant on the roof of the subject development, and have recommended a roof / ceiling upgrade to control noise from this equipment to the offices below. However, noise to the potentially overlooking apartments at 21 Northumberland Street has not been considered. This is not unreasonable because the mechanical design is unlikely to be sufficiently progressed to allow a full assessment.*

However, it is recommended that the final mechanical design be reviewed by a suitably qualified acoustical consultant to ensure that SEPP N-1 noise limits are met.

We also note that any plant on the mezzanine level will also need to comply with SEPP N-1.

3.3 Noise from Ground Floor Food and Drink Tenancies

(Section 6.0 of the report)

The report includes the statement that if music is proposed to be played within the ground floor café tenancy it should either be at a level that is inaudible outside the café, or separately assessed to ensure that SEPP N-2 noise limits are not exceeded.

***SLR Comments**: The assessment provided for music noise from the café is adequate and we would suggest that it is included as a permit condition.*

The proposed hours of operation for the two food and drinks tenancies are not provided in the report, and if operation outside the SEPP N-1 day period is proposed, we would recommend that noise from patrons be assessed in the report given the proximity of the proposed apartments at 1-57 Wellington Street.

4 Summary

Our review of the acoustic assessment report for 36-52 Wellington Street is provided above. The report addresses noise to the subject development, and identified SEPP N-1 noise limits. We suggest the following:

- The exact locations of all sensitive receiver locations be clearly indicated in the report. From our understanding the critical receivers will be:
  - The proposed mixed use development at 1-57 Wellington Street
  - Occupants of the silo tower at 21 Northumberland Street
  - Occupants of the building west of the silo tower, and immediately adjacent the subject development.
- SEPP N-1 noise limits be determined for all receivers potentially affected by noise from the development. This may involve conducting additional background noise measurements relative to receivers at 21 Northumberland Street. Lower level receivers in this development are likely to be exposed to quite low levels of background noise.
- An assessment of noise from all mechanical plant and equipment be conducted during the detailed design phase of the project, to ensure that SEPP N-1 noise limits are not exceeded.
- An assessment of patron noise from the proposed food and drink tenancies be conducted if the tenancies are to open outside standard daytime hours, as defined in SEPP N-1.
- Music from the food and beverage tenancies is to be played at background levels and is not to be audible outside the tenancies. If higher levels of music are proposed, a formal assessment of this noise to SEPP N-2 should be conducted.

Dot points 1 and 2 should be addressed in a revised acoustic report. The other items could reasonably be addressed via permit conditions.

Attachment 6 - Acoustic Referral Comments

Regards,



Checked/
Authorised by: JA

Dianne Williams
Associate – Acoustics

Attachment 7 - Open Space/Internal Urban design referral comments on Public Realm

CITY OF YARRA

MeMO

TO:	Amy Hodgen (Statutory Planning)
FROM	Christian Lundh (Urban Design) and Julia Mardjuki (Open Space)
DATE:	10 October 2019
SUBJECT:	36-52 Wellington Street Collingwood
APPLICATION NO:	PLN19/0450
DESCRIPTION:	Full demolition of existing buildings and the construction of a fourteen storey building plus two basement levels associated with office, cafe and food and beverage outlet on the ground level.

COMMENTS SOUGHT

Urban Design and Open Space comments have been sought on the development at the above address, in particular on the public realm and private domain interface along Wellington Street and Northumberland Street. Comments are provided below and are based on the Landscape Town Planning Report dated 10 September 2019 and additional information sought from Town Planning Drawings dated June 2019.

In summary, the drawings are not yet acceptable from an Urban Design perspective. Detailed comments are provided below and we request that the applicant provides a response to each of these items.

Note: The extent of this review is limited to the proposed development's integration with the streetscape and public realm.

Details required on drawings
The following details are required on the drawings:

- Clear distinction between existing and proposed street trees.
- On-street parking bays and line marking that are impacted by the proposal.
- Existing and proposed power/light poles; show on plans and on renders.
- Spot levels, falls/grading along the footpath interfaces. Levels shown on TP 1-103 indicates fall towards the building. Section A (TP02-03) indicates fall towards the building, assumed incorrectly represented in render.
- Indication of surface drainage type, locations and materiality.

Attachment 7 - Open Space/Internal Urban design referral comments on Public Realm

1. Capital works

There are no known capital works being led by the Urban Design team directly around the site.

2. Ground Floor Interface

The proposed open interface / atrium creating a continuous interface and flow between the private and public domain is supported from an urban design perspective. Materiality, levels and drainage requires further resolutions and details refer further comments below.

3. Street Trees

- Potential to install 3 No. additional street trees along Northumberland Street.
- Coordinate proposed trees with street light locations and other services infrastructure.
- Provide further details on the tree protection measures for the existing street tree prior to development. This must comply with AS1970-2009 Protection of Trees on Development Sites.
- Potential to incorporate structural cells/structural soil and passive irrigation to tree pits should be incorporated subject to engineering requirements.

4. Pedestrian and Vehicular Entrance

- Should tactile indicators and handrails be required due to steps/steep grade change; an appropriate setback within the property boundary must be allocated. No tactile or handrails can be located or protrude into the public realm / footpath or obstruct any desired pedestrian line of travel.

5. Surface materials

- The proposed use of brick paving in the public realm / road is not supported.
- Urban design and Open Space do support the principle of a better public realm outcome and a more cohesive space achieved through a better quality material. The use of bluestone pavers as per the City of Melbourne standards for pedestrian and vehicular standards could be applied. This is subject to resolving an outcome that satisfies the engineering requirements such as the camber on the road, the kerb profile and drainage.
- A delineation of the title boundary will need to be made through a high quality public realm material such as a metal banding.

6. Street Furniture and Fixtures

- The seat by the planter box next to the services and bin area is not supported. Refer notes under section 7 for suggested changes.
- Opportunity to install 1 - 2 No. bench seat along Wellington Street in accordance with City of Yarra Public Domain Manual.
- Potential to install additional bike hoops for building visitors along Wellington Street. City of Yarra Sustainable Transport to confirm requirements. Bike hoops to be in accordance with City of Yarra Public Domain Manual.

Attachment 7 - Open Space/Internal Urban design referral comments on Public Realm

7. Suggested Improvements and Considerations

- Northumberland Street;
  Consider to end the extent of the proposed brick pavement by the edge of the building canopy. Extend the planter box (seat removed) by the vehicle access to the edge of the canopy. Planter box could then act as an 'end' to the brick pavement facing east.
- Northumberland Street;
  Potential to 'anchor' the suggested steel edge that would delineating the property boundary along Northumberland Street by extending the tree pits slightly to the edge of the property line, abutting the steel edge/property boundary.
- Northumberland Street;
  Consideration could be made when undertaking further design development for the property to the north (part of separate endorsed development), to review the proposed tree locations along the north side of the street to align with the trees proposed within this application, to enhance the cohesiveness of the street.

Attachment 8 - Open Space Referral Comments

Planning Referral

To:	Amy Hodgen
From:	Julia Mardjuki (Open Space)
Date:	11/10/2019
Subject:	Referral comment on Landscape plans
Application No:	PLN19/0450
Description:	15 storey office building with ground floor retail
Site Address	36 – 52 Wellington Street, Collingwood

If a permit is issued, can we get clarity on these details:

- There's a huge mix of plants proposed, can we get a more specific planting plan show the type, location, quantity, height at maturity and botanical names of all proposed plants;
- Ensure all plants are not on the *DELWP Advisory List of Environmental Weeds in Victoria;*
- There were some vertical and cascading plants proposed. Please provide any details around the climbing frames or associated infrastructure;
- show the type, location, quantity, height at maturity and botanical names of all proposed plants;
- provide a specification of works to be undertaken prior to planting; and
- detail plant/planting maintenance schedules and requirements.

Attachment 9 - Streetscapes and Natural Values Unit Referral Comments

Planning Referral

To:	Amy Hodgen
From:	Paul Whitten (Arborist)
Date:	24/09/2019
Subject:	Referral comments on Street trees
Application No:	PLN19/0450
Description:	15 storey office building with ground floor retail
Site Address	36 – 52 Wellington Street, Collingwood

The proposed canopies on the Wellington St frontage must have a minimum 3.5m clearance in radius from the street trees.

This allows for an expected canopy width of 3m radius and clearance from infrastructure of 0.5m

Regarding the proposed tree plantings on the north frontage in Northumberland Street.

- There appears (on google street view) to be underground assets that will prevent planting in this location
- If planting is possible and approved, all pedestrian access will be via private property as it will occupy the majority of the available footpath.
- Plant selection must consider shading from north adjacent development, soil volumes and probable use of green infrastructure to limit damage to proposed brick paving.

Attachment 10 - Engineering Referral Comments

MEMO

To:	**Amy Hodgen**	
From:	**Mark Pisani**	
Date:	**11 October 2019**	
Subject:	**Application No:**	**PLN19/0450**
	Description:	**15-Storey Office Building**
	Site Address:	**36-52 Wellington Street, Collingwood**

I refer to the above Planning Application received on 5 September 2019 in relation to the proposed development at 36-52 Wellington Street, Collingwood. Council's Civil Engineering unit provides the following information:

CAR PARKING PROVISION

AECOM *Traffic Impact Assessment* report Revision D dated 27 August 2019

Proposed Development

Under the provisions of Clause 52.06-5 of the Yarra Planning Scheme, the development's parking requirements are as follows:

Proposed Use	Quantity/ Size	Statutory Parking Rate*	No. of Spaces Required	No. of Spaces Allocated
Office	18,308 m²	3 spaces per 100 m² of leasable floor area	549	82
Food and Drink	616 m²	3.5 spaces per 100 m² of leasable floor area	22	0
		Total	**571 Spaces**	**82 Spaces**

* Since the site is located within the Principal Public Transport Network Area, the parking rates in Column B of Clause 52.06-5 now apply.

To reduce the number of car parking spaces required under Clause 52.06-5 (including to reduce to zero spaces), the application for the car parking reduction must be accompanied by a Car Parking Demand Assessment.

Car Parking Demand Assessment

In reducing the number of parking spaces required for the proposed development, the Car Parking Demand Assessment would assess the following:

- *Parking Demand for Office*. The office component of the development would be providing 82 on-site parking spaces, which equates to a rate of 0.44 spaces per 100 square metres of floor area. Throughout the municipality, a number of developments have been approved with reduced office rates, as shown in the following table:

Attachment 10 - Engineering Referral Comments

Development Site	Approved Office Parking Rate
60-88 Cremorne Street PLN17/0626 issued 21 June 2018	0.72 spaces per 100 m² (200 on-site spaces; 27,653 m²)
2-16 Northumberland Street PLN16/0435 issued 14 June 2017	0.89 spaces per 100 m² (135 on-site spaces; 15,300 m²)

Although slightly lower than the above rates, the proposed office parking rate of 0.44 spaces per 100 square metres of floor space is considered appropriate having regard to the site's proximity to public transport services and its connectivity to the on-road bicycle network.

- *Parking Demand for Food and Drinks Premises*. The parking demand generated by the food and drink premises would be accommodated off-site. A staff parking demand rate of 1.0 space per 100 square metres of floor area could be adopted. Applying this rate would equate to a staff parking demand of six spaces. Customers to the food and drink premises would be drawn from the office at the subject site as well as from nearby businesses and residences.
- *Availability of Public Transport in the Locality of the Land*. The site is within walking distance of tram services operating along Smith Street-Gertrude Street and Victoria Parade. Bus services also operate along Victoria Parade. Employees also have the option of using rail services, which can be accessed from North Richmond railway station.
- *Convenience of Pedestrian and Cyclist Access*. The site has very good pedestrian connectivity to public transport nodes and to the on-road bicycle network.
- *Multi-Purpose Trips within the Area*. Customers to the food and drinks premises and clients to the office might combine their trips by engaging in other activities or business whilst in the area.

Appropriateness of Providing Fewer Spaces than the Likely Parking Demand
Clause 52.06 lists a number of considerations for deciding whether the required number of spaces should be reduced. For the subject site, the following considerations are as follows:

- *Availability of Car Parking*. The level of on-street parking that takes place in the vicinity of the site is very high. Areas of unrestricted parking, such as Glasgow Street, are fully occupied and usually from early morning periods. On-street parking for employees is not a practical or viable option.
- *Car Parking Impact of Nearby Developments*. The surrounding area contains a number of large scale approved developments and sites that are currently being considered, as shown below.

Approved Developments	Developments under consideration
73-77 Wellington Street	60-88 Langridge Street
42-44 Oxford Street	60-62 Langridge Street
72-94 Cambridge Street	
51 Langridge Street	
61-71 Wellington Street	
2-16 Northumberland Street	
15-21 Derby Street	
1-57 Wellington Street	
61-75 Langridge Street	

It is not unreasonable to assume that some sort-stay customers, patrons and clients to these developments (food and drink, retail, office uses) may already be parked in the local area (multi-purpose trips). The parking controls within the Collingwood area are time restricted which provide frequent turnover in parking. Although the parking occupancy may be very high at certain times, the turnover in parking provides opportunity for customers and patrons to park short-term. Car parking in the surrounding area should be considered on an area wide-basis rather than on a site/individual basis. Spare on-street car parking capacity would be shared amongst sites within the surrounding area.

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

Adequacy of Car Parking
From a traffic engineering perspective, the waiver of parking associated with the office and food and drink premises is considered appropriate in the context of the development and the surrounding area. Whilst the office's on-site parking provision is lower than empirical office car parking demands, the constrained on-street parking conditions would be a disincentive for employees to drive to work. The site is well serviced by public transport services. The operation of the new office and food and drink premises should not adversely impact on existing parking conditions in the area, which are already constrained.

The Civil Engineering unit has no objection to the reduction in the car parking requirement for this site.

TRAFFIC GENERATION
Trip Generation
AECOM has conservatively assumed an office traffic generation rate of 1.0 trip per on-site parking space for both AM and PM peak hours. Using the rate adopted by AECOM, each peak hour would generate 82 trips. Typically, the office trip generation rate used for developments is 0.5 trips per on-site space in each peak hour.

Directional Splits and Traffic Distribution
Directional split assumptions in each peak hour for the office traffic –

- AM Peak – 10% outbound (8 trips), 90% inbound (74 trips); and
- PM Peak – 90% outbound (74 trips), 10% inbound (8 trips).

The traffic distribution assumptions made by AECOM in section 4.1.2 of the report are considered reasonable.

Traffic Impact – Intersection of Wellington Street and Northumberland Street
The traffic impact of the Wellington Street/Northumberland Street intersection was assessed using the SIDRA program, which measures intersection performance. SIDRA modelling works well under free flowing traffic conditions and may have limitations, such as queuing of downstream traffic. The results of the post-development modelling suggest that the intersection is expected to operate satisfactorily during the PM peak hour. (During the PM peak hour, traffic from 2-16 Northumberland Street would exit their site via Glasgow Street).

Attachment 10 - Engineering Referral Comments

Attachment 10 - Engineering Referral Comments

DEVELOPMENT LAYOUT DESIGN

SBJ Architects Drawing Nos. TP 1-101, TP 1-102 and TP 1-103 Revision 2 dated 23 August 2019
TP 2-105 and TP 3-103 Revision 1 dated 23 August 2019

Layout Design Assessment

Item	Assessment
Access Arrangements	
Development Entrance	The development entrance has a wall-to-wall width of 8.55 metres and satisfies the Australian/New Zealand Standard AS/NZS 2890.1:2004.
Visibility	The exit lane of the development entrance has adequate sight lines of pedestrians. The sight triangle has not been superimposed on the drawings.
Headroom Clearance	The car park has a minimum headroom clearance of 2.2 metres and satisfies AS/NZS 2890.1:2004.
Internal Ramped Accessways	The internal ramp has 3.0 wide lanes with 300 mm kerbs and a 900 mm wide median, which satisfies AS/NZS 2890.1:2004.
Car Parking Modules	
At-grade Parking Spaces	The dimensions of the parking spaces (2.6 metres by 4.9 metres) satisfy *Design standard 2: Car parking spaces* of Clause 52.06-9.
Accessible Parking Space	With the exception of the length (which satisfies *Design standard 2*), the accessible parking spaces satisfies the Australian/New Zealand Standard AS/NZS 2890.6:2009.No bollard has been provided in the shared area.
Aisles	The aisle widths range from 6.4 metres to 7.325 metres and satisfy *Table 2: Minimum dimensions of car parking spaces and accessways* of Clause 52.06-9.
Column Depths and Setbacks	The columns along the west row of parking spaces of Basement 01 and Basement 02 satisfy *Diagram 1 Clearance to car parking spaces* of Clause 52.06-9. The positions of all other columns throughout the car parks are non-compliant.
Clearances to Walls	Clearances of no less than 300 mm have been provided.
Blind Aisle Extension	In Basement 02, a blind aisle extension of 1.321 metres has been provided, which satisfies AS/NZS 2890.1:2004
Motorcycle Spaces	The dimensions of the motorcycle spaces (1.2 metres by 2.5 metres) satisfy AS/NZS 2890.1:2004.
Gradients	
Ramp Grade for First 5.0 metres inside Property	The upward grade of 1 in 10 satisfies *Design standard 3: Gradients*.
Ramp Grades and Changes of Grade	The ramp grades and changes of grade satisfy *Table 3 Ramp Gradients* of Clause 52.06-9.
Transition Grades at Bases of 1 in 4 Ramp Sections	The 2.0 metre long transition grades at the bases of the 1 in 4 ramp sections are considered insufficient. The lengths of the 1 in 8 transition grades at the bases of the 1 in 4 ramp sections must be no less than 2.5 metres in length in order to satisfy the ground clearance requirements for the B99 design vehicle.

Attachment 10 - Engineering Referral Comments

Item	Assessment
Other Items	
Loading Arrangements	A single bay (2.6 metres by 4.9 metres) has been provided in Basement 01 and would be serviced by small vans/commercial vehicles the size of a B85 design vehicle. There is no objection to this arrangement.
Small Rigid Vehicle – Turning Movements at Development Entrance	The swept pat diagram for the small rigid vehicle (waste collection vehicle) exiting the site appears to be using the right side (inbound lane) of the development entrance. Clarification on this matter should be provided by the applicant.
Vehicle Circulation	No swept path diagrams have been provided to demonstrate vehicle turning movements between the aisle and the internal ramped accessway (particularly in Basement 02 at the south end of the ramp).
Vehicle Passing Movements – Northumberland Street	The provision of parallel on-street parking on the north side of Northumberland Street would reduce the effective carriageway width of the road. How would vehicle passing/conflicts be managed in Northumberland Street, particularly during the peak hours?

Design Items to be Addressed

Item	Details
Visibility	The pedestrian sigh triangle (2.0 metres by 2.5 metres) should be superimposed on the drawings.
Column Depths and Setbacks	Columns that are non-compliant are to be repositioned or redesigned such that they do not encroach with the parking space clearance envelopes (i.e. - *Diagram 1* of Clause 52.06-9).
Transition Grades at Bases of 1 in 4 Ramp Sections	The 1 in 8 transition grades at the bases of the 1 in 4 ramp sections must have lengths of no less than 2.5 metres.
Vehicle Passing Movements – Northumberland Street	Information on vehicle passing movements/potential vehicle conflict at the western section of Northumberland Street to be discussed.

Attachment 10 - Engineering Referral Comments

GENERAL ENGINEERING CONDITIONS
Vehicle Crossing

Before the development commences, or by such later date as approved in writing by the Responsible Authority, the new vehicle crossing must be designed and constructed:

- In accordance with any requirements or conditions imposed by Council.
- Demonstrating satisfactory access into and out of the site with a vehicle ground clearance check using the B99 design vehicle, and be fully dimensioned with actual reduced levels (to three decimal places) as per Council's Vehicle Crossing Information Sheet;
- At the Permit Holder's cost; and
- To the satisfaction of Council.

Construction Management Plan

- A Construction Management Plan must be prepared and submitted to Council. The Plan must be approved by Council prior to the commencement of works. A detailed dilapidation report should detail and document the existing and post construction conditions of surrounding road infrastructure and adjoining private properties.

Road Asset Protection

- Any damaged roads, footpaths and other road related infrastructure adjacent to the development site as a result of the construction works, including trenching and excavation for utility service connections, must be reconstructed to Council's satisfaction and at the developer's expense.

Impact of Assets on Proposed Development

- Any services poles, structures or pits that interfere with the proposal must be adjusted, removed or relocated at the owner's expense after seeking approval from the relevant authority.
- Areas must be provided inside the property line and adjacent to the footpath to accommodate pits and meters. No private pits, valves or meters on Council property will be accepted.

Discharge of Water from Development

- Only roof runoff, surface water and clean groundwater seepage from above the water table can be discharged into Council drains.
- Council will not permit clean groundwater from below the groundwater table to be discharged into Council's drainage system. Basements that extend into the groundwater table must be waterproofed/tanked.

Removal, Adjustment, Changing or Relocation of Parking Restriction Signs

- No parking restriction signs or line-marked on-street parking bays are to be removed, adjusted, changed or relocated without approval or authorisation from Council's Parking Management unit and Construction Management branch.
- Any on-street parking reinstated as a result of development works must be approved by Council's Parking Management unit.
- The removal of any kerbside parking sensors and any reinstatement of parking sensors will require the Permit Holder to pay Council the cost of each parking sensor taken out from the kerb/footpath/roadway. Any costs associated with the reinstatement of road infrastructure due to the removal of the parking sensors must also be borne by the Permit Holder.

Attachment 10 - Engineering Referral Comments

ADDITIONAL ENGINEERING ADVICE FOR THE APPLICANT

Item	Details
Legal Point of Discharge	The applicant must apply for a Legal Point of Discharge under Regulation 133 – Stormwater Drainage of the *Building Regulations* 2018 from Yarra Building Services unit. Any storm water drainage within the property must be provided and be connected to the nearest Council pit of adequate depth and capacity (legal point of discharge), or to Council's satisfaction under Section 200 of the *Local Government Act* 1989 and Regulation 133.

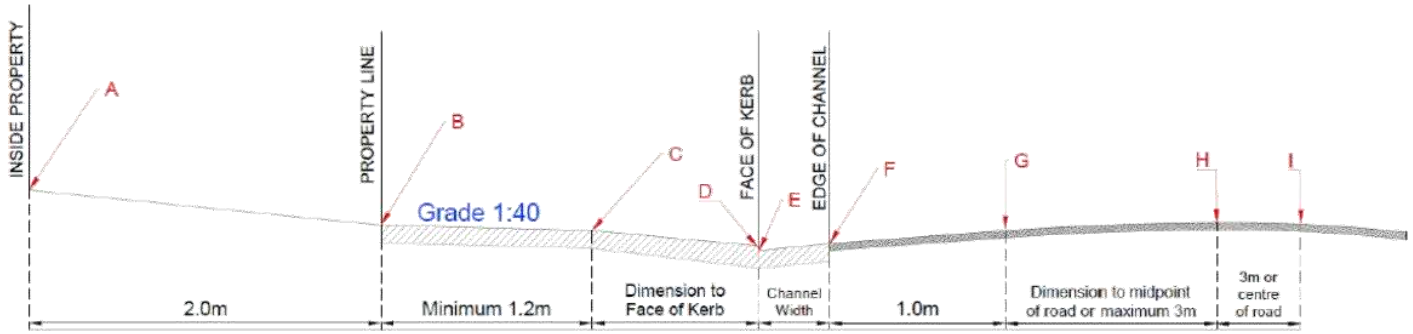
Attachment 10 - Engineering Referral Comments

Vehicle Crossing – Cross Section

The designer is to submit a 1:20 scale cross section for each proposed vehicle crossing showing the following items:

A. Finished floor level 2.0 metres inside property
B. Property line surface level
C. Surface level at change in grade (if applicable)
D. Bullnose (max height 60mm) – must be clearly labelled
E. Surface level at the bottom of the kerb
F. Surface level at the edge of channel
G. Road level 1.0 meter from the edge of channel
H., I. Road levels

- Please note the cross section must be fully dimensioned. As shown in the sketch below.
- Please show both the existing and proposed surface.
- The maximum allowable cross-fall between points B and C is 1:40 (2.5%).
- A bullnose (max 60mm) is permitted at point D, however not compulsory.
- The levels shown must be exact reduced levels, to three decimal points. Interpolation of levels is not acceptable.
- The designer must demonstrate that an 85th or 99th percentile vehicle profile can traverse the design cross section as per the Australian/New Zealand Standard ground clearance template (AS/NZS 2890.1:2004).
- Significant level changes to the existing footpath level B to C will require additional level design either side of the proposed crossing.
- Please include any additional levels or changes in grade that are not shown in the diagram.



Attachment 11 - Strategic Transport Referral Comments

Planning Referral

To:	Amy Hodgen
From:	Chloe Wright
Date:	10/10/2019
Subject:	Strategic Transport Comments
Application No:	PLN19/0450
Description:	15 storey office building with ground floor retail
Site Address	36 – 52 Wellington Street, Collingwood

I refer to the above amendment proposal referred on 05/09/2019, and the accompanying Traffic report prepared by AECOM in relation to the proposed development at 36 – 52 Wellington Street, Collingwood. Council's Strategic Transport unit provides the following information:

Access and Safety

Wellington Street separated bike lanes

There are two redundant crossovers at the Wellington Street side of the site. The development should include construction of a raised concrete barrier for the protected bike lane adjacent to the redundant vehicle crossovers at Wellington Street. The extension of the concrete barriers must be consistent with the current concrete barriers and should be shown on the plans prior to endorsement.

Northumberland Street treatment

It is understood that the proposed brick treatment within the road reserve is not supported by other Council Units and an alternative treatment will be proposed. The alternative material for Northumberland Street should provide a smooth surface that is appropriate for cyclists to access the site from Wellington Street and Northumberland Street.

Bicycle Parking Provision

Statutory Requirement

Under the provisions of Clause 52.34-3 of the Yarra Planning Scheme, the development's bicycle parking requirements are as follows:

Proposed Use	Quantity/ Size	Statutory Parking Rate	No. of Spaces Required	No. of Spaces Allocated
Office (other than specified in the table)	18,308 sqm	1 employee space to each 300 sqm of net floor area if the net floor area exceeds 1000 sqm	61 employee spaces	
		1visitor space to each 1000 sqm of net floor area if the net floor area exceeds 1000 sqm	18 visitor spaces.	
Retail premises	616 sqm	1 employee space to each 300 sqm of leasable floor area	2 employee spaces	

Attachment 11 - Strategic Transport Referral Comments

(other than specified in this table)		1visitor space to each 500 sqm of leasable floor area	1 visitor spaces.	
Bicycle Parking Spaces Total			**63 resident / employee spaces**	**180 resident / employee spaces**
			19 visitor spaces	**28 visitor spaces**
Showers / Change rooms		1 to the first 5 employee spaces and 1 to each additional 10 employee spaces	**7 showers / change rooms**	**20 showers / change rooms**

The development provides a total of 117 additional employee bicycle spaces and 9 additional visitor bicycle spaces over the total requirements of the planning scheme.

Adequacy of visitor spaces

28 visitor spaces are provided at the Northumberland footpath. The following comments are provided in relation to visitor spaces:

- Council's best-practice rate recommends 1 visitor space to each 500sqm of office floor space[1]. This generates a recommended rate of 38 visitor spaces.10 additional visitor spaces should be provided to meet the best practice rate. It is recommended that additional visitor bicycle spaces are provided at the Wellington Street footpath.
- The location of the proposed visitor spaces at Northumberland Street is in an area that is visible from the public realm and easily accessible to visitors at the site, and is therefore acceptable.
- All visitor parking is provided as a horizontal at-grade hoop. It is recommend that the visitor bike hoops are angled to maximise the pedestrian access way.

Adequacy of employee spaces

Number of spaces

180 spaces are proposed within a bike store room at the ground floor of the development. Council's best practice rate[2] recommends 186 employee spaces.

Design and location of employee spaces and facilities

The design and location of employee spaces and facilities is adequate for the following reasons:

- Employee bike parking is located within a secure facility at the ground-floor, in an easy to access location.
- Pursuant with AS2890.3, at least 20% of the employee bicycle spaces should be provided as horizontal at ground-level spaces. 38 spaces are provided as horizontal rails, which meets the requirement for 20% of the total bike spaces to be horizontal rails.

Electric vehicles / share cars / other relevant topics

Council's BESS guidelines encourage the use of fuel efficient and electric vehicles (EV). It is noted that five EV charging bays are provided at Basement 01. Provision of electrical wiring to allow easy retrofitting of additional EV charging in the future should be provided throughout the car park. A minimum 40A single phase electrical sub circuit should be installed for this purpose.

[1] *Category 6 of the BESS offers this advice.*

[2] *Category 6 of the BESS offers the following for best-practice guidance for employee office rates: 'Non-residential buildings should provide spaces for at least 10% of building occupants.' Assuming a floor-space occupancy of 1 staff member to 10sqm (which is the maximum rate allowed under the National Construction Code for fire safety), providing bicycle spaces for 10% of occupants results in a rate of 1 space per 100sqm of floor area.*

Attachment 11 - Strategic Transport Referral Comments

Green Travel Plan

It is noted the applicant has supplied a Green Travel Plan (GTP). The GTP is generally adequate, however should be modified to include the following information:

(a) the types of lockers proposed within the change-room facilities, with at least 50% of lockers providing hanging storage space;
(b) security arrangements to access the employee bicycle storage spaces; and
(c) signage and wayfinding information for bicycle facilities and pedestrians pursuant to Australian Standard AS2890.3;

Recommendations

The following should be shown on the plans before endorsement:

1. A minimum of 38 visitor bicycle spaces must be provided in a location easily accessible to visitors of the site. All visitor spaces should be provided as a horizontal bicycle rail and must meet clearance and access-way requirements of AS2890.3 or be otherwise to the satisfaction of the responsible authority.
2. A minimum of 186 employee bicycle spaces must be provided. At minimum 20% of employee bicycle spaces must be provided as horizontal bicycle rails.
3. Notations indicating dimensions of the employee and visitor bicycle spaces and relevant access ways to demonstrate compliance with Australian Standard AS2890.3 or be otherwise to the satisfaction of the responsible authority.
4. The car park must be electrically wired to allow for additional EV charging bays to be installed in the future. A minimum 40A single phase electrical sub circuit should be installed to these areas for this purpose.
5. Construction/extension of the raised concrete barrier for the Protected Bike Lane adjacent to the redundant vehicle crossovers at Wellington Street.

Regards

Chloe Wright

Sustainable Transport Officer
Strategic Transport Unit

Attachment 12 - City Works Unit Referral Comments

Planning Referral

To:	Amy Hodgen
From:	Atha Athanasi (Contract Management Officer – City Works Services)
Date:	07/09/2019
Subject:	Referral comments on Waste Management Plan
Application No:	PLN19/0450
Description:	15 storey office building with ground floor retail
Site Address	36 – 52 Wellington Street, Collingwood

The waste management plan for 36-52 Wellington Street, Collingwood authored by AECOM and dated 15/08/19 is not satisfactory from a City Works branch's perspective. Issues to be resolved include, but may not be limited to the following:

1. Five collections per stream is an excessive number and should be reduced.
2. Please detail how hard waste will be managed.
3. Please provide an explanation of how risk will be managed
4. A clause must be included in the plan regarding potential review into the service if operational requirements change.

Further clarification provided 27/02/2020:

The easiest way to minimise truck movements would be to have a larger waste room that can accommodate more bins, however they have other options they could explore if this is not practical.

Risks associated with the management and collection process for waste at the development.

Attachment 13 - Streetscape and Natural Values Referral Comments

Planning Referral

To:	Amy Hodgen
From:	Paul Whitten (Arborist)
Date:	24/09/2019
Subject:	Referral comments on Street trees
Application No:	PLN19/0450
Description:	15 storey office building with ground floor retail
Site Address	36 – 52 Wellington Street, Collingwood

The proposed canopies on the Wellington St frontage must have a minimum 3.5m clearance in radius from the street trees.

This allows for an expected canopy width of 3m radius and clearance from infrastructure of 0.5m

Regarding the proposed tree plantings on the north frontage in Northumberland Street.

- There appears (on google street view) to be underground assets that will prevent planting in this location
- If planting is possible and approved, all pedestrian access will be via private property as it will occupy the majority of the available footpath.
- Plant selection must consider shading from north adjacent development, soil volumes and probable use of green infrastructure to limit damage to proposed brick paving.

1.6 PLN19/0450 - 36-52 Wellington Street, Collingwood - Construction of a multi-storey office building, use of the land for food and drink premises and a reduction in the car parking requirement.

Reference: D20/25752
Authoriser:

RECOMMENDATION

That having considered all objections and relevant planning policies, the Committee resolves to notify the Victorian Civil and Administrative Tribunal and all parties that had Council been in a position to determine the application, it would have issued a Notice of Decision to Grant a Planning Permit PLN19/0450 for construction of a multi-storey office building, use of the land for food and drink premises and a reduction in car parking requirements at 36-52 Wellington Street, Collingwood, subject to the following conditions:

1. Before the development starts amended plans to the satisfaction of the responsible authority must be submitted to, and approved by, the responsible authority. When approved, the plans will be endorsed and will then form part of this permit. The plans must be drawn to scale with dimensions and three copies must be provided. The plans must be generally in accordance with the plans identified as TP0-100 – TP9-101 dated 31 January 2020, prepared by Jackson Clements Burrows Architects but modified to show:

   (a) The height of the western portion of the building reduced by increasing the setback of Level 12 by 11m from the western boundary (i.e. to match Level 13), with subsequent relocation of the Level 13 terrace to Level 12;

   (b) Café relabelled as 'Food and Drink (café) Tenancy 1' and the food and drink premises relabelled as 'Food and Drink Tenancy 2';

   (c) Size of the rainwater tank to be annotated;

   (d) Timber frame construction to be referenced on the section drawings;

   (e) A pedestrian sightline triangle (2m x 2.5m) to be superimposed on the drawings at the exit point from the site;

   (f) Columns that are non-compliant with Diagram 1 of clause 52.06-9 repositioned or redesigned to not encroach upon the parking space;

   (g) 1:8 transition grades at the base of vehicle ramps to be a minimum of 2.5m in length;

   (h) Revised vehicle crossover cross-sectional drawing in accordance with the City of Yarra Vehicle Crossings Information Sheet demonstrating that a 99th percentile vehicle profile can traverse the crossover;

   (i) Changes as a result of the road safety audit if required by the responsible authority;

   (j) Minimum 1.5m wide footpath area clear of any obstructions (e.g. street furniture, bicycle parking areas, street tree pits etc.) identified along Northumberland Street;

   (k) Minimum 3.5m clearance in radius is provided from the existing street trees along Wellington Street;

   (l) Roof top services screen modified from white to be a light grey colour finish;

   (m) Additional staff bicycle spaces to achieve BESS best practice (i.e. total of 186);

   (n) Any requirement of the endorsed Façade Strategy and materials and Finishes plan, where relevant show on the plans in accordance with condition 4;

(o) any requirement of the endorsed Sustainable Management Plan, where relevant to show on plans in accordance with Condition 9;

(p) any requirement of the endorsed Waste Management Plan, where relevant to show on plans in accordance with Condition 12;

(q) any requirement of the endorsed Acoustic Report, where relevant to show on plans in accordance with Condition 15;

(r) any requirement of the endorsed Wind Report, where relevant to show on plans in accordance with Condition 19; and

(s) Any requirement of eth endorsed landscaping plan, where relevant to shown on plans in accordance with Condition 17.

2. The use and development as shown on the endorsed plans must not be altered without the prior written consent of the responsible authority.

3. As part of the ongoing consultant team, Jackson Clements Burrows Architects or an architectural firm to the satisfaction of the responsible authority must be engaged to:

(a) oversee design and construction of the development; and

(b) ensure the design quality and appearance of the development is realised as shown in the endorsed plans or otherwise to the satisfaction of the responsible authority.

Façade Strategy

4. In conjunction with the submission of development plans under Condition 1, a Façade Strategy and Materials and Finishes Plan to the satisfaction of the Responsible Authority must be submitted to and be approved by the Responsible Authority. When approved, the Façade Strategy and Materials and Finishes Plan will be endorsed and will then form part of this permit. This must detail:

(a) elevation drawings at a scale of 1:20 illustrating typical podium details, entries and doors, and utilities and typical tower facade details including;

(i) the use of actual bricks (i.e. not snaplock) within the podium

(ii) timber frame construction

(b) section drawings to demonstrate façade systems, including fixing details and joints between materials or changes in form;

(c) information about how the façade will be maintained; and

(d) a sample board and coloured drawings outlining colours, materials and finishes

Food and drink premises use

5. Except with the prior written consent of the responsible authority, the food and drink premises (incl. café) may only operate between the hours of 7.00am and 6.00pm, seven days per week.

6. No more than 20 patrons are permitted within the Food and Drink (café) Tenancy 1 at any one time.

7. No more than 130 patrons are permitted within Food and Drink Tenancy 2 at any one time.

8. The provision of music and entertainment within the food and drink premises (incl. café) must be at a background noise level.

Sustainable Management Plan

9. Before the development starts, an amended Sustainable Management Plan to the satisfaction of the responsible authority must be submitted to, and approved by, the responsible authority. When approved, the amended Sustainable Management Plan will be endorsed and will form part of this permit. The amended Sustainable Management Plan must be generally in accordance with the Sustainable Management Plan prepared by Aurecon prepared on 28 June 2019, but modified to include or show:
   (a) A more comprehensive shading strategy
   (b) Daylight modelling for a typical floor
   (c) U-Value, Solar Heat Gain Coefficient and Visible Light Transmission of the glazing solution proposed
   (d) Preliminary energy modelling report
   (e) Supporting details for Thermal Performance based on façade properties
   (f) Supporting data for Green House Gas reduction credits
   (g) Solar photovoltaic system capacity
   (h) Landscaping shown on terraces to be included in BESS scope
   (i) A statement addressing how the building design has mitigated urban heat island
10. The provisions, recommendations and requirements of the endorsed Sustainable Management Plan must be implemented and complied with to the satisfaction of the responsible authority.
11. Before the development is occupied, or by such later date as approved in writing by the Responsible Authority, a report from the author of the Sustainability Management Plan, approved under this permit, or similarly qualified person or company, must be submitted to the Responsible Authority.

    The report must be to the satisfaction of the Responsible Authority and must confirm all measures specified in the endorsed Sustainability Management Plan pursuant to Condition 9 have been implemented, including a 5 star Green Star rating.

Waste Management Plan

12. Before the development commences, an amended Waste Management Plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the amended Waste Management Plan will be endorsed and will form part of this permit. The amended Waste Management Plan must be generally in accordance with the Waste Management Plan prepared by Aecom and dated 15 August 2019, but modified to include (or show/address):
   (a) Reduce the number of waste collections required;
   (b) Detail on managing hard waste;
   (c) An explanation on how risk associated with the waste management and collection process will be managed.
   (d) A clause that would require the review of the waste management plan if the operational requirements are to change.

13. The provisions, recommendations and requirements of the endorsed Waste Management Plan must be implemented and complied with to the satisfaction of the responsible authority.

14. The collection of waste from the site must be by private collection, unless with the prior written consent of the responsible authority.

Acoustic report

15. Before the development commences, an amended Acoustic Report to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the amended Acoustic Report will be endorsed and will form part of this permit. The amended Acoustic Report must be generally in accordance with the Acoustic Report prepared by Aecom and dated 28 June 2019, but modified to include (or show, or address):

    (a) The exact locations of all sensitive receiver locations clearly indicated in the report;

    (b) SEPP N-1 noise limits determined from all receivers potentially affected by noise from the development; and

    (c) An assessment of noise from all mechanical plan and equipment to be conducted during the detailed design phase of the project, to ensure that SEPP N-1 noise limits are not exceeded.

16. The provisions, recommendations and requirements of the endorsed Acoustic Report must be implemented and complied with to the satisfaction of the responsible authority.

Landscape Plan

17. Before the development commences, a Landscape Plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the Landscape Plan will be endorsed and will form part of this permit. The Landscape Plan must be generally in accordance with the Landscape Town Planning Report prepared by Openwork Pty Ltd and dated 10 September 2019, but modified to include (or show):

    (a) Planting within the title boundaries;

    (b) The planter boxes extended along the southern side of the Level 4 terrace

    (c) Detailed planting plan showing the type, location, quantity, height at maturity and botanical names of all proposed plants;

    (d) Confirm plants are not on the *DELWP Advisory List of Environmental Weeds in Victoria;*

    (e) detail of supporting structures for any vertical and cascading plants (if proposed);

    (f) provide a specification of works to be undertaken prior to planting; and

    (g) detail plant/planting maintenance schedules and requirements

    to the satisfaction of the responsible authority.

18. Before the development is occupied, or by such later date as approved in writing by the responsible authority, the landscaping works shown on the endorsed Landscape Plan must be carried out and completed to the satisfaction of the responsible authority. The landscaping shown on the endorsed Landscape Plan must be maintained by:

    (a) implementing and complying with the provisions, recommendations and requirements of the endorsed Landscape Plan;

(b) not using the areas set aside on the endorsed Landscape Plan for landscaping for any other purpose; and

(c) replacing any dead, diseased, dying or damaged plants

to the satisfaction of the responsible authority.

Wind Assessment Report

19. Before the development starts, a Wind Assessment to the satisfaction of the responsible authority must be submitted to, and approved by, the responsible authority. When approved, the Wind Assessment will be endorsed and will form part of this permit. The Wind Assessment must address (include/show):

(a) Wind tunnel testing to verify the assumptions within the desktop study prepared by Windtech and dated 21 August 2019;

(b) Achieve recommended criteria without the reliance on vegetation

20. The provisions, recommendations and requirements of the endorsed Wind Assessment Report must be implemented and complied with to the satisfaction of the responsible authority.

Public Realm works

21. Before the development starts, an amended Public Realm Plan to the satisfaction of the responsible authority must be submitted to, and approved by, the responsible authority. When approved, the Public Realm Plan will be endorsed and will then form part of this Permit. The public realm works must be generally in accordance with the Landscape Town Planning Report prepared by Openwork Pty Ltd and dated 10 September 2019, but modified to show:

(a) Clear distinction between existing and proposed street trees.

(b) Street tree planting along Northumberland Street to have regard to:

(i) any underground services

(ii) Shading from the development to the north

(iii) Soil volumes

(iv) Root impact on surface treatments

(c) Minimum 1.5m wide footpath area adjacent Northumberland Street that is clear of any obstructions (e.g. street furniture, bicycle parking areas, street trees pits etc);

(d) On-street parking bays and line marking that are impacted by the proposal.

(e) Existing and proposed power/light poles;

(f) Spot levels, falls/grading along the footpath interfaces.

(g) Indication of surface drainage type, locations and materiality

(h) Clarify whether tactile indicators and/or handrails are required and demonstrate that these will not obstruct any desired pedestrian line of travel

(i) Replace brick pavers within in the public realm (incl. road) with an alternative material in accordance with the City of Yarra's Public Domain Manual and smooth for cyclists;

(j) Delineation of the title boundaries (e.g. non slip/trip metal banding)

(k) Delete the planter box seat next to the vehicle entrance;

(l) Provision for 5 bicycle hoops and a bench seat along Wellington Street in accordance with the City of Yarra's Public Domain Manual;

(m) Bicycle hoops along Northumberland Street and Wellington Street to be angled to maximise the pedestrian accessway width;

(n) Heritage interpretation programme to include signage near the corner of Northumberland and Wellington Streets that provides a brief illustrated history of the old Victoria Distillery; and

(o) the raised concrete barrier for the Copenhagen lane extended across the reinstated vehicle crossing and any subsequent lane marking/painting.

22. The public realm works shown on the endorsed Public Realm Plan must be carried out and completed before the development is occupied or by such later date as approved in writing by the responsible authority, at the permit holder's cost and to the satisfaction of the responsible authority.

23. Prior commencement of the development authorised by this permit, or at a later date if agreed in writing by the responsible authority, the owner (or another person in anticipation of becoming the owner) must enter into an agreement with the Responsible Authority under Section 173 of the *Planning and Environment Act* 1987, which provides for the following:

(a) Minimum 1.5m wide footpath area adjacent to Northumberland Street as shown on the endorsed plans pursuant to condition 1 of this permit must remain unobstructed and maintained by the owner in good order, at no cost to Council, to the satisfaction of the Responsible Authority.

The owner, or other person in anticipation of becoming the owner, must meet all the expenses of the preparation and registration of the agreement, including the Responsible Authority's costs and expenses (including legal expenses) incidental to the preparation, registration and enforcement of the agreement.

Road Infrastructure

24. Prior to the endorsement of plans, a Road Safety Audit to assess and provide recommendations on the following:

(a) How conflicts will be managed at the western end of Northumberland when parked cars are present

25. Before the development is occupied, or by such later date as approved in writing by the responsible authority, any new vehicle crossing must be constructed:

(a) in accordance with any requirements or conditions imposed by Council;

(b) at the permit holder's cost; and

(c) to the satisfaction of the responsible authority.

26. Before the building is occupied, or by such later date as approved in writing by the responsible authority, any redundant vehicular crossings must be demolished and re-instated as standard footpath and kerb and channel:

(a) at the permit holder's cost; and

(b) to the satisfaction of the responsible authority.

27. Before the development is occupied, or by such later date as approved in writing by the responsible authority, any damage to Council infrastructure resulting from the development reinstated:

    (a) at the permit holder's cost; and

    (b) to the satisfaction of the responsible authority.

28. All road pavement reinstatements must be consolidated as single full-width areas of reinstatement to reduce further construction joints in the pavement.

Car parking

29. Before the development is occupied, or by such later date as approved in writing by the responsible authority, the area set aside on the endorsed plans for the car parking spaces, access lanes, driveways and associated works must be:

    (a) constructed and available for use in accordance with the endorsed plans;

    (b) formed to such levels and drained so that they can be used in accordance with the endorsed plans; and

    (c) line-marked or provided with some adequate means of showing the car parking spaces

    to the satisfaction of the responsible authority.

Green Travel Plan

30. Before the development is occupied, an amended Green Travel Plan to the satisfaction of the responsible authority must be submitted to, and approved by, the responsible authority. When approved, the amended Green Travel Plan will be endorsed and will form part of this permit. The amended Green Travel Plan must be generally in accordance with the Green Travel Plan prepared by Aecom and dated 27 August 2019, but include the following:

    (a) Types of lockers within the change-room facilities, with at least 50% of lockers providing hanging storage space;

    (b) Security arrangements to access the employee bicycle storage space; and

    (c) Signage and wayfinding information for bicycle facilities and pedestrians pursuant to Australian Standard AS2890.3.

31. The provisions, recommendations and requirements of the endorsed Green Travel Plan must be implemented and complied with to the satisfaction of the responsible authority.

Lighting

32. Before the development is occupied, or by such later date as approved in writing by the responsible authority, external lighting capable of illuminating access to the pedestrian and vehicular entrances and internal laneway must be provided on the subject site. Lighting must be:

    (a) located;

    (b) directed;

    (c) shielded; and

    (d) of limited intensity

    to the satisfaction of the responsible authority.

General

33. Finished floor levels shown on the endorsed plans must not be altered or modified without the prior written consent of the responsible authority.

34. The amenity of the area must not be detrimentally affected by the construction and use, including through:

    (a) the transport of materials, goods or commodities to or from land;

    (b) the appearance of any buildings, works or materials;

    (c) the emission of noise, artificial light, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil or

    (d) the presence of vermin

    to the satisfaction of the responsible authority.

35. Before the development is occupied, or by such later date as approved in writing by the responsible authority, all new on-boundary walls must be cleaned and finished to the satisfaction of the responsible authority.

36. All buildings and works must be maintained in good order and appearance to the satisfaction of the responsible authority.

37. All pipes, fixtures and fittings servicing any building on the land must be concealed in service ducts or otherwise hidden from view to the satisfaction of the responsible authority.

38. Except with the prior written consent of the responsible authority, demolition or construction works must not be carried out:

    (a) Monday–Friday (excluding public holidays) before 7.00am or after 6.00pm;

    (b) Saturdays and public holidays (other than ANZAC Day, Christmas Day and Good Friday) before 9.00am or after 3.00pm; or

    (c) Sundays, ANZAC Day, Christmas Day and Good Friday at any time.

Tree Management Plan

39. Before the development commences, a Tree Management Plan to the satisfaction of the Responsible Authority must be prepared by a suitably qualified Arborist and must be submitted to and approved by the Responsible Authority. When approved the Tree Management Plan will be endorsed and will form part of this permit. The Tree Management Plan must make recommendations for:

    (a) the protection of the street trees adjacent to the Wellington Street frontage;

        (i) pre-construction;

        (ii) during construction; and

        (iii) post construction

    (b) the provision of any barriers;

    (c) any pruning necessary; and

    (d) watering and maintenance regimes,

    to the satisfaction of the Responsible Authority.

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

Construction Management

41. Before the development starts, a Construction Management Plan to the satisfaction of the responsible authority must be submitted to, and approved by, the responsible authority. When approved, the plan will be endorsed and will form part of this permit. The plan must provide for:

    (a) a pre-conditions survey (dilapidation report) of the land and all adjacent Council road frontages and nearby road infrastructure;

    (b) works necessary to protect road and other infrastructure;

    (c) remediation of any damage to road and other infrastructure;

    (d) containment of dust, dirt and mud within the land and method and frequency of clean up procedures to prevent the accumulation of dust, dirt and mud outside the land;

    (e) facilities for vehicle washing, which must be located on the land;

    (f) the location of loading zones, site sheds, materials, cranes and crane/hoisting zones, gantries and any other construction related items or equipment to be located in any street;

    (g) site security;

    (h) management of any environmental hazards including, but not limited to:

        (i) contaminated soil;

        (ii) materials and waste;

        (iii) dust;

        (iv) stormwater contamination from run-off and wash-waters;

        (v) sediment from the land on roads;

        (vi) washing of concrete trucks and other vehicles and machinery; and

        (vii) spillage from refuelling cranes and other vehicles and machinery

    (i) the construction program;

    (j) preferred arrangements for trucks delivering to the land, including delivery and unloading points and expected duration and frequency;

    (k) parking facilities for construction workers;

    (l) measures to ensure that all work on the land will be carried out in accordance with the Construction Management Plan;

    (m) an outline of requests to occupy public footpaths or roads, or anticipated disruptions to local services;

    (n) an emergency contact that is available for 24 hours per day for residents and the responsible authority in the event of relevant queries or problems experienced;

(o) the provision of a traffic management plan to comply with provisions of AS 1742.3-2002 Manual of uniform traffic control devices - Part 3: Traffic control devices for works on roads;

(p) a Noise and Vibration Management Plan showing methods to minimise noise and vibration impacts on nearby properties and to demonstrate compliance with Noise Control Guideline 12 for Construction (Publication 1254) as issued by the Environment Protection Authority in October 2008. The Noise and Vibration Management Plan must be prepared to the satisfaction of the responsible authority.

In preparing the Noise and Vibration Management Plan, consideration must be given to:

(i) using lower noise work practice and equipment;

(ii) the suitability of the land for the use of an electric crane;

(iii) silencing all mechanical plant by the best practical means using current technology;

(iv) fitting pneumatic tools with an effective silencer;

(v) other relevant considerations; and

(vi) any site-specific requirements.

During the construction:

(q) any stormwater discharged into the stormwater drainage system must be in compliance with Environment Protection Authority guidelines;

(r) stormwater drainage system protection measures must be installed as required to ensure that no solid waste, sediment, sand, soil, clay or stones from the land enters the stormwater drainage system;

(s) vehicle borne material must not accumulate on the roads abutting the land;

(t) the cleaning of machinery and equipment must take place on the land and not on adjacent footpaths or roads; and

(u) all litter (including items such as cement bags, food packaging and plastic strapping) must be disposed of responsibly.

Time expiry

42. This permit will expire if:

(a) The development is not started within two (2) years of the issue date of this Permit.

(b) The development is not completed within four (4) years of the issue date of this Permit.

(c) The use is not started within five (5) years of the issue date of this Permit.

The Responsible Authority may extend the periods referred to if a request is made in writing before the permit expires or within six months afterwards for commencement or within twelve months afterwards for completion

Notes:

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

A vehicle crossing permit is required for the construction of the vehicle crossing(s). Please contact Council's Construction Management Branch on 9205 5555 for further information.

Provision must be made for drainage of the site to a legal point of discharge. Please contact Council's Building Services on 9205 5555 for further information.

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

All future employees within the development approved under this permit will not be permitted to obtain employee or visitor parking permits.

Submission

Vaughan Connor addressed the Committee on behalf of the Applicant.

INTERNAL DEVELOPMENT APPROVALS COMMITTEE RESOLUTION

Moved: Councillor Jolly **Seconded:** Councillor Searle

That the Committee resolves to notify the Victorian Civil and Administrative Tribunal and all parties that had Council been in a position to determine the application, it would have issued a Notice of Refusal to Grant a Planning Permit PLN19/0450 for construction of a multi-storey office building, use of the land for food and drink premises and a reduction in car parking requirements at 36-52 Wellington Street, Collingwood, on the following grounds:

1. The proposed height and scale of the development is excessive and not site responsive.

2. The proposed development fails to respond appropriately to the heritage interface, resulting in a loss of visual identity and principal views to the old distillery site.

3. Waste management processes are unacceptable.

4. The proposed development fails to achieve acceptable levels of environmental sustainable design.

CARRIED UNANIMOUSLY

7.6 Adoption of the Yarra Open Space Strategy 2020

Executive Summary

Purpose

To present the Yarra Open Space Strategy 2020 (the Strategy) for adoption.

Key Issues

The Strategy has been in development since late 2017 and the final Strategy is now ready to be presented for adoption.

The full suite of Strategy documents includes:

- the Summary Strategy; and
- the Technical Report.

The Technical Report also includes appendices which contain high resolution maps and detailed consultation results from the two rounds of community engagement.

The final Strategy is based on community feedback received on the draft Strategy during the consultation period which ran from 20 January to 15 March 2020.

Given the support shown for the draft Strategy by the community and internal stakeholders during the consultation period, there have been no major changes to the strategic directions in the report. The modifications made have been to strengthen the rationale behind the recommendations in the Strategy, and to supplement information related to the issues and themes which were identified as important to the Yarra community.

The Strategy will guide the open space capital works program that will be put forward in the annual budget process, the development of masterplans for open space sites, the improvements to existing open space and the development of new open space including through the acquisition of land for conversion to open space.

Financial Implications

The new Strategy provides the strategic justification to pursue the setting of a new public open space contribution rate in the *Yarra Planning Scheme* through a separate planning scheme amendment process.

The current rate is 4.5% and can only be applied to residential subdivisions. The draft Strategy proposes a rate of around 10% be applied to the subdivision of all land.

Approx. $4 M has been collected *annually* from the rate over recent years, which is transferred into the public open space reserve. An increase in the rate would allow more funds to be accumulated and used for the improvement, and expansion, of the existing open space network.

PROPOSAL

To adopt the new Yarra Open Space Strategy 2020; as the guiding document for planning, developing and managing the open space network in Yarra over the next 15 years;

To acknowledge and thank the Yarra community for their input in developing the Yarra Open Space Strategy 2020.

7.6 Adoption of the Yarra Open Space Strategy 2020

Reference: D20/135272
Authoriser: Director Planning and Place Making

Purpose

1. To present the Yarra Open Space Strategy 2020 (the Strategy) for adoption. This will be the guiding document to plan, design and manage Yarra's open space network over the next 15 years.

Background

Purpose of the Strategy

2. The Strategy is an important piece of work for managing the City's open space network and to better meet the needs of the existing and forecast residential and employment communities. It provides a comprehensive strategy to ensure the legacy of a high quality open space network in Yarra over the next 15 years.
3. The Strategy will replace the 2006 *Yarra Open Space Strategy* and provide a new set of recommendations to work towards meeting the needs of the current and forecast residential and employment communities.
4. The Strategy seeks to ensure a quality built environment in Yarra through the open space network. This assists in providing both physical and mental health and wellbeing outcomes for the community. It also enables Council to realise other strategic goals for the City, including actions from the *Urban Forest Strategy, Climate Emergency Plan, draft Nature Strategy* and others.
5. The Strategy realises Objective 1.1.2 of the *Council Plan* 2017-2021:

   'Develop an Open Space Strategy to ensure Yarra's public open space is managed as a functional network that encourages shared use and active living'.

6. Yarra's community values open space especially for its natural qualities, the provision of large canopy trees and the respite it provides from the built environment. The Strategy provides means to safeguard these values into the future and ensures Council is working to realise the community's vision for open space.
7. The directions and recommendations in the Strategy also provide the justification for increasing Yarra's existing public open space contribution rate specified within the *Yarra Planning Scheme*. The existing rate is a single citywide rate of 4.5% and the proposed new rate is around 10%. The existing rate can only be applied to residential subdivision; however, the Strategy provides justification for the rate to be applied to subdivisions of industrial and commercial land as well.
8. The new rate would help Council to realise the projects listed in the Strategy, in order to improve and expand the existing open space network to meet forecast growth. To achieve this new rate it would need to be taken through a formal planning scheme amendment process before it can be applied.
9. 'Authorisation' to commence the preparation of a planning scheme amendment process will be sought at the Council Meeting on 15 September 2020.

Document structure

10. The Strategy is comprised of two key documents:
    (a) *Summary Strategy,* refer **Attachment 1**- a concise report detailing the issues facing Yarra and the principles for planning and managing open space. It includes high-level recommendations across the City and detailed recommendations across the precincts within Yarra; and

(b) *Technical Report*, refer **Attachment 2** - the detailed analysis and background study to develop an open space network that adequately provides for the existing and forecast Yarra population. It includes guidelines to manage and maintain the open space network and detailed recommendations for each precinct.

11. There is an Appendix to the Technical Report which contains:

(a) Maps associated with the report, refer **Attachment 3**; and

(b) *Community Consultation Summary Report 1,* refer **Attachment 4** - a detailed analysis of the community consultation results for the first round of engagement.

12. There is also a separate *Consultation Summary Report 2,* refer **Attachment 5** for the second round of consultation, which provides an analysis of the consultation results as well as the key changes that have been made as a result of community input.

Developing the Strategy

13. There were several arms of research, with varying depths of analysis, required to understand the open space requirements in Yarra in order to develop a Strategy which would best meet the needs of our existing and forecast communities.

14. The Strategy uses residential growth projections from the 2016 census to 2031, provided by *id. Consulting* and it captures employment growth figures from the *Spatial Economic and Employment Strategy* (SEES) 2018 prepared by SGS consultants.

15. Extensive background research and analysis was undertaken to develop the report including;

(a) an analysis of the existing open space network in terms of location, function, quality and condition;

(b) a review of the planning policy framework, including State level policies and strategies as well as relevant Council policies, strategies and plans;

(c) development and employment trends in Yarra;

(d) best practice frameworks including international benchmarks for open space provision, the impacts open space has on enhancing health and wellbeing and providing opportunities for social connection;

(e) sustainable initiatives and climate emergency mitigation mechanisms including innovative water reduction methods and urban heat mitigation measures; and

(f) a gap analysis of Yarra's existing open space network.

16. Extensive community consultation was also undertaken as part of the development of the Strategy, the results of which have shaped the document.

17. A significant amount of work was also undertaken to develop the public open space contribution rate to ensure that it is strategically justified, meets the needs of the forecast community and is equitable in its application. Planning Panels have an expectation that the general principles of *need, nexus* and *equity* will be considered in applying a rate to ensure the proposed increase is fair.

Objectives of the Strategy

18. The Strategy aims to:

(a) improve the quality of existing open spaces by increasing the diversity of facilities to appeal to everyone in the community, while maintaining a balance of natural areas to relax and unwind. This includes spaces for people of all ages, abilities and backgrounds;

(b) to ensure everyone in Yarra has easy walking access to open space within 150m of where they live or work. This means new open spaces have been proposed where there is a gap in the existing network, where high levels of growth are projected and where existing spaces are at capacity or over used. Twenty six (26) new open spaces

have been proposed across the different precincts of Yarra. The majority of these are in Collingwood, Cremorne and Richmond;

(c) provide a linked and accessible open space network that people can easily walk to, so as to improve community health and wellbeing, including through physical fitness and social connection;

(d) ensure open space is used to realise sustainable objectives in Yarra including the mitigation of the urban heat island effect, the improvement of biodiversity values and an increase in urban greening;

(e) create larger open spaces to allow a flexibility of use, so that increased opportunities are available to grow large broad spreading canopy trees while also allowing adequate solar access;

(f) ensure the open space network respects the cultural heritage and character of Yarra's distinct precincts; and

(g) ensure Yarra's open space network is robust, fit for purpose and can accommodate the range of users and uses required.

19. The Strategy provides a series of recommendations for each of Yarra's 10 precincts to meet the needs of the current and forecast communities. It prioritises the works and links them to an 'implementation plan' to realise the recommendations of the Strategy.

20. The Strategy also contains comprehensive design and management guidelines on the best way to develop and manage open space in Yarra. This includes minimum standards to achieve quality spaces, methods to incorporate sustainable initiatives, guidelines that promote universal access, diversity and inclusion as well as the appropriate infrastructure to include in existing and new open space.

21. The Strategy is a robust document, developed and tested by the consultant team, officers and the wider community through the two staged consultation process. The Strategy is thorough and provides the strategic justification for increasing the public open space contribution through a planning scheme amendment process.

External Consultation

22. There were two rounds of consultation undertaken as part of the development of the Strategy.

23. The first ran over February and March, 2018 and sought to understand community values around open space. Over 2,000 survey responses were received. A specific 'workers survey' was also conducted to understand how our employment community use and value open space. Over 600 employee submissions were received.

24. The results of the consultation were used to inform the recommendations and directions of the Strategy.

25. The second community consultation period ran from 20 January to 15 March, 2020 to test the community's support for the principles and directions of the draft Strategy. Almost 300 submissions were received.

26. The *outcomes* from the second round of consultation showed that the community are largely supportive of the draft Strategy. Their priorities around the key directions in the Strategy are:

(a) maximising the opportunity for large canopy trees and natural features;

(b) ensuring all residents and workers are in close walking distance to open space; and

(c) increasing the opportunities for people of all ages, abilities and cultural backgrounds to access, participate and enjoy open space.

27. The *key issues* identified by the community in relation to open space management and provision were also identified. This includes:

(a) increasing urban densities and the impact this has on neighbourhood character including possible overshadowing and use of open space, the visual dominance of built form without adequate levels of greening and more vehicles and traffic;

(b) lack of existing open space to adequately cater to the recent and future development and increased population;

(c) the need to balance the provision of increased facilities for fitness and exercise with the unbuilt and natural qualities of green space which is highly valued as a place to relax and unwind; and

(d) dog off-leash in open space leading to personal safety and health issues, particularly in relation to children, while others note the importance of providing off-leash areas given pets are important for community health and wellbeing.

28. The *issues and themes* extracted were used to make the following changes to the Strategy:

(a) additional open spaces have been proposed in Collingwood and Central Richmond in response to the community's request to balance the rates of development and growth there;

(b) the proposal for a new open space located in the vicinity of the Former Police Workshop on Wellington Street, Collingwood;

(c) a new small local open space in Central Richmond C is proposed close to projected growth areas;

(d) additional text has been included in the Technical Report to note the high level of community support for urban greening;

(e) the difference in open space vs streetscapes is clearly articulated;

(f) additional text has been added to address the issue around the impacts of increased density on the use and provision of open space; and

(g) the open space contribution program has been updated to reflect the additional projects.

29. The *Consultation Summary Report 2* – refer Attachment 5, presents an overview of the key changes and how they have been linked to feedback received during the second round of community consultation. This document will be made available on the project's *Your Say Yarra* page and Council's website along with the final Strategy documents.

30. The report specifies how the broad issues identified by the community have been addressed, as well as how each theme raised in the individual responses received is responded to in the final Strategy.

31. In addition to the changes from the feedback, the Strategy has been updated to reflect information from the:

(a) *Yarra Ngargna Plan* 2020-2023; and

(b) *Draft* Yarra Strategic Plan.

32. The full consultation reports including the methodologies and outcomes are available as **Attachments 4 and 5.**

Internal Consultation (One Yarra)

33. An internal working group guided the development of the Strategy from the beginning of the project. It includes members from:

(a) Finance;

(b) Statutory Planning;

(c) City Strategy;

(d) Recreation and Leisure;

(e) City Works;

(f) Property;

(g) Urban Design;

(h) Strategic Planning;

(i) Communications and Engagement; and

(j) Open Space Planning and Design.

34. A broad range of internal stakeholders from across Council were given an opportunity to review the full suite of strategy documents and provided feedback.

35. Feedback from internal stakeholders focussed mainly on refining information in their areas of expertise and did not change the overall direction of the Strategy.

36. There was general support for the overall draft Strategy and the level of rigour and research presented.

Financial Implications

37. The proposed new Strategy will provide the strategic justification to pursue the setting of a new public open space contribution rate in the *Yarra Planning Scheme* through a separate planning scheme amendment process.

38. The draft Strategy proposes a rate of around 10%, increasing from the current rate of 4.5%. It also proposes applying the rate to the subdivision of Industrial and Commercial land, not just residential land.

39. The draft Strategy includes a series of recommendations, for the improvement of existing parks as well as the development of new parks to meet the needs of Yarra's growing community. There is an expectation these would be implemented over the life of the Strategy, the next 15 years. These would be funded from a mix of general rates revenue, Council grants and the public open space contribution rate when the works are for the benefit of the new community.

40. The draft Strategy also recommends that Council acquire land to meet growing community needs for open space. In order to do that, Council would need to have an adequate level of funds, or arrange financing, to support any program of land acquisition. As a general principle, in order to do this, there needs to be a greater accumulation of public open space contributions, rather than continuing to use a significant level of contributions for open space capital works projects.

41. Council can only expend the public open space contributions received for the purposes provided under the *Subdivision Act* 1988 and the *Planning and Environment Act* 1987 in the following way:

(a) the creation of new open space and related recreational facilities;

(b) the upgrading of open space and associated recreational facilities, only to the extent which such works would result in existing open space being more intensively used after than before the subdivision; and

(c) The renewal or improving of open space and associated recreational facilities, only to the extent which such works would result in the existing open space/recreation facility, being more intensively used after than before the subdivision.

Economic Implications

42. A new public open space contribution rate in the *Yarra Planning Scheme* would apply to both commercial and residential subdivision, but would mainly affect residential subdivisions and provide greater funding in order to meet the community's open space needs.

43. The increase in the contribution will add to the costs of developments / subdivision in the municipality; this is considered appropriate given the extra demands being placed on existing open space and the need for additional open space by new development and the additional population.

Sustainability Implications

44. Many Council strategies will achieve their sustainability actions through the open space network. This includes:

    (a) developing biodiversity corridors;

    (b) creating opportunities for sustainable water management, for example through passive irrigation or storm water harvesting; and

    (c) reducing the urban heat island effect by creating more permeable surfaces in parks, which also provides the opportunity to plant larger canopy trees that cannot always be achieved through the streetscape network.

Climate Emergency Implications

45. The implementation of the recommendations in the Strategy will allow mitigation measures to be built into Yarra's infrastructure and provide long term positive environmental impacts.

Social Implications

46. Yarra's open space network provides a setting where the diverse community can converge and socialise if they choose to in a free, safe and welcoming environment, in a number of different ways.

47. The open space network provides varied opportunities for childhood development and growth. Being outdoors is an important part of early years learning.

48. Measures to manage perceptions of safety and equity across the open space network needs to be managed through the ongoing implementation of the Strategy and aligned to the directions of other relevant Council strategies.

Human Rights Implications

49. Recommendations related to accessibility and equity have been included in the design and management guidelines.

Communications with CALD Communities Implications

50. Feedback was sought from the CALD community through service providers and agencies.

Council Plan, Strategy and Policy Implications

51. The Strategy is linked to the seven priority areas of the *Council Plan* as detailed in the Table below:

Council Plan Objective	***How the Strategy will meet the objective***
A healthy Yarra 1.1 Maintain and enhance Yarra's open space network to meet the diverse range of community uses. 1.1.1 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. 1.1.2 Develop an open space strategy to ensure Yarra's public open space is managed as a functional network that encourages shared use and active living. 1.1.3 Undertake community education to promote understanding and greater acceptance of multiple use infrastructure including open space.	Upgrade existing open spaces to encourage the community outdoors to exercise and socialise in them. Provide additional public open space so that everyone lives and works within a safe and easy walk to open space. Encourage greening of open space so open space contributes to urban cooling. Protect and improve habitat and biodiversity values of open space including along the waterway corridors and across the network where appropriate.
An inclusive Yarra 2.1 Build resilience by providing opportunities and places for people to meet, be involved in and connect with their community	Open space is for everyone in Yarra's diverse community, including all ages, abilities and cultures. Open space is accessible to everyone and requires no membership of an organisation or payment to use it. Everyone lives and works within a safe and easy walk of open space.
A sustainable Yarra 3.1 Investigate strategies and initiatives to better manage the long term effects of climate change. 3.5 Promote responsible water usage and practices. 3.7 Investigate strategies and initiatives to improve biodiversity.	Encourage use of sustainable materials in open space. Maximise urban greening. Protect and improve habitat and biodiversity values of open space including along the waterway corridors and across the network where appropriate.
A liveable Yarra 4.3 Plan, promote and provide built form and open space that is accessible to all ages and abilities.	Identify the need for and areas where new open space is required in response to the *Yarra Housing Strategy 2018* and the *Yarra Spatial Economic and Employment Strategy 2018*. The design guidelines require the inclusion of sustainable water re-use and urban greening including additional large canopy trees to promote the role of open space in mitigating urban heat island effect.

Council Plan Objective	*How the Strategy will meet the objective*
A prosperous Yarra 5.2 Strengthen and monitor land use change and economic growth including new and emerging economic clusters. 5.4 Develop Innovative Smart City solutions in collaboration with government, industry and community that use technology to embrace a connected, informed and sustainable future.	Open space is able to attract employees and visitors to Yarra, increasing visitation and economic activities. The actions in the proposed Strategy are costed and form the basis of the open space contribution rate that is included in the Strategy. Growth projections will be monitored over the life of the Strategy. Recommendations may shift as required depending on changes in projected growth. The Strategy provides certainty for Council, the community and developers regarding the location and type of new open space that is required over the 10 year timeframe of the Strategy. Smart City solutions (use of technology) will be considered and applied to the development of new open space and linear trails where applicable.
A connected Yarra 6.5 Develop and promote pedestrian and bicycle infrastructure that encourages alternate modes of transport, improves safety and connectedness.	Strengthen the linear connections and sustainable transport options to open space sites. Shared trails are safe and able to be used by a range of community members. Open space sites will be easy to walk to through a safe and amenable street network. Provide bike parking facilities at key open space sites. Biodiversity corridors and habitats will be enhanced.
A leading Yarra 7.4 Ensure Council services are efficient, well-planned, accessible, and meet community needs. 7.5 Provide the community with meaningful and genuine opportunities to contribute and participate in Council planning and decision making processes with a focus on young people, hard to reach and traditionally underrepresented communities. 7.8 Continue a 'customer centric' approach to all service planning and delivery. 7.9 Advocate for the best interests of our community.	The proposed Strategy is based on community engagement feedback and best practice provision of open space and facilities in established areas and high density precincts. The community will be engaged on a project basis during the implementation of the Strategy and their responses and experiences will form the base of future planning and design work. Community satisfaction standards will be measured through the *Annual Customer Satisfaction Survey*.

Legal Implications

52. Independent legal advice from Maddocks (Solicitors) has been sought to ensure the development of the Strategy follows a methodology that would support increasing the public open space contribution rate in the *Yarra Planning Scheme*. This would require a separate planning scheme amendment process following the adoption of the Strategy.

Other Issues

53. Adoption of the Yarra Open Space Strategy will allow objective 1.1.2 from the Council Plan to be realised. This sets up the framework for a legacy of quality open space in Yarra that will serve the community well into the future.

54. Once adopted, a further report, expected to be on 15 September 2020, will be presented to Council to request 'authorisation' from the Minister for Planning to enable Council to proceed with a planning scheme amendment to increase the public open space contribution rate in the *Yarra Planning Scheme*.

Conclusion

55. The Yarra Open Space Strategy 2020 establishes a very sound strategic framework to ensure a legacy of quality built environment and open space provision in Yarra.

56. There is a direct link between the consultation outcomes, research and analysis, growth projections and the recommendations for each precinct in Yarra. There is also flexibility built into the Strategy so it can be reviewed if forecast projections change or alternate opportunities for open space provision arise.

57. The recommendations in the Strategy are costed, prioritised and linked to a new public open space contribution rate so they can be realised during the life of the Strategy.

58. It is considered that the Strategy presents the right strategic framework to meet the necessary open space provisions in the City to accommodate Yarra's forecast projections.

59. The Strategy will guide the open space capital works program that will be put forward in the annual budget process, the development of masterplans for open space sites, the improvements to existing open space and the development of new open space, including through the acquisition of land for conversion to open space.

60. The adoption of the Strategy is the first step toward realising a higher public open space contribution rate in the Yarra Planning Scheme.

61. The recommendation for Council to seek the required 'authorisation', from the Minister for Planning, to enable Council to commence a planning scheme amendment process will be presented at the Council Meeting on 15 September 2020.

RECOMMENDATION

1. That Council:
   (a) note the officer report regarding the proposed final Yarra Open Space Strategy 2020;
   (b) note the extensive background analysis that supports the Yarra Open Space Strategy 202, as detailed in the Technical Reports and Appendices, and which sets out directions for improving and increasing open space within Yarra over the next 15 years;
   (c) note the two phases of community consultation that were undertaken and have informed the Strategy, as detailed in the Consultation Reports; and
   (d) note that following adoption of the Strategy by Council, a further report will be presented to Council proposing a planning scheme amendment to increase the public open space contribution rate in the *Yarra Planning Scheme*.
2. That Council adopt the Yarra Open Space Strategy 2020 as outlined in the Attachments to serve as the guiding document planning and managing Yarra's open space network over the next 15 years.
3. That Council note that a further report will be provided to the Council meeting on 15 September, 2020, for Council to consider requesting 'authorisation' from the Minister for Planning to enable a planning scheme amendment to be placed on exhibition regarding an increased public open space contribution rate for the subdivision of new developments in the municipality.
4. That Council acknowledge and thank the community for their assistance in developing the Yarra Open Space Strategy 2020.

CONTACT OFFICER: **Julia Mardjuki**
TITLE: **Open Space Planner**
TEL: **9205 1427**

Attachments

1 YOSS2020_Summary Report
2 YOSS2020_Technical Report
3 YOSS2020_Appendix A - Maps
4 YOSS2020_Appendix B - Consultation Report
5 YOSS2020_Consultation Summary Report



CITY OF YaRRA

Yarra Open Space Strategy 2020

Acknowledgements

Acknowledgement of Country

Yarra City Council acknowledges the Wurundjeri Woi Wurrung people as the Traditional Owners and true sovereigns of the land now known as Yarra. We acknowledge their creator spirit Bunjil, their ancestors and their Elders. We acknowledge the strength and resilience of the Wurundjeri Woi Wurrung, who have survived European invasion and never ceded sovereignty. We also acknowledge the significant contribution made by the many other Aboriginal and Torres Strait Islander people to life in Yarra.

We acknowledge that Fitzroy and Collingwood are areas of special significance to Aboriginal and Torres Strait Islander people—as the cradle of Aboriginal and Torres Strait Islander affairs in Victoria, the birthplace of important Aboriginal and Torres Strait Islander organisations, the centre of political activism and a meeting place for Aboriginal and Torres Strait Islander people to link in with family, community and services. We acknowledge the role played by past federal and state government policies in the social and cultural dispossession of Aboriginal and Torres Strait Islander people—and the dispossession of land—which has caused the current disadvantages faced by many Wurundjeri Woi Wurrung Aboriginal and Torres Strait Islander people. And we believe that having an awareness of, and taking steps towards, mending this disadvantage is the shared responsibility of all residents in the City of Yarra.

Council pays its respects to all in the Wurundjeri Woi Wurrung, Aboriginal and Torres Strait Islander community and Elders from all nations here today—and to their Elders past, present and future.

The Yarra Open Space Strategy 2020 has been prepared for the City of Yarra by Thompson Berrill Landscape Design Pty Ltd. in association with Environment & Land Management Pty Ltd. and with guidance from the Council Project Working Group led by the Open Space Planning Team, City Strategy.

Index

	Page No.
Introduction	1
What is open space?	2
Why is open space important?	3
Yarra's existing open space	5
The open space framework	
What will change?	7
Overall directions	8
Precincts	11
Abbotsford	12
Carlton North - Princes Hill	14
Central Richmond	15
Clifton Hill	17
Collingwood	18
Cremorne, Richmond South and Burnley	20
Fairfield - Alphington	22
Fitzroy	24
Fitzroy North	26
North Richmond	28
Implementation	30

Introduction

Purpose of the Strategy

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

Achievements of the Yarra Open Space Strategy 2006

Since the adoption of the 2006 Strategy, the following key actions have been completed:

- Set a mandatory 4.5 per cent open space contribution rate in the Yarra Planning Scheme for all eligible subdivisions.
- Six new open spaces have been delivered to expand the Yarra open space network in Abbotsford, Collingwood and Richmond.
- Increased the size of the two existing open space reserves in Fitzroy and Richmond South.
- Land contributions on large development sites have been successfully negotiated for the AMCOR redevelopment site in Alphington; a redevelopment site in Reid Street Fitzroy North; and on the former Gasworks Site in Fitzroy North.
- Victoria Park was opened to the public.
- Upgrade a range of existing open space reserves which has increased the diversity of facilities and character. This improves the appeal and capacity of the open space network to cater to more people using it as the resident and worker community expands.



Strategy process



What is open space?

Public open space includes all publicly owned land that is set aside primarily for outdoor recreation, passive outdoor enjoyment and nature conservation and is open to the sky. It includes public parks, gardens, reserves, waterways and squares. Access may be restricted at certain times or at all times on a fee paying basis. It is generally zoned for public park, recreation or conservation purposes when held in public ownership.

Public open space in this Strategy includes areas which are managed by State Government agencies or their delegates located in the City of Yarra. This includes Yarra Bend Park and the Collingwood Childrens Farm. Restricted open space is land that is only available for use on a membership or fee paying basis and examples include Burnley Golf Course and Richmond Union Bowls Club. Other public land including schools and streets complement the public open space network, however other strategies and plans provide direction and guidance for these.


Waterways


Public gardens


Public parks


Public parks


Public squares


Sporting reserves

Why is open space important?

Overview

Since the existing Yarra Open Space Strategy was prepared in 2006 there has been substantial population and employment growth and change in Yarra. This has included a trend towards more people living in some areas where historically no or very little public open space was provided.

This is combined with better research into the positive influence that open space can have on not only our physical health but also on our mental health and wellbeing. We are being encouraged to exercise more and be outdoors in the fresh air and natural sunlight to balance our indoor lifestyles and increasing reliance on electronic devices. With increased urban densities, more people are living in apartments and alone. Public open space provides a great opportunity to socialise and meet informally outdoors. This also applies to workers in high density settings where it is important they have access to open space as a break from work during the day. Public open space also provides space for large trees, keeps our city cooler and provides habitat for native flora and fauna.

Physical health, fitness and wellbeing







Mental heath and wellbeing





Social connectedness







Why is open space important?

Urban heat island effect mitigation







Biodiversity





Cultural heritage and character







Events and arts





Yarra's existing open space

Covering an area of approximately 20 square kilometres, 13.5 per cent of the total area of the City is public open space, including areas of significant biodiversity and bushland. Core to the open space system, character and sense of place is the Yarra River. While this has been modified, the river including the confluence with the Merri Creek today provides a tangible connection to the Wurrundjeri people's cultural and spiritual connection to the land.

A linked system of open space along the Yarra River extends upstream along the tributaries of Merri Creek and Darebin Creek. Yarra Bend Park is the largest natural bushland within five kilometres of the Melbourne Central Business District. Managed by Parks Victoria, this parkland spans both sides of the Yarra River and has a significant range of sporting facilities and habitat for native flora and fauna.

This is complemented by Council's extensive network of open space reserves along the Yarra River and Merri Creek. They include a diverse range of informal and structured sporting facilities including the athletics facility at George Knott Reserve, the sports fields at Ramsden Street Reserve, Quarry Park, Kevin Bartlett Reserve and Burnley Park along with the Burnley Public Golf Course. The main Yarra Trail crosses the river a few times as it weaves its way north and connects to both the Merri Creek Trail and the Darebin Creek Trail.



Diagram A Existing Open Space

Edinburgh Gardens is the most popular open space in the City and was set out as an integral part of Fitzroy North. With major exotic remnant plantings from the mid 1800s, these gardens have a unique blend of sporting and informal recreation facilities appealing to the different sport and recreation needs of our diverse community. Darling Gardens and Curtain Square are two other signature historical gardens in the northern part of Yarra, both with characteristic mature trees and facilities that encourage walking, dog walking, play, picnics and relaxing outdoors. Central to the civic heart of Richmond is Citizens Park, where the central grassed oval is used extensively for both structured sport and informal uses. Barkly Garden combined with Alan Bain Reserve contributes to the historical character and greening of South Richmond.

Complementing these major areas of open space is a network of smaller Neighbourhood and Local open space reserves that are highly valued and well used in the high density precincts through Fitzroy, Collingwood, Cremorne and Central Richmond.

As urban densities increase in the future this Strategy has identified opportunities to increase the local open space network to support and sustainably meet the open space needs of the existing and future community.

The open space framework

Overview

Each open space has a unique role in the open space network based on its location, size, use, character and urban context.
In developing the Strategy, the role, character and distribution of each open space has been assessed and mapped. This assessment forms the basis of understanding the existing network, assessing deficiencies in the network and identiifying what needs to change in the future.

Role

Regional open spaces are valued and visited by a broader catchment of people as well as the local community. Generally these are easily accessible to people from adjoining municipalities. Examples include Yarra Bend Park and Collingwood Children's Farm.

City-wide open spaces are visited primarily by the City of Yarra population, providing facilities that include organised sport and recreation activities. Examples include Edinburgh Gardens and Citizens Park.

Neighbourhood open spaces provide a diverse range of facilities that encourage people to spend time in and appeal to the local neighbourhood. Examples include Gahn Reserve and Curtain Square.

Small Neighbourhood are smaller than Neighbourhood open space with some diversity of facilities for the local community within a 300m catchment. Examples include Smith Reserve and Golden Square.

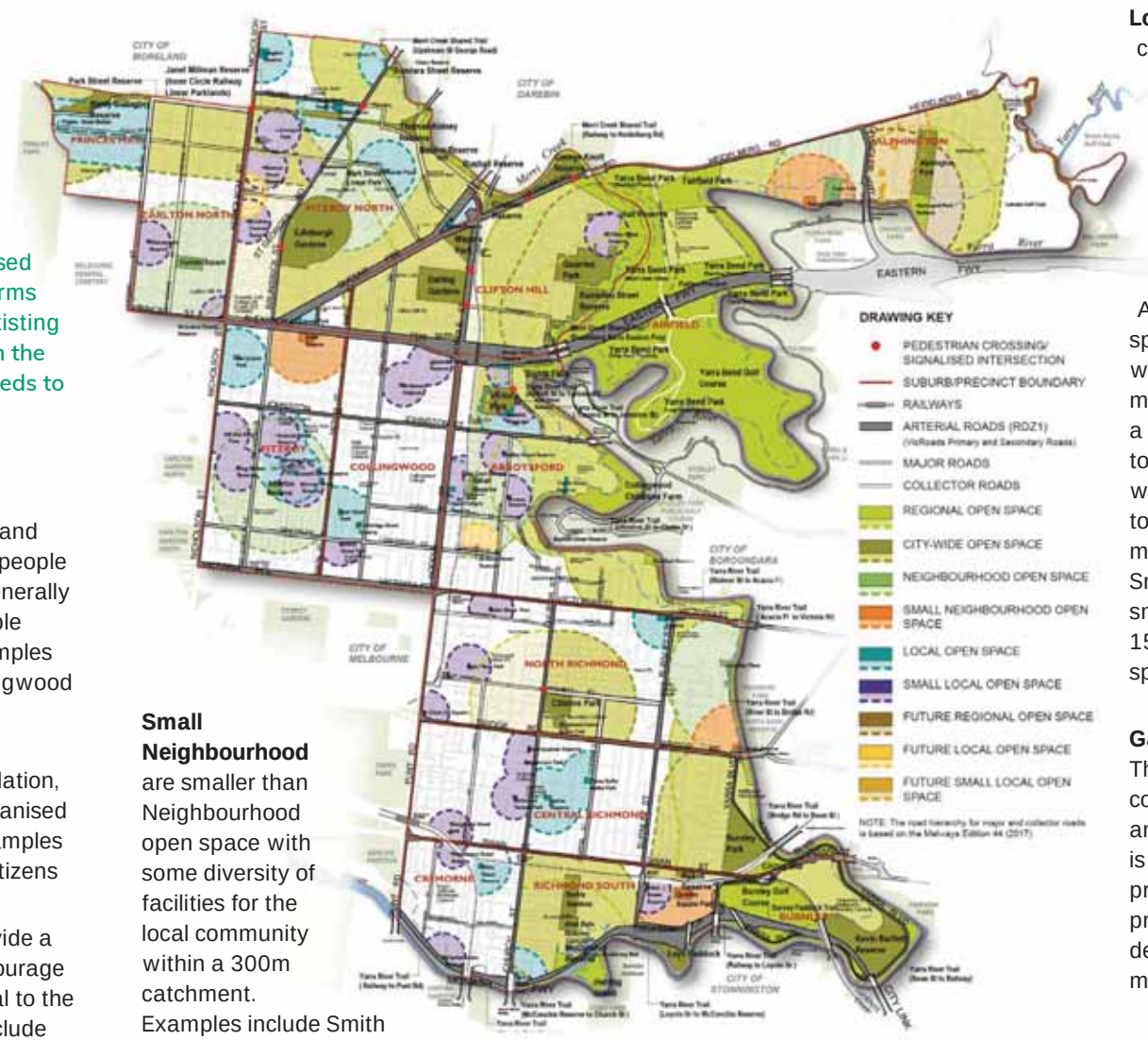


Diagram B Gap Analysis

Local and Small Local open spaces complement the larger reserves and provide smaller more intimate spaces within safe and easy walking distance of the local community.

Distribution

Walking catchments to open space

A key objective in planning the open space network is to provide open space within easy walking distance for the majority of the community. To assess this a 500 metre walking catchment is applied to the Regional and City-wide open spaces while a 400 metre catchment is applied to Neighbourhood open space. A 300 metre walkable catchment is applied to Small Neighbourhood open space, and the smaller 200 metre catchment for Local and 150 metre catchment for Small Local open space as illustrated on Diagram B.

Gap areas

The gap areas are locations where the community lack easy walkable access to any open space. Additional open space is required to address the gaps in the provision and diversity of open space with priorities given to gap areas where urban densities are forecast to increase. These mainly occur south of Alexandra Parade.

What will change?

Character and function

The larger established parks, gardens and reserves across the municipality have a range of characters and purposes. These vary from historical gardens with a predominantly European character to the primarily Australian native character of Yarra Bend Park to the smaller local parks for informal use. Sporting reserves provide space for organised sporting use through to informal play and places of contemplation. A range of character types describe the variety of open spaces in the municipality and the Strategy aims to provide a diversity of character types in each precinct where feasible.





Forecast population growth

Fast facts

Population change

= 20,000

Residents:

- 2016 (93,353)
- 2031 (131,864)

Workers:

- 2016 (83,000)
- 2031 (121,805)

Open space relative to the population

Open space per resident:

- 2016: 30 sqm per resident
- 2031: 20 sqm per resident

Open space per person (resident and workers)

- 2016: 15 sqm per resident
- 2031: 10 sqm per resident

sqm = square metres

Summary of population growth

The forecast development over the next 15 years is significant with a 40 per cent increase in the resident population and a 47 per cent increase in the worker population. This means there will be more people visiting and using open space, thereby increasing demand on the existing space and facilities. The extent of forecast growth changes across different parts of the City. Less than 10 per cent growth is forecast in Princes Hill-Carlton North, compared to 106 percent in Cremorne-Richmond South-Burnley and 214 per cent in Fairfield-Alphington. The locations for where forecast residential growth will occur is based on the *Yarra Housing Strategy 2018* and the population forecasts supplied to the project by .id Consulting. The forecast employment growth and change is based on the *Yarra Spatial Economic and Employment Strategy 2018.*

Increased urban densities

Less private open space

85 per cent of Yarra's population live in medium and high density dwellings compared to 33 per cent in Greater Melbourne. This means that residents have less private open space available to them which increases their reliance on public open space. Typically this adds to the amount of people using public open space and increases the diversity of reasons why they use it. For example, people may sit outdoors in their own garden to enjoy the ambience, however if they don't have one they will use public open space for these informal and incidental uses. When people celebrate occasions with a large gathering of family or friends traditionally this would be in private back gardens but without these they will celebrate them in the park.

Change in land use

Many of the areas in the City that are forecast to change are the former industrial and manufacturing areas. These areas are being redeveloped to mixed use precincts with a combination of residential, commercial and business use. Historically, the industrial areas did not have public open space. With the proposed changes, these areas are being redeveloped with increased building heights and a change to a predominantly office-based professional workforce. The surveys undertaken for this Strategy found that more than 80 per cent of workers visit public open space during the day. With increased numbers of people working and living in the former industrial precincts there is a need to provide new areas of public open space.

Loss of winter sunlight access to open space

With the forecast increase in the presence of taller buildings means there is greater potential for overshadowing of public open space, particularly during winter. Public open space that is overshadowed in winter is less inviting to use and more difficult to maintain healthy vegetation.

Overall directions

Climate emergency

Extreme weather events

The climate emergency is predicted to result in more extreme weather events. Forecast extended dry periods combined with more severe storms and intense rainfall events and high winds will make managing vegetation more difficult. The Strategy plans ahead to address these issues by promoting sustainable water harvesting and passive irrigation. Protecting the mature tree canopy cover is a priority in open space due to the numerous beneficial effects of trees on the urban environment.

Mitigating urban heat island effect

Urban heat island effect is the build-up of heat in urban areas. This build up is exacerbated by an increase to urban densities and building heights that trap heat overnight, particularly during periods of extended dry and heat. In planning ahead for the future increase in urban densities, provision of public open space with natural features and retained urban moisture will assist to offset the build-up of urban heat. The retained moisture needs to be sourced sustainably and the use of large, broad spreading trees combined with natural turf and garden beds will create cooler spaces for people to use.

Improve the quality of existing open spaces

There is potential to improve the quality of selected existing open spaces in the City. By quality we mean the type of facilities and its overall condition, character and management.



This includes undertaking improvements including:

- Increasing the diversity of facilities to appeal to everyone in the community while maintaining a balance of natural areas to relax and unwind. This includes a greater diversity of age groups and promotes and encourages everyone to exercise, socialise and improve their fitness and health.
- Improving the horticultural quality and maintenance, for example open grassed areas that remain useable all year for informal use, improved care and maintenance of mature canopy trees,
- Identifying opportunities to create multi-use spaces that are shared and adaptable, minimising the provision of single-use facilities. For example, natural turf sports fields that can be used for training and match play and also available for dog off-leash exercise and the other informal uses.
- Activate open spaces that are currently underutilised.
- Strengthen the biodiversity and habitat values of open space.

Provide open space within easy walking distance of everyone

As an established inner urban municipality, the City of Yarra is experiencing significant change and growth. The analysis of the distribution of public open space has identified there are areas of the City where the community does not have any open space within easy walking distance of where they live or work. The Strategy has identified and prioritised a series of new open spaces, with priority given to locations where higher levels of growth is forecast to occur. The need for the proposed additional open spaces is based on a range of factors including:

- Areas where the existing open space is experiencing high levels of use or over-use. This includes providing new open space to take the pressure off existing spaces to meet everyone's needs.
- Where there is a gap in the provision of any open space.
- Medium and high density precincts where the substantial change is forecast and the new community will create a need for additional open space.
- In medium and high density precincts where the provision of well distributed green public open space will assist to mitigate urban heat island effect.



The location of the areas of proposed additional open space is illustrated in Diagram C. The precinct recommendations provide more information about each location.

Overall directions

Assist to mitigate urban heat island effect

- Where feasible, open space will be well distributed through high density precincts and contain natural features such as large canopy trees and planted surfaces which absorb moisture. This will offset some impacts of increased urban heat, which is exacerbated by higher density development, particularly multi-level buildings.
- Future open spaces within high density precincts will aim to be irrigated from sustainable water sources, for example stormwater harvesting and reuse.
- The existing and future open spaces will be large enough to sustainably grow large broad spreading canopy trees that are effective at evapotranspiration which assists urban cooling.
- Create adaptable open spaces that allow sunlight and warmth during the winter months and excellent shade and cooling in the summer. The cool spaces will provide comfortable, free outdoor spaces for the community to retreat to during periods of extended heat.

Improve community health and wellbeing



Research confirms that a linked and accessible open space network, which people can easily walk to, improves community health and wellbeing. The community is more likely to visit open space if it is nearby and this offers a range of benefits including:

- Physical fitness by participating in informal recreation activities including walking, cycling, jogging, informal ball sports and using fitness equipment.
- Physical fitness by participating in organised sport.
- Places to exercise dogs on and off-leash.
- Social connectedness and sense of belonging to the community by meeting people in the nearby open space . This can include meeting neighbours informally in the open space or catching up with family and friends.
- Children are more likely to visit and play in open space independently of their parents if it is located within 150 to 300 metres of where they live. This improves their self-confidence and physical development.
- Relax and unwind in green open space. Research demonstrates that natural features like trees, natural turf and garden beds contributes to our ability to relax.

Increase urban greening

Links between green space and health have been recognised throughout history and the driving force behind the urban parks movement of the 19th Century. More recently, green spaces in an urban context has the potential to help address social and environmental problems in a preventative way. The United Nationals Sustainable Development Goal 11.7 aims to achieve the following: *'By 2030, provide universal access to safe, inclusive and accessible green and public spaces, in particular for women and children, older persons and persons with disabilities.'*
The Strategy aims to achieve this through:

- Identify gap areas in which new public open space is needed so that everyone can easily reach open space.
- Include design guidelines that encourage natural features in the design of existing and new open space, particularly in medium and high density precincts.
- Include recommendations to achieving good winter sunlight access to public open space.
- Includes design guidelines that promote universal access, diversity and inclusion in the design of upgrades to existing open space and new open space.
- Strengthen the natural biodiversity values of open space including the use of native and indigenous vegetation where it is appropriate to the local context and cultural heritage values.
- Aims to irrigate open space using sustainable water sources to support natural turf, garden beds and mature and new large, broad spreading canopy trees for effective evapotranspiration, shade and habitat purposes.



Overall directions

Proposed additional open space

Summary of population growth

This diagram illustrates the distribution of the areas in which the Strategy recommends additional Neighbourhood, Small Neighbourhood, Local and Small Local open spaces across the City. This is to cater to the forecast growth and also address some existing deficiencies in the provision and distribution of existing open space.

These proposed new open spaces will have a role in increasing the diversity of local recreational and informal facilities for the existing and forecast community.

The additional open spaces shown in Diagram C are indicative of the general location and relative, not actual size. The final location, size and configuration of new open space will be determined during the implementation of the Strategy. It will be influenced by factors such as the rate of population growth and development, land acquisition opportunities, surrounding urban context and available funds.

The precinct recommendations provide more information on the intent and purpose of each proposed additional open space.



Diagram C Proposed areas for additional open space

Diagram key

- NEIGHBOURHOOD OPEN SPACE
  Indicative area in which a future open space is proposed, minimum size 1 hectare with a 400m walking catchment
- SMALL NEIGHBOURHOOD OPEN SPACE
  Indicative area in which a future open space is proposed, minimum 0.5 to 0.99 hectares in size with a 300m walking catchment
- LOCAL OPEN SPACE
  Indicative area in which a future open space is proposed, minimum 0.26 to 0.49 hectares in size with a 200m walking catchment
- SMALL LOCAL OPEN SPACE
  Indicative area in which a future open space is proposed, minimum 0.03 to 0.25 hectares in size with a 150m walking catchment
- REPURPOSE RESTRICTED OPEN SPACE
  Investigate options to repurpose to increase the diversity of golfing and other sporting uses at the site
- FUTURE OPPORTUNITY
  Proposed new Neighbourhood open space subject to development timing. Minimum 1 hectare in size with a 400m walking catchment.
- FUTURE REGIONAL OPEN SPACE
  Area included in an existing Public Acquisition Overlay in the Yarra Planning Scheme

Precincts

Overview

The open space needs assessment has been undertaken on a precinct basis to take account of the changes in the existing situation and forecast future change across each of them. The precincts are broadly based on the suburbs with some combined and are consistent with those shown in the City of Yarra Community Profile and on the Diagram D Precinct locations map on this page. They are assembled in alphabetical order.

Forecast future growth

Throughout each of the precincts, the forecast growth is based on the following:

- Residential forecasts, prepared by .id the population experts, August 2018 and accessed 10 September 2017.
- *Yarra Housing Strategy,* adopted 4 September 2018.
- *Yarra Spatial Economic and Employment Strategy,* adopted 4 September 2018.

The open space needs assessment and directions are based on these forecasts. The Strategic Housing Framework Plan shown in Diagram D is from the Yarra Housing Strategy.

Additional open space

The additional open spaces are shown symbolically on the precinct plans. the final location, size and configuration of new open space will be determined during the Strategy implementation and will be influenced by such factors as population growth, land acquisition opportunities, surrounding land use, urban layout and community feedback.

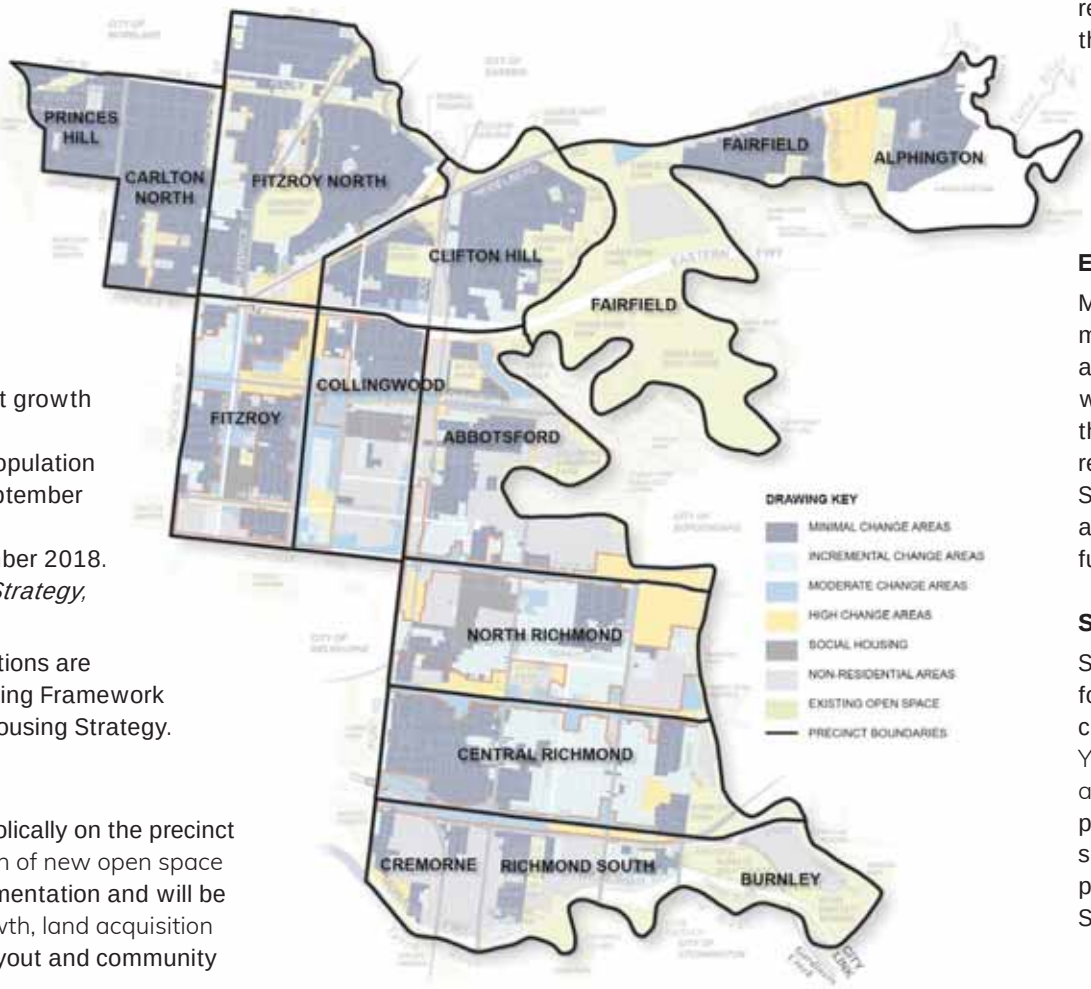


Diagram D Strategic Housing Framework Plan and Precinct location map

Existing open spaces

Some of the existing open spaces are recommended for upgrade as shown on the precinct diagrams. the open spaces not recommended for upgrade will continue to maintained with minor improvements where required maintain their quality and facilities in working order.

Existing master plans

Masterplans are in place for some of the major open spaces in Yarra and there is a progressive program of implementation works and scheduled reviews arising from these plans. When the masterplans are reviewed, the overall directions in this Strategy will be taken into consideration and inform updated masterplans in the future.

Structure plans

Structure plans provide a clear framework for managing the future growth and change in the major activity centres in Yarra. Where structure plans were final and in place these are reflected in the precinct recommendations. The open space component of future structure plans will be informed by this Open Space Strategy.

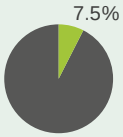


Abbotsford

Fast facts

Quantity of open space

7.5% of the total precinct area is open space



13.39 ha of open space

Forecast in population change

= 2,500

Abbotsford

Residents:

- 2016 (8,849)
- 2031 (12,671)



Workers:

- 2016 (12,057)
- 2031 (15,972)



Precinct summary

Provision and distribution

Victoria Park, Gahan Reserve and the system of open space along the Yarra River including Collingwood Childrens Farm and Dights Falls significantly contribute to the open space character of Abbotsford. North of Gipps Street, open space is well distributed in the precinct, however south of Gipps Street there is a lack of open space combined with a forecast substantial increase in the resident and worker population. Key recommendations include to continue to investigate securing a linear open space reserve along the Yarra River between Clarke Street Reserve and Walmer Street Bridge; and the provision of a new Neighbourhood Park in the long term in the southern part of the precinct where larger land parcels provide the potential for future provision of open space. Combined with this is the recommendation to provide two new Small Local open spaces for the existing and forecast community in the south west part of Abbotsford.

Quality and design

There is potential to improve the diversity of facilities and character in selected Local and Small Local open spaces in Abbotsford north of Gipps Street. The new Victoria Park Masterplan will improve the structured and unstructured sport and recreation use. The open space designs will also focus on improved greening, particularly in the higher density areas to contribute positively to mitigating urban heat island effect. If the CUB site redevelops, the future Neighbourhood open space will focus on providing unstructured recreation facilities for the forecast community.

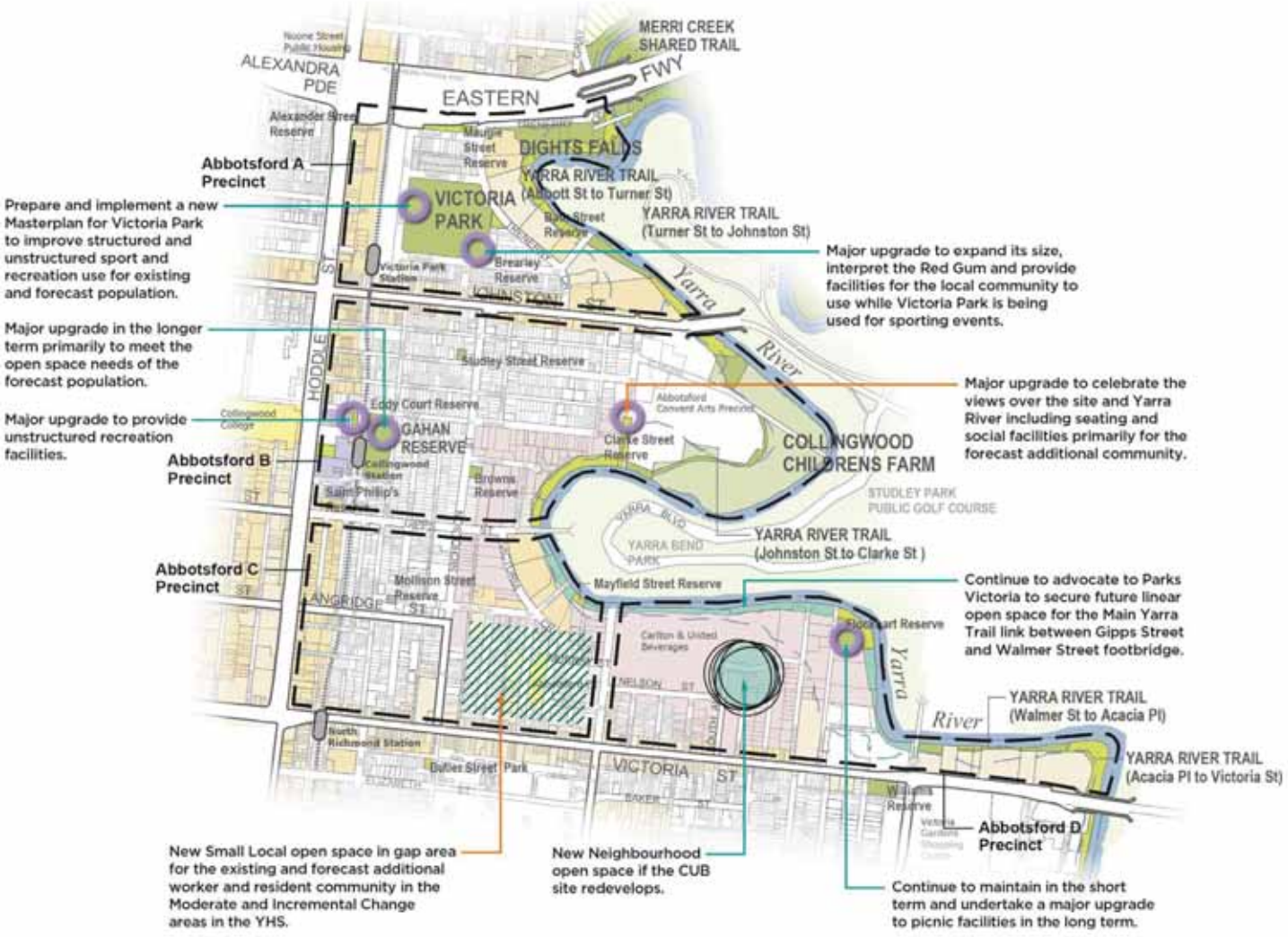






Abbotsford

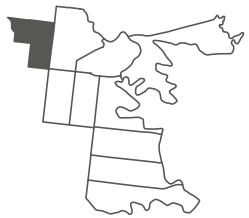



MERRI CREEK SHARED TRAIL
FWY
EASTERN
ALEXANDRA PDE
DIGHTS FALLS
YARRA RIVER TRAIL (Abbott St to Turner St)
YARRA RIVER TRAIL (Turner St to Johnston St)
VICTORIA PARK
Abbotsford A Precinct
Prepare and implement a new Masterplan for Victoria Park to improve structured and unstructured sport and recreation use for existing and forecast population.
Major upgrade to expand its size, interpret the Red Gum and provide facilities for the local community to use while Victoria Park is being used for sporting events.
Major upgrade in the longer term primarily to meet the open space needs of the forecast population.
Major upgrade to provide unstructured recreation facilities.
Major upgrade to celebrate the views over the site and Yarra River including seating and social facilities primarily for the forecast additional community.
Abbotsford B Precinct
GAHAN RESERVE
COLLINGWOOD CHILDRENS FARM
STUDLEY PARK PUBLIC GOLF COURSE
YARRA RIVER TRAIL (Johnston St to Clarke St)
Abbotsford C Precinct
Continue to advocate to Parks Victoria to secure future linear open space for the Main Yarra Trail link between Gipps Street and Walmer Street footbridge.
YARRA RIVER TRAIL (Walmer St to Acacia Pl)
YARRA RIVER TRAIL (Acacia Pl to Victoria St)
Abbotsford D Precinct
New Small Local open space in gap area for the existing and forecast additional worker and resident community in the Moderate and Incremental Change areas in the YHS.
New Neighbourhood open space if the CUB site redevelops.
Continue to maintain in the short term and undertake a major upgrade to picnic facilities in the long term.
Diagram Key
Sub-precinct for new Neighbourhood open space
Sub-precinct for new Small Local open space
Minor upgrade to existing open space
Major upgrade to existing open space
Very high / High priority
Medium / Low priority
Open space precincts
Existing open space (PPRZ)
Existing open space (Not PPRZ or PCRZ)
Existing restricted open space (PPRZ)
Future open space
Adjoining open space
YHS Yarra Housing Strategy
Note: If the open space does not have a specific action, it is intended to continue to maintain.







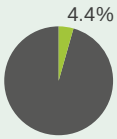


Carlton North - Princes Hill

Fast facts

Quantity of open space

4.4% of the total precinct area is open space



6.23 ha of open space

Forecast in population change

= 2,500

Carlton North / Princes Hill

Residents:

- 2016 (9,010)
- 2031 (8,843)

Workers:

- 2016 — No data available
- 2031 — No data available

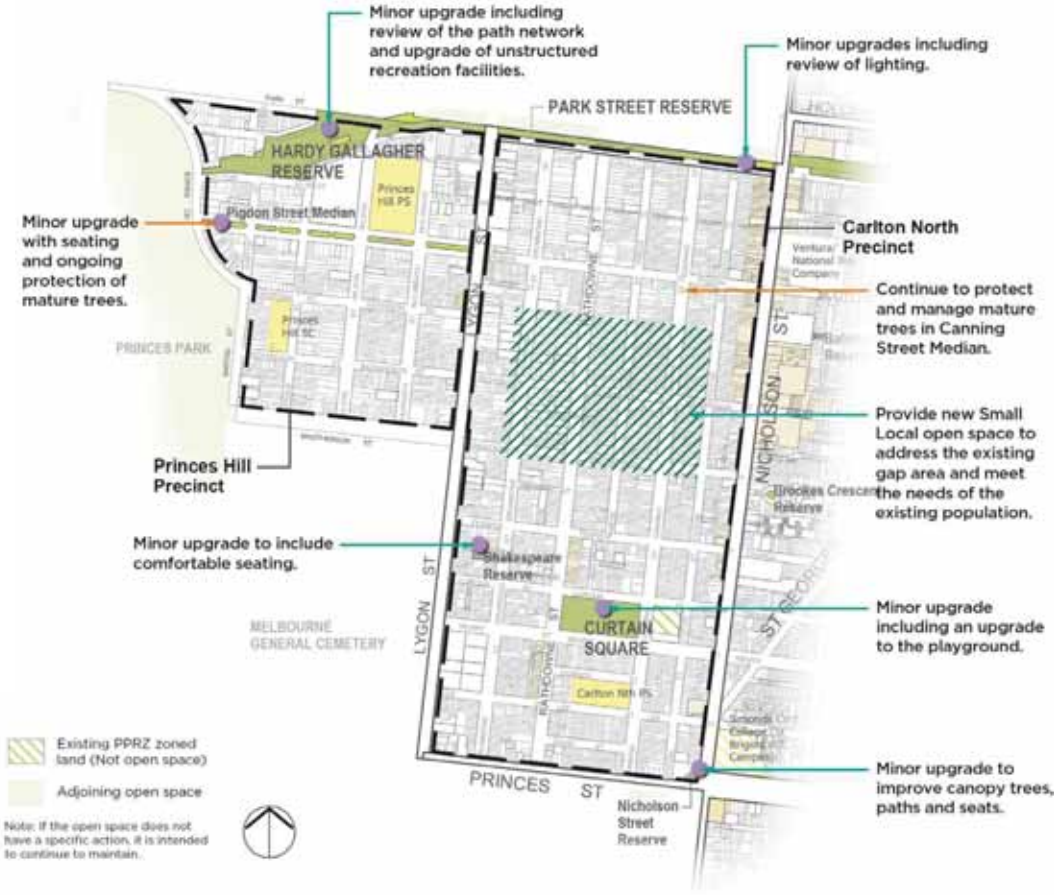
Precinct summary

Provision and distribution

The east-west linear open space provides excellent off-road shared trail connectivity to open space outside the precinct. Curtain Square and Hardy Gallagher Reserve provide neighbourhood level facilities for each sub-precinct and are supplemented by some Local and Small Local open spaces. The one gap in the open space network is proposed to be addressed with the provision of an additional Small Local open space.

Quality and design

There is potential to undertake some minor improvements to the quality of facilities in the existing open space network.











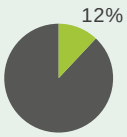


Central Richmond

Fast facts

Quantity of open space

12% of the total precinct area is open space



23.46 ha of open space

Forecast in population change

= 2,500

Central Richmond

Residents:

- 2016 (13,888)
- 2031 (17,269)



Workers:

- 2016 (10,140)
- 2031 (13,176)



Precinct summary

Provision and distribution

Burnley Park, the Circus Site and the system of open space along the Yarra River contribute significantly to the open space character of Central Richmond, however these are all located in the east of the precinct. More than 6,000 additional people are forecast to be living and working in the precinct, particularly to the western end of the precinct by 2031. There is a need to provide new Local and Small Local open spaces to cater primarily to the forecast population and better meet the open space needs of the existing population. The new open space will assist to diversify the active unstructured recreational activities in the west and assist to mitigate urban heat, provide increased urban greening and open space within a safe and easy walk of residents and workers as urban densities continue to increase in the future.

Quality and design

There is potential to diversify the recreational facilities in the western part of Central Richmond. The additional open space can be designed to provide a diversity of facilities for the existing and future population and contribute positively to mitigating urban heat island effect.

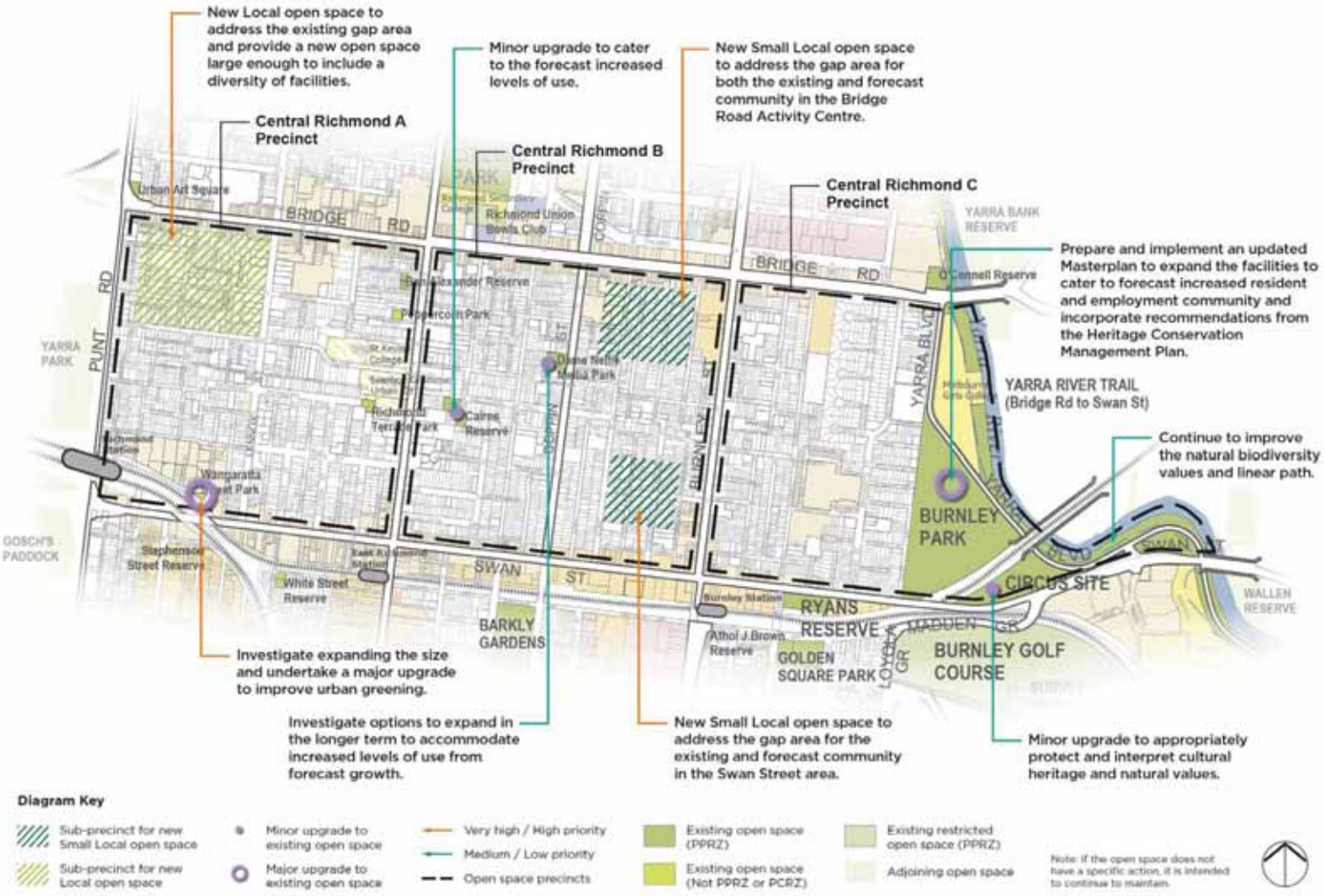






Central Richmond

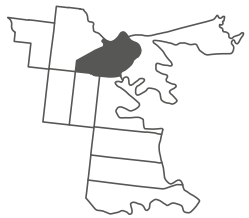










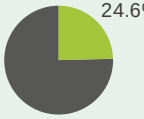


Clifton Hill

Fast facts

Quantity of open space

24.6% of the total precinct area is open space



41.18 ha of open space

Forecast in population change

= 2,500

Clifton Hill

Residents:

- 2016 (6,792)
- 2031 (7,432)

Workers:

- 2016 (921)
- 2031 (1,266)

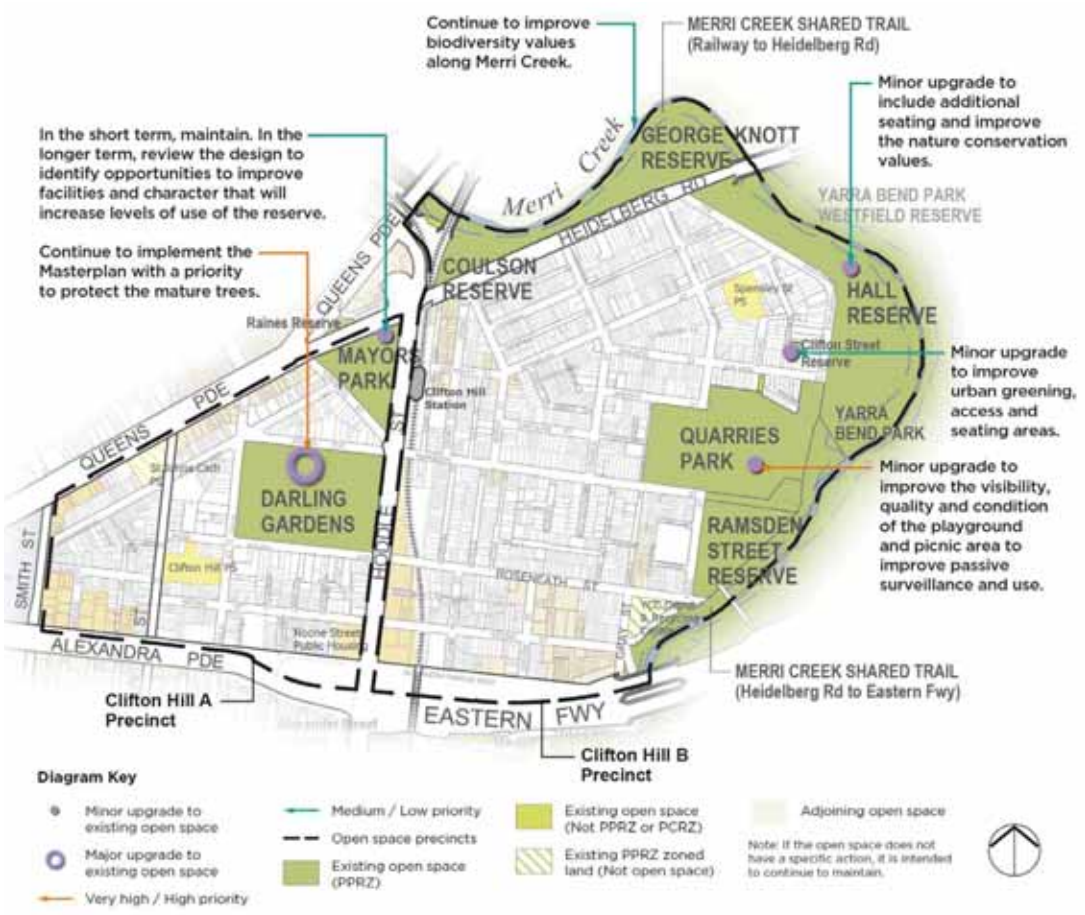
Precinct summary

Provision and distribution

Clifton Hill is well provided for with open space, with only one small gap area between Hoddle Street and the railway. Additional open space may only be required if the population in non residential areas were to substantially increase in the future.

Quality and design

There is a need to improve the diversity of facilities that appeal to a range of age groups, particularly the older age groups who are forecast to increase over the planning period. Additionally, the open space designs need to encourage social activity in open space with the forecast increase in lone person households.





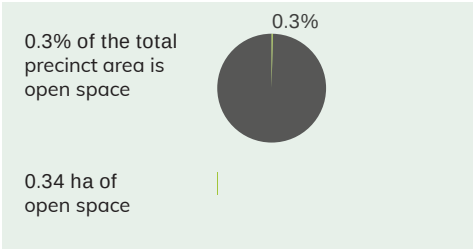





Collingwood

Fast facts

Quantity of open space



Forecast in population change

= 2,500



Precinct summary

Provision and distribution

The majority of the Small Local open spaces in Collingwood are experiencing high levels of use. With the forecast substantial population increase of approximately 15,000 people by 2031, there is a need to provide additional open space in Collingwood, including new Small Neighbourhood, Local and Small Local open spaces. The recommendations include expanding the size of selected existing Small Local open spaces to allow inclusion of a greater diversity of facilities. The additional distributed open spaces will also assist to mitigate urban heat, provide increased urban greening and open space within a safe and easy walk of residents and workers as urban densities continue to increase in the future. This will positively contribute to the health and wellbeing of residents and workers. A priority for new open space is to ensure it receives excellent winter sunlight to address concerns expressed by the community regarding the more recent overshadowing of existing open space as a result of the increased height of built form in this precinct.

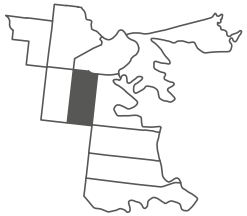
Quality and design

There is a need to increase and improve the recreational quality and diversity of facilities in the Small Local open spaces in Collingwood. The additional open space can be designed to provide a diversity of facilities for the existing and future population and contribute positively to mitigating urban heat island effect.





Collingwood



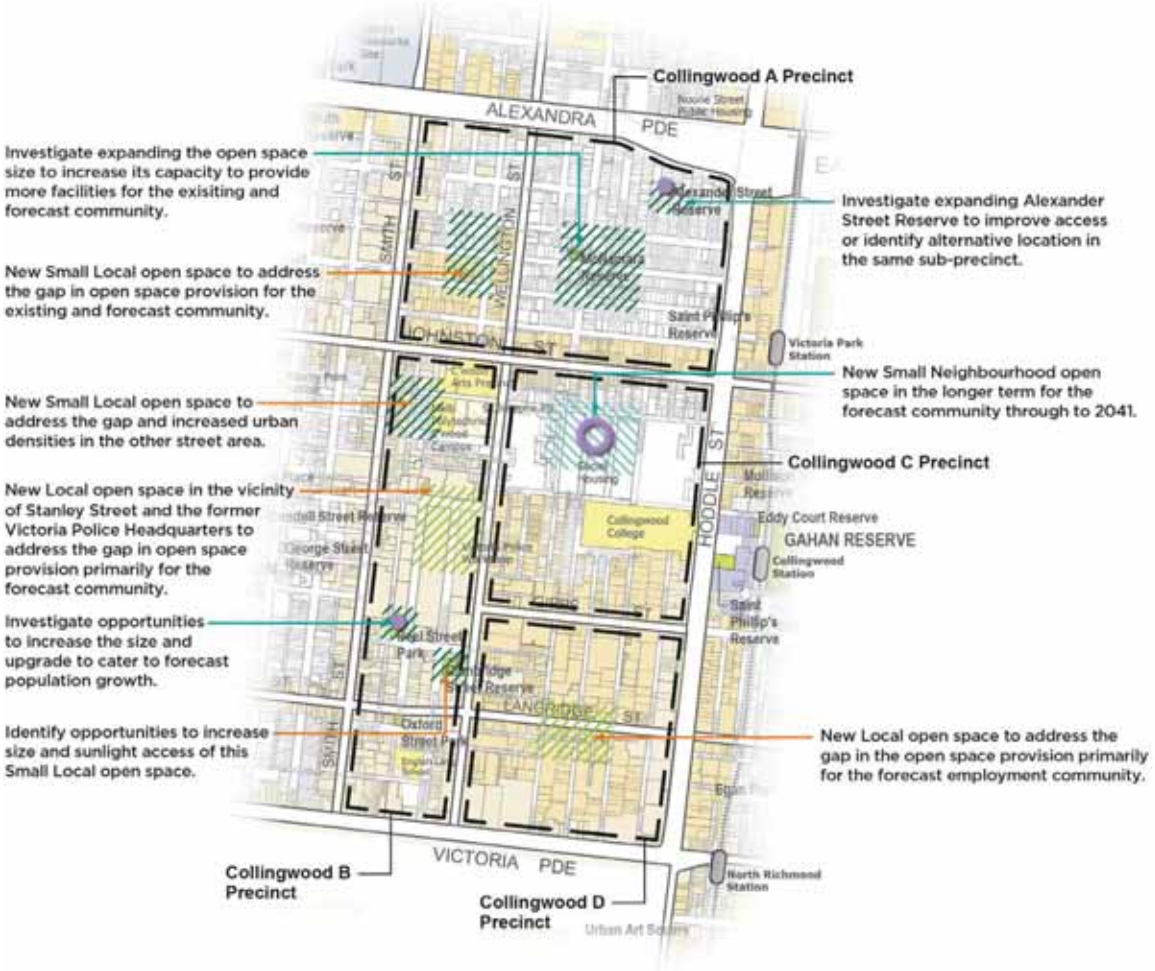


Diagram Key

- Sub-precinct for new Small Local open space
- Sub-precinct for new Local open space
- Sub-precinct for new Small Neighbourhood open space
- Minor upgrade to existing open space
- Major upgrade to existing open space
- Very high / High priority
- Medium / Low priority
- Open space precincts
- Existing open space (PPRZ)
- Existing open space (Not PPRZ or PCRZ)
- Existing restricted open space (PPRZ)
- Adjoining open space

Note: If the open space does not have a specific action, it is intended to continue to maintain.







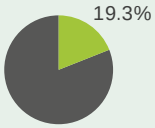


Cremorne, Richmond South and Burnley

Fast facts

Quantity of open space

19.3% of the total precinct area is open space



44.98 ha of open space

Forecast in population change

= 2,500

Cremorne, Richmond South and Burnley

Residents:

- 2016 (4,622)
- 2031 (9,539)

Workers:

- 2016 (16,704)
- 2031 (25,865)

Precinct summary

Provision and distribution

Barkly Gardens and the system of open space along the Yarra River contribute to the open space character of this precinct. With the forecast substantial increase in the resident and worker population in Cremorne, and lack of open space west of Church Street, a key recommendation is to provide new Small Neighbourhood, Local and Small Local open space reserves in Cremorne to cater to the nearly 10,000 additional workers and residents. With the forecast significant increase in urban densities along Swan Street and across the southern part of the Municipality, there is also a longer term opportunity to introduce more diverse golfing options and other sporting uses at Burnley Public Golf Course. Strengthening the natural biodiversity values along the Yarra River corridor will contribute to the character and resilience of Richmond South and Burnley.

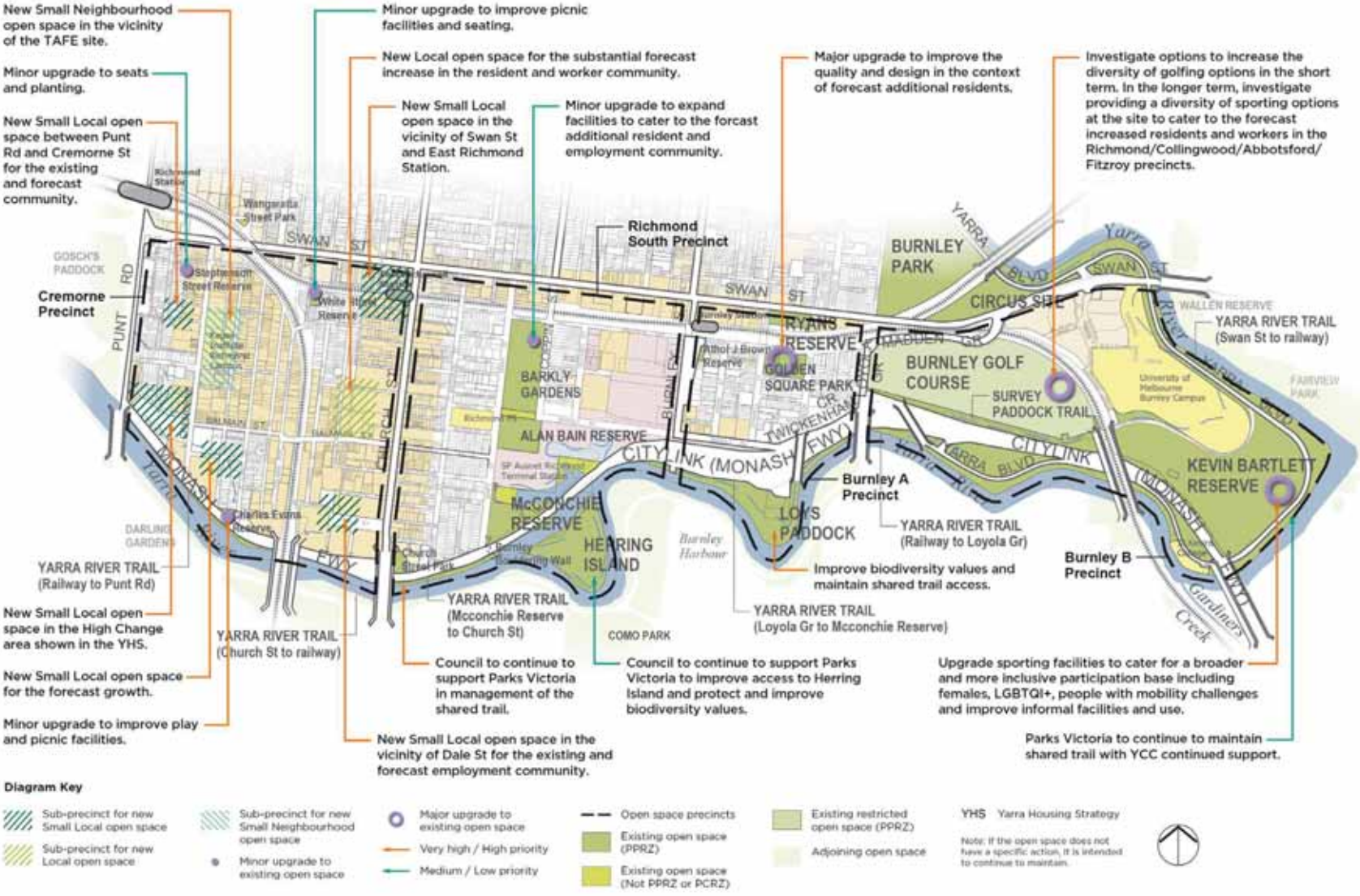
Quality and design

There is potential to improve the quality and diversity of facilities in the existing open spaces in this precinct. The additional open space in Cremorne will be designed to provide a diversity of facilities for the existing and future population and contribute positively to mitigating urban heat island effect.





Cremorne, Richmond South and Burnley









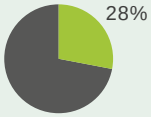


Fairfield - Alphington

Fast facts

Quantity of open space

28% of the total precinct area is open space



96.92 ha of open space



Forecast in population change

= 2,500

Fairfield / Alphington

Residents:

- 2016 (2,894)
- 2031 (9,099)



Workers:

- 2016 — No data available
- 2031 — No data available

Precinct summary

Provision and distribution

Open space is well provided for and significantly contributes to the landscape character of these areas. With the significant levels of forecast growth in Alphington one new Small Local and three new Local open spaces are to be provided on the Alphington Paper Mills Development site as part of the approved Development Plan. In Fairfield, secure a formal public pedestrian path link between Coate Park and Rudder Grange along the Yarra River.

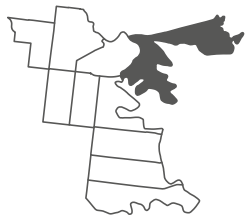
Quality and design

There is potential to expand the play and picnic facilities in Alphington Park to cater to the substantial increase in population, combined with ongoing upgrades to and implementation of the Fairfield Park Masterplan. The new open space designs are recommended to be reviewed in the context of ensuring there are facilities that provide for some active unstructured recreation and that they include greening and passive cooling given the high urban densities so they also contribute to mitigating urban heat island effect.

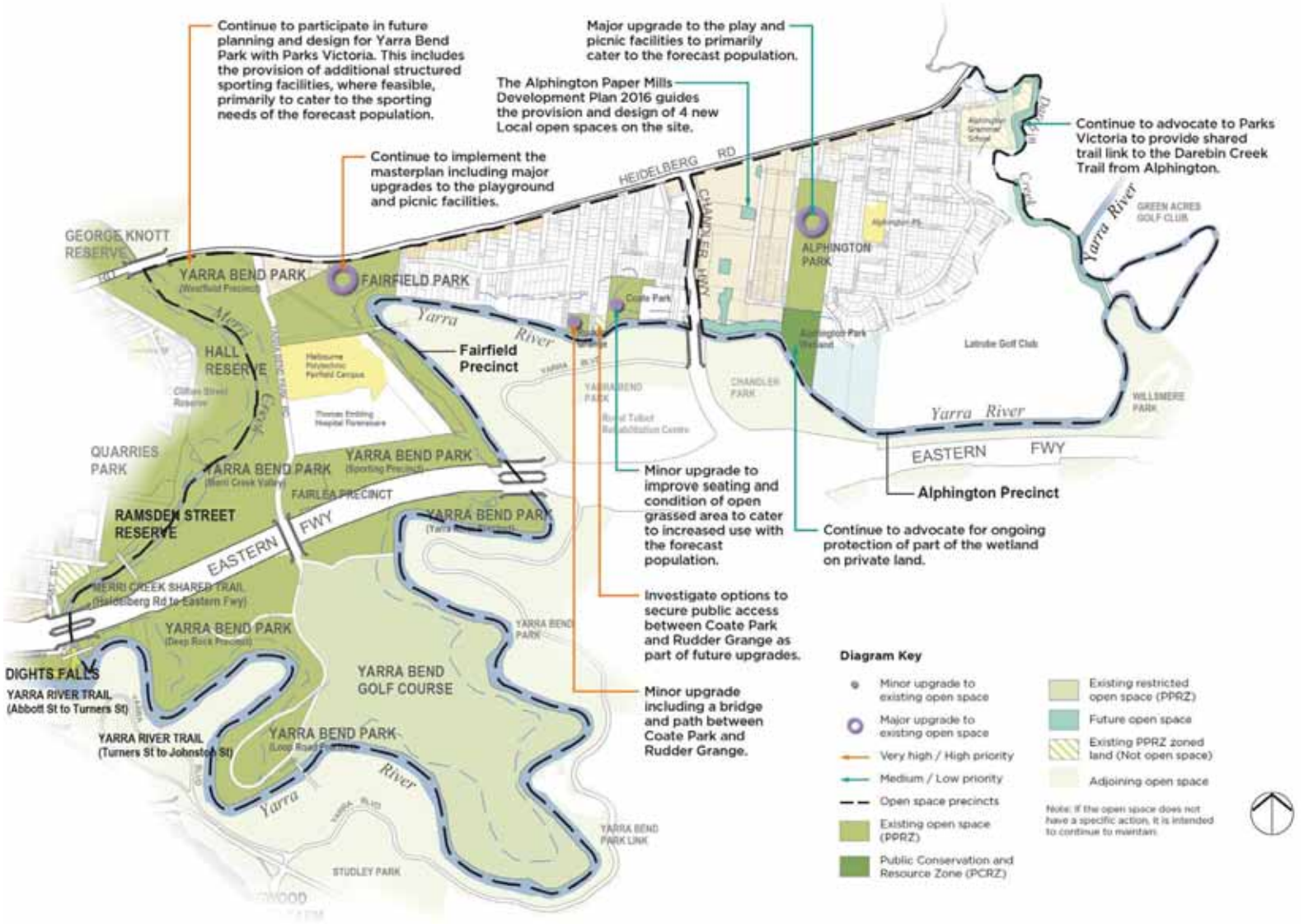








Fairfield - Alphington









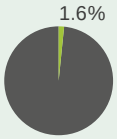


Fitzroy

Fast facts

Quantity of open space

1.6% of the total precinct area is open space



2.27 ha of open space

Forecast in population change

= 2,500

Fitzroy

Residents:

- 2016 (11,465)
- 2031 (15,798)

Workers:

- 2016 (17,014)
- 2031 (25,216)

Precinct summary

Provision and distribution

Atherton Reserve is the largest open space in Fitzroy and will continue to be improved by strengthening its role for informal ball and sports and large open space. It will be complemented by a major upgrade to Condell Street Reserve to create a community park with updated and expanded play and picnic facilities along with improvements to the trees, and garden beds and grassed areas. Combined with Whitlam Place which has a distinctly different character, it will create a quality hub of open space around the civic heart of the Fitzroy Library and Town Hall. A series of new open spaces are proposed to address existing gaps in the open space network and to meet the significant forecast population growth, along with the expansion to selected existing Small Local open space. Given the framework of the existing open space and the fine grain of development a series of new Small Local open spaces are proposed so that the existing and forecast community live and work within a safe and easy walk of green open space.

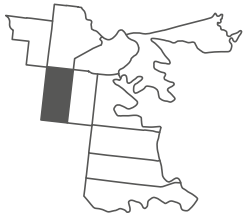
Quality and design

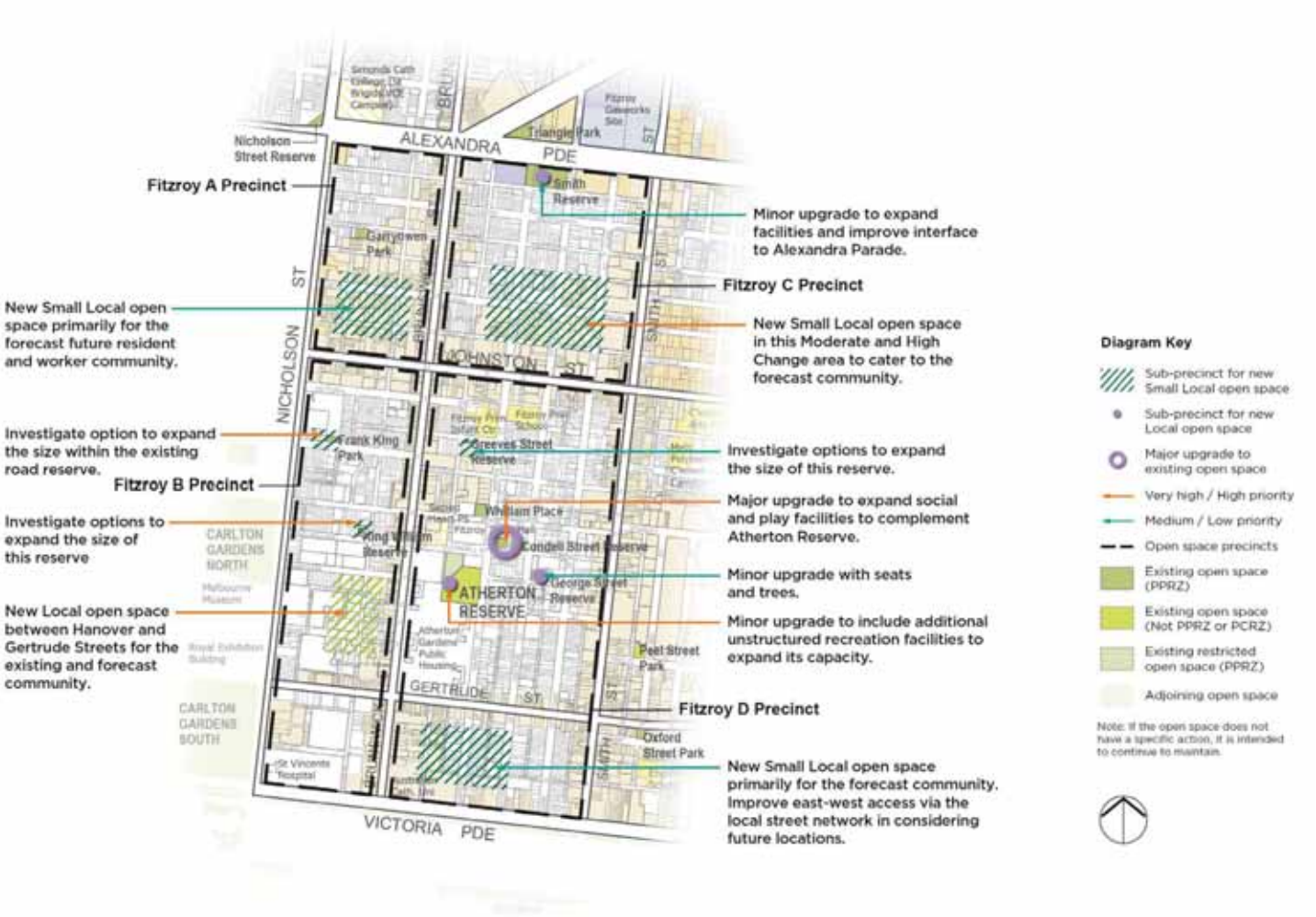
There is potential to improve the recreational quality and diversity of facilities in the existing and proposed open space network. Given the urban densities, increasing the quality of these green spaces including maximising moisture absorbing surfaces will assist to mitigate urban heat island effect the future. The additional open spaces will be designed to complement the existing network that combined will provide a diversity of facilities for the existing and future population.





Fitzroy




Nicholson Street Reserve
Fitzroy A Precinct
Minor upgrade to expand facilities and improve interface to Alexandra Parade.
Fitzroy C Precinct
New Small Local open space primarily for the forecast future resident and worker community.
New Small Local open space in this Moderate and High Change area to cater to the forecast community.
Investigate option to expand the size within the existing road reserve.
Fitzroy B Precinct
Investigate options to expand the size of this reserve.
Investigate options to expand the size of this reserve
Major upgrade to expand social and play facilities to complement Atherton Reserve.
Minor upgrade with seats and trees.
New Local open space between Hanover and Gertrude Streets for the existing and forecast community.
Minor upgrade to include additional unstructured recreation facilities to expand its capacity.
Fitzroy D Precinct
New Small Local open space primarily for the forecast community. Improve east-west access via the local street network in considering future locations.
ALEXANDRA PDE
VICTORIA PDE
NICHOLSON ST
JOHNSTON ST
GERTRUDE ST
Triangle Park
Smith Reserve
Gargrave Park
Frank King Park
Reeves Street Reserve
William Place
Condell Street Reserve
George Street Reserve
ATHERTON RESERVE
Peel Street Park
Oxford Street Park
CARLTON GARDENS NORTH
CARLTON GARDENS SOUTH
Diagram Key
Sub-precinct for new Small Local open space
Sub-precinct for new Local open space
Major upgrade to existing open space
Very high / High priority
Medium / Low priority
Open space precincts
Existing open space (PPRZ)
Existing open space (Not PPRZ or PCRZ)
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Adjoining open space
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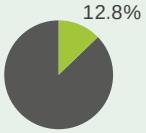


Fitzroy North

Fast facts

Quantity of open space

12.8% of the total precinct area is open space



29.56 ha of open space

Forecast in population change

= 2,500

Fitzroy North

Residents:

- 2016 (12,357)
- 2031 (15,112)



Workers:

- 2016 — No data available
- 2031 — No data available

Precinct summary

Provision and distribution

With Edinburgh Gardens, Merri Creek and the Inner Circle Railway Linear Parklands Fitzroy North has a diverse and connected open space network. The network will be strengthened with the addition of one Small Local open space so that the community living and working in Fitzroy North B can easily walk to open space nearby in the future without crossing major roads. For Fitzroy North C and D, Edwards Place Reserve near Edinburgh Gardens is recommended to be expanded in size so that the local community can use it when the gardens are busy given they are the most popular open space in the City. The 2031-2041 resident forecasts indicate a substantial further increase in the resident population and additional public open space will be required to meet the open space needs of the additional population when the time comes.

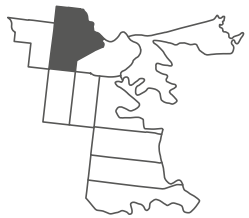
Quality and design

There is potential to improve the recreational quality and diversity of facilities in the Small Local open spaces in Fitzroy North so that they appeal to the broader community including all age groups. Upgrades to these, combined with the new and expanded areas of open space will aim to cater to the local open space needs as suitable alternatives to Edinburgh Gardens, given the high levels of use and activity at the Gardens.

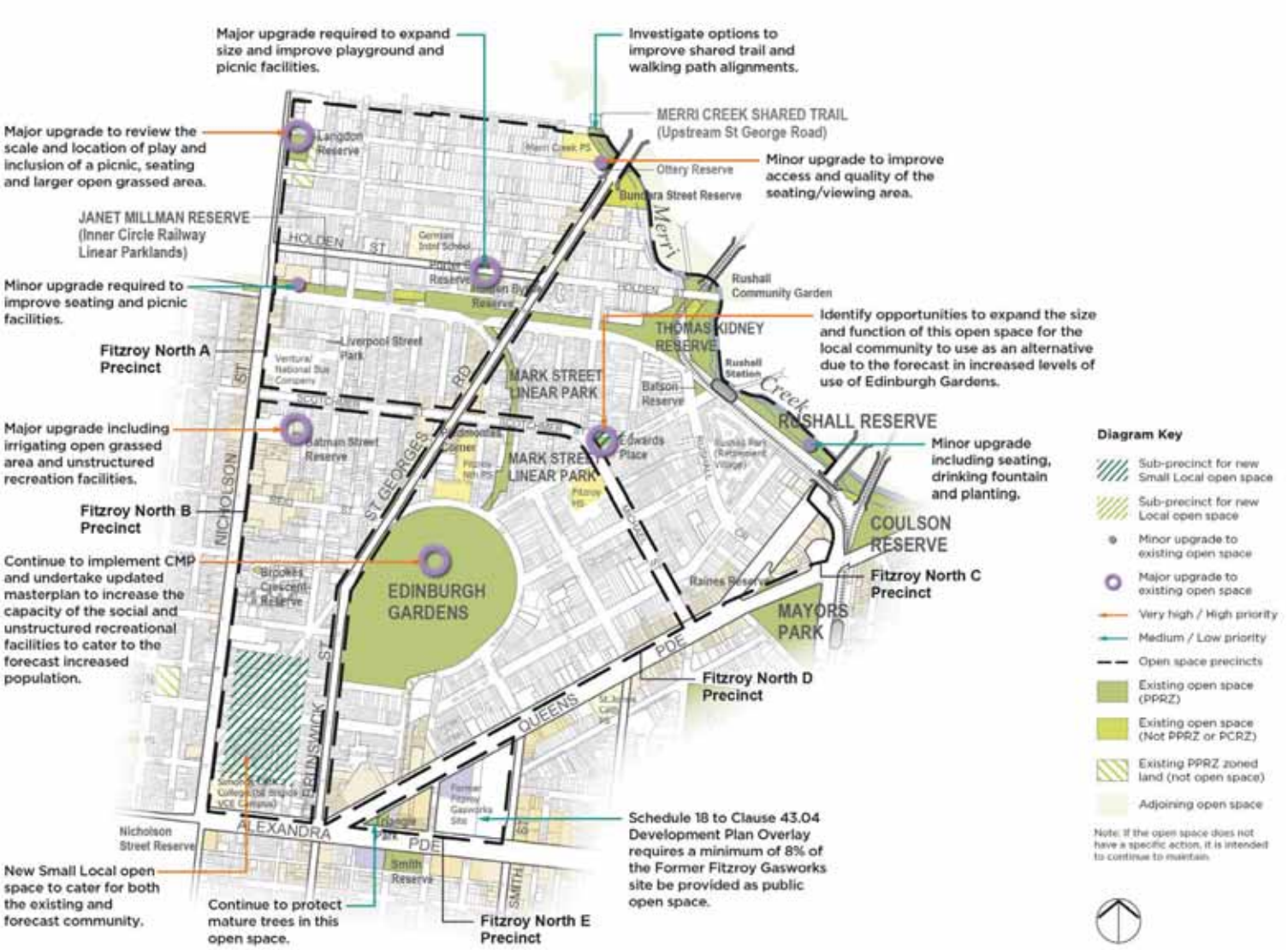








Fitzroy North









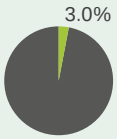


North Richmond

Fast facts

Quantity of open space

3% of the total precinct area is open space



5.81 ha of open space

Forecast in population change

= 2,500

Abbotsford

Residents:

- 2016 (14,335)
- 2031 (21,754)



Workers:

- 2016 (13,179)
- 2031 (17,444)



Precinct summary

Provision and distribution

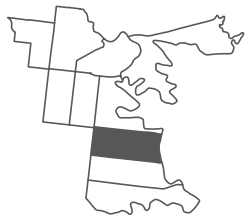
Citizens Park and the system of open space along the Yarra River contribute significantly to the open space character of North Richmond. With the forecast substantial increase in the resident and worker population in North Richmond. Key recommendations include to provide a new Neighbourhood open space on the DHHS land between Punt Road and Church Street. This will primarily cater to the forecast population and better meet the open space needs of the existing community. With substantial change forecast east of Burnley Street, a new Small Neighbourhood open space is proposed towards the southern part of North Richmond C. This will cater to the forecast growth associated with the eastern end of the Bridge Road Activity Centre and for the forecast change within the sub-precinct as a whole. An additional Small Local open space is proposed in the vicinity of Doonside Street to address the recent and forecast change to high density development in this area.

Quality and design

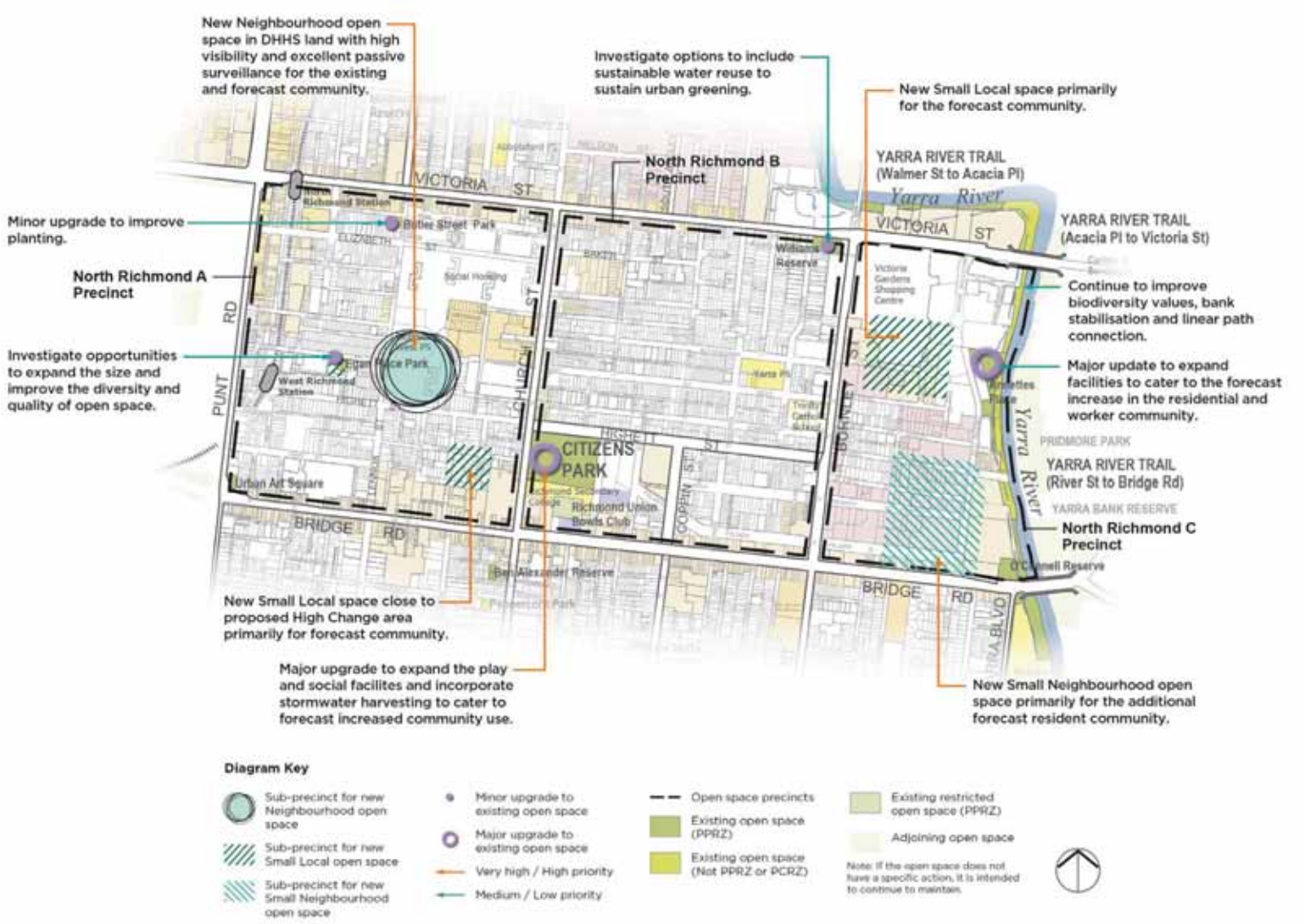
There is potential to improve the recreational quality and diversity of facilities in the existing Local and Small Local open spaces in North Richmond. The additional open space can be designed to provide a diversity of facilities for the existing and future population and contribute positively to mitigating urban heat island effect.







North Richmond









Implementation

Overview

The projects in this Strategy will be implemented over a 15 year timeframe. The planning for the proposed new public open spaces will occur early in the timeframe to ensure opportunities are sought to achieve these through the planning process. These projects will be achieved through a combination of securing land area on large redevelopment sites, conversion of government owned land and land acquisition where required. Upgrades to existing open space will be achieved through the capital works budget process.

Responsibilites

The Open Space Planning Team at the City of Yarra will take the lead implementation role. Successful implementation will require coordination with the following areas of Council

- Open space capital works team to design and deliver improvements to existing and new open space.
- Strategic and statutory planning to ensure the Yarra Planning Scheme and other strategic documents are consistent with this Strategy
- Strategic planning to integrate open space provision in future structure plans.
- Financial services regarding appropriate allocation of public open space contributions to the open space project budgets in accordance with this Strategy.
- Recreation and leisure to determine the appropriate sport and recreation facilities.
- Traffic and civil engineering to improve pedestrian and bicycle links via the road network.
- Urban design to prepare Urban Design Frameworks for activity centres.
- Open space maintenance team and Local laws regarding the ongoing management and maintenance.

Funding

Funding the land acquisition and capital works required for the projects identified in this Strategy will be sourced from a combination of:

- Council revenue.
- External grants from other State and Federal government agencies.
- The open space contribution rate will be updated in Clause 53.01 of the Yarra Planning Scheme to change from 4.5 per cent to a rate that will be in the order of 10 per cent. These contributions will be required as a land and/or cash contribution at Council's discretion.

Next steps

- Implement the updated open space contribution rate/s in the planning scheme.
- Undertake detailed investigations into the provision of additional open spaces identified in the Strategy.
- Continue to implement Masterplans for major parks.
- Plan for and upgrade existing open spaces identified in the precinct recommendations.







Yarra Open Space Strategy 2020

Technical Report

Prepared by

Thompson Berrill Landscape Design Pty Ltd
and
Environment & Land Management Pty Ltd

July 2020

Acknowledgements

Acknowledgement of Country

Yarra City Council acknowledges the Wurundjeri Woi Wurrung people as the Traditional Owners and true sovereigns of the land now known as Yarra. We acknowledge their creator spirit Bunjil, their ancestors and their Elders. We acknowledge the strength and resilience of the Wurundjeri Woi Wurrung, who have survived European invasion and never ceded sovereignty. We also acknowledge the significant contribution made by the many other Aboriginal and Torres Strait Islander people to life in Yarra.

We acknowledge that Fitzroy and Collingwood are areas of special significance to Aboriginal and Torres Strait Islander people – as the cradle of Aboriginal and Torres Strait Islander affairs in Victoria, the birthplace of important Aboriginal and Torres Strait Islander organisations, the centre of political activism and a meeting place for Aboriginal and Torres Strait Islander people to link in with family, community and services. We acknowledge the role played by past federal and state government policies in the social and cultural dispossession of Aboriginal and Torres Strait Islander people – and the dispossession of land – which has caused the current disadvantages faced by many Wurundjeri Woi Wurrung Aboriginal and Torres Strait Islander people. And we believe that having an awareness of, and taking steps towards, mending this disadvantage is the shared responsibility of all residents in the City of Yarra.

Council pays its respects to all in the Wurundjeri Woi Wurrung, Aboriginal and Torres Strait Islander community and Elders from all nations here today – and to their Elders past, present and future.

Project team

The Yarra Open Space Strategy 2020 and the Yarra Open Space Strategy Technical Report have been prepared for the City of Yarra by Thompson Berrill Landscape Design Pty Ltd in association with Environment & Land Management Pty Ltd and with guidance from the Council Project Working Group led by the Open Space Planning Team, City Strategy.

Table of contents

		PAGE #
1.	**INTRODUCTION**	**1**
1.1	Project scope and purpose	1
1.2	Definition of public open space	4
1.3	Objectives and principles	6
1.4	Importance of open space	9
2.	**POLICY CONTEXT**	**11**
2.1	Strategic context	11
2.2	Summary of the Yarra Open Space Strategy 2006	22
2.3	Open space and the planning scheme	23
2.4	Research into the health and wellbeing benefits of open space	26
2.5	Policy framework for the provision of open space	30
3.	**EXISTING OPEN SPACE NETWORK**	**35**
3.1	Existing open space values in Yarra	35
3.2	Changes to the open space network since 2006	51
3.3	Hierarchy and classification of open space including walkability	54
3.4	Quantity and provision of open space	62
3.5	Gap analysis	65
3.8	Quality of open space	70
4.	**FORECAST CHANGE AND IMPLICATIONS ON OPEN SPACE PLANNING**	**71**
4.1	Residential growth and change	71
4.2	Employment growth and change	76
4.3	Urban densities and open space	80
4.4	Climate emergency	83
4.5	Increased levels of use of open space	86
5.	**OPEN SPACE FRAMEWORK RECOMMENDATIONS**	**89**
5.1	Role and purpose of different types of open space	89
5.2	Criteria to assess suitability of land as open space	92
5.3	Provision of new open space	96
5.4	Overall recommendations	101
6.	**OPEN SPACE DESIGN AND MANAGEMENT GUIDELINES**	**109**
6.1	Overview	109
6.2	The climate emergency and urban greening	111
6.3	Biodiversity values	114
6.4	Sustainable design and management	116
6.5	Accessibility to open space	119

6.6	Unstructured recreation and informal use and infrastructure	122
6.7	Structured sport and recreational use and infrastructure	139
6.8	Cultural heritage and public art	146
6.9	Festivals and events	153
6.10	Design and management plans for open space	156
6.11	Open space maintenance	161
6.12	Other agency open space ownership and management	163
7.	**PRECINCT ANALYSIS AND RECOMMENDATIONS**	**167**
7.1	Abbotsford	169
7.2	Carlton North – Princes Hill	189
7.3	Central Richmond	203
7.4	Clifton Hill	221
7.5	Collingwood	239
7.6	Cremorne, Richmond South and Burnley	259
7.7	Fairfield - Alphington	281
7.8	Fitzroy	297
7.9	Fitzroy North	317
7.10	North Richmond	337
8.	**FUNDING AND OPEN SPACE CONTRIBUTIONS**	**357**
8.1	Open space contribution principles	357
8.2	Review of existing open space contributions program and rate	358
8.3	Proposed open space contributions program	360
8.4	Capital works and land acquisition	363
9.	**IMPLEMENTATION**	**365**
9.1	Responsibilities and actions	365
9.2	Priorities	368
9.3	Monitoring	368
	REFERENCES	**369**
	APPENDIX A	**371**
	A3 size drawings	371
	YOSS-01a Existing Open Space	373
	YOSS-01b Existing Open Space and Education Use	374
	YOSS-01c Existing Open Space Detail Plan	375
	YOSS-02a Existing Open Space and Heritage Overlays	376
	YOSS-02b Topography and Waterways	377
	YOSS-02c Waterways and Relevant Overlays	378
	YOSS-02d Waterways and Design and Development Overlay	379
	YOSS-03a Open Space Hierarchy	380
	YOSS-03b Gap Analysis	381
	YOSS-04 Existing Land Use and Open Space Sub-precincts	382
	YOSS-05 Adopted Strategic Housing Framework and Open Space Sub-precincts	383
	YOSS-06 Employment and Retail Precincts and Open Space Sub-precincts	384

APPENDIX B **385**

Report on the community open space survey outcomes, Yarra Open Space Strategy, prepared by Thompson Berrill Landscape Design Pty Ltd, November 2018

APPENDIX C **387**

Summary Report on the Community engagement Draft Yarra Open Space Strategy, prepared by Thompson Berrill Landscape Design Pty Ltd, July 2020

1. Introduction

1.1 Project scope and purpose

1.1.1 Project scope

The project brief prepared by the City of Yarra identified that the Open Space Strategy will be:

> *The overarching, long term strategic document on public open space in the City. It will set the vision and direction to guide future provision, planning, design and management of open space in Yarra. It will consider the current challenges and pressures inner city municipalities such as Yarra face in achieving a cohesive, linked and well managed open space network to meet the full range of current and future needs for residents, workers and visitors to the City.*

This Strategy will replace the existing Yarra Open Space Strategy 2006. The primary objective of this Strategy is to address the inequity in open space distribution and to increase the amount of public open space in areas with the least access. It also reviews the current 4.5 per cent Public Open Space Contribution rate in the context of what is required to provide an adequate level of funding to service new populations through the open space program.

1.1.1a Key issues addressed in the Strategy

The following is a brief summary of the key issues arising from the research, consultation and analysis in preparing the Yarra Open Space Strategy 2020 compared with existing conditions and the 2006 Open Space Strategy. These include:

- **Climate emergency** including the impacts of extreme weather events including more frequent and extreme hot days and heatwaves, storm events, floods and droughts.
- **Urban heat island effect**, particularly in the context of the climate emergency.
- **Substantial population growth**, particularly over the past six years and the impacts this has had on open space.
- **Substantial forecast future population growth through to 2031** including the resident and employment population.
- **Increased urban densities** including impacts of increased levels of use and overshadowing from adjoining built form.
- **Changing patterns of community use of open space** including visiting open space for a greater variety of reasons. Key changes include:
  - Dog walking is more common
  - Walking is lower as a reason to visit open space
  - Social reasons to visit open space are higher including meeting friends and socialising
  - Relaxing is more frequently given as a reason to visit open space.
- **Changing community values of open space** with people valuing the trees more highly now than in 2006. They also place a higher value on open space being a place for them to relax and unwind compared with 2006.
- **The high cost and difficulties associated with providing new areas of open space.** This includes difficulties negotiating land area contributions during the development application process and adequate funds being available to acquire land on the open market when suitable sites are identified.
- **The existing 4.5% open space contribution rate is inadequate** to provide sufficient funds for purchasing sites for new public open space, and/or to provide open space improvements to serve the new population. Currently the rate does not apply to non-residential uses which is an increasing development type in Yarra.

1.1.1b The Wurundjeri Woi Wurrung people as custodians of the land now known as the City of Yarra

The Wurundjeri Woi Wurrung people are the cultural custodians of the land now known as the City of Yarra. They cared for the land for many thousands of years before being displaced by European settlers from the 1830s. Council acknowledges the profound impacts of these changes and today celebrates the rich and enduring culture of Yarra's Traditional Owners. Council Plan 2017-2021.

1.1.2 Strategy purpose

The purpose of the Yarra Open Space Strategy 2020 is to provide strategic direction for the future planning, provision, design and management of open space in the City of Yarra through to 2031. This includes understanding and addressing the open space needs of the existing population and planning ahead to address the open space needs of the forecast community. This includes both the residential and employment community.

The Strategy is consistent with the broader policy context set out in the State planning documents including *Plan Melbourne 2017–2050* and *Planning Practice Note | 70 – Open Space Strategies*.

The Yarra Open Space Strategy 2020 addresses the open space needs of both the existing and forecast community within an integrated framework that supports the justification for a fair and equitable open space contribution program that Council can then incorporate with appropriate policy directions in the Yarra Planning Scheme. In order to achieve this the Strategy provides Action Tables for which broad opinions of cost have been allocated to each action where an open space contribution is anticipated for project budgeting. For reference, projects that are not eligible for a contribution are those where the forecast new population is not creating a need for the project. The Strategy will commit Council to a 15-year framework of actions that will be funded from a variety of Council revenue sources including rates, grants, fees and open space contributions.

The Yarra Open Space Strategy 2020 is referred to as 'the Strategy' throughout the report to differentiate it from other government strategies referred to.

The Strategy comprises the following documents:

- **Technical Report** which provides the detailed analysis, conclusions and recommendations including the Action Tables for each of the 10 precincts.
- **Summary Report** which provides a summary of the key issues and recommendations from the Strategy and is the main document that community and Council officers outside of the open space planning will refer to.

1.2 Definition of public open space

1.2.1 Open space

Public open space includes all publicly owned land that is set aside primarily for outdoor recreation, passive outdoor enjoyment and nature conservation and is open to the sky. It includes public parks, gardens, reserves, waterways and squares. Access may be restricted at certain times or at all times on a fee paying basis. It is generally zoned for public park, recreation or conservation purposes when held in public ownership.

Public open space referred to in the Strategy includes:

- Public land that is owned and managed by Council.
- Crown Land that is managed by Council, for example Edinburgh Gardens, Darling Gardens, Mayors Park, Citizens Park, Barkly Gardens, Burnley Park and the majority of the open space along the Yarra River.
- Crown Land that is managed by other government agencies and their delegates as public open space, for example Yarra Bend Park which is managed by Parks Victoria and Collingwood Children's Farm which is managed by the Collingwood Children's Farm Committee of Management.
- Public land owned and managed by Melbourne Water which is reserved for drainage and flood management purposes and also has a recreational function and use.
- Restricted open space is land that is zoned for public park and recreation purposes but only available on a membership or fee paying basis. Examples include Burnley Golf Course and Richmond Union Bowls Club.

Throughout the Strategy, public open space is referred to as 'open space'.

1.2.3 Ancillary open space

The term ancillary open space is used to differentiate parts of the public realm that are not included in the definition of public open space. This includes streetscapes, urban spaces between buildings, school and educational facility grounds, along with community facility grounds, for example, neighbourhood houses.

Streetscapes

Streets are used by people to socialise and exercise including walking and cycling, and while these are common to activities that are also undertaken in open space, the streets are primarily set-aside for their transport and travel function and purpose. Streets complement the open space network by providing transport and tree canopy links between them. The community use the streets to walk or cycle along to reach open space and other destinations in the neighbourhood. Many of the streets include street trees that make a contribution to the landscape character and urban greening in Yarra. While streets complement the open space network, they do not replace the need for open space. The local street network is owned by Council and parts of them can be converted to open space where they are no longer required for transport and travel purposes and meet the criteria for open space. In this situation the street would change its designation and become public open space.

Overall the streets and roads in Yarra are managed by an overarching *Road Management Plan 2017-2021*, along with a series of more detailed Local Area Place Making Plans. The street tree planting is managed through the implementation of the *Urban Forest Strategy 2017* and other more detailed plans and policies.

School grounds
This Strategy recognises the contribution that ancillary open space provides including opportunities such as schools that can partner with Council, however school land is not reserved for open space and can be sold for other purposes or converted through building construction. The lack of certainty over this land being available to supplement the open space system is the reason the use of school grounds is not referred to in the Strategy as it does not replace the need for public open space.

Other public land
Other public land that falls into the ancillary open space category is railway corridors where they have not already been developed and secured as public open space. A simple test for distinguishing public open space from other public land is whether the land is suitable for inclusion in the Public Parks and Recreation Zone or the Public Conservation and Resource Zone.

This Strategy focuses on planning for the adequate provision, design and management of a public open space network that is secured for future generations to enjoy. This means that the open space is publicly owned, without the ability for that land to be sold or converted to another use without clear demonstration that it is no longer required by the community as open space.

The future provision, design and funding for ancillary open space is guided by a range of other plans and strategies prepared by Council and other State Government agencies and will not form part of the open space capital works program in this Strategy.

1.2.4 Publicly accessible private open space

Some publicly accessible private open space complements the public open space system including church grounds and private forecourts to buildings. These are referred to as publicly accessible private open space. They can complement the public open space network, but they cannot be relied on as a replacement for public open space as Council does not have direct control over them and they can potentially be converted to another use, or sold.

Other private land that contributes to the open space system is private golf courses, which are available to members on a fee paying basis. La Trobe Golf Club in Alphington is located within the City of Yarra, and there are additional privately owned golf courses adjoining municipality. Golf courses contribute to the natural and unbuilt quality of the landscape, have some benefits in mitigating urban heat island effect associated with climate change, and contribute to the environmental values and landscape character of an area. They are not a replacement for public open space as they can potentially be converted to different uses in the future, given they are privately owned.

1.3 Objectives and principles

1.3.1 Council Plan Objectives

The Council Plan 2017-2021 includes seven objectives based on the community engagement process that identified what the community love about Yarra and what they regarded as the top issues that need to be addressed.

1. ***A HEALTHY YARRA***
   Community health, safety and wellbeing are a focus in everything we do.

2. ***AN INCLUSIVE YARRA***
   Inclusion, diversity and uniqueness are welcomed, respected and celebrated.

3. ***A SUSTAINABLE YARRA***
   Council leads on sustainability and protects and enhances its natural environment.

4. ***A LIVEABLE YARRA***
   Development and growth are managed to maintain and enhance the character and heritage of the city.

5. ***A PROSPEROUS YARRA***
   Local businesses prosper and creative and knowledge industries thrive.

6. ***A CONNECTED YARRA***
   Connectivity and travel options are environmentally sustainable, integrated and well-designed.

7. ***A LEADING YARRA***
   Transparency, performance and community participation drive the way we operate.

The following table describes how the Strategy aims to meet the Council Plan Objective:

Council Plan Objective	How the Strategy will meet the objective
A healthy Yarra	• Upgrade the existing open spaces to encourage the community outdoors to exercise and socialise in them. • Provide additional public open space so that everyone lives and works within a safe and easy walk of open space. • Encourage greening of open space so it contributes to urban cooling. • Protect and improve habitat and biodiversity values of open space including along the waterway corridors and across the network where appropriate.

Council Plan Objective	How the Strategy will meet the objective
An inclusive Yarra	• Open space is for everyone in Yarra's diverse community, including all ages, abilities, genders and cultures. • Open space is accessible to everyone and requires no membership of an organisation or payment to use it. • Universal design will be achieved in all new open space design and upgrades to existing open spaces. • Everyone lives and works within a safe and easy walk of open space.
A sustainable Yarra	• Encourage the use of sustainable materials in open space. • Maximise urban greening. • Protect and improve habitat and biodiversity values of open space including along the waterway corridors and across the network where appropriate.
A liveable Yarra	• Identify the need for and areas where new open space is required in response to the *Yarra Housing Strategy 2018 and* the *Yarra Spatial Economic and Employment Strategy 2018*. • The design guidelines require the inclusion of sustainable water re-use and urban greening including additional large canopy trees to promote the role of open space in mitigating urban heat island effect.
A prosperous Yarra	• The Actions in the Strategy are costed and form the basis of the open space contribution rate that is included in the Strategy. • The Strategy provides certainty for Council, the community and developers regarding the location and type of new open space that is required over the 15 year timeframe to 2031. • Yarra's upgraded and expanded open space network will contribute to a more vibrant and attractive place to live, visit and work.
A connected Yarra	• Strengthen the linear connections and sustainable transport options. • Strengthen biodiversity values and connectivity through increased canopy cover and revegetation.
A leading Yarra	• The Strategy is based on best practice provision of open space and facilities for established areas and high density precincts.

1.3.2 Open Space Strategy Principles

The following principles are taken from the 2006 Strategy and updated to address some of the contemporary issues including climate change and urban heat island effect, the importance of green open space to community health and wellbeing and increased urban densities and population growth. These principles are of equal priority and are listed in alphabetical order.

Principle	Aim
Accessible	Provide open space that is easily accessible and appeals to people of all ages and abilities and is well serviced by a range of sustainable transport options.
Adaptable	Design and manage open space to accommodate changing community needs and other influences including climate change.
Cultural	Recognise, protect and support diverse Wurundjeri Woi Wurrung, Aboriginal and Torres Strait Islander cultural heritage and historical values, including contemporary cultural values, in existing and new open space.
Diverse	Reflect the natural, social, urban and cultural diversity of Yarra and meet the diverse range of organised and informal recreational needs in open space.
Ecological	Enhance and link ecologically viable remnants and established urban bushland to improve biodiversity values.
Equitable	Ensure the public open space network is inclusive and freely open and accessible to everyone.
Sustainable	Design and manage open space to support sustainable water use; contribute to urban greening; mitigate urban heat island effect; support large canopy trees; promote sustainable transport options; and contribute to the liveability of higher density precincts in the city.

The following three principles guide Council's method of implementing the Strategy.

Principles	Description
Inclusive	Involve the community and stakeholders in the decision making process for the design of existing and new open space.
Advocate	Protect and expand Yarra's open space network by advocating to all levels of government and the broader community.
Demonstrate	Demonstrate best practice management approach to meet the principles in the Strategy.

1.4 Importance of open space

Since the preparation of the existing Yarra Open Space Strategy in 2006, there has been extensive additional local and international research into the positive influence of open space and natural features on community health and wellbeing and liveability. Open space is recognised as having a range of benefits that extend beyond recreation, and the research has identified there are measurable improvements to both people's physical and mental health if they live near green open space. Open space is an essential part of creating sustainable urban communities.

Research from the following key documents has been reviewed:

- *The Victorian Parliamentary Legislative Council Inquiry into Environmental Design and Public Health in 2012*
- *Urban Green Spaces and Health, A review of evidence, by the World Health Organization* (WHO), 2016
- *Beyond Blue to Green, The benefits of contact with nature for mental health and well-being* by Deakin University, 2010

The purpose of the *Inquiry into Environmental Design and Public Health* was to inform the Victorian Government's preparation of *Plan Melbourne*. The Inquiry found there is compelling evidence linking the rise in the rates of serious chronic diseases with the key risk factors being physical inactivity and the planning and design of the urban environments. The evidence links the improvement to the provision, design and accessibility of open space with increased participation in physical activity. Green open spaces provide opportunities for physical activity which also benefits mental health and leads to multiple positive physical, mental and social health benefits to living close to green open space.

The WHO Report, *Urban Green Spaces and Health A Review of Evidence*, concludes that there is evidence to support that green open space makes a contribution to people's mental health and wellbeing if they live within 300 metres of it and if the open space is at least 0.5 hectares in size or closer to smaller areas of open space.

The *Beyond Blue to Green* study links people's access to green open space to their mental health and wellbeing including having a positive influence of people healing and recovering from illness.

Based on the wide range of published research and the consultation undertaken for this Strategy, public open space contributes to community health and wellbeing, the natural and the urban character of the city. The community health and wellbeing benefits include:

- A place to relax and unwind
- Physical fitness and exercise
- Access to natural sunlight and fresh air, particularly during the winter to retain adequate levels of Vitamin D
- Social connection to the local community, friends and family
- Children's play including their physical, social and cognitive development
- Restorative influence of being in a natural space as a contrast to built form

- Mitigation of urban heat island effect, particularly in high density precincts where heat exhaustion can be particularly serious for the vulnerable including the frail and the elderly.

The contribution of open space to the natural and urban character of the City includes:

- Improve biodiversity values, particularly along the waterway corridors and across the network via linear links
- Distinctive neighbourhood character changes across the city and a unique sense of place that people identify with
- The Wurundjeri Woi Wurrung, Aboriginal and Torres Strait Islander cultural heritage values and historical values in both a contemporary and historical context
- Provides a break in the built form and character
- Opportunity for urban greening with natural features that contrast to built form
- Space for large broad spreading canopy trees that contributes to mitigating urban heat island effect
- Provide green and natural public open spaces with trees, garden beds and grass close to where people living in high density precincts
- A sense of space with long vistas and views to and from open space as a contrast to the built form.

The recent research has found there are measurable health benefits to the community if they live near and access public open space compared to those who do not. The World Health Organisation's report concluded that the preference is for people to live 300 metres to quality green open space of a minimum of 0.5 hectares in size and closer to smaller areas of open space. In the City of Yarra people living and working in the central and southern parts of the City currently do not have this level of access to green open space. Sections 2.4 and 5.3 of the Strategy has further discussion regarding this issue.

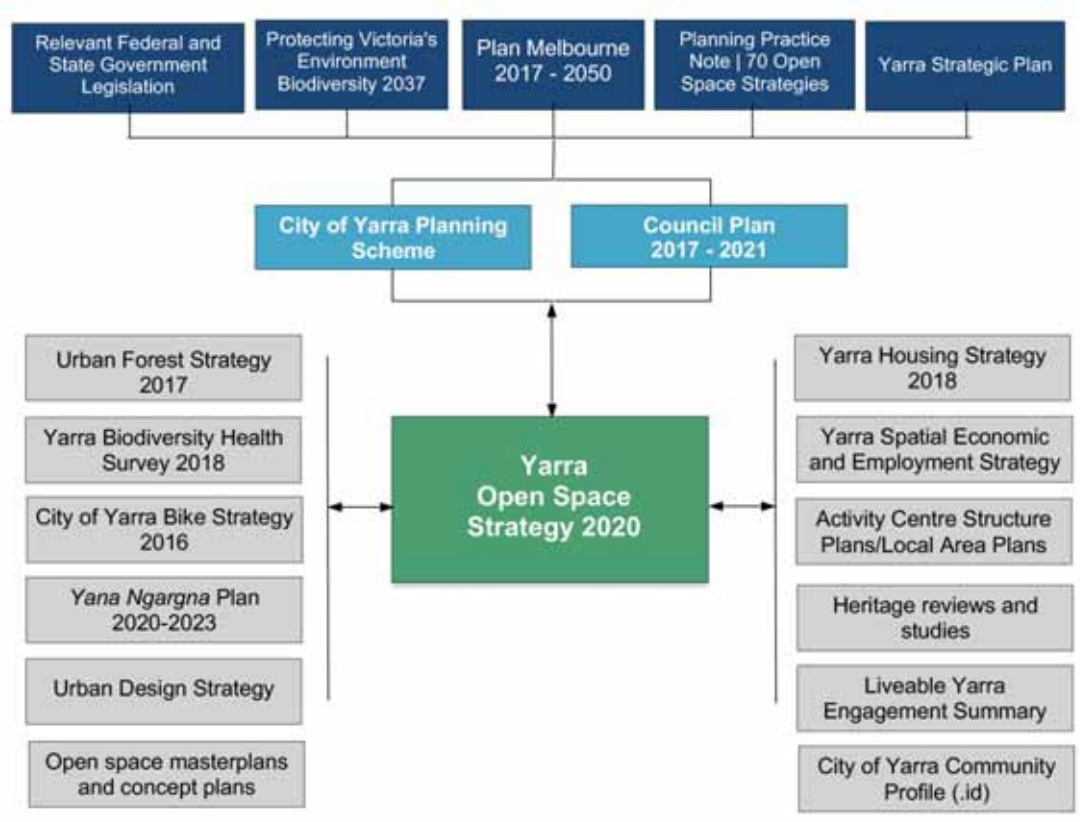
The City of Yarra has experienced significant population growth and urban development over the past twelve years, particularly over the past six years. These significant levels of growth are forecast to continue over the next 25 years, which means there is a need to plan ahead to ensure the City improves accessibility to a diversity of green open spaces as the population grows and the municipality redevelops and intensifies to accommodate this growth. The community consultation undertaken on the Draft Strategy supports the importance of green open space to community health and wellbeing, with the recommendation to maximise opportunities for having large trees and natural green features in open space receiving the highest level of support in the survey. Refer to Appendix C for further information.

In the established urban context it is difficult to provide new land area as open space, particularly larger areas of open space. In the City of Yarra some of the larger former industrial sites are yet to be redeveloped and these provide opportunities to potentially seek future larger land areas as public open space including Local and Neighbourhood open space up to 1 hectare in size, along with the conversion of public land including roads. These opportunities have been identified in Section 7 and will be investigated and delivered through the implementation of this Strategy.

2. Policy context

2.1 Strategic context

2.1.1 Relevant Victorian government strategies and directions



2.1.1a *Plan Melbourne* 2017 – 2050

Plan Melbourne 2017–2050 (referred to as Plan Melbourne in report) is *'a metropolitan planning strategy that defines the future shape of the city and state over the next 35 years. Integrating long-term land use, infrastructure and transport planning, Plan Melbourne sets out the strategy for supporting jobs and growth, while building on Melbourne's legacy of distinctiveness, liveability and sustainability.'* (*Plan Melbourne* web pages). There are 9 principles with 32 policy directions. The relevant directions and policies have been considered in preparing this Strategy and this Strategy in turn will support the achievement of *Plan Melbourne* within the Yarra municipality.

Housing and employment
Plan Melbourne supports locating housing close to jobs and services, which can easily be achieved in Yarra. For Melbourne overall, the plan seeks to locate at least 65 per cent of new housing in established areas of Melbourne and no more than 35 per cent in growth areas. The inner region, of which Yarra is a part (with Melbourne and Port Phillip), will add an estimated 215,000 new dwellings between 2015 and 2051. This pattern is already evident in Yarra today and in the population forecasts. There is continuing focus on the 20-minute walkable neighbourhood, including access to public open space, to ensure good amenity, liveability and local access to community and other services.

The inner region will be a driver of industry and employment with a focus on the following key industries: professional scientific and technical services; finance and insurance services; healthcare and social assistance; public administration and safety. Up to 233,000 new jobs are anticipated in the inner region.

There is a health and education precinct identified that is centred on St Vincent's Hospital and Australian Catholic University Precinct, partly in Fitzroy. The Amcor Paper Mill site in Alphington is identified as a significant urban renewal site for Yarra, planned as a mixed use precinct including open space, with local jobs and up to 2,500 homes for around 5,000 residents.

Plan Melbourne designates five Major Activity Centres in Yarra: Brunswick Street and Smith Street in Fitzroy and Victoria Street, Bridge Road and Swan Street in Richmond.

The combination of the major activity centres and the health and education precincts will contribute significant change during the life of the Strategy with important residential and employment population increases. This Strategy responds to population growth and change by recommending new public open space and upgrades to existing open space reserves to respond to local need.

Open space
In addition to identifying new housing and employment opportunities, Plan Melbourne promotes public open space. *Plan Melbourne* defines this as follows:

> *Includes land reserved for natural landscape, parklands, recreation and active sports, as well as waterways and bays.*

Direction 5.4 reinforces the need for public open space:
- to green the city
- provide urban amenities including recreation and leisure

- support habitat conservation.

This direction includes the need for ‘a network of accessible, high-quality, local open spaces’ at policy 5.4.1.

There is also emphasis on greening the city to mitigate the urban heat island effect and ensuring resilience to natural hazards and risks, and a changing climate. The overall urban heat island profile diagram from *Plan Melbourne* illustrates the scale of this liveability and health and wellbeing issue for the City of Yarra in the context of the CBD and other parts of Melbourne.

Sustainable energy, water and waste practices including the use of water sensitive urban design to protect waterways and bays, and protection from air pollution and excessive noise are all key policy directions.

In Direction 6.4, two policy statements in relation to open space include:

- Policy 6.4.1
  Support a cooler Melbourne by greening urban areas, buildings, transport corridors and open spaces to create an urban forest.
- Policy 6.4.2
  Strengthen the integrated metropolitan open space network. The description in this notes that better planning, design and use of new and existing public open space is critical. It also advocates for developing innovative approaches to access and make use of other types of public land such as waterways, school ground and utility easements. Open space is to be accessible to people of all ages, gender, ability and location.

To assist achievement of the *Plan Melbourne* aims, a metropolitan open space strategy is in preparation. This strategy is expected to provide future direction on Regional open space in the Yarra River, Merri Creek and Darebin Creek corridors.

2.1.1b Open Space Strategies Planning Practice Note | 70, 2015

The Department of Land, Water and Planning (DELWP) prepared this practice note to guide councils when preparing an Open Space Strategy. It includes the reasons for preparing an Open Space Strategy, the methodology or process to undertake it and the inputs and outputs that can be considered in the process. In summary the document covers the topics of; documenting the existing open space assets, data collection and consultation at the early stages of the process, confirming an agreed open space classification, determining the future open space needs and recommendations to address the need. It is noted that the process and outputs of this Strategy are consistent with the Practice Note.

2.1.1c Protecting Victoria's Environment – Biodiversity 2037

The Strategy sets a Vision that:

Victoria's biodiversity is healthy, valued and actively cared for.

The Strategy recognises that our natural environment is fundamental to the health and wellbeing of every Victorian. It also identifies the importance of the natural environment and biodiversity values to Victoria's economy in many ways including for tourism; assisting the community to stay healthy thereby reducing medical costs; water purification; flood protection; coastal protection; and carbon sequestration. The Strategy acknowledges that Victoria's biodiversity is not as healthy and diverse as it once was and the Strategy aims to stop the decline of species diversity in Victoria.

2.1.1d Lower Yarra River Corridor Study, 2016

The Victorian Government is committed to protecting the Yarra River from inappropriate development and safeguarding public access. The Department of Environment, Land, Water and Planning (DELWP) commissioned this study (that was completed in 2016) to better understand and assess the need for new amended planning controls and design guidelines for land between Richmond and Bulleen.

The objective was to achieve consistent development outcomes along the Lower Yarra River corridor to ensure further development does not encroach on the river's landscape, environmental, aesthetic, cultural and recreational values. The study's focus was on managing the interface between the public and private land along the corridor. The outcomes of this study have informed the current controls in the planning scheme for the Yarra River, including DDO1 and SLO1. The extent of these overlays are shown in Figures 3B and 3C in the Strategy.

2.1.1e Yarra River Action Plan, 2017

The Victorian Government prepared the Yarra River Action Plan in 2017. The plan states that the Yarra is fundamental to Melbourne's sustainability, liveability and prosperity. The plan states it will guard the river from inappropriate development and promote the rivers health and amenity. A central part is the introduction of the Yarra River Protection Bill to enshrine the protections and commitments in legislation. The plan included the Traditional Owners on the working group so they were integrally involved in the Action Plan including the objectives for the river. The objectives are:

- A healthy river
- The great Yarra Parklands
- A culturally diverse riverscape
- Securing the Yarra footprint
- Modern governance

This Plan supports the level of importance the Yarra River and the open space corridor that adjoins it to the City of Yarra. This Regional open space caters to the broader metropolitan Melbourne population.

2.1.1f *Yarra River Protection (Willip-gin Birrarung Murron) Act 2017*

The Act enshrines the protection of the Yarra River, recognising its great importance to Melbourne and Victoria and the Wurundjeri Woi Wurrung language is used in the title of the Act in recognition of Traditional Owners' custodianship of the river and connection to the lands through which the river flows.

The Act underlines the importance of the public parklands and open spaces along the Yarra River within metropolitan Melbourne and allows these to be collectively declared as the Greater Yarra Urban Parklands.

A number of guiding principles are set out in the Act which must be used by agencies with responsibilities for managing the river and parklands. Two important purposes of the Act are:

- requiring the development and implementation of a *Yarra Strategic Plan* as an overarching policy and planning framework; and
- establishing the Birrarung Council to provide advice to government and to report annually on the implementation of the proposed *Yarra Strategic Plan*.

The Act will affect how Council protects and manages the Yarra River and the associated parklands. The importance of the river and parklands is elevated and the Act places additional obligations and accountabilities on Council, as a land owner and manager, in the way it plans and manages the river and parklands in accordance with the principles under the Act.

2.1.1g Draft Yarra Strategic Plan (2020)

Melbourne Water is leading the development of the *Yarra Strategic Plan* which will give effect to the community's 50 year long-term vision for the Yarra River and provide the basis for future planning of the river corridor and each of its reaches.

The *Draft Yarra Strategic Plan* is the first integrated corridor plan developed collaboratively by the Wurundjeri Woi Wurrung Cultural Heritage Aboriginal Corporation and all 15 state and local government agencies involved in managing the river. Central to elevating the significance of the Yarra River and parklands, and managing it as "one living and integrated natural entity" is the development of the Plan. The Plan responds to the key challenges of climate change and population growth and provides a 10 year regional strategy that supports the 50 year community vision for the river and provides overarching guidance for responsible agencies to achieve the community vision and the aspirations of traditional owners.

The plan works towards meeting the 50 year Community Vision and the Birrarung Water Policy *Nhanbu narrun ba ngargunin twarn Birrarung (Ancient spirit and lore of the Yarra).* It identifies immediate actions for the river, enables long-term collaborative management between agencies and Traditional Owners and guides local planning.

There are four 10 year performance objectives to deliver the 50 year Community Vision that is outlined Yarra River Strategic Plan:

- A healthy river and lands
  Improving the water quality of the Yarra River and protecting its land, floodplains and billabongs to achieve greater biodiversity.
- A culturally diverse river corridor
  Acknowledging, protecting and commemorating the rich heritage of the Birrarung and its stories.
- Quality parklands for a growing population
  Improving the river's parklands to support community wellbeing and strengthen the relationship between the Yarra River, its community and visitors.
- Protecting the natural beauty of the Yarra River corridor
  Respecting the significance of the Yarra River's landscapes. Where we build, we protect and celebrate the river's natural beauty, landscapes and views.

The plan includes a Yarra River 50 Year Community Vision along with a vision for all the four main reaches. The City of Yarra is located predominantly in the Inner City Reach, and the vision for this reach is extracted below:

> ***Yarra River Inner City Reach 50 Year Community Vision***
>
> *Our Yarra River, Birrarung is a thriving river for our thriving city.*
>
> *It provides a unique place of transition, both spiritually and physically. Here the river and its treasured banks and backdrops are Melbourne's meeting place; an inclusive and iconic place for connection, celebration, recreation and learning.*
>
> *Our love for its vast and expanding green spaces and clean waters provide a healthy habitat for all.*

While still being finalised, the Plan is expected to change the way in which Council and other agencies conceive and manage the Yarra River and its parklands. There will be an increasing focus on how council manages the river and parklands as a single living entity and how it achieves the new statutory obligations. Greater coordination with other agencies and improved management will be expected as will be the participation and involvement of tradition owners.

The *Yarra Strategic Plan* will bring opportunities for stronger collaboration, more holistic and integrated management of the river corridor, improved health of the river and greater recognition of the cultural values of the river and parklands.

2.1.1h Flood Management Strategy – Port Phillip and Westernport

Prepared by Melbourne Water in 2016, this Strategy aims to improve how we manage and reduce flood risks across Port Phillip and Westernport. Its alignment with the *Victorian Floodplain Management Strategy* emergency management arrangements and planning policy. Climate scientists project that the intensity of heavy rainfall events will increase and that sea level will continue to rise increasing the severity and regularity of flood events. Climate change increases the challenges faced in managing flood risk in the future. This is included in the context of the Yarra River and the adjoining open space corridor being a key feature of the Yarra's open space system.

2.1.1i Active Victoria – A strategic framework for sport and recreation in Victoria 2017 – 2021

Prepared by the Victorian Department of Health and Human Services *Active Victoria* is a plan to strengthen the sport and recreation sector, boost participation and ensure every Victorian has a chance to be involved. The Plan highlights the benefits of sport and active recreation including a healthier community, economic growth and jobs, community cohesion and liveability.

The Vision:
An increased proportion of Victorians participate in sport and active recreation

The plan also acknowledges there are key changes and challenges to adequately provide for this in the future including some that are specifically relevant to Yarra:
- Population growth
- Ageing population
- Changing lifestyles and expectations
- Increasing female participation in sport
- Land availability for facilities

The strategic directions in this Plan are consistent with some of the issues raised during the consultation phase of the project including:

Meet the demand, including**:**
- Increase the capacity of sport and active recreation infrastructure
- Create flexible and innovative participation options
- Find new sources of investment
- Invest in a network of international, metropolitan, regional and local infrastructure.

Broader and more inclusive participation, including**:**
- Providing affordable participation options
- Address racism, discrimination and harassment
- Continue investment in female participation
- Support increased participation of Aboriginal Victorians
- Provide support and flexible participation options for other under-represented communities including people with disability, LGBTQI+ people and disengaged youth.

Additional focus on active recreation, including:
- Invest in infrastructure that enables active recreation.

2.1.1j IMAP Regional sport & recreation Strategy

Prepared by SGS Economics and Planning for the Inner Melbourne Action Plan (IMAP) in 2019, this Strategy is a departure from traditional sport and recreation strategies. It recognises that historic approaches will not be enough to meet current and future demand for sport and recreation needs due to the high cost of land and quantum of forecast growth for the region. The Cities of Maribyrnong, Melbourne, Port Phillip Yarra and Stonnington have participated in this Strategy. The Strategy states that between 2016 and 2036 the employment and resident population of the IMAP region is expected to grow by 50 per cent and this will place increased pressure on sport and recreation

facilities that are already stretched to capacity. The region needs to provide sport and recreation facilities to cope with this growth.

The Strategy notes that it *sets out an innovative and progressive regional approach to provide clear strategic direction to assist IMAP Councils*.

The principles are:

- *Sharing the challenge: regional solutions to sports planning*
- *Pro-active Council led management of facilities*
- *Equitable use of facilities*
- *Opportunities for the local community to participate*
- *Sharing of assets*
- *Well located facilities*
- *Resilient facilities*

The Strategy identifies a list of projects for each of the participating councils.

2.1.2 Relevant Council strategies

2.1.2a Council Plan 2017-2021

Council Plan community consultation (referred to as Liveable Yarra) identified what the community love about Yarra:

1. Social connectedness
2. Open space
3. Sustainable transport
4. Recreation and leisure
5. Vibrant activity centres
6. Diverse/inclusive

Council Plan community consultation (referred to as Liveable Yarra) identified the following top issues:

1. Sustainable transport
2. Drugs, alcohol/community safety
3. Open space
4. Growth and change
5. Social connectedness

The *Council Plan* has seven objectives which open space has a role in contributing towards, including:

1. A healthy Yarra
   Community health, safety and wellbeing are a focus in everything we do.
2. An inclusive Yarra
   Inclusion, diversity and uniqueness are welcomed, respected and celebrated.
3. A sustainable Yarra
   Council leads on sustainability and protects and enhances its natural environment.
4. A liveable Yarra
   Development and growth are managed to maintain and enhance the character and heritage of the city.
5. A prosperous Yarra
   Local businesses proposer and creative and knowledge industries thrive.
6. A connected Yarra
   Connectivity and travel options are environmentally sustainable, integrated and well-designed.
7. A leading Yarra
   Transparency, performance and community participation drive the way we operate.

2.1.2b Yarra Housing Strategy 2018

The *Yarra Housing Strategy 2018* addresses housing trends in Yarra, changes in demographic characteristics and population numbers, future housing needs, a capacity analysis and a future growth strategy. It addresses the challenges that Yarra faces as development preferences move to a greater number of high density projects and there are significant population increases and concentrations of people.

An understanding of where the population is housed now and into the future has informed the precinct recommendations in the Strategy.

2.1.2c Yarra Spatial Economic and Employment Strategy 2018

The *Spatial Economic and Employment Strategy* provides a detailed assessment of six retail (mixed use) and seven commercial/industrial precincts in terms of future land uses, floor space demand and the like. It also contains recommendations for transitional precincts. The traditional role of some areas is changing but Yarra recognises that it is important to maintain an economic base and that some of its commercial/industrial areas should be protected from competition from housing development.

The *Yarra Open Space Strategy 2020* has used the non-residential floor area estimates to inform the estimated changes in worker numbers across the different employment precincts. This has informed the precinct recommendations regarding the provision and design of open space. A discussion of how the SEES informs the Strategy is included in Section 4.2.

2.1.2d Urban Forest Strategy 2017

The *Urban Forest Strategy 2017* provides a clear direction for the future care and management of trees in the city. As part of the research, Aerial thermal imaging was prepared for the City of Yarra identifying thermal hot spots along with an image of the tree canopy cover from 2014. The priorities for future tree management have been framed around the addressing the thermal hotspots. The *Urban Forest Strategy 2017* provides evidence that the public open space system accommodates a large proportion of the tree canopy cover in the City of Yarra and is a cooling influence on the city. Currently the City of Yarra has a 17 per cent tree canopy cover with an aim to increase to 21.25 per cent by 2040, which represents a 25 per cent increase. Combined the private realm and streetscapes have 13 per cent canopy cover while the parks and public spaces have 34 per cent canopy cover.

The *Yarra Open Space Strategy 2020* identifies the location for new public open space to be provided, with many of these being in areas of either existing or forecast high density precincts including in some of the thermal hot spots identified in the *Urban Forest Strategy 2020*. The *Yarra Open Space Strategy 2020* recommends the need to improve urban greening in public open space with a focus on planting broad spreading canopy shade trees and increasing the presence moisture absorbing surfaces. This will assist with achieving the target of increased canopy cover the *Urban Forest Strategy 2017*.

2.1.2e City of Yarra Biodiversity Health Survey, Discussion Paper, 2018

Prepared by Practical Ecology for the City of Yarra, the paper summarises the *City of Yarra Biodiversity Health Survey* (BHS). This BHS establishes baseline data on biodiversity values of open space areas within the municipality that are managed by the City of Yarra. A total of 30 open space reserves were assessed with an area greater than 0.5 hectares in size, along with an additional 10 pocket parks and 12 streetscapes that are located adjacent to the linear open space corridors.

The assessment included parklands that are not typically assessed for their biodiversity values including European style parks. In an urban context, these parks provide important refuge habitat for common indigenous fauna and links between areas of higher quality habitat. The recommendations in the Discussion Paper include adding bushland areas into a number of existing areas of open space, and planting additional street trees.

2.1.2f *Yana Ngargna* Plan 2020-2023

The *Yana Ngargna Plan 2020-2023* is the fourth partnerships policy and this plan continues to build upon the successes and challenges of previous plans. Formerly known as the Aboriginal Partnerships Plans, Yarra's official policy will from here-on-in be known as the *Yana Ngargna Plan*. *Yana Ngargna* is a Wurundjeri Woi Wurrung phrase meaning 'continuing connection'. This refers to the Wurundjeri Woi Wurrung's continuing connection to culture, country and identity – as well as Council's commitment to developing continuing connections with Wurundjeri Woi Wurrung, Aboriginal and Torres Strait Islander people, communities and organisations. The plan was renamed in 2019, the International Year of Indigenous Languages.

The plan has important notes and clarifications on terminology, Welcome to Country and Official Acknowledgement of Country. The Plan clearly sets of the role of the *Yana Ngargna* Advisory Group and the *Yana Ngargna* Working Group who guide and action, including coordinating projects that build cultural awareness and confidence across the Council. It also sets out the broader Social and Political context, along with National and State Policies, Acts and Commitments.

The Plan includes four priority areas, commitments, context and actions:

- **Priority 1 – Relationships** – supporting community connections, promoting culture and protecting important places.
- **Priority 2 – A Visible Culture** – increasing the visibility of Wurundjeri Woi Wurrung, Aboriginal and Torres Strait islander people, culture, issues and achievements in Yarra.
- **Priority 3 – Community Health and Wellbeing** – working towards improved health and wellbeing outcomes for the Wurundjeri Woi Wurrung, Aboriginal and Torres Strait Islander people in Yarra.
- **Priority 4 – Organisational Development** – increasing Council's capacity, confidence and connection through improved Wurundjeri Woi Wurrung, Aboriginal and Torres Strait Islander employment pathways, cultural awareness and internal coordination.

2.2 Summary of the Yarra Open Space Strategy 2006

2.2.1 Overview

The existing *Yarra Open Space Strategy (2006)* has guided the open space planning, design and works program over the past 12 years. More than 82 per cent of the actions from the 2006 Strategy are either complete or partially complete.

A total of six new open space reserves have been established in the following locations:

- Peel Street Park in Collingwood
- Oxford Street Park in Collingwood
- Butler Street Park in North Richmond
- Richmond Terrace Park in Central Richmond
- Church Street Reserve in Richmond
- Mollison Street in Abbotsford

One new open space reserve are currently in the process of being designed and implemented including:

- New Small Local open space on Reid Street, Fitzroy North

Two existing open space reserves have been expanded in size including:

- Condell Street Reserve in Fitzroy, converting the western part of the reserve from a car park to open space.
- Barkly Gardens in South Richmond via the closure of Barkly Street between Coppin and Mary Streets.

The Strategy has also been used to inform and guide the contribution of new Small Local, Local and Regional open space on the Alphington Paper Mill site in Alphington.

After reviewing where open space contributions have been collected, the following priorities for implementation of the remaining actions are:

- Two new open spaces in Fitzroy
- Three new open spaces in Collingwood
- One new open space in Abbotsford.
- Four new open spaces in Richmond.

The existing 2006 Strategy noted that a major review was recommended after 10 years. Given the actual population growth has been well in excess of what was forecast at the time the Strategy was prepared and it is 14 years since the Strategy was adopted, it is appropriate that a new Strategy is prepared to guide the open space planning, design and management over the next 10 to 12 years.

2.3 Open space and the planning scheme

2.3.1 Municipal Strategic Statement (MSS)

The Municipal Strategic Statement (MSS) contains the key local planning directions for the City of Yarra and it has been updated since the 2006 open space strategy was prepared. Council will be reformatting the MSS with Amendment C269 to the Yarra Planning Scheme. The Municipal Planning Strategy and local policies will be placed within the new Planning Policy Framework in response to the DELWP Smart Planning initiative and Amendment VC 148. No change is proposed to the open space planning policy as part of the rewrite.

Due to these changes, the drafting of the following information may change. However, the planning principles and requirements are not expected to change even where they may be expressed differently in the future. Key policy directions of importance to the new open space strategy include:

- Clause 21.04 Land Use contains a section on parks, gardens and public open space. The objectives are for a linked open space system to meet current and future community needs. This clause supports improved public access to the banks of the Yarra River, the use of the public open space contribution rate, no loss of open space and regulating development adjoining open space.

- Clause 21.05 Built Form encourages creation of new open space in developments, provision of public access through large development sites adjoining parklands and waterways, and sensitive built form adjoining open space.

- Clause 21.06 Transport encourages safe and convenient pedestrian and bicycle networks with reduced reliance on the private motor car and lessening the impacts of traffic.

- Clause 21.07 Environmental Sustainability encourages protection and enhancement of biodiversity and habitat. It recognises the importance of the Yarra River, Darebin Creek and Merri Creek corridors, their ecological and environmental values, recreational potential, and water quality and flow characteristics.

- Clause 21.08 Neighbourhoods sets out directions for these parts of the municipality:
  - Abbotsford
  - Burnley - Cremorne– South Richmond
  - North Carlton - Princes Hill
  - Clifton Hill
  - Collingwood
  - Fairfield – Alphington
  - Fitzroy
  - North Fitzroy
  - North Richmond (north of Bridge Road)
  - Central Richmond (between Swan Street and Bridge Road)

2.3.2 Zones and overlays

The zones and overlays have an important role in governing land use redevelopment to different parts of Yarra. For example, Yarra uses three residential zones and six zone schedules to differentiate the land uses and intensity of development permitted in each residential area. There are two commercial and two industrial zones across the city. Specific sites or areas are zoned with the Special Use Zone (six schedules), the Comprehensive Development Zone (three schedules) and the Priority Development Zone (one schedule).

There are three public zones including the Public Park and Recreation Zone (PPRZ) and the Public Conservation Zone (PCRZ) which apply to public open space and public land with high environmental values.

The overlays may be of relevance to open space where they govern building heights, and built form envelopes, provision of open space, etc. as this may affect existing or proposed future open space. The environmental, landscape and heritage overlays identify special features in Yarra and can trigger specific permit requirements to enable protection of these features. Some of these features will be on public land.

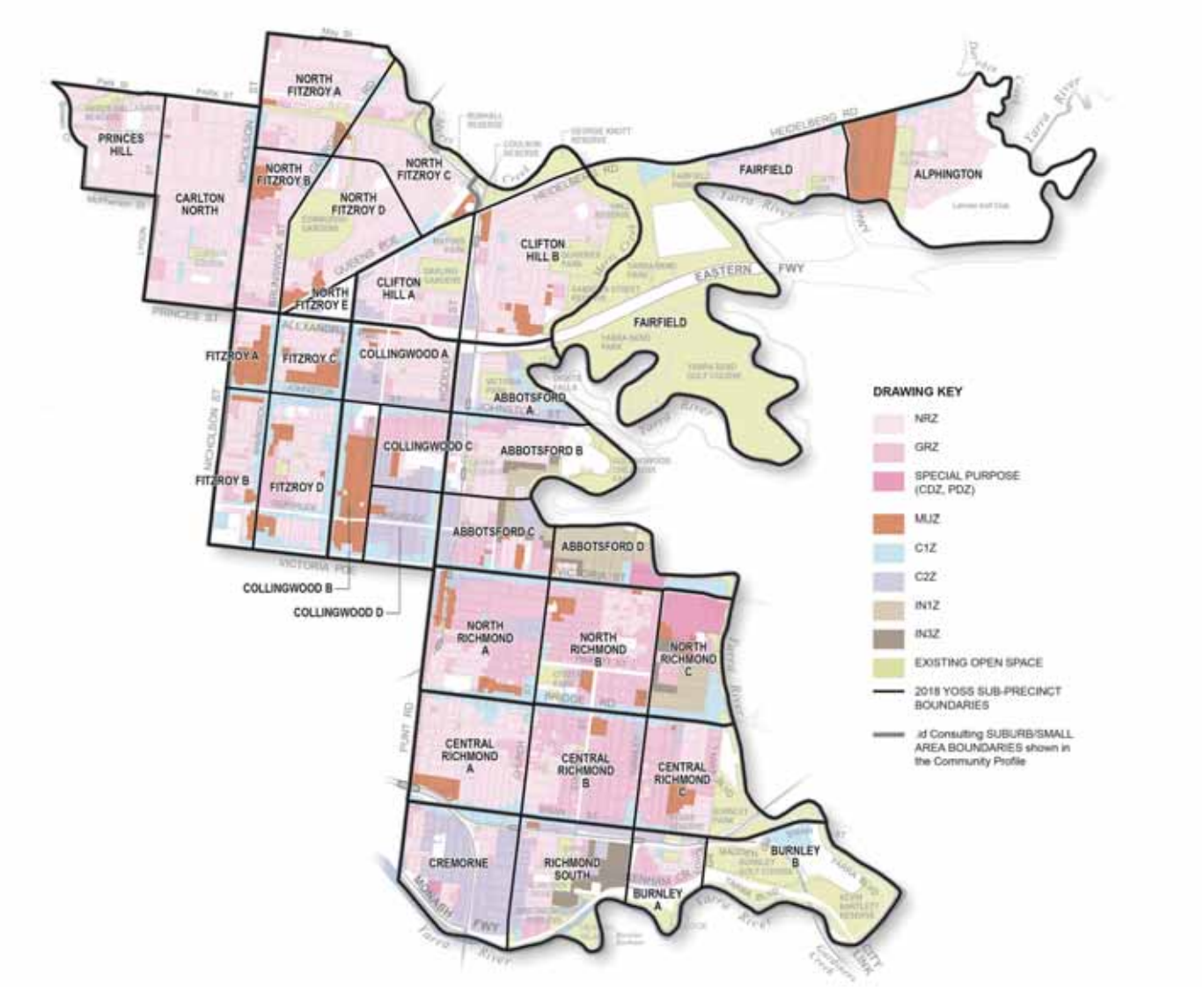


Figure 2A ***Existing Land Use and Open Space Sub-precinct Boundaries***
Extract from Drawing YOSS-04 in Appendix A

2.3.3 Specific overlays for open space expansion and protection of waterways

Public Acquisition Overlay 2 (PAO2) identifies land along sections of the Yarra River Corridor and Darebin Creek for purchase as public open space. The purpose of the overlay is to create a continuous linear park/trail system adjacent to the waterways. The commitment to purchase the land is made by the Minister responsible for administering Part 2 of the Crown Land (Reserves) Act 1978.

The Environmental Significance Overlay is used on private land along Merri Creek (ESO2) and Darebin Creek (ESO3) The overlay is used to recognise ecological, waterway, recreational, landscape, cultural heritage and other local values.

The Significant Landscape Overlay is used along the Yarra (Birrarung) River and was recently updated in accordance with the work undertaken by the Victorian government to acknowledge the significance and protection of the river corridor. There is a strong focus on the contribution that the Yarra River system makes to the landscape, cultural and environmental values of metropolitan Melbourne.

These overlays introduce additional permit requirements, with the aim of ensuring development is sensitive to the identified values.

Environmental and landscape overlays for the Yarra River corridor are supplemented with a Design and Development Overlay (DDO1) that mandates built form setbacks and heights, and regulates materials, colours and overshadowing of the river corridor. The setback line is mapped for several locations in Yarra.

Refer to Figures 3B and 3C in Section 3 for the overlays along the waterway corridors.

2.3.4 Open space provision

The planning scheme includes VPP standards for open space provision which were developed to guide Precinct Structure Plans in growth areas, primarily in Melbourne.

Included in the planning scheme at Clause 56.05, the policy objectives are relevant and the proposed standards for new open space can be used as a comparative guideline to what can be accomplished in high density urban areas such as Yarra.

The policy objectives encourage development of a network of quality, well-distributed, multi-functional and cost-effective public open space that includes local parks, active open space, linear parks and trails, and links to regional open space. This is to cater for a broad range of uses, encourage healthy and active communities, integrate with encumbered open space, and contribute to environmental sustainability and sustainable neighbourhoods.

The standards for open space provision are included in Table 2-1 in Section 2.5.

2.4 Research into the health and wellbeing benefits of open space

2.4.1 Overview

Over the past 10 years there has been a growing body of research undertaken into the health and wellbeing benefits of open space, and specifically green open space. The issue of green open space has become more prominent in recent times given the substantial increase in urban densities in Melbourne with a reduction in overall greening on both public and private land. The Commission for Architecture and the Built Environment, referred to as CABE in the United Kingdom has undertaken a number of research papers and studies into this from 2004 onwards.

Included below are some of the more recent documents that summarise the key findings from the ongoing research in both Australia and overseas.

2.4.2 Victorian Parliamentary Legislative Council Inquiry into Environmental Design and Public Health in Victoria

Final Report, May 2012

The inquiry was undertaken by the Environment and Planning Reference Committee established under the Standing Orders of the Legislative Council in late 2010. The report explores compelling evidence linking public health challenges with the rising rates of chronic diseases including heart disease, type 2 diabetes, mental illness and respiratory illnesses, to the planning and design of urban environments.

The report emphasises the importance of considering health in the design of our communities. The report was prepared as background material for *Plan Melbourne*, and a key aim was for it to provide specific direction in developing a healthier built environment. The report emphasised two particular elements of the built environment that promote healthy lifestyle choices – parks and other public open spaces and active transport modes, i.e. walking, cycling and public transport. A key finding of this inquiry is that one of the most important aspects of the built environment that impacts positively on health is provision of parks and other public spaces. Extensive research links multiple positive physical, mental and social health benefits of living near green and open public areas. Green public spaces encourage a range of physical activities, provide opportunities for social interaction and aids in mitigating urban heat island effect.

Implications for this Open Space Strategy

The importance of green open space is emphasised in the Strategy and informs the design and management guidelines in Section 6.

2.4.3 Urban green spaces and health – A review of evidence

World Health Organization European Environment and Health Process, 2016

There is recent interest in the importance of green open space to support healthy living in urban areas. Links between green space and health have been recognised throughout history and one of the driving forces behind the urban parks movement of the 19th Century in Europe and North America. Recent research has identified that green spaces in an urban context has the potential to help address social and environmental problems in a preventative way.

At the fifth Ministerial Conference on Environment and Health in Parma, Italy in 2010, the Member states of the WHO European Region made a commitment *'...to provide each child by 2020 with access to healthy and safe environments and settings of daily life in which they can walk and cycle to kindergartens and schools and to green spaces in which to play and undertake physical activity.'*

The United Nations Sustainable Development Goal 11.7 aims to achieve the following: *'By 2030, provide universal access to safe, inclusive and accessible, green and public spaces, in particular for women and children, older persons and persons with disabilities.'*

The report concludes there is existing evidence that there are many public health benefits through the provision of urban green spaces. These include:

- psychological relaxation and stress reduction
- enhanced physical activity
- mitigation of exposure to air pollution, excessive heat and noise.

The report evaluated and compared previously developed indicators of green space availability and key ones include:

- Measuring the proportion of city population living within 300 metres of a green open space with a defined minimum size.
- Accessibility of green spaces of defined minimum sizes suitable for physical activity as well as mental relaxation.
- There is a need for small, local green spaces to be very close to where people live as well as large green spaces offering formal provisions such as playing fields, and opportunities to experience nature and relative solitude.

The report's final summary conclusion is:
'A city of well-connected, attractive green spaces that offer safe opportunities for urban residents for active mobility and sports as well as for stress recovery, recreation and social contact is likely to be more resilient to extreme environmental events, such as heat waves and extreme rainfall. Such a city is also likely to have healthier citizens, reducing demands on health services and contributing to a stronger economy'.

Implications for this Open Space Strategy

This report's findings support the importance of an accessible and well connected green open space network for community health and wellbeing. The report emphasises the importance of providing accessible green open space for everyone including the young, elderly, those with limited mobility to undertake a range of activities and to relax and unwind along with environmental benefits including mitigating urban heat. As such the Strategy has identified the need for additional open space to be added to the network which is summarised in Section 5.2 and described in detail in Section 7.

2.4.4 Social Cities Grattan Institute Report No. 2012-4

This report identifies the importance of designing our cities so they help connect us with other people. The study identifies the importance of different types of social connections that humans form including intimate personal and family relationships, links with a broader network of friends, relatives and colleagues and the broader connection to our local community which involves incidental interactions with people. Providing spaces where people can socialise in our cities is important to encouraging this and leading to a sense of belonging and connection and a socially well-adjusted community. Open space plays an important role in the sense of belonging to the broader community and also in many instances to the wider group of friends, as we often like to meet in the park where it is large enough to accommodate a larger group of people. The sense of belonging and connection leads to more positive social interaction and to health and wellbeing of our community.

Implications for this Open Space Strategy
This study supports the role that public open space plays in the social connectedness of the community, and this is not replaced by providing on-site private open space within developments. The Strategy recommends the expansion of social facilities in selected areas of open space throughout the Precinct Recommendation in Section 7.

2.4.5 Beyond Blue to Green: The benefits of contact with nature for mental health and well-being

Deakin University Australia, Townsend, M and Weerasuriya, R prepared for Beyond Blue Limited, 2010

This report was commissioned by Beyondblue: the national depression initiative and provides a review of existing Australian and international literature on the links between mental health and wellbeing and contact with nature, especially through green spaces. The specific focus of this report was on the links between parks and other green open spaces and mental health, in particular depression and anxiety.

A link between closeness to urban green spaces, frequency of visits and duration of stay regardless of sex, age and socio-economic status has been demonstrated (Grahn and Stigsdotter, 2003). The study showed the persistent obstacles to accessing and using green open spaces was time and distance, therefore people are more likely to visit green open space if it is nearby and easy to get to. Similarly, a Danish survey was conducted to examine the impact green areas have on human health and wellbeing (Nielsen and Hansen 2007) demonstrated there was less stress in people who visited green areas more frequently. The final analysis revealed being overweight and higher levels of stress are connected with greater distance from publicly accessible green space, as well as less access to private or shared gardens.

Implications for this Open Space Strategy
This study supports the positive effects of public green open space on people's mental health and wellbeing and that being in close proximity to it means people will use it more and are healthier and less stressed as a result. The Design and Management Guidelines in Section 6 of the Strategy highlight the importance of natural features and green infrastructure in open space.

2.4.6 Summary of implications from the research on this Open Space Strategy

This research has informed the analysis and recommendations for this Strategy including:

- Provision of public open space within an easy and safe walk of everyone living and working in the City of Yarra is a core principle that this Strategy aims to achieve to address the under provision of open space in some of the most populated neighbourhoods including Fitzroy, Collingwood, Cremorne and Richmond. This means that everyone including those with reduced mobility, the young and elderly will have the opportunity to visit open space.
- Maximise greening of public open space given the important link between people's mental health and wellbeing and access to and contact with nature. The research identifies that contact with nature is important for everyone including those living in the City of Yarra. Additionally, the green spaces will provide cool spaces for everyone to use during the summer, including the more vulnerable who do not have access to air conditioning in their homes or workplaces and others who choose not to have or use air conditioning.

2.5 Policy framework for the provision of open space

2.5.1 Plan Melbourne 2017–2050

Plan Melbourne has brief overall policy directions for open space that have some relevance to public open space in established areas, including:

- Urban redevelopment projects provide the opportunity to plan new local open space in some areas (Policy 5.4.1)
- Support community gardens (Policy 5.4.2)
- Establish and maintain canopy trees and greening in public open space utilising sustainable water sources (Policy 6.4.1)
- Better planning, design and use of new and existing public open space (Policy 6.4.2).
- Access and make use of other types of public land including schools, waterways and utility easements (Policy 6.4.2)
- Fair and equitable access for all members of the community regardless of age, gender, ability or location (Policy 5.4.1 and 6.4.2)
- Create a network of green spaces that support biodiversity conservation (Policy 6.5.1)
- Protect and enhance the health of urban waterways (Policy 6.5.2).

2.5.2 Yarra planning scheme

All planning schemes specify open space provision. The focus of these standards are on neighbourhood level open space as follows:

Table 2-1 Public open space standards (Clause 56.05 of planning schemes)

Open space type	Size	Locational distribution
Active open space	Minimum 8 hectares	Within 1 kilometre of 95 percent of dwellings
Local parks and open spaces	1 hectare plus included active open space	Within 400 metres safe walking distance of 95 percent of dwellings
Small parks and public squares	Not specified	Activity centres and higher density precincts
Linear parks and trails	Not specified	Within 1 kilometre of 95 percent of dwellings

2.5.3 International examples of open space frameworks

The following examples have been included as examples of the cities with established higher density urban neighbourhoods.

2.5.3a Open Space Strategies Best Practice Guidance

CABE Space, Mayor of London, 2009, which is also referred to in the 2015 City of London Open Space Strategy

Table 2-2 London public open space hierarchy

Open space type	Size	Distance from home/work
Regional parks	400 hectares	3.2 to 8 kilometres
Metropolitan parks	60 hectares	3.2 kilometres
District Parks	20 hectares	1.2 kilometres
Local parks and open spaces	2 hectares	400 metres
Small open spaces	Under 2 hectares	Less than 400 metres
Pocket parks	Under 0.4 hectares	Less than 400 metres
Linear open space	Variable	Wherever feasible

2.5.3b Urban green spaces and health – A review of evidence

World Health Organization Europe, 2016

The World Health Organisation reviewed the evidence behind the importance of green space in supporting healthy living in urban areas. The report concludes that the evidence suggests that open space is effective for having positive effects on mental relaxation if it is at least 0.5 hectares in size and people live within 300 metres of it. Open space has a positive effect on our physical health and wellbeing if it is a minimum of 1.0 hectares. There is also available evidence to support that there is also a need for small, local green spaces very close to where people live and spend their day, as well as large green spaces with sports fields and opportunities to experience contact with nature and relative solitude.

Table 2-3 WHO aims for the provision of urban green space

Open Space type	Size	Distance from home/work
For physical activity	1.0 hectare minimum	300 metres
For mental relaxation	0.5 hectare minimum	300 metres
Additional small local green open spaces	Not specified	Very close to home (no distance specified, but less than 300 metres)

2.5.3c City Environmental Quality Review Technical Manual

New York City Mayor's office of Environmental Coordination, March 2014

The following goals for open space provision are based on the Recreation, Park and Open Space Standards and Guidelines, which have been converted into hectares and meters for comparative purposes.

Table 2-4 New York City goals for open space provision

Open Space type	Size	Distance from home/work
Passive open space	0.6 hectares per 1,000 workers	400 metres (work)
Neighbourhood Parks (min 0.75 hectare for 1,000 people or 7.5 sqm per person)	0.5 to 1.0 hectares	800 metres (home)
Community Parks (2.2 to 3.2 hectares for 1,000 people or 26 sqm per person)	2.2 to 3.2 hectares	1,600 to 3,200 metres
Regional Parks (2.2 to 4.4 hectares for 1,000 people or 30 sqm per person)	2.2 to 4.4 hectares	One hours drive

Interestingly, Chapter 7 of this document concludes that it is a combination of the qualitative and quantitative values of open space that needs to be considered in assessing the future open space needs associated with high density precincts. The Manual classifies areas as underserved or well-served with open space. The definition of underserved versus well-served is:

- Underserved areas are those with high population density in the City that are generally the greatest distance from parkland where the amount of open space per 1,000 residents is less than 1.01 hectares - or less than 10.1 sqm per person.
- Well-served areas have:
  - an open space ratio of 1.01 hectares per 1,000 residents
  - located within a 400 metre (approximate 10 minute walk) of open space.

The threshold as to whether an open space assessment is required for a proposed development are:

- If a project is located in an underserved area and the development would generate more than 50 residents or 125 workers.
- If a project is located in a well-served area and the development would generate more than 350 residents or 750 workers.
- If a project is new and is not located in either an underserved or well-served area, an assessment should be conducted if the project would generate more than 200 residents and 500 employees.

By default, this threshold recognises that an additional 350 residents or 750 workers in a precinct creates the demand for additional open space and/or significant improvements to existing open space. The proportion of 10.1 sqm of open space per person is considered to be a reasonable planning goal for the provision of open space in New York City. Ideally

this would comprise 80 per cent as sporting use and 20 per cent as unstructured recreation and informal use.

2.5.4 Summary of implications of the policy framework on this Open Space Strategy

This research has informed the analysis and recommendations for this Strategy including:

- Where more than an additional 350 residents and workers are forecast to be living and working in the future, recommendations to undertake expansion of existing facilities or provide additional open space are made.
- Retain the existing walking catchments for different types of open space as per the 2006 Open Space Strategy, given this is supported by the international research.
- Included the additional open space hierarchy of Small Neighbourhood to provide a more nuanced calibration in the size of open spaces that are less than 1 hectare in area.

3. Existing open space network

3.1 Existing open space values in Yarra

3.1.1 Overview

The Wurundjeri Woi Wurrung are the Traditional Owners of the land and waterways now known as the City of Yarra. Their connection to country extends back more than 60,000 years to the Dreamtime when their creator spirit Bunjil created the land, the people and all living things. Woi Wurrung is the original language of this country, although other languages were also spoken when, for example, neighbouring tribes visited for ceremony, trade and other business.

The City of Yarra covers an area of approximately 20 square kilometres and has a diverse 260 hectare open space system is made up of just over 110 individual spaces. Open space comprises approximately 13.5 per cent of the total area of the City of Yarra.

Central to the City's character and open space system is the Yarra River which is significant to greater Melbourne and the Yarra community. While there have been extensive changes to the River post colonisation some of the original river morphology and naturalness remains providing a direct connection to its history. Similarly, Merri Creek also contains some of its original natural features in the downstream section where it flows through Yarra Bend Park to the confluence with the Yarra River at Dights Falls. Yarra Bend Park forms the largest natural bushland closest to Melbourne, being less than 5 kilometres from the Central Business District. It spans both sides of the Yarra River and includes significant natural flora and fauna values along with sport and recreation facilities. Managed by Parks Victoria, Yarra Bend Park presents some significant opportunities for improvement including the potential to better meet the future structured sporting needs of the City of Yarra community.

Edinburgh Gardens, originally set aside in the early 1860s as a cricket ground with a creek running through it when North Fitzroy was first established, is nominated as Yarra's

most popular open space in the community survey. Major plantings from the late 1800s including the avenues of the Oaks and Elms contribute to its character and garden setting providing excellent summer shade and sun access in the winter. This contributes to its popularity and high levels of visitation. Other key public gardens in the City of Yarra include Darling Gardens in Clifton Hill, Alphington Park, Barkly Gardens in Richmond South and Curtain Square in the Carlton North. These complement the native bushland and natural qualities of Yarra Bend Park, Hall Reserve and the linear open space corridors along Yarra River, Merri Creek and to a lesser extent along Darebin Creek.

Complementing these major areas of open space is a network of Neighbourhood, Local and Small Local open spaces. Given the historical lack of provision of open space in Fitzroy, Collingwood and parts of Richmond, the smaller network of spaces is highly valued and well used in the high density areas. As urban densities continue to increase in these areas, these smaller spaces will become increasingly important to the resident and worker community living and working there, and the Strategy has identified opportunities to increase this network to better meet the existing and particularly forecast community open space needs.

3.1.2 Topography and geology

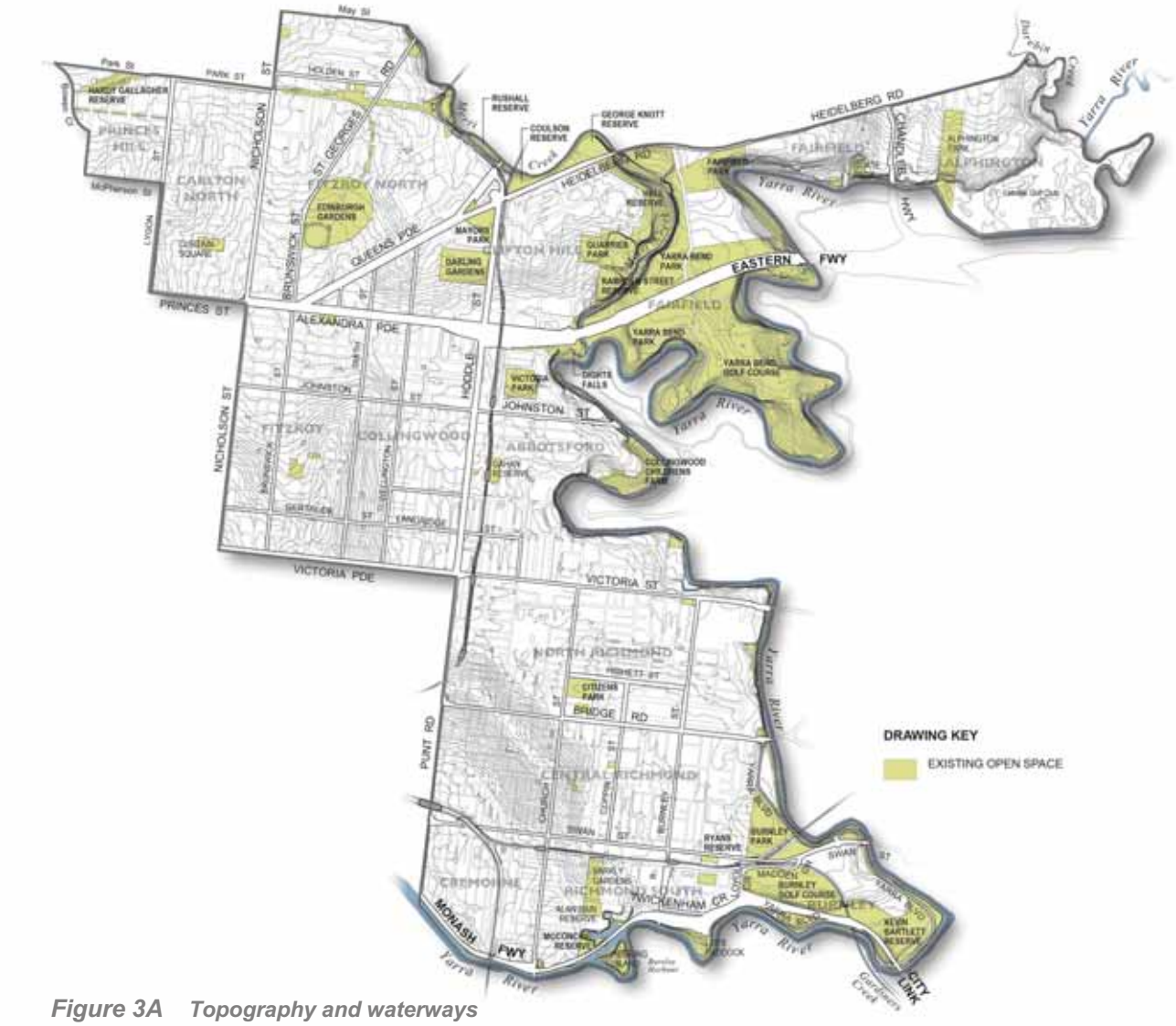


Figure 3A ***Topography and waterways***
Extract from Drawing YOSS-2b in Appendix A

The City of Yarra is located at the junction of two Bioregions, being the Victorian Volcanic Plain and the Gippsland Plain. The majority of Yarra is located within the Victorian Volcanic Plain which characterises the undulating basalt plains and the heavy basalt-derived soils that extend further into western Victoria. The Gippsland Plain Bioregion is a more extensive system extending to the south-east of the City. There are outcrops of this Silurian based geology in the north-west and south-eastern parts of Yarra. (Biosis, 2001).

There are sties of geological and geomorphological significance along Merri Creek and the Yarra River through the City of Yarra including one site of State significance and four sites of regional significance. These are further described in Section 3.1.3c.

The waterway corridors provide the most significant change in topography in Yarra. The deeply incised nature of the Yarra River, Merri Creek and Darebin Creek emphasises the elevated views from the surrounding area. Development along the waterway corridors has in many locations blocked the views into it, however crossing points including footbridges and road bridges over the waterways offer spectacular views along the waterway corridors.

Other subtle changes to the City's topography include Richmond Hill, where the elevation affords good views to the Dandenongs and the City. The landform in Princes Hill and Carlton North is slightly elevated with views towards the City down the key north south streets. The central area of Fitzroy near Gore Street and George Street is also slightly elevated with views in an easterly direction over Collingwood to the Dandenongs. Fairfield and Alphington afford views over the Yarra River valley. The majority of Yarra's topography is gently undulating, characteristic of the western basaltic plains.

Topography has influenced the provision of existing open space in the City of Yarra. The low lying floodplain areas of the Yarra River contain the largest areas of public and private open space within the City boundaries including La Trobe Golf Club, Yarra Bend Public Golf Course, parts of Yarra Bend Park and Kevin Bartlett Reserve. These areas of open space are subject to flooding and with the forecast increase in the severity and intensity of storm events in the future, will increasing play an important role in flood protection. This may, however, further encumber these areas of open space in the future.

3.1.3 Natural landscape character

Yarra Bend Park is the largest area of natural bushland near the heart of Melbourne and is home to the famous bat colony. While the park includes sport and recreation facilities it also has extensive natural features including steep escarpments and open woodlands. The other main remnant natural features are along the waterway corridors including the Yarra River, Merri Creek and the Darebin Creek. Historically, much of the City of Yarra would have been covered with Plains Grassy Woodland which is typical of the western basalt plains including Red Gum, Yellow Box and Yellow gum. There are small remnants of this vegetation community remaining at Coate Park in Alphington, along the railway line between Burnley Park and the Circus Site in Richmond.

Along the waterways riparian vegetation would have been dominated by River Red Gum and Silver Wattle. The large floodplains would have included seasonal wetlands and floodplain woodland with a scattered overstorey of River Red Gums. On the steep escarpments on both the Merri Creek and Yarra River, the Escarpment shrubland

included native shrubs and grasses. While the majority if the City is developed and urban, the waterway corridors provide links to the previous natural landscape character of the City with remnant areas.

3.1.3a Flora

The largest area of indigenous vegetation is in the Yarra Bend Park adjacent to the golf course in the City of Yarra Natural Heritage Study (Biosis, 2002). The more recent City of Yarra Biodiversity Health Survey (Practical Ecology, 2018) notes that six Ecological Vegetation Classes (EVC) were recorded across the open space reserves managed by the City of Yarra, excluding Yarra Bend Park. Hall Reserve in Clifton Hill on the Merri Creek supported the largest extent of indigenous vegetation that is managed by the City of Yarra, followed by Alphington Park Wetlands and Lloys Paddock. Lloys Paddock supports the most diverse vegetation communities with four different EVCs. This is followed by Kevin Bartlett Reserve, Burnley Park and McConchie Reserve, each of which supports three different EVCs. Other reserves supporting remnant indigenous vegetation include Burnley Park, Rushall Recreation Reserve, Park Street Linear Reserve, Coulson Reserve and George Knott Reserve.

Prior to European colonisation, Plains Grassy Woodland would have been the most wide-ranging EVC across the much of the municipality with the Floodplain Riparian Woodland and Riparian Woodland along the Yarra River, Merri Creek and Darebin Creeks, with Escarpment Shrubland on the steep escarpments along the waterway corridors. Additionally, small areas of Aquatic Herbland and Tall Marsh are located in Alphington Wetland and McConchie Reserve.

In the City of Yarra there are some excellent examples of restoration of ecosystems through revegetation with some notable ones being Alphington Park, Rudder Grange, Rushall Recreation Reserve, Hall Reserve, Dights Falls Park, Burnley Park, Kevin Bartlett Reserve, Lloys Paddock and the restored wetland at McConchie Reserve. (Practical Ecology, 2018).

3.1.3b Fauna

The recent survey of fauna undertaken in the City of Yarra managed open spaces (Practical Ecology, 2018) notes the majority of records were bird and mammal species with smaller numbers of reptiles, amphibians, invertebrates and fish. 92 per cent of the fauna sightings were birds. There is a diverse bird community in the City of Yarra although the majority is frequented by common bird species including Australian Magpie, Noisy Miner, Red Wattlebird, Rainbow Lorikeet, Silver Gull, Magpie-lark and Galah. There are more specialised species, for example waterbirds restricted to the riparian corridors and wetlands. Recent research has identified the Yarra River, Merri and Darebin Creek corridors as critical foraging areas for the threatened Powerful Owl.

The greatest diversity of birds was observed at Dights Falls Park, Bundara Street Reserve, Hall Reserve, McConchie Reserve and Kevin Bartlett Reserve. While not observed, the Practical Ecology report notes that there are other significant fauna species that are likely to make use of the habitat within the City of Yarra, particularly along the waterways and adjoining bushland. This includes the Vulnerable Grey-headed Flying

Fox colony, which is located in Yarra Bend Park, the Critically Endangered Swift Parrot which is likely to forage on the stands of Yellow Gum, Yellow Box and Ironbark within the City of Yarra and Yarra Bend Parklands. The Nankeen Nigh Heron is resident at a number of locations along the Yarra River such as McConchie Reserve and Lloys Paddock.

3.1.3c Sites of geological and geomorphological significance

There are sites of geological and geomorphological significance along the Merri Creek and Yarra River including one site of State significance and four sites of Regional significance.

The site of State significance is an exposed cliff on the southern bank of the Yarra River of clearly exposed sandstones interbedded with mudstones of the Melbourne Formation at Dights Falls.

The other four sites of Regional significance are:

- A basalt escarpment that shows a complex fracture system at Yarra Bend Park on Merri Creek, opposite Quarries Park.
- A natural cliff that displays lava flows with contrasting orientations and vertical jointing on Merri Creek, upstream of Heidelberg Road on the north western bank.
- A vertical cliff face with elongated gas bubble holes, which represents the cooling process on the southern bank, along with a small lava cave to the east opposite Ross Street.
- Vertical overhanging cliffs 8 to 10 metres high on the southern bank of Merri Creek at Rushall Station.

These features are visible from the Merri Creek trail and require ongoing protection.

3.1.4 Waterways

3.1.4a Yarra River

The Yarra River is central to the identity and character of the City of Yarra. Its natural character and bushland provides an important contrast from the unique and highly valued urban character of Yarra. The community survey outcomes identified that the Yarra River corridor is popular and well visited along with the large parks and reserves.

The presence of large natural bushland reserves adjoining the River significantly contribute to its character. This includes Yarra Bend Park, Studley Park and Willsmere Park. Further downstream through Collingwood, Richmond and Burnley the linear open space along the Main Yarra Trail has extensive stands of large remnant trees and bushland that forms an important habitat corridor.

At the confluence with the Darebin Creek, the Yarra River has some established remnant and regenerating stands of River Red Gums and other riparian vegetation along the edge of the Latrobe Golf Club and on the opposite bank through Willsmere Park (in the City of

Boroondara). The regenerating and remnant riparian values are strengthened downstream where the River flows through the extensive Yarra Bend Park to the confluence with Merri Creek at Dights Falls. The presence of some remnant vegetation including large remnant River Red Gums, Yellow Box and Yellow Gum provide a framework for habitat enhancement. The connectivity of the Yarra River to both its upstream and downstream catchments supports the native wildlife and habitat values and significantly contributes to the biodiversity values of the City of Yarra.

Upstream of Dights Falls, at the confluence with Merri Creek, the Yarra River is a freshwater stream, and downstream of Dights Falls the River is subject to tidal influence. Historically, the river channel downstream of Dights Falls has been highly modified to suit urban development in the catchment. Upstream of Dights Falls the channel has been modified, however the extensive system of parkland associated with the Yarra River Floodplain on both sides of the River has minimised the extent of modification and contributes to the natural and environmental character of the River. In a broader context there is extensive work to improve water quality of the Yarra River throughout its catchment, which in the longer term will aim to improve the water quality in the lower reaches of the Yarra River.

Management responsibilities

The City of Yarra and Parks Victoria are predominantly responsible for the linear open space reserves along the Yarra River, with the exception of the Collingwood Childrens Farm which is Crown land managed by the Committee of Management.

Melbourne Water is responsible for:
- flooding and regional drainage management
- stream form, system and stability
- facilitation of water quality improvement
- facilitation of stream vegetation and natural resource management to the bed and banks of the waterway.

Melbourne Water is currently preparing the 50 Year Yarra Community Vision for the *Yarra Strategic Plan* that will provide the basis for future planning and management of the Yarra River corridor.

Parks Victoria is responsible for recreational boating and use of the waterway of the Yarra River from Port Phillip Bay to Dights Falls. They are also responsible for the ongoing management of Herring Island including visitor access to the island.

3.1.4b Merri Creek

Merri Creek has an extensive rural and urban catchment and is on the main tributaries to the lower reaches of the Yarra River. Through the City of Yarra the Merri Creek is a deeply incised stream flowing through a steeply sided valley. Upstream of Heidelberg Road the open space corridor is relatively narrow and broadens to a wider corridor downstream of Heidelberg Road including through Hall Reserve, Quarries Park and Yarra Bend Park. With this more extensive parkland system adjoining the waterway, the natural landscape values of the corridor are higher downstream of Heidelberg Road.

The incised nature of the Merri Creek is its natural form and the bed and banks of the creek are in relatively natural condition. The incised banks are steep basalt escarpments, a number of which are notes as being of geological and geomorphological significance. Much of the original indigenous vegetation has been modified along the Merri Creek corridor, with some small remnants occurring on the escarpments near Rushall Station. There has been ongoing revegetation and improvement of the riparian corridor values of Merri Creek along with improvements to the shared trail connectivity as well.

Given Merri Creek has a highly urbanised catchment it has relatively poor water quality. The stream form is relatively natural downstream of Rushall Station with natural rock riffles and no identified barriers to fish migration. With the ongoing improvement to water quality across the catchment it is anticipated that water quality and instream values may improve in the longer term.

Management responsibilities

The public land along the stream is owned and managed by a combination of the City of Yarra and Melbourne Water. Works in the open space reserves is the responsibility of the City of Yarra and are coordinated with the Merri Creek Management Committee (MCMC). This Committee is an incorporated association that is primarily funded by the Councils along the Merri Creek. MCMC act as an advisory body to the its member organisations and the *Merri Creek and Environs Strategy 2009–2014* is the key planning document that guides the MCMC priorities and direction for the Merri Creek.

Melbourne Water is responsible for the bed and banks of Merri Creek including revegetation, weed control, water quality monitoring along with the broader floodplain management responsibilities.

3.1.4c Darebin Creek

Darebin Creek flows along the eastern boundary of the City of Yarra for a relatively short section which includes the confluence of the Darebin Creek with the Yarra River in Alphington. The creek flows through a modified environment associated with Alphington Grammar School and Latrobe Golf Club. Revegetation along the creek including the revegetation in the adjoining Napier Waller Reserve contributes to the natural values of the waterway corridor. At the confluence with the Yarra River there are some remnant stands of River Red Gums and indigenous mid-storey vegetation.

The construction of a fish ladder at the end of Farm Road by Melbourne Water over 10 years ago improved access for migratory instream fauna between Darebin Creek and the Yarra River. While the Darebin Creek catchment is highly urbanised, ongoing improvements to the quality of urban stormwater runoff aims to progressively improve the quality in the creek.

Management responsibilities

Melbourne Water is responsible for flooding and regional drainage management; stream form, system and stability; facilitation of water quality improvement; and facilitation of stream vegetation and natural resource management of the bed and banks of the waterway.

The Darebin Creek Management Committee Inc (DCMC) is an incorporated association which is funded by the Councils including the City of Yarra. They work towards improving the Darebin Creek and the adjoining open space corridor.

The majority of land is freehold and there is a Public Acquisition Overlay over the corridor in favour of The Minister responsible for administering Part 2 of the Crown Land (Reserves) Act 1978 for the purposes of the creation of a continuous linear park / trail system adjacent to the waterways.

3.1.5 Community use of open space

3.1.5a Community open space survey outcomes

The community consultation outcomes about open space have identified that trees are at the top of list of what the community value about open space. This is followed by open space being a place to relax and unwind and the feeling of space. When comparing this to the outcomes of what people most valued in 2006, trees were fifth, so their level of importance is now higher than it was then. The *Yarra Urban Forest Strategy* provides a clear direction for the future care and management of trees in the City. Since the 2006 Strategy, the relationship between the importance of trees in mitigating the effects of climate change has become more prominent and may explain the increased awareness and value of trees by the community. The open space network provides opportunities to plant and retain large canopy trees that are more difficult to manage in the local street network due to space constraints. The *Yarra Urban Forest Strategy* also confirms that the canopy cover of trees in open space is an important component of the total canopy cover in the city.

Small local parks are the most visited type of open space in the current survey, which has increased since 2006, where small local parks were ranked as being the fourth most visited. Since the preparation of the Strategy, an additional six Small Local open spaces have been added to the network, which may also have influenced the levels of use of these small spaces. In Collingwood, the most visited open space is now Peel Street Park compared with Fitzroy Gardens when the survey was completed in 2006. This supports valuable contribution that Small Local open spaces make to the open space network, and people will use these small spaces regularly if they are provided.

As part of the research for the Strategy, the worker community was surveyed regarding their use patterns of open space. The surveys have confirmed that more than 80 per cent of workers use open space during the time they spend at work, and that it is important to them. This is different from the 2006 Strategy, where less than 50 per cent of workers surveyed visited open space during their time at work. In Collingwood, additional Small Local open space has been added to the network that is noted as being well used by the worker community, however they are requesting additional open space.

In relation to the reasons residents visit open space, there is a greater diversity of reasons they visit, with socialising, relaxing and dog walking more frequently mentioned than the previous survey in 2006.

The resident survey results have been summarised at a detailed precinct level, which has informed the precinct recommendations and 15-year Action Plan in Section 7 of the Strategy. The worker survey results have been summarised at a more detailed level by each of the four employment precincts and these have informed the Precinct Recommendations in Section 7 of the Strategy.

Council sought community feedback on the Draft Strategy. This feedback confirmed there was a strong level of support for increasing natural features including trees, garden beds and grassed areas to increase urban greening and assist to mitigate urban heat. There was also a strong level of support for providing additional open space in the locations where medium and high density development is forecast to continue. The feedback highlighted the importance of open space as a place to relax and unwind, and so while many people support the increased provision of facilities to encourage people to keep fit, socialise and use open space, they noted that it is also equally important to retain the natural qualities and character in open space. Refer to the Design and Management Guidelines in Section 6 of this Strategy which promotes the inclusion of natural features and urban greening in existing and new open space. Also refer to the Precinct Recommendations in Section 7 which include actions to add new open space to the network.

3.1.5b Recreational values along the waterway corridors

Shared trails

Council and other management agencies and their delegates have continued to improve the indigenous riparian vegetation values along the three waterways in the City of Yarra. The shared trail links and connections have been improved since the 2006 Strategy, with key changes including:

- The Darebin Creek Shared Trail link has been constructed between Sparks Reserve (Heidelberg Road) in Alphington and the Main Yarra Trail in East Kew.
- The Main Yarra Trail has been upgraded to improve accessibility with graded ramp access into the trail, improved surfacing and widening in selected locations.
- The Main Yarra Trail has been upgraded and constructed along the north bank of the River between Punt Road and Lloys Paddock.
- Improvements to the Merri Creek Shared Trail.

There are other key links and connections that are to be addressed in the future including:

- The Main Yarra Trail and linear open space corridor link between Gipps Street Steps (Collins Bridge) and Walmer Street footbridge in Abbotsford.
- Shared trail access from Alphington onto the Lower Darebin Creek Shared Trail in Alphington.
- Improvements to the Merri Creek Shared Trail upstream of St Georges Road.

Water-based recreational use

There is a range of water-based recreational uses including rowing, kayaking and recreational boating on the Yarra River. Parks Victoria regulates the water-based

recreational use with the key guide being the *Lower Yarra River Future Directions Plan and Recreational Guidelines* (Parks Victoria, 2001). The plan assigns different zones to the Lower Yarra River and for the City of Yarra, the River downstream of Herring Island is within the Active Recreation Tourism Zone and between Herring Island and Dights Falls the Yarra River is zoned as a Passive Recreation Zone.

The Active Recreation Tourism Zone extends from Princes Bridge to Herring Island. It is noted as the main venue for sport and entertainment events attracting many spectators along its banks. It is also a rowing activity centre providing training and competition areas, storage and club facilities. Many of its buildings have heritage and cultural value. Herring Island is listed as one of the major destinations in this zone. The guidelines within this zone are to:

- *Retain its use as a training and competition venue for rowing and other sporting activities.*
- *Provide appropriate infrastructure for commercial ferry operations at key destinations.*
- *Maintain appropriate infrastructure for rowing at key destinations.*
- *Limit access for commercial craft by time-zoning to provide priority use by rowers and other non-powered sporting activities at peak training and programmed competition times.*
- *Provide access for a limited number of events and regattas.*
- *Develop or improve pick-up and drop-off points for commercial ferry vessels to provide access at key destinations, such as Herring Island and Como Park.*
- *Maintain access to berthing facilities for private recreational craft at Herring Island.*
- *Assess the feasibility (impact and risk assessment) of the use of Burnley ramp to provide launching facilities for low numbers of private craft for access upstream.*
- *Maintain adequate channel depth and width to ensure safe and navigable waterway.*
- *Provide berthing for recreational craft upstream of Swan Street.*

For the Passive Recreation Zone that extends from Herring Island to Dights Falls, the guidelines include:

- *Encourage its use as a recreational waterway for private powered and non-powered boating activity.*
- *Retain existing permanent mooring and berthing facilities for powered craft, however, access downstream of Swan Street will be limited to transit purposes only.*
- *Retain limited commercial boat operations.*
- *Maintain adequate channel depth and width to Clarke Street, Abbotsford to ensure a safe and navigable waterway.*

As part of the ongoing management, implementation of future landings and facilities for rowing will be supported upstream of Herring Island. Canoe and kayaks will continue to gain access to the river at Dights Falls, Clarke Street and Riverside Walk.

3.1.5c Structured sport and recreation use

Structured sport and recreational use of open space is important to community health and wellbeing. It is provided for in the large Regional and City-wide open spaces across Yarra including Victoria Park, George Knott Reserve, Kevin Bartlett Reserve, Coulson Reserve, Quarries Park, Ramsden Street Reserve, Alphington Park, Fairfield Park, Yarra Bend Park, Edinburgh Gardens, Citizens Park, Burnley Park, Alan Bain Reserve, Ryans Reserve, Yarra Bend Golf Course and Burnley Golf Course. There are also some key sporting reserves that adjoin the City of Yarra including Princes Park, Northcote Park, Gosch's Paddock and Como Park. Structured sport and recreation not only encourages participation in physical activity, it also promotes social connectedness in the community associated with attending training and match sessions.

Council has participated in the preparation of the Inner Melbourne Action Plan (IMAP) *Regional sport and recreation strategy* (SGS Economics and Planning, 2019). The Vision statement in the strategy that informs the current and future regional sport and recreation planning is:

> *Sustainable and innovative regional planning for sport and recreation facilities that breaks from traditional approaches and shares the challenge to equitably balance everyone's needs.*

The key principles that are intended to be applied to all decision making regarding sport and recreation now and in the future are:

- *Sharing the challenge: regional solutions to sports planning.*
- *Pro-active Council led management of facilities.*
- *Equitable use of facilities.*
- *Opportunities for the local community to participate.*
- *Sharing of assets.*
- *Well located facilities.*
- *Resilient facilities.*

The Strategy includes a series of recommendations for each of the participating councils including the City of Yarra for individual reserves. The City of Yarra intends to use the IMAP Strategy as the key guide for future provision of structured sport and recreation facilities in the municipality.

3.1.6 Cultural heritage values

3.1.6a Wurundjeri Woi Wurrung, Aboriginal and Torres Strait Islander community cultural heritage values

The Wurundjeri Woi Wurrung's unique connection to the land and waterways in Yarra extends back tends of thousands of years to the time when their creator spirit, Bunjil, created the land, the people and all living things. Given this enduring and special connection, it is vital that Council continues to develop a stronger relationship with the Wurundjeri Woi Wurrung people and especially with the Wurundjeri Woi Wurrung Land

and Compensation Cultural Heritage Council Aboriginal Corporation (the Wurundjeri Woi Wurrung Corporation).

Council also deeply values it relationships with the broader Aboriginal and Torres Strait Islander community connected to Yarra. The area remains an important place for members of this community, who live, work and spend time in the area. The Aboriginal and Torres Strait Islander history of Fitzroy maintains a deep resonance with the community. And it is perhaps because of the Aboriginal and Torres Strait Islander community's pride in and connection to Fitzroy that Yarra has developed such a strong relationships with and commitment to the community. (*Yana Ngargna Plan 2020-2023*).

The waterway corridors, wetlands and open plains and forests in Yarra were the natural features of the landscape, which have now largely been destroyed or modified by urbanisation. The Yarra River offered a permanent water source along with the streams of the Merri and Darebin Creeks and made the surrounding land desirable. Despite the enormous change and devastating effects of European occupation including diseases, forced removal from traditional lands, family and lifestyle, Wurundjeri Woi Wurrung traditions and culture continues in Yarra today. Wurundjeri Woi Wurrung, Aboriginal and Torres Strait Islander community continue to live in the suburbs of Collingwood and Fitzroy. (Yarra Aboriginal Partnership Plan, 2004).

Remaining notable cultural features in the City identified to date include the Burnley Park Corroboree Tree, Scar trees (Coate Park/Rudder Grange and Studley Park), Dights Falls Mission School and Native Police Corps, the potential Merri Creek Treaty Site opposite Rushall Station (just outside the City boundaries), the confluence of the Yarra River and Merri Creek and the Fig Tree in Carlton Gardens where many legendary Aboriginal speakers addressed gatherings from the 1920s to the 1940s *(Aboriginal Partnerships Plan 2015-18*).

Some of these are described in more detail below.

- **Burnley Park Corroboree Tree** - In 1926 a young boy found a boomerang wedged in the branch of the giant Burnley Park Corroboree tree when he climbed it. In 1991 his brother returned the boomerang to a Wurundjeri elder, Marth Nicholson, in a ceremony at the tree site. The tree is now dead, but it is believed it was a meeting and corroboree place for many Aboriginal clans until well after European settlement. (Eidelson, 1997)
- **Dights Falls Mission School***,* which wattle-and-daub school hut, opened on January 1, 1846 by the Collins Street Baptist Church. Nearby was the Dights Mill which provided flour for the colony. The location was already a popular meeting and trading place for Aboriginal clans in and around Melbourne. The school closed in 1851 after devastating floods in 1850 washed away the cultivated gardens and footbridge over the river. (Eidelson, 1997)
- **Dights Falls Native Police Corps** was set up in 1837 as a regional base from their main base in Dandenong Creek flats. Elders of the clans around Melbourne participated as it offered prestige. It was set up as a military encampment with rows of up to 50 tents/shelters and their role was to act as official escorts, tracking lost people and guard duty at the Pentridge Stockade. The camp was disbanded three times, the last in 1853. (Eidelson, 1997)

Fitzroy stands alongside Redfern in itis stature as an urban area of special significance. Aboriginal and Torres Strait Islander leaders gained influence and important organisations were born in and around the streets of Fitzroy. The area has seen Stolen Generations and estranged families reunited and it has given rise to renowned artists, activists and athletes. The positive impacts that ripple out from this community continue to be felt today. Many of the community members that advise and partner with Council today are the descendants of Elders and political activists who have led great social change. Many are strong social justice advocates in their own right. The Wurundjeri Woi Wurrung, Aboriginal and Torres Strait Islander community connection to the area is under pressure due to forecast increased growth that is causing property prices up and making it unaffordable for the community to continue to stay in the area. (*Yana Ngargna Plan 2020-2023*)

3.1.6b Historical values

The Yarra River was a major source of fresh water and is the key reason Melbourne was settled. As noted above, the Wurundjeri Woi Wurrung people have strong spiritual connections in Yarra including to the Yarra River and the confluence of the Yarra River and Merri Creek which extends back thousands of years to the Dreamtime.

The Yarra River significantly influenced settlement patterns and use from the early 1800s. European settlement patterns influenced the amount and style of open space across the City. Large parts of Richmond, Cremorne, Collinwood and Fitzroy were settled as working-class suburbs located nearby to industrial uses and places of employment. The dominant housing style was row terraces, varying between brick and timber construction depending on affordability. Within the working class neighbourhoods were the traders and merchants place of residence particularly in Fitzroy where larger double story row terraces were constructed. Open space reserves were not integral to the layout of some suburbs and is provided in areas that were constrained at the time for other reasons including flooding, quarries and former tips and have since been developed as open spaces. (Ian Wright et al, 2003)

In contrast Princes Hill, North Carlton, Fitzroy North, Clifton Hill, Fairfield and Alphington were settled primarily as residential suburbs. The layout of these suburbs incorporated open space as part of their planning. Of note, the original reservation of Darling Gardens was in response to the working community of Collingwood's "Slopes" lobbying for access to open space (Ian Wright et al, 2003). Edinburgh Gardens, Darling Gardens, Curtain Square and Alphington Park were all established at the same time as the housing, and their planting, layout and character is complementary to the urban character of the neighbourhood.

Clifton Hill has some industrial pockets, some of which have been converted to residential use, and the former quarries along Merri Creek have now been converted to open space. The heritage character of the open space along the Merri Creek relates to its natural and industrial history.

Some of the key reserves included in the *City of Yarra Heritage Review Landscape Citations* (Patrick, 1997) include:

- **Yarra Bend Park**
  Regionally significant for both its historical and Wurundjeri Woi Wurrung cultural heritage including the natural and cultural elements that reflect the sites ongoing post-European contact. The park demonstrates the relationship between the natural environment and the sequential history of its use. This includes the remnant indigenous vegetation; the public boating and swimming; the remnant exotic trees through the golf course from its early use as an ornamental garden; the golf course which was constructed during the 1930s with sustenance workers; and the history associated with the Asylum on the site. This park is managed by Parks Victoria and is the only public park nominated as being regionally significant in the City of Yarra. (Burnley Gardens in the Burnley Horticultural College is also nominated as regionally significant but is not a public park).
- **Edinburgh Gardens**
  Locally significant as a major early recreational facility within the Fitzroy area. The site is intrinsically linked to a number of sporting groups and the Fitzroy community. Originally reserved in 1862, the reserve was initially used for cricket followed by the bowling club which established in 1877. A creek running through the park was converted to an underground drain and paths laid out along the pedestrian wear lines. Major plantings of avenues of Elms and Oaks occurred in the late1800s and the park is fringed with an unusual row of Kurrajong trees. The North Fitzroy rail line was constructed through the park in 1886 which bisected the park and significantly influenced its use. The railway was removed in 1981.
- **Darling Gardens**
  Locally significant as an important recreational facility for the Collingwood and Clifton Hill areas with strong associations with the local community. The reserve was set aside in the 1860s and in the *City of Yarra Review of Heritage Precincts 2001*, (Wright, 2003), it is noted that the residents in Collingwood lobbied for an open space to be set aside for them given the poor conditions in Collingwood at the time. The gardens were formally laid out and planted in the 1890s with seeds and plants from von Mueller, Director of the Royal Botanic Gardens. The gardens had some sporting use early on, however, the community planting day in 1907 saw an end to the active sporting use.
- **Fairfield Park**
  Locally significant as representative of early diverse recreational facilities and uses along the Yarra River, with extensive plantings and landscaping typical of the Edwardian period.

Other reserves noted as of being of local interest include:

- **Curtain Square** - for its formal layout and remaining early plantings and features including the Elms, Oaks, Moreton Bay Figs and monument.
- **Citizens Park** - reclaimed tip, the park was a major meeting place for people during the Great Depression. The Elms are remnant early plantings.
- **Coate Park** - layout and plantings typical of the 1930s era including the formal avenue of English Oak and garden bed plantings.

Reserves not listed in the Heritage Review Landscape Citations but potentially having some historical value include:

- **Alphington Park** - including the monument and early large trees including Bunya Bunya Pine and what appears to be a remnant Red Gum.
- **Gahan Reserve** - including formal layout and early plantings of Canary Island Date Palms and Planes.
- **Barkly Gardens** - including its formal layout and setting in the neighbourhood and mature exotic plantings.
- **Victoria Park** - cultural significance as the base of the Collingwood Football Club,

In summary there are historical and Wurundjeri Woi Wurrung, Aboriginal and Torres Strait Islander community cultural values present in many open space reserves in Yarra that require ongoing consideration and protection as part of the future use and management of these reserves.

3.1.7 Urban context

The urban context and densities in the City of Yarra vary from predominantly medium to high density inner-city areas of Collingwood, Richmond and Fitzroy to the medium density areas of Princes Hill, Carlton North, North Fitzroy and Clifton Hill. Fairfield and Alphington have a predominance of detached dwellings with a more suburban character.

The historical land use and urban development patterns influence the provision, layout and access to public open space. Suburbs that were principally laid out as residential neighbourhoods from the start incorporate public gardens and parks as an integral part of the layout. In the areas of the City that were predominantly commercial and industrial land use, open space was not generally included. Broadly, the suburbs north of Alexandra Parade and the Eastern Freeway were established primarily for residential use. While they are more nuanced than this, overall these suburbs have a network of established parks and gardens that date back to the early subdivision of land. Many of the streets in Princes Hill, Carlton North and Fitzroy North have large road reserves with established avenues of street trees. This contributes to the ease of walking and cycle access through these neighbourhoods along with overall urban greening.

In the areas south of Alexandra Parade and the Eastern Freeway, the historical land use patterns included major areas of industrial and commercial use with pockets of residential, mainly to house the worker community for the industrial and commercial precincts. The subdivision of land for non-residential purposes generally did not include public open space as part of it. A limited number and size of parks and gardens were included in the layout of the former residential areas in amongst the industrial and manufacturing uses.

In more recent times the conversion of the commercial and industrial land use to high density mixed use settings has resulted in a much larger population working and living in areas with limited or no open space. As part of this more recent conversion of land use it has been difficult for Council to secure enough new open space to adequately cater to the significant population increase. As such, in the areas south of Alexandra Parade and the Eastern Freeway the built form has a greater predominance than in the north and

overall there is less greening. This is also due to the predominance of smaller road reserves and lack of mature street trees - as street tree planting was not a priority in the former industrial areas of the City. While generally the streets are narrower they are in a grid layout which contributes to the ease of access and connectivity. There are some pockets, however, where larger land holdings have meant the street layout is disjointed and access is not as easy via the street network.

The Yarra River, Merri Creek and Darebin Creek provide excellent habitat, cultural and open space connectivity through the City. The presence of the waterways has influenced the historical land use and urban layout of the City. As land use continues to change and redevelop it creates opportunities to improve the interface between urban development and the waterways thereby strengthening their cultural significance, biodiversity and recreational values and contribution to the urban character and identity of the City. The *Yarra Strategic Plan* will assist to deliver an improved urban interface to the Yarra River corridor.

As the City continues to grow over the next 15 years there are opportunities to expand the open space network to improve the sustainability and liveability of Yarra in the future, particularly in the parts of the City where land use is changing. Key to this is to implement the actions for the provision of new open space shown in Section 7 of the Strategy consistent with the design guidelines in Section 6 that promote increased urban greening and diversity. It will also be important to continue to implement the other key strategies and plans that strengthen and improve the quality and greening of other parts of the public realm including the streetscapes.

3.2 Key changes to the open space network since 2006

3.2.1 Waterways

The waterways provide natural environmental corridors and linear open space which is highly valued by the community. The undulating topography associated with the waterway corridors affords elevated long views which are restful and provide a sense of space which the community has nominated as one of the top three values of open space in the recent community survey. The natural character of the waterway corridors in the City of Yarra have been further protected since the 2006 Open Space Strategy with a combination of additional planning controls and securing additional open space along the waterway corridors.

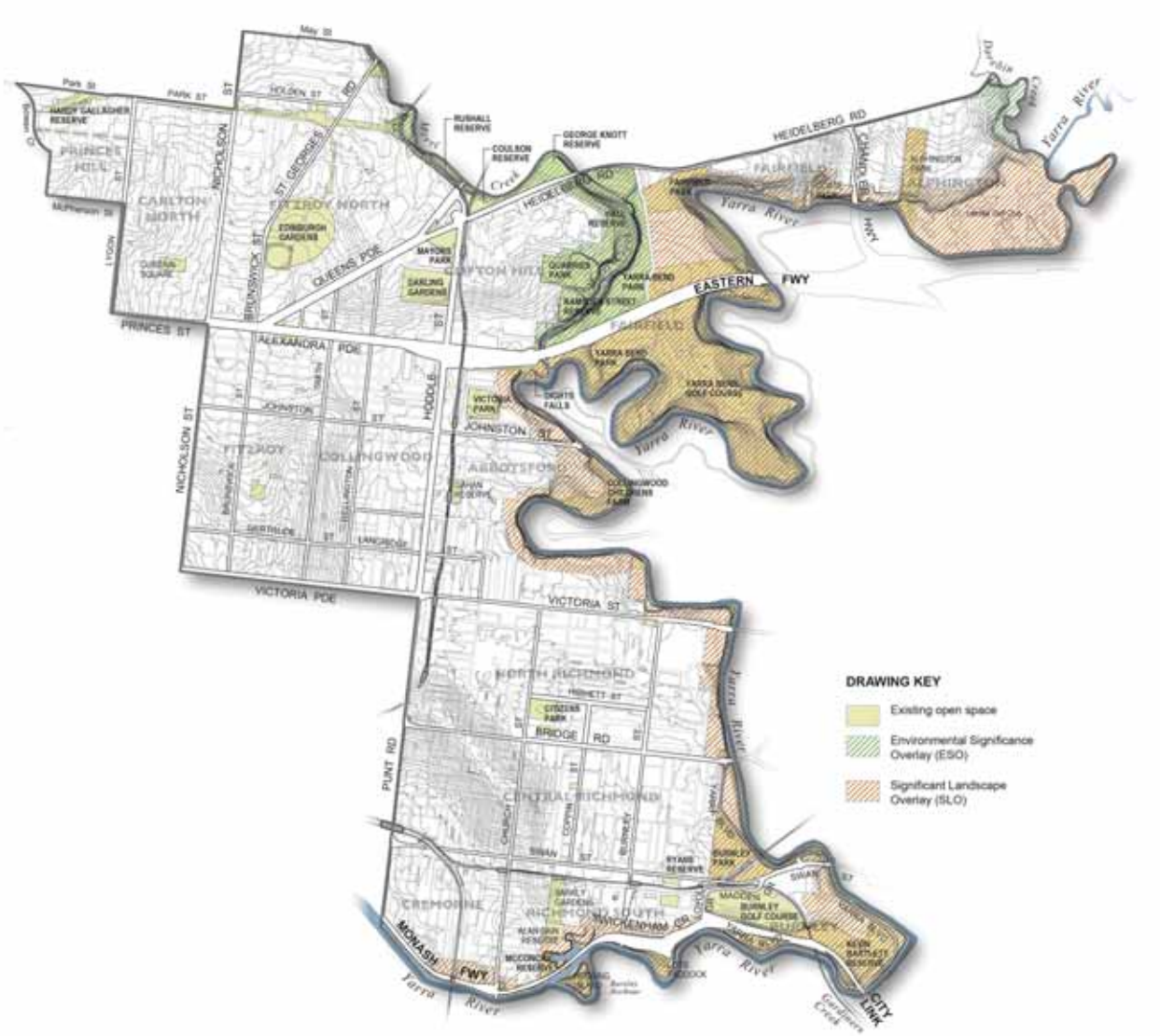


Figure 3B ***Environmental Significance and Significant Landscape Overlays along the waterways***
Extract from Drawing YOSS-02c in Appendix A

Since 2006, a new shared trail has been constructed along the Darebin Creek. While not yet included in the Planning Scheme as public open space, there will be a future public open space corridor associated with the shared trail. At this stage there is no access point into the new Darebin Creek Shared Trail from within the City of Yarra, however it can be accessed via Sparks Reserve in the City of Banyule.

Since the preparation of the 2006 Strategy there has been a review of the planning controls along the Yarra River corridor to address setbacks and development interface between the open space corridor and the river. This was in response to the increasing number of multi-level developments occurring along the Yarra River Corridor impacting on the community amenity and recreation use of the corridor. The Minister for Planning introduced consistent planning controls to protect the Yarra River Corridor including the Schedule 1 to the Significant Landscape Overlay and Schedule 1 to the Design and Development Overlay for properties adjoining the Yarra River corridor (extent shown in Figures 3B and 3C).

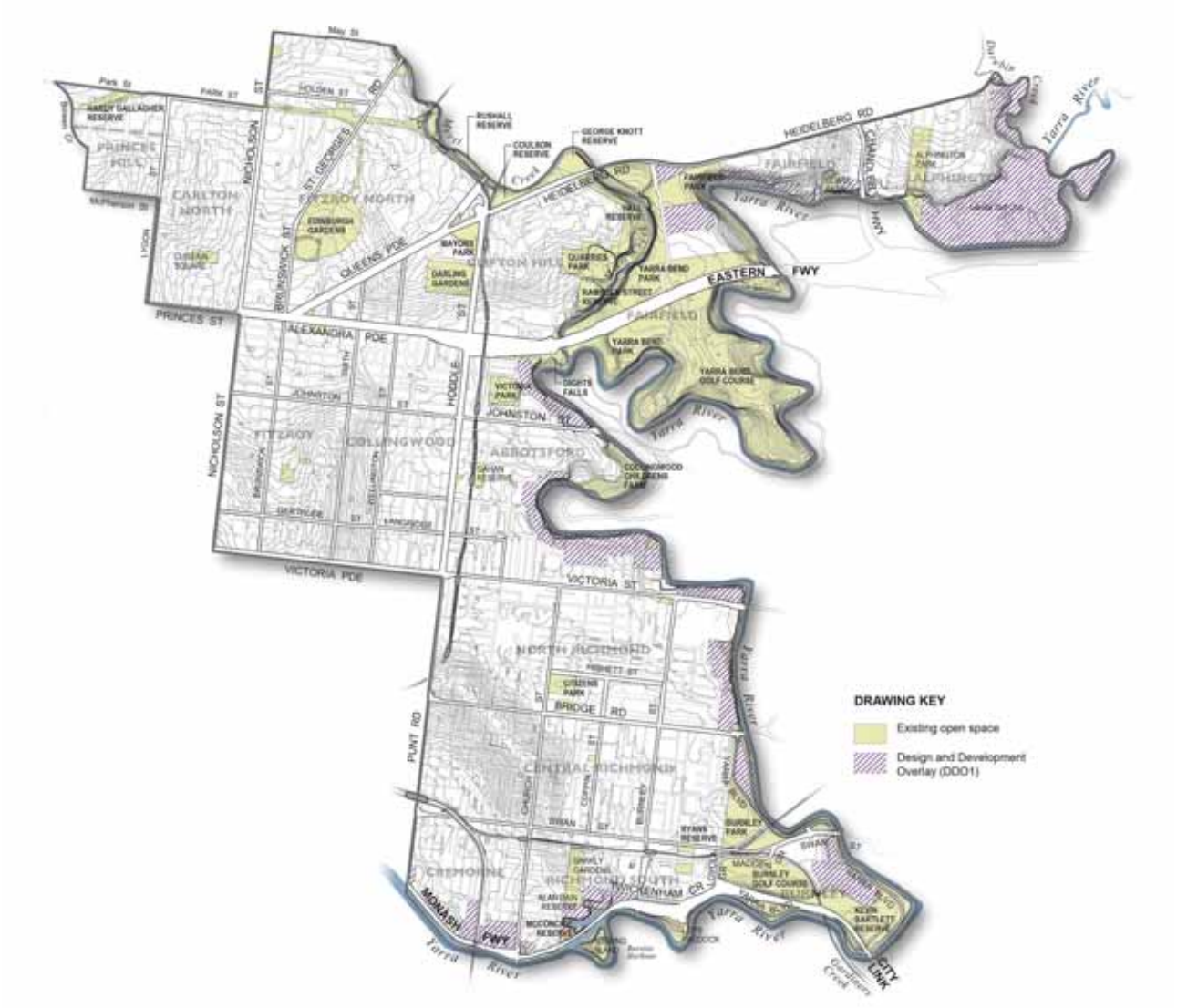


Figure 3C ***Design and Development Overlays along the waterways***
Extract from Drawing YOSS-02d in Appendix A

3.2.2 Additional open space

Since the previous strategy was prepared, six new Small Local open spaces have been added to the network, and two more additional Small Local open space are in currently in the process of being designed. Two out of the six are located in Collingwood, which has the least amount of open space when compared to other parts of the city. In addition, two open space reserves have been increased in size through road/car park closures.



Figure 3D Existing open space, highlighting the new open space added to the network since the 2006 Open Space Strategy

3.3 Hierarchy and classification of open space including walkability

3.3.1 Overview

The 2006 Yarra Open Space Strategy used the following hierarchy:

- Regional
- City-wide
- Neighbourhood
- Local
- Small Local

This hierarchy is well established in the organisation and has been used effectively during its implementation. As part of the 2020 Strategy, a review of the open space hierarchy identified that the size of Local open space size (1,000 sqm to 9,999 sqm) was found to be too broad in its implementation going forward and has now been separated into two types, with the smaller being Local and the larger being Small Neighbourhood.

Local open space has been scaled back to 1,000 sqm to 4,999 sqm in size and can comfortably accommodate two different uses within it. Small Neighbourhood open space has been created as a new hierarchy type and is 5,000 sqm to 9,999 sqm in size which is adequate to comfortably accommodate three different uses within it. The walking catchment has been calibrated according to the size with a 200 metre catchment for Local open space and a 300 metre catchment for Small Neighbourhood open space. This is consistent with the principle that people will travel further to a destination open space that has a wider variety of activities they can participate in.

3.3.2 Hierarchy and walking/travel catchments

The hierarchy for the Yarra Open Space Strategy 2020 is shown in ***Table 3-1*** and is based on the existing framework and refined to also meet current best practice. This hierarchy is based on both the intended catchment of users and the relative size of the reserve to adequately cater to its catchment. It is a guide for analysing the spatial distribution of open space and is a useful management tool to direct appropriate facility development and maintenance levels in different types of open space reserves.

Please refer to Section 3.4 for a description of the Gap Analysis based on applying the open space hierarchy and walking catchments shown in Table 3-1 on the following page.

Table 3-1 Open space hierarchy, size and walking/travel catchments for the City of Yarra

Size	Walking/travel catchment	Purpose of the open space
Regional open space		
Unlimited	No specific distance is included as this open space is provided for the Melbourne-wide population. For the Yarra population, a distance of 500 metres has been applied where the open space is accessible for local community use.	Primarily caters to a regional population, including residents of Yarra, and/or protection and enhancement of environmental values in a regional context. For example linear open space along the waterways with habitat connectivity in the riparian zone, and/or regional trails that extend beyond Council boundaries are classified as Regional open space Examples include Merri Creek Shared Trail, Yarra River Shared Trail and Yarra Bend Park.
City-wide open space		
Generally a preferred size of 7 hectares with a minimum of 3 hectares*	Located within 1 kilometre of up to 95% of dwellings and workplaces. As these areas of open space have existing or the potential to offer facilities for nearby residents in addition to their City-wide function, a 500 metre walking catchment has been applied to those reserves with the ability to cater to neighbourhood needs as well as City-wide needs.	Primarily caters to residents and workers of the City of Yarra and will also provide facilities that are used by residents and workers from other municipalities. Generally these areas of open space provide facilities that appeal to residents across the municipality - for example, they may include sporting facilities, historical gardens or major recreational facilities such as playgrounds or skate facilities that people will travel up to 1 kilometre to reach. City-wide open space may also have a nature conservation role including protecting biodiversity values. Examples include Edinburgh Gardens in North Fitzroy, Darling Gardens in Clifton Hill and Burnley Park. * There is some City-wide open space that is smaller than the min 3 hectares where the reserve contains a specialised facility on a smaller area of land and fulfils a City-wide function, for example Ryans Reserve in Burnley.
Neighbourhood open space		
Minimum 1 hectare	Located within 400 metres safe and easy walking catchment of dwellings and workplaces.	Provides for Neighbourhood use within walking distance of home or workplace with a multiple range of facilities. Examples include Gahan Reserve in Abbotsford, Hardy Gallagher Reserve in Princes Hill and Coate Park in Fairfield.

Size	Walking/travel catchment	Purpose of the open space
Small Neighbourhood open space		
0.50 to 0.99 hectares in size	Located within 300 metres safe and easy walking catchment of dwellings and workplaces.	Located within easy safe walking distance of home or workplace and large enough to provide at least three activities in the open space - for example, a multi-use half court, medium to large play area and a picnic facility. Examples include Smith Reserve in Fitzroy, Golden Square Park in Burnley, Rudder Grange in Fairfield.
Local open space		
0.10 to 0.49 hectares in size	Located within 200 metres safe and easy walking catchment of dwellings and workplaces.	Located within easy safe walking distance of home or workplace and large enough to provide for two activities in the open space - for example, a medium play area and open grassed area with seats. Examples include Dame Nellie Melba Park in Central Richmond, Holden Byrne Reserve in North Fitzroy, Condell Street Reserve in Fitzroy.
Small Local open space		
From 0.10 to 0.03 hectares, generally a minimum width of 20 metres	Located within 150 metres safe and easy walking catchment of dwellings and workplaces	Located within easy safe walking distance of home and generally able to accommodate a single use, for example seats in a small park or garden or an open grassed area for informal use. Examples include Shakespeare Reserve in Carlton North, Browns Reserve in Abbotsford, Urban Art Square in North Richmond.

The hierarchy has been applied to open space across the City of Yarra as shown in Figure 3E, on the following page. This is an extract from Drawing YOSS 3a in Appendix A

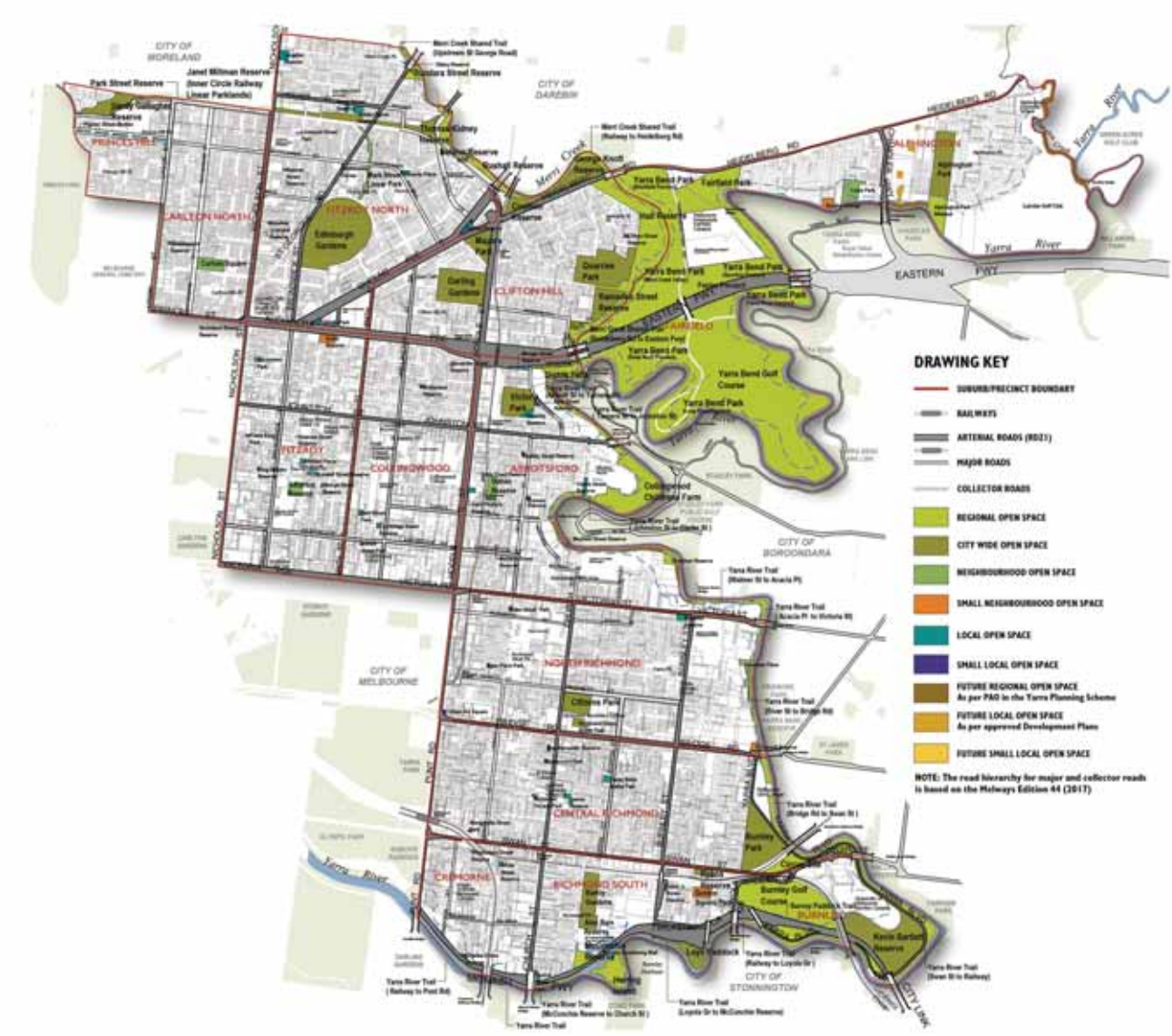


Figure 3E ***Open Space Hierarchy in the City of Yarra***
Extract from Drawing YOSS-03a in Appendix A

Regional open space is located along the waterways, with the majority along the Yarra River and some along Merri Creek. A future Regional open space is proposed along the Darebin Creek to facilitate the construction of a shared trail link between the Darebin Creek and the Main Yarra Trail. The extent of the reserve is defined in the PAO2 in the Yarra Planning Scheme and is shown in Figure 3E.

Yarra Bend Park is the largest of the Regional open spaces in the City of Yarra, and is noted as being the largest area of natural bushland close to the Melbourne CBD. While this open space is located within the City of Yarra, it is Crown Land managed by Parks Victoria for the Melbourne-wide population. The Regional open space provides important biodiversity and habitat corridor values as well as a range of unstructured and structured recreational uses, including fields sports and fly fishing.
The majority of the 14 City-wide open space reserves have structured sporting uses with the exception of Barkly Gardens in Richmond South and Darling Gardens in Clifton Hill.

Those open spaces are defined as Public gardens and are well used for a range unstructured and informal uses.

The Neighbourhood open space caters primarily to unstructured recreation and informal needs and are mainly located north of Victoria Street, while south the only Neighbourhood open space is Annette's Place adjacent to the Yarra River near the Victoria Gardens development.

The majority of open space types in Yarra are open spaces that are distributed across all the precincts. For further discussion on the distribution analysis of open space, please refer to Section 3.4, Gap Analysis.

3.3.3 Character classification of open space

3.3.3a Overview

Within the open space hierarchy, there are different character types of open space influenced by the inherent natural and physical character of the open space, the facilities in them, the urban context in which they are located and the design and layout of the open space. Open space character in Yarra is diverse, ranging from natural bushland along the waterway corridors, formal gardens, large sporting reserves and small urban parks.

These different characters appeal to different parts of the community including young and old. Diversity in character generally assists in meeting diverse needs that maximises the accessibility of the open space network to the community. They are also important in identifying, protecting and improving biodiversity and environmental values of open space.

Character classification of open space assists with identifying the overall management direction and intent for each open space. For example, if the open space has 'Nature conservation' as its primary classification, future decisions regarding the expansion of recreational use and facilities will be guided by whether that is consistent with its primary purpose of nature conservation.

3.3.3b Character Classification

The following character classification has been proposed to assess the provision and distribution of different types of reserves within the municipality. These are listed in alphabetical order.

Table 3-2 Character classification for open space in the City of Yarra

Character classification	Description
Botanical	Where there are significant trees with botanical interest or are of a significant size and age, including both indigenous and non-indigenous vegetation.
Community garden (refer to Restricted recreation)	Where members of the community participate in horticultural activities such as growing vegetables, flowers, and/or fruit, where they are assigned 'garden' plots on public open space to grow their own plants. These areas are fenced and available for use by those who have been assigned garden plots, and in these instances form a restricted open space use.
Cultural	Where monuments, public art, cultural activities, events and festivals influence the use and character of the open space.
Events	Where events are regularly scheduled and held contributing to the character, design and function of the space.
Formal	Where the facilities and overall open space layout are set out in a formal style.
Heritage	Where the Wurundjeri Woi Wurrung, Aboriginal and Torres Strait Islander community cultural heritage values and/or historical values makes a significant contribution to the open space character and use. This classification includes open space that has been identified as having some heritage value in existing studies, but is not limited to reserves that have or in the future will have formal heritage status.
Informal	Where the facilities and overall open space layout is not highly structured or formal.
Linear	Where the open space is part of a linear network of open spaces or continuous reserve that is used primarily for travelling through or along. These typically include shared paths, seating, resting points and vegetation. These are mainly located along waterways.
Linking space	Where open space provides a local link or connection between streets, individual open spaces or to a key destination like a railway station and is not part of a broader linear network.

Character classification	Description
Nature conservation	Where the intent of the open space is protecting and/or improving the biodiversity and habitat values. This may include reserves with existing value or those identified to have potential to provide for this in the future.
Passive	Primarily designed for a range of non-active uses such as strolling, seating, picnic, social gatherings and play.
Play	Where the character of the open space is dominated by a play facility and is the primary purpose for the reserve.
Public garden	A planned open space set aside for the display, cultivation and enjoyment of plants and used for recreation.
Railway easement/siding	Open space (other than linear) where the railway use significantly influences the open space's ongoing use and design.
Restricted sporting/recreation	Available on a club membership or fee paying basis only and is not available for general public use at any time. This includes public golf course, tennis courts, bowling clubs and community gardens (refer Community Garden classification).
Seating	Where the character and major use of the open space is seating so people can relax and enjoy the outdoors and natural character or ambience.
Viewing	Where the character and major use of the open space is for enjoying the views and may include seating or viewing points.
Service easement	Open space where the level of use, design and management is influenced by the presence of services in the reserve.
Significant road reservation	Road reserves of a significant size or width to contribute to the open space network for nature conservation, visual landscape or recreational use. This classification is for land either reserved as open space or with the potential for this, whilst recognising vehicle transport has a major influence on the open space.
Sporting	Primarily provides for organised club based sporting use and the outdoor grounds and facilities are available for general public use when no organised sporting events are in progress.
Urban heat mitigation	The location and design of the open space plays a role in mitigating urban heat island effect within medium and high density precincts.
Undeveloped	Open space which has not been developed and contains few or no facilities.

Character classification	Description
Urban plaza	The surrounding urban setting significantly influences the character and function of the space. These spaces are primarily located in commercial or business precincts and are publicly owned. They are of a size that can provide for recreational use including social gatherings and events and are freely available for the public to use. A range of other urban design strategies and planning frameworks can also influence these spaces.
Waterway	The presence of a waterway makes a significant contribution to the character, value and use of the open space including the riparian zone.
Wetland/WSUD	The presence of a wetland or other WSUD feature contributes and influences the character and use of the open space.

A primary character classification has been assigned to all open space along with one or more secondary character classifications where they apply. The character classification will assist with both the ongoing management of the open space, particularly where there are competing uses and also identify where there are gaps in the provision of different character types of open space. This analysis identifies opportunities to change or improve existing open space character types to better meet the community needs.

3.4 Quantity and provision of open space

An assessment and analysis of existing open space has been undertaken using the Council supplied data base and updating this including the names and whether they are currently zoned as public open space or not. The public open space for the Strategy includes open space that is owned and managed by other public agencies. The main example is Yarra Bend Park which is Crown Land managed by Parks Victoria.

Based on the research, there are a total of 107 open space reserves, with a total area of 263.40 hectares of open space, which equates to 13.5 per cent of the total land area of the municipality, excluding the restricted open space.

If the restricted open space is included, there are a total of 113 open space reserves, with a total of 348.66 hectares of open space, which equates to 17.8 per cent of the land area of the municipality.

For the purposes of the Strategy, restricted open space is defined as public open space that is only available to the public on a fee paying/club membership basis. The five restricted open spaces noted above are entire reserves, and include:

- Burnley Golf Course, Burnley
- Collingwood Childrens Farm, Abbotsford
- George Knott Reserve, Clifton Hill
- Richmond Union Bowling Club, North Richmond
- Yarra Bend Golf Course, Fairfield.

Where there is a restricted use within an open space reserve, the fenced/restricted area is included in the total area of open space. For example the Fitzroy Tennis Club in the Edinburgh Gardens is included in the total quantity of open space.

3.4.1 Quantity of open space by precinct

Provision of open space quantity has been assessed in the following ways:

- Quantity of open space area as a proportion of the total land area of the city at both a city-wide level and a precinct level.
- Quantity of open space area per resident, both at the city-wide level and the precinct level.

The rationale for assessing the quantity in these two ways is to measure how changes in the number of residents can impact on the quantity of people using the open space. In addition to considering the quantity of open space, the design and distribution of open space is also assessed to determine whether there is an adequate provision of open space. For the purposes of this comparison, we have removed the restricted public open space from the calculation.

3.4.2 Quantity of open space as a proportion of land area

Table 3-3 highlights the variation in quantity of open space across the different precincts.

Table 3-3 Quantity of open space as a proportion of land area in the City of Yarra, excluding restricted open space

PRECINCT NAME	No. of open spaces	Total open space 2016 Ha	Total suburb area Ha	Proportion of o/space of total precinct area
Abbotsford	18	13.39	179	7.5%
Carlton North - Princes Hill	6	6.23	141	4.4%
Central Richmond	9	23.46	196	12.0%
Clifton Hill	9	41.18	168	24.6%
Collingwood	5	0.34	129	0.3%
Cremorne, Richmond South and Burnley	20	44.98	233	19.3%
Fairfield - Alphington	6	96.92	346	28.0%
Fitzroy	9	2.27	140	1.6%
Fitzroy North	19	29.56	231	12.8%
North Richmond	8	5.81	192	3.0%
TOTALS	109	264.12	1,955	13.5%

Collingwood has the least amount of open space as a proportion of precinct area with 0.3 per cent of the total precinct as open space. Three other precincts have less than 5 per cent open space being Fitzroy with 1.6 per cent, North Richmond with 3 per cent and Carlton North - Princes Hill with 4.4 per cent. Fairfield - Alphington has the highest proportion of open space relative to land area with 28 per cent, mainly due to the presence of Yarra Bend Park. Similarly, Clifton Hill as 24.6 per cent of the total precinct as open space mainly due to the extensive open space system along Merri Creek including Quarries Park, Ramsden Street Reserve and Hall Reserve.

Accessibility to open space is a key influence on its use and benefit to the community that surround it, so this measure of open space needs to be set in the context of other assessments as well as including the gap analysis, the quality of the open space and availability of open space relative to population density.

3.4.3 Quantity of open space relative to population density

Table 3-4 illustrates the provision of open space relative to residential population density. Total population numbers shown are sourced from the **.id** Community Profile using the Usual Resident Population. This allows us to show the comparison between 2006 (the year of the existing YOSS) and 2016. Please note that Usual Resident Population figures have been used for this table as the comparative data is available for 2006 and 2016. These figures differ slightly from the Estimated Resident Population figures that are used in other parts of the Strategy.

Table 3-4 Quantity of open space relative to 2006 and 2016 residential population in the City of Yarra, excluding restricted open space

PRECINCT NAME	No. of open spaces	Total open space 2016 Ha	Total population (URP) 2006 (YOSS 2006)	Sqm of open space per person 2006 (YOSS 2006)	Total population (URP) 2016	Sqm of open space per person 2016
Abbotsford	18	13.39	4,323	31	8,184	16
Carlton North - Princes Hill	6	6.23	8,184	8	8,433	7
Central Richmond	9	23.46	10,764	22	12,965	18
Clifton Hill	9	41.18	5,382	77	6,342	65
Collingwood	5	0.34	5,499	0.6	8,511	0.4
Cremorne, Richmond South and Burnley	20	44.98	3,590	125	4,747	95
Fairfield - Alphington	6	96.92	2,275	426	2,701	359
Fitzroy	9	2.27	8,825	3	10,445	2.2
Fitzroy North	19	29.56	10,266	29	11,535	26
North Richmond	8	5.81	10,243	6	13,299	4.4
TOTALS	109	264.12	69,351	38	87,162	30

The accepted standards in the United Kingdom and Australia for the provision of open space relative to the new population in greenfield sites is between 20 and 24 square metres per person. On a municipal-wide basis, the City of Yarra had approximately 30 square metres per person in 2016, which has reduced from 38 square metres per person in 2006. There are significant variations across the different precincts, with highest proportion being in the Fairfield - Alphington precinct with 359 sqm per person compared with 0.4 sqm in Collingwood.

Looking at the change between 2006 and 2016, the most significant change has been in Abbotsford, where the population has almost doubled and correspondingly the quantity of open space per person has also nearly halved. One additional Small Local open space has been added to the network in this precinct over the corresponding period. For Collingwood, the quantity of open space has more than doubled with two new open spaces, increasing the open space from 0.12 hectares to 0.34 hectares.

In Carlton North - Princes Hill there has also been a reduction in the open space. This is due to previous designation of the central median strips in Canning and Drummond Streets as public open space. In this Strategy they are not included as they are less than 10 metres in width. Pigdon Street Median remains given it is greater than 10 metres in width.

It is noted that there was no information for the worker population in 2006, and therefore it is not possible to provide the same comparison for employees relative to open space. Employees are sharing open space with residents, so a separate comparison would not in any case provide a true picture of how much open space is available for each group of users.

Refer to Section 4 for the forecast population growth and impacts on open space.

3.5 Gap analysis

3.5.1 Gaps in the open space network

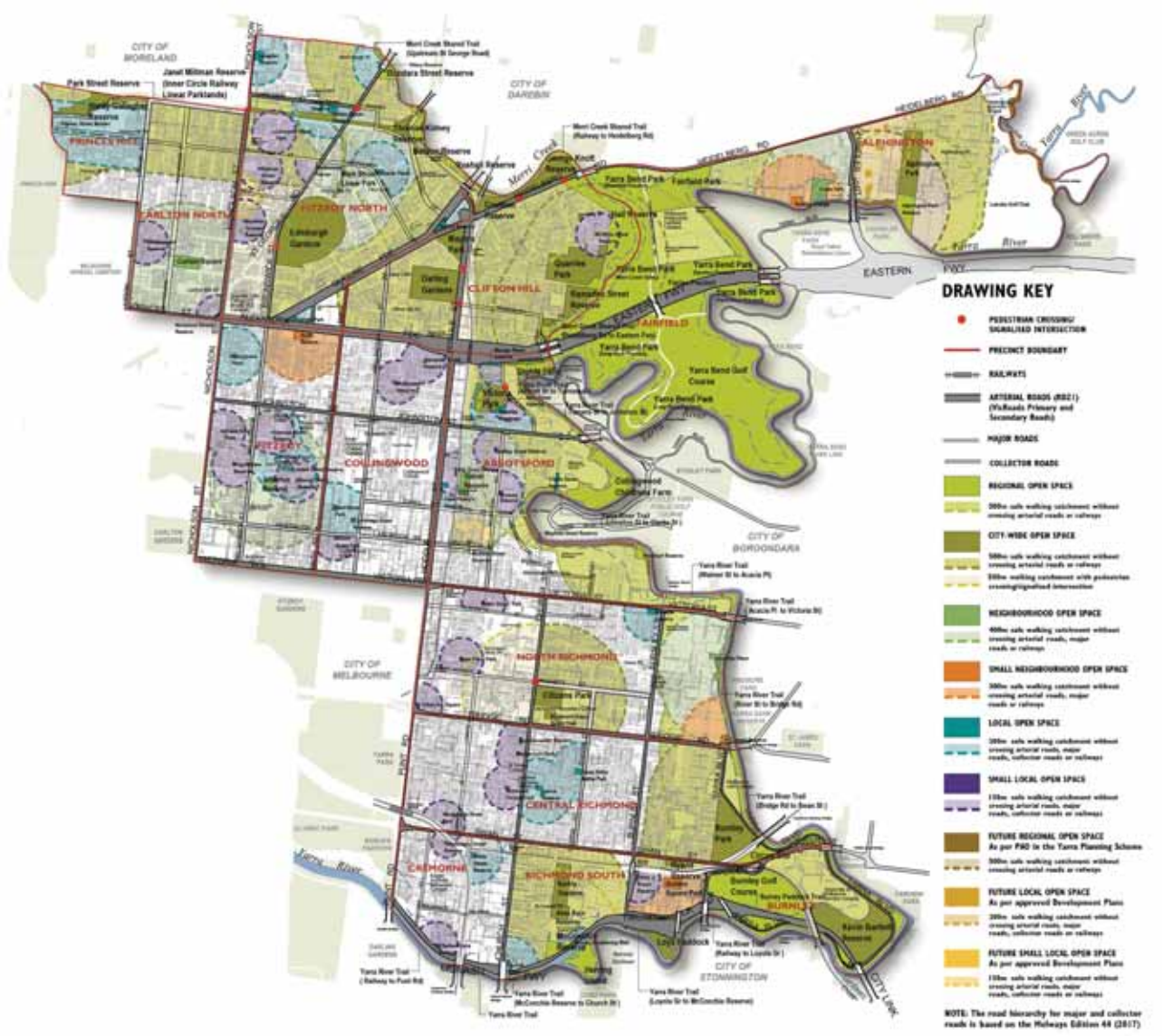


Figure 3F ***Open Space Gap Analysis*** *Extract from Drawing YOSS-03b in Appendix A*
Refer to Table 3-1 and Table 3-5 for an explanation of the walking catchments

The gap analysis is an assessment of the spatial distribution of existing open space across the City of Yarra. It identifies if there are any locations where open space is not within safe and easy walking distance of the population living and working in the city. Figure 3F above illustrates the walking catchments that are applicable to the open space. In addition to walking catchments, there are travel catchments to the Regional and City-wide open space given the facilities provided in them are for a catchment of users beyond walking distance. The travel catchments for City-wide open space are up to 1 kilometre. When these are applied to the City-wide open space, it confirms there are gaps in the provision of City-wide open space in the Fitzroy/Collingwood areas. Given the

established nature of the city, there is no opportunity to provide additional City-wide open space.

The majority of the Regional and City-wide spaces, are used for unstructured and informal uses such as walking dogs, playing informal games on the ovals, visiting the playground and meeting friends. Therefore, a 500 metre walking catchment has been applied to all Regional and City-wide open space in recognition of the local levels of use these open spaces receive. The walking catchment extends over arterial roads where there are signalised intersections or pedestrian crossings, however railways and freeways are considered to be barriers to safe walking access. Where the catchment extends over arterial roads, the catchment is shown in a paler colour in recognition that some of the community cannot easily cross arterial roads to reach open space, for example young children, the elderly and people with limited mobility. This means that for these people, the arterial road may still present a physical barrier to safe and easy access to open space.

A 400 metre walking catchment has been applied to all the Neighbourhood open space, which represents an approximate 10 to 15 minute walk for the relatively fit, and an approximate 20 minute walk for the elderly and young children. This catchment extends over major roads in addition to the arterial roads and railways where a signalised intersection is provided directly adjacent to the open space.

A 300 metre safe walking catchment is applied to the Small Neighbourhood open space which represents an approximate 10 minute walk. For Local open space the catchment reduces to 200 metres and for Small Local open space it is 150 metres. This change in catchments is calibrated in size to reflect the different expectations in terms of length of stay at the different types of open space. These catchments do not extend over collector roads in addition to the major roads, arterials and railways. This is in response to the need for people with limited mobility along with the elderly and the young to easily reach some open space within walking distance, even if the open space is relatively small in size. This is consistent with the latest research into the importance of open space to community health and wellbeing as summarised in Section 2.4 of this Strategy.

The areas without any colour shown in them are locations in the City of Yarra where the existing population do not have any open space within a safe and easy walk from their home or workplace. These are referred to as 'gap areas' in the Strategy. Given that one of the project's key objectives is to provide at least some open space within safe and easy walking distance of everyone living and working the City, then the gap areas are a priority to address in relation to the location of future open space. Gap areas can be addressed by a range of options including providing additional open space, improving pedestrian access via the local street network or linear open space to open space adjoining the gap areas. Additionally, short term solutions in the interim such as arranging for access to school land or publicly accessible private open space can also be an appropriate measure to address existing gap areas.

There are some areas of the City where there are gaps in the distribution of any open space. In other precincts, such as Collingwood, Cremorne and parts of Richmond, there is a lack of larger areas of open space with only Small Local or Local open space being provided. While the smaller open spaces are valuable, there can be a lack of diversity of the range of facilities and the sense of space that can be achieved because of their smaller size. Areas without any open space are referred to as Gap Areas.

The precinct based analysis in the Strategy has taken the gap areas into consideration in the recommendations. The opportunities to address gap areas include the provision of additional open space, improved access to ancillary open space and streetscape improvements to increase safety of access to existing open space. Given the forecast increase in population density, new open space will be sought in many of these gap areas to meet best practice approach of providing green open space within an easy and safe walk of everyone who lives and works in the City of Yarra.

The travel and walking catchments to the different types of open space are summarised in the Table 3-5 below.

Table 3-5 Open space hierarchy and travel and walking catchments used in the gap analysis

Hierarchy	Travel and walking catchments to open space
Regional	No specific travel catchment is included as this is provided for the Melbourne-wide population. This open space has a 500 metre walking catchment applied in recognition of the local informal, and/or incidental use of these reserves by the local community. Where there is an at-grade signalised crossing directly opposite the open space, then the walking catchment will extend across the arterial road to reach it. This extended catchment is illustrated with a paler hatch to indicate that it requires crossing a major or arterial road to reach it.
City-wide	City-wide open space located within 1 kilometre travel catchment of dwellings and workplaces. Additionally, a 500 metre safe walking catchment applied to all City-wide open space in recognition they also provide for local and neighbourhood open space needs without crossing railways and arterial roads. Where there is an at-grade signalised crossing directly opposite the open space, then the walking catchment will extend across the arterial road to reach it. This extended catchment is illustrated with a paler hatch to indicate that it requires crossing a major or arterial road to reach it.
Neighbourhood	Neighbourhood open space within 400 metre safe walking catchment of dwellings and workplaces without crossing railways, major and arterial roads. Where there is an at-grade signalised crossing directly opposite the open space, then the walking catchment will extend across the arterial or major road to reach it. This extended catchment is illustrated with a paler hatch to indicate that it requires crossing a major or arterial road to reach it.

Hierarchy	Travel and walking catchments to open space
Small Neighbourhood	Small Neighbourhood open space within 300 metre safe walking catchment of dwellings and workplaces without crossing railways, major and arterial roads. Where there is an at-grade signalised crossing directly opposite the open space, then the walking catchment will extend across the arterial or major road to reach it. This extended catchment is illustrated with a paler hatch to illustrate that it requires crossing a major or arterial road to reach it.
Local	Local open space located within 200 metres safe walking distance from dwellings and workplaces, without crossing railways, collector roads, major roads and arterial roads.
Small Local	Small Local open space located within 150 metres safe walking distance from dwellings and workplaces, without crossing railways, collector roads, major roads and arterial roads.

The spatial distribution is one of the factors that influences the precinct based open space needs analysis and the potential need for additional open space. Other factors include the diversity of size and quality of open space; existing and proposed urban densities and population growth; and the level of community satisfaction with the existing open space network. In some locations, additional open space may also be proposed outside the gap areas in response to adequately catering to increased urban densities.

Refer to Section 7 of the Strategy for the precinct analysis and recommendations.

3.5.2 Gaps in linear links/trails

3.5.2a Yarra River

The Main Yarra Trail has been expanded and upgraded since the 2006 Yarra Open Space Strategy. The main gaps in the linear trail are:

- Between Gipps Street and the Walmer Street Footbridge, where there is a Public Acquisition Overlay (PAO2) in favour of The Minister responsible for administering Part 2 of the Crown Land (Reserves) Act 1978 for the creation of a continuous linear park / trail system adjacent waterways.
- All ability access onto the Main Yarra Trail on the City of Yarra side of the Yarra River at the Gipps Street entry point.
- In Fairfield and Alphington, there is no continuous public open space or path link along the north side of the Yarra River. The *Draft Yarra Strategic Plan* does not identify the need for a regional path link on the north side of the Yarra River. For the local catchment and context, there is a need to secure public access between Rudder Grange and Coate Park, which is currently provided via an informal link.

3.5.2b Merri Creek

The shared trail and path network along Merri Creek has been extended and improved in the recent years. There is still, however a gap in the shared trail the shared trail at Rushall Reserve.

3.5.2c Darebin Creek

The Darebin Creek Trail link has recently been completed between Heidelberg Road and the Main Yarra Trail. There is no access point into the shared trail directly from Alphington, with the only access point into it being via Sparks Reserve in City of Banyule.

The land however appears to have not yet been acquired as the Public Acquisition Overlay (PAO2) is still in place over the land along Darebin Creek in the Yarra Planning Scheme. This reserve has been shown as Future Open Space on the diagrams in this Strategy.

3.6 Quality of open space

3.6.1 Overview

The quality of open space is important as it influences whether the open space makes a valuable contribution to the open space network.

The quality and character of each open space is influenced and formed by a range of factors including its inherent physical and natural qualities, the urban context, its size, form, use, position, design and history. These factors are measured against the outcomes of the community survey and other research including the biodiversity and nature conservation values.

3.6.2 Quality assessment and recommendations

The three main methods used to gather data on the quality of open space are the site assessments; the community and council stakeholder engagement outcomes; and the background document research.

During the site assessments each open space is evaluated against the same set of criteria in relation to the following:

- Location
- Existing landscape character and overall condition
- Topography and views
- Adjoining land use
- The urban context and influences including built form, public access points and interface treatments.
- Forecast change
- Existing infrastructure and facilities
- Vegetation character and values

Following the site assessment work, the background research and consultation outcomes then informs the quality and context of each individual open space.

The quality of each open space is assessed in the context of the network as a whole - both in relation to the existing context and also in the context of the forecast change that is planned over the next 15 years. If the quality of the open space is assessed as being adequate, there will be no specific actions or upgrade works required. Where the quality of the open space is assessed as being inadequate, recommendations are developed to provide guidance on the extent of change proposed. This may include a minor upgrade to existing facilities or a major change to the facilities and/or the landscape character and function of the open space, and in some locations expansion to its size.

The recommendations for all the existing open spaces in the City are made in Section 7 of this Strategy. Refer also to Section 4.5 regarding the issues of for increased levels of use in open space.

4. Forecast change and implications on open space planning

4.1 Residential growth and change

4.1.1 Existing residential population

4.1.1a Quantity

The estimated resident population in 2016 is 92,894, which is over 20,000 more residents living in the City since the 2006 Strategy was adopted. This represents an approximately 28 per cent increase in population since then (Source: **.id** Community Profile, accessed 16/10/18).

The rate of population growth between 2011 and 2016 increased at more than twice the rate of the previous five years, with an increase of 6,095 residents between 2006 and 2011, compared with an increase of 13,991 residents between 2011 and 2016.

The rate of residential population growth has been substantially higher than the rate of growth forecast at the time the 2006 Yarra Open Space Strategy was prepared. At that time the total forecast growth to 2016 was estimated to result in a resident population of 78,100, which is approximately 15,300 less than actual growth.

4.1.1b Demographics

Compared to Greater Melbourne, there are significantly fewer children of school age in the City of Yarra. There is also more than double the number of 25 to 34 year olds and a lower proportion of people in the 60+ age range.

In relation to household types, there is a higher number of lone person and group households and a lower proportion of couples with children households compared to

Greater Melbourne. This influences the design and management of open space in Yarra compared to other municipalities. With the proportionally higher number of lone person households and a lower proportion of couple with children households, the design of public open space needs to be relevant to the adult population. This includes strengthening the facilities and attractiveness of the reserves that encourage people outdoors to socialise in open space. Similarly, a diverse of facilities and characters that appeal to the young workforce. While play spaces will still be needed, they are not required in every open space as typically provided in Greater Melbourne.

Occupations of residents are changing with a decline in the manufacturing and wholesale industries and an increase in the professional, scientific and technical services and health and education sectors when compared to the 2006 data. This means that people are typically working indoors and potentially more likely to need and use open space during breaks from work and also before and after work. Nearly half the population in Yarra has a Bachelor or higher degree in education, which is up by 10 per cent compared to the 2006 census data, and the nearly double that of the Greater Melbourne average. Interestingly, there has been a decline in the proportion of tertiary students living in Yarra.

50 per cent of the population rent their accommodation, with 9.5 per cent in social housing which is significantly higher than the Greater Melbourne average of 29 per cent 2.6 per cent respectively. By comparison when the previous Open Space Strategy was prepared in 2006, 48 per cent of the population rented their accommodation with 11.5 per cent in social housing.

Approximately 60 per cent of residents in Yarra were born in Australia with nearly 30 per cent born overseas. 19 per cent of those born overseas were born in a non-English speaking country, which is similar to the Greater Melbourne average. There are more people born in Vietnam when compared with the Greater Melbourne average. This is reinforced with the most common language spoken at home apart from English being Vietnamese followed by Greek and Mandarin.

A key difference between the Greater Melbourne and Yarra is the dwelling type. In Yarra, 85 per cent of people live in medium and high-density dwellings compared to 33 per cent in Greater Melbourne. This means that residents typically have much less private open space available to them which increases their reliance on public open space.

4.1.1c Summary of key demographic changes between 2006 and 2016

Age range:
There has been a slight decline in the proportion of children and tertiary students, an increase in the young workforce population and a slight increase in the 60+ age range.

Dwelling type:
A more than 12 per cent increase in people living in high density dwellings with a decline in both separate houses and medium density dwellings reinforcing this. This trend results in less private open space and an increased reliance on public open space.

Household type:
There is a slight increase in the number of couples without children and other family types, with a slight decline in one parent families and group households. This reinforces

the need for open space design to be diverse and adaptable to appeal to a range of users, with a reduced emphasis on dedicated play facilities for young children.

4.1.2 Overview of forecast change

Yarra continues to experience significant redevelopment resulting in increased urban densities and population growth that places pressure on the open space network. This includes intensification of use, reduced ability to find land for new open space and the increased building heights overshadowing open space.

The Strategy responds to the changing population and built form based on the *Yarra Housing Strategy 2018* and the .id Consulting population forecasts that have been provided for each open space precinct. This, combined with a review of structure plans and urban design frameworks along with the *Yarra Spatial Economic and Employment Strategy (SGS, 2018)* has informed the forecast change for this Strategy and underpins the open space analysis and recommendations.

4.1.3 Residential population forecasts

Council relies on .**id** population and forecasting for data on its residential population. The forecasts updated in August 2018 are in Table 4-1, below, for each small area and the municipal total. The table shows 2016 as the starting point for population forecasting as this is the last ABS Census year and includes both 2031 and 2041 data to provide the medium to longer term view of population growth and its distribution. The Strategy has a planning horizon of 2016 to 2031 and also considers the forecast growth through to 2041 for context.

Table 4-1 Forecast residential population change 2016 - 2041

Location	2016 resident pop'n	2031 resident pop'n	Change resident pop'n 2016-2031	2041 resident pop'n	Change resident pop'n 2016-2041
Abbotsford	8,848	12,671	+3,823	16,426	+7,578
Carlton North - Princes Hill	9,010	8,843	-167	9,030	+20
Central Richmond	13,888	17,269	+3,381	19,941	+6,053
Clifton Hill	6,792	7,432	+640	7,734	+942
Collingwood	9,141	14,347	+5,206	18,653	+9,512
Cremorne, Richmond South and Burnley	4,622	9,539	+4,917	12,088	+7,466
Fairfield - Alphington	2,894	9,099	+6,205	9,843	+6,949
Fitzroy	11,464	15,798	+4,334	20,782	+9,318
Fitzroy North	12,358	15,112	+2,754	18,307	+5,949
North Richmond	14,335	21,754	+7,419	24,802	+10,467
City of Yarra	**93,353**	**131,864**	**+38,511**	**157,607**	**+64,254**

*Source: Population and household forecasts, 2016 to 2041, prepared by .**id** the population experts, August 2018. Accessed 10 September 2018 (Council version)*

Highlights of the residential population forecasts include:

- Overall, Yarra's residential population will grow by about 40 per cent between 2016 and 2031 and by about 70 per cent between 2016 and 2041.

- North Richmond is forecast to experience the greatest increase in residential population numbers between 2016 and 2041 at 10,467 people. Because there is a high residential population there now, this is a forecast growth of 73 per cent.

- Abbotsford is forecast to experience 43 per cent residential population growth between 2016 and 2031 and will also be experiencing employment growth. Suburb residential growth to 2041 is forecast at 86 per cent. Between 2006 and 2016 the residential population in Abbotsford doubled and this growth is forecast to continue.

- Collingwood will experience 57 per cent residential growth with 35 per cent growth in the Collingwood Structure Plan area along with additional employees. Suburb residential growth to 2041 is forecast at 104 per cent. This precinct currently has the lowest amount of open space as a proportion of land area and relative to population density. Given this, opportunities for the provision of new open space as part of redevelopment will be a priority. This precinct will also have significant employment population growth, refer to Section 4.2.3. There are existing gaps in open space provision in this precinct as shown in Figure 3F.

- Central Richmond is forecast to grow its residential population by 24 per cent with a 29 per cent increase in the Central Richmond Structure Plan area, and the area will also have employment gains. Suburb residential growth to 2041 is forecast at 44 per cent.

- Other high percentage residential growth forecasts for the period 2016 to 2031 are in the suburbs of Cremorne and Burnley - Richmond South at 106 percent and Fairfield - Alphington at 214 per cent. The impacts for open space are not as significant in the northern precinct given its proximity to the Yarra River and significant areas of existing open space. The majority of this forecast population will live in the Alphington Paper Mills Development Site, and Council has already negotiated the new local open space network within that site for the forecast population.

- In contrast, the suburb of Carlton North - Princes Hill will lose a small amount of residential population by 2031 and stabilise by 2041. Clifton Hill will grow by 9 per cent between 2016 and 2031, which would normally be considered a substantial amount of growth.

The Victorian government residential population forecasts (VIF) are based on LGA boundaries. The VIF 2016 forecast growth for Yarra between 2016 and 2036 is 29,412 additional people, which is significantly less than the .id forecast for a shorter time period (i.e. 2016-2031). It is noted that the .id forecasts are more recent, having been published in August 2018.

4.1.4 Where the forecast population will live

The Adopted *Yarra Housing Strategy 2018* and the Strategic Housing Framework Plan have informed the development of the open space sub-precincts that have been used for the sub-precinct open space analysis in the Strategy. This is shown in Figure 4A.

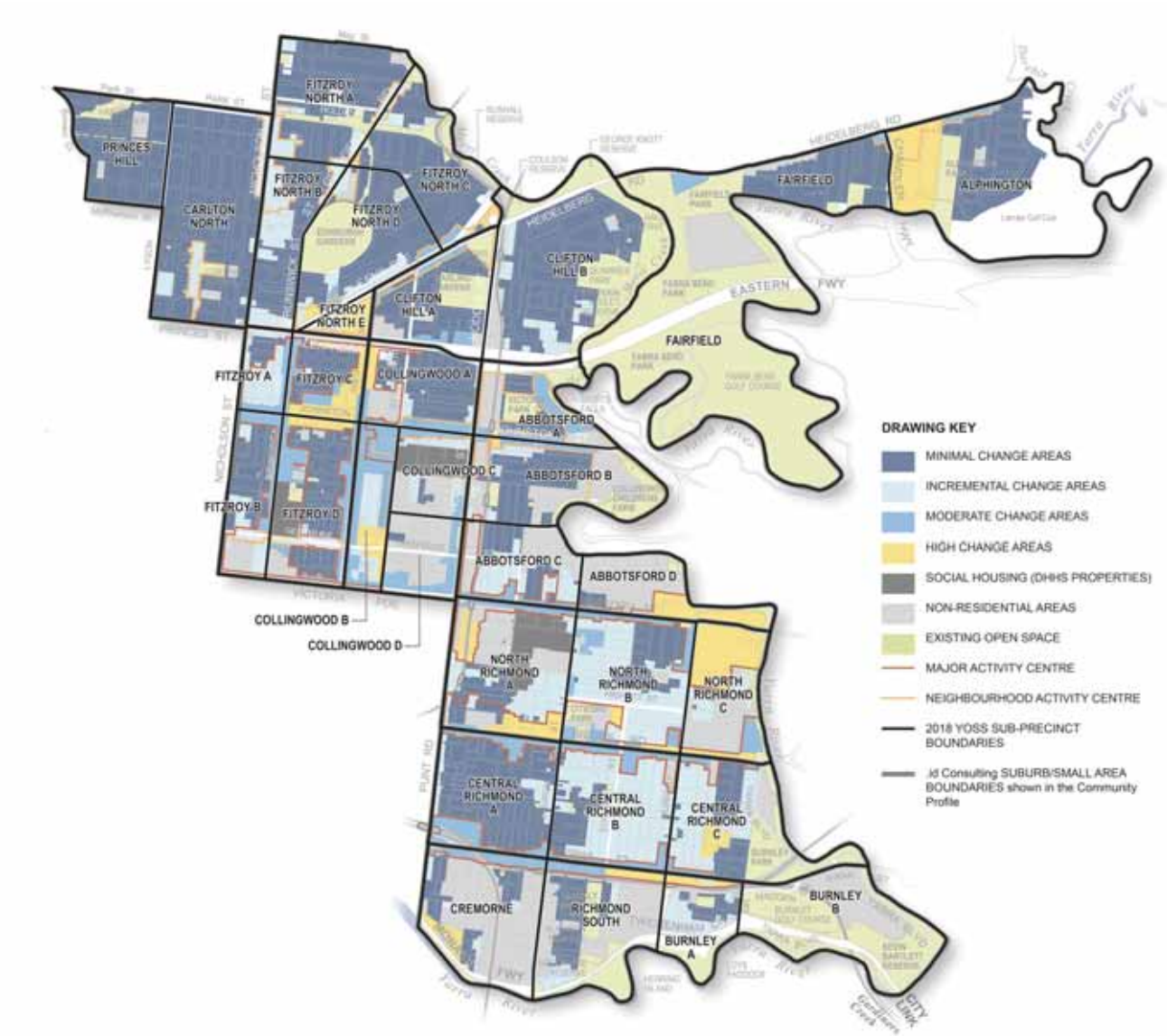


Figure 4A ***Adopted Strategic Housing Framework and Open Space Sub-precincts***
Source: Yarra Housing Strategy, 2018
Extract from Drawing YOSS-05 in Appendix A

The dark blue colour represents minimal change areas across the City contrasting with the yellow areas which represent high change areas. The high change areas fall mainly within the activity centres, with the exception being the high change area in Alphington on the former Alphington Paper Mills Site. From an open space perspective, Council has already negotiated the provision of new open space as part of that development, so the Strategy does not make any recommendations regarding that site.

The grey non-residential areas define the employment precincts and correlate with the existing land that excludes residential use. Council's *Spatial Economic and Employment Strategy (SEES)* supports retaining employment precincts to maintain this important aspect of Yarra's identity and economy. Increasing pressure for residential use will mean this is an ongoing issue that Council will need to proactively manage.

4.2 Employment growth and change

4.2.1 Existing employment population

The retail and employment precincts in Yarra supported a total of 83,000 employees in 2016 as noted in the *Yarra Spatial Economic and Employment Strategy, SGS 2018 (SEES)*). A summary of this report is included in Section 2.1. The retail precincts covered by the SEES include five major activity centres comprising non-residential land uses and emerging housing opportunities. These are Brunswick Street, Smith Street, Bridge Road, Swan Street and Victoria Street. Additionally, Johnston Street East was also included as an activity centre in the report. This accounted for just under 45 per cent of employee numbers in their report. The remaining employee numbers are based in the seven employment precincts including Victoria Parade, Gipps Street, Cremorne, Abbotsford, Church Street South, Burnley Office Precinct and Hoddle Street.

Given Council's support of the mixed use and employment precincts in Yarra, part of the research for this Strategy included determining whether workers use open space during the time they are at work. Surveys were conducted of the worker population in four of the employment precincts and the results have confirmed that the majority of workers visit open space near their workplace, with only 12 per cent stating they never visit it, while 60 per cent nominated they visit open space near their workplace at least once a week.

77 per cent of worker respondents noted they visited open space to be outdoors as a break from work, while 46 per cent noted they visit open space to socialise / meet colleagues / friends. A much lower number, being only 16 per cent use, open space for fitness/exercise. 34 per cent of respondents requested more open space and green spaces when asked to make any suggestions or comments on open space in general - i.e. this was not a prompted comment (*2018 Open Space Worker Survey, Metropolis*).

The workshop outcomes from consultation with the business community in Cremorne and Collingwood undertaken for the Yarra SEES in January 2018 identified that the top idea in both workshops was for more green space and small parks. This was combined with other comments including additional trees and mitigating impacts of urban heat island effect.

The SEES estimates of the employment population growth to 2031 combined with the worker open space survey results have informed the open space needs analysis and the Strategy recommendations for new and upgraded open space for the employment population.

4.2.2 Overview of forecast change

The SEES provides information about non-residential investment and employment growth in Yarra. The SEES notes that the City of Yarra plays a vital role in the economy of Metropolitan Melbourne and sustains a diverse range of businesses. Yarra has a mix of retail and entertainment precincts, mixed employment precincts, and health and education facilities that are vital to Melbourne's brand as a creative urban economy. In recent years, Yarra has become increasingly a knowledge and services oriented economy changing from a manufacturing and industrial economy.

The SEES defines future retail and employment precincts which are defined as activity centres in *Plan Melbourne*. The employment precincts are defined by the existing land use zone for industrial and commercial purposes whereas the retail precincts in the activity centres are mixed use and will include employment and residential uses.

4.2.3 Employment population forecasts

Floor space data is contained in Tables 5 and 6 of the SEES for the years 2016, 2021, 2026 and 2031. Job to floor space ratios are provided in Table 4 of the SEES. These tables have been used to produce Table 4-2.

Table 4-2 Forecast employment population change 2016 – 2031

Location	2016 employment population	2031 employment population	Change employment population 2016-2031	% change
Retail precincts				
Smith Street	9,660	14,150	4,490	46%
Victoria Street	8,170	11,560	3,390	42%
Bridge Road	13,680	17,245	3,565	26%
Brunswick Street	6,650	9,720	3,070	46%
Swan Street	4,560	6,520	1,960	43%
Johnston Street East	3,740	5,060	1,320	35%
Employment precincts				
Victoria Parade	**11,730**	**17,690**	**5,960**	**51%**
Gipps Street	**4,170**	**9,390**	**5,220**	**124%**
Cremorne	**4,860**	**8,160**	**3,300**	**68%**
Abbotsford	3,200	3,910	710	22%
Church Street South	6,540	9,740	3,200	49%
Burnley Office Precinct	**3,070**	**4,770**	**1,700**	**55%**
Hoddle Street	2,970	3,890	920	31%
City of Yarra total	***83,000***	***121,805***	***38,805***	***47%***

Source: SEES 2018, Tables 4, 5 and 6

Highlights of the employment population forecasts include:

- Overall, Yarra's employment population will grow by about 47 per cent between 2016 and 2031.

- In the retail precincts, the highest percentage of employment growth is forecast to occur in Smith Street and Brunswick Street at 46 per cent, each. Similar employment increases are forecast for the Swan Street (43 per cent) and Victoria Street (41 per cent) precincts. The Johnston Street East precinct forecast is 35 per cent growth and it is 24 per cent for the Bridge Road precinct.

- In the employment precincts, the highest percentage of employment growth is forecast to occur in the Gipps Street precinct at 124 per cent followed by the Cremorne precinct at 68 per cent. The Abbotsford precinct is forecast to grow its employment numbers by 22 per cent, and the rest of the precincts are forecast to increase by between 31 and 51 per cent.

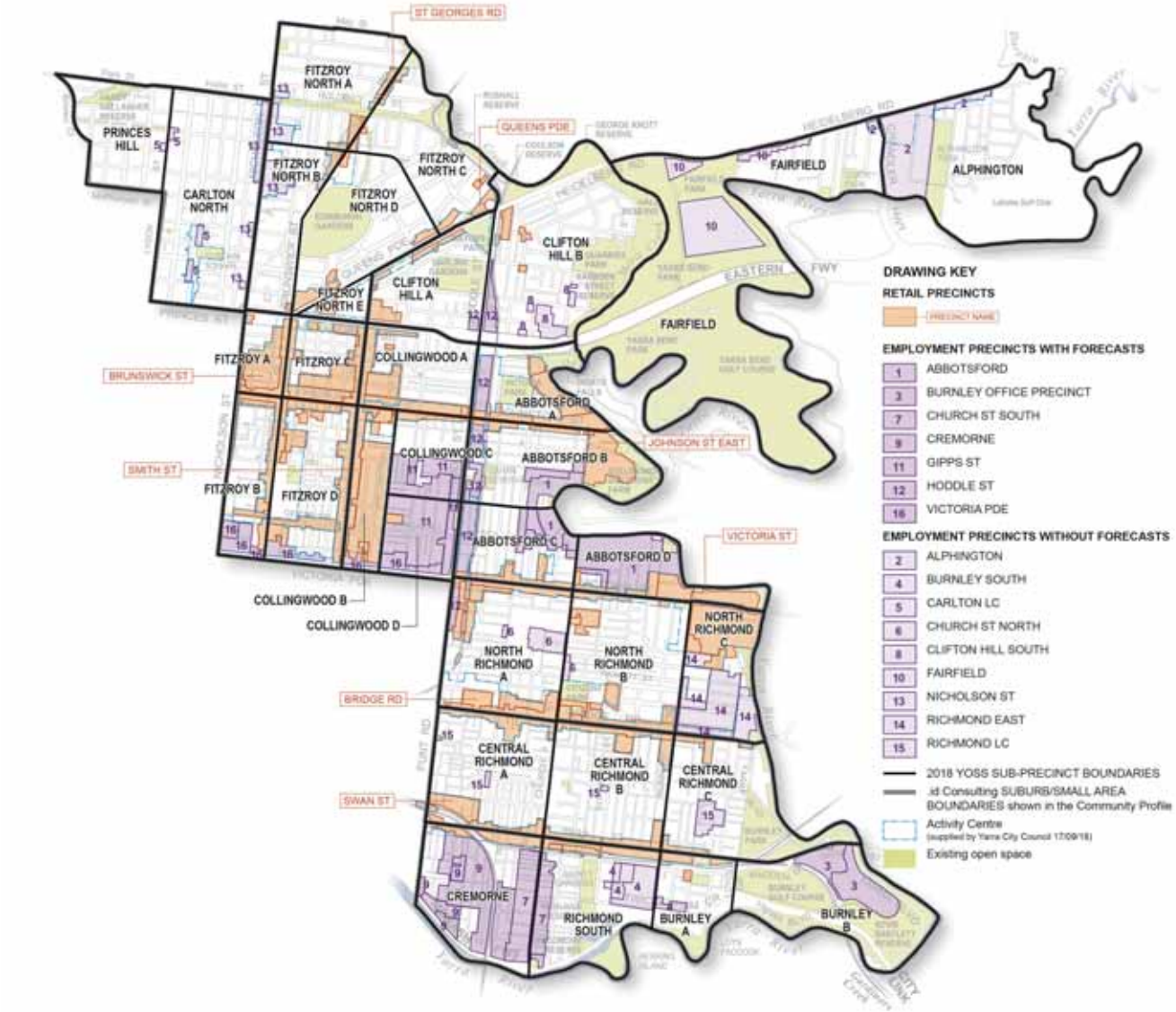


Figure 4B Employment and Retail Precincts
Source: Final Spatial Economic and Employment Strategy, 2018 and Adopted Yarra Housing Strategy, 2018 Extract from Drawing YOSS-06 in Appendix A

Figure 4B has been prepared based on the SEES to illustrate the extent of the Retail and Employment Precincts in the context of the open space sub-precincts and the Activity Centre Boundaries as shown in the *Yarra Housing Strategy*. The Retail precincts are shown in an orange colour in Figure 4B while the Employment precincts are shown in the purple colour. Forecasts for the estimated employment population in the Retail precincts have been prepared based on SEES data and included in Table 4-2. A further breakdown of the forecasts has been undertaken for each open space sub-precinct. This has been done by apportioning the employment population spatially across the different sub-precincts based on the proportion of the total land area in each.

The employment precincts are shown in two different shades of purple in Figure 4B. The darker shade of purple indicates the employment precincts for which employment forecasts have been prepared in the SEES and shown in Table 4-2. The lighter shade of purple indicates employment precincts without worker population forecasts. As for the Retail precincts, the total forecast employment population in each has been apportioned into each open space sub-precinct.

The precinct open space analysis and recommendations in Section 7 of this Strategy has taken into account the estimated employment population in each sub-precinct.

4.2.5 Structure Plans for Activity Centres

As part of the sub-precinct open space analysis existing Structure Plans will be reviewed and inform the analysis where appropriate, along with other relevant documents relating to these.

The boundaries of the existing Activity Centres are shown with a blue outline on Figure 4B.

4.2.6 Population growth not included in the forecasts

Additional population growth beyond the forecasts used in the Strategy can be expected beyond the planning period. This has been demonstrated with the high level of population growth that occurred following the adoption of the Open Space Strategy 2006. There will also be locations not currently anticipated for redevelopment or included in the forecasts at this time but that will come forward in their redevelopment timing due to land sales, market trends, availability of investment finance and other factors. Redevelopment in the City of Yarra is high density in nature and increases the need to provide an adequate amount of quality open space that is easily accessible for residents and workers.

Council expects that additional new open space is likely to be needed if higher density redevelopment occurs beyond what is anticipated in the forecast numbers. This will become particularly evident in locations that currently do not have safe and easy walking access to the existing open space network or where the existing network is reaching capacity. The recommendations for new open space in Section 7 of this Strategy will need to be supplemented if additional population growth occurs beyond the level forecast.

4.3 Urban densities and open space

4.3.1 Overview

As discussed in Section 2.4, best practice research into open space provision for high density precincts has identified that there is not an accepted international standard. What is common amongst the different research studies and reports is that everyone should be within a safe and easy walking distance of open space so that people of all abilities, ages and gender can visit and use open space. The studies also recognise the link between people's health and wellbeing and access to public open space, particularly green open space.

Therefore, a key criteria for determining where and what type of new public open space is required is meeting the minimum requirement of at least some public open space within an safe and easy walk of everyone. The definition of safe and easy walk is the travel catchment to open space described in Table 3-1.

4.3.2 Forecast population growth and open space

Further to Section 3.3 regarding the quantity and provision of open space, the tables below illustrate the impact of the forecast population increase relative to the amount of existing open space in the City of Yarra.

Table 4-3 Quantity of open space relative to 2016 and 2031 forecast residential population density in Yarra

The following table illustrates the provision of open space relative to residential population density showing the comparison between 2016 and 2031.

PRECINCT NAME	Total open space 2016 Ha	Total population (URP) 2016	Sqm of open space per person 2016	Forecast population 2031	Sqm of open space per person 2031
Abbotsford	13.39	8,184	16	12,671	11
Carlton North - Princes Hill	6.23	8,433	7	8,843	7
Central Richmond	23.46	12,965	18	17,269	14
Clifton Hill	41.18	6,342	65	7,432	55
Collingwood	0.34	8,511	0.4	14,347	0.24
Cremorne, Richmond South and Burnley	44.98	4,747	95	9,539	47
Fairfield - Alphington	96.92	2,701	359	9,099	107
Fitzroy	2.27	10,445	2.2	15,798	1.4
Fitzroy North	29.56	11,535	26	15,112	20
North Richmond	5.81	13,299	4.4	21,754	2.7
TOTALS	264.12	87,162	30	131,864	20

At a municipality-wide scale the total open space relative to population will reduce from 30 to 20 sqm per person if no open space was added to the network during that same period. While the Strategy timeframe extends to 2031, population forecasts are also available to 2041, and these have been shown in Table 4-4.

The 2041 forecasts are useful in the context of understanding longer term direction for the different precincts. In Carlton North - Princes Hill, the population is forecast to remain relatively stable through to 2041. In Fairfield - Alphington there is significant forecast growth planned in the 2016 to 2031, with the population forecast to expand to nearly four times its size. This is mainly due the development of the large former Amcor site. In the 2031 to 2041 planning period the forecast growth reduces back to a much lower 8 per cent rate.

For Abbotsford, the population is forecast to grow in size between 2016 and 2031 and then continue growing in the next planning period of 2031 and 2041. Given there are only a limited number of large redevelopment sites where a lager open space land contribution can be provided, the need for new open space beyond 2031 in Abbotsford has been identified in this Strategy for the CUB site. Refer to Section 7 for the precinct analysis and recommendations.

Table 4-4 Quantity of open space relative to the 2031 and 2041 forecast residential population density in Yarra

PRECINCT NAME	Total open space 2016 Ha	Forecast population 2031	Sqm of open space per person 2031	Forecast population 2041	Sqm of open space per person 2041
Abbotsford	13.39	12,671	11	16,426	8
Carlton North - Princes Hill	6.23	8,843	7	9,030	7
Central Richmond	23.46	17,269	14	19,941	12
Clifton Hill	41.18	7,432	55	7,734	53
Collingwood	0.34	14,347	0.24	18,653	0.18
Cremorne, Richmond South and Burnley	44.98	9,539	47	12,088	37
Fairfield - Alphington	96.92	9,099	107	9,843	98
Fitzroy	2.27	15,798	1.4	20,782	1.1
Fitzroy North	29.56	15,112	20	18,307	16
North Richmond	5.81	21,754	2.7	24,802	2.3
TOTALS	264.12	131,864	20	157,606	17

Refer also to Section 4.2.6 regarding unanticipated population growth during the implementation of this Strategy.

4.3.3 High density and overshadowing open space

The forecast increase in the number of people who will live and work in high density environments with little or no private open space will place greater demand on public open space to meet the majority of their open space needs. The increased densities and taller buildings will also increase the potential for these buildings to overshadow existing and proposed new open space.

Sunlight access to open space contributes to its attractiveness, health and useability. Natural sunlight is essential for the healthy growth of trees, shrubs and grass. Over the past 10 years results from research has linked the importance of sunlight to maintaining healthy Vitamin D levels and also other factors such as mental alertness and having a role in preventing depression. The results of this research recommend that people need between 25 minutes and up to 1.5 hours of sunlight on their skin during winter to maintain healthy levels of Vitamin D. People with light coloured skin need less time in direct sunlight (i.e. 25 mins) compared to people with darker coloured skin (i.e. up to 1.5 hours).

Direct sunlight to open space contributes to its attractiveness, particularly during winter, when spending time outdoors is more comfortable if it is warmer and there is an opportunity to exercise or sit in the sun. If the open space is more appealing to use in the winter, it encourages people outdoors to be in the fresh air, the natural sunlight and to exercise and keep fit which supports a healthier community.

With the change towards higher density living, Council will need to introduce more specific controls to prevent undue overshadowing of public open space particularly during winter to support and promote sustainable high density living.

Refer to Section 5.4.2 for more detailed information regarding the health and wellbeing benefits of sunlight.

4.4 Climate emergency

4.4.1 Overview

Open space is influenced by the changing climate and has a role in mitigating and adapting to its effects. It has become increasingly important to focus on sustainability in all aspects of open space design, management and maintenance. More frequent and extreme droughts have seen greater emphasis placed on sustainable water sources to adequately maintain open space in the future. At the same time, the role of open space in mitigating urban heat island effect in the higher density precincts has been measured and is better understood.

4.4.2 Mitigating urban heat island effect

Dr. Nigel Tapper of Monash University provided advice as part of the City of Melbourne Open Space Strategy in relation to optimising opportunities to mitigate urban heat build-up in the future. This included the provision of regularly distributed green open spaces across built up areas that are designed with appropriate green infrastructure and permeable surfaces to hold moisture which then allows effective evapotranspiration to cool the local microclimate. This is particularly important during extended periods of heat. Deciduous trees with a larger leaf surface area are more effective at evapotranspiration. In the Melbourne climate, they also have the benefit of allowing winter sunlight to penetrate and deliver warmth to the open space during the colder months while providing much needed shade during summer.

Designing greener and cooler open space with sustainable water sources has the added benefit of providing cooler public places for the community to use during hot weather. This is particularly important for the vulnerable in our community including the frail, the elderly, the homeless and those without cooling in their homes, or those who choose not to use air conditioning for other reasons.

In higher density urban areas, open space provides a visual and physical break in the built form to allow some radiant passive cooling at night. Designing these open spaces with a combination of large canopy shade trees, garden beds and surfaces that retain moisture (such as grass rather than large paved surfaces) is essential for passive cooling. For open space to effectively contribute to mitigating urban heat in higher density urban areas it needs to be regularly spaced across the compact urban form to counteract the heat trapping characteristics of sealed built surfaces.

Sustainable water sources will need to be integrated into the future design of open space in higher density precincts. This is to sustain broad canopy shade trees, garden beds and grassing and will increase the capital costs of providing the open space.

Additional features that contribute to passive cooling in open space include water features and green walls on adjoining built form. For green walls, the ongoing maintenance costs and technology required to ensure longevity requires further research to identify if these are feasible and cost effective in open space.

4.4.3 Sustainable water use and management of open space in the context of the climate emergency

The forecast increase in severe weather events including extended droughts and storms impacts on open space. Extended droughts mean that open space may be impacted by water restrictions again in future. Severe storm events may result in a greater number of flood events, winds, damage to mature vegetation and impact on the viability of new plantings to establish.

Severe weather events impact on the viability and use of open space. The impact of extended droughts can include a significant reduction in capacity of open space to accommodate high levels of use, particularly sports fields. While it is important that Council investigates options to better drought proof reserves, it is important to maximise opportunities to retain moisture in open space to be effective in mitigating urban heat and proactively plan for this in the future.

It is a priority to investigate sustainable water reuse of all aspects of the urban water cycle and achieve multiple benefits in open space design. Some of these projects have the potential to deliver improvements to biodiversity, urban heat island effect mitigation, landscape character diversity and visual interest in open space, along with delivering sustainable water reuse for irrigating and maintaining open space. These opportunities will potentially increase the capital works costs of providing open space in the future, and has been considered in the preparation of the Strategy Costings that form the basis for calculating the open space contribution rate.

4.4.4 Vegetation management

The changing climate, including the forecast increase in severe weather events, impacts on plant health and survival. The inclusion of sustainable water harvesting and reuse will assist with managing vegetation. Other major impacts will be forecast increase in storm events with increased wind velocities and changing patterns of rainfall that will potentially damage existing mature trees.

Balancing the need to retain existing large canopy trees for habitat, shade and evapotranspiration will mean that a focus on the ongoing management of tree health, including adaptive management, will be required in the future. The changing climate will likely impact on the health of remnant indigenous vegetation as well as planted vegetation.

The future management of large canopy trees and vegetation will be implemented through the *Urban Forest Strategy* and the *Yarra Street Tree Policy.*

4.4.5 Sustainable material use

The Strategy recognises that in recommending improvements and upgrades to open space, the Strategy should maximise opportunities to utilise appropriate materials. This includes recycled materials, those from sustainable sources and materials with longevity and durability to minimise ongoing maintenance and replacement costs as well as material use.

Future building and infrastructure design in open space is to minimise energy use, including consideration of appropriate siting and orientation to maximise passive cooling and heating.

Refer to Section 6 of the Strategy for the Design and Management Guidelines.

4.5 Increased levels of use of open space

4.5.1 Overview

With the forecast increase in urban densities and population growth the existing open space network will need to cater to increased numbers of people using it. While additional open space is also proposed, the intensity and levels of use in the existing and new open space is anticipated to continue to increase. At the same time, the important role open space plays in the health and wellbeing of the community, particularly in high density precincts is also now better understood. One of the key factors in open space continuing to make an important contribution to liveability is the inclusion of natural features including large mature canopy trees, garden beds and grassed areas. The natural features require more ongoing maintenance as they are not as robust as built features and paving. This has implications for the design, management and maintenance of open space.

The community feedback during the exhibition of the Draft Strategy reinforced the importance of public open space for both the mental and physical health and wellbeing of the community. There is also strong support for maximising urban greening in open space including trees, garden beds and grassed areas and supporting this with sustainable stormwater harvesting and reuse.

4.5.2 Diversity of facilities balanced with the natural character

Providing additional facilities in open space to cater to more people using it will be required. The facilities will encourage the community outdoors to exercise and socialise in open space and include paths, fitness stations, multi-use courts, playspaces, seats, picnic shelters and barbecues. Balanced with the facilities, is also the need to retain a sense of space and naturalness so that people can relax and unwind and have a break from built form. The need to achieve this balance is the reason why additional open space is required. This is based on the need to increase the total amount of open space that is available to accommodate the thousands of additional residents and workers benefiting from it and using it. This is why in some precincts additional new open space is recommended, even though it may not actually be a gap area. Refer to Section 3.5.1 for a description of the gap areas.

4.5.3 Increased costs associated with managing natural features in open space in the context of climate change and forecast growth

Managing and maintaining natural features in the context of high levels of use and in this changing climate is challenging. For example open grassed areas are increasingly being used for informal and casual ball sports as per the changing trends in the way people participate in exercise. This increases the wear and tear on them and creates the need to irrigate them during summer so they can cope with the additional levels of use. In the current context of the climate emergency and changing rainfall, water is an increasingly valuable resource. Therefore, the preference is for future irrigation to be sourced from

sustainable water harvesting and reuse. The infrastructure and investigation to do this increases the capital cost of providing open space that can more sustainably accommodate higher levels of use throughout the year.

As part of the future planning for open space, the capital works budgets will allow for the inclusion of the additional infrastructure for sustainable water harvesting and reuse.

Section 6 of this Strategy provides guidance regarding the design and management of existing and new open space. Section 7 of this Strategy includes the recommendations to upgrade existing open space and the provision of new open space to meet the open space needs of the existing and forecast population.

5. Open space framework recommendations

5.1 Role and purpose of different types of open space

5.1.1 Open space hierarchy

The open space hierarchy is shown in Section 3.2, Table 3-1. This hierarchy is based on both the existing or intended catchment of users and the relative size of the open space to adequately cater to its intended use. The purpose of the hierarchy is to provide the following:

- Guide the analysis of the spatial distribution of open space in the City of Yarra. The Hierarchy has been applied to all open space in the municipality to allow this assessment to occur as part of the analysis for this Strategy, and is illustrated in Figure 3E and Drawing YOSS-03a.
- Directs appropriate facility development and maintenance levels in different types of open space. For example if a new tennis club and courts are being considered, by preference they will be located in City-wide open space as the level of other facilities will usually support this type of facility including adequate car parking, lighting and the surrounding residential neighbourhood is already used to the higher levels of activity associated with structured recreation facilities. The hierarchy provides a transparent and clear process for the community and Council regarding appropriate levels of development in the different types of open space.
- Provides guidance for appropriate levels of funding to open space, including external funding. For example, Regional open space is defined as being for a broader catchment than the City of Yarra, both in relation to biodiversity values and catchment of users. It is therefore reasonable that upgrades and improvements to areas of Regional open space are funded at least in part from regional funding sources.

5.1.2 Facility provision

The following Table 5-1 provides a guide for the typical facilities and features that are appropriate for the different types of open space as set out in the open space hierarchy, Table 3-1. It is to guide design decisions by Council and developers when undertaking future upgrades for existing open space and the establishment of new open space.

The facilities and features are listed in alphabetical order. The table is to be used as a guide only for what is appropriate for different types of open space. The actual facilities and features in existing and new open space will vary depending on its location, design, character, recreation needs, community input, environmental values and urban context. Not every facility listed as appropriate will necessarily be provided in each open space of that type.

Table 5-1 Guide for appropriate facility and feature provision of existing and new open space by hierarchy

✓ = Appropriate facility/feature for the hierarchy of open space

Facility and feature	Regional	City-wide	N'Hood	Small N'Hood	Local	Small Local
Barbecue	✓	✓	✓	✓	✓	✓
Car parking	✓	✓				
Drinking fountains	✓	✓	✓	✓	✓	✓
Exercise/fitness facility (eg. small scale fitness equipment, half court, outdoor table tennis facility etc)	✓	✓	✓	✓	✓	✓
Festivals and events - major	✓	✓				
Festivals and events - minor	✓	✓	✓	✓		
Garden bed - feature/decorative	✓	✓	✓	✓	✓	✓
Garden bed - to mitigate urban heat	✓	✓	✓	✓	✓	✓
Large open grassed areas for unstructured recreational use	✓	✓	✓	✓		
Lighting (key linking paths, picnic shelters and sports facilities only)	✓	✓	✓	✓	✓	✓
Path - shared	✓	✓	✓	✓	✓	✓
Path - pedestrian	✓	✓	✓	✓	✓	✓
Playground - major	✓	✓				
Playground - large	✓	✓	✓	✓		
Playground - medium		✓	✓	✓	✓	
Playground - minor				✓	✓	✓
Public Toilets	✓	✓	✓			
Rubbish bins	✓	✓	✓	✓	✓	✓
Seating	✓	✓	✓	✓	✓	✓

Facility and feature	Regional	City-wide	N'Hood	Small N'Hood	Local	Small Local
Shelter - picnic/shade/rain	✓	✓	✓	✓	✓	✓
Skate/BMX facilities	✓	✓				
Structured indoor sport and recreation facilities	✓	✓				
Structured outdoor sport and recreation facilities	✓	✓	✓			
Trees - large canopy shade	✓	✓	✓	✓	✓	✓
Unstructured sport and recreation facility (eg. multi-use courts, cricket nets etc)	✓	✓	✓	✓		
Water feature	✓	✓				
WSUD feature and infrastructure, including sustainable water supply	✓	✓	✓	✓	✓	✓

5.1.3 Character classification

Different types of open space are influenced by the inherent natural and physical character of the open space, the facilities in it, the urban context in which it is located and the design and layout of the open space. Open space character in the City of Yarra ranges from structured sporting reserves to heritage parks and gardens, urban squares, nature conservation reserves along the waterway corridors and informal spaces. These different characters appeal to different parts of the community and a diversity in character generally assists in meeting diverse needs by maximising the accessibility of open space to the community and places for habitat protection or improvement.

The character classification system for open space is shown in Table 3-2. Character classification assists with the following:

- Assessing the diversity of open space character types across the City and within each precinct. This will identify if there are gaps in the open space character types or an oversupply of the same type. The Strategy identifies if there is a need to increase the diversity in the precinct recommendations.
- Assisting with the future design and management direction for each open space. For example, if the open space has 'Heritage' as its primary classification, future decisions regarding the planting style will be guided by whether that is consistent with the heritage character and style

The character classification has been used to assess the provision and distribution of different types of open space across the City of Yarra. Each open space is assigned a 'primary' classification and many also have 'secondary' classifications as well to assist defining the diverse character of open space.

5.2 Criteria to assess suitability of land as open space

All sites being considered as new open space will first be assessed against a list of criteria as shown in Table 5-2 to confirm if it is suitable. This will assist Council in assessing and prioritising sites that may be suitable for open space, particularly where Council is considering conversion of public land to open space or acquisition of sites for open space. It is also intended to guide Council's assessment of future land contributions that are proposed on large development sites or other public land that may be suitable as future open space.

It will be at the responsible authority's discretion as to whether an area of land offered by a developer as open space is accepted and adequately meets the criteria in the Strategy. The City of Yarra will apply these criteria to any future land that they convert or acquire for open space. The assessment criteria in this table can also be used to assess existing open spaces where review of their status and condition is required.

Table 5-2 Criteria to assess suitability of land as open space

Note, the criteria in this table is listed in alphabetical and not priority order.

Criteria	Description
Accessibility	Physical access into the site including the inherent topography, location on natural ground (not an elevated part of a building) and ability to make the site safe and accessible for people of all abilities (Note - refer also to Transport, Visibility, Condition and Location in this list of Criteria for other access related issues).
Adjoining land use	The influence of adjoining land use on the recreational, ecological, social and cultural value of the open space. This includes consideration of existing and future planned land use, community facilities, urban context, personal safety (passive surveillance), built form and height.
Amenity	Visual and passive amenity values relates to the influence open space has on the liveability of the neighbourhood by providing: • Visual relief from built form • A break from noise levels associated with traffic and other urban land use activities • At least some long distance views and vistas from within the open space so it is not entirely built out or overwhelmed by built form • Adequate levels of winter sunlight to meet the health and wellbeing needs of the community. Refer to Sunlight access for details.

Criteria	Description
Climate change mitigation	• Ability for the site to have long-lived broad spreading canopy trees planted, and space for the trees to fully establish without encroachment into their canopy. • Ability for the site to incorporate sustainable water supply and reuse and maximise moisture retention to allow passive cooling of the local microclimate including areas for long-wave radiant cooling at night. • Located within existing or future medium to high density precincts where it will be effective in mitigating urban heat island effect. • Ability for the site to remain as useable and functional open space in the context of major storm events and sea level rise.
Condition	The existing physical condition of the land is suitable for use as public open space including that there are no inherent issues such as contamination and significant financial or safety implications for Council if the land becomes public open space. This includes the land being open to the sky.
Ecological	Includes the site's existing biodiversity values and the potential to contribute to the protection and enhancement of these values along with a site's contribution to existing or future ecological diversity.
Equity	The local community including residents and workers should have reasonable access to public open space. This includes physical access, visual access and economic equity of access.
Financial	The costs to the Council in obtaining and improving the land as open space, along with the costs associated with the ongoing maintenance and management of it.
Heritage values	Wurundjeri Woi Wurrung, Aboriginal and Torres Strait Islander community cultural heritage values and/or historical values to be enhanced, protected and interpreted in the open space. These values will influence the future use and design and management of the open space.
Hierarchy	That the site is capable of meeting the intended hierarchy as described in Table 3-1 of this Strategy.
Landscape character	Its positive contribution to the urban context, character and attractiveness of the precinct.
Location/linkages	The site's contribution to the connectivity and accessibility of the open space network. This includes consideration of the other strategic planning projects including linear open space corridors, and local links to improve accessibility within the local street network and links and connections to improve accessibility into existing or proposed future open space.
Ongoing maintenance and management	The ability for the City of Yarra to rezone the land for open space purposes, and to effectively maintain and manage the land as public open space.

Criteria	Description
Ownership	• Where the land is already in public ownership, potential for conversion to open space should be considered, where it can successfully be rezoned for this purpose. This may include existing Council assets or land owned by other authorities. • Where the land is privately owned, land can be acquired through open space contributions, generally at the time a site is redeveloped. Private land acquisition may be needed in some locations to create a functional open space of the size and configuration required for its intended role.
Recreation	The potential for the site to accommodate a range of structured sport, unstructured recreation and informal uses consistent with the intended hierarchy. This needs to include adequate space to meet best practice standards for the proposed uses to be undertaken safely in relation to risk management. These can include field sports, play, walking, jogging, cycling, exercising, informal ball games, socialising, picnicking, sitting and dog walking.
Safety	Urban context and layout is to maximise passive surveillance and access to open space in order to minimises risk to users of the open space.
Services/easements/ encumbrances	Extent of other services and easements that affects the development and use of the land as open space. This includes roadways, overhead structures, underground structures (e.g. underground car parking), water supply, power supply, flood mitigation and drainage.
Size	The minimum size for the site to meet its intended purpose, on its own or in combination with adjoining land. Refer to minimum size parcels for each type of open space as follows: • Regional, unlimited. • Municipal open space, generally a minimum of 3 ha is preferred, subject to the proposed municipal recreation facility located in it. • Neighbourhood open space, minimum of 1 ha. • Small Neighbourhood, minimum 0.5 ha (up to 0.99 ha). • Local open space, minimum 0.1 ha (up to 0.5 ha). • Small Local open space, minimum 0.03 ha (up to 0.1 ha), with a minimum width of 20 m in at least one direction.
State and local government policies	The land is not subject to other planning processes and policies that may be consistent or inconsistent with all or part of the site becoming public open space.
Sunlight access	• The site must have excellent sunlight access in winter for community health and wellbeing. • The site will have no additional overshadowing beyond the 9 metre built form height between 10am and 3pm on 21 June.

Criteria	Description
Transport	There are a range of transport options for residents and workers to easily access the site. This includes proximity to public transport, linear shared trails, major roads and the street network, relevant to the size and anticipated catchment for the proposed open space.
Visibility	The site's visual prominence is to maximise its use, safety and contribution to the broader community. Land is preferred which has at least two access points, local access streets to at least two sides and is provided on natural ground (not elevated or roofed structures).

5.3 Provision of new open space

5.3.1 Overview

This Strategy has identified where additional open space is required to 2031 for both the existing and forecast community. Some of the additional open space is to be provided primarily for the forecast population, and others are proposed to meet both the needs of the existing and forecast population. The method to secure additional land area as open space can be a combination of different mechanisms including contribution of land area by larger redevelopment sites, the purchase of undeveloped land, the purchase of developed sites and conversion of public land to open space.

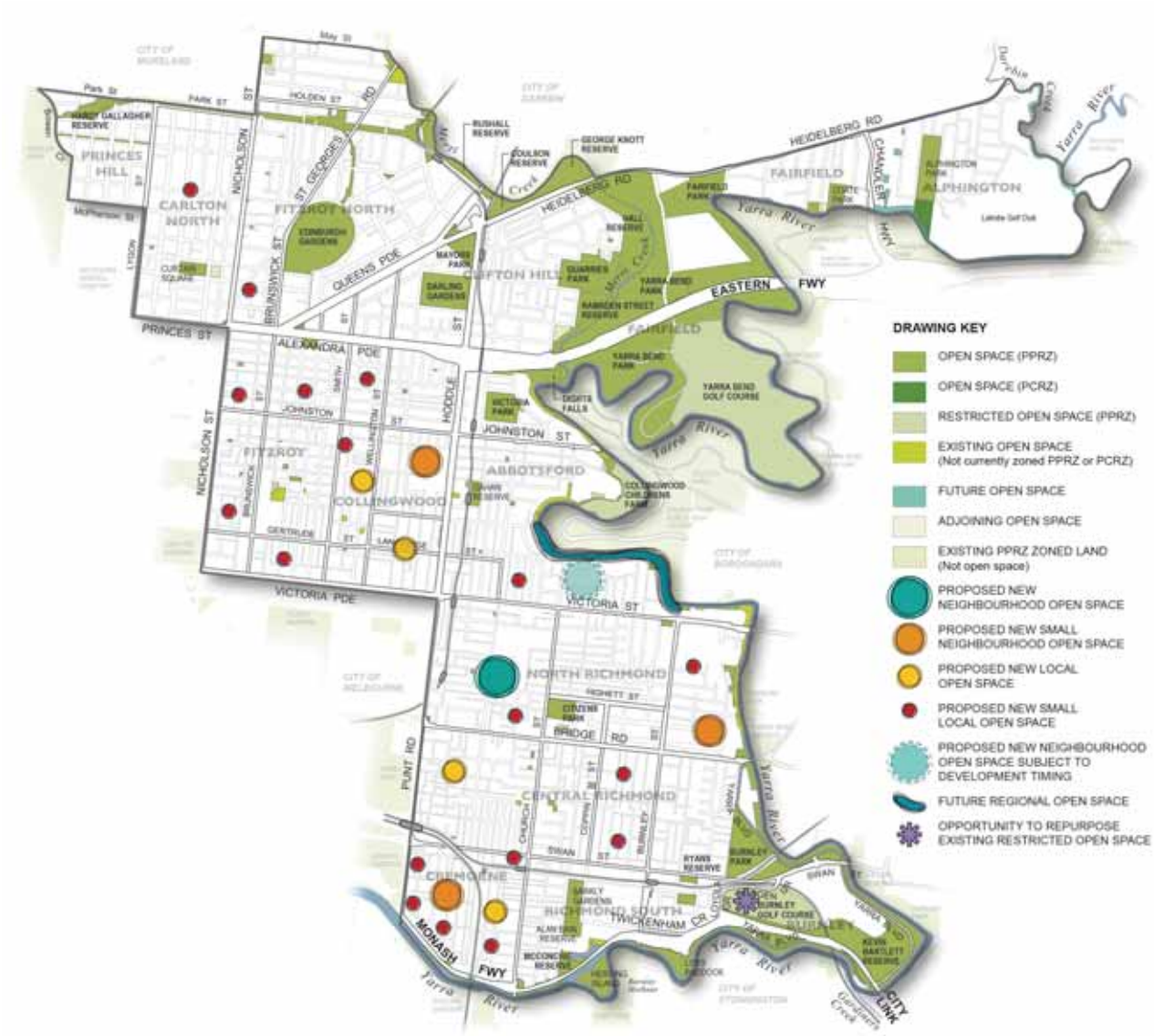


Figure 5A Schematic plan illustrating the type and location of proposed new open space

5.3.2 Step 1 – open space sub-precinct assessments

The Strategy has identified the need for 26 new open spaces to be provided within the Strategy timeframe to 2031 and an additional 3 open spaces that will be required in the longer term. The precinct recommendations diagrams for each of the 10 precincts defines 31 sub-precincts and type of new open space required in each in Section 7 of the Strategy. Figure 5A indicatively illustrates the approximate locations at a city-wide level.

As part of implementing the Strategy, Council will identify a range of suitable sites for future open space in each of the sub-precincts based on applying the criteria in Table 5-2 and the design guidelines included in the Strategy. Council will assess a range of sites including Council owned land, public land owned by other agencies, future development sites and individual privately owned sites that could potentially be suitable as future open space.

For future development sites, Council is to assess and identify what part of the site would be most appropriate as open space, assessing the land parcels against the criteria included in Table 5-2 of the Strategy.

No.	Recommendation	Respon-sibility	Priority
5.3-1	Council to undertake a sub-precinct open space analysis for all the 16 sub-precincts that have the 26 proposed new open spaces in them in priority order identified in Section 7 of the Strategy. This will identify potential opportunities to secure additional land that meets the criteria outlined in Table 5-2 and allow Council to negotiate appropriately with landholders and other agencies where required to acquire/secure the new open spaces.	YCC	Very High

5.3.3 Step 2 – Methods to acquire/secure additional open space

It is anticipated that the additional open space in the City of Yarra will be acquired via a range of methods including:

- As a land contribution as part of future subdivision of land for large development sites. It is acknowledged that the number of these sites are limited, however it is important that this is considered, particularly coupled with the opportunity to purchase or convert land directly adjoining it to create viable and useable open space.
- Conversion of land owned by the City of Yarra from its existing use to open space (for example a road, car park or community facility).
- Conversion of land owned by another government agency to open space.
- Purchase of undeveloped land, particularly where this may be negotiated with a land developer to add to an area of land being contributed on the same development site, or on an adjoining site so that a contiguous open space is created.
- Purchase of developed sites where no other opportunities are available.

There are likely to be situations where an additional open space may require a combination of the above methods to achieve a suitable land area for use as open space, as described in the open space hierarchy Table 3-1 and Criteria Table 5-2.

5.3.4 Step 3 – Design and delivery of new open space

The design of the new open space is to address any specific issues noted in the Strategy Precinct Recommendations and refer to the Design Guidelines in Section 6 of the Strategy.

New open space may be designed and delivered directly by the City of Yarra as a capital works project. Alternatively, the developer may be responsible for design and delivery in accordance with the recommendations in the Strategy, relevant design and management guidelines and approved plans through the subdivision permit approval process.

5.3.5 Repurposing existing restricted open space

While the scope of the Strategy does not assess the forecast future trends and needs for organised structured sport and recreation, it does consider the open space land area required to accommodate these facilities. In response to the potential future need for additional structured sport and recreation facilities to meet the needs of the forecast population, the Strategy has identified the opportunity for Council to review the future use of the restricted open space reserves in the city, with the key focus being the change of sporting use of Burnley Golf Course. Continuing to maintain this large area of public open space for a single purpose sporting use on a fee paying basis does not align well with the objectives and principles of the Strategy.

The benefits of changing Burnley Golf Course from a restricted sporting use to a reserve that provides a range of structured sporting uses includes:

- It is located in the southern part of the city in proximity to where the forecast population growth is greatest.
- The site is easily accessed by a range of sustainable transport options and the major road network.
- It is located outside of a residential precinct, meaning that the potential increased level of activity and noise associated with structured sporing use including evening training and match play would not impact on a residential community.
- Located next to Kevin Bartlett Reserve which is an established and well used sporting reserve.
- There is potential to relocate existing structured sport and recreation facilities out of precincts which are forecast to receive substantial growth, including Bridge Road and Swan Street Major Activity Centres, and allow the conversion of existing restricted open space to unstructured open space.

No.	Recommendation	Respon-sibility	Priority
5.3-2	Council to undertake a review of the structured sport and recreation needs of the forecast population to 2031 and consider the repurposing of Burnley Golf Course to provide additional structured sport and recreation facilities primarily for the forecast new population.	YCC	Very High

5.3.6 Changes to the forecast population growth over the Strategy timeframe

The Strategy recommendations and priorities for new open space and upgrades to existing open space are based on the existing growth framework for the City of Yarra shown in the *Yarra Housing Strategy 2018* and the *Yarra Spatial Economic and Employment Strategy 2018.*

If there is a substantive increase in the intensity of new development over the 15 year implementation timeframe of the Strategy, then projects in proximity to those locations can be implemented as a higher priority taking into consideration the timing of the open space contributions that are collected. Alternatively, if change occurs at a slower pace or at a lower intensity than anticipated, then project priorities and implementation timetables may need to be revised.

If additional change and development occurs in a location where it was not anticipated at the time this Strategy was prepared, or at an increased density, then additional open space may be required beyond that outlined and included in this Strategy. This has already been noted in Section 4.2.6. If this occurs, an analysis of the impacts of the forecast population change and development in that location will need to be assessed and confirmation of whether additional open space or upgrades to open space is required as a result of the change.

No.	Recommendation	Respon-sibility	Priority
5.3-3	**Additional change and development that was not forecast in the Strategy timeframe** Where additional development is either proposed outside of the areas that are forecast to change and develop in this Strategy or at an increased density, an open space needs analysis will be required. This will determine whether additional open space or upgrades to existing open space is required as a result of the proposed new development. This analysis is to be undertaken consistent with the method used in the open space needs assessments for each precinct in Section 7 of the Strategy.	YCC Developer	Ongoing

5.3.7 Potential disposal of open space in established areas

New open space replacing the need for some areas of existing open space

Although not identified as being required in any locations in the City of Yarra, some individual open spaces may change their purpose and role in the network based on future major infrastructure projects. If in the future the City of Yarra identifies any existing open space for potential disposal, the following process would be followed as a minimum:

a) Assess the subject open space within a precinct context. This analysis will need to assess all other existing and proposed open space within the walking catchment of the subject site to clearly understand each open space size and level of existing and proposed use (which may include an environmental role as well as community use) to determine the subject site's existing or future role in the local open space network.

b) Assess the site in relation to the Criteria listed in Table 5-2

c) Consult with the community who would potentially be affected by any disposal of the subject open space in accordance with the walking and travel catchments nominated in Table 3-1

d) If after steps (a), (b) and (c) the open space is still considered excess to requirements and the City of Yarra intends to dispose of open space, land is to be '*sold only if the Council has provided for replacement public open space'*. Refer to Section 20 of the *Subdivision Act 1988* for details.

5.4 Overall recommendations

5.4.1 Guidelines for development adjoining open space

The amenity and function of open space is influenced by the land use, design, layout, built form and landscaping treatments on adjoining sites. Guidelines included in this section describe the preferred interface treatments for existing open space and siting of new open space. These criteria are relevant for development proposals on sites adjoining open space and they should also be applied as relevant to any site that has potential to influence the function of the open space.

Development adjoining and nearby open space should positively contribute to open space by providing a degree of passive surveillance without interfering with the enjoyment, function and use of the open space. Adjoining development should not create adverse conditions in open space such as undue shadowing, increased wind effects, intrusion of unwanted light and noise, use of car parking or traffic access for private uses, interference with vegetation and dispersal of weeds, loss of natural light and loss of open viewsheds to and from within the open space and of the open sky.

No.	Recommendation	Respon-sibility	Priority
5.4-1	**Adjoining development and development that may influence nearby open space** Require relevant applicants for development to demonstrate compliance with the Guidelines for development adjoining or nearby open public space in Section 5.4.1.1	YCC	Ongoing

5.4.1.1 Guidelines for development adjoining or nearby public open space

The following guidelines are prepared to assist Council when reviewing applications for development that directly adjoins open space.

(a) Accessibility to open space

- Design and layout of the site development should foster good public access to open space, and particularly improve passive surveillance of the open space from adjoining development. Direct private access gates and paths from private development into open space should be avoided unless they clearly demonstrate they improve the broader public cycle and pedestrian circulation network. Refer also to (f).

(b) Amenity and function of the open space

- Design and layout of the site is to provide passive surveillance of open space. Buildings are to face open space and avoid blank walls (especially on lower floors) and high fences at the interface with open space. Passive surveillance should be effective but not intrusive for park users or occupants of adjoining buildings.
- Design of the built form and site use should maintain and improve the amenity, function and use of the open space. Factors that could degrade open space amenity, function and use include excessive built form, overshadowing, creating a sense of enclosure, noise, light spill, traffic movements, car parking demand or wind effects. In addition, the proximity of built form and building design should not allow undue transfer of noise from the open space into the development, thereby limiting the recreational function and uses that can reasonably occur in open space. Applicants may be required to supply studies demonstrating whether there will be positive or adverse effects on open space.
- The open space must receive excellent sunlight access including during the winter to maximise community health and wellbeing. Refer to Section 5.4.2 regarding sunlight access.

(c) Characteristics and values of open space

- Design is to be compatible with and enhance where possible the recreational, ecological, social and cultural values of the open space. This is to include consideration of light and noise impacts from adjoining development on habitat corridor values.
- Built form and landscape treatments should maintain the ecological processes and biodiversity values of the open space and allow for opportunities to enhance these values.
- Built form is to demonstrate it will be sufficiently set back so as not to cause the need for lopping or removal of vegetation in public open space.
- Design of built form and landscape treatments should be compatible with heritage values of the open space.
- Landscape treatments should be compatible with the landscape character of the open space and its contribution to the preferred landscape character and amenity of the precinct.
- Where sites adjoin waterway corridors or sites of identified biodiversity values, plant selection on development is to complement and improve these values including avoiding the use of any species that will lead to ongoing management issues on public land.

(d) Climate change mitigation in open space in medium to high density precincts and activity centres

- Built form and landscape treatments should be planned to allow for the growth and maturity of vegetation in open space, especially long-lived broad spreading canopy trees.
- Consider the proximity of built form to the open space to encourage sufficient long-wave radiant cooling to occur from the open space overnight.
- The development should allow for the use of sustainable water supply and reuse in the open space.

(e) State or Local government policies about open space

- The development must meet State and local planning policies pertaining to amenity and open space.

(f) Delineation of open space and private land

- Design and layout of adjoining sites, including location of buildings, structures and furniture, are to provide clear physical and visual separation between public open space and private land to preclude appropriation of, and encroachment on public space. This includes balconies from adjoining buildings not overhanging / encroaching into the open space reserve.

(g) Ongoing maintenance and management of open space

- Development will not increase the ongoing cost and responsibility for the management or maintenance of open space, including offsite costs such as on adjacent roads

(h) Open space contribution from development

- A development site adjoining existing or proposed open space is to be assessed for its suitability for an open space land contribution to create or add to the area of open space, or to create formal public linkages. This will be at the discretion of the Council.

(i) Services/easements to be provided to an adjoining site

- Access and easements for water and power supply, other utilities and drainage should be provided on the development site so that they do not encumber the use or management of the existing or proposed open space.

(j) Setback from site boundary

- Larger sites should allow for a setback from the boundary, relative to the height of the built form and/or topography so they do not adversely affect the amenity, function and use of the open space.

(k) Transport and car parking arrangements for the development

- Traffic access, traffic patterns and car parking demand should not decrease the accessibility, use and amenity of the open space.

(l) Visibility of and views from open space

- Public view lines are to be maintained and enhanced to and from the open space.

5.4.2 Sunlight access to open space

Sunlight access to public open space in winter is important for community health and wellbeing. It is also a key factor in the health and longevity of the soft landscape works including trees, grassing and garden beds. Over the past 10 years more research has emerged linking the importance of sunlight access in public open space to community health and wellbeing. This has combined with increasing population growth across the City of Yarra meaning that more people are living in higher density housing with less access to private open space and greening. A key aspect of health and wellbeing is access to sunlight particularly during Winter when research has shown that people can suffer from Vitamin D deficiency. During Winter people need to spend longer in sunlight to absorb adequate levels of Vitamin D. This means that the open space needs to be warm enough to encourage people to stay outdoors during Winter and absorb adequate levels of Vitamin D. Open space that has good sunlight access during Winter and in Autumn and Spring makes it more attractive to visit.

More recent research finds that sunlight elevates our moods and mental alertness. In recent times more people spend the majority of their working hours indoors and away from bright light including sunlight and this is now thought to be contributing to the rise in depression. So the benefits of people visiting open space in the daylight, including sunlight and exercising, contributes to both their mental and physical health and wellbeing.

It is also important to design open space to have shade during the summer months when open space needs to provide a cool space so that people can comfortably exercise and relax in it. Deciduous trees in open space allow Winter sunlight access and provide the much needed shade during the Summer.

Sunlight is also essential to plant health and growth, and while they adapt to lower levels of light during Winter, the loss of any direct sunlight is likely to make the open space more vulnerable to damage - for example grassed areas may not be as easily sustained and will be slower to start growing again as the days get longer without direct sunlight.

Public open space is free and accessible to everyone and therefore makes it an equitable space in which to guarantee acceptable levels of sunlight access, particularly in higher density urban environments.

No.	Recommendation	Respon-sibility	Priority
5.4-2	**Sunlight access to existing and future open space** Council to protect existing and new open space from additional overshadowing between 10am and 3pm on 21 June beyond that generated by the standard 9 metre built form height. Council is to implement effective controls for sunlight protection through the planning scheme .	YCC	Very High and Ongoing

5.4.3 Linear open space

5.4.3.1 Yarra River

Recognise and continue to strengthen the environmental, cultural and recreational values of the open space corridor adjoining the Yarra River.

No.	Recommendation	Respon-sibility	Priority
5.4-3	**Gap in the open space corridor between Gipps Street Steps and Walmer Street Bridge** Council to continue to advocate to the Victorian Government regarding acquisition of land in the existing PAO2, design and construction of the Main Yarra Trail between Gipps Street Steps and Walmer Street Bridge in Abbotsford.	YCC Vic Govt (PV) (MW)	Ongoing
5.4-4	**All-ability access to the Main Yarra Trail at the Gipps Street entry point** Council to continue to advocate to Parks Victoria to provide all-ability access to the Main Yarra Trail from the Gipps Street entry point to improve access for everyone to the trail.	YCC PV	Very High
5.4-5	**Biodiversity values** Continue to support the ongoing revegetation of the Yarra River corridor in consultation with Parks Victoria and Melbourne Water to improve the biodiversity values and qualities of the linear open space corridor along the Yarra River. The future revegetation works and vegetation management to allow adequate sightlines on trails and at entry points to meet the relevant standards for off-road shared trails.	YCC PV MW	Ongoing
5.4-6	**Education** Support ongoing consultation with the Wurundjeri Woi Wurrung, Aboriginal and Torres Strait Islander community about creative ways to acknowledge the Wurundjeri Woi Wurrung as the Traditional Owners, which may take the form of public art, interpretive signage or landscape treatment focussing on the river consistent with the *Yarra Strategic Plan*.	YCC	Ongoing

5.4.3.2 Merri Creek

Recognise and continue to strengthen the environmental, cultural and recreational values of the open space corridor adjoining the Merri Creek.

No.	Recommendation	Respon-sibility	Priority
5.4-7	**Upgrade the Merri Creek Trail upstream of St Georges Road** Council to liaise with Parks Victoria and Melbourne Water regarding improvements to the Merri Creek Trail consistent with current off-road shared trail standards.	YCC PV (MW)	Medium
5.4-8	**Biodiversity values** Continue to support the ongoing revegetation of the Merri Creek corridor in consultation with Melbourne Water to improve the biodiversity values and qualities of the linear open space corridor along Merri Creek. The future revegetation works and vegetation management to allow adequate sightlines on trails and at entry points to meet the relevant standards for off-road shared trails.	YCC PV MW MCMC	Ongoing

5.4.3.3 Darebin Creek

Recognise and continue to strengthen the environmental, cultural and recreational values of the open space corridor adjoining the Merri Creek.

No.	Recommendation	Respon-sibility	Priority
5.4-9	**Link into the Darebin Creek Shared Trail from Alphington** Council to continue to advocate to the Victorian Government to provide an access point onto the Lower Darebin Creek Shared Trail from Alphington.	YCC Vic Govt (PV) (MW)	High
5.4-10	**Biodiversity values** Continue to support the ongoing revegetation of the Darebin Creek corridor in consultation with Melbourne Water to improve the biodiversity values and qualities of the linear open space corridor along Darebin Creek. The future revegetation works and vegetation management to allow adequate sightlines on trails and at entry points to meet the relevant standards for off-road shared trails	Vic Govt MW DCMC	Ongoing

5.4.3.4 Inner Circle Railway Linear Parklands

The Inner Circle Linear Parklands is a well-used linear open space reserve that forms an important east west link between Merri Creek in Fitzroy North and Princes Park in Princes Hill. At a broader regional context level, this reserve also contributes to an overall habitat link between Royal Park and the Merri Creek corridor. In addition to the linear connectivity, the individual reserves that form the parklands are important neighbourhood and local open spaces with facilities appropriate to community use including play, seating, picnic facilities, open grassed areas and future community gardens.

No.	Recommendation	Respon-sibility	Priority
5.4-11	**Updated Inner Circle Railway Linear Parklands Masterplan** Prepare an updated Inner Circle Railway Linear Parklands Masterplan that includes guidelines for the appropriate levels of use and facilities in each of the open spaces along with vegetation management. Given the importance of the site as an east-west open space corridor, the vegetation management will need to address and improve the biodiversity and habitat values while retaining and strengthening the historical values, the shared trail design requirements and community values.	YCC	High

6. Open space design and management guidelines

6.1 Overview

These guidelines aim to support the core guiding principles and directions for open space as set out in this Strategy. They are informed by existing Council policies and best practice standards. Many of the topics dealt with in the guidelines apply more broadly across Council, for example, the guidelines contained in this Strategy provide guidance for festivals and events in relation to open space design and management only. In some instances the existing Council policies may have a different emphasis from the guidelines given these are focussed on open space. Council policies are frequently updated, and some policy updates may be informed by these guidelines.

The guidelines are to be referred to in relation to the future design and management for all open space in the City of Yarra. This includes:

- Open space that is owned and managed by other agencies located in the municipality.
- Open space that is owned and managed by the City of Yarra.
- Works that other agencies may undertake in open space owned by the City of Yarra.
- Future open space that is to be transferred to the City of Yarra.

For proposed new open space, Council will first assess the suitability of proposed land areas against the criteria included in Table 5-2. Once the suitability of the site as open space has been determined, designs for the new open space will be consistent with the guidelines outlined here. Council officers will refer to the guidelines when preparing design plans and undertaking proposed upgrades to existing open space. They will also assess proposed designs for new open space by other agencies and developers with reference to these guidelines where appropriate.

The Section include the following:

6.1 Overview

6.2 Climate change/urban greening

6.3 Biodiversity values and natural character in open space

6.4 Sustainable design and management

6.5 Accessibility to open space

6.6 Unstructured recreation and informal use and infrastructure
6.7 Structured sport and recreation use and infrastructure
6.8 Cultural heritage values and public art
6.9 Festivals and events
6.10 Design and management plans for open space
6.11 Open space maintenance
6.12 Other agency open space ownership and management

6.2 The climate emergency and urban greening

As described in Section 4.4 of this Strategy, open space is influenced by the changing climate and also has an important role to play in mitigating and adapting to its effects. This includes supporting a significant tree canopy cover which provides multiple benefits to the character and liveability of Yarra. The *City of Yarra Urban Forest Strategy 2017* provides a clear charter for the future custodianship of Yarra's street and park tree population. The Urban Forest Strategy highlights the multiple benefits of trees including the health and wellbeing benefits, environmental benefits and the economic benefits.

Additional to the importance of canopy trees is the positive effects that open space can have on urban cooling in this time of climate change, particularly during periods of extended extreme heat. For open space to assist with mitigating urban heat, ideally it is well distributed across the urban areas, retains moisture through the inclusion of moisture absorbing surfaces such as grass and garden beds and includes large broad spreading canopy trees that will transpire overnight and effectively cool the higher density urban areas. This is one of the key reasons that the Strategy recommends additional small, distributed areas of open space across the higher density precincts, particularly in the areas where growth is forecast. The other key reason is that they will provide open space that is within easy and safe walking distance of residents and workers.

In order for these open spaces to be effective in mitigating urban heat they need to have retained moisture, preferably in garden beds and grassed areas, large mature canopy trees combined with some open areas within them so there is room for air circulation and effective evapotranspiration.

6.2.1 Protecting mature canopy trees

Guidelines for protecting mature canopy trees in future open space designs

a) In future masterplans, concept plans or proposed upgrades to open space, maximise the retention of existing mature large long-lived trees.

b) As part of future design plans for open space incorporate measures to improve the health and appreciation of the existing large mature trees. This includes demonstrating that the proposed works do not negatively impact on the trees and allow sufficient space for them to grow and mature.

c) Consideration to be given to the soil profile, available root space, water retention measures and treatment under the tree canopy including alternatives to lawn where appropriate which may include mulch and/or planting.

d) In the assessment of new land area for open space include land that incorporates existing large mature canopy trees as one of the key selection criteria.

6.2.2 Open space design in medium to high density precincts

Guidelines for incorporating natural elements into the design of open space in medium to high density precincts :

a) Maximise the use of moisture retaining surfaces/features/green infrastructure including shade trees, garden beds, grassing and permeable paving to effectively passively cool the open space via evapotranspiration. This is to offset the build-up of urban heat in higher density precincts.

b) Demonstrate that adequate space is provided outside existing and proposed large canopy trees for ongoing tree health. This includes demonstrating that paths and other facilities which require natural shade can be located in the open space without damaging the health of the tree in the longer term or public safety.

c) Incorporate sustainable water use principles as an integral part of the open space siting, size and design, to effectively retain moisture and have a positive role in passive cooling as per guidelines in 6.4.1.

d) Designs are to demonstrate the open space will be easily accessible and comfortable for everyone to use.

e) Include drinking fountains and a variety of seating opportunities that are in both the shade and the sun to encourage people into open space.

f) In play area designs, include natural elements and materials into the design, for example trees for shade, natural mulch and planting to provide children with easy access to natural materials.

g) Consider sustainable design principles including the use of recycled materials and products that store carbon - refer to Section 6.4.2 for further detail.

6.2.3 Vegetation selection

Currently open space reserves have a range of different vegetation types, some of which are dominated by mature exotic trees and others with indigenous and native vegetation. The most extensive areas of indigenous vegetation including remnant vegetation occurs along the Yarra River, Merri Creek and Darebin Creek. The large mature native, indigenous and exotic trees contribute significantly to the character and liveability of Yarra. As the city redevelops and intensifies over the next 15 years, the large mature canopy trees will become even more important, particularly in the higher density precincts associated with the activity centres.

Future open space designs need to prioritise the retention of mature canopy trees and planting additional large long-lived canopy trees to increase species diversity and the age range of the canopy trees in Yarra. This is consistent with the *City of Yarra Urban Forest Strategy 2017* which aims to increase the canopy cover in the Yarra.

Selection of trees and vegetation for open space needs to consider a range of factors including:

- Improvement to the microclimate of the open space in all seasons including winter
- Contributes to habitat and biodiversity values
- Increases species diversity and sustainability of the urban forest

- Contribution to the scale and landscape character
- The surrounding urban context
- Cultural heritage values
- Provide the community the opportunity to connect with nature.

In selecting plants for use in public open space consider the following:

a) For open space in higher density precincts, planting selection to support passive cooling characteristics. This includes the use of large broad spreading canopy shade trees, turfing where feasible and garden beds that maximise retention of moisture in the landscape in conjunction with hardscape surfaces. The species selection, location and planting method needs to consider the proximity to existing infrastructure assets and likely protection and preparation measures that may be required to maximise the opportunities for planting.

b) In reserves with identified nature conservation values and along the waterway corridors, any future planting is to be locally indigenous and of local provenance to strengthen the identified Ecological Vegetation Class (EVC). This includes mid-storey and ground layer vegetation with consideration of suitable sight lines at entry points and along shared trails for safety.

c) Protect and appropriately manage both existing established mature trees and younger trees that provide shade and character to open space. This may include dead and dying trees to protect habitat values along with arboricultural works to increase their habitat value for example cabling and other stability works. Non-indigenous vegetation may also be appropriate to retain in the absence of other mature vegetation.

d) Increase the presence of canopy shade trees in open space, which retain open sightlines into open space while providing shade. Trees are preferably to be long-lived species, complement the established or desired open space character, and consider winter shade and summer sunlight access. This is to achieve an overall increase in tree canopy in the municipality while improving the urban greening, shade and character of the open space which will make it more attractive to use.

e) Plants at the entries to open space are to be selected to retain clear sightlines from the entry paths and other public areas such as adjoining roads at maturity. This is applicable in all open space that does not have Nature conservation as its primary character classification.

f) In open space with identified environmental or native landscape character, future planting is to complement these values, and also meet the principles of open sightlines.

g) In open space with recognised Wurundjeri Woi Wurrung, Aboriginal and Torres Strait Islander community cultural heritage values and historical values, plants are to be consistent with and complement the cultural heritage and historical character and values.

h) Garden beds and detailed horticultural plantings are to demonstrate they support the desired function, character and use of the open space. Species selection and garden bed area/size are to demonstrate ease of maintenance consistent with Council's ongoing operational budgets.

i) Continue to support warm-season grasses to reduce irrigation needs in open space except near areas with indigenous vegetation.

6.3 Biodiversity values

Refer to Section 3.1 for an overview of the biodiversity values in the existing open space in the municipality. In summary the City of Yarra contains significant habitat and biodiversity along the waterway corridors and is aiming to improve the biodiversity values throughout the municipality. This includes the extensive Yarra Bend Park, when combined with its extent of the east side of the Yarra in the City of Boroondara and Studley Park creates significant large areas of remnant indigenous vegetation within 5 kilometres of the Melbourne CBD.

There are also broader strategic habitat corridor links along the Inner Circle Railway Linear Parklands to Princes Park and the Royal Park. Open space is recognised as a key opportunity for improving biodiversity values including expanding the presence of indigenous vegetation.

6.3.1 Open space with nature conservation values

As noted in Section 3.2, all existing open space has been assigned a primary along with secondary character classifications. Nature conservation is one of the character classifications and the following guidelines apply to all open space with this as either a primary or secondary character classification.

Design guidelines to improve habitat and nature conservation values in open space:

a) Siting of future recreation facilities or upgrade of existing facilities in open space that directly adjoins the waterways is to allow adequate space for a sustainable width of riparian vegetation and any other consideration of natural process such as erosion and high flow events. Council will seek advice from Melbourne Water to assist with achieving suitable and sustainable setbacks where required.

b) Protect and improve biodiversity and fauna habitat values including retaining and protecting remnant vegetation by ensuring that future paths and other facilities are located appropriately to avoid the need to remove or regularly modify and trim remnant vegetation.

c) Where significant and mature remnant trees are present in open space, recreational facilities including paths, seats etc are to be located well outside the mature tree canopy and the tree protection zone.

d) Where sports lighting and other open space illumination is required, the proposed light is to minimise upward glare so that it has the least impact on native fauna and adjoining residential amenity. Additionally, proposed lighting is to demonstrate energy efficiency and may include smart lighting technology where appropriate. Measures like planting large evergreen trees to minimise light pollution will also be considered.

e) Future fencing design within open space including vehicle exclusions fences, are to allow for fauna movement where feasible.

f) Retain, where possible, mature dead trees for habitat purposes considering risk management issues associated with falling limbs.

Design guidelines to improve habitat and nature conservation values in open space:

g) Dog off-lead areas in open space adjacent to waterways and wetlands are to be designed and managed so that dogs do not impact on the nature conservation and fauna habitat values of the waterway corridor.

h) In reserves with identified nature conservation values and along the waterway corridors, any future planting is to be locally indigenous and of local provenance to strengthen the identified Ecological Vegetation Class (EVC). This includes mid-storey and ground layer vegetation with consideration of suitable sight lines at entry points and along shared trails for safety.

6.3.2 Biodiversity values in other areas of open space

There is a range of other open spaces in the City of Yarra where biodiversity values have not yet been identified. *The Biodiversity Heath Survey* (Practical Ecology, 2018) identified a variety of habitat niches across the City. Beyond the waterway corridors and native bushland areas several other sites contribute to improving the native flora and fauna in the City of Yarra. The following guidelines describe the process for improving biodiversity values in the context of the open space also retaining other identified values and character classifications identified in the Strategy.

Design guidelines to change and improve the habitat and nature conservation values in open space:

a) Maximise retention of the mature canopy trees in the open space.

b) Integrate additional native and indigenous vegetation including canopy trees into the open space, demonstrating that it is consistent or complements the character and values of the open space.

c) The design and location of additional planting areas is to retain excellent passive surveillance of the open space.

d) Existing lighting to be reviewed to reduce its impact on the native fauna values.

6.4 Sustainable design and management

6.4.1 Sustainable water use in open space

Key issues include:

- The City of Yarra supports a water sensitive city approach to water use and this needs to be reflected in future open space design and upgrades.
- In order to assist with urban greening and cooling there is a need to investigate options to increase sustainable water use in open space. The scope and need for these projects will deliver multiple benefits and requires a partnership across the different disciplines and teams at Council. Refer also to Section 6.2, Climate change and urban greening.
- High levels of informal use of open grassed areas in the municipality which is forecast to continue to increase over time. There is a need to consider irrigating in high use areas so they remain viable and useable in the summer.
- Conversion of sports fields to warm seasons grasses, which has been difficult to manage during the winter sports season.
- The high cost of stormwater re-use projects limits their implementation to all sites, however appropriate external funding will be sourced to assist and maximise implementation where feasible. As an alternative, in situations where stormwater re-use is not viable or where funding is not available in the short term, investigate passive irrigation a short-term method of improving urban greening in open space without always necessarily meeting water quality improvement objectives.
- Council has a *Water Sensitive Urban Design (WSUD) Policy for Council Infrastructure Assets* that may be of assistance in open new open space projects.

Guidelines regarding sustainable water use in open space:

a) Incorporate best practice principles for stormwater reuse in open space using passive irrigation principles. This includes redirecting stormwater and rainwater runoff from buildings and paved surfaces within the open space and the surrounding local catchment to the open space.

b) For new open space and upgrades to existing open space in medium and high density areas, consider the multiple benefits of mitigating urban heat as part of the evaluation of appropriate stormwater reuse and treatment systems proposed for open space.

c) Maximise the use of porous paving and permeable surface treatments to reduce concentrations of stormwater runoff and improve the moisture retaining (and passive cooling) qualities of open space.

d) Where car parking is provided the stormwater runoff is to be reused within the open space.

e) Water features in open space will need to demonstrate they meet the principles of sustainable water use/re-use and that they contributes to the landscape character, amenity and urban cooling qualities of the open space.

Guidelines regarding sustainable water use in open space:

f) Water tanks/storage devices, where required, are to be preferably located underground. If this is not feasible, the second preference is to co-locate them with other built form and infrastructure in the open space. If they are the only built feature in the reserve, then their siting, size, material selection, colour and design is to complement the character of the open space. Tanks are to minimise impact on major view sheds of the open space from the surrounding area and viewlines into the open space from entries and paths/trails.

g) Consider synthetic surfaces at selected locations to reduce pressure and irrigation requirements for natural turf sports fields. This will require the development of an agreed assessment method for determining suitable locations for synthetic surfaces. Refer to Guidelines for Synthetic Sports Surfaces in Section 6.7.6 of this Strategy.

No.	Recommendation	Respon-sibility	Priority
6.4-1	**Irrigation guidelines** Develop guidelines to determine where and what scale of irrigation is appropriate in the different types of open space. This is to specifically address the need for increased urban greening in all types of open space including Small Local open space in high density neighbourhoods and other principles outlined and described in Section 6 of this Strategy.	YCC	Very HIgh

6.4.2 Sustainable material use in open space infrastructure design

In selecting materials for use in future open space construction adhere where appropriate to the following guidelines:

a) Encourage sustainable or ecologically preferable materials, which include materials that are durable, sourced locally, recyclable (including recycled plastics, rubber, glass and concrete), made from post-consumer materials, refurbished or renewable including consideration of whole-of-life costing.

b) Promote re-use of on-site materials and features where appropriate.

c) Timber used in open space is required to be from sustainable sources, including plantation, recycled and/or harvested efficiently. Species selection and quality is to demonstrate it is appropriate for external use.

d) Appropriate dimensioning of material to suit the particular use demonstrating the bulk and quantity of material proposed does not result in unnecessary wastage.

e) Minimise unnecessary material use in infrastructure design for example, the use of suitable kerb barrier or low post and rail/cable fencing to prevent vehicle access into open space in place of bollards.

f) Alternative power sources for lighting (refer to lighting Guidelines in 6.6.5).

g) Siting and design of buildings in open space to consider passive solar orientation and minimise the need for and use of heating and cooling systems.

In selecting materials for use in future open space construction adhere where appropriate to the following guidelines:

h) Appropriate siting and design of facilities to minimise additional structures, particularly regarding shade.

i) Integrate stormwater runoff from sealed surfaces, roofs etc into the open space design where feasible to improve passive cooling and sustainable water use.

j) Select and specify materials that are durable and demonstrate minimal ongoing management and maintenance requirements.

6.4.3 Reduce reliance on vehicle use to access open space

Recommendations in this Strategy encourage walking, cycling and use of public transport to reach open space. Similarly the principles of providing open space within a safe and easy walk of residents and workers is to encourage people outdoors to visit open space. It is acknowledged that people will need to travel further than an easy walk to reach different types of open space particularly to those with more specialised facilities for longer stays.

Yarra has some key existing linear open spaces and path links that provide good connectivity between open space. Additionally, there is a focus on improving the attractiveness of the streets in Yarra for walking and cycling. Adherence to the design guidelines in this Strategy aims to reduce reliance on vehicles and encourage fitness through walking and cycling this includes the provision of additional facilities that extend the time spent in open space including seating, drinking fountains, shelters and shade trees. Refer to the guidelines in Section 6.5.

6.4.4 Smart technology

Yarra Council has anew Smart City Office (Yarra CityLab) that is exploring the potential of emerging and future technologies. A range of Internet of Things (IoT) devices and sensors are currently being trialled including smart screens, public waste bin sensors and water quality sensors. While this is a new area, Council has identified that these smart solutions will help to deliver efficiencies of logistics and service delivery, reduce carbon footprint and improved amenity. This Strategy supports the trial and use of technology-smart solutions where it can achieve improved sustainability and design objectives in open space.

6.5 Accessibility to open space

The community survey identified that 22 per cent of respondents have difficulty accessing open space. The main reasons being that it is too far to travel to the reach open space, the busy traffic, too many dogs, lack of time and that they are uninviting.

The main issue of the open space being too far to travel is addressed in by the recommendations for the provision of new open space and upgrades to existing open space to make them more inviting to use.

6.5.1 Universal access

Guidelines to improve universal access to open space:

a) Demonstrate an inclusive approach in the design and management of open space that maximises access and use by everyone. This is to promote inclusive design that encourages everyone to use open space. For example, providing a path to an existing seat in open space will make the seat more accessible and useable by people who may have limited mobility and are unable to walk on uneven surfaces to reach the seat.

b) When designing or upgrading existing facilities investigate opportunities to improve their adaptability to a range of uses. For example, when replacing an existing basketball half court and ring, review whether with a different design solution it may also be feasible to include a netball ring or expand and change the court surface so it is also available for use for other activities such as futsal and/or hand ball.

c) Aim to meet current standards for universal access on grades and widths for paths from at least one entry point into the open space in accordance with the current Australian Standards. Refer to 6.5.3 for paths and connectivity.

d) Adequate provision of other types of paths to meet the anticipated uses, including for strolling, cycling and exercise.

e) Provide connections to public transport, the surrounding shared trails, footpath networks and car parking.

f) Aim to meet current best practice standards for universal access to the major structured sporting, unstructured recreation and informal use facilities in open space.

g) Demonstrate that clear lines of sight into the open space from all entry points and within it are achieved to maintain safe access.

h) Provide a diversity of seating that meet the principles of universal access including seats with back rests, some seats with armrests and bench seats.

i) Consider homeless access to open space for sleeping including seats without armrests and placement of them in difficult situations.

j) Future designs for play areas to include some universal access as an integrated approach to them. Refer to guidelines in 6.6.2 for more about play areas.

k) Raised planter beds for improved accessibility for food growing/community gardens in open space.

6.5.2 Personal safety

Guidelines for consideration of personal safety in future open space design and management:

a) Incorporate Crime Prevention Through Environmental Design (CPTED) Principles in all future open space design and management guidelines.

b) Demonstrate that passive surveillance of open space from adjoining areas is achieved by appropriate design of the surrounding urban context and development interface, maximising visual and physical accessibility to open space.

c) Demonstrate that clear lines of sight into the open space from all entry points and within it are achieved to provide safe access.

d) New open space designs and upgrades are to demonstrate ease of cleaning and maintenance, including access for litter collection, for cleaning picnic and barbecue facilities and cleaning public toilets. Demonstrate the materials and surfaces used for the proposed infrastructure are easily cleaned/replaced when damaged or as part of the future renewal program.

e) Lighting of major pedestrian links where they provide convenient access to and from key facilities such as between a train station and residential area. Lighting is to meet guidelines in 6.6.5.

f) In selected Regional and City-wide open spaces, provide energy efficient lighting that allows unstructured recreational use of the key facilities in the early morning and evening during the winter for example, sporting fields and linked circuit paths. This does not include areas where lighting in the evening may disturb habitat. Lighting is to meet the guidelines in 6.6.6.

g) Educate and enforce appropriate behaviour by dog owners regarding adherence to the on and off-lead areas. Refer to 6.6.1.

h) Continue regular maintenance inspections and independent audits of all playgrounds to ensure they meet the safety requirements consistent with the current playground standards.

6.5.3 Diversity, type and condition of facilities

This Strategy aims to promote a healthier community both socially and physically by encouraging increased levels of use in open space. If the design and facilities appeal to and are accessible to the community, they are much more likely to visit open space. Increasing the diversity and improving the quality of facilities is one aspect of increasing the level of use of open space. Refer also to guidelines in 6.5.

Guidelines for diversity of facilities in open space:

a) Aim for a diversity of unstructured recreation facilities including those that encourage physical fitness in people of all ages, abilities and cultural backgrounds - refer also to guidelines in 6.6. Designs are to demonstrate that they include complementary facilities that encourage use such as seats and drinking fountains so people can rest during exercise.

Guidelines for diversity of facilities in open space:

b) Demonstrate that designs for proposed upgrades to existing open space and new open space respond to local community needs, reflecting the diversity of the community (including cultures, age, gender and abilities) and changes in demographics.

c) Minimise the duplication of facilities within a walkable neighbourhood catchment to provide a variety of recreational activities so that combined, the network offers diversity.

d) Demonstrate that future recreation facility design incorporates principles of its adaptability and multiple-use so that the facility can respond to changing needs over time without needing to be replaced.

e) Incorporate gender equity principles in the design and function of open space.

6.6 Unstructured recreation and informal use and infrastructure

One of the key aims of this Strategy is to encourage people outdoors and into open space. This is based on extensive research that links improved community health and wellbeing and access to open space for people living in urban centres. This includes the more tangible physical benefits of being outdoors and participating in exercise on an informal basis, combined with the more intangible benefits from being in fresh air, in contact with the natural environment, social contact and connectedness of meeting neighbours, friends and work colleagues in open space. In some parts of the municipality, open space is already very well used and there are identified conflicts between different users of open space.

Inherent principles that guide the future design and management of open space is the shared use of open space and the adaptability of spaces to accommodate different uses.

6.6.1 Management of dogs in open space

The consultation undertaken for this Strategy identified walking/exercising dogs is one of the main reasons people visit open space. This Strategy recognises that dogs provide the reason for getting their owners out into open space and offer important companionship for people, particularly those who live alone. With more people living in Yarra, the quantity of people exercising and walking their dogs in open space is likely to continue to increase over time. While dog walking and exercise is one of the most popular activities, it also raises concerns for other park users, particularly when they are exercised off-lead. The concerns include personal safety particularly for young children and the elderly; dogs digging holes in the sports ovals and open grassed areas; impacts on native fauna; and dog excrement in the park. People who own dogs express concern about the lack of spaces for them to exercise their dogs off-lead, particularly the lack of fenced dog off-lead areas and the lack of dog agility parks.

The *Domestic Animal Management Plan* (DAMP) is the appropriate document to guide the management of dogs in all public areas including in open space. The current DAMP does not provide much direction about dog off-lead and on-lead areas in open space and refers to the controls listed on Council's website which are summarised in Table 6-1.

Given the high and increasing levels of dog ownership, dog walking and exercising occurring in open space, this Strategy recommends that a major review of the DAMP is undertaken to provide more guidance on this issue.

Table 6-1 Dog friendly open spaces in the City of Yarra

The information in this table is summarised from the City of Yarra website. The 31 open spaces are listed in alphabetical order.

Open space	Dog on-leash and off-leash controls
Alphington Park	Dog off-leash before 9am and after 5pm and on-leash at other times of the day.
Alphington Park Wetland	Dogs are prohibited from the wetland
Annette's Place	Dog off-leash
Atherton Reserve	Dog off-lead on the unfenced sports field only when it is not in use for approved sporting events including training. Dogs must be on a leash within 10 metres of sports fields when they are in use
Barkly Gardens	Dog off-leash area in the north and dog on-leash in the south
Browns Reserve	Dog on-leash
Burnley Park	Dog off-leash area
Cambridge Street Reserve	Dog on-leash
Citizens Park	Allows dogs off-leash in the fenced sports ground only when the grounds are not in use for approved sporting events including training
Coate Park	Includes a dog off-leash area in the northern section of the park
Coulson Park	Allows dogs off-leash in unfenced sports grounds only when they are not in use for approved sporting events including training
Curtain Square	Includes a fenced dog off-leash run
Dame Nellie Melba Memorial Park	Includes dog off-leash times before 9am and after 5pm
Darling Gardens	Includes a dog off-leash zone in the north east area of the gardens
Edinburgh Gardens	Allows dogs off-leash in the unfenced sports ground only when the grounds are not in use for approved sporting events including training.
Fairfield Park	Allows dogs off-leash in the unfenced sports ground only when the grounds are not in use for approved sporting events including training
Flockhart Reserve	A dog off-leash park
Gahan Reserve	Includes a dog off-leash zone in the south of the gardens
Golden Square	Allows dogs off-leash except they must be on a leash within 10 metres of the playground, barbecue and picnic areas.
Hall Reserve	Allows dogs off-leash except they must be on a leash within 10 metres of the playground
Hardy Gallagher Reserve	Allows dogs off-leash except they must be on a leash within 10 metres of the playground and Council officer comment is that this also applies to the community growing space, which is not currently on the Council website.
Inner Circle Railway Linear Parklands	Is dog on-leash on the shared trail and within 5 metres either side of the trail

Open space	Dog on-leash and off-leash controls
Janet Millman Reserve	Allows dogs off-leash except they must be on a leash on the shared path and within 5 metres either side of the path
Kevin Bartlett Reserve	Allows dogs off-leash in the unfenced sports ground only when the grounds are not in use for approved sporting events including training. It also has designated dog off-leash zones outside the sporting fields
Langdon Reserve	Is a dog off-leash park except dogs are prohibited in the playground
Quarries Park	Allows dogs off-leash in the unfenced sports ground only when the grounds are not in use for approved sporting events including training
Ramsden Street Reserve	Allows dogs off-lead in the unfenced sports ground only when the grounds are not in use for approved sporting events including training.
Rushall Reserve	Allows dogs off-leash
Smith Reserve	Is dog off-leash except they are not allowed in the fenced playgrounds and must be on a leash within 10 metres of the barbecue picnic area.
Victoria Park	Is dog off-leash and are only allowed on the oval when it is not used for an organised sporting event including training
Yarra Bend Park	Includes designated dog off-leash areas

Spatially, there is a reasonable distribution of dog friendly open spaces across the municipality with the main gaps being in Cremorne, Central Richmond (west of Church Street) and Collingwood (north of Johnson Street). In relation to dog off-leash areas, the main gaps are Cremorne and Collingwood. It is also worth noting that many of the dog off-leash areas are time limited.

In the future update to the DAMP, consideration of additional dog off-leash areas is recommended to be reviewed in the context of reviewing the times of the day they are available and also whether it may be feasible to include fenced ovals as part of the dog off-leash areas in order to more clearly define the dog on-leash and off-leash areas.

No.	Recommendation	Respon-sibility	Priority
6.6-1	**Update the Domestic Animal Management Plan** Council to undertake a major review of the DAMP with the required officers involved in all aspects of domestic animal management. The aim of this recommendation is to develop consistent guidelines for the appropriate management of dogs in open space in the context of all domestic animals in public spaces.	YCC	Very High

6.6.2 Play areas

Play areas can be categorised both as unstructured recreation and informal facilities. Play areas encourage physical activity in children and are important to their physical development. They also assist the development of cognitive and social skills. Taking children to a play area is a common reason people visit open space. Play areas encourage social connectedness of parents, carers and children. Taking children to the

park to play encourages adults into open space, to meet their neighbours in the park and build social networks. It is also important for children to independently go to the park to play when they are old enough, and key to this is ensuring open space is within safe walking distance of the majority of the community so children can safely access open space for play without the need to cross major roads.

The guidelines included in this Strategy provide an overview of the integration between the play area and open space design. They do not replace the need for a Play Strategy which is recommended to be prepared by Council in the future.

No.	Recommendation	Respon-sibility	Priority
6.5-1	**Play Strategy** Prepare a Play Strategy to guide the future provision, upgrade, design and management play in open space across the City of Yarra. The Play Strategy is to reference the open space hierarchy in this Strategy, Refer also the Recommendation 6.6-1 regarding the review of the Skate and BMX facilities.	YCC	High

Guidelines for upgrade and integration of existing play areas to open space

a) Demonstrate the play areas provide a diverse range of activities to meet different age groups and skill development including physical, social and cognitive play, scaled to meet the intended size and use level applicable to the open space catchment in which it is proposed.

b) Integrate the proposed play facility into the open space design to complement and expand the diversity of play opportunities. This could include open grassed areas for informal ball games and other unstructured recreation facilities.

c) Integrate comfortable seating and picnic areas nearby the play facility to encourage social interaction and comfort for adults supervising play. This is important so that the parents will stay outdoors with their children in the park for longer lengths of time.

d) Include access for all principles in play facility design demonstrating that universal access is cohesively integrated into at least part of all play areas.

e) Design the play area so it can be used by everyone including young people who will informally use the area to meet and socialise as well.

f) Minimise the use of fencing to play areas when it can be demonstrated there is no safety or accessibility requirement for it. Alternative treatments to fencing are to be investigated such as grade separation, seating walls, steps and planting, and only where they cannot demonstrate they adequately meet the identified safety concerns is fencing then considered appropriate. This is to meet the accessibility, adaptability, sustainability and safety principles of open space design by encouraging everyone to share, access and use the open space and the play area.

g) Where possible, locate play areas so they receive some natural shade during the middle of the day to avoid the need for shade structures. The final proximity of the play area to existing and planted trees will need to demonstrate it allows ongoing

Guidelines for upgrade and integration of existing play areas to open space

health and mature size of the trees and is not in total shade (i.e. receives some sunlight during the day).

h) Where feasible, major play areas are to reflect the natural, urban, landscape, cultural, heritage and social character of the open space. The play area is to have associated support facilities including seating, drinking fountains, picnic areas and open grassed areas, trees and shade.

i) Provide consistent signage regarding no dogs off-lead within 10 metres of all play areas.

6.6.3 Provision of unstructured recreation facilities

The open space survey undertaken for this project identified that people visit open space for a diversity of reasons with the most popular reasons including walking, dog walking, relaxing, playgrounds and social reasons. In answer to the question about why people don't visit open space a number of reasons were given including that the open space was unappealing. Therefore, the guidelines in this Strategy encourage the inclusion of a range of different facilities that encourage people to use them and improve their physical fitness and health. This is balanced with the need to retain the natural qualities and character of the open space as described in Section 6.2

Guidelines to promote and increase unstructured recreational use of open space:

a) Refer to guidelines in 6.5.3 regarding encourage a diversity of facilities in open space.

b) Location and type of active unstructured recreation facilities to complement other identified structured, unstructured and informal uses in the open space and the overall character.

c) Include associated facilities that support and encourage participation in exercise including seats of different types, drinking fountains and shade. This is so that people of all levels of ability and fitness are encouraged to exercise and improve their fitness by providing opportunities for people to rest while exercising.

d) Placement and design of these facilities is to demonstrate they minimise visual and noise impacts on adjoining land, particularly in relation to noise and activity in proximity to adjoining residents and nature conservation areas.

e) Placement and design of these facilities is to demonstrate they are balanced with retaining the natural and unbuilt qualities of the open space.

6.6.3.1 Shared trails in open space

Shared trails are supported in open space where feasible particularly in encouraging people outdoors to exercise including walking, running, cycling and pram pushing. The following guidelines are intended to assist with the assessment of existing shared trails and to guide the design of new future shared trails in open space. The *City of Yarra Bicycle Strategy* provides guidelines for on-road and off-road bicycle paths.

Guidelines for review and design of shared trails in open space:

a) The shared trail network is to be safe, legible, accessible, direct, linked and attractive.

b) Where possible, gradients and clearances on existing and proposed paths to meet the standards for access and mobility and relevant standards for shared trails, currently referred to as the Austroad Standards, *Cycling Aspects of Austroad Guides (2011)* and *Guide to Road Design Part 6A: Pedestrian and Cycle Paths (2009)*

c) Surface of the trail to be appropriate to the character, location and usage levels of the path and the open space.

d) Sightlines to allow clear visibility along paths, particularly near changes in direction without low overhanging vegetation.

e) Width of paths to be designed for the anticipated use and level of activity, including whether the trails accommodate both recreational and commuter cycling uses. Refer to the current best management practice guidelines for trails regarding the widths once the use level and activity on path has been determined.

f) Adhere to current best management practice guidelines for trails in relation to waterways and flood management including safety in waterway environments and bridge crossings. Currently these include the Melbourne Water *Shared Pathway Guidelines (2009).*

g) Where dog walkers are permitted, clearly sign the shared paths so that appropriate levels of control are shown and all trail users can adjust their behaviour accordingly.

h) Education (via signage) for all shared trail users of appropriate behaviour on shared trails including cyclists, pedestrians, dog walkers, pram pushers, inline skaters and skateboarders.

i) Minimise lighting of shared trails along waterway corridors. Where lighting is identified to be required investigate the use of smart lighting, including those that minimise upward glare and impacts on native fauna and adjoining residential properties.

6.6.3.2 Paths in open space

Guidelines for review and design of paths in open space:

a) Aim to provide path access into all open space so they are accessible for everyone. This includes path connections through open space to facilities including seats and play areas, along with links into existing linear trails.

b) Alignment and surface design to complement and be consistent with the open space location, usage levels and inherent landscape character.

c) Paths to be a width that accommodates the intended levels of use. This includes consideration of walking for different purposes such as strolling and exercise.

d) Where possible, meet the current standards or best management practice for access and mobility including paths between facilities and destination points. Promote and facilitate their use by offering seats at regular points along the trail to assist.

e) Minimise points where paths cross vehicle entries and access roads within the open space.

f) The path network within the open space is to clearly connect to the footpath network in the adjoining streets to promote and encourage people to walk to open space rather than drive.

g) Demonstrate that surface runoff from paths is effectively drained either into adjacent garden beds/grass areas or discharged into underground drainage systems.

h) In locations where significant conflicts between pedestrians and cyclists are identified on paths (not shared trails), investigate design, management and education options that reduce the conflicts while remaining inclusive of both cyclists and pedestrians in open space.

6.6.3.3 End of trip bicycle parking

Safe and secure bicycle parking in open space is to encourage the community to cycle to open space. Bicycle Victoria has prepared *The bicycle parking handbook* that is a useful guideline for appropriate design of secure bicycle parking facilities, that would be appropriate only in some Regional and City-wide open space where participation in activities such as sports training means there is a need for secure storage. The Strategy recognises that end of trip cycling facilities are appropriate outside open space such as at train stations. These guidelines are not intended for other spaces and refer to Council's existing policies, guidelines and strategies, as noted above in terms of provision of bicycle parking for open space specifically.

Guidelines for end of trip bicycle parking in open space:

a) To be provided in Regional, City-wide and Neighbourhood open space where there are end of trip facilities/destination point for visitors, or sports training facilities.

b) Siting and design to meet the current relevant standards for location, access, quantity and safety.

Guidelines for end of trip bicycle parking in open space:

c) Number and location to meet the anticipated use levels of the proposed facility.

d) Integrated into the existing built form in the open space where possible.

e) Where the facility is independent of existing built form, ensure the facility does not block views or access into the open space, complements its character, is visible and safe and located close to path/shared trail entry to the open space.

f) Future upgrades and provision of new structured sport and recreation facilities are to include provision for secure bicycle parking.

6.6.3.4 Multi-purpose courts and other minor recreation infrastructure

Guidelines for provision of multi-purpose courts, fitness equipment and other minor unstructured recreation infrastructure in open space:

a) Generally applicable in Regional, City-wide, Neighbourhood and Small Neighbourhood open space, refer Table 5-1.

b) Siting and design of multi-purpose courts to minimise impacts on adjoining residential properties, and where possible locate away from roadways, or have adequate design features to prevent the risk of balls entering the road.

c) Siting of facilities including fitness equipment is to demonstrate they are easily accessible by all and inclusive.

d) Designed to maximise use their appeal to everyone including all genders, age ranges, physical abilities and cultural backgrounds.

e) Include other complementary facilities such as seating, shelters, shade, drinking fountains and picnic facilities/barbecues where appropriate.

f) Where feasible, locate facilities including fitness equipment where they receive some natural shade during the middle of the day. The final proximity to trees will need to ensure ongoing health of the tree, and access to some sunlight and in accordance with AS4970, Protection of trees on development sites. This can be either shade from existing trees, or planting suitable tree species to provide shade in the longer term.

g) Where possible orientate multi-use courts in north south direction in accordance with current sport facility design standards.

h) Meet best practice design for fencing, surface drainage and surface treatment, etc for multi-use courts.

i) Ensure the facility location and design retains clear views and access into the open space.

j) Meet the current best practice guidelines for installation of appropriate undersurfacing and siting of fitness equipment.

k) Ensure the placement and design of the facility demonstrates a corresponding improvement to the natural qualities and greening of the reserve. This may include additional planting including large canopy shade tree where space permits.

6.6.3.5 Skate and BMX facilities

Guidelines for location of skate and BMX facilities in open space:

a) Demonstrate the location of these facilities achieve a well-integrated design with other facilities and uses in the open space. This is preferably undertaken as part of an open space masterplan or concept design process.

b) Demonstrate the facility location and design meets best practice management in skate and BMX facility design. This includes the consideration of supporting facilities, public transport access, shared trail links, visibility, passive surveillance from adjoining streets and buildings and the surrounding urban context.

c) Demonstrate the needs of all young people have been addressed in the open space design in recognition that skate and BMX facilities do not meet the needs of all young people.

d) Demonstrate the facility design adequately caters to other age groups including spectators and carers and includes associated facilities such as shade, seating and drinking fountains.

e) Demonstrate the design meets the CPTED principles.

f) Installation of no smoking signage in proximity to all outdoor skate parks and BMX facilities.

No.	Recommendation	Respon-sibility	Priority
6.6-1	**Skate/BMX facility review** Undertake a review of the provision and management of skate and BMX facilities in the City of Yarra. This includes consideration of the need, safety, design and provision of these in the context of the Play Strategy. Refer to Recommendation 6.5-1 regarding the Play Strategy.	YCC	High

6.6.4 Buildings in open space

6.6.4.1 Upgrades to existing buildings

Guidelines to assess proposals to upgrade existing buildings with open space related uses:

a) Demonstrate the proposed upgrade to the existing building is appropriate in the context of the existing master plan or concept plan in place for the site. If no existing plans are prepared, demonstrate the upgrade is compatible with existing established uses and improves the use and access to the open space.

b) Demonstrate the proposed upgrade to the building improves or at least retains all prominent public views to the reserve, improves access to and around the building and improves the function and useability of the surrounding open space. The proposed upgrade will need to demonstrate that it does not result in a loss or reduction in publicly accessible areas of open space, for example by expanding the building footprint then a reduction in another paved or built facility will be required.

Guidelines to assess proposals to upgrade existing buildings with open space related uses:

c) Complements and improves the character of the open space.

d) Demonstrate best practice sustainability principles in the siting and design, particularly in relation to water harvesting and reuse and energy efficiency.

e) Demonstrate waste management is adequately provided for including appropriate bin enclosures and recycling initiatives.

f) Retain and preferably improve access and circulation to the facility with a focus on achieving universal access in accordance with current Australian Standards.

Guidelines to assess proposals to upgrade existing buildings for non-open space related uses:

g) Review whether the existing building is suitable to be adapted to an open space related use, prior to consideration of continuing the existing non-open space dependent use.

h) If determined to be required, ensure the future upgrade to the building is compatible with and as a minimum, improves the use of and access to open space.

i) Must also meet the guidelines (b) to (f) in 6.6.4.1 above.

6.6.4.2 Proposals for new buildings in existing open space

With the forecast increase in urban densities across many parts of the City of Yarra, existing areas of open space will increasingly be valued for their natural, open parkland and unbuilt qualities. At the same time there will be requests to expand and build additional facilities in open space to cater to the increased demand for use. The following guidelines have been prepared to assess the provision of new buildings in open space for open space related uses.

Guidelines for new buildings in existing open space for open space related uses:

a) The proposed facility accommodates open space related uses only. The facility is to promote and complement the open space and be compatible with the existing open space related uses for which the open space is recognised and valued.

b) The proposed facility increases use, enjoyment and appreciation of outdoor open space.

c) The proposed facility does not result in any further loss of natural outdoor open space in the reserve.

d) The construction of the proposed facility will complement any existing environmental and heritage values of the open space and allows continued or new preferred patterns of recreational use (where applicable) of the existing open space.

e) Demonstrate that all sustainability principles are met in the design and construction.

f) Public transport access is preferably available to support the new facility.

g) Adequate bicycle parking facilities integrated into the facility design.

Guidelines for new buildings in existing open space for open space related uses:

h) Demonstrate how supporting facilities for the building such as car parking will be met with no net loss of outdoor public open space.

i) Refer to guidelines (b) to (f) in 6.6.4.1 above.

6.6.4.3 Public toilets

The *City of Yarra Public Toilet Strategy 2017-2027* provides the vision, strategic basis and a 10 year forward program to meet the needs of the growing businesses and pedestrian activities in the municipality. The City of Yarra is committed to the provision of local amenities and protecting, improving and developing the city's infrastructure and assets to enhance social activities within the municipality. This Strategy recognises that the *Public Toilet Strategy 2017-2027* addresses the provision of public toilets across the whole municipality and will guide the future provision and upgrade program to public toilets in public open space. The following diagrams are issues specifically regarding the provision of public toilets in public open space.

Guidelines for review and design of public toilets in open space:

a) Appropriate to Regional, City-wide, Neighbourhood and Local open space where other facilities encourage longer stays in open space such as barbecue, picnic facilities and major play areas.

b) Where possible, integrate with other buildings in the reserve including consideration of how the other building/s may be modified to allow some public access to existing toilet/change facilities, while retaining secure and separate access for the existing clubs and groups already operating in the buildings, i.e. built as part of a cafe or sports pavilion. Where the open space is in a commercial precinct, investigate options to provide public access to private toilet facilities consistent with the *City of Yarra Public Toilet Strategy 2017-2027*, prior to confirming they are required in the public open space.

c) Designs to meet CPTED principles in public toilet design.

d) Located near existing services where available.

e) Located to avoid the need for park visitors to cross roads and car parks to reach them where feasible.

f) Locate within clear sight and walking distance of high use facilities such as barbecues and play areas.

g) Locate in a position to service the whole reserve thereby minimising need for more than one public toilet in an open space.

h) Use best practice environmentally sustainable principles in siting and design, particularly in relation to water and energy use.

i) Demonstrate waste management is adequately provided for.

j) Location should not block prominent public views to the reserve and not create hidden or unusable areas around them.

k) Located with passive surveillance from surrounding area.

l) Provide universal access in accordance with current Australian Standards.

m) Adequate lighting including maximising daylight where possible.

Guidelines for review and design of public toilets in open space:

n) Appropriately sized to meet demands and size of the open space.

o) Complement the character of the open space, including the heritage values of the open space where appropriate.

p) A design that is suitable for cleaning and maintenance.

6.6.5 Lighting in open space

Illumination in open space is generally from sports field lighting in many of the City-wide open spaces, and from lights in the streets adjoining open space. Lighting can also facilitate and expand the hours in which an open space can be used during winter to encourage people outdoors. Lighting in open space can also present issues including:

- Impact on native fauna
- Impact on adjoining resident amenity including light spill and where after hours park use is encouraged
- Energy use
- Encouraging people to use open space at night when it is not inherently safe, leading to personal safety issues.

Guidelines for provision of lighting in open space:

a) Lighting is only applicable in high use open space and larger reserves including Regional, City-wide and Neighbourhood open space.

b) In these locations lighting is only applicable for specific use or facilities. These are for:
- structured sport and recreation use
- circuit paths for access and use before and after work/school during the winter
- along key connecting paths to train stations, shops or community hubs where no safe and accessible street network exists for walking/cycling.

c) Where new lighting is required, it is to be consistent with best practice principles regarding sustainability.

d) As a minimum select lighting that:
- minimises upward glare (to reduce impact on adjoining residential amenity and native fauna, where applicable)
- is energy efficient and scaled to meet the specific need identified
- is easily maintained
- the design complements the character of the reserve, including consideration of heritage values where applicable.

e) To minimise impact on native flora and fauna:
- Protect dark areas in the open space for nocturnal fauna activity
- Investigate use of LED red spectrum that attracts less invertebrates
- Consider the use of reflective 'cat eye' lighting for shared trails as an alternative to overhead lighting.

f) To minimise energy use:
- Apply Yarra's smart lighting technology to park lighting projects.
- Use timers on lights.
- Reduce the lux levels between 10pm and 6am.
- Use solar technology and light emitting diodes.

No.	Recommendation	Respon-sibility	Priority
6.6-2	**Lighting Policy for open space** Council to prepare a lighting policy for open space with reference to the guidelines included in this Strategy in Section 6.6.5.	YCC	Very High

6.6.6 Minor park infrastructure

6.6.6.1 Seats

Guidelines for review and design of seats in open space:

a) Include a variety of seat types such as bench seats, seats with back rests and some seats with armrests to improve universal access.

b) Consider inclusion of informal seating arrangements in open space where it can be well integrated with other elements such as retaining walls.

c) Demonstrate proposed seating faces activity and paths, takes advantage of views or features within the reserve and is provided in a variety of settings including some in groups and some alone.

d) Demonstrate proposed seating will be provided in a variety of locations with some in the shade and others in the sun.

e) Provide at regular intervals along shared trails as resting points to promote universal access.

f) Avoid locating seats in permanent shade.

g) Provide some seating in quiet areas of the open space that are potentially suitable for contemplation and the homeless for sleeping.

6.6.6.2 Picnic shelters and barbecue facilities

Guidelines for design of picnic and barbecue facilities in open space:

a) Potentially appropriate in Regional, City-wide, Neighbourhood, Small Neighbourhood, Local and selected Small Local open spaces as per Table 5-1.

b) Positioned within reasonable access from main entry points and with consideration of the views from the shelter/picnic facilities. For example, longer vistas and views, views of adjoining facilities such as play areas for features such as water features or areas of activities. This is intended to encourage more people to use open space as a social meeting place promoting a sense of community.

c) Demonstrate the facilities complement the open space character and are sized to meet the anticipated regular use levels.

d) Demonstrate sustainability principles are met including material use, water collection/runoff/reuse, energy efficiency and waste management.

e) Barbecue design to minimise fire risk or public nuisance.

f) Designed to allow universal access and use of the facility.

Guidelines for design of picnic and barbecue facilities in open space:

g) Adequate waste management facilities to meet the size and needs of the proposed facility consistent with the hierarchy of open space as described in Table 3-1 in this Strategy. Position waste infrastructure so they are easily accessible for park users and maintenance, but are not located within the shelters so as not to dominate the character and ambience of the facility. Where feasible consider integrating recycling.

6.6.6.3 Drinking fountains

Guidelines for provision of drinking fountains in open space:

a) Appropriate in all hierarchy types of open space.

b) Drinking fountains to include bottle refill taps to encourage the community to re-use their drink water bottles. In dog on-lead and off-lead areas, drinking fountains to include a dog water bowl/tap.

c) Locate drinking fountains at regular intervals on the linear trail network.

d) Where feasible, standardise the types to improve effective ongoing maintenance.

6.6.6.4 Waste infrastructure

Guidelines for provision of waste infrastructure in open space:

a) Refer to Table 5-1. In relation to Small Local open space these have waste infrastructure where higher levels of use are anticipated, however in locations with lower densities, they may not be required.

b) Waste infrastructure is to be located so it is both accessible for maintenance purposes and convenient for park users, close to picnic and barbecue facilities and the entry and exit points.

c) Where located near picnic facilities and/or seats, they need to be positioned at a reasonable distance from these facilities to avoid unpleasant odours, unsightly rubbish and health issues of rubbish in proximity to where people are preparing and eating food.

d) Waste infrastructure is to be secured on site and where possible, located within a bin enclosure/surround to reduce the incidents of waste infrastructure being moved and damaged.

e) Waste infrastructure to meet best design management practice and sustainability principles including recycling, in accordance with Council policies.

Guidelines for provision of waste infrastructure at sports pavilions:

a) The number and type of waste infrastructure at sports pavilions is to be consistent with Council's *Waste Minimisation and Resource Recovery Strategy 2018 - 2022* or other relevant Council policies and guidelines.

b) Aim to provide bin enclosures at all sports pavilions that are of a size to adequately accommodate the number of waste infrastructure items appropriate to

Guidelines for provision of waste infrastructure at sports pavilions:

the existing and proposed use. The enclosures are to be well integrated with existing usage patterns, preferably with the built form and easily accessed by maintenance vehicles.

6.6.6.5 Fencing and vehicle barriers in open space

Guidelines for fencing and vehicle barriers in infrastructure:

a) As a principle, fencing to public open space facilities within open space is discouraged. Fencing is only to be accepted where it facilitates and improves the function and diversity of uses that can be undertaken in the open space and/or for the function and design of the recreation facility.

b) Where low fencing to the perimeter of sports fields is provided, include frequent gate openings to ensure they do not form barriers to unstructured and informal access outside of scheduled structured sports training or match play.

c) Sports field fencing style is to minimise visual intrusion and complement the open space character including historical character where appropriate.

d) In locations where mesh fencing is required, for example around public tennis courts, baseball diamonds etc, black coated mesh fencing or similar is to be used to minimise visual impact of this on the open space and adjoining properties.

e) Where open space contains sports fields and facilities that are available for the public to use outside of sports training and match play, cyclone mesh fencing to the perimeter of the public open space is not permitted. Restricted uses within open space, including where the restricted use applies to the whole open space will be permitted to have cyclone mesh fencing where it is demonstrated it is required - consistent with point (d) above.

f) Suitable barriers to prevent unplanned vehicle access into open space is required. Designs are to demonstrate they prevent vehicle access, minimise visual intrusion on the open space and allow excellent pedestrian and cycle access into the reserve.

g) Minor infrastructure such as bollards, fencing, vehicle control barriers etc are to reflect diversity in the landscape, environmental, cultural and heritage character and values of the open space.

h) All fencing and minor infrastructure is to meet best practice guidelines for universal access, safety, quality and sustainability.

i) Adhere to sustainability principles in the selection of materials, design and placement in the reserve including investigation into the use of recycled materials where appropriate.

j) Discourage fencing (as differentiated from vehicle exclusion barriers) to facilities and spaces within open space, for example play spaces, skate facilities and multi-use courts and surfaces. Exceptions may occur where the proposal demonstrates that alternative measures such as grade separation, planting, seating, vehicle barriers or any combination of these cannot suitably manage safety concerns.

k) Encourage the use of planting as an alternative to fencing where this is appropriate. Clear and open sightlines into open space and the facility must be

Guidelines for fencing and vehicle barriers in infrastructure:

retained, for example if it is to provide some physical separation between a play area and the rest of the open space. The planting will need to meet the CPTED principles.

6.6.7 Urban agriculture/community gardens

The *Urban Agriculture Policy* guides the provision of community gardens and urban agriculture in the City of Yarra. It notes that community interest has grown over the past 30 years in urban agriculture from the establishment of the Collingwood Childrens Farm in 1979 to the creation of community gardens in North Fitzroy, Collingwood and Richmond as well as community gardens in the public housing estates which are now managed by Cultivating Community in Richmond, Fitzroy and Collingwood. In 2011, the City of Yarra employed an Urban Agriculture facilitator to work with the community providing advice on urban agriculture initiatives. This includes the promotion of growing food in the private and public realm including schools, nature-strips, community facilities and open space and supporting the farmers markets that are held across the municipality.

The highly urbanised and dense built environment in some parts of Yarra means there is limited access to private open space to grow food for many. In response to this, Council has actively sought to support community members and organisations to access land for food growing on both private and public land (where appropriate). Urban agriculture has many benefits and while Council supports their establishment, they are best established on public land that is unsuitable for recreational use.

Three types of urban agriculture are proposed, including:

- Community gardens; new and expansion of existing ones
- Small communal growing areas
- Fruit trees.

The Strategy supports the principle that Council first considers establishing urban agriculture on other areas of public land prior to proposing it in public open space. Currently, some of the most successful community gardens are located on the public housing estate land, in schools and on disused railway land and streetscapes. Public open space in the City of Yarra is in high demand, the urban agriculture can occur in spaces such as streetscapes that recreational activities cannot.

Proposals for growing spaces in public open space are to be made to Council in accordance with the processes outlined in the *Yarra Urban Agriculture Guidelines* and also meet the guidelines included in this Strategy.

The following guidelines are applicable for assessing either the expansion of existing community gardens or proposals for new community gardens in public open space. These will only be considered where it is demonstrated that other public land in the catchment of the open space have already been investigated and are unsuitable."

Guidelines for existing and future proposals for community gardens in public open space:

a) Demonstrate the use of land for a community garden benefits and is supported by local residents in the local catchment of the proposed garden.

b) The land area is large enough to sustain a viable community garden including areas for plots, compost, sheds and water storage.

c) Meets the multiple-use and sustainability principles, for example is co-located with an existing built facility to share facilities and resources such as rainwater harvesting, water supply and secure storage.

d) Preferably co-located with other facilities.

e) There is adequate public open space available in the surrounding area or on the remainder of the site to retain adequate access to open space for recreation use.

f) The site is suitable for growing food produce such as vegetables, fruit and herbs that typically require adequate sunlight access and water.

g) The community gardens are run by an incorporated organisation that meets regularly or have a formal auspice agreement with a relevant organisation.

h) The proposed location does not negatively impact on heritage or identified environmental values of the open space or immediate surrounds.

i) The assessment criteria for allocation of plots to give priority to applicants without private open space.

j) Demonstrate adherence to agreed land management practices and access arrangements as stipulated by Council.

k) Maintain an agreed edge treatment between the community garden and the public open space reserve.

l) Support communal gardening and organic gardening principles.

Guidelines for the inclusion of small communal growing areas and fruit trees in existing open space

a) Demonstrate there is support from local residents in the catchment of the open space that is proposed to be used for the communal growing area and/or fruit trees.

b) The size of the growing area or location of the fruit trees does not reduce the opportunity for informal and unstructured recreation to occur in the public open space.

c) The site is suitable for growing food produce such as vegetables, fruit and herbs that typically require adequate sunlight access and water. The site should be visible and complement and potentially improve the open space character.

d) The small communal growing areas and fruit trees are well maintained and managed. Demonstrate adherence to agreed land management practices and access arrangements as stipulated by Council

e) The proposed location does not negatively impact on heritage or identified environmental values of the open space or immediate surrounds.

6.7 Structured sport and recreation use and infrastructure

6.7.1 Overview of issues

- Competing uses between structured sport, passive recreation and also between community and elite sporting uses. This specifically relates to the informal use of sports fields and damage to turf from the informal use.
- Service authority assets located under sports fields leading to uncertainty of the asset upgrade with the threat of service authorities undertaking major upgrades to their assets.
- As an overall approach, the City of Yarra minimise the fencing of sports fields.
- Damage to sports fields from unstructured recreational use - particularly dog off leads including holes and dog excrement.
- Female participation in sport is growing and the existing sports pavilions are inadequate.
- Existing sports facilities need to be updated and adapted to be more inclusive of everyone including people of all ages, abilities, genders and cultural backgrounds.
- Increased levels of participation in sport overall means there is a need to increase the capacity of change rooms to accommodate the increased volume of players.
- Pavilion upgrade program needs to consider the broader issues beyond the physical condition including forecast population growth and broader community benefit.
- Waste management infrastructure is consistent with the *Waste Minimisation Strategy*.
- Electronic scoreboards – increased numbers of applications for these and currently Council have no guidelines in place regarding their location, who pays to maintain them and guidelines around content.
- Advertising signage associated with sporting use requires guidelines.
- Car parking is an issue including all-ability access and the issue of taking up open space with off-street car parking.

The process of preparing Masterplans for City-wide open space is the recommended so there is an opportunity to address the site specific design response to address issues and guidelines for the site. The Masterplans clarify the appropriate use levels, expansion and addition of all facilities in open space for both structured and unstructured sport and recreation use.

There are some non-open space dependent structured leisure and recreation facilities located in open space, for example maternal child and health and child care facilities. Due to increasing demands on open space it is considered appropriate that when an existing facility needs to be replaced or is subject to a major upgrade, it is assessed as to whether it is appropriate to continue to retain this facility in open space.

6.7.2 Upgrade and replacement of existing structured sport and recreation facilities

Council is currently in the process of determining the future program of upgrade works for the structured sports facilities including a program to progressively upgrade existing facilities. As part of ongoing upgrades and replacement of structured recreation facilities, opportunities to improve their design, appeal, accessibility and multi-use function are to be investigated as standard procedure.

This Strategy recommends that proposals for future upgrades and replacements be evaluated with the following guidelines to maximise the best use of these facilities in open space. These guidelines focus on the scale and location of the facilities and their integration with the open space character and other facilities and are not technical guidelines for the design of the facility itself.

Guidelines to upgrade existing structured sport and recreation facilities, or for their replacement:

a) Demonstrate the need and resultant community benefit associated with the proposed upgrade/replacement of the facility.

b) Demonstrate the proposed upgrade/replacement of the facility is best located within open space for its function and viability.

c) Demonstrate the proposed facility will increase the range of uses or user groups that will be catered for as a result of the upgrade/replacement.

d) Facilitates a diversity of uses including unstructured recreation and informal access and use.

e) Meets universal design principles including universal access and promotes inclusion for all irrespective of age, gender, cultural background and ability.

f) Consideration of active design/healthy active by design guidelines.

g) Flexible in design to provide for multiple uses and future adaptability to other uses as needs change over the lifespan of the proposed facility.

h) Demonstrate that all ESD principles have been addressed in both the design and proposed construction of the facility and it is consistent with current best management practice.

i) Demonstrate how waste collection and management is catered for including meeting relevant ESD principles regarding re-use and recycling.

j) Consistent with the CPTED principles or similar to promote safety in facility and open space design.

k) Integrate appropriate signage so that the sports clubs can list the dates and times the facility is available for unstructured and informal use. For example, the dates and times the sports field is available for informal access outside of match play and training times.

6.7.3 New structured sport and recreation facilities in existing open space

Proposals for new structured sporting facilities (including buildings) in existing public open space will need to demonstrate how the new facility will integrate with the open space and be accessible for a diverse range of users.

Guidelines for new structured sport and recreation facilities in existing open space:

a) Demonstrate the need for the proposed new facility.

b) Demonstrate the proposed facility is dependent on its location in open space for its viability and function.

c) Meets the criteria listed above in *Guidelines to upgrade and replacement structured sport and recreation facilities* (c) to (g).

d) The orientation and design of the facility minimises impacts on other structured and unstructured recreational uses, and expands the range or time periods in which unstructured recreation use can be undertaken. As a minimum, the proposal will need to demonstrate that it integrates well.

e) Built form including buildings, fencing and other infrastructure to be designed to complement the environmental, landscape and cultural character and values of the open space reserve for its function and viability.

f) Ensure key view lines into the open space are not blocked or impacted by the facility location.

g) Where possible, minimise installation of permanent structures that can remain portable to improve adaptability and multiple use of the facility and the open space.

h) Public transport access is preferably available to support the new facility.

i) Adequate bicycle parking facilities integrated into the facility design to encourage cycling access in preference to vehicle access and use.

j) Demonstrate how the car parking demands for the proposed facility will be addressed with minimal impact on the open space and the surrounding neighbourhood.

k) Car park design to meet the criteria listed specifically for car parking in this Strategy, see Section 6.7.4.

l) Demonstrate waste management is adequately provided for consistent with the *Waste Minimisation and Resource Recovery Strategy* and the waste receptacles are appropriately designed for to integrate with other built form in the site.

m) Construction activity to minimise environmental impact and disruption to open space.

6.7.4 Car parking

In reviewing the need for existing and future car parking designs and requirements for open space, assess them in accordance with the following guidelines:

Guidelines for car parking in open space:

a) Minimise car parking in open space. Recognise that for Regional and City-wide open spaces some car parking may be appropriate, particularly to provide access for those with limited mobility.

b) Actively support the provision of sustainable transport options and encouraging fitness and health by improving cycle and pedestrian access to and within open space.

c) In Regional and City-wide open space, any proposals for new or formalisation of existing car parking are to clearly demonstrate that the car park is required. If it is determined to be required, the car park is to:
- be sized to meet the minimum requirements
- minimise impacts on the amenity of the neighbourhood
- be provided around the open space rather than in the open space
- minimise the length of road required to access the car park
- demonstrate that cycle and pedestrian access and circulation has priority
- that it meets the design criteria listed in (e) to (m).

d) In proposals to upgrade existing open space, any proposals to change existing car parks will need to demonstrate they meet the criteria listed in (c).

e) Future car parks are to be of a size that adequately caters to the normal (not event) level of use. Demonstrate how other forms of sustainable transport and access to open space is to be improved including walking and cycling along with public transport for Regional and City-wide open space.

f) Demonstrate how the parking will be accommodated in the area without undue impact on adjoining land use or undue loss of existing open space area during events where applicable.

g) Demonstrate integration of safe pedestrian access and circulation to, around and through the car park.

h) Demonstrate the car park design and construction adhere to best management practice and promote sustainability and safety.

i) Stormwater runoff is to be captured and re-used or treated where feasible.

j) Incorporate trees into car parks to improve aesthetics, provide shade, manage vehicle speeds and mitigate urban heat build-up with consideration of adequate sight lines for safety.

k) Demonstrate the proposed size, material use (including surface finish, vehicle control barriers etc) and the overall design of car parking complements the desired landscape character of the open space.

l) Demonstrate that proposed lighting to the car park is provided where the open space facilities are in use outside daylight hours by a large number of park users or where there is insufficient ambient light.

m) Encourage, where appropriate, multiple use of car parking in open space, for example that the surface area is also line marked with basketball/netball towers installed, or available for futsal/handball/tennis hit up wall use.

Guidelines for car parking in open space:

n) Include priority areas for bicycle parking within car parks or adjacent leisure amenities where applicable.

6.7.5 Natural turf sports fields

The community survey outcomes, site visits and consultation with stakeholders has identified that natural turf sports fields are highly valued and used by the community for structured sport, unstructured recreation and informal use. Some of the natural turf sports fields in Yarra are also designated dog off-leash areas when they are not being used by the sports clubs for match play or training.

The majority are unfenced and are used informally for exercise including jogging, running and walking along with informal ball games and informal uses such sitting on the grass reading. With forecast population growth the demand for both structured sport and unstructured recreation use of these spaces is going to increase.

Guidelines to guide the future upgrade and use of natural turf sports fields in open space:

a) The sports fields are primarily for structured sporting use and secondarily for the unstructured and informal use.

b) Optimise the turf species mix to minimise water use and maintain a suitable standard of turf cover for winter and summer season use.

c) Investigate options to utilise water from sustainable sources (e.g. recycled water, stormwater) for irrigation of the sports turf

d) Investigate options to include some fencing of the sports fields, particularly where this can demonstrate the ability to optimise unstructured recreation and informal use of the sports fields. For example, fencing to part or all of the sports field, with frequent gate openings to ensure accessibility, may improve the ability to utilising the open space more efficiently. Specifically, this may improve management of dog off-leash use with open spaces.

6.7.6 Synthetic surfaces for sport and recreation use

Council currently has no confirmed position regarding the installation of synthetic surfaces for sport and recreation use.

In conjunction with Council's ongoing program of upgrading sportsgrounds with warm season grasses, the establishment of synthetic surfaces is identified as a potential way to increase the capacity of the existing sports facilities. This Strategy has not assessed the need for synthetic surfaces. If in the future they were confirmed to be required, then the following guidelines would apply to the assessment of their suitability in existing open space. Refer also to Recommendation 6.7-1 regarding developing suitable criteria to assess the suitability of synthetic sports surfaces in open space.

Guidelines to assess proposals for synthetic surfaces in open space:

a) Demonstrate the synthetic surface is required including a full analysis of the benefits and negative impacts of the proposal.

b) Demonstrate the effects of replacing natural soil and turf surfaces with constructed synthetic surfaces can be adequately compensated for in relation to the passive cooling role of the open space.

c) Demonstrate the multiple use and adaptability of the proposed facility, particularly in the context that synthetic sports field surfaces are unsuitable for dog walking/dog off-leash.

d) Demonstrate that the increased intensity of use and programming of the facility will be appropriate to the scale of the open space.

No.	Recommendation	Respon-sibility	Priority
6.7-1	**Assessment criteria for location of synthetic sports surfaces in open space** Develop the assessment criteria to guide the location of synthetic sports surfaces in public open space in Yarra. A range of implications need to be considered including: • The impact on environmental values • The change to the character and the types of sport and recreation uses along with the more informal and unstructured uses of the reserve • The impact of increased levels of visitation and associated infrastructure that supports the facility • Access to the reserve.	YCC	High

6.7.7 Advertising signage in open space

The following guidelines are to assist in providing consistent direction for the provision of advertising signs by the sports clubs, which do not require a planning permit in open space, but do require Council permission to erect a sign on Council land.

Guidelines for review of advertising signage in open space:

a) Any proposed signs are to be temporary only and are to be removed at the conclusion of the event or season for which they are being proposed.

b) Signs need to be consistent with the scale and the size of the structure on which it is proposed.

c) Signs are not to obstruct main view lines into the open space reserve from all pedestrian and vehicle entry points.

d) Minimise the visual prominence of the signage when viewed from the areas outside of the event for which the advertising signage associated with the club-based use is proposed. This includes no visibility of the signage from adjoining and nearby properties.

6.7.8 Electronic scoreboards

The following guidelines are to assist in providing consistent direction for the provision of electronic scoreboards that do not require a planning permit in open space, but do require Council permission to install on Council land.

Guidelines for review of electronic scoreboards in open space:

a) Demonstrate the scoreboard matches the scale of the facility and events.

b) Demonstrate the scoreboard is consistent with the scale and the size of the structure, facility and level use for which it is proposed.

c) The scoreboard is not to obstruct main view lines into the open space reserve from all pedestrian and vehicle entry points.

d) Minimise the visual prominence of the electronic scoreboard when viewed from the areas outside of the sports event/field/facility for which the scoreboard is provided. This includes minimising visibility of it from the adjoining and nearby properties.

e) Demonstrate the scoreboard will only be used during the course of scheduled match play/events.

f) Advertising is not permitted on electronic scoreboards.

6.7.9 Minor sports related infrastructure

Guidelines for provision of minor sports related infrastructure in open space:

a) Minor infrastructure including player boxes and equipment storage facilities are to be temporary items where feasible to maximise the adaptability of the use of sports fields.

b) Storage for minor infrastructure is to be within other existing approved built form on the site, or stored off site.

6.8 Cultural heritage values and public art

6.8.1 Wurundjeri Woi Wurrung, Aboriginal and Torres Strait Islander community cultural heritage values

Whether a place is of Wurundjeri Woi Wurrung, Aboriginal and Torres Strait Islander community cultural heritage significance is determined by Aboriginal Victoria. The following information is summarised from the websites of Aboriginal Victoria and Aboriginal Heritage Council.

Aboriginal Victoria broadly works on:

- Aboriginal policy reform, with a focus on self-determination and treaty
- Community strengthening and engagement
- Cultural heritage management and protection.

In relation to Aboriginal Cultural Heritage, Aboriginal Victoria administer the *Aboriginal Heritage Act 2006,* which establishes programs and initiatives to ensure the protection and management of Victoria's Aboriginal cultural heritage. Main responsibilities include:

- Maintaining Victoria's Aboriginal cultural heritage management system
- Evaluating cultural heritage management plans and cultural heritage permits
- Keeping a register of Aboriginal places and objects in Victoria
- Supporting Traditional Owners in community led agreement-making through the 'Right People for Country Program'
- Supporting Registered Aboriginal Parties through funding and Cultural Heritage training programs.
- Compliance and enforcement investigations.

Aboriginal Victoria provides secretariat support for the Victorian Aboriginal Heritage Council to achieve its functions under the *Aboriginal Heritage Act 2006*. The Victorian Aboriginal Heritage Council works with key partners to shape policy and to build a better understanding and appreciation of Victoria's rich Aboriginal Heritage.

For the City of Yarra, the Wurundjeri Woi Wurrung Cultural Heritage Aboriginal Corporation is the appointed Registered Aboriginal Party (RAP) for the northern part of the municipality. There is currently no appointed RAP for the southern parts of the municipality.

The *Yana Ngargna Plan 2020-2023* acknowledges the Wurundjeri Woi Wurrung people as the traditional custodians of the land within the City of Yarra. Council deeply values the Wurundjeri Woi Wurrung, Aboriginal and Torres Strait Islander community cultural heritage of the municipality; a heritage that reaches far back to ancient times and continues to this day. The spiritual connections to places within Yarra's municipal boundaries like the Yarra River and the confluence of the Yarra River and Merri Creek extend back thousands of years to the dreamtime. Since the early 1900s, Victoria's Aboriginal community has flocked to Yarra, in particular to Gertrude Street Fitzroy, to find that sense of community that is the strength of Aboriginal people. The *Yana Ngargna Plan 2020-2023* includes a range of actions that strengthen the partnerships with the Wurundjeri Woi Wurrung, Aboriginal and Torres Strait Island community. With the waterways and open spaces across the city having important spiritual connections,

particularly around Fitzroy and Collingwood, this plan promotes the 'continuing connection' with the Wurundjeri Woi Wurrung, Aboriginal and Torres Strait Islander community regarding the future management and interpretation of these important spaces in the city. *Yana Ngargna* is 'continuing connection' in Woi Wurrung language.

6.8.2 Historical values

Whether a place is of historical significance is determined by Heritage Victoria. The following information is summarised from the websites of Heritage Victoria and the Heritage Council of Victoria.

Heritage Victoria is the Victorian State Government's principal cultural (non-Aboriginal) heritage Agency. Heritage Victoria identify, protect and interpret Victoria's most significant cultural heritage resources and give advice about heritage matters to private owners, local and state government, industry and the general community. Heritage Victoria administer the *Heritage Act 2017*, maintain the Victorian Heritage Register, recommend places and objects to be included on the Victorian Heritage Register and issue permits to make changes to heritage places and objects, protect Victoria's archaeological heritage and help conserve significant objects and collections.

The Heritage Council of Victoria is an independent statutory authority and Victoria's main decision-making authority on historical values and issues. They provide advice to Heritage Victoria. The Heritage Council Victoria notes that 'Respect for our cultural heritage involves protecting places and objects that have importance to us as a community. Identifying and registering places and objects of cultural significance helps us to protect and conserve them. Heritage places and objects in Victoria are considered to be either of:

- State significance; or
- Local significance

Heritage places or objects of State significance are listed on the Victorian Heritage Register and must meet the Heritage Council of Victoria's assessment criteria. Places that are of State-level cultural heritage significance are managed in accordance with the Heritage Act 2017. Anyone can nominate heritage places and objects for addition to the Victorian Heritage Register. Registered heritage places are legally protected and cannot be altered without a permit or permit exception from Heritage Victoria.

Places of Local significance are recorded by local councils and are listed on a schedule to the Heritage Overlay in the local Council's planning scheme. Local government manages the identification and protection of places under the planning scheme. Councils are responsible for issuing planning permits for use and development of heritage places under the *Planning and Environment Act 1987.*

The National Trust is a community organisation that works towards preserving and protecting heritage places. Classification by the National Trust does not entail legal recognition.

In the City of Yarra the following open spaces have been identified to have local heritage significance and have existing Heritage Overlays acknowledging this in the Yarra Planning Scheme.

Table 6-2 Open spaces with existing heritage significance or included in an existing heritage overlay in the Yarra Planning Scheme

Open space	Heritage controls
Alexander Street Reserve	Included in the Gold Street Precinct Heritage Overlay HO321
Atherton Reserve	Included in the South Fitzroy Precinct Heritage Overlay HO334
Barkly Gardens	Included in the Barkly Gardens Precinct Heritage Overlay HO308
Bath Street Reserve	Included in Victoria Park Precinct Heritage Overlay HO337
Batman Street Reserve	Included in the North Fitzroy Precinct Heritage Overlay HO327
Batson Reserve	Included in the North Fitzroy Precinct Heritage Overlay HO327
Ben Alexander Reserve	Included in Richmond Hill Precinct Heritage Overlay HO332
Browns Reserve	Included in the Charles Street Precinct Heritage Overlay HO313
Bundara Street Reserve	Included in the North Fitzroy Precinct Heritage Overlay HO327
Burnley Park	Included in Heritage Overlay HO299 and HO298 Corroboree Tree
Cairns Reserve	Included in Elm Grove Precinct Heritage Overlay HO319
Circus Site Burnley	Included in Heritage Overlay HO299
Collingwood Childrens Farm	Included in the Abbotsford Convent Precinct and Heritage Overlay HO9
Condell Street Reserve	Included in the South Fitzroy Precinct Heritage Overlay HO334
Curtain Square	Included in the North Carlton Precinct Heritage Overlay HO326. - but no specific overlay - but has a Statement of Significance.
Darling Gardens	Heritage Overlay HO94
Dights Falls	Part is included in Heritage Overlay HO48
Edinburgh Gardens	Heritage Overlay HO213 and HO215
Edwards Place	Included in the North Fitzroy Precinct Heritage Overlay HO327
Fairfield Park	Heritage Overlay HO147 and HO146 on the Fairfield Park Boathouse
Frank King Park	Included in the South Fitzroy Precinct Heritage Overlay HO334
Gahan Reserve	Included in the Charles Street Precinct Heritage Overlay HO313
Garryowen Park	Included in the South Fitzroy Precinct Heritage Overlay HO334
George Street Reserve	Included in the South Fitzroy Precinct Heritage Overlay HO334
Golden Square	Included in the Golden Square Precinct Heritage Overlay HO322

Open space	Heritage controls
Greeves Street Reserve	Included in the South Fitzroy Precinct Heritage Overlay HO334
Hardy Gallagher Reserve	Included in the Princes Hill Precinct Heritage Overlay HO329 - but no specific overlay - but has a Statement of Significance.
Holden Byrne Reserve	Included in the North Fitzroy Precinct Heritage Overlay HO327
Inner Circle Railway Reserve Parklands	Included in the North Carlton Precinct Heritage Overlay HO326 and North Fitzroy Precinct HO327.
Kevin Bartlett Reserve	Included in Heritage Overlay HO299
King William Reserve	Included in the South Fitzroy Precinct Heritage Overlay HO334
Langdon Reserve	Included in the North Fitzroy Precinct Heritage Overlay HO327
Mark Street Linear Park	Included in the North Fitzroy Precinct Heritage Overlay HO327
McNamara Reserve	Included in the Gold Street Precinct Heritage Overlay HO321
Merri Creek Shared Trail (Upstream St Georges Rd)	Included in the North Fitzroy Precinct Heritage Overlay HO327
O'Connell Reserve	Included in Heritage Overlay HO228
Ottery Reserve	Included in the North Fitzroy Precinct Heritage Overlay HO327
Peel Street Park	Included in Collingwood Slope Precinct Heritage Overlay HO318
Peppercorn Park	Included in Richmond Hill Precinct Heritage Overlay HO332
Piedmontes Corner	Included in the North Fitzroy Precinct Heritage Overlay HO327
Porter Street Reserve	Included in the North Fitzroy Precinct Heritage Overlay HO327
Raines Reserve	Included in the Queens Parade Precinct Heritage Overlay HO330
Richmond Terrace Park	Included in Richmond Hill Precinct Heritage Overlay HO332
Smith Reserve	Included in the South Fitzroy Precinct Heritage Overlay HO334
Studley Street Reserve	Included in the Charles Street Precinct Heritage Overlay HO313
Thomas Kidney Reserve	Included in the North Fitzroy Precinct Heritage Overlay HO327
Victoria Park	Heritage Overlay HO352
Wangaratta Street Park	Included in Richmond Hill Precinct Heritage Overlay HO332
White Street Reserve	Included in the Green Street Precinct Heritage Overlay HO323
Whitlam Place	Included in the South Fitzroy Precinct Heritage Overlay HO334
Yarra Bend Park	Heritage Overlay HO300, HO301, HO302, HO307, HO305 (Kanes Bridge) and HO304

Open space	Heritage controls
Yarra River Linear Trail Swan St to Loyala Gv)	Included in HO299
Yarra River Trail (Abbot St to Turner St)	Part is included in Victoria Park Precinct Heritage Overlay HO337
Yarra River Trail (Bridge Rd to Swan St)	Part is included in Heritage Overlay HO299
Yarra River Trail (Johnston St to Clarke St)	Included in Heritage Overlay HO9

From the above list of 55 open spaces that either have Heritage Overlays that specifically apply to them, or are located within a Heritage Overlay Precinct, 4 open spaces have features that are listed on the Victorian Heritage Register and are therefore of State Significance. Heritage Places which are included on the Victorian Heritage Register are subject to the requirements of the *Heritage Act 2017.* These are listed in Table 6-3.

Table 6-3 Open spaces identified as Heritage Places on the Victorian Heritage Register

Open space	VHR Number	Heritage place
Dights Falls	H1522	Dights Mill Site is one of the earliest industrial archaeological sites in the state. HO48 in the Yarra Planning Scheme
Victoria Park	H75	Victoria Park is the former Collingwood Football Ground and the social focus of Collingwood and Abbotsford since the late 1800s and is a national sporting landmark. HO352 in the Yarra Planning Scheme
Yarra Bend Park	H1552	Fairlea Womens Prison, Yarra Bend Asylum (includes gate pillar and remnant trees) HO301 in the Yarra Planning Scheme
Edinburgh Gardens	H751	Fitzroy Cricket Club complex: Grandstand, Timber Gatehouse, Entrance Gateway, Brick Gatehouse HO215 in the Yarra Planning Scheme

6.8.3 Public art

The Strategy supports the role public art has in strengthening and reflecting the local community, cultural heritage, contemporary culture and the inherent landscape character in open space. Public art and cultural activities contribute to the sense of place and community ownership of open space. The guidelines included in this Strategy refer only to the context of public art in open space. The Strategy relies on other council guidelines and policies regarding the appropriate method for commissioning public art. This includes

the *City of Yarra Public Art Policy 2015*-2020 and the *City of Yarra Graffiti Management Framework 2015-2020*.

Guidelines for locating public art in open space:

a) Appropriate in Regional, City-wide and Neighbourhood open space. It may also be appropriate in Local and Small Local where the open space is highly visible (such as public squares and gateways) and/or located within urban centres and high density precincts.

b) Proposals for specific installations are to demonstrate they complement and reflect the intrinsic natural, cultural and community values of the existing or future open space and contribute to the intended use and role of the open space in which it is proposed.

c) Future Masterplans for Regional, City-wide and Neighbourhood open space or highly visible open space such as public squares and gateways are to consider the integration of public art as a component of design. The Masterplan does not need to include the design of the artwork, but identify the potential site and design parameters of a future commission.

d) Permanent installations need to demonstrate they meet relevant standards in relation to design in an outdoor public environment. This includes public safety and risk; longevity; acceptable levels of maintenance and vandalism.

e) Propose an acceptable process for undertaking any future modifications to the artwork if any significant changes are required to meet updated regulatory design standards.

f) Appropriate levels and methods for stakeholder and community consultation are to be conducted for any new public art proposal where it is proposed outside a design planning process.

6.8.4 Memorials in open space

Memorials and monuments can contribute to the cultural value of the community and the desire and expectations to commemorate people, events and places of significance. A balance needs to be achieved when considering installation of new or upgrade of existing memorials, with all uses and values of existing open space.

The following guidelines are to assist Council in developing a policy regarding memorials in open space and in the interim for reviewing requests for memorials in open space on a case-by-case basis.

Guidelines for assessing the appropriateness for proposals for new or retention of existing memorials in open space:

a) The request for a memorial is to be reviewed for consistency with the use and character classification for the open space.

b) The level of contribution the memorial will have on the cultural and community values of the open space in the municipality. This includes assessment of the artistic merit of the proposal consistent with the directions outlined in the *City of Yarra Public Art Policy*.

c) The management and maintenance requirements of the proposed memorial.

Guidelines for assessing the appropriateness for proposals for new or retention of existing memorials in open space:

d) Small memorials would need to demonstrate the positive relationship between the community, the person, the organisation or the event to be commemorated and the open space in which it is proposed.

e) If Council accepts a proposal for a memorial, it becomes the property of the City of Yarra and ongoing maintenance and issues regarding its relocation, removal or decommissioning will be at Council's discretion.

f) For existing minor memorials in open space that need to be removed or relocated due to upgrade works, the following protocols will be applied:
- Council will undertake reasonable steps to contact the donor to return the memorial to them.
- If the donor requests to retain the memorial in open space, it will be assessed as to the suitability of it in the context of contemporary guidelines and policies.

6.9 Festivals and events

The City of Yarra Arts and Culture Strategy 2016-2020 recognises that the community is made up of people from all walks of life, from many different cultures with a diversity of needs and experiences. Council takes the role of leader and custodian of Yarra's creative community seriously and recognises the value of the creative identity as a key feature of what defines the City of Yarra.

The Arts and Culture Strategy encourages and supports community festivals and events in the public realm including streetscape and public open space. It notes that more 20 cultural festivals and events are held every year along with many local, grassroots and community celebrations.

Existing public open spaces that are available on Council's website for booking facilities in to hold events include:

- **Circus Site**, Burnley with Expressions of Interest required for events of more than 100 people
- **Barkley Gardens** including four defined areas within the Gardens, two of which are suitable for small to medium sized events and two are suitable for large events.
- **Darling Gardens** including seven defined areas within the Gardens including the rotunda which is bookable.
- **Edinburgh Gardens** including four defined areas, two of which are the rotundas and two are open grassed areas defined by paths and trees.
- **Fairfield Park** including two defined area, one of which is the Fairfield Park Amphitheatre which accommodates up to 350 people.

All prospective event organisers need to complete and submit an application through the Yarra City Arts website.

The guidelines included in this Strategy address open space issues only. It is assumed that Council will continue to implement broader policies for festivals and events taking into consideration open space related criteria included in this Strategy.

6.9.1 Community festivals and events open space

Selecting the most appropriate open space for community festivals and events and family gatherings (i.e. 20 people or more) requires consideration in the future. While Council supports and encourages these in open space, Council officers did raise issues associated with the impacts of events and festivals in open space. This is mainly on the health and quality of vegetation with concerns regarding impact on mature trees, particularly compaction of their root zones and also damage to the trees with inappropriate use during events.

The following guidelines are specific only to the selection of appropriate open spaces and locations within them for holding festivals and events. They also provide guidance regarding management of the events in relation to the ongoing community use and enjoyment of outdoor public open space.

Guidelines for assessing appropriateness of community festivals in open space:

a) Regional and City-wide open space are generally the most appropriate hierarchy of open space for major community festivals and events.

b) Neighbourhood open space may be suitable for smaller community events subject to demonstrating the anticipated size and impact on traffic access, noise levels and neighbourhood amenity can be reasonably managed.

c) Proposals for community festivals and events are assessed and where necessary, prioritised based on the following:

- Enhances sense of community and neighbourhood spirit.
- Increases community appreciation of the recreational, cultural or natural character and values of the municipality.
- Has relevance to the community and encourages their attendance, participation, and where appropriate, fitness.
- Compatible with community expectations regarding appropriate use of public open space.
- Demonstrates how community access and use of public open space will be achieved and managed for the duration of the festival/event.

d) Applicants are to prepare event management plans appropriate to the scale of the event including measures to proactively prevent damage to the open space for the duration of the festival/event.

e) The on-line applications and guidelines are to be updated to define more specific requirements for the protection of existing trees in open space, particularly the older established trees to prevent damage.

f) All festivals/events to demonstrate best practice management including promoting community health and wellbeing and sustainability.

g) Provision of waste management plan outlining sufficient waste infrastructure arrangements in accordance with waste minimisation principles and the *Waste Minimisation Strategy*.

6.9.2 Commercial or private events and functions in open space

Guidelines for assessing appropriateness of commercial or private events and functions in open space:

a) Appropriate in Regional and City-wide open space or selected smaller scale open space where they are located in activity centres.

b) Demonstrate the event will have a positive contribution to the community and cultural diversity of Yarra.

c) Demonstrate how local community access and use of open space will be achieved for the duration of the event.

d) Whether the applicant is based in the City of Yarra.

e) Demonstrate the event and associated infrastructure will not unduly restrict or impact on the use and enjoyment of the open space by nearby/adjoining residents and workers.

Guidelines for assessing appropriateness of commercial or private events and functions in open space:

a) Demonstrate that the event and associated infrastructure will not permanently damage mature trees, open grassed areas, plants, natural or built features. Any remediation works will be required to be undertaken either by the event organisers or at their cost at Council's discretion.

b) Demonstrates the impact of noise, anticipated participants, temporary facilities/infrastructure, site set up and clean up etc are effectively addressed as part of the application process.

c) Provision of waste management plan outlining sufficient waste infrastructure arrangements in accordance with waste minimisation principles and the *Waste Minimisation and Resource Recovery Strategy*.

6.9.3 Commercial use of facilities in open space

A diverse range of commercial use of facilities in open space can occur ranging from personal trainers, product launches and photo shoots. Applications for commercial use of open space are to be submitted for Council assessment and fees are to be payable prior to conducting these activities in open space. The key ongoing issue for open space is to achieve a balance between commercial use of facilities and accessibility and use of these facilities by the general public. Applications to conduct commercial activities in open space need to demonstrate the proposed use meets the guidelines, and considers public access to open space as noted below.

Guidelines for assessing appropriateness of commercial or private use in open space:

a) That the proposed use or development complements and enhances the broader community use of the open space.

b) That the visual and physical access to the open space will not be unduly impacted or reduced.

c) There is a demonstrated community benefit from the proposal.

d) All proposed activities and use to have a minimal impact on the environment and in particular can demonstrate they meet contemporary best management practice regarding sustainability.

e) That the proposed uses as a minimum do not conflict with community health and wellbeing principles, and where feasible promote these principles.

6.10 Design and management plans for open space

6.10.1 Overview

Council has a range of existing plans that guide design and management of existing open space. The Strategy identifies the need for Council to prepare additional plans for selected open spaces to guide future upgrades. Preparation of the plans allows for comment and input to the design from relevant Council officers and the community.

The design process for open space reserves is scaled to match the size and function of the open space. Regional, City-wide and Neighbourhood open space have a broader catchment of users and frequently a range of community stakeholder groups such as community organisations and sporting clubs. Masterplans are recommended to be prepared when major works are required for these open space reserves. The consultation process is designed to consult with the broader catchment of users and stakeholders. Additional to the Masterplan, there can be a need to prepare management plans for some of these types of open space, particularly where they have environmental and/or cultural heritage values.

Local and Small Local open space have a smaller catchment of users, and these are mainly the local resident and worker community within walking distance of them. Major upgrades or new open space typically requires a Landscape Concept Plan, with a consultation process focussed on the local community within the walking catchment. Where the upgrades are minor, then preparation of a formal plan is not generally required.

6.10.2 Masterplans

Masterplans will guide the future design of Regional and City-wide open space across the municipality. Where open space has heritage values, investigate if a conservation management plan is required. If required, prepare the conservation management plan prior to the Masterplan.

The following is a list of existing Masterplans for open space reserves, listed in alphabetical order.

Existing Masterplans	Year
Barkly Gardens and Alan Bain Reserve, Richmond South	2006
Burnley Park, Central Richmond	2003
Coate Park, Fairfield	2002
Curtain Square Management Plan, Carlton North	2011
Darling Gardens, Clifton Hill	2015
Fairfield Park, Fairfield	2008
Inner Circle Railway Linear Park Reserve	2006

Existing Masterplans	Year
Mayors Park, Clifton Hill	2013
Merri Parklands Masterplan, Clifton Hill	2001
Trig Point Precinct Masterplan (Parks Victoria), adjoins Fairfield	2012
Victoria Park, Abbotsford	2009
Yarra Bend Park Trails Strategy Masterplan (Parks Victoria), Fairfield	2001

This Strategy recommends the preparation of new Masterplans for the following open spaces, listed in alphabetical order:

Open space	Priority
Burnley Park, Central Richmond	Medium
Citizens Park, Central Richmond	Very High
Edinburgh Gardens, Fitzroy North	High
Mayors Park, Clifton Hill	Low
Smith Reserve, Fitzroy	Medium
Victoria Park, Abbotsford	Medium

The following framework guides the future preparation of the Masterplan:

Framework for preparing Masterplans

a) Provide an overall design and management direction for the open space for approximately 10 years.

b) Consultation is typically undertaken with the groups and clubs who use the site, community stakeholders who may be involved in the site, relevant Agencies who own or manage land within or adjoining the reserve, regular site users and the local community. Consultation is recommended to occur in two stages: at the research phase, and at the draft design phase. The Open Space Strategy Survey outcomes (Appendix A to this Strategy) can be referred to during the research phase. This may replace the need to undertake consultation with the local community during the research phase, pending the quantity of surveys received in the relevant precinct. .

c) Outputs of a Masterplan typically include:
- scaled drawing of existing conditions and site analysis
- scaled drawing of design with explanatory notes, photos, sketches etc.
- management descriptions where appropriate
- preliminary estimate of probable cost for all the works
- staged implementation plan
- summary masterplan report incorporating all the above.

6.10.3 Landscape Concept Plans

Landscape Concept Plans will guide the future design of Neighbourhood, Local and some Small Local open space reserves. These plans are prepared primarily to ensure a coordinated approach to facility provision is achieved and to obtain community input to the future open space design. The process to prepare these will vary depending on the level of complexity. All new open space will require concept plans to be prepared.

Framework for preparing Landscape Concept Plans:

a) Provide an overall design direction for the open space for approximately five years, as works are generally implemented within this timeframe.

b) The Landscape Concept Plan is to be guided by a working group made up of relevant Council officers as required.

c) Consultation at the research phase can either rely on the Open Space Survey outcomes in Appendix A of this Strategy, or be undertaken with the community living within the walking catchment of the open space. Consultation at the research phase will vary depending on the individual reserve. Consultation on the Draft Design will normally include at least the display of the plan on site with a description of how to comment.

d) Outputs of a Landscape Concept Plan for upgrades to **existing** open space is to include:
- scaled drawing of design with explanatory notes regarding design and management
- preliminary opinion of probable cost for all the works with priorities for implementation where appropriate.

e) Outputs of a Landscape Concept Plan for new open space is to include:
- scaled drawing of existing conditions and site analysis including scaled tree protection zones for all existing mature trees
- scaled design with explanatory notes regarding design features and management recommendations
- preliminary opinion of probable cost for all the works.

f) Review of relevant Council strategies and demonstrate compatibility and where feasible multiple benefits to assist implementation of other strategies.

g) Consideration of existing drainage requirements on site to ensure the new design allows for existing overland flows. As constructed drawings to be supplied once the new infrastructure is built.

6.10.4 Heritage and nature conservation values

6.10.4.1 Conservation Management Plans

Conservation Management Plans (CMP) are prepared for open space identified to be of heritage significance in the existing heritage studies or included on the Victorian Heritage Register and Database. The following table identifies the status of the existing CMPs or similar. The open space is listed in alphabetical order.

Open space	Existing guidelines and plans	Additional plans
Alphington Park	Heritage Assessment completed, 2007	Update the Masterplan
Barkly Gardens	Landscape Masterplan, 2006 prepared by John Patrick with consideration of the heritage values	Update the Masterplan
Burnley Park	Conservation Management Plan 2007 and Landscape Masterplan prepared 2003 before the CMP	Review the Landscape Masterplan in the context of the CMP.
Curtain Square	Conservation Analysis, 2001 and Curtain Square Site Management Plan 2011 to address tree health and possum grazing	None
Darling Gardens	Darling Gardens Cultural Significance and Conservation Policies, 1993 and Darling Gardens: A timeline 1852-1922 and the Darling Gardens Masterplan, 2015	None
Edinburgh Gardens	Conservation Management Plan, 2004 (Landscape Masterplan Northern Precinct Plan was adopted by Council in 2018.)	Update the Landscape Masterplan
Fairfield Park Masterplan	Draft Conservation Management Plan 2009 and Landscape Masterplan, 2010	None
Inner Circle Railway Linear Parkland	Conservation Management Plan 2005 and Landscape Masterplan, 2006	Update the Masterplan

The Strategy recommends that prior to major works being undertaken in open space listed in Table 6-2 in this Strategy that a preliminary assessment of heritage values and character is prepared. The preliminary assessment will be undertaken by referring to the existing heritage studies and on site assessment. If an open space is identified as requiring a more detailed heritage assessment, then this is to be prepared for the open space prior to the preparation of any design plans or major works.

6.10.4.2 Nature conservation values

If the open space has any identified nature conservation values, then the appropriate investigation into these values and appropriate protection measures for them is to be undertaken prior to the preparation of any design plans or major works. This includes

reference to the Biodiversity Health Survey (Practical Ecology 2018) and any subsequent strategies and plans that provide further direction and guidance regarding these values.

6.10.5 Detailed design and construction

For all types of open space, once the Masterplans and Landscape Concept Plans are completed and approved by Council, they will be implemented subject to available funding and priorities.

Where the plans include major upgrades for the entire reserve, or significant changes to existing facilities and infrastructure, detailed design would be undertaken to produce a set of detailed documentation drawings to guide the construction. Feedback from internal stakeholders will be sought during the detailed design phase as required for the specific project and may include urban design, streetscapes, natural values, drainage, maintenance etc.

For all new open space being constructed by parties other than Council, detailed documentation drawings are to be prepared and submitted to Council for approval prior to tender and commencement of works.

Where the works to existing open space are minor and straightforward, Council may select to implement the works directly from the Landscape Concept Plan or Masterplan in a staged program pending funding.

6.11 Open space maintenance

The open space surveys indicate that the community is generally satisfied with the maintenance of open space. Public toilets and drinking fountains are the facilities that received greater the highest level of dissatisfaction. In the same survey the community identified that more are required and they are the sixth and fourth most used facility in open space. *The City of Yarra Public Toilet Strategy 2017-2027* provides direction for their provision, design, maintenance and the provision of drinking fountains are currently assessed as park upgrades occur.

From the site assessment work, consultation with Council officers and research, the key issues associated with maintenance is vegetation and the diversity of new infrastructure in open space and the longer term ongoing maintenance costs associated with the increased amount of infrastructure.

New open space designs and upgrades are to demonstrate ease of cleaning and maintenance, including access for litter collection, for cleaning picnic and barbecue facilities and cleaning public toilets. Demonstrate the materials and surfaces used for the proposed infrastructure are easily cleaned/replaced when damaged or as part of the future renewal program.

6.11.1 Vegetation maintenance and management

Trees

Trees are the most valued features within open space and they make a significant contribution to the character and liveability of Yarra. The *City of Yarra Urban Forest Strategy* 2017 provides a clear charter for the future custodianship of Yarra's street and park tree population. It highlights the multiple benefits of trees including the health and wellbeing benefits, environmental benefits and the economic benefits.

Council to consider the following guidelines in future management of trees in open space:

a) Maximise retention of mature indigenous, native and exotic canopy trees in open space, including measures to allow adequate watering from sustainable water sources during dry periods.

b) In future open space design, maximise opportunities for planting large, long-lived broad spreading canopy trees and locate recreational infrastructure to benefit from the trees but demonstrate they will not compromise their health.

c) Increase the diversity of tree species in future plantings to build resilience in the tree population.

d) In higher density precincts ensure that future open spaces are large enough to allow planting of large canopy trees in additional to providing adequate space for recreational use.

e) When recreational infrastructure that is located under large remnant trees requires upgrade or replacement, relocate them away from under the canopy of large trees in preference to pruning and modifying the tree.

Remnant native vegetation

Council to continue to protect and maintain the remnant indigenous vegetation and buffer zones around them in open space in accordance with site specific management plans and best practice.

Change to maintenance levels in open space in activity centres

Current research into the use of open space suggests that well maintained open space with natural features such as plants, grass and trees is more highly used in inner urban locations. Research also indicates that green open space with moisture absorbing surfaces including large trees, garden beds and grassed areas assist with urban cooling in high density precinct. With the forecast increased urban densities in Yarra, there will be an increase in the number of open spaces with natural features that require ongoing maintenance. Council will need to plan ahead to consider how this will be resourced in the future.

Open grassed areas

Open space survey respondents indicated that open grassed areas were the second most well used facility in open space in the City of Yarra following walking paths. Grassed areas are valued by the community for structured sport, unstructured recreational activities and for sitting/relaxing on. Open grassed areas are also moisture absorbing surfaces that assist in urban cooling and mitigating urban heat island effect.

Council officers identified there is a potential need to consider irrigating selected open grassed areas in open space so they can be more intensively used by the community for a range of activities including dog walking and informal ball sports. If this occurs then adequate resourcing of ongoing maintenance of these areas will need to be addressed.

Management of compaction and poor soil health

Natural open space areas are suffering from heavy compaction, depleted nutrients, minerals and biological activity due to age and heavy use. Maintenance needs to consider soil health and suitable de-compaction measures as part of the ongoing works.

6.11.2 Public toilets

The open space survey respondents were least satisfied with the maintenance of existing public toilet facilities in open space. Respondents also requested additional public toilets be provided in open space. The provision, design and maintenance of public toilets is provided in the *City of Yarra Public Toilet Strategy 2017-2027*.

6.11.3 Paths

There is a high level of satisfaction with the maintenance of paths in the open space survey. As walking, dog walking and cycling are the most popular activities in open space, continued maintenance of existing walking paths and provision of additional paths where appropriate is required.

6.12 Other agency open space ownership and management

A number of other agencies own and manage some of the open space in the City of Yarra. This mainly occurs along the linear open space corridors and waterways.

The City of Yarra adjoins six other municipalities as follows:
- Cities of Darebin and Moreland to the north
- City of Melbourne to the west
- Cities of Boroondara and Banyule to the east
- City of Stonnington to the south

Use of linear open space reserves along waterways is the main reason visitors are using open space in adjoining municipalities. Future planning of facilities along these linear reserves is recommenced to continue to be coordinated between the various councils. Residents and workers in the City of Yarra also visit other open spaces in adjoining or nearby municipalities with some of the key open spaces being Princes Park, Royal Botanic Gardens Melbourne, Fitzroy Gardens and Carlton Gardens.

6.12.1 Adjoining councils

No.	Recommendation	Respon-sibility	Priority
6.12-1	**Liaise with the City of Melbourne** Regularly liaise with the City of Melbourne regarding the design and connectivity between open space in adjoining the boundary, including Princes Park, Gosch's Paddock, Yarra Park, Carlton Gardens and the Fitzroy Gardens	YCC City of Melbourne	Ongoing
6.12-2	**Liaise with the City of Darebin** Regularly liaise with the City of Darebin regarding the design and connectivity between the linear open space system along the Merri Creek and Darebin Creek.	YCC City of Darebin	Ongoing
6.12-3	**Liaise with the City of Moreland** Regularly liaise with the City of Moreland regarding the design and connectivity of open space along the Inner Circle Railway Linear Parklands. This includes consideration of overshadowing of the open space from private land to the north of the reserve.	YCC City of Moreland	Ongoing
6.12-4	**Liaise with the City of Stonnington** Regularly liaise with the City of Stonnington regarding the design and connectivity of open space along the Yarra River corridor.	YCC City of Stonnington	Ongoing

No.	Recommendation	Respon-sibility	Priority
6.12-5	**Liaise with the City of Boroondara** Regularly liaise with the City of Boroondara regarding the design and connectivity of open space along the Yarra River corridor. This includes pedestrian and cycle bridge crossings over the Yarra River given the lack of a continuous open space system on the City of Yarra side of the River. This includes fauna protection programs such as recent research with sugar gliders, pedestrian and cycle bridge crossings.	YCC City of Boroondara	Ongoing
6.12-6	**City of Banyule** Regularly liaise with the City of Banyule regarding the design and connectivity of the shared trail along the Darebin Creek. Refer also to Action 6.12-9.	YCC City of Banyule	Ongoing

6.12.2 Victorian government agencies and committees

6.12.2a Parks Victoria

No.	Recommendation	Respon-sibility	Priority
6.12-7	**Liaise with the Parks Victoria regarding future structured sporting facilities at Yarra Bend Park** Liaise with Parks Victoria regarding the potential increased role that City of Yarra can have in the ongoing design, management and maintenance of the structured sporting facilities at Yarra Bend Park. This is to better meet the existing and forecast structured sporting needs of the City of Yarra population in the future.	YCC PV	Very High
6.12-8	**Liaise with Parks Victoria regarding the future provision of the Main Yarra Trail in Abbotsford** Continue to liaise with Parks Victoria to identify opportunities to achieve a continuous off-road Main Yarra Trail link along the western side of the Yarra River. This includes advocating for the purchase of the linear open space corridor for the land included in the Public Acquisition Overlay 2 (PAO2) along the Yarra River corridor through Abbotsford between Gipps Street and the Walmer Street Footbridge. The PAO2 is in favour of the Minister responsible for administering Part 2 of the Crown Land (Reserves) Act 1978 for the creation of a continuous linear park/trail system adjacent to the waterway.	YCC PV	Very High

No.	Recommendation	Respon-sibility	Priority
6.12-9	**Liaise with Parks Victoria regarding the future management of the Darebin Creek Trail in Alphington** Liaise with Parks Victoria to confirm ongoing responsibility and status of land purchase for the Darebin Creek Trail between Sparks Reserve (in the City of Banyule) and the Main Yarra Trail (in City of Boroondara).	YCC PV City of Banyule City of Boroondara	Very High

6.12.2b Melbourne Water

No.	Recommendation	Respon-sibility	Priority
6.12-10	**Liaise with Melbourne Water regarding the Main Yarra Trail located on their land** Liaise with Melbourne Water to confirm the current status of all facilities located on their land to confirm that agreements are in place to retain and maintain these facilities on their land.	YCC MW	Medium
6.12-11	**Funding applications** Continue to apply for future grants to Melbourne Water for future revegetation and water quality improvement projects along the Yarra River, Merri Creek and Darebin Creek.	YCC (MW)	Ongoing
6.12-12	**Regular liaison regarding future works** Regularly liaise with Melbourne Water regarding future works along the waterways to build on opportunities for complementary works to be undertaken by both agencies to improve water quality, instream habitat and riparian habitat values.	YCC MW	Ongoing

6.12.2c VicTrack

No.	Recommendation	Respon-sibility	Priority
6.12-13	**Liaise with VicTrack regarding open space on their land** Council to liaise with VicTrack as required regarding for future opportunities to expand the open space and or linear path network on VicTrack owned land.	YCC VicTrack	Ongoing

6.12.2d Department of Health and Human Services (DHHS)

No.	Recommendation	Respon-sibility	Priority
6.12-14	**Liaise regarding potential conversion of selected public housing land to open space** Council to liaise with DHHS regarding the potential for conversion of part of the public housing land in North Richmond to public open space, as identified in Action 7.10A-1.	YCC DHHS	Ongoing

6.12.2e Department of Education and Training (DET)

No.	Recommendation	Respon-sibility	Priority
6.12-15	**Liaise regarding shared use of school grounds** Council to regularly liaise with DET regarding the potential for shared access to school sport and recreation facilities including access to school grounds after school hours.	YCC DET	Ongoing

6.12.2f Merri Creek Management Committee (MCMC)

No.	Recommendation	Respon-sibility	Priority
6.12-16	**Liaise regarding ongoing works and funding** Council to regularly liaise with MCMC regarding plans and projects along the Merri Creek. Additionally, explore opportunities to seek funding for projects on Merri Creek with MCMC.	YCC MCMC	Ongoing

6.12.2g Darebin Creek Management Committee (DCMC)

No.	Recommendation	Respon-sibility	Priority
6.12-16	**Liaise regarding ongoing works and funding** Council to regularly liaise with DCMC regarding plans and projects along the Darebin Creek.	YCC DCMC	Ongoing

7. Precinct analysis and recommendations

The City of Yarra comprises the ten different precincts and the analysis and planning for open space has been undertaken at the precinct level. These precincts are defined by the City of Yarra in the Community Profile, and shown in Figure 7A below.

For the purposes of the Strategy the ten precincts have a series of open space sub-precincts within them which are defined by barriers to safe and easy walking access to open space being major roads, railways and waterways. These are illustrated in Figure 7B on the following page.

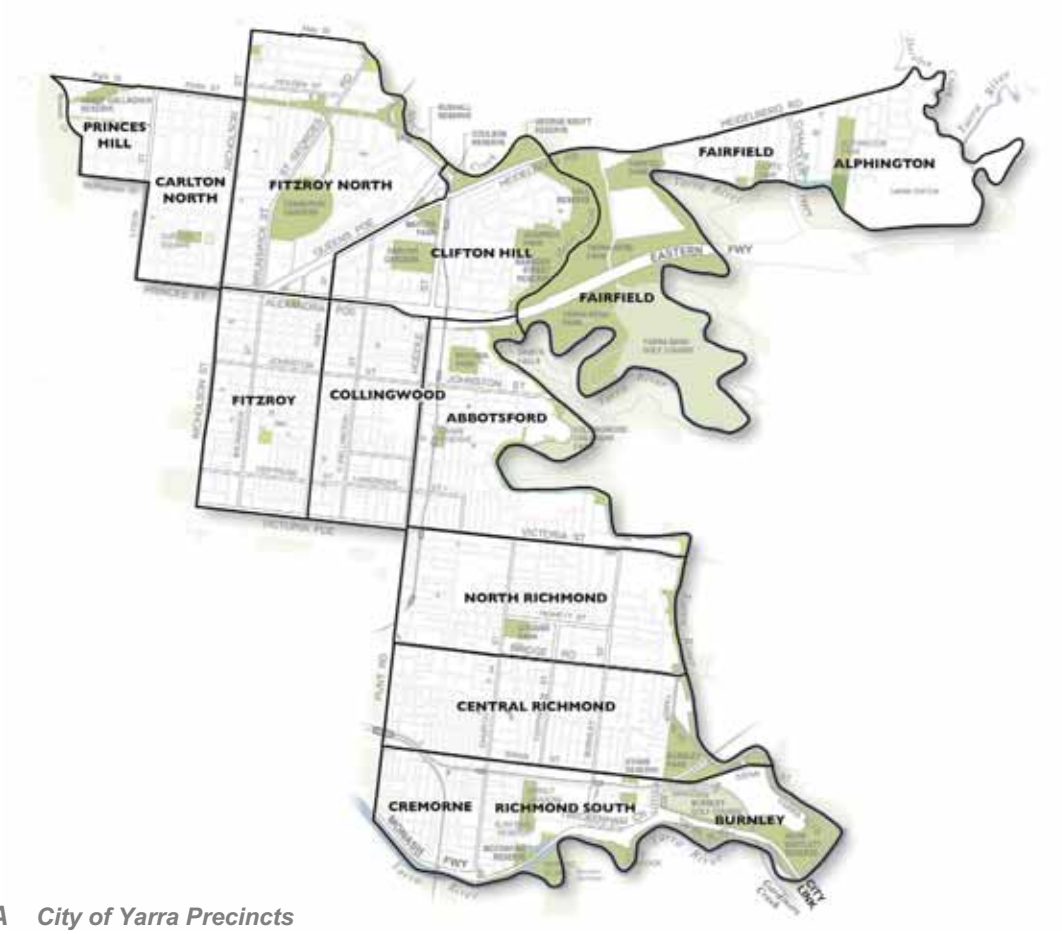


Figure 7A ***City of Yarra Precincts***
Source: .Yarra Community Profile, .id Consulting https://profile.id.com.au/yarra



Figure 7B City of Yarra Open Space Sub-precincts

The precincts are assembled in alphabetical order in the chapter and the recommendations are based on applying the open space framework described in Sections 1 to 5 of this Strategy. Each precinct includes a diagram that illustrates the Precinct Recommendations including the sub-precincts in which proposed new open space is located.



7.1 Abbotsford

7.1.1 Introduction

With the Yarra River along the boundary of this precinct, residents in Abbotsford value the diversity of spaces, the natural bushland qualities, and identify the need for additional space as urban density increases. Other key character open spaces in Abbotsford include Victoria Park which is the former home of the Collingwood Football Club, Gahan Reserve, Dights Falls and Collingwood Children's Farm on the Yarra River.

The land use of Abbotsford is mixed with a combination of residential areas ranging from predominantly single and double storey worker cottages and terraces to medium and high density residential apartments along the Yarra River. The higher density residential along with business and commercial land use, is located in Trenerry Crescent north of Johnston Street and Victoria Crescent south of Gipps Street.

Abbotsford also has some core industrial precincts with the largest being the Carlton and United Brewery along with a range of smaller industrial uses north of Gipps Street, which also directly adjoin the Yara River corridor.

Victoria Street is a key retail precinct in the City and the *Victoria Street Structure Plan*, adopted by Council in April 2010, provides the key direction for the future expansion and change within it. Hoddle Street is also a key employment precinct in Abbotsford which extends to the railway corridor and includes the Collingwood Town Hall.

The *Yarra Housing Strategy* (2018) provides direction on the future level of change for residential use within the precinct.

The mixed land use means there is a significant worker population in Abbotsford which is about 36 per cent more than the resident population, as follows:

- Existing residential population 2016: 8,849 (*Source: .id Consulting population forecasts, 2018*)
- Existing estimated worker population 2016: 12,057 (*Source: SEES, SGS 2018)*

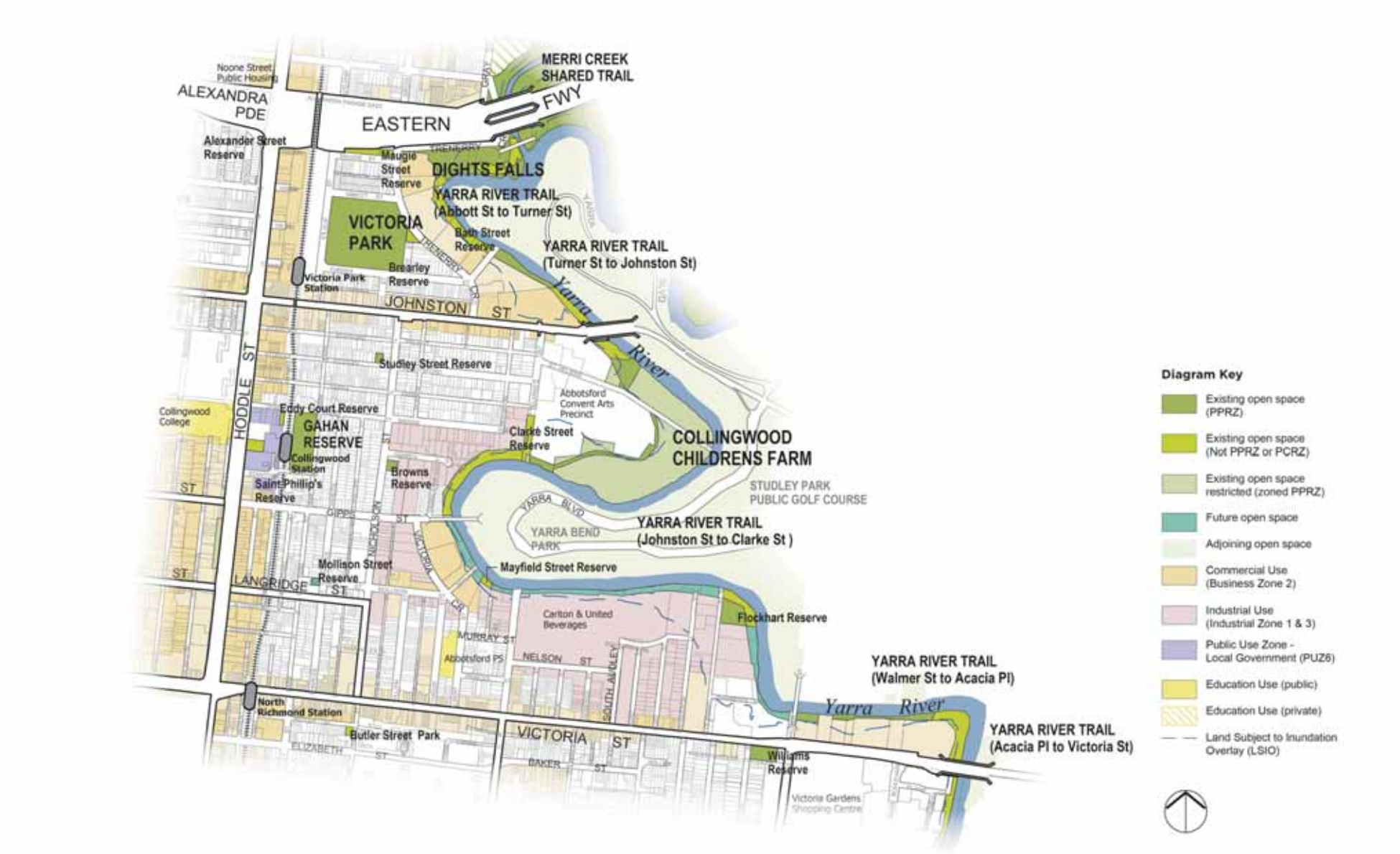


Figure 7.1A Existing open space in Abbotsford

7.1.2 Existing open space

7.1.2a Description

Johnston and Gipps Streets are major east-west roads and along with the Church Street define the four open space sub-precincts, Abbotsford A, B, C and D.

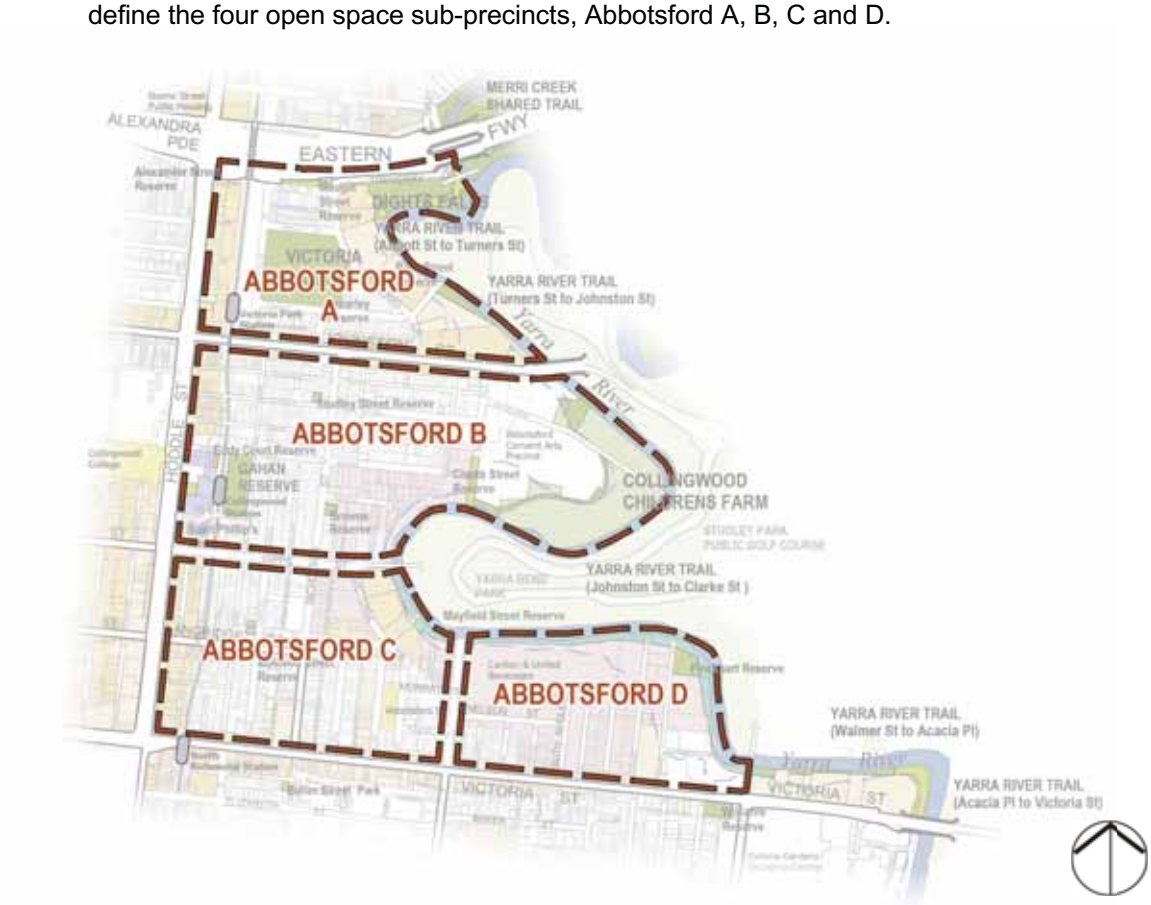


Figure 7.1B Open space sub-precincts for Abbotsford

Abbotsford A

- Open space sub-precinct Abbotsford A is located between the Eastern Freeway and Johnston Street and from Hoddle Street in the west across to the Yarra River to the east.
- Open space located in this sub-precinct includes
  - Bath Street Reserve
  - Brearley Reserve
  - Dights Falls
  - Maugie Street Reserve
  - Victoria Park
  - Yarra River Trail (Abbot St to Turner St)
  - Yarra River Trail (Turner St to Johnston St)
- Open space in this sub-precinct is well provided for. Dights Falls and the two sections of the Yarra River Trail are the key areas of Regional open space along the Yarra River. Victoria Park provides City-wide open space, with Brearley Reserve designated as a Local open space separate from Victoria Park so that it is primarily designed for the local community and can be available for community use when

Victoria Park is being used for structured sport. Bath Street Reserve is a linking space with seating that caters to casual use whereas Maugie Street Reserve provides greening and a buffer between the Eastern Freeway and residential dwellings to the south.

- The land use is predominantly residential and open space east of the railway and non-residential west of the railway.
- The *Yarra Housing Strategy* (2018) identifies a high change area near the corner of Hoddle Street and Johnston Street and a moderate change area along Johnston Street and around Trenerry Crescent. The balance areas directly adjoining Victoria Park are designated as minimal change areas.
- The *Yarra Spatial Economic and Employment Strategy* (2018) identifies that non-residential use is supported in the Hoddle Street Employment Precinct on the north side of Johnston Street, east of Walmer Street footbridge. This is to support the diversity of businesses and employment opportunities in the precinct.

Abbotsford B

- Open space sub-precinct Abbotsford B is located between Johnston and Gipps Streets and bounded by Hoddle Street to the west and the Yarra River to the east.
- Open space located in this sub-precinct includes
  - Browns Reserve
  - Clarke Street Reserve
  - Collingwood Children's Farm
  - Eddy Court Reserve
  - Gahan Reserve
  - Saint Philip's Reserve
  - Yarra River Trail (Johnston St to Clarke St)
- The Yarra River Trail is well used Regional open space and while the Collingwood Children's Farm is restricted open space and available on a fee paying basis only, views across the farm are enjoyed from the Main Yarra Trail directly adjoining it.
- Gahan Reserve is the key Neighbourhood open space for this sub-precinct and is located near the Collingwood Railway Station.
- Browns Reserve is a well-developed Small Local open space and Studley Street Reserve provides a play facility located in the heart of the local residential area.
- Accessed via the Main Yarra Trail, Clarke Street Reserve has the potential to be improved providing seating/viewing/picnic areas with excellent views over the Yarra River corridor and the Abbotsford Convent Arts Precinct. For this reason, this reserve is nominated as a Local open space.
- The land use includes the Collingwood Town Hall, the non-residential use along Hoddle Street and large areas of residential use comprising mainly original single storey terraces. Adjacent to the Yarra River there is a non-residential area between Clarke and Gipps Streets.
- The *Yarra Housing Strategy* (2018) includes a high change area on Johnston Street near the railway, with moderate change along Johnston Street and minimal change in the majority of the precinct and smaller incremental change areas.
- The *Yarra Spatial Economic and Employment Strategy* (2018) identifies that non-residential use is supported in the Hoddle Street Employment Precinct and adjacent to the Yarra River between Clarke Street and Gipps Street. This is to support the

diversity of businesses and employment opportunities in the precinct.

Abbotsford C

- Open space sub-precinct Abbotsford C is located between Gipps Street and Victoria Street, and bounded by Hoddle Street on the west and Church Street to the east.
- Open space located in this sub-precinct includes:
  - Mollison Street Reserve
  - Mayfield Street Reserve
- Mollison Street Reserve is a recently established new Small Local open space providing seating and a small open grassed area.
- Mayfield Street Reserve is an area of open space along the Yarra River which is currently not accessible due to private land on either side of it. This open space reserve will become accessible in the future when the Public Acquisition Overlay (PAO) along the Yarra River is acquired (refer to next dot point).
- There is an existing PAO along the Yarra River in favour of the Minister responsible for administering Part 2 of the *Crown Land (Reserves) Act 1978* for the creation of a continuous linear park / trail system adjacent to the waterway.
- The *Yarra Spatial Economic and Employment Strategy* (2018) identifies that non-residential use is supported in the Hoddle Street Employment Precinct and adjacent to the Yarra River between Clarke Street and Gipps Street. This is to support the diversity of businesses and employment opportunities in the precinct.

Abbotsford D

- Open space sub-precinct Abbotsford D is located east of Church Street and bounded to the north and east by the Yarra River and to the south by Victoria Street.
- Open space located in this sub-precinct includes:
  - Flockhart Reserve
  - Yarra River Trail (Acacia Pl to Victoria St)
  - Yarra River Trail (Walmer St to Acacia Pl)
- Flockhart Reserve directly adjoins the Yarra River and provides a bushland setting and open grassed area with picnic facilities in the adjoining Drainage Reserve.
- The Yarra River Trail is linear open space.

7.1.2b Quantity of open space in Abbotsford

The 18 existing open spaces in Abbotsford have a combined total area of 13.39 hectares. This represents approximately 7.5 per cent of the total land area of the precinct. Additionally there are two existing restricted open spaces being, Collingwood Children's Farm and Mayfield Street Reserve. Combined, these two restricted spaces are 8.79 hectares in size. Adding the restricted open space to the other 18 open spaces results in a total of 22.18 hectares and represents 12.4 per cent of the total land area of the precinct. There is 16 sqm of open space per person relative to residential population in 2016 (excluding restricted open space).

Table 7.1-1 Number, size and type of open space

No	Hierarchy	Area (ha)	%
7	Regional	7.19	54%
1	City wide	3.79	28%
1	Neighbourhood	1.03	8%
0	Small Neighbourhood	0.00	0%
4	Local	1.04	8%
5	Small Local	0.34	3%
18	**TOTAL**	**13.39**	**100%**

7.1.2c Open space hierarchy, character and quality

The linear open space along the Yarra River is an important habitat and recreational corridor for wider Melbourne. It is therefore designated as a Regional open space and is managed to protect and improve the habitat and recreational values. Access to the Yarra River itself, the bushland and natural qualities of this linear corridor are key reasons people visit this open space. Dights Falls and Colllingwood Children's Farm are key destinations on the Yarra River in this precinct. Notably, from Gipps Street to Walmer Street Footbridge there is no linear public open space along the City of Yarra side of the Yarra River. This is a key gap in the linear open space system identified in Section 3.5.2 of the Strategy, and as noted earlier, currently has a PAO over this land in favour of the Minister responsible for administering Part 2 of the *Crown Land (Reserves) Act 1978* for the creation of a continuous linear park / trail system adjacent to the waterway.

The sporting facilities at Victoria Park provide the context for the City-wide hierarchy and its sporting character classification. While the main oval is used for elite level structured sport, it also receives high levels of unstructured recreation and informal uses, including exercising dogs, informal ball sports and jogging around the oval. Victoria Park is the former home of the Collingwood Football Club and the oval is used by the Collingwood Football Club for VFL matches, training and also by the AFLW. The reserve is listed as being of state significance on the Victorian Heritage Database as the former the home for the Collingwood Football Club from 1892 until 2005. There is potential to upgrade Victoria Park to a Regional classification given the heritage values and the standard of the facilities.

Gahan Reserve is the only Neighbourhood open space in the precinct, and the community surveys identified this as the most visited open space in Abbotsford. There is potential for improvement to the design and facilities in the open space to better meet the diverse community who live and work nearby.

The network of Local and Small Local open spaces have different characters and south of Gipps Street form the only open space reserves other than the Regional open space on the Yarra River. With the increased urban densities in this precinct, the Local and Small Local open spaces have the potential to have a greater role in urban greening and cooling.

Table 7.1-2 Existing open space, hierarchy and character classification

Name	Area Ha	Hierarchy	Primary Character Classification	Secondary Character Classification
Bath Street Reserve	0.08	Small Local	Informal	
Brearley Reserve	0.34	Local	Informal	Nature conservation
Browns Reserve	0.09	Small Local	Informal	
Clarke Street Reserve	0.28	Local	Linking space	Seating/viewing, Waterway
Dights Falls	2.37	Regional	Waterway	Nature conservation, Heritage
Eddy Court Reserve	0.05	Small Local	Linking space	
Flockhart Reserve	0.75	Regional	Waterway	Nature conservation, Informal, Linking space
Gahan Reserve	1.04	Neighbourhood	Public garden	Heritage, Linking space
Maugie Street Reserve	0.26	Local	Significant road reservation	Urban heat mitigation
Mollison Street Reserve	0.05	Small Local	Formal	Urban heat mitigation
Saint Phillip's Reserve	0.16	Local	Formal	
Studley Street Reserve	0.06	Small Local	Informal	Play
Victoria Park	3.79	City-wide	Sporting	Heritage, Formal, Urban plaza
Yarra River Trail – Acacia Pl to Victoria St	0.69	Regional	Waterway	Linear, Nature conservation
Yarra River Trail – Johnston St to Clarke St	1.13	Regional	Linear	Waterway, Heritage
Yarra River Trail – Turner St to Johnston St	0.54	Regional	Waterway	Linear, Nature conservation
Yarra River Trail – Walmer St to Acacia Pl	1.10	Regional	Waterway	Linear, Nature conservation
Yarra River Trail– Abbot St to Turner St (Trail but land is not zoned PPRZ)	0.61	Regional	Waterway	Linear, Nature conservation
Total	**13.39**			
Restricted open space				
Collingwood Childrens Farm	8.73	Regional		
Mayfield Street Reserve	0.06	Regional	Waterway	
Total Restricted open space	8.79			

7.1.2d Distribution of open space in Abbotsford

The existing open space has been allocated an appropriate open space hierarchy as shown in Table 7.1-2 above and a corresponding walking catchment appropriate to it, as described in Table 3-1 and 3-5 of this report. The areas of the precinct that are located outside the walking catchments of the different open space reserves are referred to as 'gap areas' and are shown in white in Figure 7.1C on the next page. The assessment of the adequacy of the existing open space network in Abbotsford is informed by the analysis of the spatial distribution of open space. As one of the key aims of this Strategy is for everyone to live and work within a safe and easy walk of open space, the recommendations will focus on addressing the gaps in the existing open space network.

For Abbotsford, the major gaps in the existing open space network occur south of Gipps Street along with the gap in the Regional linear open space along the Yarra River between Clarke Street Reserve and Walmer Street footbridge. These are shown in Figure 7.1C.



Figure 7.1C Gap analysis for Abbotsford

7.1.3 How residents use open space

A total of 104 resident surveys were received from Abbotsford. A summary of the results of the worker survey is included in the next section 7.1.4. The .id Community Profile identifies that 9 per cent of the City of Yarra's population lives in Abbotsford.

Table 7.1-3 **Most frequently visited open space**

No.	Name	Reasons to visit	Suggested improvements
Open space within walking distance			
45	Gahan Reserve	• Playing with children (11) • Playground (7) • Relaxing (6) • Walking (6) • Dog walking (5) • Close to home (4) • Informal ball games / sport (4) • Socialising with friends / family (4)	• No improvements required (8) • Additional toilets (6) • Upgrade the playgrounds (3) • Additional car parking required (2) • Prohibit dogs off leash (2) • Additional exercise equipment required (2)
30	Yarra Bend Park	• Walking (12) • Jogging / running (6) • Exercising (5) • Playing with children (4) • Playground (4) • Relaxing (4)	• No improvements required (6) • Upgrade the playgrounds (2) • Add access ramp at Collins Bridge (2) • Additional bins required (2)
29	Victoria Park	• Dog walking (7) • Playing with children (6) • Close to home (5) • Exercising (4)	• Additional playgrounds required (7) • No improvements required (5) • Shared space – scheduling information required (4)
22	Yarra River Precinct	• Walking (7) • Exercising (5) • Cycling (3)	• No improvements required (5) • Add link between market and open space (1)
Open space beyond walking distance			
10	Edinburgh Gardens	• Socialising with family / friends (4) • Picnics (3) • Cycling (2)	• Additional toilets required (2)
6	Citizens Park	• Markets (5) • Dog friendly (1)	• No improvements required (2) • Additional picnic facilities required (2)
5	Royal Botanical Gardens Melbourne	• Beautiful open space (2)	• No improvements required (1)
5	Yarra Bend Park	• Walking (2) • Walking with a pram (2)	• Boat launch required (1) • Add access ramp at Collins Bridge (1)

Values of open space (top five)

- 63% The feeling of space
- 62% Trees
- 61% A place to relax and unwind
- 56% An escape from the built environment
- 56% Health and wellbeing

Types of open space used (top five)

- 89% Open space along Yarra River
- 83% Large parks and gardens
- 81% Medium sized parks
- 80% Local streets for exercise
- 79% Large sporting reserves

Activities and facilities in open space (top five)

- 90% Walking paths
- 77% Seats
- 71% Open grassed areas for informal use
- 69% Cycle paths
- 59% Drinking fountains

General comments

This was an open ended section of the survey where respondents could write any additional comments. The following list are comments made by four or more people:

- Additional open space is required (8)
- Open space is valued (5)
- Additional public toilets are required (5)

For further details on resident survey outcomes refer to the Report on Consultation Outcomes in Appendix B.

7.1.4 How existing workers use open space

While there were no specific surveys undertaken in the employment precincts in Abbotsford, the combined results of the surveys from the other employment precincts in Richmond, Cremorne, Fitzroy and Collingwood confirms that workers do visit open space near their workplace, as summarised below:

Frequency of use of open space near the workplace

- 88% of those surveyed visit open space near their workplace with 60% of them visiting open space at least once a week and 18% at least every few months.

Reasons to visit open space near the workplace

The five top reasons workers visit open space near their place are:

- 77% to be outdoors as a break from work
- 46% to socialise / meet colleagues / friends
- 32% to eat lunch
- 16% to exercise for fitness
- 14% to meet family.

Suggestions for improvements to the open space network

The following list is are suggested improvements by more than 10% of the respondents:

- 33% More open space / green spaces / retain spaces
- 12% More seating and tables
- 11% Cleaning and maintenance
- 11% More greenery and trees

7.1.5 Analysis of future change and open space needs

7.1.5a Forecast future population

Quantity

The table below shows the forecast population growth for the residential and employment populations in Abbotsford. A further breakdown of the forecasts for the four open space sub-precincts within Abbotsford have been prepared by .id Consulting to assist with analysis of where forecast change will occur.

Residential population forecasts are sourced from .id Consulting (2018) and the worker population estimates are calculated from the floor area growth forecasts in the *Spatial Economic and Employment Strategy, SGS, 2018* (SEES, 2018).

The resident population growth forecast is significant with an overall change in residential population of 43 per cent or an additional 3,822 residents between 2016 and 2031. The worker population is forecast to increase by approximately 32 per cent, with an additional 3,916 additional workers between 2016 and 2031.

The resident population forecasts through to 2041 illustrate that there is still additional capacity for growth beyond 2031 in Abbotsford. While this Strategy is primarily

addressing the open space needs of the existing and forecast population through to 2031, it is useful to understand the context of the magnitude of change beyond the Strategy timeframe.

Table 7.1-4 Resident population forecasts for Abbotsford open space sub-precincts

SUB-PRECINCT	2016	2031	Difference 2016-2031
Abbotsford A	1,518	2,352	834
% change Abbotsford A			55%
Abbotsford B	2,063	2,634	571
% change Abbotsford B			28%
Abbotsford C	1,986	2,571	585
% change Abbotsford C			29%
Abbotsford D	3,282	5,114	1,832
% change Abbotsford D			56%
Total Abbotsford	**8,849**	**12,671**	**3,822**
Total % Change			43%

Table 7.1-5 Worker population estimates for Abbotsford open space sub-precincts

EMPLOYMENT/ RETAIL PRECINCT	2016	2031	DIFFERENCE	% CHANGE
Abbotsford A				
Johnston Street East Retail Precinct	1,907	2,581	673	35%
Hoddle Street Employment Precinct	594	778	184	31%
Total estimated working population Abbotsford A	*2,501*	*3,359*	*857*	*34%*
Abbotsford B				
Johnston Street East Retail Precinct	1,833	2,479	647	35%
Hoddle Street Employment Precinct	802	1,050	248	31%
Abbotsford Employment Precinct	576	704	128	22%
Total estimated working population Abbotsford B	*3,211*	*4,234*	*1,023*	*32%*
Abbotsford C				
Hoddle Street Employment Precinct	861	1,128	267	31%
Victoria Street Retail Precinct	980	1,387	407	41%
Abbotsford Employment Precinct	832	1,017	185	22%
Total estimated working population Abbotsford C	*2,674*	*3,532*	*858*	*32%*
Abbotsford D				
Victoria Street Retail Precinct	1,879	2,659	780	*41%*
Abbotsford Employment Precinct	1,792	2,190	398	*22%*
Total estimated working population Abbotsford D	*3,671*	*4,848*	*1,177*	*32%*
Retail and employment precinct totals				
Johnston Street East Retail Precinct	3,740	5,060	1,320	35%
Hoddle Street Employment Precinct	2,257	2,956	699	31%
Victoria Street Retail Precinct	2,860	4,046	1,187	41%
Abbotsford Employment Precinct	3,200	3,910	710	22%
Total estimated working population Abbotsford	***12,057***	***15,972***	***3,916***	*32%*

7.1.5b Population change impacts on open space

The additional quantity of people living and working in Abbotsford will place increased pressure and demand on the existing open space. The pressures will include increased volumes of people in the open space utilising the facilities, leading to overcrowding in open space, lack of access to existing facilities and deterioration in the quality of natural features such as grass areas due to compaction from increased use.

The forecast change in demographics with a slight decrease in the number of families and young children and an increase in young adults and older people living on their own means that there will be a likely increase in the demand for facilities that encourage socialising in open space including seating areas and picnic facilities. There will also be a need to promote fitness and exercise by increasing the diversity of facilities that encourage this.

7.1.5c Where change will occur

The forecast resident population increase in Abbotsford will be concentrated in the sub-precincts with the high and moderate change areas in Abbotsford A and D open space sub-precincts. The employment population growth is around 32 per cent across all the sub-precincts, however the greater number of additional works is estimated for Abbotsford B and D. Refer to Figures 7.1D and 7.1E below.

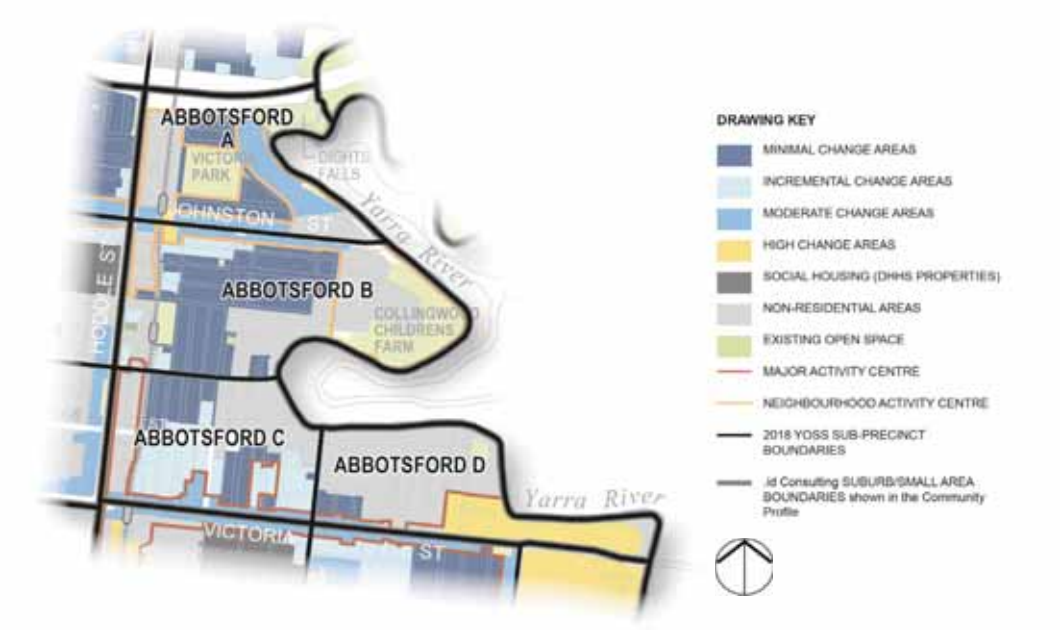


Figure 7.1D Open space sub-precincts and the Strategic Housing Framework (YHS, 2018)



Figure 7.1E Open space sub-precincts and the Employment and Retail Precincts (SEES, 2018)

7.1.5d Open space distribution and future need in Abbotsford

Within Abbotsford the major roads form barriers to safe and easy access to open space. These sub-precincts are based on the ability of people working or living in Abbotsford to easily reach open space. The open space survey results confirm that residents travel outside Abbotsford to visit open space, primarily for the beauty and diversity of character in the large public gardens including the Royal Botanic Gardens, Fitzroy Gardens and Edinburgh Gardens. The high value placed on the need to relax and unwind in the open space surveys supports the need to ensure that adequate areas of green open space with natural features are provided in Abbotsford.

Sub-precinct	Conclusions
Abbotsford A Open space sub-precinct Abbotsford A is located north of Johnston Street. Refer to Section 7.1.2a for the description of existing open space and character.	• A 55 per cent increase in the resident population is forecast with an additional 834 residents by 2031. Notably however, the forecasts to 2041 indicate a substantial increase post 2031 with an additional 3,087 additional residents forecast by 2041. • A 34 per cent increase in the worker population is estimated with an additional 860 workers by 2031. • The existing open space network provides diversity of character and facilities and offers a range of recreational uses. • Recommend that Brearsley Reserve remains separate from Victoria Park and is upgraded in the longer term to focus on providing a separate Local open space that appeals to the nearby community and is useable when Victoria Park is unavailable due to organised sporting events. • Continue to maintain the existing open space reserves.

Sub-precinct	Conclusions
Abbotsford B Open space sub-precinct Abbotsford B is located between Johnston and Gipps Streets. Refer to Section 7.1.2a for the description of existing open space and character.	• A 28 per cent increase in the resident population is forecast with an additional 571 residents by 2031. • A 32% increase in the worker population is estimated with an additional 1,000 workers by 2031. • Continue to advocate for the provision of additional Regional open space along the Yarra River between Gipps Street Steps and Walmer Street Footbridge. It is noted that that there is an existing Public Acquisition Overlay (PAO2) over the future linear open space in the Yarra Planning Scheme. Additionally Council to continue to advocate to provide graded ramp access at the Gipps Street Steps. • While there are no gaps in the provision of open space (other than the identified gap in the linear open space corridor along of the Yarra River), there is a need to upgrade the facilities in existing open space to cater to the increased levels of use of open space. • Undertake a major upgrade to Gahan Reserve including a review of the non-open space dependent community facilities in the reserve to identify options for relocation where required. • Undertake a minor upgrade to Clarke Street Reserve to create a destination Local open space that celebrates the views, proximity to the Abbotsford Convent and its access and use by the existing and forecast population. • Upgrade Eddy Court Reserve to improve its role in the network including consideration of unstructured recreation facilities. • Continue to maintain Browns Reserve and Studley Street Reserve.
Abbotsford C This sub-precinct is bounded by Gipps Street to the north, Victoria Street to south, Hoddle Street to the west and Church Street to the east. Refer to Section 7.1.2a for the description of existing open space and character	• A 29 per cent increase in the resident population is forecast with an additional 585 residents by 2031. • A 32% increase in the worker population is estimated with an additional 890 workers by 2031. • Continue to advocate for the provision of additional Regional open space along the Yarra River between the Gipps Street and Walmer Street. It is noted that that there is an existing Public Acquisition Overlay (PAO2) over the future linear open space in the Yarra Planning Scheme. • With gaps in the provision of existing open space in this sub-precinct, it is recommended that an additional Small Local open space is proposed in the south east part of the sub-precinct for both the existing and forecast population. This will provide new open space within a safe and easy walk of residents and workers including those in the forecast moderate and incremental change areas. • Please refer to Figure 7.1F.

Sub-precinct	Conclusions
Abbotsford D This sub-precinct is bounded to the north and east by the Yarra River, the south by Victoria Street and the west by Church Street. Refer to Section 7.1.2a for the description of existing open space and character	• A significant 56% increase in the resident population is forecast with an additional 1,832 residents by 2031. • A 32% increase in the worker population is estimated with an additional 1,200 workers by 2031. • Continue to advocate for the provision of additional Regional open space along the Yarra River between the Gipps Street and Walmer Street. It is noted that that there is an existing Public Acquisition Overlay (PAO2) over the future linear open space in the Yarra Planning Scheme. • With the scale of forecast change and approximately 3,000 additional people living and working in the sub-precinct by 2031, there is a need for more open space. Therefore, recommend the provision of a new Neighbourhood open space if the Carlton and United Brewery site is redeveloped in the future. This will allow for a diverse range of recreational uses and a key community park established as part of the future change. • Please refer to Figure 7.1F

7.1.6 Abbotsford Recommendations

7.1.6a Summary of overall intent

Provision and distribution

Victoria Park, Gahan Reserve and the system of open space along the Yarra River including Collingwood Children's Farm and Dights Falls significantly contribute to the open space character of Abbotsford. North of Gipps Street, open space is well distributed in the precinct, however south of Gipps Street there is a lack of open space combined with a forecast substantial increase in the resident and worker population. Key recommendations include to continue to investigate securing a linear open space reserve along the Yarra River between Clarke Street Reserve and Walmer Street Bridge, the provision of a new Neighbourhood Park in the southern part of the precinct where larger land parcels provide the potential for future provision of open space. Combined with this is the recommendation to provide two new Small Local open spaces for the existing and forecast community in the south west part of Abbotsford.

Quality and design

There is potential to improve the diversity of facilities and character in selected Local and Small Local open spaces in Abbotsford north of Gipps Street. The new Victoria Park Masterplan will improve the structured and unstructured sport and recreation use. The open space designs will focus on improved urban greening, particularly in the higher density areas to contribute positively to mitigating urban heat island effect. If the CUB site redevelops, the future Neighbourhood open space will focus on providing unstructured recreation facilities for the forecast community.

Refer to Figure 7.1F for the spatial location of recommendations for Abbotsford.

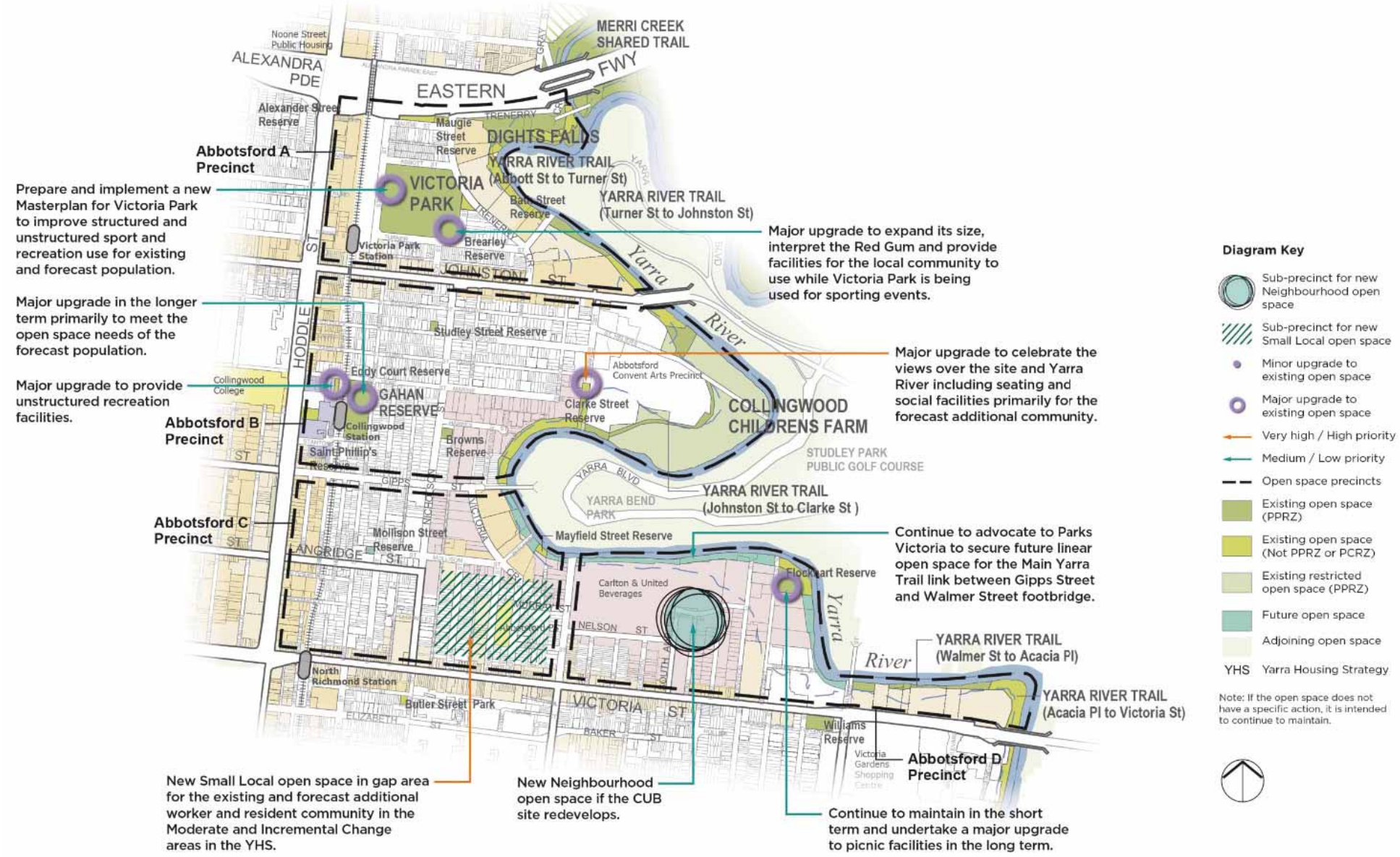


Figure 7.1F Recommendations for Abbotsford

7.1.6b Precinct Actions for Abbotsford

A Additional open space

No.	Action	Respons-ibility	Priority
7.1A-1	Provide an additional Small Local open space in the south west part of open space sub-precinct Abbotsford C for both the existing and forecast population. The new open space is to be located south of Langridge Street between the railway and Nicholson Street.	YCC	High
7.1A-2	Provide an additional Neighbourhood open space if the large scale industrial uses are redeveloped. This would primarily be for the forecast population.	YCC	Subject to develop-ment timing

B Existing open space

No.	Action	Respons-ibility	Priority
7.1B-1	**Bath Street Reserve** Continue to maintain.	YCC	Ongoing
7.1B-2	**Brearley Reserve** Undertake a major upgrade to protect and interpret the existing Red Gum including expanding the size of the reserve utilising part of the road reserve to create more space around the Red Gum. Future design to provide facilities for the local community to use this reserve when major sporting events are held at Victoria Park. This is for both the existing and forecast population.	YCC	Low
7.1B-3	**Browns Reserve** Continue to maintain.	YCC	Ongoing
7.1B-4	**Clarke Street Reserve** Undertake a major upgrade to this open space to provide seating and picnic area with views over the Yarra River and the Abbotsford Convent site and indigenous revegetation to improve the biodiversity values and potentially include interpretive signage regarding the natural and cultural values of the site.	YCC	High
7.1B-5	**Collingwood Childrens Farm** Continue to maintain.	CCFCoM	Ongoing
7.1B-6	**Dights Falls** Continue to maintain.	YCC PV MW	Ongoing
7.1B-7	**Eddy Court Reserve** Undertake a major upgrade to this linking space including investigating providing addition active unstructured recreation facilities to encourage greater use of this open space adjacent to the railway reserve.	YCC PTV	Medium

No.	Action	Respons-ibility	Priority
7.1B-8	**Flockhart Reserve** Continue to maintain in the short term. In the medium term when there is additional residential use and improved passive surveillance, then undertake major a major upgrade to improve the visitor and picnic facilities at Flockhart Reserve.	YCC MW	Medium
7.1B-9	**Gahan Reserve** Undertake major upgrades to this open space in the longer term primarily to meet the needs of the forecast population. This is to include investigating appropriate uses for the Maternal Child and Health facility that will complement the open space.	YCC	Low
7.1B-10	**Maugie Street Reserve** Continue to maintain.	YCC	Ongoing
7.1B-11	**Saint Phillip's Reserve** Continue to maintain.	YCC	Ongoing
7.1B12	**Studley Street Reserve** Continue to maintain.	YCC	Ongoing
7.1B-13	**Victoria Park** Prepare and implement a new Masterplan to improve the structured and unstructured sport and recreation use in the context of forecast growth and change.	YCC	Medium
7.1B-14	**Yarra River Trail– Abbot St to Turner St (Land is not zoned PPRZ)** Continue to maintain.	YCC	Ongoing
7.1B-15	**Yarra River Trail – Acacia Pl to Victoria St** Continue to maintain.	YCC, PV MW	Ongoing
7.1B-16	**Yarra River Trail – Johnston St to Clarke St** Continue to maintain.	YCC, PV, MW	Ongoing
7.1B-17	**Yarra River Trail – Turner St to Johnston St** Continue to maintain.	YCC, PV, MW	Ongoing
7.1B-18	**Yarra River Trail – Walmer St to Acacia Pl** Continue to maintain.	YCC, PV, MW	Ongoing



7.2 Carlton North - Princes Hill

7.2.1 Introduction

Princes Park adjoins the western boundary and Nicholson Street defines the eastern boundary, with Park Street Reserve to the north and Princes Street to the south. Located in the City of Melbourne, Princes Park and the Melbourne General Cemetery are both accessible from this precinct and the mature overstorey trees and non-residential nature of these areas assist to define this precinct's character.

The urban layout and consistent Victorian row terraces assist to define the areas unique character including the strong grid layout with wide streetscapes and central medians combined with the large mature street trees and the historic terrace single and double storey dwellings. The majority of the precinct is residential with some distinct pockets of commercial and retail precincts along Nicholson, Rathdowne and Lygon Streets. Other non-residential land use includes the Princes Hill Primary and Secondary Schools and the Carlton North Primary School. Curtain Square is located in Carlton North and is Victorian era garden that complements the Victorian style architecture of the neighbourhood around it.

By comparison, Hardy Gallagher Reserve is the key open space in Princes Hill with an informal character that combines some original plantings from the former Inner Circle Railway reserve with native trees. While not located in the City of Yarra, Princes Park directly adjoins Princes Hill and significantly contributes to the open space and landscape character.

- Existing residential population 2016: 9,010 (*Source: .id Consulting population forecasts, 2018*)
- Existing estimated worker population 2016: No data is available (*Source: SEES, SGS 2018)*



Figure 7.2A Existing open space in Carlton North - Princes Hill

7.2.2 Existing open space

7.2.2a Description

The major roads define the boundaries of the two suburbs of Carlton North and Princes Hill and these have been used as the open space sub-precincts, as shown in Figure 7.2B below.



Figure 7.2B Open space sub-precincts for Carlton North and Princes Hill

Carlton North

- Open space sub-precinct Carlton North is located between Lygon and Nicholson Streets, from Park Street Reserve/Municipal boundary in the north to Princes Street in the South.
- Open space located in this sub-precinct includes
  - Curtain Square
  - Nicholson Street Reserve
  - Park Street Reserve
  - Shakespeare Reserve
- Curtain Square is the largest and most visited open space in the precinct. The mature established trees significantly contribute to its character and its size means people visit it for a variety of reasons including the playground, the open grassed areas and the fenced dog off-leash area.
- Park Street Reserve forms part of the Inner Circle Railway Linear Parklands and provides off-road east west connectivity to Merri Creek Corridor and Hardy Gallagher Reserve and on to Princes Park in the City of Melbourne.
- Shakespeare Reserve is a Small Local open space with some mature native trees, grassed and seats.
- Nicholson Street Reserve is located on the corner of Alexandra Parade and Nicholson Street and is significantly encumbered by the arterial road noise and movement. The

Canary Island Date Palm is the key feature of the reserve and it appears to be regularly used as a pedestrian cut through.

- While Canning Street is a popular north/south cycle link and the central median has mature existing trees, the median is less than 10 metres wide and is the reason it is not included as public open space in the Strategy.
- The land use is predominantly residential with the retail and business/commercial use along Rathdowne Street in the vicinity of Curtain Square and along Nicholson Street.
- The *Yarra Housing Strategy* (2018) identifies two incremental change areas. One is in located around Curtain Square on Rathdowne Street and the other is along Nicholson Street.

Princes Hill

- Open space sub-precinct Princes Hill is located between Princes Park (Bowen Crescent) and Lygon Street, with Park Street to the north and McPherson Street to the south.
- Open space located in this sub-precinct includes
  - Hardy Gallagher Reserve
  - Pigdon Street Central Median
- Hardy Gallagher Reserve forms part of the Inner Circle Railway Linear Parkland and includes the former Carlton North Railway Station which is protected on the site today. The reserve includes the shared trail, open grassed area with scattered trees, playground and the Princes Hill Bocce Club.
- Pigdon Street Central Median is included as part of the open space system given the median is greater than 10 metres wide, contains mature established trees and has the potential to be used as public open space with seating.
- Princes Park is a key adjoining open space that is easily accessible for the community in Princes Hill and Carlton North. Located in the City of Melbourne, this open space is accessible via the local street network and the linear open space system via Hardy Gallagher Reserve.
- The land use is predominantly residential combined with education use with Princes Hill Primary School and Secondary College.
- The *Yarra Housing Strategy* (2018) identifies the entire area of Princes Hill as Minimal Change.

7.2.2b Quantity of open space in Carlton North - Princes Hill

The 6 existing open spaces in Carlton North - Princes Hill have a combined total of 6.23 hectares. This represents approximately 4.4 per cent of the total land area of the precinct. There is 7 sqm of open space per person relative to residential population in 2016.

Table 7.2-1 Number, size and type of open space

No	Hierarchy	Area (ha)	%
0	Regional	0.00	0%
2	City wide	4.18	67%
1	Neighbourhood	1.46	23%
0	Small Neighbourhood	0.00	0%
1	Local	0.46	8%
2	Small Local	0.13	2%
6	**TOTAL**	**6.23**	**100%**

7.2.2c Open space hierarchy, character and quality

The Inner Circle Railway Linear Parklands define the northern extent of this precinct and are classified as City-wide open space given the linear connectivity they provide between the Merri Creek open space corridor and Princes Park in the City of Melbourne. Hardy Gallagher Reserve has space for the potential to include more neighbourhood level facilities including the current proposal for an urban agriculture facility. Currently, the North Carlton Neighbourhood House is located in the historic station building and the Princes Hill Pentaque Club is also located in the reserve.

Curtain Square is the other Neighbourhood open space and provides for a diversity of needs and is classified as a public garden in recognition of this. Pigdon Street Central Median is a Local open space due to its size, however its use is limited by the width and it can only be used primarily for seating. It is classified as Significant Road Reservation in recognition of its role in the network. Shakespeare Reserve is the only Small Local open space and is classified as Seating/viewing.

Table 7.2-2 Existing open space, hierarchy and character classification

Name	Area Ha	Hierarchy	Primary Character Classification	Secondary Character Classification
Curtain Square	1.46	Neighbourhood	Heritage	Public garden, Botanical, Play
Hardy Gallagher Reserve	3.28	City-wide	Linear	Heritage, Linking space, Service easement
Nicholson Street Reserve	0.08	Small Local	Significant Road Reserve	
Park Street Reserve	0.90	City-wide	Linear	Linking Space, Service easement
Pigdon Street Median	0.46	Local	Significant road reservation	Heritage
Shakespeare Reserve	0.05	Small Local	Informal	Native bushland, Urban heat mitigation
Total	**6.23**			

7.2.2d Distribution of open space in Carlton North - Princes Hill

The existing open space has been allocated an appropriate hierarchy as shown in Table 7.2-2 above and a corresponding walking catchment appropriate to it, as described in Table 3-5 of this report. The areas of the precinct that are located outside the walking catchments of the different open space reserves are referred to as 'gap areas' and are shown in white in Figure 7.2C on the next page. The assessment of the adequacy of the existing open space network in Carlton North - Princes Hill is informed by the analysis of the spatial distribution of open space. As one of the key aims of this Strategy is for everyone to live and work within a safe and easy walk of open space, the recommendations will focus on addressing the gaps in the existing open space network.

There are no gaps in the provision of open space in Princes Hill, with excellent access to the Princes Park in the City of Melbourne and also to Hardy Gallagher Reserve.

In Carlton North the existing open spaces are located in the north and south of the precinct meaning that people living centrally in the precinct do not have an existing open space within a safe and easy walk as shown in Figure 7.2C on the following page.

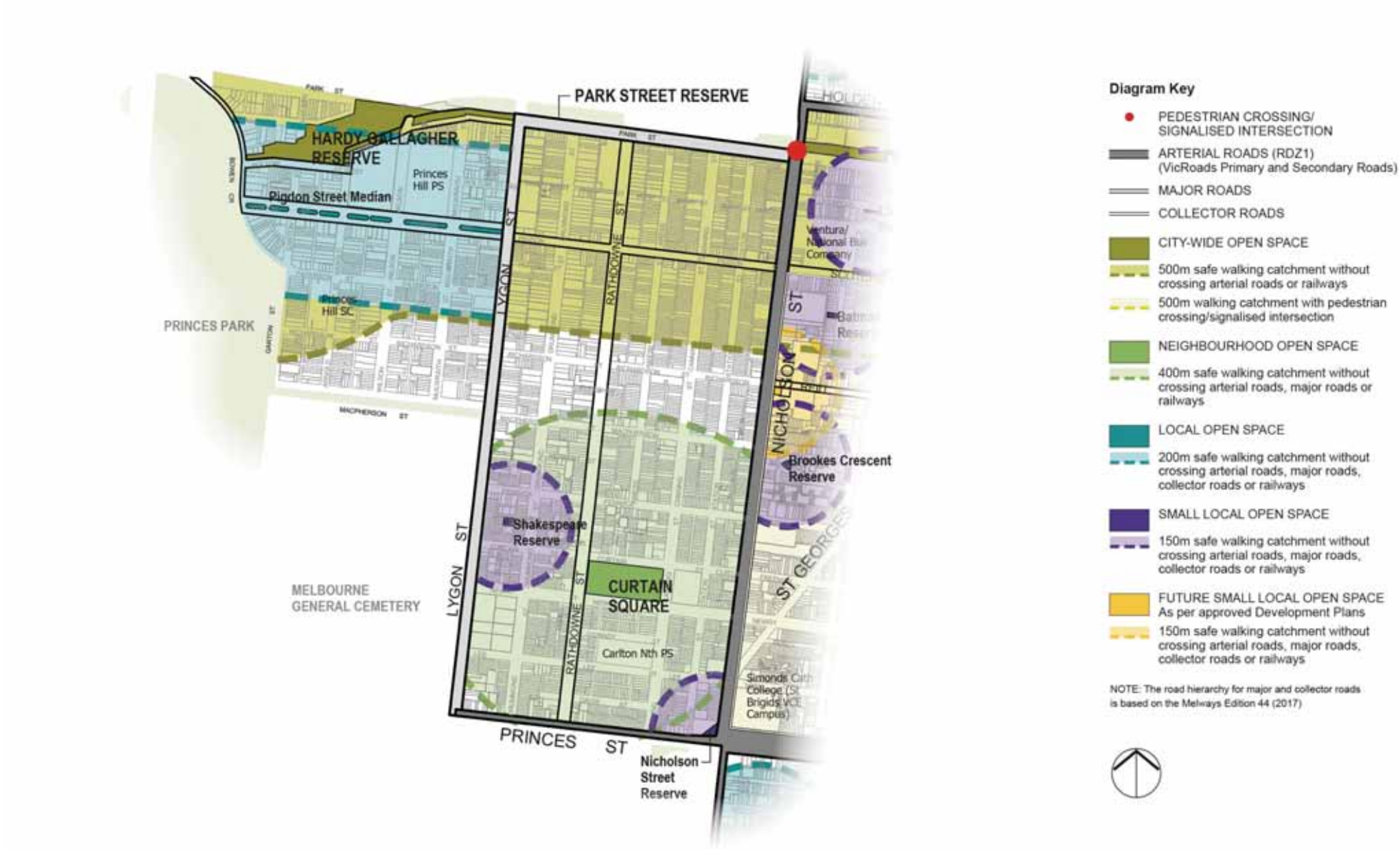


Figure 7.2C Gap analysis for Carlton North - Princes Hill

7.2.3 How residents use open space

A total of 81 resident surveys were received from Carlton North – Princes Hill, which represents 6 per cent of the total surveys received. The .id Community Profile identifies that 10 per cent of the City of Yarra's population lives in this precinct.

Table 7.2-3 **Most frequently visited open space**

No.	Name	Reasons to visit	Suggested improvements
Open space within walking distance			
44	Edinburgh Gardens	• Relaxing (8) • Walking (7) • Socialising with friends / family (6) • Dog walking (5) • Exercising dogs (4) • Dog friendly (4) • Exercising dogs (4) • Playing with children (4) • Playground (4)	• No improvements required (5) • Additional toilets required (5) • Upgrade required (3) • More bins required (2)
35	Curtain Square	• Playground (8) • Playing with children (7) • Relaxing (5) • Close to home (4) • Socialising with friends / family (4) • Walking (4)	• More grass required in dog of leash areas (3) • No improvements required (3) • Upgrade toilets (3)
24	Princes Park	• Dog walking (7) • Walking (6) • Exercising (5) • Playground (4)	• Additional exercise equipment required (3) • No improvements required (2) • Additional trees required (2)
13	Hardy Gallagher Reserve	• Close to school (3) • Playground (3)	• Upgrade playground (4) • Change bocce court into community gardens (3) • Redevelop bocce court (3)
Open space beyond walking distance			
6	Carlton Gardens	• Relaxing (2) • Socialising with friends / family (2)	• No improvements required (3)
6	Royal Botanical Gardens Melbourne	• Beautiful open space (3) • Walking (2)	• No improvements required (3)
6	Yarra Bend Park	• Dog walking (2)	• Dog agility park required (1) • Dog drinking facilities required (1)
4	Edinburgh Gardens	• Dog friendly (1) • Health and well-being (1)	• More basketball courts required (1) • Shade needed over playground equipment (1)

Values of open space (top five)

- 88% Trees
- 74% Place to relax and unwind
- 73% The feeling of space
- 73% An escape from the built environment
- 61% just being outside

Types of open space used (top five)

- 96% Large parks and gardens
- 88% Medium sized parks
- 83% Open space along the Yarra River
- 83%Small local parks
- 78% Urban Squares

Activities and facilities in open space (top five)

- 86% Walking paths
- 81% Open grassed areas
- 77% Cycle paths
- 72% Drinking fountains
- 72% Seats

General comments

This was an open ended section of the survey where respondents could write any additional comments. The following list are comments made by four or more people:

- Additional open space is required (5)
- No improvements required (4)
- Additional open space is required as a density increases (4)
- Open space is valued (4)

For further details on resident survey outcomes refer to the Report on Consultation Outcomes in Appendix B.

7.2.4 Analysis of future change and open space needs

7.2.4a Forecast future population

Quantity

The table below shows the forecast residential population in Carlton North - Princes Hill. A further breakdown of the forecasts for the two open space sub-precincts of Carlton North and Princes Hill have been prepared by .id Consulting to assist with analysis of where forecast change will occur.

Residential population forecasts are sourced from .id Consulting (2018). There is no worker population estimate available for this precinct.

The resident population is forecast to decline by 2 per cent with 167 less residents between 2016 and 2031. While this Strategy is primarily addressing the open space

needs of the existing and forecast population through to 2031, it is useful to understand the context of the magnitude of change beyond the Strategy timeframe. The forecasts to 2041 show a 2 per cent increase.

Table 7.2-4 Resident population forecasts for Carlton North - Princes Hill open space sub-precincts

SUBPRECINCT	2016	2031	Difference 2016-2031
Princes Hill	2,250	2,177	-73
% change Princes Hill			-3%
Carlton North	6,760	6,666	-94
% change Carlton North			-1%
Total Carlton North and Princes Hill	**9,010**	**8,843**	**-167**
Total % Change			-2%

7.2.4b Population change impacts on open space

The minor reduction in the quantity of people living and working in Carlton North - Princes Hill is not anticipated to have a noticeable impact on open space.

The forecast change in demographics is proportionally a slight increase in the percentage of lone person households and a slight decline in the proportion of couple families with dependents.

7.2.4c Where change will occur

The majority of Carlton North - Princes Hill is defined as Minimal Change in the *Yarra Housing Strategy, 2018* (YHS, 2018), with small areas of incremental change along Nicholson Street and Rathdowne Street. Refer to Figures 7.2D and 7.2E below.

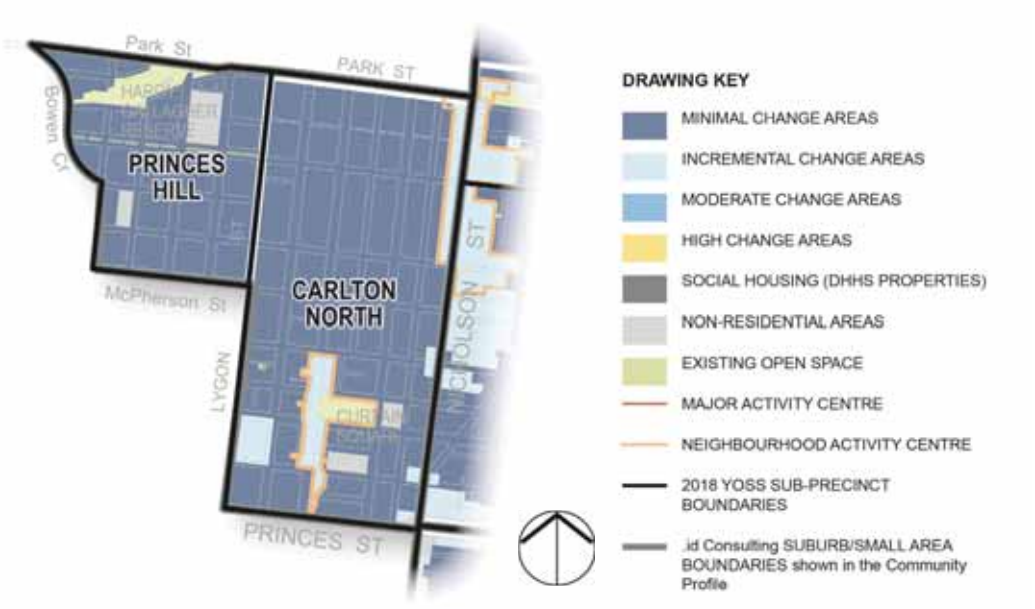


Figure 7.2D Open space sub-precincts and the Strategic Housing Framework (YHS, 2018)



Figure 7.2E Open space sub-precincts and the Employment and Retail Precincts (SEES, 2018)

7.2.4d Open space distribution and future need in Carlton North - Princes Hill

Within Carlton North - Princes Hill the major roads form barriers to safe and easy access to open space. The sub-precincts are based on the ability of people working or living in Carlton North - Princes Hill to easily reach open space. The open space survey results confirm that residents travel outside Carlton North - Princes Hill to visit open space, primarily to Edinburgh Gardens and Princes Park, mainly for walking, dog walking, exercise and relaxing. While this is the case, people are also visiting Curtain Square and to a lesser extent Hardy Gallagher Reserve, both of which are used for play and enjoying the space and because it is close to home. The high value placed on trees and the need to relax and unwind in the open space surveys supports the need to ensure that adequate areas of green open space with natural features are provided in Carlton North - Princes Hill.

Sub-precinct	Conclusions
Carlton North Refer to Section 7.2.2 for the description of existing open space and character.	• A 1 per cent decline in the resident population is forecast with a loss of 94 residents by 2031. • The existing open space network is diverse with potential for minor improvements and provision of an additional Small Local open space to address the existing gap area shown in Figure 7.2C. • Recommend a new Small Local open space central to the sub-precinct, as shown in Figure 7.2G. This is to provide an accessible and visible green open space, most likely achieved as part of a future road closure. • Undertake minor upgrades to Curtain Square to review the resolve the dog off-lead area. • Minor upgrades to Shakespeare Reserve to improve seating.

Sub-precinct	Conclusions
Princes Hill Refer to Section 7.2.2 for the description of existing open space and character.	• A 3 per cent decline of 73 residents by 2031. • There are no gaps in the provision of open space in Princes Hill. • Upgrade Hardy Gallagher Reserve including the playground and picnic/social facilities.

7.2.5 Carlton North - Princes Hill Recommendations

7.2.5a Summary of overall intent

Provision and distribution
The east-west linear open space provides excellent off-road shared trail connectivity to open space outside the precinct. Curtain Square and Hardy Gallagher Reserve provide neighbourhood level facilities for each sub-precinct and are supplemented by some Local and Small Local open spaces. The one gap in the open space network is proposed to be addressed with the provision of an additional Small Local open space.

Quality and design
There is potential to undertake some minor improvements to the quality of facilities in the existing open space network.

Refer to Figure 7.2F for the spatial location of recommendations for Carlton North - Princes Hill on the following page.

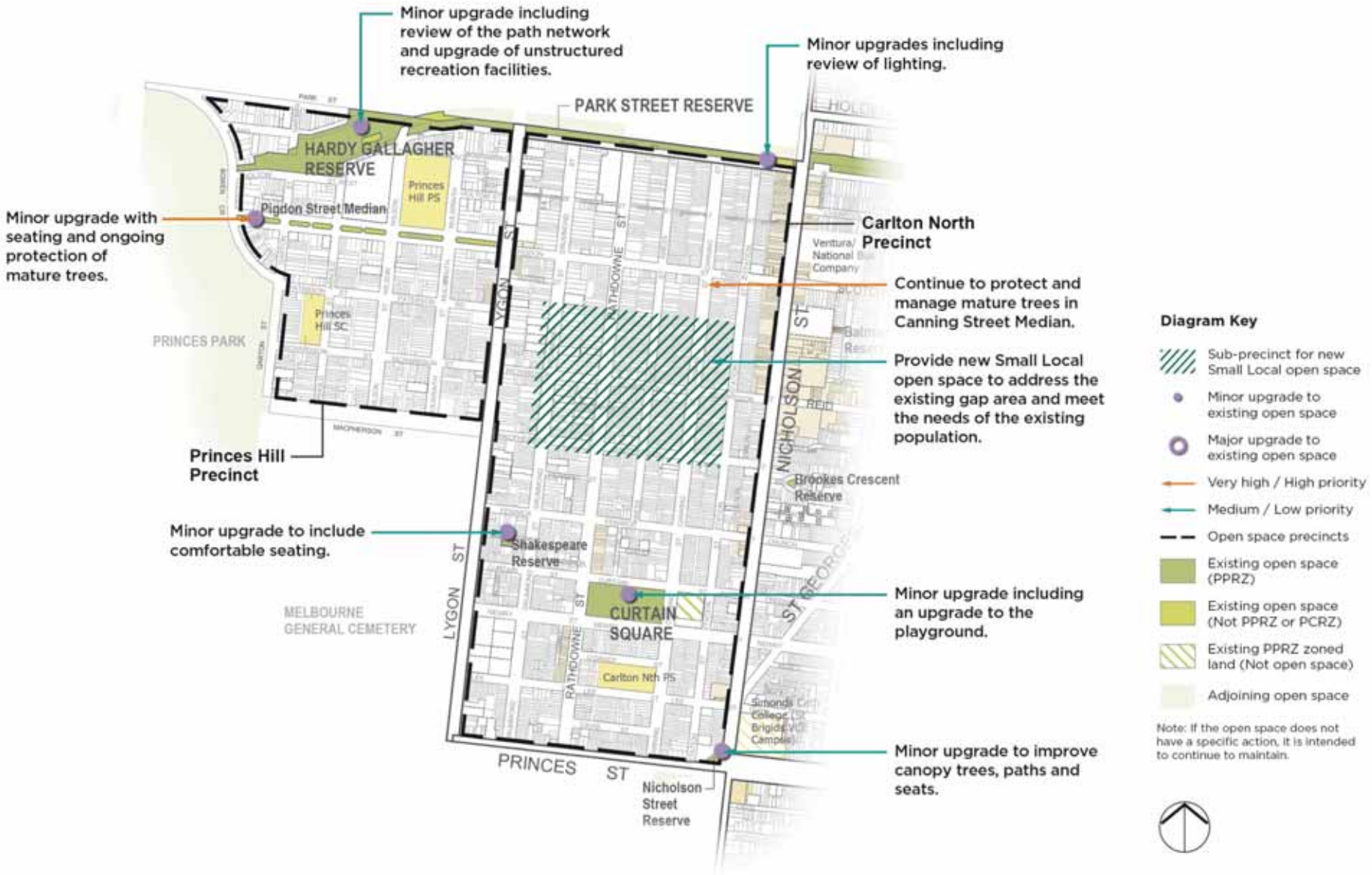


Figure 7.2F Recommendations for Carlton North - Princes Hill

7.2.5b Precinct Actions for Carlton North - Princes Hill

A Additional open space

No.	Action	Respons-ibility	Priority
7.2A-1	Provide a new Small Local open space in Carlton North to address the gap area for the existing population.	YCC	Medium

B Existing open space

No.	Action	Respons-ibility	Priority
7.2B-1	**Canning Street Median** Continue to protect and manage the mature trees	YCC	Ongoing
7.2B-2	**Curtain Square** Minor upgrade to Curtain Square including an upgrade to the existing playground.	YCC	High
7.2B-3	**Hardy Gallagher Reserve** Undertake a minor upgrade to the reserve including review of the existing path network, upgrade of unstructured recreation facilities and signage regarding the proposed new urban agricultural facility at the Neighbourhood house.	YCC	Medium
7.2B-4	**Nicholson Street Reserve** Minor upgrade to improve the overstorey canopy trees, path and seats.	YCC DHHS	Medium
7.2B-5	**Park Street Reserve (Inner Circle Railway Parklands)** Review the Linear Park Masterplan and function of this site within the network and undertake minor upgrades including review of lighting.	YCC	Low
7.2B-6	**Pigdon Street Median** Continue to protect and manage the mature trees and upgrade to include seating and associated park infrastructure including drinking fountain.	YCC	High and Ongoing
7.2B-7	**Shakespeare Reserve** Undertake a minor upgrade to improve the seating opportunities in this reserve.	YCC	Medium



7.3 Central Richmond

7.3.1 Introduction

Central Richmond is bounded to the north by Bridge Road, to the south by Swan Street, the west by Punt Road and the east by the Yarra River (Birrarung). The ridgeline of Richmond Hill runs to the west of Church Street with the land falling away from the ridgeline to the south west and to the east towards the Yarra River.

The land use of Central Richmond is mixed with a combination of residential, business, commercial, retail, industrial use and open space. Bridge Road and Swan Street are major retail, commercial and business precincts in Central Richmond. The *Swan Street Structure Plan*, prepared in 2014, provides the direction for the future built form, building heights and public realm improvements. The study area includes the properties directly adjoining north side and south side of Swan Street and the Tanner Street Precinct as well. The *Yarra Housing Strategy* (2018) provides direction on the future level of change for residential use within the precinct. The *Bridge Road Streetscape Masterplan,* adopted by Council in 2017 identifies streetscape improvement projects including identifying potential future public spaces along its spine. The *Swan Street Structure Plan* (2014) guides the future land use change and development within the study area which included Cremorne, South Richmond and Burnley as well.

The mixed land use means there is a significant worker population in Central Richmond which is about 20 per cent less than the resident population, as follows:

- Existing residential population 2016: 13,888 (*Source: .id Consulting population forecasts, 2018*)
- Existing estimated worker population 2016: 9,820 (*Source: SEES, SGS 2018)*

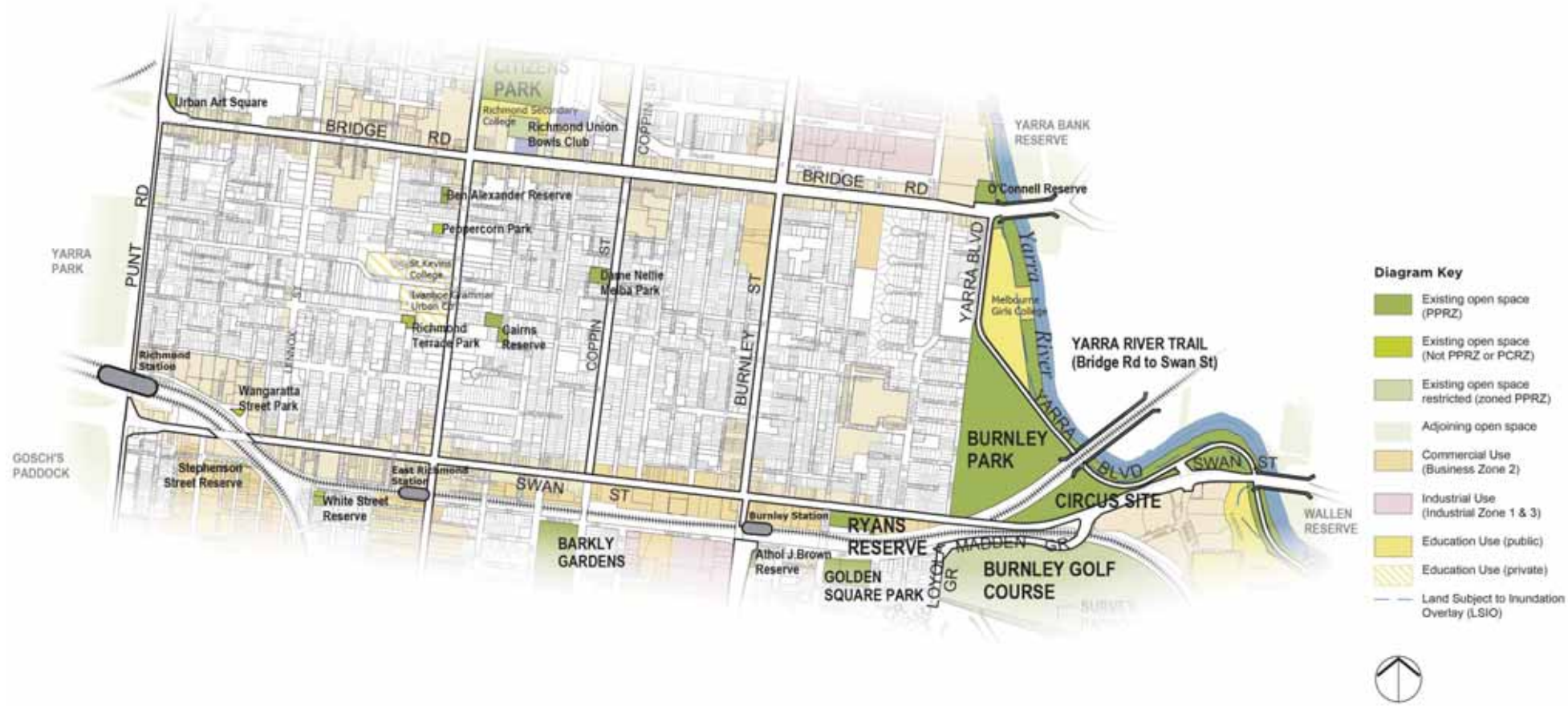


Figure 7.3A Existing open space in Central Richmond

7.3.2 Existing open space

7.3.2a Description

Church and Burnley Streets are major north south roads in Central Richmond and define three open space sub-precincts, Central Richmond A, B and C.

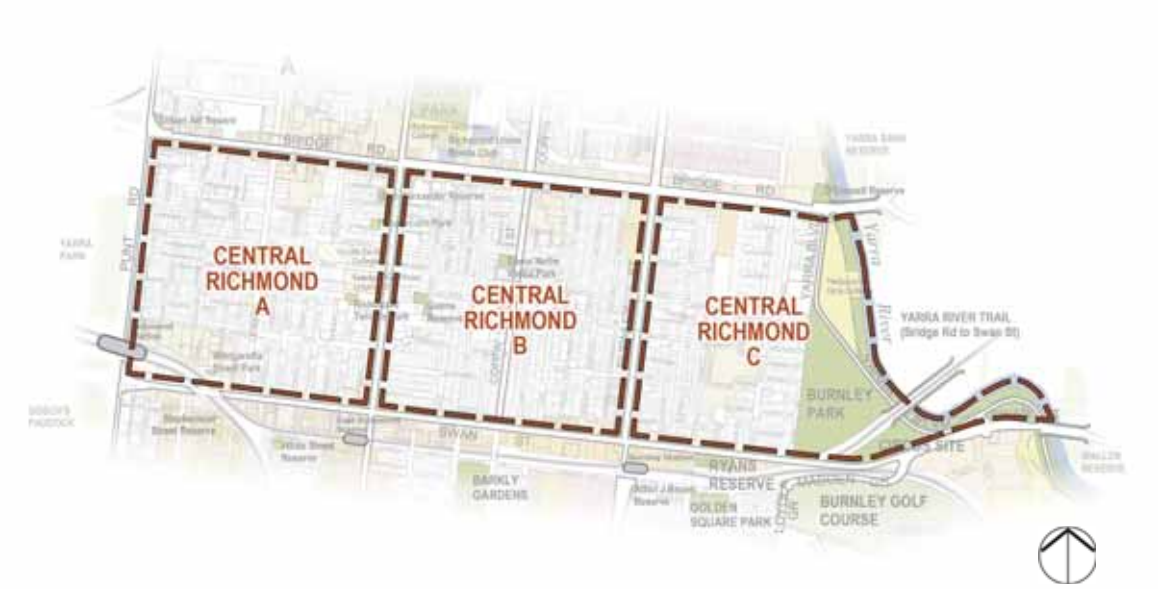


Figure 7.3B Open space sub-precincts for Central Richmond

Central Richmond A

- Open space sub-precinct Central Richmond A is located between Punt Road and Church Street, from Bridge Road in the north to Swan Street in the south.
- Open space located in this sub-precinct includes:
  - Ben Alexander Reserve
  - Peppercorn Park
  - Richmond Terrace Park
  - Wangaratta Street Park
- Three of the four Small Local open spaces are located towards Church Street in the east, with Wangaratta Street Park located in the south west as part of the Tanner Street area. Therefore there are gaps in open space provision in this sub-precinct.
- Richmond Terrace Park is characterised as a public square with views, seating, barbecue and picnic facilities, Ben Alexander Reserve is predominantly for play, Peppercorn Park is botanical and seating and Wangaratta Street Park is characterised as a public square.
- Yarra Park adjoins Central Richmond A, located across Punt Road in the City of Melbourne. The open space survey outcomes identify that the worker community visit this open space. Yarra Park has a key role in the providing car parking for the MCG and other key sporting facilities in the precinct.
- The land use includes the major employment precinct associated with Swan Street near Richmond Station in the south west, business and retail in the north along Bridge Road and with the church and catholic school on the hill adjoining Church Street. The remainder is predominantly residential.

- The *Yarra Housing Strategy* (2018) identifies two moderate change areas associated with the Bridge Road, Swan Street and Tanner Street precincts. Incremental change is identified along Punt Road and the Church Street, and the remainder is minimal change.

Central Richmond B

- Open space sub-precinct North Richmond B is located between Church and Burnley Streets, north of Swan Street.
- Open space located in this sub-precinct includes
  - Cairns Reserve
  - Dame Nellie Melba Park
- Cairns Reserve is located on the eastern slope of Richmond Hill and affords great views to the north east and the Dandenong Ranges. The park has large open grassed terraces with space for informal ball games, seating and a medium sized playground. People use it as a local park for relaxing and enjoying the green space and ambience and to walk dogs.
- Dame Nellie Melba Park is characterised as Public garden and is used mainly for dog walking and enjoying the open space and garden character.
- The land use is predominantly residential with a combination of original Victorian and Edwardian dwellings combined with contemporary apartments of three levels and more. The commercial and business uses along Bridge Road, Swan Street and Burnley Streets means there is also an employment population in the precinct.
- The *Yarra Housing Strategy* (2018) identifies the majority of the sub-precinct as Incremental Change with Moderate Change areas along Bridge Road, Swan Street and Burnley Street. The area on Richmond Hill in the south west part of the precinct is identified as a Minimal Change area, which is characterised by the larger original period dwellings.

Central Richmond C

- Open space sub-precinct Central Richmond C is located between Burnley Street and the Yarra River, north of Swan Street .
- Open space located in this sub-precinct includes
  - Burnley Park
  - Circus Site
  - Yarra River Trail (Bridge Rd to Swan St)
- Burnley Park is a Municipal open space and is characterised as heritage and sporting reserve with a range of unstructured recreational and informal uses. This includes a multi-purpose court, playground, picnic area and walking paths. The park was set aside as part of the larger Richmond Park and has Local Heritage Significance for both the Indigenous cultural heritage and non-Indigenous historical values of the park. heritage character, along with the significant trees the park contribute to its character and value.
- Located between the railway and the Swan Street, the Circus Site was part of the original larger Richmond Park land parcel set aside in the early 1800s by Hoddle. The site today is a Regional open space and classified and recognised for its cultural and natural heritage values including as an event space for the circus.

- The Yarra River Trail Place is a Regional open space that is characterised as linear and provides both the shared trail access, water based recreational access including rowing and kayaking and an important riparian biodiversity link along the Yarra River.
- Land use is in the process of changing to predominantly residential use with the conversion of some key non-residential sites including the former Channel 9 Studios. A combination of business and commercial use extends into the precinct form Swan and Bridge Roads.
- The *Yarra Housing Strategy* (2018) includes a high change area associated with the development of the former Channel 9 Studios site, moderate change areas along Bridge Road and Swan Street, two minimal change areas and the remainder being incremental change.

7.3.2b Quantity of open space in Central Richmond

The nine existing open spaces in Central Richmond have a combined total of 23.46 hectares. This represents approximately 12 per cent of the total land area of the precinct. There is 18 sqm of open space per person relative to residential population in 2016.

Table 7.3-1 Number, size and type of open space

No	Hierarchy	Area (ha)	%
2	Regional	6.87	29%
1	City wide	15.70	67%
0	Neighbourhood	0.00	0%
0	Small Neighbourhood	0.00	0%
2	Local	0.62	3%
4	Small Local	0.26	1%
9	**TOTAL**	**23.46**	**100%**

7.3.2c Open space hierarchy, character and quality

The linear open space along the Yarra River is an important habitat and recreational corridor for wider Melbourne. This includes non-motorised water based recreation, cycling, walking, dog walking, exercising and relaxing. It is therefore designated as a Regional open space and is managed to protect and improve the habitat and recreational values. Access to the Yarra River itself, the bushland and natural qualities of this linear corridor are key reasons people visit this open space.

The heritage values, sporting facilities and unstructured recreation facilities at Burnley Park provide the context for the City-wide hierarchy and its heritage and sporting character classification. The reasons people visit this open space are diverse and this is reflected in the reasons people visit it. The Circus site, which is separated from Burnley Park by the railway, has multiple values including cultural heritage values, nature conservation and public parkland as a space that hosts the circus when it is in town. Without a Neighbourhood open space, Burnley Park and Citizens Park currently meet this need. The higher levels of use of the two Local open spaces within the precinct being Dame Nellie Melba Park and Cairns Reserve, combined with the forecast change

supports the reasons these two Local open spaces have the potential to be upgraded to include a more diverse range of facilities in them given their larger size when compared to the Small Local open spaces.

The four Small Local open spaces have different characters and form a highly valued part of the open space system of Central Richmond, particularly in sub-precinct A. The incremental change in urban densities in this precinct means these local open spaces also have the potential to play a greater role in urban greening and cooling.

Table 7.3-2 Existing open space, hierarchy and character classification

Name	Area Ha	Hierarchy	Primary Character Classification	Secondary Character Classification
Ben Alexander Reserve	0.08	Small Local	Play	Linking space, Seating/viewing
Burnley Park	15.70	City wide	Heritage	Sporting, Botanical, Public Garden
Cairns Reserve	0.40	Local	Seating/viewing	Play
Circus Site	3.00	Regional	Heritage	Nature conservation, Public parkland
Dame Nellie Melba Memorial Park	0.22	Local	Public garden	Formal, Urban heat mitigation, Botanical
Peppercorn Park	0.06	Small Local	Botanical	Seating/viewing
Richmond Terrace Park	0.07	Small Local	Public square	Seating/viewing, Linking space
Wangaratta Street Park	0.05	Small Local	Public square	
Yarra River Trail – Bridge Rd to Swan St	3.87	Regional	Linear	Waterway, Nature conservation
Total	**23.46**			

7.3.2d Distribution of open space in Central Richmond

The existing open space has been allocated an appropriate open space hierarchy as shown in Table 7.3-2 above and a corresponding walking catchment appropriate to it, as described in Table 3-1 and 3-5 of this report. The areas of the precinct that are located outside the walking catchments of the different open space reserves are referred to as 'gap areas' and are shown in white in Figure 7.3C on the next page. The assessment of the adequacy of the existing open space network in Central Richmond is informed by the analysis of the spatial distribution of open space. As one of the key aims of this Strategy is for everyone to live and work within a safe and easy walk of open space, the recommendations will focus on addressing the gaps in the existing open space network.

For Central Richmond, the major gaps in the existing open space network occur between Punt Road and Lennox Street and between Coppin and Burnley Streets.



Figure 7.3C Gap analysis for Central Richmond

7.3.3 How residents use open space

A total of 172 resident surveys were received from the Central Richmond. Please note that in addition to these, 113 surveys were also completed by workers in Richmond, near the Epworth Hospital and Bridge Road. A summary of the results of the worker survey is included in the next section 7.3.4.

The 172 resident surveys completed for Central Richmond represents 14 per cent of the total surveys received. The .id Community Profile indicates that 15 per cent of the City of Yarra's population lives in Central Richmond.

Table 7.3-3 **Most frequently visited open space**

No.	Name	Reasons to visit	Suggested improvements
Open space within walking distance			
110	Citizens Park	• Dog walking (17) • Playgrounds (16) • Play (15) • Sport – organised junior football incl. Auskick (12) • Exercising (11) • Walking (11) • Gleadell Street Market (10) • Social - meeting friends (8) • Close to home (7) • Relaxing (7) • Sport - structured/organised (7) • Sport - spectating (6) • Sport - football (6)	• Clubrooms require upgrade (15) • Sports facilities for girls required (12) • Regular cleaning of dog off-leash areas required (10) • No improvements required (10) • Upgrade the playground (10)
42	Barkly Gardens	• Playgrounds (9) • Dog walking (8) • Social - meetings friends (6) • Close to home (4) • Exercising (4) • Play - children (4)	• Public toilets require upgrade(4) • Public toilets require cleaning (4) • Additional public toilets required (3) • No improvements (3)
28	Burnley Park	• Dog walking (9) • Playground (4) • Walking (4) • Basketball court (3) • Picnics including BBQs (3) • Relaxing (3) • Social – meeting friends (3)	• Improve the caretakers cottage (3) • More exercise equipment (2) • More seating (2) • More basketball courts (2)
22	Yarra River Corridor	• Walking (9) • Exercising (6) • Cycling (3) • Dog walking (3) • Natural character (3)	• More drinking fountains (3) • Widen the paths (2) • More seating (2) • Access ramp required at Collins Bridge (2)

No.	Name	Reasons to visit	Suggested improvements
Open space beyond walking distance			
23	Royal Botanical Gardens	• Gardens (6) • Picnics (4) • Relaxing (3)	• No improvements required (4)
15	Barkly Gardens	• Playground (7) • Social – meeting friends (3) • Walking (c)	• No improvements required (3) • Shade for picnic facilities (3) • Upgrade public toilets (3)
14	Burnley Park	• Dog walking (5) • Exercising (3) • Social - meeting friends (3)	• No improvements required (4)
14	Citizens Park	• Social - meeting friends (2) • Sport - girls organised sport (2)	• Improve sporting facilities for girls (2)
13	Kevin Bartlett Reserve	• Sport - football (3) • Exercising (2)	• Clubrooms require upgrade (2) • Sporting facilities require upgrade (2)

Values of open space (top five)

- 67% Trees
- 63% A place to relax and unwind
- 57% The feeling of space
- 56% Just being outside
- 53% An escape from the built environment

Types of open space used (top five)

- 92% Open space along Yarra River
- 85% Small local parks
- 83% Large parks and gardens and 83% Local streets for exercise
- 81% Large sporting reserves
- 54% Urban squares

Activities and facilities in open space (top five)

- 83% Open grassed areas
- 82% Walking paths
- 76% Drinking fountains
- 73% Seats
- 64% Cycle paths

General comments

This was an open ended section of the survey where respondents could write any additional comments. The following list are comments made by four or more people:

- Additional open space is required particularly as densities increase and the less private open space (17)
- Prioritise sport for children's health (8)
- Additional open space is required for junior sport (5)
- Open space – retain what we have (4)

For further details on resident survey outcomes refer to the Report on Consultation Outcomes in Appendix B.

7.3.4 How existing workers use open space

113 workers were surveyed in the Epworth Hospital and Bridge Road area about open space.

Frequency of use of open space near the workplace

- 88 per cent of those surveyed visit open space near their workplace with 53 per cent of them nominated they visit open space frequently.

Reasons to visit open space near the workplace

The three top reasons workers visit open space near their place are:

- 66% to be outdoors as a break from work
- 42% to socialise / meet colleagues / friends
- 19% to eat lunch

Most frequently visited open space

No.	Name
15	Fitzroy Gardens
13	Royal Botanic Gardens
11	Parks
10	Citizens Park
8	Barkly Gardens
8	Yarra Park

Suggestions for improvements to the open space network

The following list is the comments made by 4 or more people:

- Additional open space required (15)
- No improvements required to open space (9)
- Additional car parking required (5)
- Public toilets - additional required (4)

7.3.5 Analysis of future change and open space needs

7.3.5a Forecast future population

Quantity

The table below shows the forecast population growth for the residential and worker populations in Central Richmond. A further breakdown of the forecasts for the three open space sub-precincts within Central Richmond have been prepared by .id Consulting to assist with analysis of where forecast change will occur.

Residential population forecasts are sourced from .id Consulting (2018) and the worker population estimates are calculated from the floor area growth forecasts in the *Spatial Economic and Employment Strategy, SGS, 2018* (SEES, 2018).

The resident population growth is moderate with an overall change in residential population of 24 per cent or an additional 3,381 residents between 2016 and 2031. The worker population is estimated to increase by approximately 30 per cent, with an additional 3,036 additional workers between 2016 and 2031.

The resident population forecasts through to 2041 illustrate that there is still additional capacity for growth beyond 2031 in Central Richmond. While this Strategy is primarily addressing the open space needs of the existing and forecast population through to 2031, it is useful to understand the context of the magnitude of change beyond the Strategy timeframe.

Table 7.3-4 Resident population forecasts for Central Richmond open space sub-precincts

SUB-PRECINCT	2016	2031	Difference 2016-2031
Central Richmond A	4,722	5,935	1,213
% change Central Richmond A			26%
Central Richmond B	5,581	6,561	980
% change Central Richmond B			18%
Central Richmond C	3,585	4,773	1,188
% change Central Richmond C			33%
Total Central Richmond	**13,888**	**17,269**	**3,381**
Total % Change			24%

Table 7.3-5 Worker population estimates for Central Richmond open space sub-precincts

The worker population growth is moderate with an overall change in worker population of 30 per cent or an additional 3,036 workers between 2016 and 2031. The change is greatest in sub-precincts Central Richmond A and B.

EMPLOYMENT/ RETAIL PRECINCT	2016	2031	DIFFERENCE	% CHANGE
Central Richmond A				
Bridge Road Retail Precinct	3,907	4,925	1,018	26%
Swan Street Retail Precinct	1,302	1,862	560	43%
Total estimated working population Central Richmond A	*5,209*	*6,787*	*1,578*	*30%*
Central Richmond B				
Bridge Road Retail Precinct	3,907	4,925	1,018	26%
Swan Street Retail Precinct	767	1,097	330	43%
Total estimated working population Central Richmond B	*4,674*	*6,022*	*1,348*	*29%*
Central Richmond C				
Bridge Road Retail Precinct	0	0	0	0%
Swan Street Retail Precinct	256	366	110	43%
Total estimated working population Central Richmond C	*256*	*366*	*110*	*43%*
Retail and employment precinct totals				
Bridge Road Retail Precinct	7,814	9,850	2,036	26%
Swan Street Retail Precinct	2,326	3,325	1,000	43%
Total estimated working population Central Richmond	***10,140***	***13,176***	***3,036***	*30%*

7.3.5b Population change impacts on open space

The additional quantity of people living and working in Central Richmond will place increased pressures and demands on the existing open space. The pressures will include increased volumes of people in the open space utilising the facilities, leading to overcrowding, lack of access to the facilities due to increased numbers of people using them and deterioration in the quality of natural features such as grass areas due to compaction from increased use.

7.3.5c Where change will occur

The forecast resident and worker population increase in Central Richmond will be concentrated in the Bridge Road and Victoria Street Retail Precincts in Central Richmond A and B, and the former Channel 9 Studios in Central Richmond C. Refer to Figures 7.3D and 7.3E below.



Figure 7.3D Open space sub-precincts and the Strategic Housing Framework (YHS, 2018)

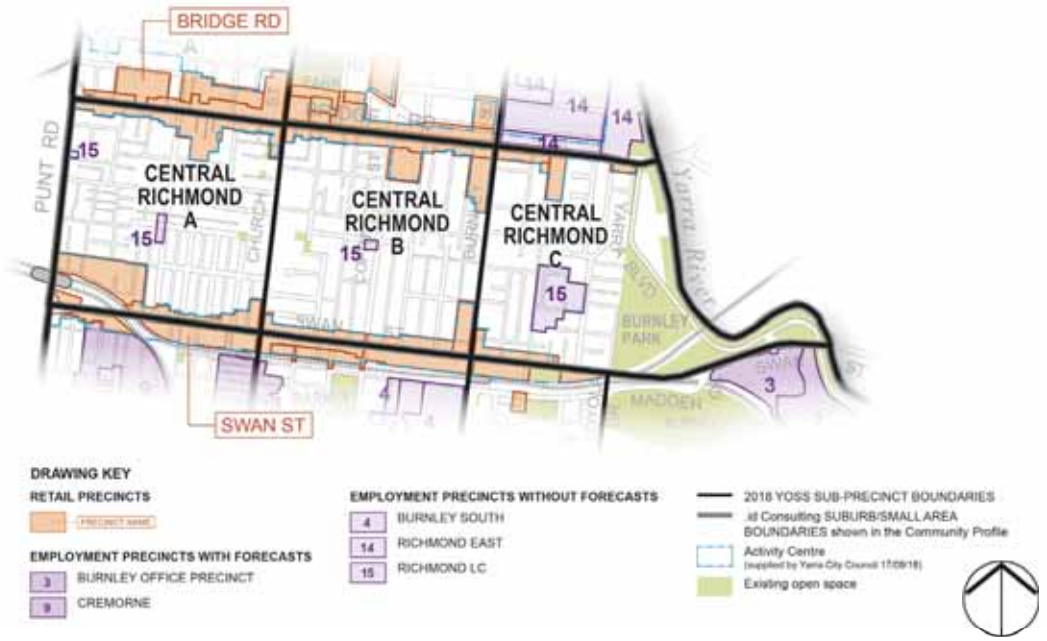


Figure 7.3E Open space sub-precincts and the Employment and Retail Precincts (SEES, 2018)

7.3.5d Open space distribution and future need in Central Richmond

Within Central Richmond the major roads form barriers to safe and easy access to open space. These sub-precincts are based on the ability of people working or living in Central Richmond to easily reach open space. The open space survey results confirm that residents travel outside Central Richmond to visit open space, primarily for sport and the beauty and diversity of character in the large public gardens. The key open spaces include Citizens Park, the Royal Botanic Gardens and Kevin Bartlett Reserve. The high value placed on the need to relax and unwind in the open space surveys supports the need to ensure that adequate areas of green open space with natural features are provided in Central Richmond.

Sub-precinct	Conclusions
Central Richmond A Located between Punt Road and Church Street, from Bridge Road in the north to Swan Street in the South. Refer to Section 7.3.2 for the description of existing open space and character.	• A 26 per cent increase in the resident population is forecast with an additional 1,213 residents by 2031. • A 30 per cent increase in the worker population is estimated with an additional 1,578 workers by 2031. • Combined, this represents an additional 2,791 people living and working in the precinct by 2031, compared to a combined estimated existing population of 9,752 in 2016, representing a 29 per cent increase. • The existing open space network includes a series of Small Local open spaces with a diversity of character and facilities. Given they are all small spaces, none currently provide facilities for unstructured recreation. • There is potential to improve and expand Wangaratta Street Park. • There is a gap in open space provision in the western part of Central Richmond A and a gap in the provision of a larger open space that offers an opportunity for active unstructured recreational facilities. • Recommend a new Local open space located in the north-west of the sub-precinct, as shown in Figure 7.3F to address the existing gap area. The new open space will be large enough to provide some unstructured active recreational activities, for example fitness stations and/or multi-use courts/spaces that encourage physical activity for a diverse range of ages. • Upgrade and expand the size of Wangaratta Street Park and redesign to include significant urban greening and moisture absorbing surfaces to contribute to urban cooling and assist mitigate urban heat island effect.
Central Richmond B Located between Church and Burnley Streets, between Bridge Road and Swan Street. Refer to Section 7.3.2 for the description of existing open space and character.	• A 18 per cent increase in the resident population is forecast with an additional 980 residents by 2031. • A 29 per cent increase in the worker population is estimated with an additional 1,348 workers by 2031. • Combined this represents an additional 2,328 people living and working in the precinct by 2031, compared to a combined estimated existing population of 10,150 in 2016, representing a 23 per cent increase.

Sub-precinct	Conclusions
	• There are gaps in the provision of open space east of Burnley Street. Therefore it is recommended that two additional Small Local open spaces or one larger Local open space is provided in the north and south of this sub-precinct. This will provide new open space for the existing and estimated future worker and resident population in close proximity to the Bridge Road Activity Centre and the Swan Street retail strip. • Continue to undertake minor upgrades to Cairns Reserve and Dame Nellie Melba Park. to adapt and cater to the increasement forecast increased population.
Central Richmond C Located between Burnley Street and the Yarra River and Bridge Road and Swan Street. Refer to Section 7.3.2 for the description of existing open space and character	• A 33 per cent increase in the resident population is forecast with an additional 1,188 residents by 2031. • A 43 per cent increase in the worker population is estimated with an additional 110 workers by 2031. • Combined, this represents an additional 1,298 people living and working in the precinct by 2031, compared to a combined estimated existing population of 3,806 in 2016, representing a 34 per cent increase. • While there are no gaps in the provision of open space there will be an increase particularly in the resident population in the sub-precinct, particularly around the former Channel 9 Studios site. • Therefore it is recommended that Burnley Park receives continued levels of improvement and maintenance levels to cater to the expanded population in the park.

7.3.6 Central Richmond Recommendations

7.3.6a Summary of overall intent

Provision and distribution

Burnley Park, the Circus Site and the system of open space along the Yarra River contribute significantly to the open space character of Central Richmond, however these are all located in the east of the precinct. More than 6,000 additional people are forecast to be living and working in the precinct, particularly to the western end of the precinct by 2031. There is a need to provide new Local and Small Local open spaces to cater primarily to the forecast population and better meet the open space needs of the existing population. The new open space will assist to diversify the active unstructured recreational activities in the west and assist to mitigate urban heat, provide increased urban greening and open space within a safe and easy walk of residents and workers as urban densities continue to increase in the future.

Quality and design

There is potential to diversify the recreational facilities in the western part of Central Richmond. The additional open space can be designed to provide a diversity of facilities for the existing and future population and contribute positively to mitigating urban heat island effect.

Refer to Figure 7.3F for the spatial location of recommendations for Central Richmond.

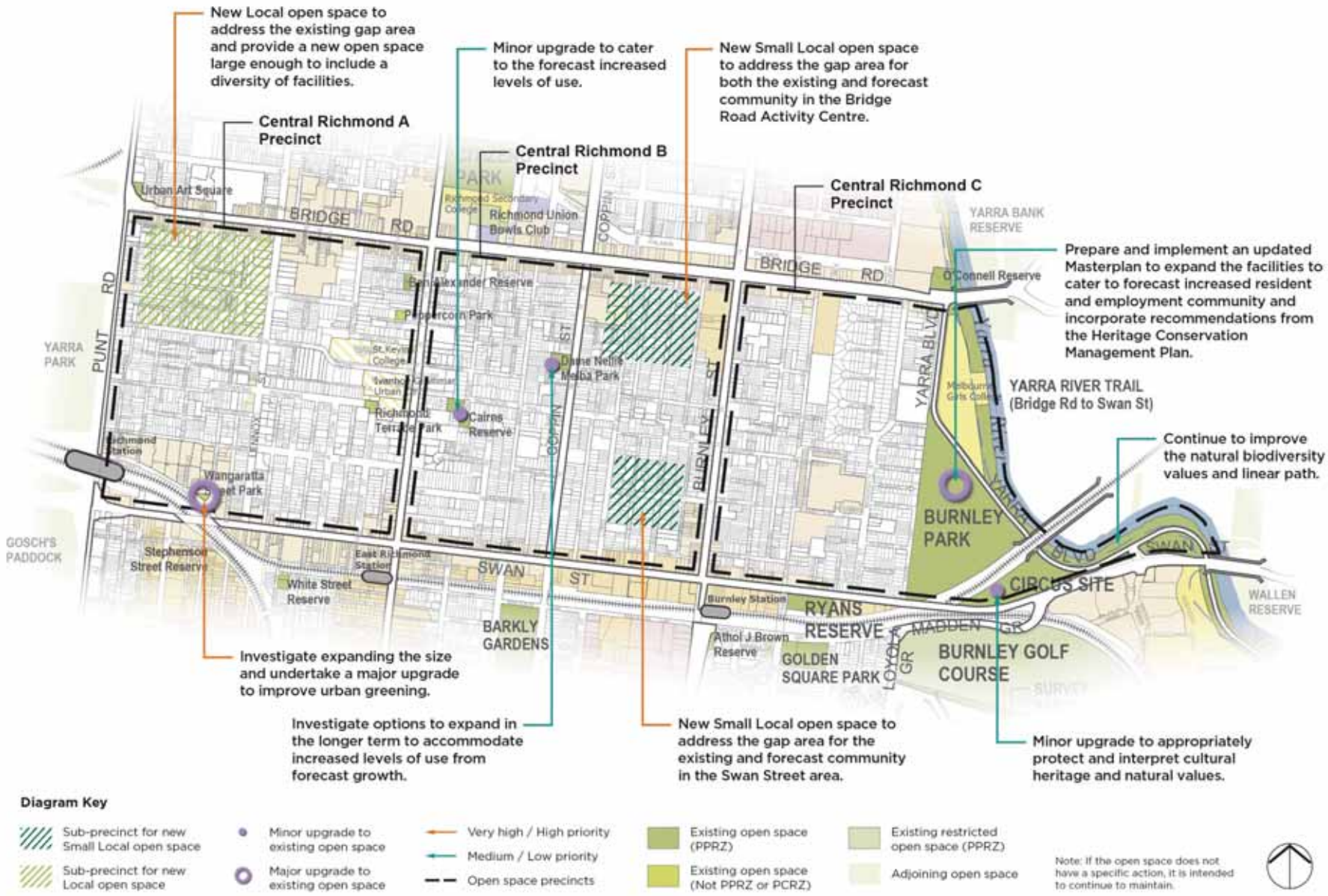


Figure 7.3F Recommendations for Central Richmond

7.3.6b Precinct Actions for Central Richmond

A Additional open space

No.	Action	Respons-ibility	Priority
7.3A-1	Provide a new Local open space in the north west of Central Richmond A as shown in Figure 7.3F for both the existing and forecast new population. The new Local open space will need to include the provision of space and facilities for unstructured active recreational uses given these are not currently well provided for in Central Richmond.	YCC Developer	Very High
7.3A-2	Provide a new Small Local open space in the north east part of Central Richmond B as shown in Figure 7.3F for both the existing and future population. The location is to be accessible via the local street network and preferably improve east-west connectivity.	YCC Developer	Very High
7.3A-3	Provide a new Small Local open space in the north east part of Central Richmond B as shown in Figure 7.3F for both the existing and future population.	YCC Developer	Very High
7.3A-4	Investigate options to expand the size of Dame Nellie Melba Park in the longer term to increase the capacity of the open space to accommodate increased levels of use as a result of forecast growth.	YCC Developer	Low

B Existing open space

No.	Action	Respons-ibility	Priority
7.3B-1	**Ben Alexander Reserve** Continue to maintain.	YCC	Ongoing
7.3B-2	**Burnley Park** Prepare a revised Landscape Masterplan that incorporates the recommendations from the 2007 CMP, investigates viable future uses of the cottage and responds to the heritage and historical values of the park. The design will need to cater to the forecast new population needs including increasing the capacity of the facilities to the accommodate the increased levels of use. This is primarily for the forecast new population.	YCC	Medium
7.3B-3	**Cairns Reserve** Undertake minor upgrades to adapt and cater to increased levels of use from the forecast population. This includes investigating the provision of a barbecue and picnic facility along facilities that encourage active unstructured recreation.	YCC	Medium
7.3B-4	**Circus Site** Undertake minor improvements to protect and appropriately interpret the cultural heritage and natural values of the site. Continue to manage this reserve for hosting major events with improved management guidelines to adequately protect the site from damage.	YCC	Ongoing

No.	Action	Respons-ibility	Priority
7.3B-5	**Dame Nellie Melba Park** Undertake minor upgrades to adapt and cater to increase levels of use from the forecast population. Facilities to promote informal use of this reserve including barbecue and picnic facilities to complement the facilities provided in Cairns Reserve, which is nearby. Refer to the Action 7.3A-5 regarding the longer term aim to investigate opportunities to expand the size of the open space to improve its function and use primarily for the forecast population.	YCC	Low
7.3B-6	**Peppercorn Park** Continue to maintain.	YCC	Ongoing
7.3B-7	**Richmond Terrace Park** Continue to maintain.	YCC	Ongoing
7.3B-8	**Wangaratta Street Park** Prepare a Concept Plan to guide the future expansion and upgrade of Wangaratta Street Park. This includes: • Investigating additional road closure to expand the size of the open space. • Increase the urban greening and cooling character of this open space including additional moisture absorbing surfaces, garden beds, trees and turf.	YCC	High
7.3B-9	**Yarra River Trail – Bridge Rd to Swan St** Continue to undertake improvements as required to the natural biodiversity values and linear path consistent with the cultural and natural values of the river corridor.	YCC	Ongoing



7.4 Clifton Hill

7.4.1 Introduction

Merri Creek defines the eastern extent of Clifton Hill, with Queens Parade to the north west and the Alexandra Parade to the south. The land form is relatively flat and grades down towards Merri Creek.

The land use has historically been primarily residential, with non-residential use located along Hoddle Street, Queens Parade and Alexandra Parade/Eastern Freeway. A range of large strategic sites have progressively been redeveloped over recent years to medium density mixed use. A core area of non-residential use is to be retained between the railway and Hoddle Street south of Clifton Hill Station along with some near the corner of Smith Street and Alexandra Parade. The other types of land use include the Clifton Hill and Spensley Street Primary Schools and open space. The existing open space network significantly contributes to the precinct character, with Darling Gardens and Mayors Park west of Hoddle Street and the Merri Creek open space corridor on the eastern boundary of the precinct.

With the predominantly residential land use in the precinct the resident population is greater than the worker population in Clifton Hill, as follows:

- Existing residential population 2016: 6,792 (*Source: .id Consulting population forecasts, 2018*)
- Existing estimated worker population 2016: 920 (*Source: SEES, SGS 2018)*

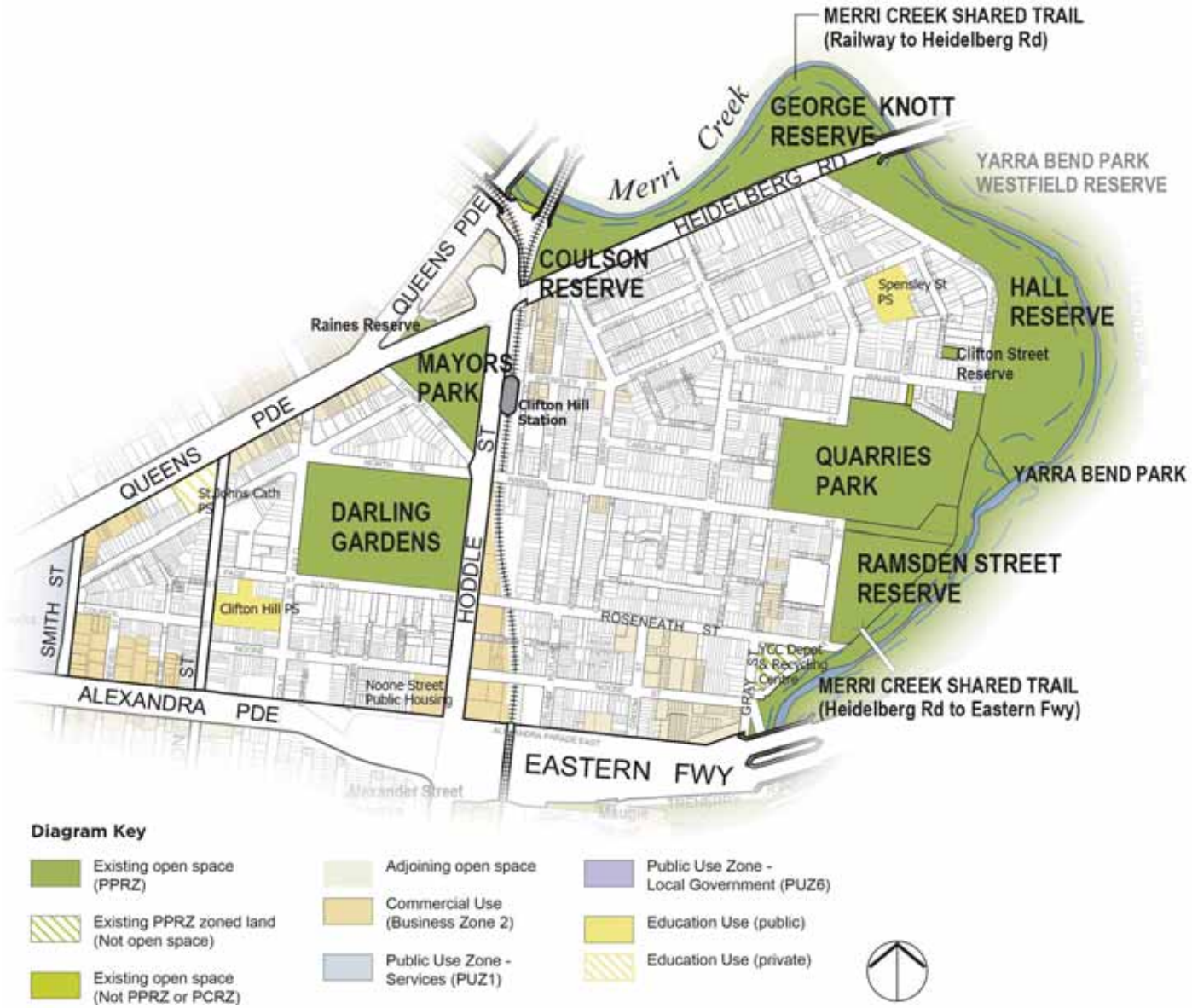


Figure 7.4A Existing open space in Clifton Hill

7.4.2 Existing open space

7.4.2a Open space precinct description

Hoddle Street forms a major physical barrier to easy and safe access to open space in Clifton Hill, and defines the two open space sub-precincts, Clifton Hill A and B, as shown in Figure 7.4B below.



Figure 7.4B Open space sub-precincts for Clifton Hill

Clifton Hill A

- Open space sub-precinct Clifton Hill A is located between Smith Street, Hoddle Street, Queens Parade in the north and Alexandra Parade in the south.
- Open space located in this sub-precinct includes
  - Darling Gardens
  - Mayors Park
- Darling Gardens is one of Melbourne's signature Victorian Gardens and is identified as locally significant as an early and important recreation facility within Clifton Hill and Collingwood. Of note are the mature deciduous trees including two recorded by the National Trust of Victoria. The Darling Gardens Masterplan (2015) guides the future upgrades to the gardens.
- Mayors Park located north of Darling Gardens complements it by providing structured sport and recreation facilities including the Collingwood Leisure Centre and the Mayors Park tennis and netball courts. Other facilities include a playground, open grassed area, paths and planting.
- Other major land use in this precinct includes the Clifton Hill Primary School and the non-residential uses to the south along Alexandra Parade.
- The *Yarra Housing Strategy* (2018) identifies two Moderate Change areas. One is in the south-east adjoining Alexandra Parade between Wellington and Hoddle Streets. The second is the land adjoining Queens Parade. The balance of the precinct is identified as minimal change and non-residential use as shown in Figure 7.4D.

Clifton Hill B

- Open space sub-precinct Clifton Hill B is located between Hoddle Street and the Merri Creek with the Eastern Freeway to the south.
- Open space located in this sub-precinct includes
  - Clifton Street Reserve
  - Coulson Reserve
  - Hall Reserve
  - Quarries Park
  - Ramsden Street Reserve
  - Merri Creek Shared Trail (Heidelberg Road to the Eastern Freeway)
  - Merri Creek Shared Trail (Railway to Heidelberg Road)
- The majority of the open space reserves are located along Merri Creek and adjoin each other. The only open space located away from the continuous open space corridor along the creek is Clifton Street Reserve.
- Coulson Reserve and George Knott Reserve are primarily for structured sporting purposes with the Merri Creek Shared Trail located through and adjoining them. Located north of Heidelberg Road, they are not easily accessible from within the precinct and can only be accessed via the Merri Creek Trail shared trail crossing at Heidelberg Road.
- Hall Reserve is primarily for unstructured recreational use with two playgrounds and path connections down to the Merri Creek Trail, which directly adjoins the reserve. It has a natural bushland character.
- Quarries Park contains both structured sporting facilities and large regional play space, while Ramsden Street Reserve is primarily for structured sport.
- Merri Creek Shard Trail is continuous along this reserve adjacent to the creek and joins the Main Yarra Trail at Dights Falls at the confluence of the waterways in Abbotsford.
- The land use is predominantly standard and medium density residential with the area of non-residential use between the railway and Hoddle Street. Other land use includes the Spensley Street Primary School and open space.
- The *Yarra Housing Strategy* (2018) includes a few Incremental Change areas but is predominantly Minimal Change, as shown in Figure 7.4D.

7.4.2b Quantity of open space in Clifton Hill

The 9 existing open spaces in Clifton Hill have a combined total area of 41.18 hectares. This represents approximately 24.6 per cent of the total land area of the precinct. Additionally there is one existing restricted open space, being George Knott Reserve, which is 2.35 hectares in size. Adding the restricted open space to the other 9 open spaces results in a total of 43.53 hectares and represents 26 per cent of the total land area of the precinct. There is 65 sqm of open space per person relative to residential population in 2016 (excluding restricted open space).

Table 7.4-1 Number, size and type of open space

No	Hierarchy	Area (ha)	%
3	Regional	18.74	46%
5	City wide	22.37	54%
0	Neighbourhood	0.00	0%
0	Small Neighbourhood	0.00	0%
0	Local	0.00	0%
1	Small Local	0.07	0%
9	**TOTAL**	**41.18**	**100%**

7.4.2c Open space hierarchy, character and quality

The linear open space along Merri Creek is an important habitat and recreational corridor for wider Melbourne. Downstream of Heidelberg Road it feels more spacious given the extensive Yarra Bend Park adjoins the eastern side of Merri Creek. For this reason, Hall Reserve adjoining the Merri Creek Trail reserves has been identified as Regional open space. Quarries Park has a natural bushland character towards the creek and the major play space including picnic and skate facility, along with the sports field for soccer including the pavilion in the western part of the park. The southern end of Hall Reserve also has a second soccer pitch. Quarries Park is classified as a City-wide open space. Similarly, Ramsden Street Reserve with the outdoor sports fields including a full sized AFL oval that is used for cricket and football.

In contrast to the natural bushland character and setting for the open space reserves along the Merri Creek Darling Gardens provides an established Victorian exotic public garden character. It is the most popular open space in the resident open space survey with more than 60 per cent of respondents indicating that they visit it. Mayors Park on the other hand is identified as being not well used in the open space survey. This may in part be due to its smaller size and close proximity to Darling Gardens.

As a point of different from other precincts in the City of Yarra, there are no Local open spaces and only one Small Local open space being Clifton Street Reserve located in the heart of the residential area between Walker and Spensley Streets. It is not specifically nominated in the resident open space survey and provides a green open grassed area with trees and a couple of picnic tables.

Table 7.4-2 Existing open space, hierarchy and character classification

Name	Area Ha	Hierarchy	Primary Character Classification	Secondary Character Classification
Clifton Street Reserve	0.07	Small Local	Informal	Urban heat mitigation
Coulson Reserve	1.03	City-wide	Sporting	Waterway, Botanical
Darling Gardens	7.24	City-wide	Heritage	Public gaden, Botanical
Hall Reserve	11.02	Regional	Linear	Sporting, Heritage, Native bushland, Nature conservation, Play
Mayors Park	2.46	City-wide	Sporting	Restricted sport and recreation, Public garden
Quarries Park	8.33	City-wide	Sporting	Linear, Play, Native bushland, Nature conservation, Seating/viewing
Ramsden Street Reserve	3.32	City-wide	Sporting	Waterway, Nature conservation
Merri Creek Shared Trail (Heidelberg Rd to Eastern Freeway)	3.98	Regional	Linear	Waterway, Nature conservation
Merri Creek Shared Trail (Railway to Heidelberg Road	3.73	Regional	Linear	Waterway, Nature conservation
Total	**41.18**			
Restricted open space				
George Knott Reserve	2.35	City-wide	Restricted sport and recreation	Waterway
Total including restricted open space	43.5286			

7.4.2d Distribution of open space in Clifton Hill

The existing open space has been allocated an appropriate hierarchy as shown in Table 7.4-2 above and a corresponding walking catchment appropriate to it, as described in Table 3-1 and 3-5 of this report. The areas of the precinct that are located outside the walking catchments of the different open space reserves are referred to as 'gap areas' and are shown in white in Figure 7.4C on the next page. The assessment of the adequacy of the existing open space network in Clifton Hill is informed by the analysis of the spatial distribution of open space. As one of the key aims of this Strategy is for everyone to live and work within a safe and easy walk of open space, the recommendations will focus on addressing the gaps in the existing open space network.

Clifton Hill has no major gaps in the existing open space network, the only gap being the area between the railway and Hoddle Street. Given that people working in this precinct can access open space via the local street network, this is not identified as a high priority to address. While no major redevelopment is planned, if the urban densities were to increase in the future between the railway and Hoddle Street, additional Small Local open space may be required to be provided.



Figure 7.4C Gap analysis for Clifton Hill

7.4.3 How residents use open space

A total of 68 resident surveys were received from Clifton Hill, which represents approximately 5 per cent of the total resident surveys received. The .id Community Profile identifies that 7 per cent of the City of Yarra's population lives in Clifton Hill.

Clifton Hill is well provided for with open space and this is reflected in the responses to the survey in this precinct. There is an appreciation of the bushland qualities of open space given the proximity to Merri Creek and while it is appreciated the most frequently visited open space is Darling Gardens, primarily for play, dog walking and meeting people. In relation to facility provision in open space, respondents have requested additional facilities including shelters and seats. Overall the use of open grassed areas, walking paths and seats is higher than the Municipal average and they value the trees and request more in the streetscapes and open space. Dogs and children are integral to the respondents lives as is enjoying a picnic, playing sport and exercising outdoors.

Table 7.2-3 Most frequently visited open space

No.	Name	Reasons to visit	Suggested improvements
Open space within walking distance			
43	Darling Gardens	• Playground (14) • Dog walking (9) • Socialising with friends / family (6) • Convenient / on the way (5) • Picnics (5) • Close to home (4) • Trees (4) • Walking (4)	• No improvements required (5) • Fence the playgrounds (3) • Additional lighting required (3) • Improvements are appreciated (2)
22	Quarries Park	• Dog walking (9) • Playground (78) • Exercising (5) • BBQ facilities (2) • Walking (2)	• More BBQs required (3) • More bins required (2) • Dog drinking facilities required (2) • Additional lighting required (2)
19	Edinburgh Gardens	• Dog walking (17) • Exercising (4) • Picnics (4) • Socialising with friends / family (4) • Relaxing (3)	• No improvements required (3) • More bins required (1)
7	Yarra Bend Park	• Dog walking (3) • Exercising (2)	• Additional dog poo bags and bins required (3) • Cyclists to go slower through the park (1)
Open space beyond walking distance			
10	Edinburgh Gardens	• Picnics (4) • Socialising with friends / family (3) • Diverse activities (2)	• No improvements required (1)

No.	Name	Reasons to visit	Suggested improvements
5	Fairfield Park	• Socialising with friends/family (2)	• Sport clubrooms need upgrading (2) • Open space needs to be upgraded (1)
4	Royal Botanical Gardens Melbourne	• Entertainment for adults and children (2)	• Additional exercise equipment required (1)
4	Yarra Bend Park	• Natural character of the open space (1)	• Additional playgrounds required (1)

Values of open space (top five)

- 79% Trees
- 78% Place to relax and unwind
- 68% An escape from the built environment
- 66% The feeling of space
- 53% Just being outside

Types of open space used (top five)

- 97% Open space along Yarra River, 97% Large parks and gardens
- 93% Open space along the Merri Creek
- 82% Large sporting reserves
- 81% Small local parks, 81% Local streets for exercise
- 54% medium sized parks

Activities and facilities in open space (top five)

- 90% Open grassed areas
- 87% Walking paths
- 77% Seats
- 74% Drinking fountains
- 62% Cycle paths

General comments

This was an open ended section of the survey where respondents could write any additional comments. The following list are comments made by four or more people:

- Open space is valued (6)
- Additional open space is required particularly as densities increases (4)
- Council is doing a good job with the overall strategy (5)

For further details on resident survey outcomes refer to the Report on Consultation Outcomes in Appendix B.

7.4.4 Analysis of future change and open space needs

7.4.4a Forecast future population

Quantity

The table below shows the forecast population growth for the residential and worker populations in Clifton Hill. A further breakdown of the forecasts for the three open space sub-precincts within Clifton Hill have been prepared by .id Consulting to assist with analysis of where forecast change will occur.

Residential population forecasts are sourced from .id Consulting (2018) and the worker population estimates are calculated from the floor area growth forecasts in the *Spatial Economic and Employment Strategy, SGS, 2018* (SEES, 2018).

The resident population growth is minor with an overall change in residential population of 9 per cent comprising an additional 640 residents between 2016 and 2031. The worker population is forecast to increase by approximately 37 per cent, with an additional 345 workers between 2016 and 2031.

The resident population forecasts through to 2041 illustrate that there is still additional capacity for growth beyond 2031 in Clifton Hill. While this Strategy is primarily addressing the open space needs of the existing and forecast population through to 2031, it is useful to understand the context of the magnitude of change beyond the Strategy timeframe.

Table 7.4-4 Resident population forecasts for Clifton Hill open space sub-precincts

SUB-PRECINCT	2016	2031	Difference 2016-2031
Clifton Hill A	1,675	1,987	312
% change Clifton Hill A			19%
Clifton Hill B	5,117	5,445	328
% change Clifton Hill B			6%
Total Clifton Hill	**6,792**	**7,432**	**640**
Total % Change			9%

Table 7.4-5 Worker population estimates for Clifton Hill open space sub-precincts

EMPLOYMENT/RETAIL PRECINCT	2016	2031	DIFFERENCE	% CHANGE
Clifton Hill A				
Smith Street Retail Precinct	386	566	180	46%
Hoddle Street Employment Precinct	119	156	37	31%
Total estimated worker population Clifton Hill	*505*	*722*	*216*	*43%*
Clifton Hill B				
Hoddle Street Employment Precinct	416	545	129	31%
Total estimated worker population Clifton Hill	*416*	*545*	*129*	*31%*
Retail and employment precinct totals				
Smith Street Retail Precinct	386	566	180	46%
Hoddle Street Employment Precinct	535	700	166	31%
Total estimated worker population Clifton Hill	***921***	***1,266***	***345***	*37%*

7.4.4b Population change impacts on open space

The additional numbers of people living and working in Clifton Hill are anticipated to be accommodated within the existing open space network. This is due the lower numbers of people compared with the quantity and distribution of open space, combined with the location of anticipated forecast change.

The most populous age range is the 25 to 49 age range followed by 60 to 69 age range. In the future, there is forecast to be a slight decline in the 25 to 49 age range and increases in the 70+ age range and the 12 to 24 age range as well. The suggests a reduction in young families and an increase in the ageing population. Lone person households are the most numerous and this is forecast to increase through to 2031. These forecast changes mean there needs to be an emphasis on catering to all age groups in open space design with a focus on social facilities given the high proportion of people living in lone person households.

7.4.5c Where change will occur

The forecast resident population increase in Clifton Hill will be concentrated west of Hoddle Street in open space precinct Clifton Hill A in areas along Queens Parade and Alexandra Parade. The employment population is forecast to be located in the Hoddle Street and Queens Parade and across open space precincts Clifton Hill A and B. Refer Figures 7.4D and 7.4E below for the spatial distribution of forecast change.

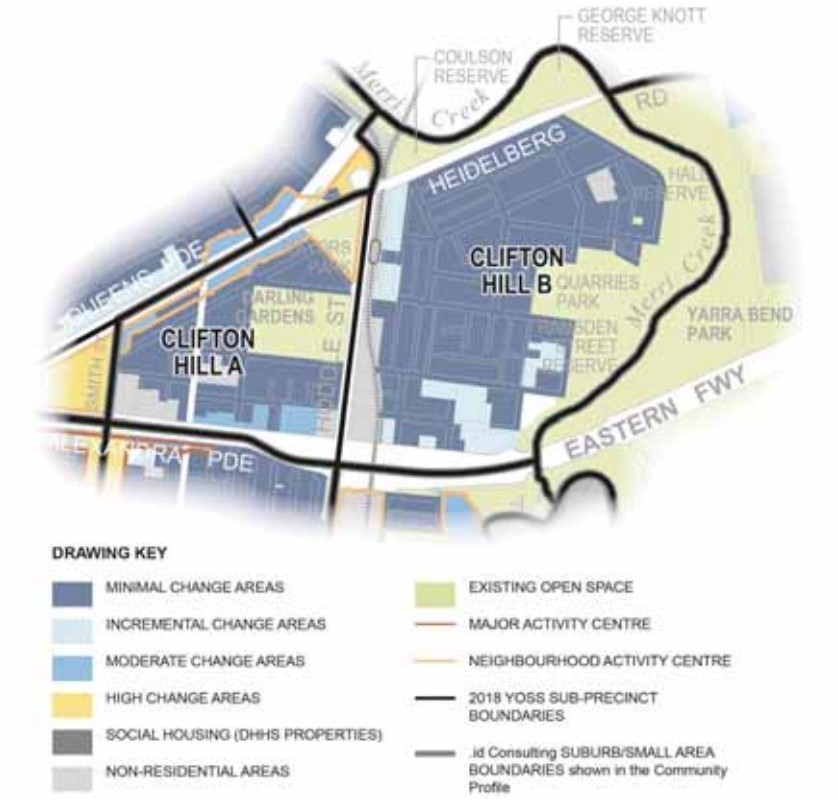


Figure 7.4D Open space sub-precincts and the Strategic Housing Framework (YHS, 2018)



Figure 7.4E Open space sub-precincts and the Employment and Retail Precincts (SEES, 2018)

7.4.5d Open space distribution and future need in Clifton Hill

In Clifton Hill Hoddle Street and the railway form the main north south barriers to safe and easy walking access to open space. Therefore Clifton Hill has been divided into two main open space precincts, Clifton Hill A and B.

Sub-precinct	Conclusions
Clifton Hill A Refer to Section 7.4.2 for the description of existing open space and character.	• A 19 per cent increase in the resident population is forecast with an additional 312 residents by 2031. • A 43 per cent increase in the worker population is forecast with an additional 216 workers by 2031. • The existing open space network is diverse in character and has capacity to accommodate increased levels of use within it, particularly with the proposed improvements in the Darling Gardens Masterplan. • Recommend continued implementation of the Darling Gardens Masterplan as a priority to meet the increased levels of use from the forecast worker and resident population in this sub-precinct. • In the longer term, review the future opportunities to improve facilities and character in Mayors Park, given the relatively low levels of use. Improvements to the character and facilities will primarily be for the forecast resident and worker population.
Clifton Hill B Refer to Section 7.4.2 for the description of existing open space and character.	• A 6 per cent increase in the resident population is forecast with an additional 328 residents by 2031. • A 31% increase in the worker population is forecast with an additional 129 workers by 2031. • With the relatively low levels of forecast worker population increase in this precinct, it is not necessary at this stage to provide additional open space for the worker population between Hoddle Street and the railway. However, change in this location will need to be monitored, and if more than 300 additional workers or residents are proposed in the gap area, then an additional Small Local open space would be required. • Undertake minor upgrades to Quarries Park to improve passive surveillance and the natural conservation values. In the medium term improve the condition of the play space and picnic facilities. • Undertake minor upgrades to Hall Reserve to improve the social facilities in it including seating and picnic and barbecue facilities to accommodate increased levels of use. • Continue to maintain the other open space reserves.

7.4.6 Clifton Hill Recommendations

7.4.6a Summary of overall intent

Provision and distribution
Clifton Hill is well provided for with open space, with only one small gap area between Hoddle Street and the railway. Additional open space would only be required if the population in the non-residential areas was to substantially increase in the future.

Quality and design
There is a need to improve the diversity of facilities that appeal to a range of age groups, particularly the older age groups who are forecast to grow over the planning period. Additionally, the open space designs need to encourage social activity in open space with the forecast increase in lone person households.

Refer to Figure 7.4F for the spatial location of recommendations for Clifton Hill.

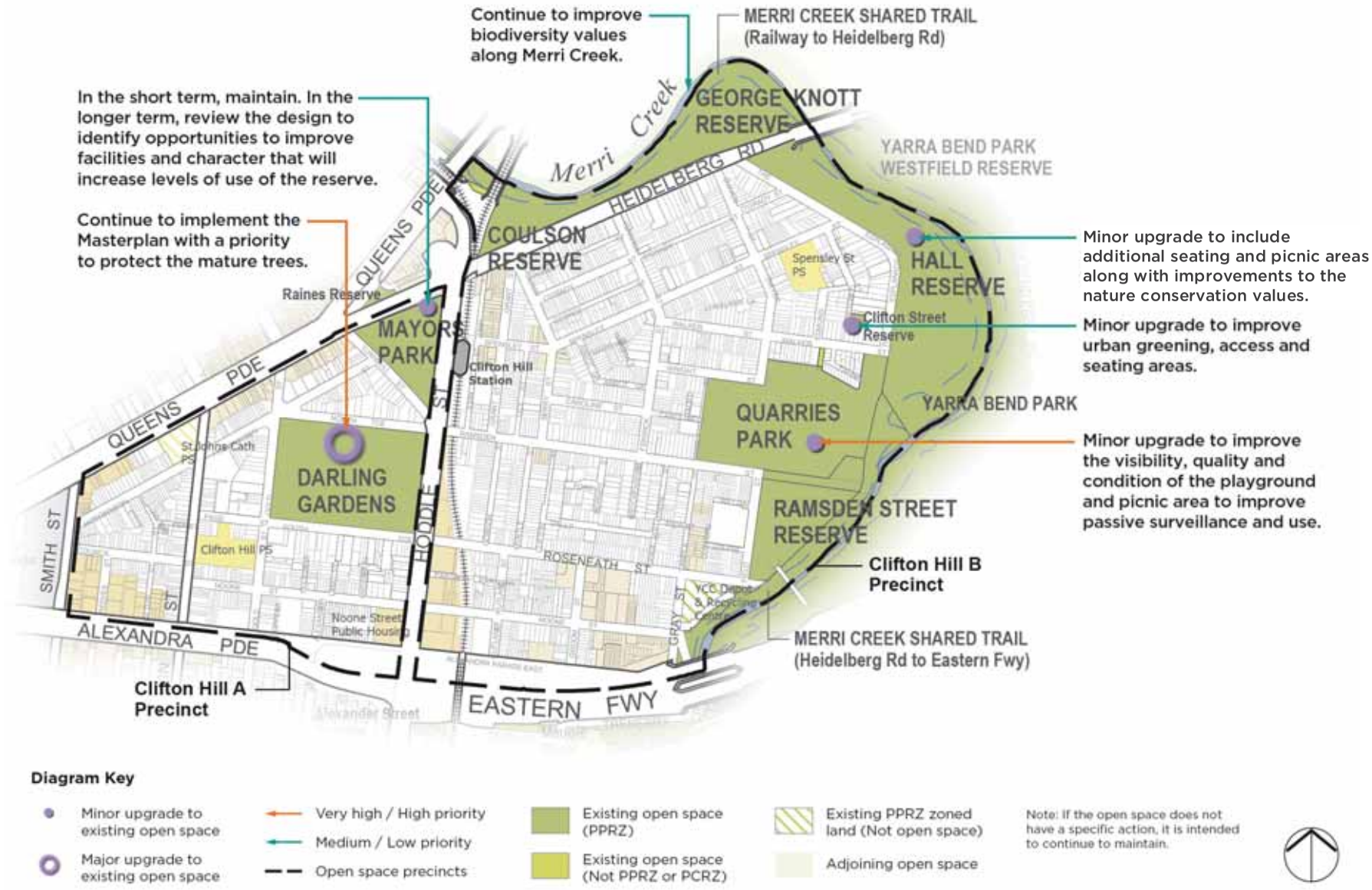


Figure 7.4F Recommendations for Clifton Hill

7.4.6b Precinct Actions for Clifton Hill

A Additional open space

No.	Action	Respons-ibility	Priority
7.4A-1	If substantial change occurs in the future between Hoddle Street and the Railway there is potential that a new Small Local open space may be required subject to an open space needs assessment. This would only be required if there is a change to the forecast growth and is not included in the contribution rate calculation and is not included on Figure 7.4F.	YCC	N/A

B Existing open space

No.	Action	Responsibil ity	Priority
7.4B-1	**Clifton Street Reserve** Undertake a minor upgrade to improve the design of this space including paths, social meeting areas and improved greening. This is primarily for the existing population.	YCC	Low
7.4B-2	**Coulson Reserve** Continue to maintain.	YCC	Ongoing
7.4B-3	**Darling Gardens** Continue to implement the Darling Gardens Masterplan, with priority given to the protection and care of the mature canopy trees, improving the quality and condition of the open grassed areas.	YCC	High
7.4B-4	**George Knott Reserve** Continue to maintain.	YCC	Ongoing
7.4B-5	**Hall Reserve** Undertake minor upgrade to Hall Reserve to provide additional seating and picnic areas within the reserve given its size. This includes retaining the sports training facilities and areas already established in the reserve. The upgrades will cater to both the forecast increased workers and residents and the existing population.	YCC	Medium
7.4B-6	**Mayors Park** In the short term continue to maintain. In the longer term review the design of this open space to identify opportunities to improve its level of use and complement the facilities and character of the nearby Darling Gardens. This will cater to both the forecast and existing population.	YCC	Low
7.4B-7	**Merri Creek Shared Trail (Railway to Heidelberg Rd)** Continue to improve the biodiversity values.	PV	Ongoing
7.4B-8	**Merri Creek Shared Trail (Heidelberg Road to Eastern Freeway)** Continue to improve the biodiversity values.	PV	Ongoing

No.	Action	Responsibility	Priority
7.4B-9	**Quarries Park** Undertake minor upgrades to improve the passive surveillance along with the condition of the playground and picnic area. This will cater to both the forecast and existing population.	YCC	High
7.4B-10	**Ramsden Street Reserve** Continue to maintain.	YCC	Ongoing



7.5 Collingwood

7.5.1 Introduction

The urban context of Collingwood is changing from the industrial context to a high density mixed use character with residential, business, retail and commercial uses in renovated former industrial buildings. It is characterised by a lack of open spaces due to its industrial past when they did not set aside public open space in the original layout. A series of Small Local open spaces have been retrofitted into Collingwood in more recent times with the increased awareness of the value of open space to community health and wellbeing. The worker and resident survey respondents have identified they highly value the Small Local open spaces and they are expressing high level of use, and in some cases experiencing signs of overuse and over development. As expected, people travel outside of Collingwood to larger areas of open space, with the most common being Fitzroy Gardens.

Historically the land use in Collingwood has been a relatively unplanned mix of housing, retail and industry and a range of land parcel sizes. The historical records identify that the original industries in Collingwood included brewing and boot-makers. This changed to include textile clothing and footwear industries along with other service industries including the automotive repair and service industries. Since the 1990s there has been a change to business uses along with higher density housing in renovated heritage listed industrial buildings. More recently an arts precinct has emerged focussed around the former Collingwood TAFE site in a spine that extends down to the Abbotsford Convent and smaller galleries that have established themselves.

The *Yana Ngargna Plan 2020-2023* identifies that Collingwood and Fitzroy are areas of special significance to many Aboriginal and Torres Strait Islander people as the cradle of Aboriginal and Torres Strait Islander affairs in Victoria. They are the birthplace of important Aboriginal organisations, the centre of political activism and a meeting place for Aboriginal and Torres Strait Islander people to link-in with family, community and services. There is concern about the strain that rising property values and cost of living is having on the Wurundjeri Woi Wurrung, Aboriginal and Torres Strait Islander community presence and connection to Yarra.

Smith Street is a vibrant Major Activity Centre with a business, retail and commercial core centred around Smith Street, extending into the Collingwood Employment precinct.

The *Smith Street Structure Plan* provides overall strategic direction for the future Major Activity Centre. It reinforces it .*'.....as a mixed use area where businesses and residential apartment exist side by side and as an area where light industry and associated uses continue to contribute to the local Yarra economy.*' (*Smith Street Structure Plan*, p. 11)

The *Johnston Street Local Area Plan*, adopted by Council December 2015, provides the key direction for the future change in the Johnston Street Neighbourhood activity centre. The *Yarra Housing Strategy* (2018) provides direction on the future level of change for residential use within the precinct. The *Gipps Street Precinct Local Area Plan,* adopted by Council February 2010 was the basis for the rezoning a former Industrial Area to a Commercial 2 Zone (C2Z) to reflect and support the contemporary businesses moving into the area. The C2Z does not allow residential use to encourage and supported the mixed use character of Collingwood.

With the mixed land use, there is a significant worker population in Collingwood which is about 40 per cent greater than the resident population, as follows:

- Existing residential population 2016: 9,141 (*Source: .id Consulting population forecasts, 2018*)
- Existing estimated worker population 2016: 14,810 (*Source: SEES, SGS 2018)*

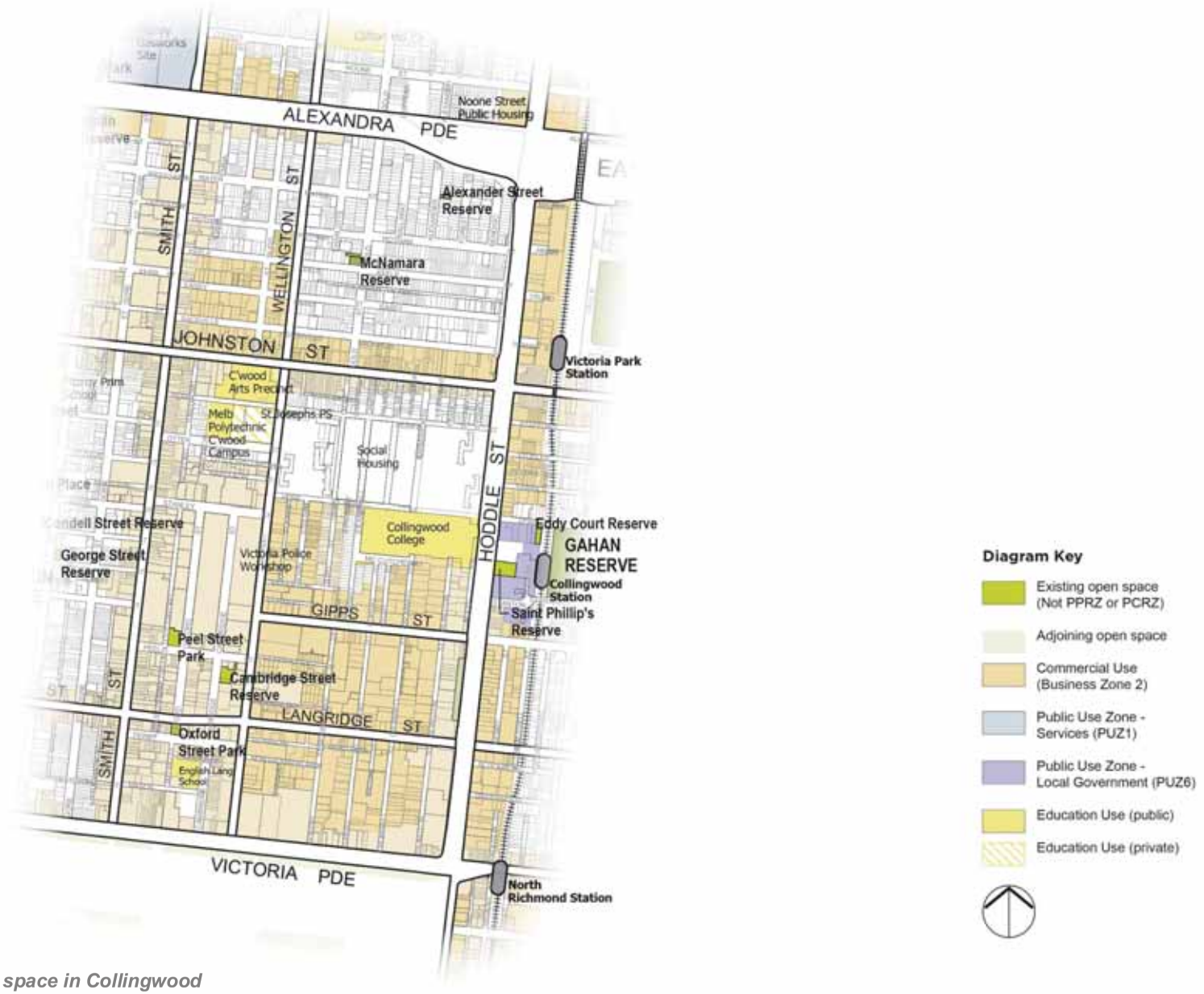


Figure 7.5A Existing open space in Collingwood

7.5.2 Existing open space

7.5.2a Description

Church and Burnley Streets are major north south roads in Collingwood and define three open space sub-precincts, Collingwood A, B and C.



Figure 7.5B Open space sub-precincts for Collingwood

Collingwood A

- Open space sub-precinct Collingwood A is located between Alexandra Avenue and Johnston Street, from Smith Street in the west to Hoddle Street in the east.
- Open space located in this sub-precinct includes
  - Alexandra Street Reserve
  - McNamara Reserve
- McNamara Reserve is located on a prominent and accessible corner and is highly visible and accessible. The playground dominates the open space however there is potential to consider a more integrated design.
- Alexandra Street Reserve is located in a local access street and is not easily visible and accessible to the local community. It has a BBQ, seating and trees.
- The land use in this sub-precinct is predominantly residential combined with commercial use to the south west and some smaller area of mixed use in the north.

- The Smith Street Major Activity Centre guides the commercial activity to the west of the sub-precinct.
- The *Yarra Housing Strategy* (2018) identifies a high change areas area in the north west of the sub-precinct within the Smith Street Major activity centre. An area of moderate change is identified along Johnston Street and falls within the direction of the *Johnston Street Local Area Plan*. An area of non-residential land is identified in the in the south west within area currently zoned as C2Z and the balance is identified as minimal change. Refer to Figure 7.5D

Collingwood B

- Open space sub-precinct Collingwood B is located between Johnston Street in the north and Victoria Street in the south and between Smith Street to the west and Wellington Street to the east.
- Open space located in this sub-precinct includes
  - Cambridge Street Park
  - Oxford Street Park
  - Peel Street Park
- Cambridge Street Park has been fully redeveloped since the 2006 Strategy. At that time, this was the only open space in the whole of this sub-precinct. The upgrade includes a range of facilities including a play area, picnic and barbecue facility and the public art that is integrated into the playground. It is an example of slight over-development of this open space relative to its size and the height of built form surrounding the site.
- Peel Street Park has been developed as a passive open space and well suited to the nearby worker community with seating, grassed areas and informal uses. This open space has been implemented as an action from the 2006 Strategy and has been well received by the community. It is nominated as the most visited open space in Collingwood in the worker and resident surveys.
- Oxford Street Park has been developed more recently, as an action from the 2006 Strategy. The open space provides seating and greening in a highly urban precinct. It does not appear to be well used in the opens space surveys.
- The land use includes the Melbourne Polytechnic Collingwood Campus and the Collingwood Arts Precinct along with remainder of the precinct being mixed use and commercial use.
- The majority of the mixed use area comprises medium and high density development.
- The *Yarra Housing Strategy* (2018) identifies a high change area in the vicinity of Langridge Street with the majority of the precinct identified to be moderate change with some smaller pockets of incremental change.

Collingwood C

- Open space sub-precinct Collingwood C is bounded by Johnston Street to the north, Gipps Street to the south, Wellington Street to the west and Hoddle Street to the east.
- There is no public open space located in this sub-precinct.
- Land use includes social housing, Collingwood College, residential use and commercial/business use.

- The *Yarra Housing Strategy* (2018) Identifies areas of moderate change along Johnston Street and the southern part of Hoddle Street with the remaining identified as non-residential use.

Collingwood D

- Open space sub-precinct Collingwood D is bounded by Gipps Street to the north, Victoria Street to the south, Wellington Street to the west and Hoddle Street to the east.
- There is no public open space located in this sub-precinct.
- Land use is predominately commercial/business with some education and pockets of residential.
- The *Yarra Housing Strategy* (2018) Identifies areas of moderate change along Victoria Street and Hoddle Street with the remaining being identified as non-residential use.

7.5.2b Quantity of open space in Collingwood

The 5 existing open spaces in Collingwood have a combined total of 0.34 hectares. This represents approximately 0.3 per cent of the total land area of the precinct. Additionally there are two existing encumbered open spaces that are 0.24 hectares in size. Adding the restricted open space to the 5 open spaces results in a total of 0.58 hectares and represents 0.5 per cent of the total land area of the precinct. There is 0.4 sqm of open space per person relative to the residential population in 2016.

Table 7.5-1 Number, size and type of open space

No	Hierarchy	Area (ha)	%
0	Regional	0.00	0%
0	City wide	0.00	0%
0	Neighbourhood	0.00	0%
0	Small Neighbourhood	0.00	0%
2	Local	0.22	65%
3	Small Local	0.12	35%
5	**TOTAL**	**0.34**	**100%**

7.5.2c Open space hierarchy, character and quality

In Collingwood there are 2 Local and 3 Small Local open spaces, with the two additional encumbered open spaces which function as tree reserves for the major arterial roads including Hoddle Street Alexandra Parade.

Cambridge Street Reserve and Peel Street Park are the two Local open spaces. Peel Street Park is the most visited open space in the precinct, followed by Cambridge Street Reserve. Peel Street Park caters to both the worker and resident community with the provision of seating and an open grassed area which is popular for dog walking/exercise, however there is potential to improve the character and greening of this space with additional trees and consideration of improving the layout to improve the quality of grass

and create a useable area for unstructured recreation. Cambridge Street Park provides play and picnic facilities which primarily appeals to residents rather than workers. The scale of development relative to the size of this open space means that it overwhelms the open space and this is reflected in the community survey outcomes.

Oxford Street Park, located close to Cambridge Street Reserve and Peel Street Park, is characterised as a public square the provides seating and some greening. It is the second most visited open space in Collingwood for people to relax, have lunch, enjoy the sunlight and green space. McNamara Reserve is characterised as informal and is located north the Johnston Street. The community survey respondents did not visit the open space, similarly they did not visit Alexander Street Reserve either. There is a need to review the design of McNamara Reserve given its low levels of use. Similarly, Alexander Street Reserve is not well used and this is likely due to its small size and location.

Hoddle Street Reserve and Alexandra Pde/Bendigo Street Reserve are both encumbered by traffic noise and movement and provide some greening adjacent to these major arterial roads. They are long and narrow in size making them difficult to use and are therefore not counted as part of the open space network.

Table 7.5-2 Existing open space, hierarchy and character classification

Name	Area Ha	Hierarchy	Primary Character Classification	Secondary Character Classification
Alexander Street Reserve	0.02	Small Local	Informal	
Cambridge Street Reserve	0.11	Local	Play	Urban plaza
McNamara Reserve	0.05	Small Local	Informal	Play, Seating/viewing
Oxford Street Park	0.05	Small Local	Public square	
Peel Street Park	0.11	Local	Urban plaza	
Total	**0.34**			
Encumbered open space				
Hoddle Street Reserve (btwn Langridge and Gipps Sts)	0.22	Small Local		Cnr Langridge & Hoddle Sts
Alexandra Pde/Bendigo St Reserve	0.02	Small Local		Cnr Bendigo Street & Alexandra Parade
Total encumbered open space	0.2423			

7.5.2d Distribution of open space in Collingwood

The existing open space has been allocated an appropriate open space hierarchy as shown in Table 7.5-2 above and a corresponding walking catchment appropriate to it, as described in Table 3-1 and 3-5 of this report. The areas of the precinct that are located outside the walking catchments of the different open space reserves are referred to as 'gap areas' and are shown in white in Figure 7.5C on the next page. The assessment of the adequacy of the existing open space network in Collingwood is informed by the analysis of the spatial distribution of open space. As one of the key aims of this Strategy is for everyone to live and work within a safe and easy walk of open space, the recommendations will focus on addressing the gaps in the existing open space network.

For Collingwood, the major gaps in the existing open space network occur between Smith Street and Wellington Street, north of Johnston Street, and between Wellington Street and Hoddle Street south of Johnston Street. These are shown in Figure 7.5C



Figure 7.5C Gap analysis for Collingwood

7.5.3 How residents use open space

A total of 99 resident surveys were received from the Collingwood precinct. A summary of the results of the worker survey is included in the next section 7.5.4.

Table 7.5-3 **Most frequently visited open space**

No.	Name	Reasons to visit	Suggested improvements
Open space within walking distance			
35	Peel Street Park	• Close to home (7) • Dog walking (5) • Being outside (5) • Dog friendly (4) • Green open space (4) • Convenient/on the way (4)	• Improve seating design (6) • More shade required (5) • Improve open space layout and design (4) • Dog owners to clean up after their dogs (3)
22	Oxford Street Park	• To have lunch (6) • Relaxing (4) • Close to home (3)	• Dog owners to clean up after their dogs (2) • Graffiti to be removed (2) • More shade required (2)
20	Fitzroy Gardens	• Exercising (5) • Green open space (4) • Close to home (3) • Dog walking (3)	• No improvements required (2) • Café / kiosk facilities needed (1)
13	Edinburgh Gardens	• Dog walking (4) • Close to home (1)	• Maintenance of drinking fountains (2) • No improvements required (2)
10	Darling Gardens	• Informal ball games / sport (3) • Convenient / on the way (2)	• No improvements required (2) • Additional toilets required (2)
Open space beyond walking distance			
15	Edinburgh Gardens	• Socialising with family / friends (5) • Picnics (4) • Dog walking (3)	• No improvements required (2) • Café / kiosk facilities needed (1)
7	Yarra Bend Park	• Jogging/running (2) • Walking (2)	• Manage shared trail use between cyclists and pedestrians (1) • Reduce speed that cyclists can ride through this park (1)
6	Fitzroy Gardens	• Beauty and ambience of open space (2) • Peacefulness of open space (1)	• More dog of leash areas required (1) • More dog poo bags and bins required (1)
6	Royal Botanical Gardens Melbourne	• Walking (2) • Café / kiosk facilities (1)	• No improvements required (1) • Additional botanical gardens required (1)

Values of open space (top five)

- 77% Trees
- 74% A place to relax and unwind
- 71% An escape from the built environment
- 55% The feeling of space
- 53% Just being outside

Types of open space used (top five)

- 90% Small local parks
- 88% Large parks and gardens
- 87% Open space along the Yarra River
- 77% Large sporting reserve, 77% Urban Squares, 77% Local streets for exercise
- 68% Medium sporting reserves

Activities and facilities in open space (top five)

- 81% Open grassed areas
- 79% Seats
- 78% Walking paths
- 66% Drinking fountains
- 61% Cycle paths

General comments

This was an open ended section of the survey where respondents could write any additional comments. The following list are comments made by four or more people:

- Additional open space is required (11)
- Additional open space is required particularly as densities increase and the less private open space (8)

For further details on resident survey outcomes refer to the Report on Consultation Outcomes in Appendix B.

7.5.4 How existing workers use open space

113 workers were surveyed in the Epworth Hospital and Bridge Road area about open space.

Frequency of use of open space near the workplace

- 88 per cent of those surveyed visit open space near their workplace with 53 per cent of them nominated they visit open space frequently.

Reasons to visit open space near the workplace

The three top reasons workers visit open space near their place are:

- 66% to be outdoors as a break from work
- 42% to socialise / meet colleagues / friends
- 19% to eat lunch

Most frequently visited open space

No.	Name
15	Fitzroy Gardens
13	Royal Botanic Gardens
11	Parks (names were not specified)
10	Citizens Park
8	Barkly Gardens
8	Yarra Park

Suggestions for improvements to the open space network
The following list is the comments made by 4 or more people:

- Additional open space required (15)
- No improvements required to open space (9)
- Additional car parking required (5)
- Public toilets - additional required (4)

7.5.5 Analysis of future change and open space needs

7.5.5a Forecast future population

Quantity

Tables 7.5-4 and 7.5-5 below shows the forecast population growth for the residential and worker populations in Collingwood. A substantial change is forecast with an additional estimated 15,000 people living and working in Collingwood by 2031. A further breakdown of the forecasts for the four open space sub-precincts within Collingwood have been prepared by .id Consulting to assist with analysis of where forecast change will occur. There is significant variation in the forecast change between the different sub-precincts as shown.

Residential population forecasts are sourced from .id Consulting (2018) and the worker population estimates are calculated from the floor area growth forecasts in the *Spatial Economic and Employment Strategy, SGS, 2018* (SEES, 2018).

The resident population growth is significant with an overall change of 57 per cent or an additional 5,206 residents between 2016 and 2031. The worker population is estimated to increase by approximately 70 per cent, with an additional 10,358 additional workers between 2016 and 2031. The community expressed concern at the recent increased urban densities and the impact this has on the quality of the existing open space network. They also placed a high level of importance on the need for additional open space and urban greening in the context of increased urban densities and the height of built form. Refer to Appendix C for further information regarding community feedback on the Draft Strategy.

The resident population forecasts through to 2041 illustrate that there is additional capacity for growth beyond 2031 in Collingwood, however the rate of growth is slower than forecast for the 2016 to 2031 period. While this Strategy is primarily addressing the

open space needs of the existing and forecast population through to 2031, it is useful to understand the context of the magnitude of change beyond the Strategy timeframe.

Table 7.5-4 Resident population forecasts for Collingwood open space sub-precincts

SUB-PRECINCT	2016	2031	Difference 2016-2031
Collingwood A	2,381	3,846	1,465
% change Collingwood A			62%
Collingwood B	3,075	6,065	2,990
% change Collingwood B			97%
North Collingwood C	2,551	2,798	247
% change Collingwood C			10%
North Collingwood D	1,134	1,638	504
% change Collingwood D			44%
Total Collingwood	**9,141**	**14,347**	**5,206**
Total % Change			57%

Table 7.5-5 Worker population estimates for Collingwood open space sub-precincts

EMPLOYMENT/ RETAIL PRECINCT	2016	2031	DIFFERENCE	% CHANGE
Collingwood A				
Smith Street Retail Precinct	2,029	2,972	943	46%
Total estimated worker population Collingwood A	*2,029*	*2,972*	*943*	*46%*
Collingwood B				
Smith Street Retail Precinct	3,767	5,519	1,751	46%
Victoria Parade Employment Precinct	1,290	1,946	656	51%
Total estimated worker population Collingwood B	*5,058*	*7,464*	*2,407*	*48%*
Collingwood C				
Smith Street Retail Precinct	290	425	135	46%
Gipps Street Employment Precinct	1,585	3,568	1,984	125%
Total estimated worker population Collingwood C	*1,874*	*3,993*	*2,118*	*113%*
Collingwood D				
Smith Street Retail Precinct	97	142	45	*46%*
Victoria Parade Employment Precinct	3,167	4,776	1,609	*51%*
Gipps Street Employment Precinct	2,585	5,822	3,236	*125%*
Total estimated worker population Collingwood D	*5,849*	*10,740*	*4,891*	*84%*
Precinct Total				
Smith Street Retail Precinct	6,182	9,056	2,874	46%
Victoria Parade Employment Precinct	4,457	6,722	2,265	51%
Gipps Street Employment Precinct	4,170	9,390	5,220	125%
Total estimated worker population Collingwood	***14,810***	***25,168***	***10,358***	*70%*

7.5.5b Population change impacts on open space

The additional quantity of people living and working in Collingwood will place increased pressures and demands on the existing open space. The pressures will include increased volumes of people in the open space utilising the facilities, leading to overcrowding in open space, lack of access to existing facilities and deterioration in the quality of natural features such as grass areas due to compaction from increased use. Due to the limited amount of open space in Collingwood, Peel Street Park already shows signs of over-use with difficulty in maintaining the grassed areas and the poor condition of garden beds. The community expressed concern about the impacts of recent development on the quality and availability of open space. They highlighted the need for additional open space as urban densities increase. Refer to Appendix C for further details regarding community feedback on open space in Collingwood.

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

7.5.5c Where change will occur

The forecast resident population increase in Collingwood will be concentrated in sub-precincts Collingwood A and B. The worker population increase is estimated to occur across Collingwood B, C and D, particularly in the Gipps Street and Smith Street employment precincts. Refer to Figures 7.5D and 7.5E.



Figure 7.5D Open space sub-precincts and the Strategic Housing Framework (YHS, 2018)



Figure 7.5E Open space sub-precincts and the Employment and Retail Precincts (SEES, 2018)

7.5.5d Open space distribution and future need in Collingwood

Within Collingwood the major roads form barriers to safe and easy access to open space. These sub-precincts are based on the ability of people working or living in Collingwood to easily reach open space. The open space survey results confirm that residents travel outside Collingwood to visit large areas of open space with the most popular being Fitzroy Gardens and Edinburgh Gardens, mainly for exercising and dog walking. The high value placed on trees, the need to relax and unwind and an escape from the built environment in the open space surveys supports the need to provide more open space in Collingwood, and ensure that it includes natural features and trees. The survey results confirmed that people visit small local open spaces as well, particularly when they are nearby.

Sub-precinct	Conclusions
Collingwood A Open space sub-precinct Collingwood A. Refer to Section 7.5.2 for the description of existing open space and character.	• A 62 per cent increase in the resident population is forecast with an additional 1,465 residents by 2031. • A 46 per cent increase in the worker population is estimated with an additional 943 workers by 2031. • The existing open space network lacks diversity of character and facilities with both existing Small Local open spaces offering play facilities when the demographics indicate a higher proportion of people in the 18 to 34 year age range. The open spaces provide limited unstructured recreation opportunities.

Sub-precinct	Conclusions
	• Recommend a new Small Local open space between Smith and Wellington Streets to cater to both the existing and forecast population as shown in Figure 7.5E. The location will need to be accessible and visible and preferably located on a corner site with both east-west and north south access via the local street network. This small local open space will provide for the needs of the 18 to 34 demographic. • Identify opportunities to increase the size of McNamara Reserve to provide a Local open space. The larger size will allow for a greater diversity of facilities to be provided to appeal to a diversity of age groups. • Undertake a major upgrade to McNamara Reserve. • Investigate the opportunity to either expand the size Alexander Street Reserve - preferably including east-west access to it or expanding the public street frontage. If this is not viable, then seek an alternative location for a new Small Local open space towards the south of Collingwood A close to the moderate change area and replace Alexander Street Reserve. The new Small Local open space is to be accessible via the local street network and with public roads/laneways to at least two sides.
Collingwood B Open space sub-precinct Collingwood B. Refer to Section 7.5.2 for the description of existing open space and character.	• A 97 per cent increase in the resident population is forecast with an additional 2,990 residents by 2031. Review of the population forecasts to 2041 indicates that population growth will slow to 27 per cent. • A 48 per cent increase in the worker population is estimated with an additional 2,407 workers by 2031. • While two new Small Local open spaces have been established in the southern part of the precinct since the 2006 Strategy along with an upgrade to Cambridge Street Reserve, these open spaces are already experiencing over-development and over use. • Provide a new Local open space in the vicinity of the former Victoria Police Workshop on Stanley Street to primarily cater to the forecast new population. • Provide a new Small Local open space in the north part of Collingwood B precinct to primarily cater to the forecast worker and resident population in the moderate change area identified in the *Yarra Housing Strategy.* • Investigate options to increase the size of Peel Street Park, Cambridge Street Reserve and the Oxford Street Park given they are located in the forecast high change area in the *Yarra Housing Strategy*. Alternatively, seek provision of two additional Small Local open spaces, one north of Langridge Street and the other south of Langridge Street.

Sub-precinct	Conclusions
Collingwood C Open space sub-precinct Collingwood C. Refer to Section 7.5.2 for the description of existing open space and character.	• A 10 per cent increase in the resident population is forecast with an additional 247 residents by 2031. Between 2031 and 2041 a 27 per cent increase is forecast with an additional 1,636 residents. This increased rate of growth forecast beyond 2031 means that it will be important to consider future open space opportunities on any of the larger redevelopment sites within this planning period, particularly if this relates to the redevelopment of social housing in the precinct. • A significant 113 per cent increase in the worker population is estimated for this precinct, with an additional 2,118 workers by 2031. • Currently there is no public open space in this precinct, with the social housing area and Collingwood College providing ancillary open space. • Provide a new Small Neighbourhood open space Collingwood C to cater to both the existing and forecast population. In the future (i.e. 2031 to 2041) this open space will need to be increased in size to provide a new Local open space and it is recommended that this be considered in the siting of this new Small Neighbourhood open space.
Collingwood D Open space sub-precinct Collingwood D. Refer to Section 7.5.2 for the description of existing open space and character.	• A 44 per cent increase in the resident population is forecast with an additional 504 residents by 2031. • A significant 84 per cent increase in the worker population is estimated for this precinct, with an additional 4,891 workers by 2031. • Currently there is no public open space in this precinct and the majority of the precinct will continue to be for non-residential use. • Therefore it is recommended that a new Local open space is provided in the vicinity of Langridge Street in an accessible location and relatively central as illustrated in Figure 7.5F. Given there is currently no open space in this precinct, this new open space will also benefit the existing population. • Improve access to the proposed new Small Local open space proposed to be provided in sub-precinct Collingwood C. This includes safe crossing points over Langridge Street.

7.5.6 Collingwood Recommendations

7.5.6a Summary of overall intent

Provision and distribution

The majority of the Small Local open spaces in Collingwood are experiencing high levels of use. With the forecast substantial population increase of approximately 15,000 people by 2031, there is a need to provide additional open space in Collingwood, including new Small Neighbourhood, Local and Small Local open spaces. The recommendations include expanding the size of selected existing Small Local open spaces to allow inclusion of a greater diversity of facilities. The additional distributed open spaces will also assist to mitigate urban heat, provide increased urban greening and open space within a safe and easy walk of residents and workers as urban densities continue to increase in the future. This will positively contribute to the health and wellbeing of residents and workers. A priority for new open space is to ensure it receives excellent winter sunlight to address concerns expressed by the community regarding the more recent overshadowing of existing open space as a result of the increased height of built form in this precinct.

Quality and design

There is a need to increase and improve the recreational quality and diversity of facilities in the Small Local open spaces in Collingwood. The additional open space can be designed to provide a diversity of facilities for the existing and future population and contribute positively to mitigating urban heat island effect.

Refer to Figure 7.5F for the spatial location of recommendations for Collingwood.

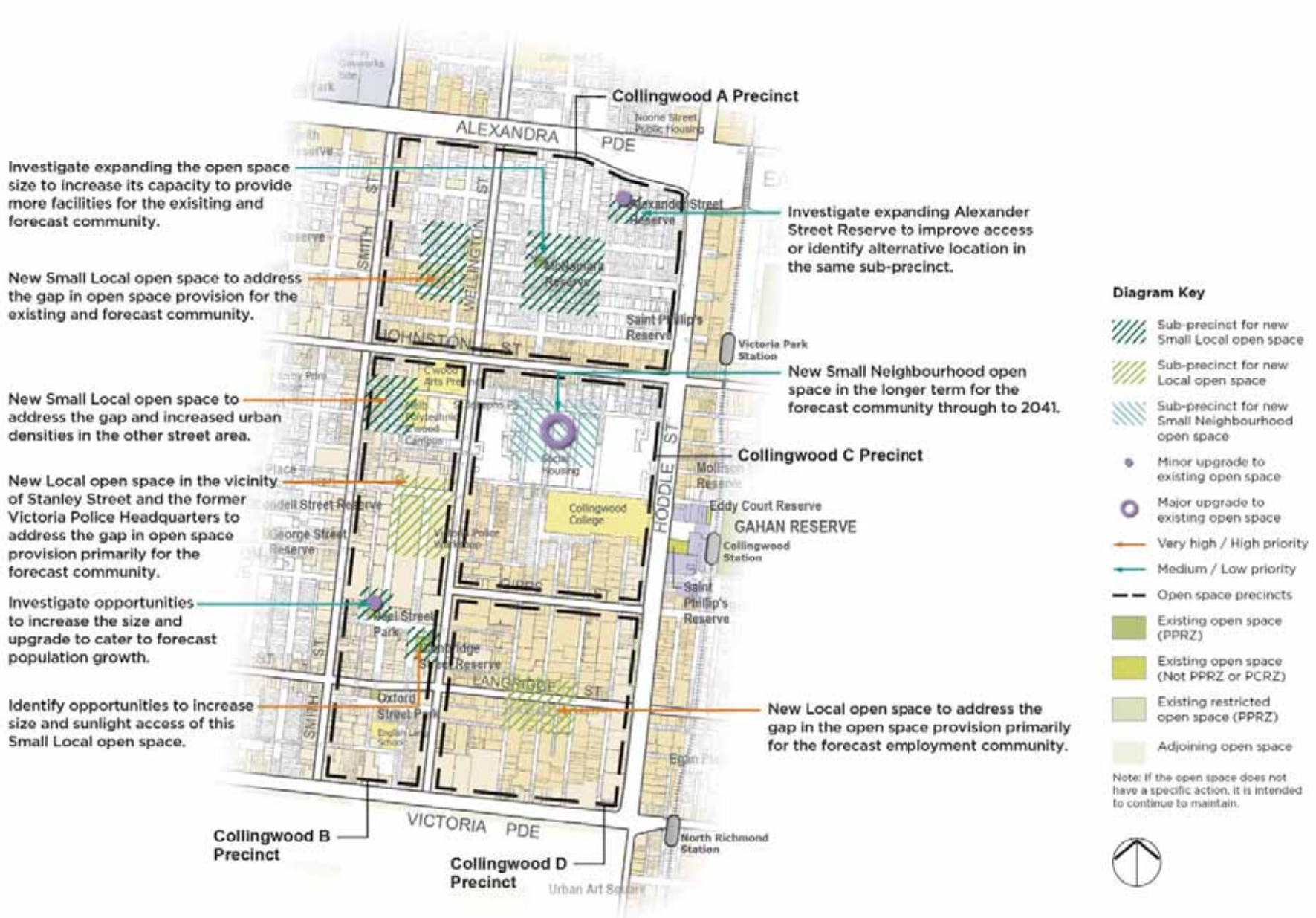


Figure 7.5F Recommendations for Collingwood

7.5.5b Precinct Actions for Collingwood

A Additional open space

No.	Action	Respons-ibility	Priority
7.5A-1	Provide a new Small Local open space between Smith and Wellington Streets in open space precinct Collingwood A to cater to the existing and forecast population.	YCC Developer	Very High
7.5A-2	Investigate options to expand the size of McNamara Reserve to increase it to a Local open space size to provide space to include diversity of facilities that appeal to both the existing and forecast community.	YCC Developer	Medium
7.5A-3	Investigate options to expand the size of Alexander Street Reserve in Collingwood A to make it more accessible and useable. Alternatively provide a new Small Local open space for both the existing and forecast population in a more accessible and visible location in Collingwood A sub-precinct. This can either be in addition to Alexandra Reserve, or to replace it.	YCC	Medium
7.5A-4	Provide a new Local open space in the northern part of open space precinct Collingwood B in the vicinity of the Former Victoria Police Workshop on Stanley Street. This is to cater primarily for the forecast new population.	YCC Developer	Very High
7.5A-5	Increase the size of Peel Street Park and Cambridge Street Reserve to accommodate additional facilities and people, given both these open spaces are experiencing signs of over-development.	YCC Developer	Very High
7.5A-6	Provide a new Small Neighbourhood open space in Collingwood C. The future open space will need to be accessible to the moderate change area associated with Johnson Street to the north and any future change to the social housing estate. This can be staged so that it firstly provides a Local open space and can be expanded later to a Small Neighbourhood to cater to the 2041 forecast population	YCC Developer	High
7.5A-7	Provide a new Small Local open space between Gipps and Langridge Streets for both the existing and forecast worker population in Collingwood D.	YCC Developer	High
7.5A-8	Provide a new Small Local open space in Collingwood B south of Langridge Street within the high change area identified in the *Yarra Housing Strategy 2018*. This is primarily for the forecast population	YCC Developer	Very High

B Existing open space

No.	Action	Respons-ibility	Priority
7.5B-1	**Alexander Street Reserve** Refer to Action 7.5A-3 regarding investigating the potential option to expand the size and suitable alternative more accessible locations for a new open space. Once the size, location and whether the existing open space is to be retained, undertake capital works improvements to establish a new open space or upgrade the existing.	YCC	Medium
7.5B-2	**Cambridge Street Reserve** Investigate opportunities to increase the size of Cambridge Street Reserve including options of utilising part of the adjoining road reserve. This will increase the area and also sunlight access, particularly in winter.	YCC	High
7.5B-3	**McNamara Reserve** In the short to medium term continue to maintain. As part of the future expansion to the reserve in the long term, undertake a major upgrade to include facilities appropriate to the existing and forecast new community. Refer to Action 7.5A-2 regarding the increase of its size.	YCC	Low
7.5B-4	**Oxford Street Park** Continue to maintain.	YCC	Ongoing
7.5B-5	**Peel Street Park** In the short term, undertake a minor upgrade to this open space to provide additional trees, shade, improve seating and improve the layout and condition of the open grassed area primarily for the new population due to increased levels of use. In the longer term, undertake a major upgrade to incorporate the expanded area of open space. Refer to Action 7.5A-5.	YCC	Medium



7.6 Cremorne, Richmond South and Burnley

7.6.1 Introduction

Cremorne, Richmond South and Burnley is a combined precinct bounded to the north by Swan Street, to the South and east by the Yarra River (Birrarung) and the west by Punt Road. The topography is relatively flat and falls gradually to the river.

Cremorne is identified as a Major Employment Precinct in Yarra and the remaining land with the Commercial 2 zoning defines the extent of the employment precinct. The area has made a gradual transition from predominantly industrial use to a wider mix of activities including commercial offices and creative industries. The precinct is characterised by a variety of lot sizes, building stock and condition. The physical diversity has been an important factor in attracting a diversity of economic activities. The *Yarra Spatial Economic and Employment Strategy* (SEES) supports the protection of the major employment precinct Cremorne. It forecasts continued growth in the non-residential use, evidenced by the recent spike in office developments in the precinct. The SEES forecasts an approximate 20 per cent increase in floor area between 2016 and 2031. There are also pockets of residential use amongst the predominantly commercial use.

Richmond South is predominantly residential with retail and commercial use along Church and Swan Streets, and industrial use to the south east associated with the major power terminal station located there. Burnley, between Burnley Street and Loyala Grove is predominantly residential with some business and commercial use adjoining Twickenham Crescent in the south and along Swan Street. East of Loyala Grove the land use is predominantly open space combined with business/commercial use and education with the University of Melbourne Burnley Campus.

Swan Street and Church Streets are major retail, commercial and business precincts in North Richmond. The *Victoria Street Structure Plan*, adopted by Council in April 2010, provides the key direction for the future expansion and change within it. The *Yarra Housing Strategy* (2018) provides direction on the future level of change for residential use within the precinct. The *Swan Street Structure Plan* prepared in 2014 provides direction on streetscape, built form and public realm improvements for Swan Street, Church Street and Cremorne.

With the mixed land use, there is a significant worker population in this precinct which is estimated to be more than four times the size of the resident population, as follows:

- Residential population 2016: 4,622 (*Source: .id Consulting population forecasts, 2018*)
- Estimated worker population 2016: 17,024 (*Source: SEES, SGS 2018)*

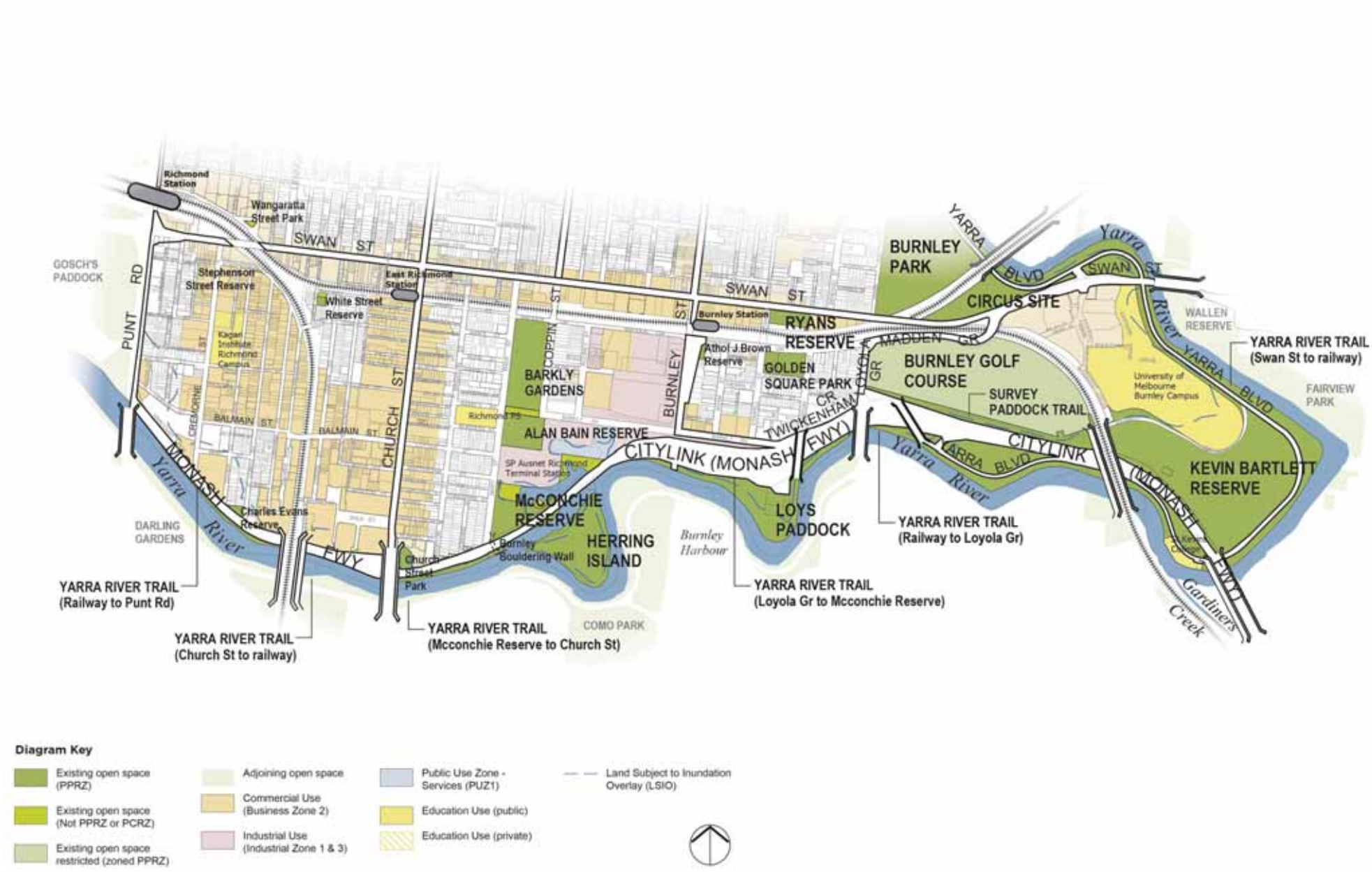


Figure 7.6A Existing open space in Cremorne, Richmond South and Burnley

7.6.2 Existing open space

7.6.2a Sub-precinct Description

Punt Road, Church Street, Burnley Street and Loyala Grove are major north south roads in this precinct and define four open space sub-precincts being Cremorne, Richmond South, Burnley A and Burnley B. These are illustrated in Figure 7.6B



Figure 7.6B Open space sub-precincts for Cremorne, Richmond South and Burnley

Cremorne

- Located between Punt Road and Church Street, from Swan Street in the north to The Yarra River in the South.
- Open space located in this sub-precinct includes
  - Charles Evans Reserve
  - Stephenson Street Reserve
  - White Street Reserve
  - Yarra River Trail (Church Street to Railway)
  - Yarra River Trail (Railway to Punt Road)
- The three Small Local open spaces are located in different parts of Cremorne however there are gaps in open space provision. Stephenson Street Reserve is narrow with seating and a mature tree, while Charles Evans and White Street Reserves are larger and have playgrounds, paths and seats. Charles Evans Reserve is located between the freeway sound walls and apartments with limited natural sunlight access to the reserve and is difficult to access. White Street Reserve on the other hand is set in the heart of a residential precinct and the path is frequently used as a cut through for people accessing the underpass that crosses under the railway line to Swan Street.
- While the Yarra River Trail traverses the southern boundary of Cremorne, it is separated from the precinct by the Monash Freeway. Access into the trail on the north side of the River is via Punt Road and McConchie Reserve in South Richmond. Access to the Main Yarra Trail on the south side of the Yarra River is provided at Church Street.
- Gosch's Paddock adjoins Cremorne on the western side of Punt Road in the City of Melbourne. Given Punt Road is a major arterial road it makes safe and easy access to this open space difficult.

- The predominantly non-residential land use in Cremorne means there is a significant worker population who use open space and are requesting additional open space be provided.
- The *Yarra Housing Strategy* (2018) identifies two high change areas. One is in the south west and Moderate Change along Punt Road and Swan Street. The existing residential precincts are identified as minimal change area. The balance of the precinct is non-residential, which is forecast to continue to redevelop and intensify as described in the SEES (SGS, 2018).

Richmond South

- Richmond South is located between Church and Swan Street and the Yarra River.
- Open space located in this sub-precinct includes (in alphabetical order):
  - Alan Bain Reserve
  - Barkly Gardens
  - Church Street Park
  - Herring Island
  - McConchie Reserve
  - Yarra River Trail (McConchie Reserve to Church Street)
- Barkly Gardens is a well-used Municipal open space that is characterised as a Public Garden with heritage values. Directly adjoining it, Alan Bain Reserve provides structured sporting use via the sports field complementing the unstructured recreational use of Barkly Gardens.
- McConchie Reserve is uniquely different Regional open space that directly adjoins the Yarra River with the Monash Freeway separating the reserve from the River. The bouldering walls under the freeway combined with the deeply incised wetland located in the base of a former quarry adds to its character.
- Herring Island is located in the Yarra River and is only accessible via boat from the river, with a public landing located on the southern bank in Como Park in the City of Stonnington. Herring Island is managed by Parks Victoria.
- The Yarra River Trail provides major east-west connectivity along the north bank of the Yarra River and is accessible from McConchie Reserve via an underpass under the Monash Freeway.
- Church Street Park has been created on what was a former entry ramp to the Monash Freeway. The park incudes an open grassed area, seating, picnic, play and outdoor table tennis.
- Other land use apart from the residential and open space includes a major electrical terminal station, Burnley Tunnel emissions tower, the Metropolitan Fire Brigade, Richmond Primary School and the Yarra Primary School as shown in Figure 7.6B.
- The *Yarra Housing Strategy* (2018) identifies High and Moderate Change Areas between Swan Street and the railway, while the majority of the existing residential areas are shown as Minimal Change Areas. The balance of the precinct is non-residential, and the area adjoining Church Street is forecast to continue to redevelop and intensify as described in the SEES (SGS, 2018).

Burnley A

- Burnley A is located between Burnley Street and Loyala Grove and between Swan Street and the Yarra River.
- Open space located in this sub-precinct includes:
  - Athol J. Brown Reserve
  - Golden Square
  - Loys Paddock
  - Ryans Reserve
  - Yarra River Trail (Loyala Gr to McConchie Reserve)
- Golden Square, located in the heart of the residential precinct is a Small Neighbourhood open space with mature native and exotic trees, a playground and open grassed area.
- Loys Paddock is a Regional open space that directly adjoins the Main Yarra Trail. The reserve is impacted by the traffic noise from the on-ramp to the Monash Freeway from Twickenham Crescent and also by the transmission towers and easement. The Yarra River Trail traverses through the reserve and it has natural biodiversity values.
- Ryans Reserve, located between Swan Street and the railway has been recently upgraded as a netball facility. The courts available for use free of charge to the public outside of training and match play.
- Adjacent to Burnley Street, Athol J. Brown Reserve is a long narrow reserve with mature trees and its character is as a tree reserve rather than for recreational use.
- Land use is a combination of industrial, business, commercial and residential use.
- The *Yarra Housing Strategy* (2018) includes a High Change Area between Swan Street and the railway. There is a combination of Incremental Change and Minimal Change for the remaining residential areas within the precinct.

Burnley B

- Burnley B is the area east of Loyala Grove and south Swan Street and comprises large open space reserves adjacent to the Yarra River.
- Open space located in this sub-precinct includes:
  - Burnley Golf Course
  - Kevin Bartlett Reserve
  - Survey Paddock Trail
  - Yarra River Trail (Swan Street to Railway) and (Railway to Loyala Gr)
- Managed by the City of Yarra, Burnley Golf Course is an 8 hole public golf course.
- Kevin Bartlett Reserve is a major sporting reserve for the City of Yarra and includes 4 soccer fields, an oval, sports pavilions, car parking and playground.
- The Main Yarra Trail continues adjacent to the Yarra River includes stands of mature remnant River Red Gums. The Gardiners Creek Trail joins to the Main Yarra Trail in this sub-precinct.
- The Capital City Trail that is located south of Burnley Golf Couse in a reserve that is known as the Survey Paddock Trail, after the original land subdivision in the early 1800s.
- Land use is a combination of open space, business and education, with Burnley Business Park and the University of Melbourne Burnley Campus located adjoining the open space.
- The Burnley Business Park is forecast to continue to expand in the *SEES* (SGS, 2018).

7.6.2b Quantity of open space in Cremorne, Richmond South and Burnley

The 19 existing open spaces in this precinct have a combined total area of 44.32 hectares. This represents approximately 19 per cent of the total land area of the precinct. Additionally there is one restricted open space being Burnley Golf Course, which is 13.37 hectares in size. Adding the restricted open space to the other 20 open spaces results in a total of 58.35 hectares and represents 25.1 per cent of the total land area of the precinct. There is 95 sqm of open space per person relative to the residential population in 2016.

Table 7.6-1 Number, size and type of open space (excluding restricted open space)

No	Hierarchy	Area (ha)	%
10	Regional	39.59	58%
4	City wide	17.38	39%
1	Small Neighbourhood	0.83	2%
0	Neighbourhood	0.00	0%
2	Local	0.38	1%
3	Small Local	0.17	0%
20	**TOTAL**	**44.98**	**100%**

7.6.2c Open space hierarchy, character and quality

The open space corridor along the Yarra River is an important habitat and recreational corridor for wider Melbourne. It is therefore designated as a Regional open space and is managed to protect and improve the habitat and recreational values. Access to the Yarra River itself, the bushland and natural qualities of this linear corridor are key reasons people visit this open space. Burnley Golf Course is also defined as Regional open space in recognition of the regional sporting use and also the intention of council to improve its role in the biodiversity values.

Kevin Bartlett Reserve and Alan Bain Reserve have the City-wide hierarchy due to their sporting character classification, providing facilities primarily for people living and working in Yarra. While these reserves are designed primarily for structured sport, people also use them for unstructured recreation and informal uses, including exercising dogs, informal ball sports, walking and jogging. Barkly Gardens has a unique heritage and public garden character is recognised to be of significance to the City of Yarra and has therefore been given a City-wide hierarchy.

The Small Neighbourhood open space, Golden Square Park has an informal character with open grass, scattered trees and a playground and is in need of an upgrade. Church Street Park was established in the last few years and is located in a high density precinct, on a major road and has a more formal layout and context with a diversity of spaces and is characterised as an Urban plaza. The Small Local open spaces in Cremorne are all within a changing urban context, with two of them characterised as play due to the dominance of the play facilities in the open space and Stephensons Reserve is characterised as seating/viewing. Athol J Brown Reserve is informal in character given it contains some scattered trees and grass.

Table 7.6-2 Existing open space, hierarchy and character classification

Name	Area Ha	City of Yarra Hierarchy	Primary Character Classification	Secondary Character Classification
Alan Bain Reserve	1.17	City-wide	Sporting	
Athol J Brown Reserve	0.06	Small Local	Informal	
Barkly Gardens	2.67	City-wide	Heritage	Play, Public garden
Charles Evans Reserve	0.10	Small Local	Play	
Church Street Park	0.27	Local	Urban plaza	
Golden Square Park	0.83	Small Neighbourhood	Informal	
Herring Island	3.19	Regional	Waterway	Nature conservation, Public art
Kevin Bartlett Reserve	12.88	City-wide	Sporting	
Loys Paddock	3.48	City-wide	Linear	Waterway, Nature conservation
McConchie Reserve	2.43	Regional	Seating/Viewing	Water feature, Waterway, Service easement, Linking space, Nature conservation, Play
Ryans Reserve	0.66	City-wide	Sporting	
Stephenson Street Reserve	0.02	Small Local	Seating/Viewing	
Survey Paddock Trail	0.96	Regional	Linear	Linking space
White Street Reserve	0.11	Local	Informal	Play
Yarra River Trail – Church St to Railway	0.16	Regional	Linear	Waterway
Yarra River Trail – Loyala Gr to McConchie Reserve	3.35	Regional	Linear	Waterway
Yarra River Trail – McConchie Reserve to Church St	0.39	Regional	Linear	Waterway
Yarra River Trail – Railway to Loyala Gr	1.80	Regional	Linear	Waterway, Nature conservation
Yarra River Trail – Railway to Punt Rd	0.90	Regional	Linear	Waterway
Yarra River Trail – Swan St to Railway	9.57	Regional	Linear	Waterway, Nature conservation
Total	**44.98**			
Restricted open space				
Burnley Golf Course	13.37	Regional	Restricted sporting	Nature conservation
Total Restricted open space	**13.37**			

7.6.2d Distribution of open space in Cremorne, Richmond South and Burnley

The existing open space has been allocated an appropriate open space hierarchy as shown in Table 7.6-2 above and a corresponding walking catchment appropriate to it, as described in Table 3-1 and 3-5 of this report. The areas of the precinct that are located outside the walking catchments of the different open space reserves are referred to as 'gap areas' and are shown in white in Figure 7.6C on the next page. The assessment of the adequacy of the existing open space network in this precinct is informed by the analysis of the spatial distribution of open space. As one of the key aims of this Strategy is for everyone to live and work within a safe and easy walk of open space, the recommendations will focus on addressing the gaps in the existing open space network.

For this precinct, the major gaps in the existing open space network occur in Cremorne, with the other sub-precincts being well provided for.

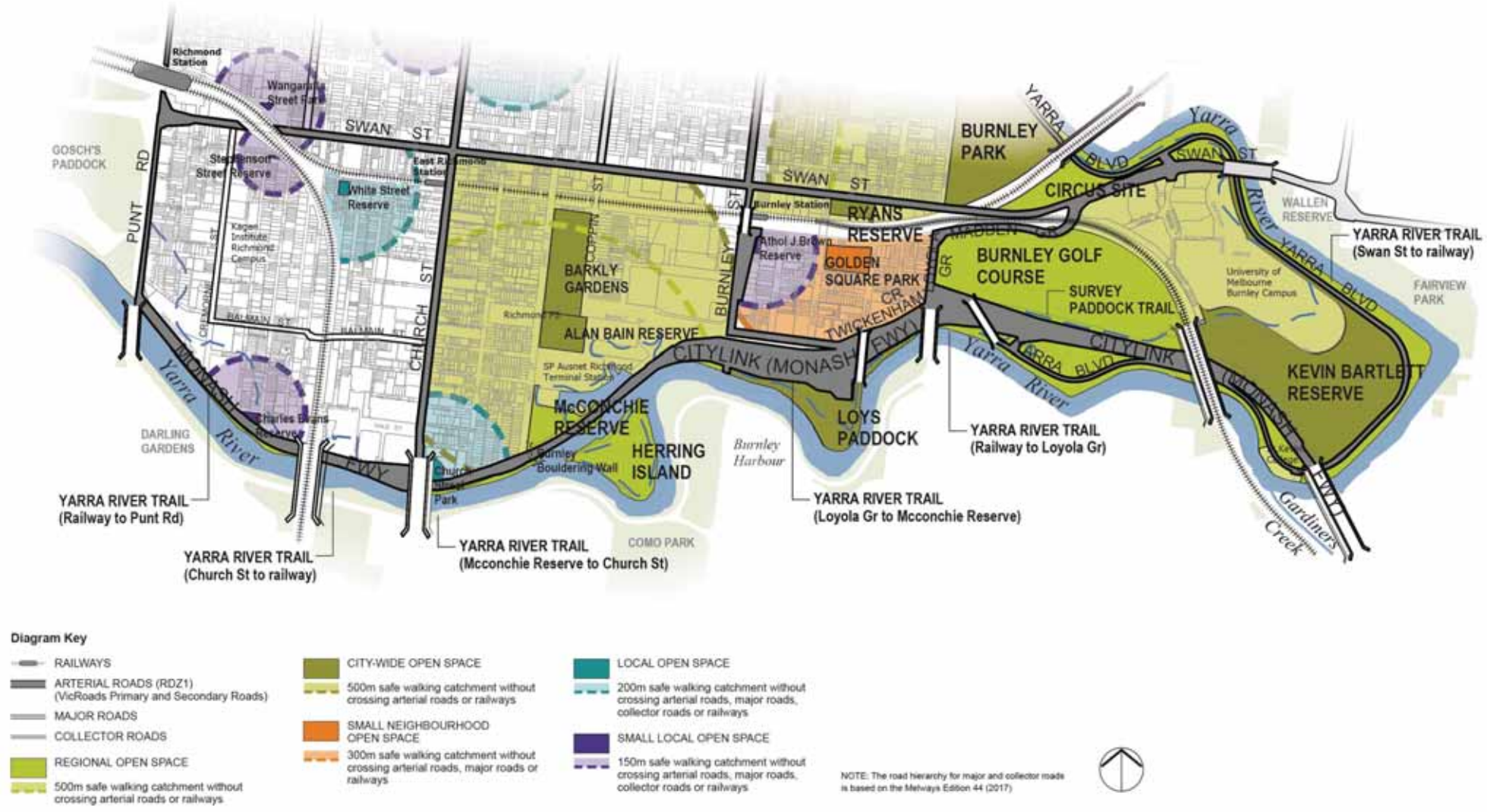


Figure 7.6C Gap analysis for Cremorne, Richmond South and Burnley

7.6.3 How residents use open space

A total of 94 resident surveys were received from the Cremorne, Richmond South and Burnley. Please note that in addition to these, 117 surveys were also completed by workers in the precinct in Swan and Church Streets precinct. A summary of the results of the worker survey is included in the next section 7.6.4.

The 94 resident surveys completed for this precinct represents 7 per cent of the total surveys received. The .id Community Profile identifies that 6 per cent of the City of Yarra's population lives in this precinct.

Table 7.6-3 **Most frequently visited open space**

No.	Name	Reasons to visit	Suggested improvements
Open space within walking distance			
43	Barkly Gardens	• Playground (11) • Picnic facilities – BBQS (8) • Close to home (6) • Socialising with friends/family (6)	• Toilets require maintenance (5) • Picnic facilities – shade required (4) • Playground – shade required (3) • No improvements required (3)
29	Citizens Park	• Sport – junior football including Auskick (8) • Sport – children (5) • Dog walking (5)	• Sporting facilities require upgrade – clubrooms (7) • Dog owners need to clean up dog waste (6) • Sporting facilities – clubrooms need to cater to girls (5)
18	Burnley Park	• Dog walking (4) • Walking (3)	• Improve the Caretaker's cottage (3) • Additional exercise equipment required (3)
11	White Street Reserve	• Sport - informal ball games (2) • Being outdoors in the natural environment (2)	• Upgrade playground(2)
9	Charles Evans Reserve	• Socialising with friends/family (3) • Dog friendly (2) • Close to home (2) • Picnics (2) • Play (2)	• Grassed area requires improvement (4) • Additional open space required(2) • Picnic facilities – BBQ required (2)
8	Golden Square Park	• Close to home (3) • Playground (3) • Dog walking (2)	• Public toilets – additional required (4) • Playground – shade required (3) • Picnic facilities – additional BBQs required (2)
Open space beyond walking distance			
9	Kevin Bartlett Reserve	• Sport (6) • Sport – junior football (3)	• Sporting facilities – clubrooms require facilities for girls (2) • Additional bins (2)
8	Citizens Park	• Sport (3)	

Values of open space (top five)

- 77% Place to relax and unwind
- 73% Trees
- 66% The feeling of space
- 64% Place for children to play
- 62% An escape from the built environment

Types of open space used (top five)

- 89% Open space along Yarra River
- 88% Large parks and gardens
- 86% Local streets for exercise
- 84% Small local parks
- 82% Large sporting reserves

Activities and facilities in open space (top five)

- 78% Drinking fountains
- 77% Open grassed areas
- 71% Walking paths
- 69% Cycle paths
- 67% Public toilets and 67% Seats

General comments

This was an open ended section of the survey where respondents could write any additional comments. The following list are comments made by three or more people:

- Additional open space is required particularly as densities increase and the less private open space (19)
- Open space contributes to liveability (3)
- Open space – provide additional multi-use spaces (3)
- Conflicts between cyclists and pedestrians on shared paths (3)
- Additional sporting facilities are required for girls (3)

For further details on resident survey outcomes refer to the Report on Consultation Outcomes in Appendix B.

7.6.4 How existing workers use open space

117 workers were surveyed in the Swan Street and Church Street precincts about open space.

Frequency of use of open space near the workplace

- 90 per cent of those surveyed visit open space near their workplace.

Reasons to visit open space near the workplace

The four top reasons workers visit open space near their place are:

- 74% to be outdoors as a break from work
- 38% to socialise / meet colleagues / friends
- 30% to eat lunch

- 17% to meet family

Most frequently visited open space

No.	Name
27	Church Street*
22	Parks
15	Barkly Gardens
9	Gardens
4	Dale Street
4	Flagstaff Gardens
4	Yarra Park

*It is unclear from the survey outcome if Church Street includes the park or the streetscape only.

Suggestions for improvements to the open space network
The following list is the comments made by 4 or more people:

- Additional open space required (16)
- Additional seating required (12)
- Additional greening (4)
- Additional trees (4)

7.6.5 Analysis of future change and open space needs

7.6.5a Forecast future population

Quantity

The table below shows the forecast population growth for the resident and worker populations in Cremorne, Richmond South and Burnley. A further breakdown of the residential forecasts in each of the four open space sub-precincts have been prepared by .id Consulting to assist with analysis.

Resident population forecasts are sourced from .id Consulting (2018) and the worker population estimates are calculated from the floor area growth forecasts in the *Spatial Economic and Employment Strategy, SGS, 2018* (SEES, 2018).

The resident population growth is significant with an overall change in residential population of 106 per cent or an additional 4,917 residents between 2016 and 2031. The worker population is estimated to increase by approximately 55 per cent, with an additional 9,160 workers between 2016 and 2031.

The resident population forecasts through to 2041 indicate that the resident population is forecast to continue to grow in Cremorne, Richmond South by approximately 38 and 40 per cent respectively, and only 3 per cent in Burnley A.

Table 7.6-4 Resident population forecasts for North Richmond open space sub-precincts

SUB-PRECINCT	2016	2031	Difference 2016-2031
Cremorne	2,195	6,034	3,839
% change Cremorne			175%
Richmond South	1,546	1,939	393
% change Richmond South			25%
Burnley A	881	1,566	685
% change Burnley A			78%
Burnley B	0	0	0
% change Burnley B		0%	0%
Total Cremorne, Richmond South and Burnley	**4,622**	**9,539**	**4,917**
Total % Change			106%

Table 7.6-5 Worker population estimates for Cremorne, Richmond South and Burnley open space sub-precincts

EMPLOYMENT/ RETAIL PRECINCT	2016	2031	DIFFERENCE	% CHANGE
Cremorne				
Swan Street Retail Precinct	737	1,054	317	43%
Employment Precinct 9	4,860	8,160	3,300	68%
Employment Precinct 7	4,643	6,915	2,272	49%
Total estimated worker population Cremorne	*10,241*	*16,130*	*5,889*	*58%*
Richmond South				
Swan Street Retail Precinct	1,050	1,502	451	43%
Employment Precinct 7	1,897	2,825	928	49%
Total estimated worker population Richmond South	*2,947*	*4,326*	*1,379*	*47%*
Burnley A				
Swan Street Retail Precinct	447	639	192	0%
Total estimated worker population Burnley A	*447*	*639*	*192*	*43%*
Burnley B				
Employment Precinct 3	3,070	4,770	1,700	0%
Total estimated worker population Burnley B	*3,070*	*4,770*	*1,700*	*55%*
Retail and employment precinct totals				
Swan Street Retail Precinct	2,234	3,195	960	43%
Employment Precinct 9	4,860	8,160	3,300	68%
Employment Precinct 7	6,540	9,740	3,200	49%
Employment Precinct 3	3,070	4,770	1,700	55%
Total Cremorne, Richmond South and Burnley	***16,704***	***25,865***	***9,160***	*55%*

7.6.5b Population change impacts on open space

The additional quantity of people living and working in the precinct will place increased pressures and demands on the existing open space. In Richmond South and Burnley where there are larger open space reserves the additional demands on open space will be less noticeable than in Cremorne. In Cremorne the existing open spaces are small in size and currently comprise just under 2 per cent of the total precinct area. The increased population use of open space will lead to overcrowding, lack of access to existing facilities and deterioration in the quality of natural features such as grass areas due to compaction from increased use.

The forecast change in demographics with a slight decrease in the number of families and young children and an increase in young adults and older people living on their own means that there will be a likely increase in the demand for facilities that encourage socialising in open space including seating areas and picnic facilities. There will also be a need to promote fitness and exercise by increasing the diversity of facilities that encourage this.

7.6.5c Where change will occur

The forecast resident and worker population increase will be concentrated in Cremorne, Richmond South. The Swan Street spine is forecast to receive high levels of residential change, and it appears the additional worker population will occur in the retail and employment precincts shown in Figures 7.6D and 7.6E.

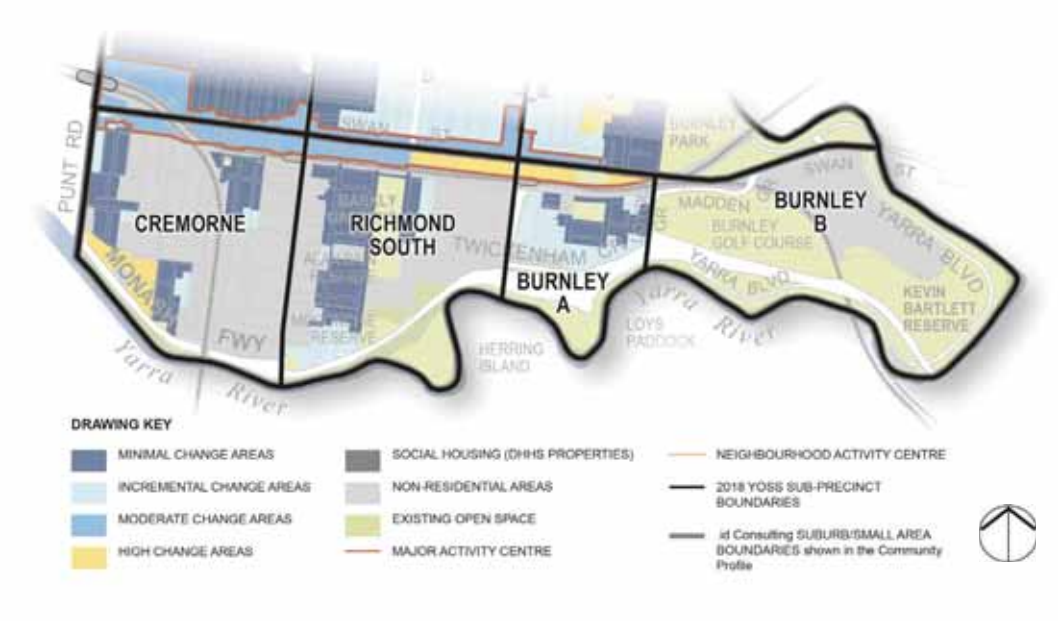


Figure 7.6D Open space sub-precincts and the Strategic Housing Framework (YHS, 2018)



Figure 7.6E Open space sub-precincts and the Employment and Retail Precincts (SEES, 2018)

7.6.5d Open space distribution and future need in Cremorne, Richmond South and Burnley

Within this precinct the major roads form barriers to safe and easy access to open space. The open space sub-precincts are based on the ability of people working or living in this precinct to easily reach open space. The open space survey results confirm that residents travel outside the precinct to visit open space, however this is mainly due to the lack of open space in parts of the precinct.

Sub-precinct	Conclusions
Cremorne Cremorne is located between Punt Road and Church Street, with Swan Street to the north and the Yara River to the south. Refer to Section 7.6.2 for the description of existing open space and character.	• A 175 per cent increase in the resident population is forecast with an additional 3,839 residents by 2031. • A 58 per cent increase in the worker population is estimated with an additional 5,889 workers by 2031. • The existing open space network is limited with only two Small Local and one Local open spaces that offer a limited range of recreational uses due to their small size. • Recommend a new Small Local open space between Punt Road and Cremorne Street and north of Kelso Street as shown in Figure 7.6F. This is to provide an open space within a safe and easy walk via the local street network. • Recommend a new Small Neighbourhood open space in the vicinity of the TAFE site between Cremorne Street and the railway and the north of Balmain Street. Currently, the suggested location is on the TAFE site as this is central to this precinct with excellent access. It is large enough to provide a range of unstructured recreational facilities combined with additional greening. Importantly, this open space will be accessible via the local street network to the areas of major growth and change. Recommend a new Small Local open space or expand the existing Charles Evans Reserve south of Balmain Street between Cremorne Street and the railway. This is to address both the forecast worker population and the High Change Area identified in the Housing Strategy. • A new Local open space is required in the precinct between the railway and Church Street, north of Balmain Street. This is to cater primarily for the forecast new worker and resident population, along with providing a greater diversity of facilities for the existing population. • A new Small Local open space is required in the non-residential precinct south of Balmain Street, between the railway and Church Street. There are opportunities to convert some existing privately owned open space including converting part of the Dale Street or the car parking area on Electric Street to open space for the existing and forecast worker community. • Upgrade White Street Reserve to include exercise equipment and picnic facilities to improve the character and diversity of age groups that can use the reserve. • Continue to maintain Charles Evans Reserve with minor improvements to the picnic area and playground.

Sub-precinct	Conclusions
Richmond South Located between Church and Burnley Streets, south of Swan Street. Refer to Section 7.6.2 for the description of existing open space and character.	• A 25 per cent increase in the resident population is forecast with an additional 393 residents by 2031. • A 47 per cent increase in the worker population is estimated with an additional 1,379 workers by 2031. • Given this sub-precinct includes a diversity of open space, no additional opens space is required. • Continue to undertake minor upgrades to Barkly Gardens to cater to the forecast increased levels of use. • Continue to maintain Alan Bain and McConchie Reserves.
Burnley A Located between Burnley Street and Loyala Grove with Swan Street to the north and the Yarra River to the south. Refer to Section 7.6.2 for the description of existing open space and character	• A significant 78 per cent increase in the resident population is forecast with an additional 685 residents by 2031. The majority are anticipated to be located in the Swan Street area, consistent with the *Yarra Housing Strategy 2018*. • A 43 per cent increase in the worker population is estimated with an additional 192 workers by 2031 in the Swan Street area. • Given the majority of the forecast population is going to live and work between Swan Street and the Railway, the Strategy recommends that the informal facilities at Ryans Reserve are improved to better cater to casual use outside of training and match play. • Undertake a major upgrade of Golden Square Park to increase the diversity of the facilities, its interface to the retail/commercial use to the west of the park and the overall character. • Review the future use and design of Athol J Brown Reserve as part of the future major upgrade of Golden Square Park to complement the character and facilities in the upgraded Golden Square Park.
Burnley B Located between Loyala Grove and the Yarra River. Refer to Section 7.6.2 for the description of existing open space and character.	• A 55 per cent increase in the worker population is estimated with an additional 1,700 workers by 2031. • Currently there is no existing resident population and no future resident population is forecast for this precinct. • Given this sub-precinct is predominantly open space, no additional opens space is required. • Review the provision of suitable sports facilities at Kevin Bartlett Reserve for female participation. • Undertake a review of Burnley Golf Course to confirm whether there is a need to continue the golfing use or whether there is a greater demand for other structured community sporting uses in the future. • Continue to protect and improve the biodiversity values of the Yarra River corridor.

7.6.6 Cremorne, Richmond South and Burnley Recommendations

7.6.6a Summary of overall intent

Provision and distribution

Barkly Gardens and the system of open space along the Yarra River contribute to the open space character of this precinct. With the forecast substantial increase in the resident and worker population in Cremorne, and lack of open space west of Church Street, a key recommendation is to provide new Small Neighbourhood, Local and Small Local open space reserves in Cremorne to cater to the nearly 10,000 additional workers and residents. With the forecast significant increase in urban densities along Swan Street and across the southern part of the Municipality, there is also a longer term opportunity to introduce more diverse golfing options and other sporting uses at Burnley Public Golf Course. Strengthening the natural biodiversity values along the Yarra River corridor will contribute to the character and resilience of Richmond South and Burnley.

Quality and design

There is potential to improve the quality and diversity of facilities in the existing open spaces in this precinct. The additional open space in Cremorne will be designed to provide a diversity of facilities for the existing and future population and contribute positively to mitigating urban heat island effect.

Refer to Figure 7.6F for the spatial location of recommendations for this precinct.

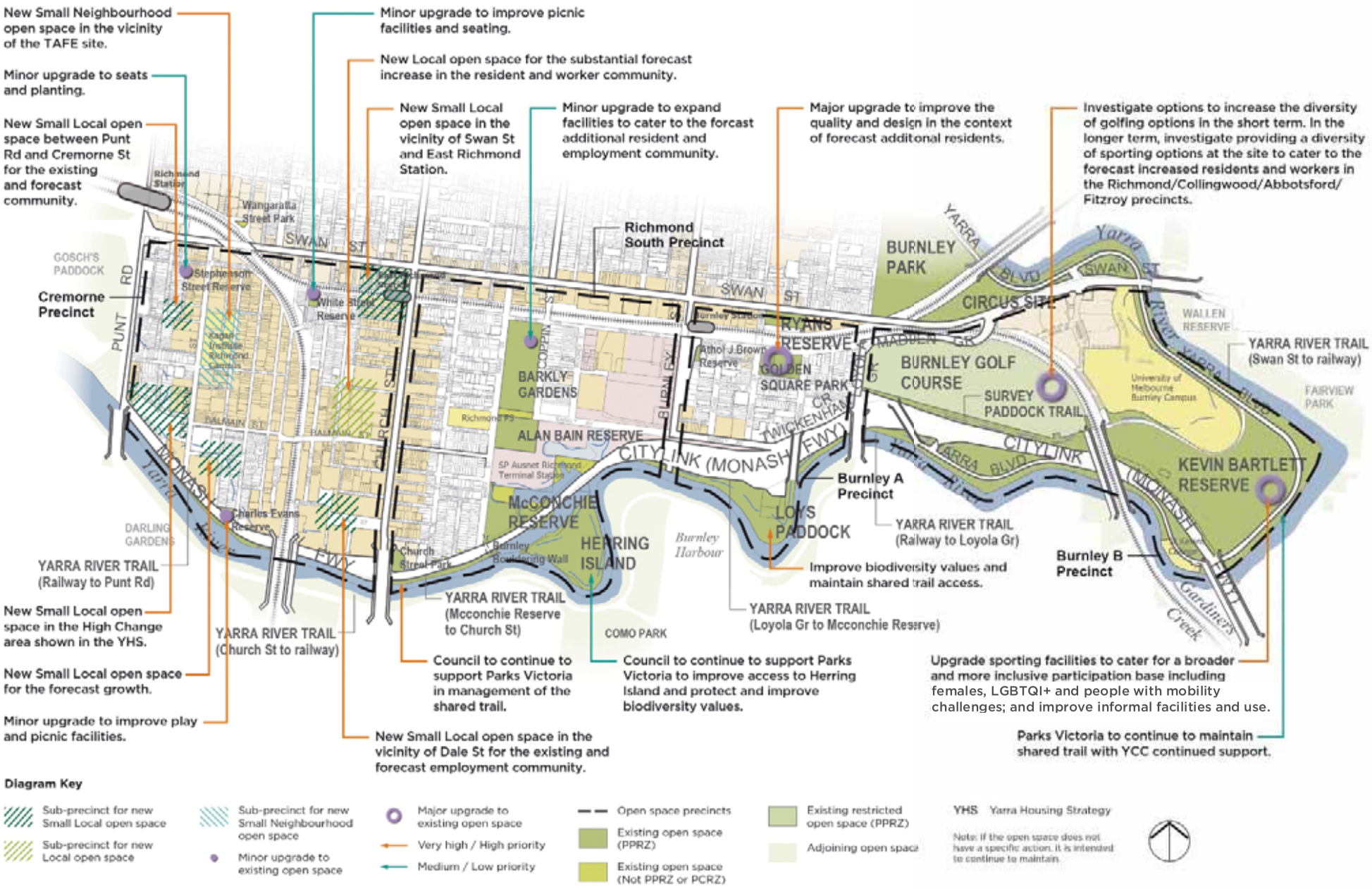


Figure 7.6F Recommendations for Cremorne, Richmond South and Burnley

7.6.5b Precinct Actions for Cremorne, Richmond South and Burnley

A Additional open space

No.	Action	Respons-ibility	Priority
7.6A-1	Provide a new Small Neighbourhood open space in Cremorne in the vicinity of the Kangan TAFE site. There is potential to investigate locating this on the car park and improving east-west connectivity as well. This new open space is primarily for the new population and also for the existing population.	YCC Developer	Very High
7.6A-2	Provide a new Small Local open space in the north-west area of Cremorne between Punt Road and Cremorne Street as shown in Figure 7.6F. This is to cater for both the forecast new and the existing population north of Kelso Street.	YCC Developer	Very High
7.6A-3	Provide a new Small Local open space in the south-west part of Cremorne in close proximity to the High Change Area shown in the *Yarra Housing Strategy 2018*. This is primarily to cater to the forecast new resident and worker population.	YCC Developer	Very High
7.6A-4	Provide a new Small Local open space between Cremorne Street and the railway, south of Balmain Street, as shown in Figure 7.6F. This will primarily be for the forecast new population.	YCC Developer	Very High
7.6A-5	Provide a new Local open space between the railway and Church Street and north of Balmain Street. This will complement the existing White Street Reserve, which is already well used, and cater to the forecast substantial increase in the worker and resident population. Options for future open space include the car park near East Richmond Station and the on the Bryant and May Site. The future open space will preferably be large enough to provide for unstructured active recreation including multi-use court, half courts, exercise equipment combined with urban greening and picnic and barbecue facilities.	YCC Developer	Very High
7.6A-6	Provide a new Small Local open space in the employment precinct south of Balmain Street and between the railway and Church Street. There is an opportunity to investigate changing the configuration of Dale Street to create a public open space and/or the configuration of the square on Electric Street. This will cater to both the existing and forecast worker population.	YCC Developer	Very High
7.6A-7	Provide a new small local open space in the north or south of East Richmond Station primarily for the forecast population in the Swan Street precinct.	YCC Developer	Very High

B Existing open space

No.	Action	Respons-ibility	Priority
7.6B-1	**Alan Bain Reserve** Continue to maintain.	YCC	Ongoing
7.6B-2	**Athol J Brown Reserve** Continue to maintain.	YCC	Ongoing
7.6B-3	**Barkly Gardens** Undertake minor upgrades to the playground and other unstructured recreation facilities to cater to increased levels of use for forecast population.	YCC	Medium
7.6B-4	**Burnley Golf Course** Undertake a major review of the future use of this public open space to investigate options to increase the diversity of golfing options at the Burnley Golf Course in the short to medium term. In the longer term, investigate the feasibility to provide a diversity of sporting options offered at this site. This is investigation only, and the space is intended to continue to be primarily used for structured sporting uses.	YCC	Very High
7.6B-5	**Charles Evans Reserve** Undertake minor upgrades including investigating improving the picnic and play facilities.	YCC	High
7.6B-6	**Church Street Park** Continue to maintain.	YCC	Ongoing
7.6B-7	**Golden Square Park** Undertake a major upgrade to better cater to the needs of the existing and forecast population including: • Improve the quality and design of the open grassed area. • Increase the variety of unstructured recreation facilities in the open space to appeal to a more diverse age group. • Activate the interface between the park and the adjoining commercial use to the west of the reserve.	YCC	High
7.6B-8	**Herring Island** Support investigating options to improve access to Herring Island and its contribution to the biodiversity values of the Yarra River Corridor, consistent with the *Yarra Strategic Plan*.	PV	Ongoing
7.6B-9	**Kevin Bartlett Reserve** Investigate options to upgrade the sporting facilities to better cater to a broader and more inclusive participation base including females, LGBTQI+ and people with mobility challenges. As part of the future upgrade improve the passive and informal facilities provided at the reserve primarily for the forecast population as part of the future increased levels of use.	YCC	High
7.6B-10	**Loys Paddock** Continue to improve the natural biodiversity values with appropriate indigenous revegetation while maintaining appropriate access for the Main Yarra Trail.	YCC	Ongoing
7.6B-11	**McConchie Reserve** Continue to maintain.	YCC	Ongoing

No.	Action	Respons-ibility	Priority
7.6B-12	**Ryans Reserve** Undertake minor upgrade to the informal facilities to complement the recent major upgrade to the netball facilities. This is to improve the casual use of the reserve outside of sports training and match play.	YCC	High
7.6B-13	**Stephenson Street Reserve** Undertake minor upgrade to improve seating opportunities and landscape character with additional planting.	YCC	Ongoing
7.6B-14	**Survey Paddock Trail** PV to continue to maintain.	PV	Ongoing
7.6B-15	**White Street Reserve** Undertake a minor upgrade including provision of improved picnic facilities and review of the play facility and options to improve the seating and other uses. If opportunities arise in the future, investigate expanding the size of this open space to improve its function and use.	YCC	Medium
7.6B-16	**Yarra River Trail – Church St to Railway** Continue to maintain.	PV (YCC)	Ongoing
7.6B-17	**Yarra River Trail – Loyala Gv to McConchie Reserve** Continue to maintain.	YCC	Ongoing
7.6B-18	**Yarra River Trail – McConchie Reserve to Church St** PV to continue to maintain and YCC continues to support the importance of accessibility through this section of trail.	PV (YCC)	Ongoing
7.6B-19	**Yarra River Trail – Railway to Loyala Gr** Continue to maintain.	YCC	Ongoing
7.6B-20	**Yarra River Trail – Railway to Punt Rd** PV to continue to maintain.	PV (YCC)	Ongoing
7.6B-21	**Yarra River Trail – Swan St to Railway** PV to continue to maintain and YCC continues to support the importance of accessibility through this section of trail.	PV (YCC)	Ongoing



7.7 Fairfield - Alphington

7.7.1 Introduction

Fairfield and Alphington are located between the Merri Creek and Darebin Creek with the Yarra River defining its southern boundary and Heidelberg Road its north.

The waterways and open space define the character of these precincts. Yarra Bend Park, Yarra Bend Public Golf Course and Fairfield Park make up more than half of Fairfield. Within Yarra Bend Park is the Melbourne Polytechnic Fairfield Campus and some business/commercial and use to the north along Heidelberg Road, while the majority of the rest of Fairfield is residential. East of Chandler Highway Alphington is a predominantly residential area with the privately owned and run Latrobe Golf Club on the Yarra River, Alphington Park and Wetlands and the proposed future linear open space along Darebin Creek. The area is experiencing significant change with the redevelopment of the former Alphington Paper Mills site into a new residential community with approximately 2,500 dwellings. As part of the planning process, the provision of new public open space has been shown in the Development Plan and is illustrated on Figure 7.7A as future open space. The *Alphington Paper Mill Development Plan, Alpha Partners and Glenvill 2016*, is the approved plan for the site. The *Yarra Housing Strategy* (2018) provides direction on the future level of change for residential use within the precinct.

In Fairfield there are two public open space reserves adjacent to the north bank of the Yarra River being Rudder Grange and Coate Park. Currently, there is informal pedestrian access between them over privately owned land and there is a need to formalise this in the future to provide a secure formal pedestrian path link between the two public open spaces.

With the mixed land use, there is a significant worker population in Fairfield and Alphington which is about 20 per cent less than the resident population, as follows:

- Existing residential population 2016: 2,894 (*Source: .id Consulting population forecasts, 2018*)
- Existing estimated worker population 2016: Not available.

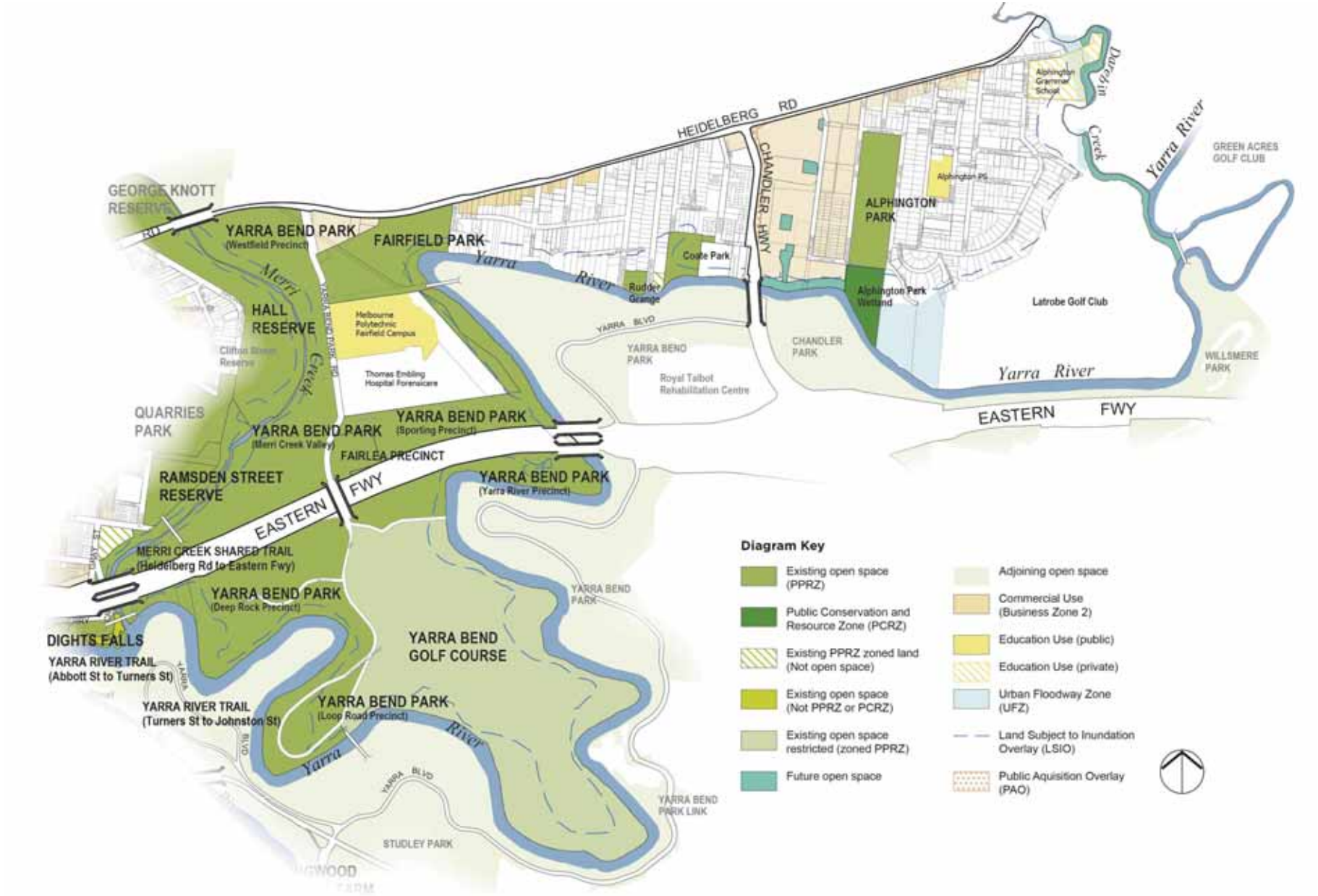


Figure 7.7A Existing open space in Fairfield - Alphington

7.7.2 Existing open space

7.7.2a Description

The two suburbs of Alphington and Fairfield are separated by Chandler Highway and have clear defined boundaries formed by the Heidelberg Road to the north, the Yarra River to the south and Merri Creek and Darebin Creek to the east and west. The extent of the two suburbs are shown in Figure 7.7B.

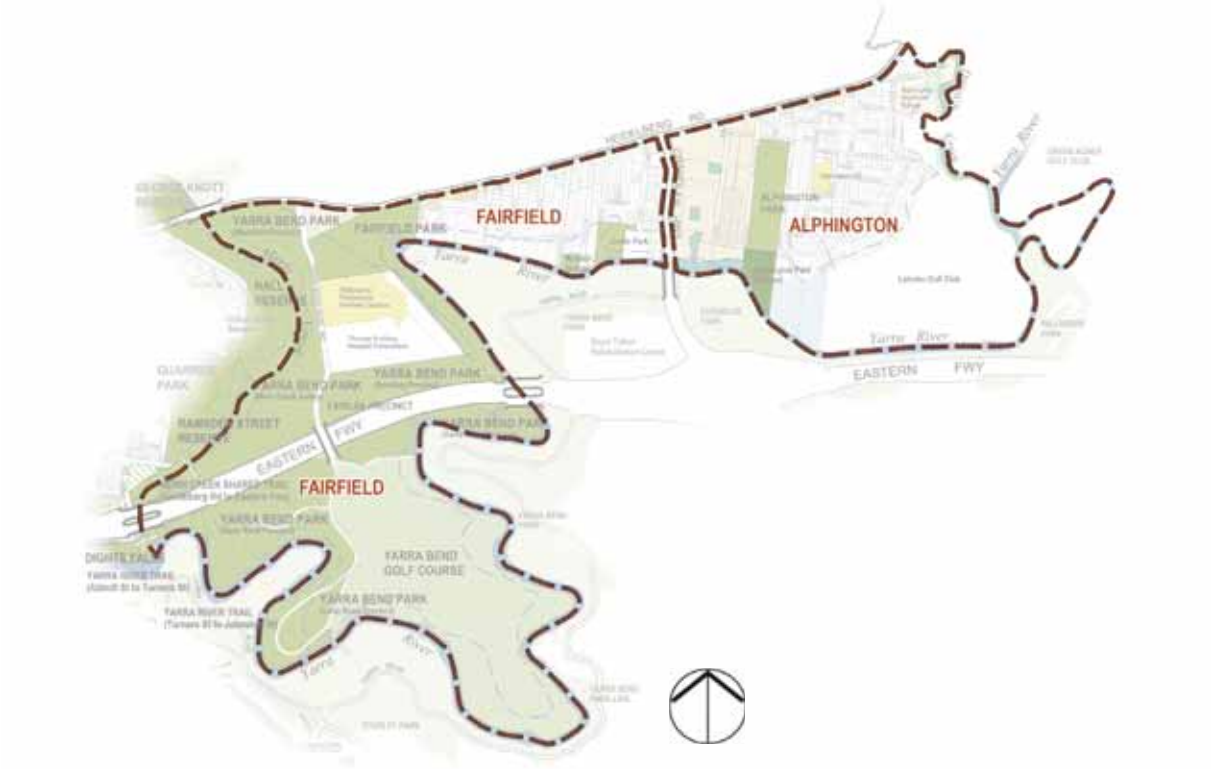


Figure 7.7B Open space sub-precincts for Fairfield - Alphington

Fairfield

- Open space located in this suburb includes
  - Coate Park
  - Fairfield Park
  - Rudder Grange
  - Yarra Bend Park
- Yarra Bend Park is a major regional open space that is Crown Land managed by Parks Victoria. The Parks Victoria Visitor Guide notes that it is the largest area of natural bushland near the heart of Melbourne and is home to the city's famous Flying-fox colony, has steep river escarpments, open woodlands, playing fields and golf courses.
- Fairfield Park directly adjoins Yarra Bend Park and is managed by the City of Yarra. It provides a diversity of facilities and provides access to the Yarra River for the boating including kayak and canoe launch facilities along with the boat hire associated with the Fairfield Boathouse and Tea Gardens. The Ivanhoe Northcote Canoe Club is based at the park and the Fairfield Amphitheatre is located in the park and

accommodates up to 350 people at an event and is available for bookings. Fairfield Park Oval provides two soccer fields and a cricket ground along with cricket nets and a sports pavilion. The masterplan prepared in 2010 guides future works in the Park.

- Coate Park and Rudder Grange directly adjoin the Yarra River to the east of the precinct and an informal walking track along the Yarra River connects them both. Coate Park has mature exotic plantings and open grassed area with seats and picnic facilities. The existing masterplan prepared in 2002 guides future works.
- The *Yarra Housing Strategy* (2018) identifies two Moderate Change areas, with one at the corner of Chandler Highway and Heidelberg Road and the other to the north of Fairfield Park. The remainder of the residential area is noted as Minimal Change.
- The non-residential land use forms part of the Fairfield Employment Precinct, however there are no employment forecasts for this area.

Alphington

- Open space located in this sub-precinct includes
  - Alphington Park
  - Alphington Park Wetlands
- Alphington Park provides for the sport and recreation needs of the existing residents and includes a sports field, bowling club, playground, picnic facilities and walking paths.
- Alphington Park Wetlands directly adjoin the Yarra River and are a peaceful location for walking and primarily for protection and improvement of the biodiversity values of the Yarra River corridor.
- Latrobe Golf Club is privately owned and provides a natural unbuilt character even though this area is not open and accessible to the public.
- A future linear open space corridor is proposed along the Darebin Creek as part of the Lower Darebin Creek Shared Trail link to the Main Yarra Trail. People living in Alphington can access the shared trail via Sparks Reserve, which is located in the City of Banyule via Heidelberg Road. Currently there is no direct access onto the trail from Alphington.
- Future open space is proposed within the Alphington Paper Mills development site and the layout shown in the 2016 Development Plan is shown in Figure 7.7A. This is a system of future Small Local and Local open space primarily for the new approximately 2,500 dwellings. The 30 metre wide reserve along the Yarra River will be accessible and will provide an open space link to Alphington Park Wetlands in the future. The land use is a combination of residential use, mixed use (Alphington Paper Mills site), special use for the Latrobe Golf Club, education for the Alphington Primary School and some commercial use along Heidelberg Road.
- The *Yarra Housing Strategy* (2018) includes one High Change area which is the Alphington Paper Mills Site. The area of commercial use on Heidelberg Road is designated as a Moderate Change area, with the remainder of the residential area being Minimal Change.

7.7.2b Quantity of open space in Fairfield - Alphington

The 6 existing open spaces in Fairfield and Alphington have a combined total area of 96.92 hectares. This represents approximately 28 per cent of the total land area of the precinct. Additionally there is 1 existing restricted open space that is 59.63 hectares in size. Adding the restricted open space to the other 6 open spaces results in a total of 156.55 hectares and represents 45.2 per cent of the total land area of the precinct. There is 359 sqm of open space per person relative to the residential population in 2016.

Table 7.7-1 Number, size and type of open space

No	Hierarchy	Area (ha)	%
3	Regional	89.29	92%
1	City wide	5.50	6%
1	Neighbourhood	1.58	2%
1	Small Neighbourhood	0.54	1%
0	Local	0.00	0%
0	Small Local	0.00	0%
6	**TOTAL**	**96.92**	**100%**

7.7.2c Open space hierarchy, character and quality

Yarra Bend Park is noted to be the largest natural bushland area to the Melbourne CBD, being located approximately 6 kilometres from it. It also provides a significant sport and recreation precinct for the residential and worker community, particularly those living nearby including in Fairfield.

Fairfield Park including the oval is a Regional open space that is managed by the City of Yarra directly and provides a combination of facilities that meet local and regional open space needs. Alphington Park, on the other hand, is a City-wide reserve with a predominantly sporting character and caters primarily to the sport and recreation needs of Alphington.

Alphington Park Wetland is the only area of open space that is zoned Public Conservation and Resource Zone and has a Regional hierarchy in recognition of its contribution to the habitat values of the broader Yarra River corridor.

Coate Park is the only Neighbourhood Park due to its size and the range of facilities located in it, while Rudder Grange is a Small Neighbourhood open space with a walking path and seating that currently does not connect to Coate Park as a continuous path. There is a need to formalise and secure public access between these two reserves along the north bank of the Yarra River in the future.

A walking catchment has not been included for the future open space along the Darebin Creek given that it is fenced though Latrobe Golf Course at the end of Farm Road restricting access to the open space and Darebin Creek Trail for people living and working in Alphington.

Table 7.7-2 Existing open space, hierarchy and character classification

Name	Area Ha	Hierarchy	Primary Character Classification	Secondary Character Classification
Alphington Park	5.50	City-wide	Sporting	Heritage, Public garden
Alphington Park Wetland	2.49	Regional	Nature conservation	Waterway, Informal
Coate Park	1.59	Neighbourhood	Public garden	Waterway, Heritage
Fairfield Park	7.97	Regional	Heritage	Public garden, Sporting, Waterway, Nature conservation, Botanical
Rudder Grange	0.54	Small Neighbourhood	Waterway	Linking space, Nature conservation, Seating/viewing
Yarra Bend Park (Deep Rock Precinct)	19.95	Regional	Sporting	Waterway, Nature conservation
Yarra Bend Park (Fairlea Precinct)	8.87	Regional	Sporting	Public parkland
Yarra Bend Park (Loop Road Precinct)	8.72	Regional	Public parkland	Sporting, Heritage, Waterway
Yarra Bend Park (Merri Creek Valley)	18.31	Regional	Waterway	Linear, Native bushland, Nature conservation, Seating/viewing
Yarra Bend Park (Westfield Precinct)	8.90	Regional	Public parkland	Waterway, Nature conservation
Yarra Bend Park (Yarra River Precinct)	14.09	Regional	Waterway	Nature conservation, Linear
Total	**96.92**			
Restricted open space				
Yarra Bend Public Golf Course	59.63	Regional	Restricted sporting	
Total including restricted open space	156.55			

7.7.2d Distribution of open space in Fairfield - Alphington

The existing open space has been allocated an appropriate hierarchy as shown in Table 7.7-2 above and a corresponding walking catchment appropriate to it, as described in Table 3-1 and 3-5 of this report. The areas of the precinct that are located outside the walking catchments of the different open space reserves are referred to as 'gap areas' and are shown in white in Figure 7.7C on the next page. The only gap area for this precinct is shown on the Latrobe Golf Club land and given this is private open space it is not applicable.

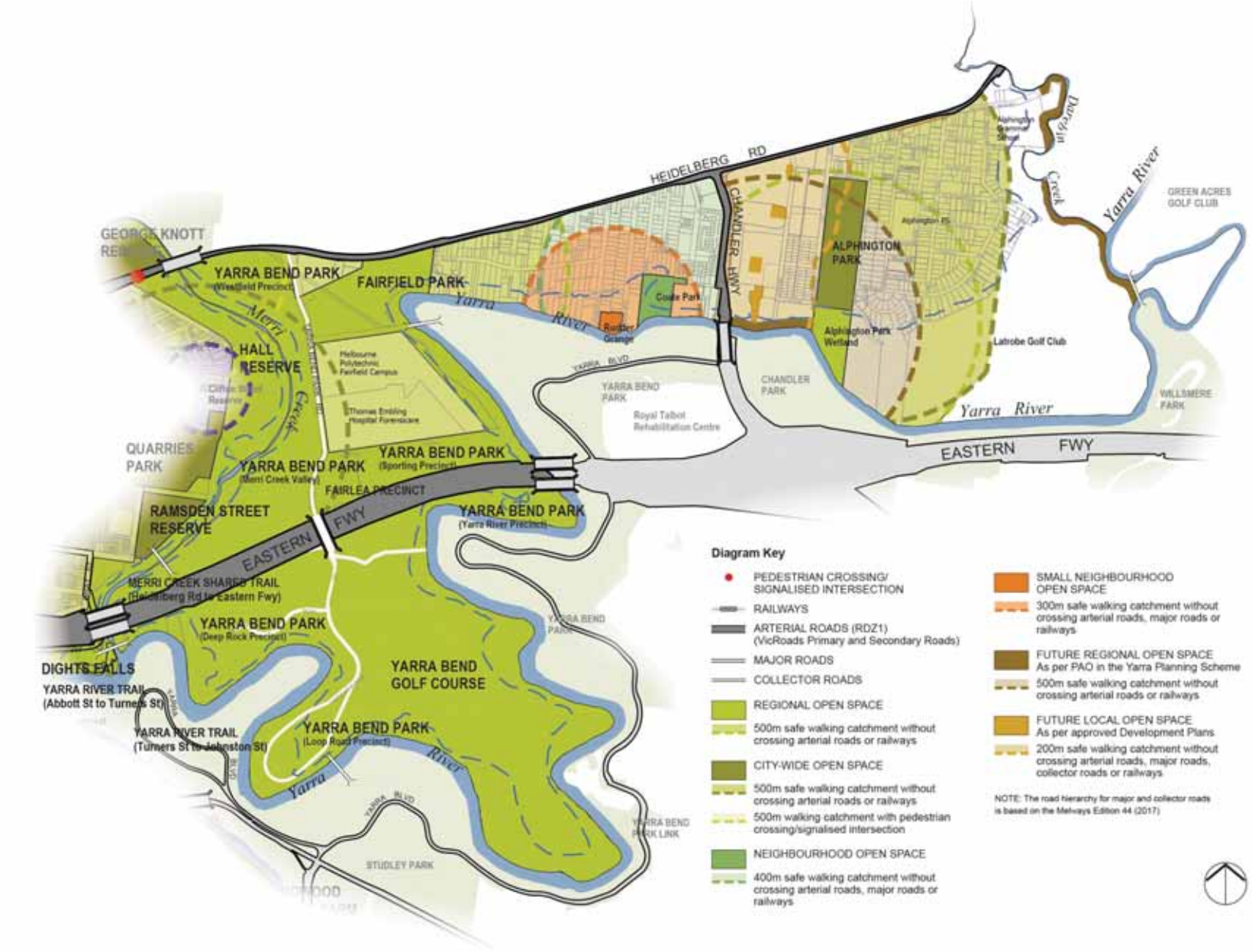


Figure 7.7C Gap analysis for Fairfield - Alphington

7.7.3 How residents use open space

A total of 55 resident surveys were received from the Fairfield - Alphington precinct, which represents 4 per cent of the total surveys received. The .id Community Profile identifies that 3 per cent of the City of Yarra's population lives there.

It is interesting to note that despite the close proximity of Yarra Bend Park there are relatively low levels of use of the park.

Table 7.7-3 **Most frequently visited open space**

No.	Name	Reasons to visit	Suggested improvements
Open space within walking distance			
24	Alphington Park	• Dog walking (10) • Close to home (4) • Beautiful open space (3)	• Upgrade the playgrounds (3) • No improvements required (2) • Netball court required (2) • More watering of the open space (2)
13	Fairfield Park	• Dog walking (4) • Walking (4) • Exercising (3) • Playing with children (3)	• No improvements required (3) • Additional bushland required (2)
12	Coate Park	• Dog walking (5) • Close to home (3) • Exercising (2)	• More drinking fountains (2) • Dog waste bags/bins, additional required (1)
9	Darebin Parklands	• Dog walking (4) • Exercising (4) • Walking (4)	• Safer crossing points at major roads for cyclists (1) • Dedicated facilities for womens sport(2)
9	Yarra Bend Park	• Beautiful open space (3) • Dog walking (2)	• Dog drinking facilities required (1) • Prohibit dogs (1)
7	Alphington Park Wetland	• Dog walking (5)	• No improvements required (1) • Wayfinding and educational signage required (1)
Open space beyond walking distance			
10	Edinburgh Gardens	• Walking (2) • Beautiful (2) • Relaxing (2)	• No improvements required (3)
3	Abbotsford Convent Arts Precinct	• Socialising with friends/family (5)	• No improvements required (3) • Regular maintenance and cleaning required (2)
93	Quarries Park	• Exercising (1) • Children playing (1)	• Upgrade playgrounds (1)

Values of open space (top five)

- 84% A place to relax and unwind
- 82% Trees
- 78% Habitat for native animals and plants
- 71% An escape from the built environment
- 64% Health and wellbeing, 64% Natural bushland character

Types of open space used (top five)

- 80% Local streets for exercise
- 78% Open space along the Yarra River
- 64% Small local parks
- 55% Large parks and gardens
- 45% Open space along the Merri Creek

Activities and facilities in open space (top five)

- 85% Walking paths
- 82% Open grassed areas
- 69% Seats
- 58% Cycle paths
- 45% Dog off-leash areas

General comments

This was an open ended section of the survey where respondents could write any additional comments. The following list are comments made by four or more people:

- Open space is valued (6)
- Retain the open space that is already there (4)

For further details on resident survey outcomes refer to the Report on Consultation Outcomes in Appendix B.

7.7.4 Analysis of future change and open space needs

7.7.4a Forecast future population

Quantity

Table 7.7-4 shows the forecast population growth for the residential and worker populations in Fairfield and Alphington. A further breakdown of the forecasts for the each sub-precinct within Fairfield and Alphington have been prepared by .id Consulting to assist with the analysis of where forecast change will occur.

Residential population forecasts are sourced from .id Consulting (2018) and the worker population estimates are calculated from the floor area growth forecasts in the *Spatial Economic and Employment Strategy, SGS, 2018* (SEES, 2018). There are no worker population estimates available for this precinct.

The resident population growth is significant with an overall change in residential population of 214 per cent or an additional 6,205 residents between 2016 and 2031. In reviewing the forecast breakdown, the majority of the change is forecast to occur in Alphington on the Alphington Paper Mills Development site. The resident population forecasts through to 2041 illustrate that there will be an approximately 28 per cent change in Fairfield, while Alphington will reduce to a 4 per cent increase. While this Strategy is primarily addressing the open space needs of the existing and forecast population through to 2031, it is useful to understand the context of the magnitude of change beyond the Strategy timeframe.

Table 7.7-4 Resident population forecasts for Fairfield and Alphington open space sub-precincts

SUB-PRECINCT	2016	2031	Difference 2016-2031
Alphington	1,245	7,393	6,148
% change Alphington			494%
Fairfield	1,649	1,706	57
% change Fairfield			3%
Total Fairfield and Alphington	**2,894**	**9,099**	**6,205**
Total % Change			214%

7.7.4b Population change impacts on open space

The additional quantity of people living and working in Fairfield and Alphington will place increased pressure and demand on the existing open space. The pressures will include increased volumes of people in the open space utilising the facilities particularly in the City-wide, Neighbourhood and Local open space. The Alphington Paper Mills Development Plan includes the provision of one new Small Local open space, three new Local open spaces and the 30 metre wide Yarra River corridor. This will assist to reduce the pressure on the existing open space network in Alphington.

The forecast change in demographics results in an increase in young families with children in the pre and primary school age. There is forecast to be a decline in the 12 to 17 year and 50 to 69 age range. With an increase in the number of young children, the future open space designs will need to maximise the diversity of facilities including play areas for young children.

7.7.4c Where change will occur

The forecast resident and worker population increase in Fairfield and Alphington will be concentrated in Alphington on the former Alphington Paper Mill development site along with the areas of Moderate Change as identified in the *Yarra Housing Strategy, 2018* (YHS, 2018). Refer to Figure 7.7D on the next page.

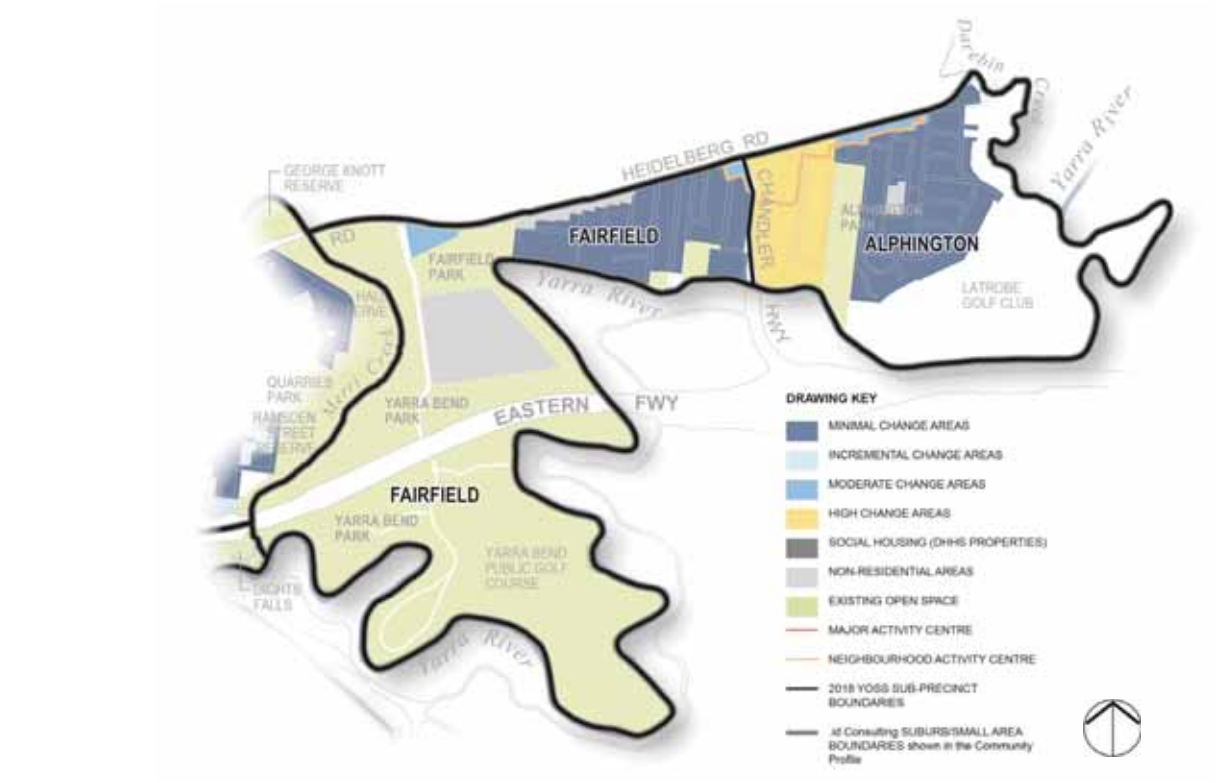


Figure 7.7D Open space sub-precincts and the Strategic Housing Framework (YHS, 2018)

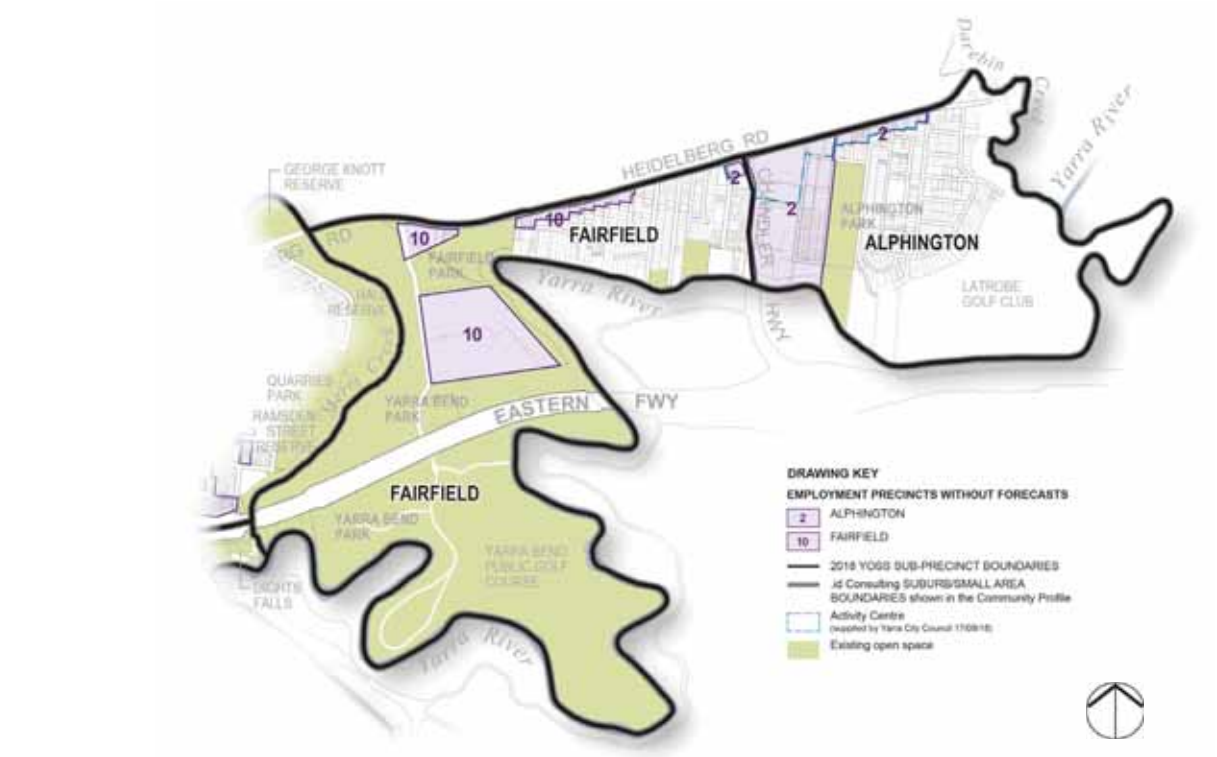


Figure 7.7E Open space sub-precincts and the Employment and Retail Precincts (SEES, 2018)

7.7.4d Open space distribution and future need in Fairfield - Alphington

The suburbs of Fairfield and Alphington are distinct and clearly defined by major roads and waterways.

Sub-precinct	Conclusions
Fairfield Refer to Section 7.7.2 for the description of existing open space and character.	• A 3 per cent increase in the resident population is forecast with an additional 57 residents by 2031. • Looking forward to 2041 a 28 per cent increase in the resident population is forecast with an additional 48 residents by 2041. • There is adequate open space provided for the existing and forecast population. • Minor upgrades to Coate Park and Rudder Grange to provide a bridge or formalised path, additional seating and improve the condition of the open grassed area in Coate Park. • Continue to implement the existing masterplan for Fairfield Park.
Alphington Refer to Section 7.7.2 for the description of existing open space and character.	• A 494 per cent increase in the resident population is forecast with an additional 6,148 residents by 2031. • Looking forward to 2041 the forecast increase slows significantly to 4 per cent. • As part of the approved Alphington Paper Mills Development Plan 2016 additional open space will be provided on the site. This includes 1 Small Local and 3 Local open spaces, with a connection to the standard 30 metre wide reserve adjacent to the Yarra River. • Undertake a major upgrade to the play and picnic facilities in Alphington Park to cater to increased levels of use from the additional population.

7.7.5 Fairfield - Alphington Recommendations

7.7.5a Summary of overall intent

Provision and distribution

Open space is well provided for and significantly contributes to the landscape character of these areas. With the significant levels of forecast growth in Alphington one new Small Local and three new Local open spaces are to be provided on the Alphington Paper Mills Development site as part of the approved Development Plan. In Fairfield, secure a formal public pedestrian path link between Coate Park and Rudder Grange along the Yarra River.

Quality and design

There is potential to expand the play and picnic facilities in Alphington Park to cater to the substantial increase in population, combined with ongoing upgrades to and implementation of the Fairfield Park Masterplan. The new open space designs are recommended to be reviewed in the context of ensuring there are facilities that provide for some active unstructured recreation and that they include greening and passive cooling given the high urban densities so they also contribute to mitigating urban heat island effect.

Refer to Figure 7.7F for the spatial location of recommendations for Fairfield - Alphington.

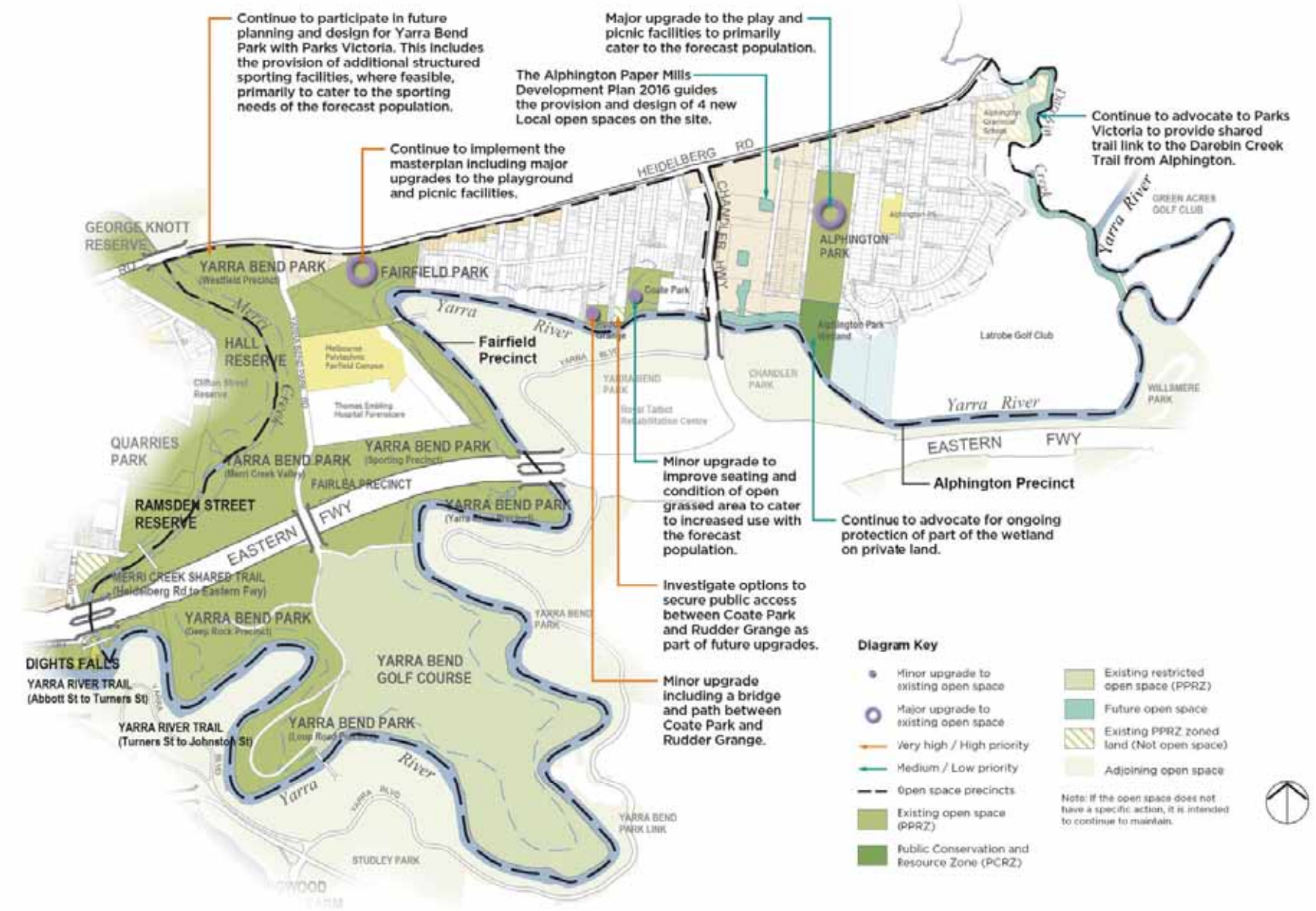


Figure 7.7F Recommendations for Fairfield - Alphington

7.7.5b Precinct Actions for Fairfield - Alphington

A Additional open space

No.	Action	Respons-ibility	Priority
7.5A-1	The Alphington Paper Mills Development Plan 2016 has identified the provision of 1 new Small Local open space in the north of the precinct.	Developer	High
7.5A-2	The Alphington Paper Mills Development Plan 2016 has identified the provision of 3 new Local open spaces on the site including the linking space to the 30 metre wide reserve along the Yarra River corridor.	Developer	High
7.5A-3	Continue to advocate to Parks Victoria to provide a shared trail link to the Darebin Creek Shared Trail from Alphington. Note that no costs have been included for this project as it is the responsibility of the Victorian government to provide access onto the trail.	PV (YCC)	High
7.5A-4	Continue to investigate options to secure public access along the Yarra River between Coate Park and Rudder Grange.	YCC (MW) (Adjoining Land Holders)	Ongoing

B Existing open space

No.	Action	Respons-ibility	Priority
7.5B-1	**Alphington Park** Undertake a major upgrade of the playground and picnic facilities in Alphington Park to primarily cater to the forecast population.	YCC	High
7.5B-2	**Alphington Park Wetland** Continue to maintain and recognise the biodiversity values of the wetland. This includes advocating for ongoing protection for part of the wetland located on adjoining private land.	YCC (Adjoining land holder)	Ongoing
7.5B-3	**Coate Park** Undertake minor upgrade with additional seating, improve the condition of the open grassed areas and continue to improve the biodiversity values of the reserve consistent with the existing masterplan.	YCC	High
7.5B-4	**Fairfield Park** Continue to implement the masterplan including a major upgrade to the playground and picnic facilities at the park. Future upgrades are for both the existing and forecast population.	YCC	High

No.	Action	Respons-ibility	Priority
7.5B-5	**Rudder Grange** Undertake a minor upgrade including a bridge or formalised safe path link between Coate Park and Rudder Grange, along with additional seats and continue to improve the biodiversity values.	YCC	Medium
7.5B-6	**Yarra Bend Park (all precincts)** Continue to participate in the future planning and design for Yarra Bend Park to advocate for provision of additional structured sporting facilities where feasible and required in the context of limited additional space being available to cater to the sporting needs of the forecast population in the City of Yarra.	PV (YCC)	High and Ongoing



7.8 Fitzroy

7.8.1 Introduction

Fitzroy is bounded to the north by Alexandra Parade, to the South by Victoria Parade, the west by Nicholson Street and the east by Smith Street. The land is gently undulating with Brunswick Street on a ridgeline.

The land use of Fitzroy is mixed with core residential precincts combined with the commercial spines running north south and east west along the major roads. Fitzroy has intact original residential pockets of Victorian terraces amongst mixed land use including former small scale manufacturing and warehouses, many of which today are converted to residential use. Along Nicholson Street the substantial larger historical terraces opposite the Carlton Gardens and the World Heritage Listed Royal Exhibition Buildings contribute to the character and context of Fitzroy. There are large pockets of mixed use and an area of social housing known as the Atherton Gardens Estate. Other key land use includes St Vincents Hospital and the Australian Catholic University along Victoria Parade. Brunswick Street, Gertrude Street, Smith Street and Johnston Street are key commercial and retail precincts with cafes and restaurants along with a vibrant art scene including galleries and studios.

Fitzroy is identified as an urban area of special significance to the Wurundjeri Woi Wurrung, Aboriginal and Torres Strait Islander people. Aboriginal and Torres Strait Islander leaders gained influence and important organisations were born in and around the streets of Fitzroy. The area has seen Stolen Generations and estranged families reunited and it has given rise to renowned artists, activists and athletes.

The *Smith Street Structure Plan*, adopted by Council in November 2008, provides the key direction for the future expansion and change within it. The *Yarra Housing Strategy* (2018) provides direction on the future level of change for residential use within the precinct.

With the mixed land use, there is a significant worker population in Fitzroy which is greater than the resident population as shown below:

- Existing residential population 2016: 11,485 (*Source: .id Consulting population forecasts, 2018*)
- Existing estimated worker population 2016: 17,314 (*Source: SEES, SGS 2018)*



Figure 7.8A Existing open space in Fitzroy

7.8.2 Existing open space

7.8.2d Description

Nicholson, Brunswick and Smith Streets are major north south roads in Fitzroy and Alexandra Parade, Johnston Street and Victoria Parade define four open space sub-precincts, Fitzroy A, B, C and D. These are shown in Figure 7.8B.



Figure 7.8B Open space sub-precincts for Fitzroy

Fitzroy A

- Open space sub-precinct Fitzroy A is located between Alexandra Parade and Johnston Street, and between Nicholson and Brunswick Streets.
- Open space located in this sub-precinct includes
  - Garryowen Park
- This Local open space is located centrally in the sub-precinct and includes seating and play facilities. There are no gaps in open space distribution in this precinct due to its relatively central location.
- The land use includes a combination of mainly residential use to the north and mixed use to the south.
- The *Yarra Housing Strategy* (2018) identifies this precinct to be a combination of minimal change in the north and incremental change in the south.

Fitzroy B

- Open space sub-precinct Fitzroy B is located between Johnston Street and Victoria Parade and between Nicholson and Brunswick Streets.
- Open space located in this sub-precinct includes:
  - Frank King Park
  - King William Reserve
- Frank King Park is Small Local open space which has a public garden character with seats and planting and appears as a private open space given it is fenced.
- King William Reserve by contrast contains a range of unstructured recreation facilities including a half court and playground along with a seating area.
- On the west side of Nicholson Street is Carlton Gardens and the World Heritage listed Royal Exhibition Buildings in the City of Melbourne. They contribute to the character of the area and can be accessed across an arterial road.
- The land use is predominantly residential with retail/commercial and higher density residential along Brunswick and Johnston Streets. South of Gertrude Street the land use is predominantly residential area with St Vincents Hospital.
- The *Yarra Housing Strategy* (2018) includes two moderate change areas with the remainder identified as minimal and incremental change.

Fitzroy C

- Open space sub-precinct Fitzroy C is located between Alexandra Parade and Johnston Street and between Brunswick and Smith Streets.
- Open space located in this sub-precinct includes
  - Smith Reserve
- Smith Reserve is a Small Neighbourhood open space located on Alexandra Parade adjacent to the Fitzroy Pool. The open space is informal in character and includes an open grassed area for informal games and dog off-lead exercise, a picnic and barbecue facility and fenced playground.
- Land use is a combination of residential, mainly to the north and then mixed use with higher density residential to the south closer to Johnston Street.
- The *Yarra Housing Strategy* (2018) identifies the mixed use area to the south and east as a high change area. Areas of moderate change are shown along Brunswick Street and also in the south, with the balance shown as minimal change.

Fitzroy D

- Open space sub-precinct Fitzroy D is located between Johnston Street and Victoria Parade and between Brunswick and Smith Streets.
- Open space located in this sub-precinct includes:
  - Atherton Reserve
  - Condell Street Reserve
  - George Street Reserve
  - Greeves Street Reserve
  - Whitlam Place
- Atherton Reserve is a Neighbourhood open space and is popular for informal ball sports with the soccer ground and also for dog walking/exercise and play.

- Condell Street Reserve is a Local open space with some mature shade trees, open grassed areas, path link and a small play facility.
- George Street Reserve is a Small Local open space with mature trees, path and seat and is mainly used as linking space.
- Greeves Street Reserve includes seats with some planting.
- Whitlam Place, located opposite the Fitzroy Town Hall and Library, functions as a linking space and a space for relaxing and sitting. Facilities and features include shade trees, seating, paths and a monument.
- Land use is predominantly residential with commercial and business use along the major roads bordering the precinct and also along Gertrude Street in the south. Fitzroy Town Hall and Library provides a civic hub along with Fitzroy Primary School and the Sacred Heart Primary School.
- The *Yarra Housing Strategy* (2018) identifies a high change area along Johnston Street in the north and moderate change along Brunswick and Smith Streets. The majority of the remainder of the precinct is identified as minimal change. Pockets of non-residential use include the Australian Catholic University site on Victoria Parade in the south.

7.8.2a Quantity of open space in Fitzroy

The 9 existing open spaces in Fitzroy have a combined total area of 2.27 hectares. This represents approximately 1.6 per cent of the total land area of the precinct. There is 2.2 sqm of open space per person relative to the residential population in 2016.

Table 7.8-1 Number, size and type of open space

No	Hierarchy	Area (ha)	%
0	Regional	0.00	0%
0	City wide	0.00	0%
1	Neighbourhood	1.14	50%
1	Small Neighbourhood	0.58	29%
3	Local	0.43	19%
4	Small Local	0.12	5%
9	**TOTAL**	**2.27**	**100%**

7.8.2b Open space hierarchy, character and quality

Atherton Reserve is the Neighbourhood open space for Fitzroy and while it appears to be well used, the open space survey identified it is slightly less popular than Condell Street Reserve. The soccer field is used as a sports ground for informal and structured sport and is available for other activities including ball sports, jogging and exercising dogs. Other facilities include the cricket nets, a path and two seating areas with picnic tables. Atherton Reserve adjoins the Cubbies Adventure Playground which is a supervised play area. While the reserve is positioned centrally there is a lack of passive surveillance in it which may contribute to the lower levels of informal use. Condell Street is nearby and provides a complementary character with mature exotic trees and a public play facility,

however it is poorly located in the open space and there is potential to expand and improve it along with the layout and facilities in the reserve. Whitlam Place is the other Local open space which is located nearby to Condell Street Reserve and has a distinctly different character and functions well without a play facility.

The two Small Local open spaces are limited in size and the there is potential to improve the character of George Street Reserve with additional planting and seating.

The proximity and views to Carlton Gardens and the Royal Exhibition Buildings contribute to the open space character and historical context of Fitzroy.

Table 7.8-2 Existing open space, hierarchy and character classification

Name	Area Ha	Hierarchy	Primary Character Classification	Secondary Character Classification
Atherton Reserve	1.14	Neighbourhood	Informal	Linking space
Condell Street Reserve	0.20	Local	Informal	Play
Frank King Park	0.05	Small Local	Public garden	Formal
Garryowen Park	0.11	Local	Informal	Play
George Street Reserve	0.03	Small Local	Linking space	Seating/viewing
Greeves Street Reserve	0.01	Small Local	Seating/viewing	
King William Reserve	0.02	Small Local	Urban plaza	Play
Smith Reserve	0.58	Small Neighbourhood	Informal	Play
Whitlam Place	0.11	Local	Public square	
Total	**2.27**			

7.8.2c Distribution of open space in Fitzroy

The existing open space has been allocated an appropriate open space hierarchy as shown in Table 7.8-2 and a corresponding walking catchment appropriate to it, as described in Table 3-1 and 3-5 of this report. The areas of the precinct that are located outside the walking catchments of the different open space reserves are referred to as 'gap areas' and are shown in white in Figure 7.8C. The assessment of the adequacy of the existing open space network in Fitzroy is informed by the analysis of the spatial distribution of open space. As one of the key aims of this Strategy is for everyone to live and work within a safe and easy walk of open space, the recommendations will focus on addressing the gaps in the existing open space network.

For Fitzroy, the major gaps in the existing open space network occur south of Gertrude Street and between Rose and Johnston Streets, between Brunswick Street and Smith Street. These are shown in Figure 7.8C.



Figure 7.8C Gap analysis for Fitzroy

7.8.3 How residents use open space

A total of 121 resident surveys were received from the Fitzroy precinct. A summary of the results of the worker survey is included in the next section 7.8.4.

Table 7.8-3 **Most frequently visited open space**

No.	Name	Reasons to visit	Suggested improvements
Open space within walking distance			
67	Edinburgh Gardens	• Dog walking (13) • Socialising with friends / family (13) • Relaxing (11) • Walking (10) • Large open space (8) • Dog friendly (7) • Picnics (7) • Playground (7) • Close to home (5) • Playing with children (5)	• No improvements required (7) • Dog fenced off areas required (3) • Dog drinking facilities required (2) • More exercise equipment needed (2) • More shade required for playgrounds (2)
47	Carlton Gardens	• Convenient / on the way (8) • Relaxing (7) • Close to home (6) • Dog walking (5)	• No improvements required (6) • Dog off leash areas required (3) • Separate paths for cyclists and pedestrians (2)
24	Smith Reserve	• Close to home (8) • Playground (8) • Dog walking (5)	• More fencing required (3) • More seating required (3) • Traffic noise management (3)
16	Condell Reserve	• Playground (6) • Close to home (5) • Playing with children (5)	• Empty bins frequently (5) • Shade required for playground (3) • Additional playgrounds required (2)
14	Atherton Reserve	• Dog walking (3) • Close to home (2) • Exercise dogs (2) • Playing with children (2)	• Upgrade playgrounds (2) • Additional fenced dog off leash areas required (2) • Prohibit dog off leash (1)
14	Fitzroy Gardens	• Walking (6) • Convenient / on the way (3)	• No improvements needed (1)
Open space beyond walking distance			
13	Edinburgh Gardens	• Socialising with friends / family (4) • BBQ facilities (2) • Dog friendly (2)	• More toilets required (2) • More bins required (1) • Bins to be emptied more frequently (1)
7	Royal Botanical Gardens Melbourne	• Peaceful open space (3) • Relaxing (2)	• No improvements required (1)
6	Darling Gardens	• Playgrounds (3) • Picnics (2)	• No improvements required (2)
6	Yarra Bend Park	• Cycling (4) • Dog walking (2) • Socialising with friends / family (2)	• Dog agility park required (1) • Maintain paths (1)

No.	Name	Reasons to visit	Suggested improvements
			• Additional playgrounds required (1)
5	Merri Creek Precinct	• Cycling (1) • Dog walking (1) • Exercising (1)	• More access to the river for canoeing (1)
5	Yarra River Precinct	• Dog walking (2)	• Additional boat sheds required to hire (1)

Values of open space (top five)

- 76% Place to relax and unwind
- 76% Trees
- 54% It's accessible
- 53% Just being outside, 53% The feeling of space
- 52% A place for children to play, 52% Health and well being

Types of open space used (top five)

- 69% Local streets for exercise
- 65% Small local parks
- 64% Large parks and gardens
- 29% medium sized parks
- 27% Urban squares

Activities and facilities in open space (top five)

- 88% Walking paths
- 69% Open grassed areas
- 67% Drinking fountains
- 59% Public toilets, 59% Seats
- 53% Cycle paths

General comments

This was an open ended section of the survey where respondents could write any additional comments. The following list are comments made by four or more people:

- Additional open space required (6)
- Additional open space is required particularly as densities increase and the less private open space (5)

For further details on resident survey outcomes refer to the Report on Consultation Outcomes in Appendix B.

7.8.4 How existing workers use open space

144 workers were surveyed in Fitzroy in Brunswick Street including near Victoria Parade.

Frequency of use of open space near the workplace

- 90 per cent of those surveyed visit open space near their workplace with only 10 per cent nominating they did not visit open space.

Reasons to visit open space near the workplace

The three top reasons workers visit open space near their place are:

- 66% to be outdoors as a break from work
- 46% to socialise / meet colleagues / friends
- 28% to eat lunch
- 21% to exercise for fitness
- 19% to meet family
- 12% to travel to and from work

Most frequently visited open space

No.	Name
28	Parks (names not provided)
25	Edinburgh Gardens
20	Carlton Gardens
20	Fitzroy Gardens
7	Small local park
6	Smith Reserve

Suggestions for improvements to the open space network

- Additional open space required (25)
- More greening/green open space (12)
- No improvements required to open space (11)
- Additional seats (8)
- More trees (7)

7.8.5 Analysis of future change and open space needs

7.8.5a Forecast future population

Quantity

Tables 7.8-4 and 7.8-5 show the forecast population growth for the residential and worker populations in Fitzroy. A further breakdown of the forecasts for the four open space sub-precincts within Fitzroy have been prepared by .id Consulting to assist with analysis of where forecast change will occur.

Residential population forecasts are sourced from .id Consulting (2018) and the worker population estimates are calculated from the floor area growth forecasts in the *Spatial Economic and Employment Strategy, SGS, 2018* (SEES, 2018).

The resident population growth is significant with an overall change in residential population of 38 per cent or an additional 4,333 residents between 2016 and 2031. The worker population is estimated to increase by approximately 48 per cent, with an additional 8,202 additional workers between 2016 and 2031.

The resident population forecasts through to 2041 illustrate that there is still additional capacity for growth beyond 2031 in Fitzroy and it is forecast to continue to grow at a similar rate with an additional nearly 5,000 residents by 2041. While this Strategy is primarily addressing the open space needs of the existing and forecast population through to 2031, it is useful to understand the context of the magnitude of change beyond the Strategy timeframe and to consider this in relation to the securing new open space.

Table 7.8-4 Resident population forecasts for Fitzroy open space sub-precincts

SUB-PRECINCT	2016	2031	Difference 2016-2031
Fitzroy A	1,326	2,059	733
% change Fitzroy A			55%
Fitzroy B	2,536	3,033	497
% change Fitzroy B			20%
Fitzroy C	2,376	3,648	1,272
% change Fitzroy C			54%
Fitzroy D	5,227	7,058	1,831
% change Fitzroy D			35%
Total Fitzroy	**11,465**	**15,798**	**4,333**
Total % Change			38%

Table 7.8-5 Worker population estimates for Fitzroy open space sub-precincts

EMPLOYMENT/ RETAIL PRECINCT	2016	2031	DIFFERENCE	% CHANGE
Fitzroy A				
Brunswick Street Retail Precinct	2,195	3,208	1,013	46%
Total estimated worker populaton Fitzroy A	*2,195*	*3,208*	*1,013*	*46%*
Fitzroy B				
Brunswick Street Retail Precinct	1,596	2,333	737	46%
Victoria Parade Employment Precinct	4,575	6,899	2,324	51%
Total estimated worker population Fitzroy B	*6,171*	*9,232*	*3,061*	*50%*
Fitzroy C				
Brunswick Street Retail Precinct	1,197	1,750	553	46%
Smith Street Retail Precinct	1,449	2,123	674	46%
Total estimated worker population Fitzroy C	*2,646*	*3,872*	*1,226*	*46%*
Fitzroy D				
Brunswick Street Retail Precinct	1,663	2,430	768	46%
Victoria Parade Employment Precinct	2,698	4,069	1,371	51%
Smith Street Retail Precinct	1,642	2,406	763	46%
Total estimated worker population Fitzroy D	*6,003*	*8,904*	*2,902*	*48%*
Retail and employment precinct totals				
Brunswick Street Retail Precinct	6,650	9,720	3,070	46%
Victoria Parade Employment Precinct	7,273	10,968	3,695	51%
Smith Street Retail Precinct	3,091	4,528	1,437	*46%*
Total estimated worker population Fitzroy	***17,014***	***25,216***	***8,202***	*48%*

7.8.5b Population change impacts on open space

The additional quantity of people living and working in Fitzroy will place increased pressures and demands on existing open space and also for new open space. The pressures will include increased volumes of people in open space utilising the facilities, leading to overcrowding in open space, lack of access to existing facilities and deterioration in the quality of natural features such as grassed areas due to compaction from increased use.

The demographic trends continue to have the young workforce (25 to 34 age range) as the dominant age group with a slight decline in the 18 to 24 age range and slight increase in the 50+ age groups. There is a similar number of children in the 0 to 17 age groups indicating that young families will continue to be a key part of the community make up. This means that there will be a need to continue to provide a diversity of opens space facilities that appeal to a diverse community.

7.8.5c Where change will occur

The forecast resident and worker population increase in Fitzroy will be concentrated in some of the key gap areas including north of Johnston Street and Victoria Parade south of Gertrude Street. The areas of future change are illustrated in Figures 7.8D and 7.8E below.

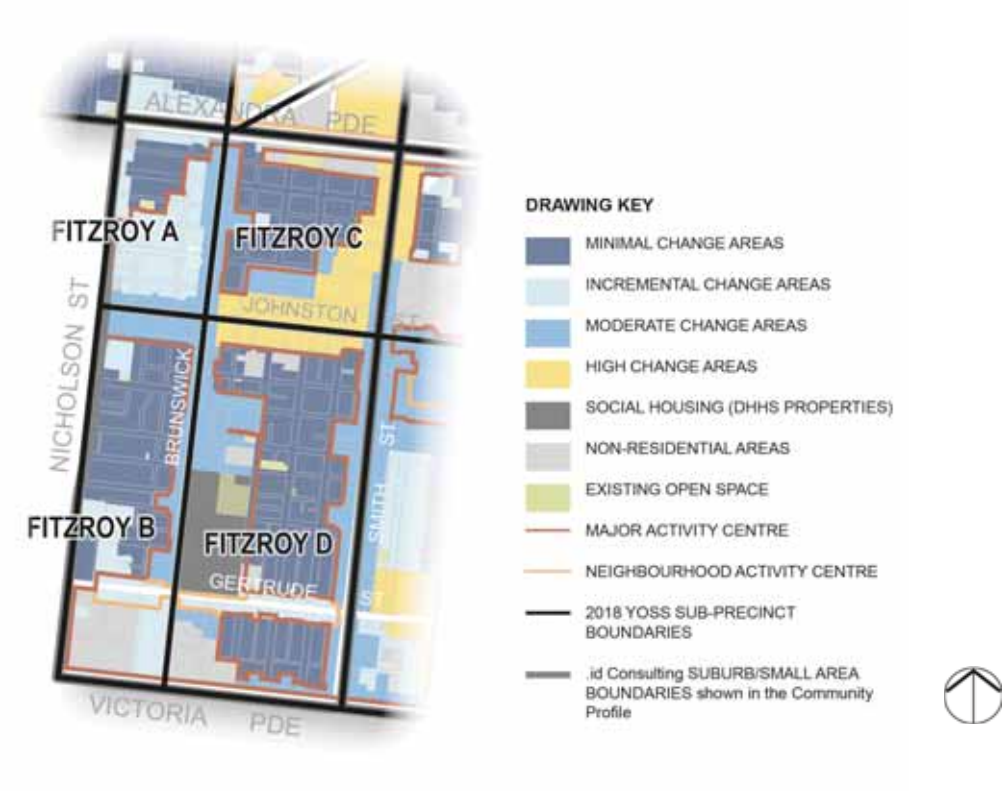


Figure 7.8D Open space sub-precincts and the Strategic Housing Framework (YHS, 2018)

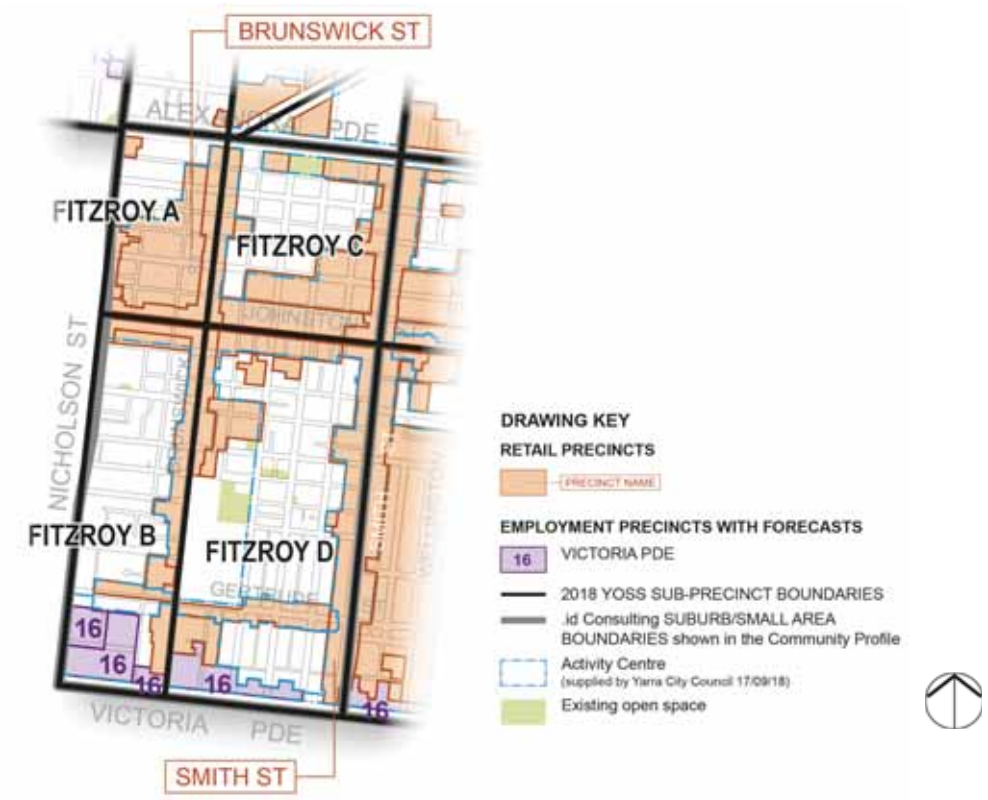


Figure 7.8E Open space sub-precincts and the Employment and Retail Precincts (SEES, 2018)

7.8.5d Future open space needs in Fitzroy

Within Fitzroy the major roads form barriers to safe and easy access to open space, and therefore the analysis has been undertaken on a sub-precinct basis. The open space sub-precincts are based on the ability of people working or living in Fitzroy to easily reach open space. The open space survey results confirm that residents travel outside Fitzroy to visit open space, primarily for the beauty and diversity of character in the large public gardens including Carlton Gardens, Fitzroy Gardens and Edinburgh Gardens. The high value placed on the need to relax and unwind in the open space surveys supports the need to ensure that adequate areas of green open space with natural features are provided in all parts of Fitzroy.

Sub-precinct	Conclusions
Fitzroy A Open space sub-precinct Fitzroy A. Refer to Section 7.8.2 for the description of existing open space and character.	• A 55 per cent increase in the resident population is forecast with an additional 733 residents by 2031. We note that in this precinct, the population is forecast to continue to increase with an additional 1,113 living there by 2041, taking it from 1,326 residents in 2016 to 3,172 in 2041. • A 46 per cent increase in the worker population is estimated with an additional 1,013 workers by 2031. • Garryowen Park is the only existing open space and caters primarily for the resident population. • Recommend a new Small Local open space in the southern part of the sub-precinct in proximity to the moderate and incremental change areas. Given the forecast population will be living and working in a higher density context, the new open space will contribute to mitigating urban heat island

Sub-precinct	Conclusions
	effect and focus on facilities that complement those in Garryowen Park. • Continue to maintain Garryowen Park to substantially meet the needs of the existing population living and working in the northern parts of the sub-precinct, along with the increased levels of use from the forecast population in that area.
Fitzroy B Open space sub-precinct Fitzroy B. Refer to Section 7.8.2 for the description of existing open space and character.	• A 20 per cent increase in the resident population is forecast with an additional 497 residents by 2031. • A 50 per cent increase in the worker population is estimated with approximately 3,061 additional workers by 2031. Two thirds of these are forecast to be in the Victoria Parade employment precinct in the gap area. • Frank King Park and King William Reserve provide a diversity of facilities for the existing community. However given their small size, the addition of more than 3,500 forecast people living and working in this sub-precinct will impact on these open spaces. • Investigate options to expand the size of Frank King Park utilising part of the existing road reserve to increase its capacity to accommodate forecast growth. • Provide a new Local open space north of Gertrude Street towards Brunswick Street close to the area of moderate change identified in the Yarra Housing Strategy. • Recognise that Carlton Gardens in the adjoining City of Melbourne is valued and forms part of the open space network that is used by the community.
Fitzroy C Open space sub-precinct Fitzroy C. Refer to Section 7.8.2 for the description of existing open space and character	• A 54 per cent increase in the resident population is forecast with an additional 1,272 residents by 2031. • A 46 per cent increase in the worker population is estimated with an additional approximately 1,226 additional workers by 2031. • Smith Reserve is the most visited open space in Fitzroy with many survey respondents noting the impact of traffic noise, movement and air pollution on the open space. A major upgrade is required to this reserve for both the existing and forecast population. • The forecast growth is identified to occur in the south and east parts of this sub-precinct, which corresponds with an existing gap area in open space provision. • Therefore a new Small Local open space is recommended to provide open space within safe walking distance of existing and future residents and workers in the moderate and high change areas. • Please refer to Figure 7.8F.

Sub-precinct	Conclusions
Fitzroy D Open space sub-precinct Fitzroy D. Refer to Section 7.8.2 for the description of existing open space and character	• A 35 per cent increase in the resident population is forecast with an additional 1,831 residents by 2031. • A 48 per cent increase in the worker population is estimated with approximately 2,902 additional workers by 2031. • Atherton Reserve is important for people to exercise and enjoy a larger sense of space. There is potential to undertake a major upgrade of the nearby Condell Street Reserve to improve and expand the play facility, include picnic facilities, paths and the open grassed areas with excellent passive surveillance nearby to Atherton Reserve. • George Street Reserve has the potential to be improved with additional greening and seating to strengthen the open space character and cater to more people using it for seating. • Whitlam Place and Greeves Street Reserve function well as part of the existing open space network and will continue to be maintained. • The forecast employment growth particularly is identified to occur in the Victoria Parade employment precinct associated with the Australian Catholic University and the non-residential land along Victoria Parade. This area lacks any nearby open space that is within safe and easy walking distance. • Therefore a new Small Local open space is recommended south of Gertrude Street in sub-precinct Fitzroy D. The open space will be for both the existing and forecast community and will assist mitigate urban heat island effect. • Please refer to Figure 7.8F

7.8.6 Fitzroy recommendations

7.8.6a Summary of overall intent

Provision and distribution

Atherton Reserve is the largest open space in Fitzroy and will continue to be improved by strengthening its role for modified structured sport (i.e. programs for juniors, all abilities and seniors), informal sport and recreation that can be undertaken in this larger open space. It will be complemented by a major upgrade to Condell Street Reserve to create a community park with updated and expanded play and picnic facilities along with improvements to the trees, garden beds and grassed areas. Combined with Whitlam Place which has a distinctly different character, it will create a quality hub of open space around the civic heart of Fitzroy Library and Town Hall.

A series of new open spaces are proposed to address existing gaps in the open space network and to meet the significant forecast population growth, along with the expansion to selected existing Small Local open space. Given the framework of the existing open space and the fine grain of development, a series of new Small Local open spaces are proposed so that the existing and forecast community live and work within a safe and easy walk of green open space.

Quality and design

There is potential to improve the recreational quality and diversity of facilities in the existing and proposed open space network. Given the urban densities, increasing the quality of these green spaces including maximising moisture absorbing surfaces will assist to mitigate urban heat island effect in the future. The additional open spaces will be designed to complement the existing network that combined will provide a diversity of facilities for the existing and future population.

Refer to Figure 7.8F for the spatial location of recommendations for Fitzroy.

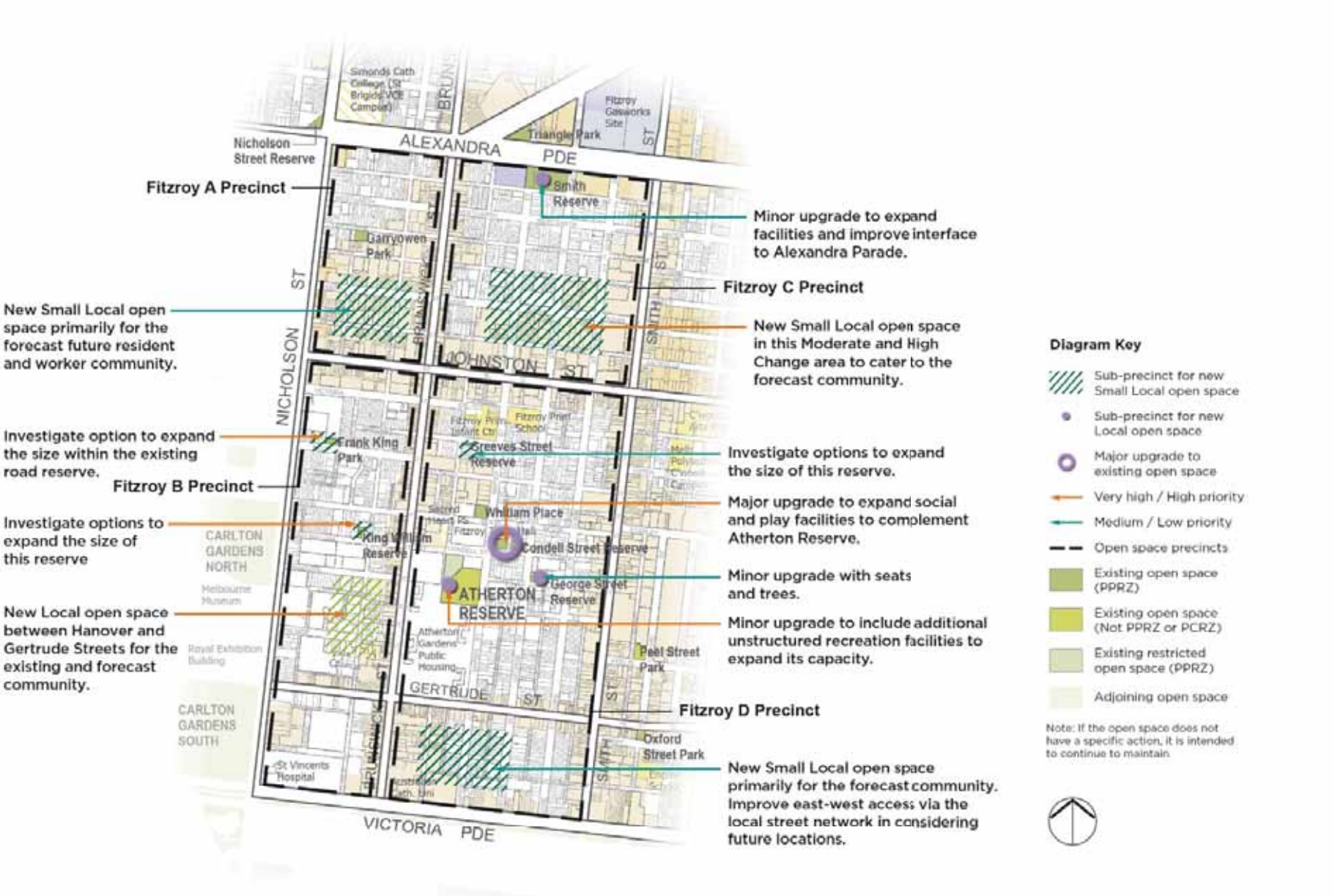


Figure 7.8F Recommendations for Fitzroy

7.8.6b Precinct Actions for Fitzroy

A Additional open space

No.	Action	Respons-ibility	Priority
7.8A-1	Provide a new Small Local open space in the southern part of open space sub-precinct Fitzroy A. This open space will primarily provide for the forecast future population that will be living and working the southern part of the precinct. The open space will have a role in mitigating urban heat island effect and provide facilities that meet the needs of the forecast future residents and workers and complement those provided in Garryowen Park.	YCC Developers	Medium
7.8A-2	Provide a new Local open space between Hanover and Gertrude Streets in open space sub-precinct Fitzroy B. This open space will be for both the existing and forecast population given the limited size of King William Reserve further north. This open space design will complement King William Reserve and assist to mitigate urban heat island effect as the urban density increases in this area.	YCC Developer	High
7.8A-3	Investigate options to increase the size of King William Reserve to increase the capacity of this existing open space to cater to the forecast population.	YCC Developer	Medium
7.8A-4	Provide a new Small Local open space in the southern part of open space sub-precinct Fitzroy C primarily for the forecast resident and worker population and also for the existing population.	YCC Developer	High
7.8A-5	Provide a new Small Local open space south of Gertrude Street in sub-precinct Fitzroy D. This is for both the existing and forecast population and to mitigate urban heat island effect.	YCC Developer	Medium
7.8A-6	Investigate options to expand the size of Greeves Street Reserve in sub-precinct Fitzroy D. This is primarily for the forecast population and to improve its role in mitigating urban heat island effect.	YCC Developer	Medium

B Existing open space

No.	Action	Respons-ibility	Priority
7.8B-1	**Atherton Reserve** Undertake a minor upgrade to install fitness equipment/outdated table tennis or other facilities adjacent to the path to increase the diversity of recreation facilities that encourage fitness and use of this open space. This will be for the both the existing and forecast population given the scale of forecast growth.	YCC	Ongoing

No.	Action	Respons-ibility	Priority
7.8B-2	**Condell Street Reserve** Undertake a major upgrade to significantly expand the unstructured recreation and social facilities including the playground, picnic and barbecue facilities, paths and open grassed area. This will be for the both the existing and forecast population given the scale of forecast growth and complement the facilities at Atherton Reserve.	YCC	High
7.8B-3	**Frank King Park** Investigate options to increase the size of the park by expanding it into the existing road reserve, primarily to cater to the forecast community.	YCC	High
7.8B-4	**Garryowen Park** Continue to maintain.	YCC	Ongoing
7.8B-5	**George Street Reserve** Undertake a minor upgrade to increase planting and seating to improve the function and use of this reserve.	YCC DHHS	Medium
7.8B-6	**Greeves Street Reserve** Investigate options to expand the size of this open space to increase its function and use in the context of forecast population growth. Refer to Action 7.8A-6.	YCC	Medium
7.8B-7	**King William Reserve** Continue to maintain.	YCC	Ongoing
7.8B-8	**Smith Reserve** Prepare and implement a masterplan for this reserve to improve the interface to Alexandra Parade, upgrade the play and picnic facility to cater to the increased levels of use anticipated in the future along with potential expansion of the overall size. This will be for the both the existing and forecast population.	YCC	Medium
7.8B-9	**Whitlam Place** Continue to maintain.	YCC	Ongoing



7.9 Fitzroy North

7.9.1 Introduction

Merri Creek defines the eastern extent of Clifton Hill, with Queens Parade to the north west and the Alexandra Parade to the south. The land form is relatively flat and grades down towards Merri Creek.

The land use is predominantly residential, with non-residential use located along the major arterials including Queens Parade, Brunswick Street, Nicholson Street and Alexandra Parade. The former inner circle railway has been converted to open space which provides connectivity between the major areas of open space. Edinburgh Gardens is located in the heart of Fitzroy North and is a Victorian era garden that complements the Victorian architecture of the residential neighbourhood around it. Wide streetscapes in the residential area between Queens Parade and St Georges Road contribute to the overall landscape character and greening of Fitzroy North.

A range of large strategic sites have progressively been redeveloped over recent years to medium density mixed use from non-residential uses, which has increased the density of the neighbourhood. Social housing is located through the precinct, along with Rushall Park, the Victorian era retirement village located on Rushall Crescent near the railway.

A number of schools are located in the Fitzroy North including the Merri Creek Primary School, Fitzroy High School and Fitzroy Primary School. On the south side of Queens Parade the former Fitzroy Gasworks Site has recently been rezoned by the Minister for Planning as part of Amendment C243 to Mixed Use and Public Use Zone 2. Development Victoria has commenced planning for a new school, sports facility and residential development on this site. The school on the site is currently known as Fitzroy Gasworks (Senior Campus) and is intended to be the new senior campus for Collingwood College and Fitzroy High School. The remainder of the site is identified to have a sports facility, affordable housing and high density housing. The open space provision for this site has already been determined by Development Victoria and is not included in this Open Space Strategy.

With the predominantly residential land use in the precinct the resident population is greater than the worker population in Clifton Hill, as follows:

- Existing residential population 2016: 12,357 (*Source: .id Consulting population forecasts, 2018*)
- Existing estimated worker population 2016: No data is available (*Source: SEES, SGS 2018)*

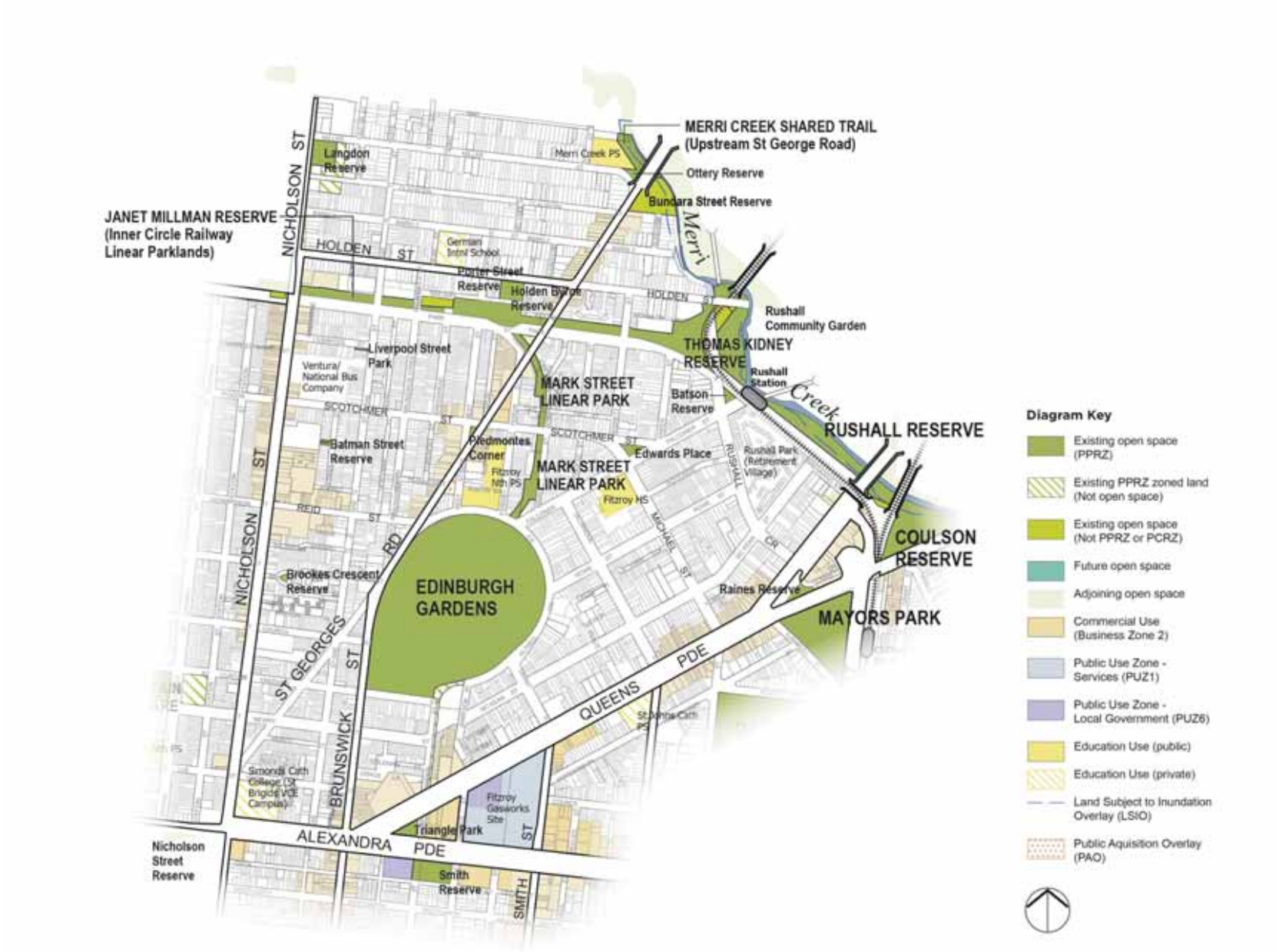


Figure 7.9A Existing open space in Fitzroy North

7.9.2 Existing open space

7.9.2a Open space precinct description

The major roads define a series of five open space sub-precincts being Fitzroy North A, B, C, D and E as shown in Figure 7.9B below. The arterial and major roads in Fitzroy North form a barrier to easy and safe access to open space. Additionally, due to the size of Fitzroy North, A and B and C and D have been defined along Scotchmer/Michael Streets, which are collector roads. This was to understand the changes in forecast change within each of them, however for the analysis we have not considered Scotchmer and Michael Streets as barriers to access to open space.



Figure 7.9B Open space sub-precincts for Fitzroy North

Fitzroy North A

- Open space in sub-precinct Fitzroy North A is located between Nicholson Street and St Georges Road and between May and Scotchmer Streets.
- Open space located in this sub-precinct includes
  - Holden Byrne Reserve
  - Janet Millman Reserve (Part of the Inner Circle Railway Linear Parklands)
  - Langdon Reserve
  - Merri Creek Shared Trail (Upstream St Georges Road)
  - Porter Street Reserve
  - Liverpool Street Park
- The Inner Circle Railway Linear Parklands provides excellent east-west access through this sub-precinct which at a broader scale links Merri Creek Shared Trail corridor and Princes Park located in the City of Melbourne. Additional to the linear open space there are Local open spaces that directly adjoin it, including Porter Street Reserve and Holden Byrne Reserve.

- Langdon Reserve in the north of the sub-precinct is well used and includes a playground, open grassed area, basketball half court and seating.
- Liverpool Street Park is a Small Local open space to the south providing seating and planting directly adjoining the road reserve.
- Merri Creek Shared Trail is located to the north east directly adjoining Merri Creek Primary School and provides good linear connectivity to the north.
- The land use is predominantly residential with some non-residential use along Nicholson Street and the St Georges Road along with the Merri Creek Primary School and the German International School on Holden Street.
- The *Yarra Housing Strategy* (2018) designated the majority of the precinct as Minimal Change, with pockets of Incremental Change along St Georges Road and Nicholson Street. There are no employment estimates available for the St Georges Road and Queens Parade Retail Precincts.

Fitzroy North B

- Open space sub-precinct Fitzroy North B is located between Nicholson and Brunswick Street, south of Scotchmer Street.
- Open space located in this sub-precinct includes:
  - Batman Street Reserve
  - Brookes Crescent Reserve
  - Piedmontes Corner
- The three Small Local open spaces have quite different characters with Piedmontes Corner being an urban square, Batman Street Reserve providing play and seating and the Brookes Crescent Reserve being a seating space with trees.
- The land use is predominantly residential with the Simonds Catholic College St Brigid's VCE Campus adjoining Alexandra Parade and some mixed use along Nicholson Street and Scotchmer Street.
- There is a proposed new Small Local open space being contributed as part of a major development site on the corner of Reid and Nicholson Streets.
- The *Yarra Housing Strategy* (2018) includes a larger area of Incremental Change associated with the mixed used and General Residential Zones along Nicholson Street, Alexandra Parade and St Georges Road. The balance of the precinct is Minimal Change.

Fitzroy North C

- Open space sub-precinct Fitzroy North C is located between St Georges Road and Queens Parade, defined to the north by Merri Creek and the south west by Michael Street.
- Open space located in this sub-precinct includes
  - Batson Reserve
  - Bundara Street Reserve
  - Edwards Place
  - Inner Circle Railway Linear Parklands
  - Mark Street Linear Park
  - Raines Reserve
  - Rushall Reserve
  - Thomas Kidney Reserve

- Inner Circle Railway Linear Parklands and Mark Street Linear Park provide excellent east west and north south connectivity through the precinct. They link key parklands including the Merri Creek Shared Trail and Edinburgh Gardens, outside the sub-precinct.
- Open space along the Merri Creek corridor includes Bundara Street Reserve and Rushall Reserve. Batson Reserve adjoins the Merri Creek Corridor at the entry to Rushall Station and Thomas Kidney Reserve is at the junction of the Inner Circle Railway Linear Parklands and Merri Creek corridor. Two footbridges provide connectivity across Merri Creek to the open space corridor on the north east side of the creek in the City of Darebin.
- A series of smaller Local and Small Local open spaces includes Raines Reserve and Edwards Place.
- Land use is predominantly residential with the large heritage listed retirement village, Rushall Park located between Rushall Crescent and the railway. There is also a recently constructed aged care facility between Queens Parade and Hoddle Street.
- The *Yarra Housing Strategy* (2018) includes a High Change area in the land between the Queens Parade and Hoddle Street/Heidelberg Road. A Moderate Change area adjoins Queens Parade, while the majority of the balance of the area is Minimal Change with small pockets of Incremental Change.

Fitzroy North D

- Open space sub-precinct Fitzroy North D is located between Brunswick Street and Queens Parade and extending north east to Michael Street.
- Open space located in this sub-precinct includes:
  - Edinburgh Gardens
  - Mark Street Linear Park
- Edinburgh Gardens is the most popular open space reserve in the City of Yarra. Originally reserved in 1862 the sports field now WT Peterson Oval and also known as the Brunswick Street Oval is used by the Fitzroy Football Club and Edinburgh Cricket Club. The Fitzroy Bowling Club was established on the site in 1872 and the Fitzroy Tennis Club, originally established in 1894 is also located there. The park also includes extensive areas for unstructured recreation with tree lined paths, informal open grassed areas, dog off-leash areas, table tennis and a playground.
- Mark Street Linear Park provides north south connectivity to the main east-west Former Inner Circle Railway Linear Park.
- The sub-precinct is predominantly residential with some non-residential land use along Queens Parade, including along the former spur railway alignment between Queens Parade and the Edinburgh Gardens. To the north of the gardens is the Fitzroy Primary School and the Fitzroy High School.
- The *Yarra Housing Strategy* (2018) includes a High Change area in the south west adjoining Queens Parade, along with two Moderate Change Areas and Incremental Change.

Fitzroy North E

- Open space sub-precinct Fitzroy North E is a triangular precinct defined by Queens Parade and Alexandra Parade with Smith Street to the east.
- Open space located in this sub-precinct includes:
  - Triangle Park

- Triangle Park includes mature exotic trees to the perimeter with low mounds and an open grassed area.
- The sub-precinct includes some residential use in the original Victorian era terraces combined with non-residential business/commercial uses west of George Street. East of George street is the former Fitzroy Gasworks Site, which has recently been rezoned for future education and residential use. The future provision of open space at the former Fitzroy Gasworks Site has already been agreed to and does not form part of the recommendations in this Strategy.
- The *Yarra Housing Strategy* (2018) highlights the former Fitzroy Gasworks Site as a High Change area.

7.9.2b Quantity of open space in Fitzroy North

The 19 existing open spaces in Fitzroy North have a combined total are of 29.56 hectares. This represents approximately 12.8 per cent of the total land area of the precinct. There is 26 sqm of open space per person relative to the residential population in 2016.

Table 7.9-1 Number, size and type of open space

No	Hierarchy	Area (ha)	%
3	Regional	4.87	16%
4	City wide	21.89	74%
1	Neighbourhood	1.0	3%
0	Small Neighbourhood	0.0	0%
7	Local	1.67	6%
4	Small Local	0.13	0%
19	**TOTAL**	**29.56**	**100%**

7.9.2c Open space hierarchy, character and quality

The linear open space corridor along Merri Creek is identified as Regional open space being recognised for the broader recreational and biodiversity values that are present along the creek corridor. The Inner Circle Railway Linear Parklands extend east-west through Fitzroy North from Merri Creek and linking through Carlton North, Princes Hill and to Princes Park. There are off-road shared paths that provide excellent access along these linear open space reserves for walking and cycling. They also connect to larger open space systems along the Merri Creek and west through the City of Melbourne to Royal Park and Moonee Ponds Creek.

The most popular open space in the City of Yarra is Edinburgh Gardens which is designated as a City-wide open space with extensive facilities that cater to both structured and unstructured recreation along with social facilities. The heritage values are currently stated as being of Local significance, with specific listings in the Victorian Heritage Database for the Brunswick Street Oval Grandstand and the Classical Revival Rotunda, built in 1925.

The Local and Small Local open space network provides a diversity of spaces that form an important part of the open space network, particularly west of Brunswick Street/St Georges Road.

Table 7.9-2 Existing open space, hierarchy and character classification

Name	Area Ha	Hierarchy	Primary Character Classification	Secondary Character Classification
Batman Street Reserve	0.04	Small Local	Informal	Play
Batson Reserve	0.07	City-wide	Linking space	Heritage, Linear
Brookes Crescent Reserve	0.04	Small Local	Seating/viewing	Informal
Bundara Street Reserve	0.91	Regional	Linking space	Waterway, Seating/viewing
Edinburgh Gardens	17.37	City-wide	Heritage	Public garden, Structured sporting
Edwards Place	0.13	Local	Informal	Native bushland, Linking space
Holden Byrne Reserve	0.33	Local	Formal	Heritage, Linking space, Play, Botanical
Janet Millman Reserve (Part of Inner Circle Railway Linear Parklands)	2.71	City-wide	Linear	Informal, Native bushland, Linking space, Service easement, Heritage
Langdon Reserve	0.43	Local	Informal	Play
Liverpool Street Park	0.02	Small Local	Seating/viewing	
Mark Street Linear Park	1.00	Neighbourhood	Linear	
Merri Creek Shared Trail – Upstream St Georges Road	0.39	Regional	Linear	Waterway, Nature conservation
Ottery Reserve	0.11	Local	Seating/viewing	Waterway, Nature conservation
Piedmontes Corner	0.04	Small Local	Significant road reservation	Public square
Porter Street Reserve	0.10	Local	Linking space	Formal
Raines Reserve	0.41	Local	Significant road reservation	
Rushall Reserve	3.57	Regional	Linear	Waterway, Nature conservation
Thomas Kidney Reserve	1.73	City-wide	Linking space	Community garden, Linear, Native bushland, Service easement, Heritage
Triangle Park	0.16	Local	Significant road reservation	Seating/viewing
Total	**29.56**			

7.9.2d Distribution of open space in Fitzroy North

The existing open space has been allocated an appropriate open space hierarchy as shown in Table 7.9-2 above and a corresponding walking catchment appropriate to it, as described in Tables 3-1 and 3-5 of this report. The areas of the precinct that are located outside the walking catchments of the different open space reserves are referred to as 'gap areas' and are shown in white in Figure 7.9C on the next page. The assessment of the adequacy of the existing open space network in Fitzroy North is informed by the analysis of the spatial distribution of open space. As one of the key aims of this Strategy is for everyone to live and work within a safe and easy walk of open space, the recommendations will focus on addressing the gaps in the existing open space network. For Fitzroy North, the gaps in the existing open space network occur between Nicholson Street and Brunswick Street, and also in the triangle of land in the south between Queens Parade and the Alexandra Parade.

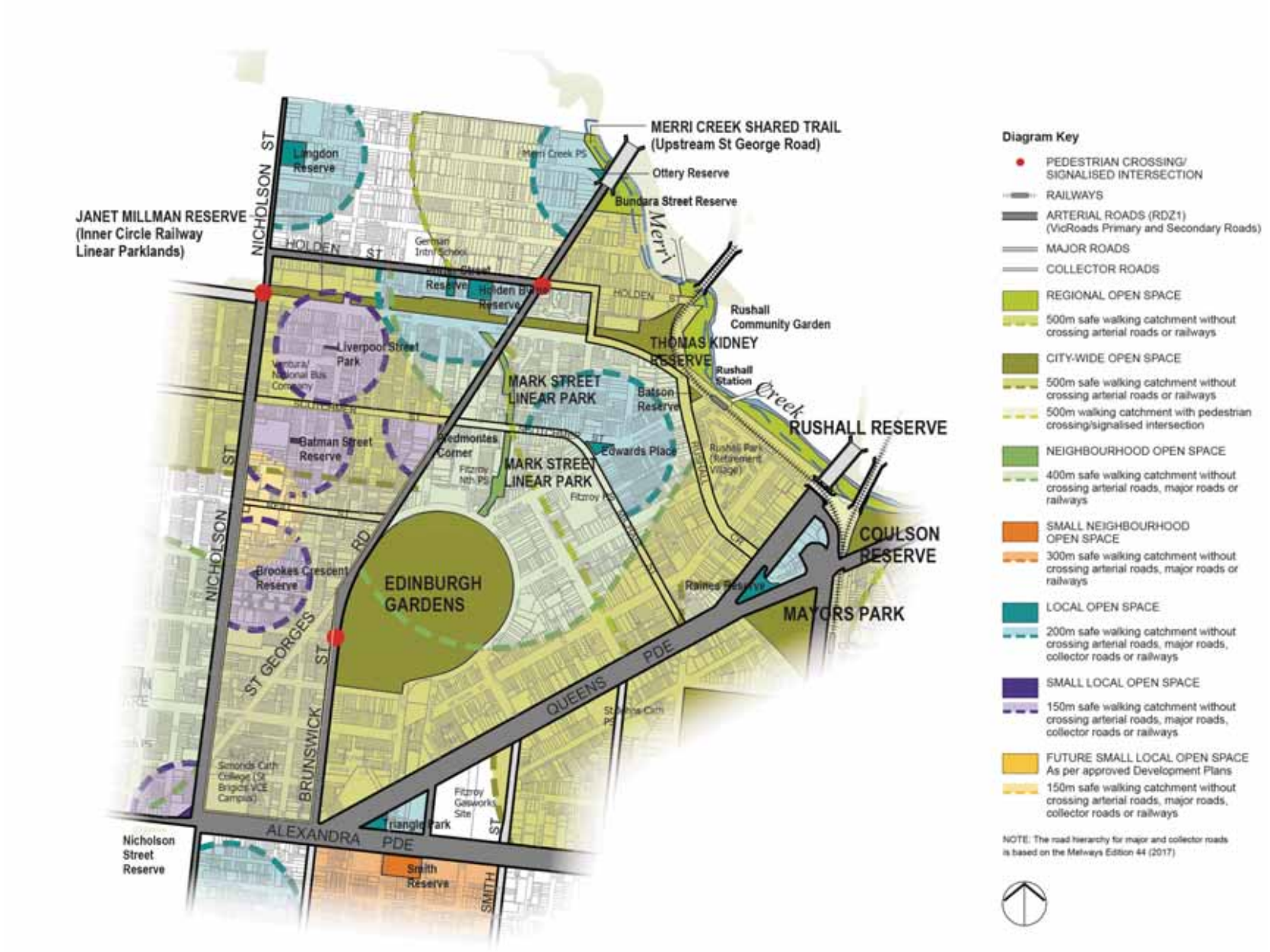


Figure 7.9C Gap analysis for Fitzroy North

7.9.3 How residents use open space

A total of 170 resident surveys were received from the Fitzroy North precinct which represents 13 per cent of the total surveys. The .id Community Profile identifies that 13 per cent of the City of Yarra's population lives in Fitzroy North.

Fitzroy North includes Edinburgh Gardens which is the most popular open space. The survey respondents greatly appreciate it for dog walking, exercise, play and meeting friends. There is concern about increasing density of development and the negative impacts on open space, including that more open space needs to be provided to meet the growing community's needs. While Edinburgh Gardens is appreciated there are concerns about the level of use, inappropriate behaviour in the gardens and the ongoing maintenance to manage the high levels of use. Clear designation of dog off-leash areas with fencing were suggested and the need to separate children and dogs from speeding cyclists. Open space being uninviting was one of the top reasons respondents of Fitzroy North did not visit open space with personal safety in third place which was explained in part by comments in the other category as being related to the conflicts between dogs and other park users.

Table 7.9-3 Most frequently visited open space

No.	Name	Reasons to visit	Suggested improvements
Open space within walking distance			
157	Edinburgh Gardens	• Dog walking (48) • Relaxing (26) • Walking (25) • Socialising with friends / family (24) • Exercising (23) • Picnics (20) • Playing with children (15) • Close to home (12) • Playground (12)	• More toilets required (13) • No improvements required (9) • Dog fenced off leash areas required (7) • Dog drinking facilities required (6) • Additional exercise equipment needed (6)
18	Darling Gardens	• Dog walking (7) • Walking (4) • Peaceful (3)	• No improvements required (2) • Prohibit cyclists from the area (1) • Dog fenced off leash areas required (1) • Prohibit dogs (1)
17	Curtain Square	• Playground (5) • Dog walking (4) • Picnics (4)	• Additional trees required (2) • Maintenance of dog-off leash areas required (2) • Improve usability for dogs (1)
17	Park Street Reserve	• Dog walking (5) • Cycling (4) • Walking (4)	• More bins required (3) • Additional drinking fountains required (3) • No improvements required (2)

No.	Name	Reasons to visit	Suggested improvements
16	Merri Creek Precinct	• Walking (5) • Dog walking (4) • Natural character of open space (4)	• Regular maintenance and cleaning required (2) • Maintenance of paths required (2) • Maintenance of path vegetation required (2) • Improve weed control (2)
10	Princes Park	• Exercising (6)	• Additional lighting required for morning runs (2)
Open space beyond walking distance			
24	Yarra Bend Park	• Dog walking (8) • Natural character of open space (8) • Exercising (3) • Picnics (3)	• No improvements required (5) • Improve paths (2) • Additional toilets required (2)
10	Edinburgh Gardens	• Dog walking (3) • Picnics (3) • Exercising (2) • Large open space (2 • Playing with children (2) • Socialising with friends / family (2)	• More dog drinking facilities required (1) • Dog owners to have control of their dogs (1) • Cycle paths needed through park (1)
9	Yarra River Corridor	• Natural character of the open space (4) • On the way cycling (2) • Walking (2)	• Manage pedestrian and cyclists use of shared path (1) • Limit development (1) • Connecting paths required (1) • Path vegetation needs more maintenance (1) • Wayfinding and educations signage required (1)
8	Royal Botanical Gardens Melbourne	• Gardens (2)	• No improvements required (2)
7	Carlton Gardens	• Walking (3) • Convenient / on the way (2	• No Improvements required (1) • Allow cyclists to use the gardens (1)
7	Fitzroy Gardens	• Café and kiosk facilities (2) • Peaceful open space (20	• No improvements required (2)
7	Merri Creek Precinct	• Dog walking (3) • Open space (3) • Exercising (2)	• Regular rubbish removal required (1) • More bins required (1)
	Princes Park	• Dog walking (3) • Paths (2)	• More fenced dog off-leash areas required 92) • More bins required (1)

Values of open space (top five)

- 90% Trees
- 82% Place to relax and unwind
- 72% The feeling of space
- 71% An escape from the built environment
- 69% Just being outside

Types of open space used (top five)

- 87% Large parks and gardens
- 76% Local streets for exercise
- 54% Open space along the Merri Creek
- 50% Small local parks
- 26% Urban squares

Activities and facilities in open space (top five)

- 92% Walking paths
- 87% Open grassed areas
- 79% Cycle paths
- 77% Drinking fountains
- 75% Seats

General comments

This was an open ended section of the survey where respondents could write any additional comments. The following list are comments made by four or more people:

- Open space valued (18)
- Additional open space is required particularly as densities increase and the less private open space (7)
- Open space contributes to liveability (5)
- Open space keep/retain what there is (4)
- Maintenance and management valued (5)
- Enforce dog regulations (4)
- Dog fenced off-leash areas required (4)
- Improve dog regulation signage (4)
- Appreciate the opportunity to complete the survey (4)
- Council is doing a good job regarding open space (4)

For further details on resident survey outcomes refer to the Report on Consultation Outcomes in Appendix B.

7.9.4 Analysis of future change and open space needs

7.9.4a Forecast future population

Quantity

Table 7.9-5 shows the forecast population growth for the residential population in Fitzroy North. Currently, there are no estimates for the worker population in Fitzroy North as the forecast floor area change was not provided in the *Spatial Economic and Employment Strategy, SGS, 2018*.

A further breakdown of the residential population forecasts for the five open space sub-precincts within Fitzroy North have been prepared by .id Consulting to assist with analysis of where forecast change will occur.

The resident population growth is reasonably high with an overall change in residential population of 22 per cent or an additional 2,755 residents between 2016 and 2031.

The resident population forecasts through to 2041 indicate that there is substantial growth forecast in Fitzroy North E sub-precinct which includes the former Fitzroy Gasworks Site with an additional approximately 1,700 people forecast to live there by 2041 compared to the 42 who are forecast to live there by 2031.

The other key precinct with forecast change through to 2041 is Fitzroy North A, where an additional approximately 900 people are forecast to live there by 2041. For Fitzroy B, C and the forecast population change between 2031 and 2041 reduces to approximately 200 people in each.

Table 7.9-5 Resident population forecasts for Fitzroy North open space sub-precincts

SUB-PRECINCT	2016	2031	Difference 2016-2031
Fitzroy North A	3,271	3,608	337
% change Fitzroy North A			10%
Fitzroy North B	3,387	4,063	676
% change Fitzroy North B			20%
Fitzroy North C	2,874	3,826	952
% change Fitzroy North C			33%
Fitzroy North D	2,784	3,573	789
% change Fitzroy North D			28%
Fitzroy North E	41	42	1
% change Fitzroy North E			2%
Total Fitzroy North	**12,357**	**15,112**	**2,755**
Total % Change			22%

7.9.4b Population change impacts on open space

The additional quantity of people living and working in Fitzroy North will place increased pressures and demands on the existing open space. In sub-precincts Fitzroy A, C and E the additional demands are likely to be met within the existing open space network. In Fitzroy B and D the pressures will include increased volumes of people in the open space utilising the facilities and may lead to overcrowding due to the lack of existing open space to accommodate the use.

The forecast change in demographics is only minor with a slight increase in the 60+ age range and decrease in the young families. However, 25 to 34 year olds remain the most populous age group, followed by the 35 to 49 and then the 50 to 59 year olds. There is forecast to be an increase in lone person households and a decrease in couple families with dependents. As a result of this change, there will be a need to provide a diversity of recreational facilities, including social facilities given a higher proportion of people will be living alone.

7.9.4c Where change will occur

The forecast resident population increase in Fitzroy North is distributed across the precinct, but with the High and Moderate Change areas identified in the *Yarra Housing Strategy* (YHS) on the north and south sides of Queens Parade. Additionally, the YHS identifies Incremental Change in other parts of the precinct. Refer to Figure 7.9D for the spatial location of these. While no employment population data is available for Fitzroy North there are retail and employment precincts identified in the SGS *Spatial Economic and Employment Strategy* (SGS, 2018) and these are shown in Figure 7.9E.

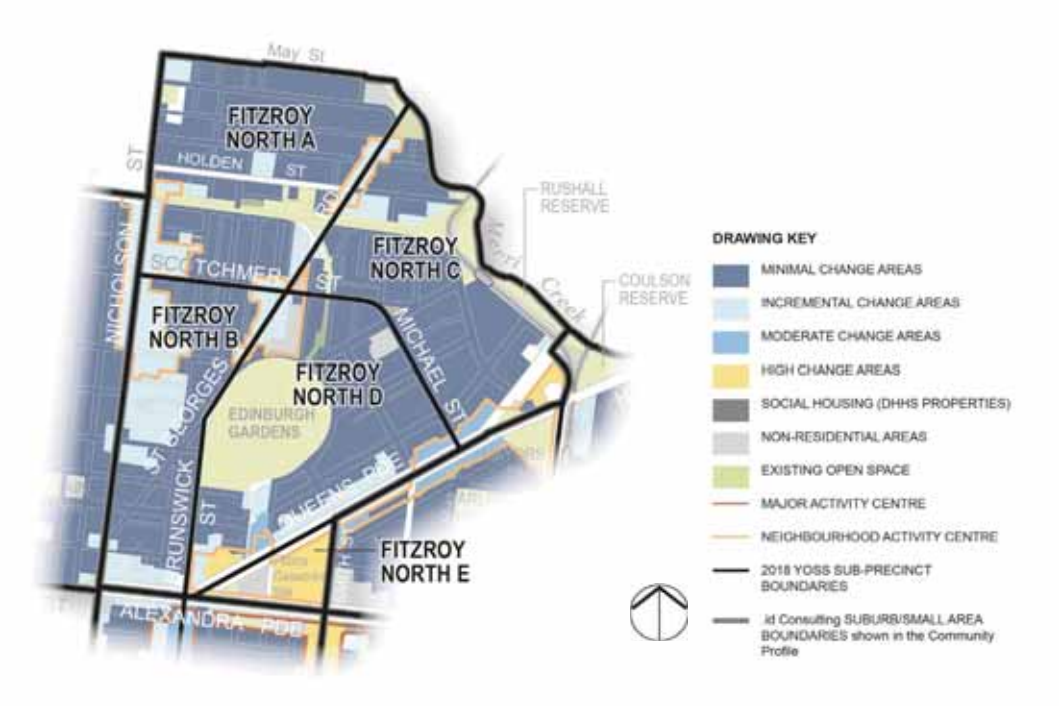


Figure 7.9D Open space sub-precincts and the Strategic Housing Framework (YHS, 2018)

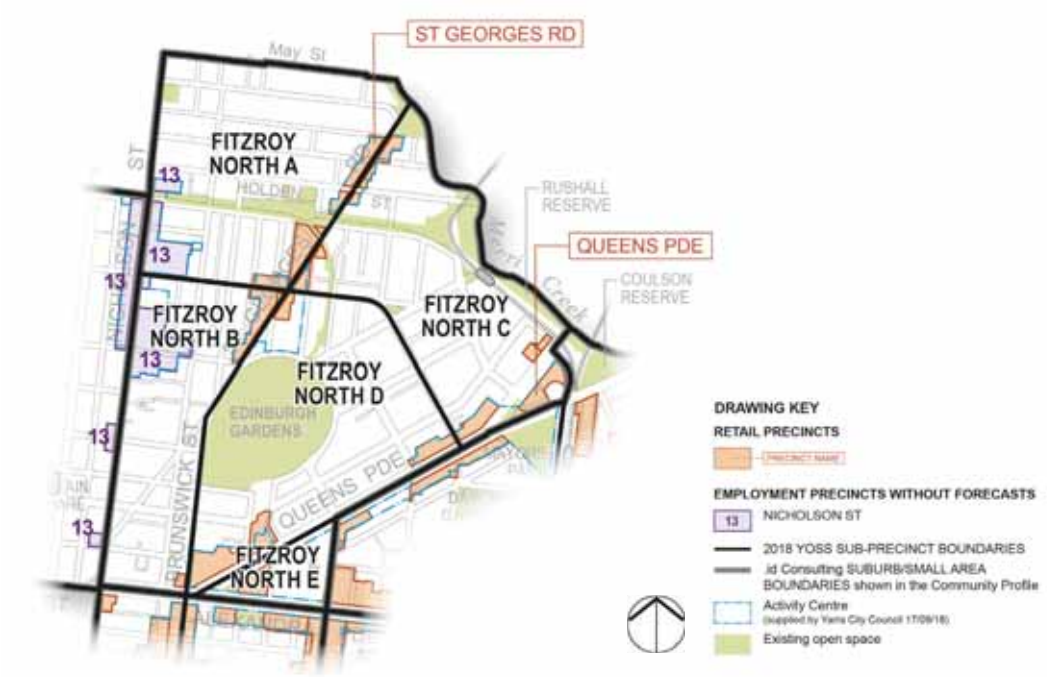


Figure 7.9E Open space sub-precincts and the Employment and Retail Precincts (SEES, 2018)

7.9.5d Open space distribution and future need in Fitzroy North

Within Fitzroy North, open space is well distributed in the north and east parts of the precinct. However there are some issues arising regarding perceived over-use of Edinburgh Gardens with respondents to the community survey complaining of inappropriate behaviour, overcrowding and that the levels of maintenance are not adequate to address the high levels of use, particularly rubbish in the park. From the survey outcomes Edinburgh Gardens is the most visited open space and with forecast population growth across the City it is anticipated that the levels of use will continue to increase. So, while there may not be physical gaps in the open space network there is potentially a need to add to the open space network in Fitzroy North to provide alternative smaller Local open spaces that the community can also use if Edinburgh Gardens is too crowded.

Sub-precinct	Conclusions
Fitzroy North A Refer to Section 7.9.2 for the description of existing open space and character.	• A 10 per cent increase in the resident population is forecast with an additional 337 residents by 2031. However a 25 per cent increase in the population is forecast to 2041, with an additional 889 people to forecast to be living there by then. • No worker population forecasts are available for Fitzroy North. • There is a gap in the provision of open space north of Holden Street. Recommend improving the quality of the streetscapes in the local street network to improve accessibility to existing open space. • Undertake a major upgrade to Langdon Reserve to meet the needs of the existing and forecast population. This includes reviewing the location, size and design of the play facility with the potential to create a larger open grassed area and picnic facilities to appeal to a greater diversity of the community. • Undertake minor upgrades to the Holden Byrne Reserve and Janet Millman Reserve to increase the capacity of the picnic and seating areas within the open space to cater to forecast growth. Additionally, a minor upgrade is also proposed to Ottery Reserve.
Fitzroy North B Refer to Section 7.9.2 for the description of existing open space and character.	• A 20 per cent increase in the resident population is forecast with an additional 676 residents by 2031. • No worker population forecasts are available for Fitzroy North. • There are gaps in the existing open space network and a new Small Local open space is recommended to address this for both the existing and forecast population in the southern part of the sub-precinct.

Sub-precinct	Conclusions
Fitzroy North C Refer to Section 7.9.2 for the description of existing open space and character	• A 33 per cent increase in the resident population is forecast with an additional 952 residents by 2031. • No increase in the worker population is forecast. • While there are no gaps in the provision of open space in this sub-precinct, the majority of existing and forecast residents will use Edinburgh Gardens in sub-precinct Fitzroy North D. Given the popularity of Edinburgh Gardens across the City, it is proposed to expand Edwards Place by narrowing the road pavement. This will allow a major upgrade to this open space to provide an alternative open space within walking distance of the existing and forecast community as an alternative to Edinburgh Gardens, particularly when the Gardens are busy during events or on weekends. • Please refer to Figure 7.9F.
Fitzroy North D Refer to Section 7.9.2 for the description of existing open space and character.	• A 28 per cent increase in the resident population is forecast with an additional 789 residents by 2031. • No worker population forecasts are available for Fitzroy North. • Please refer to the explanation regarding the high levels of use of Edinburgh Gardens and the expansion of Edwards Place in Fitzroy North C sub-precinct conclusions. • Undertake upgrades to the Edinburgh Gardens to increase the capacity of the unstructured sporting and informal social facilities where feasible, consistent with the Masterplan and Conservation Management Plan.
Fitzroy North E Refer to Section 7.9.2 for the description of existing open space and character	• A 2 per cent increase in the resident population is forecast changing it from 41 to 42 residents by 2031. Within the timeframe of this Strategy, no additional open space or works will be required. • However, a major increase in the resident population is forecast between 2031 and 2041, with an additional 1,680 residents forecast to be living there by 2041. We assume the majority of this forecast population is for the former Fitzroy Gasworks Site. • No worker population forecasts are available for Fitzroy North. • The quantity of new open space for the former Fitzroy Gasworks Site has already been determined prior to this Strategy as part of the Development Plan Overlay. This Strategy does not make any recommendations regarding the quantity and provision of new open space for the site. • Please refer to Figure 7.9F.

7.9.5 Fitzroy North Recommendations

7.9.5a Summary of overall intent

Provision and distribution

With Edinburgh Gardens, Merri Creek and the Inner Circle Railway Linear Parklands Fitzroy North has a diverse and connected open space network. The network will be strengthened with the addition of one Small Local open space so that the community living and working in Fitzroy North B can easily walk to open space nearby in the future without crossing major roads. For Fitzroy North C and D, Edwards Place Reserve near Edinburgh Gardens is recommended to be expanded in size so that the local community can use it when the gardens are busy given they are the most popular open space in the City. The 2031-2041 resident forecasts indicate a substantial further increase in the resident population and additional public open space will be required to meet the open space needs of the additional population when the time comes.

Quality and design

There is potential to improve the recreational quality and diversity of facilities in the Small Local open spaces in Fitzroy North so that they appeal to the broader community including all age groups. Upgrades to these, combined with the new and expanded areas of open space will aim to cater to the local open space needs as suitable alternatives to Edinburgh Gardens, given the high levels of use and activity at the Gardens.

Refer to Figure 7.9F for the spatial location of recommendations for Fitzroy North.

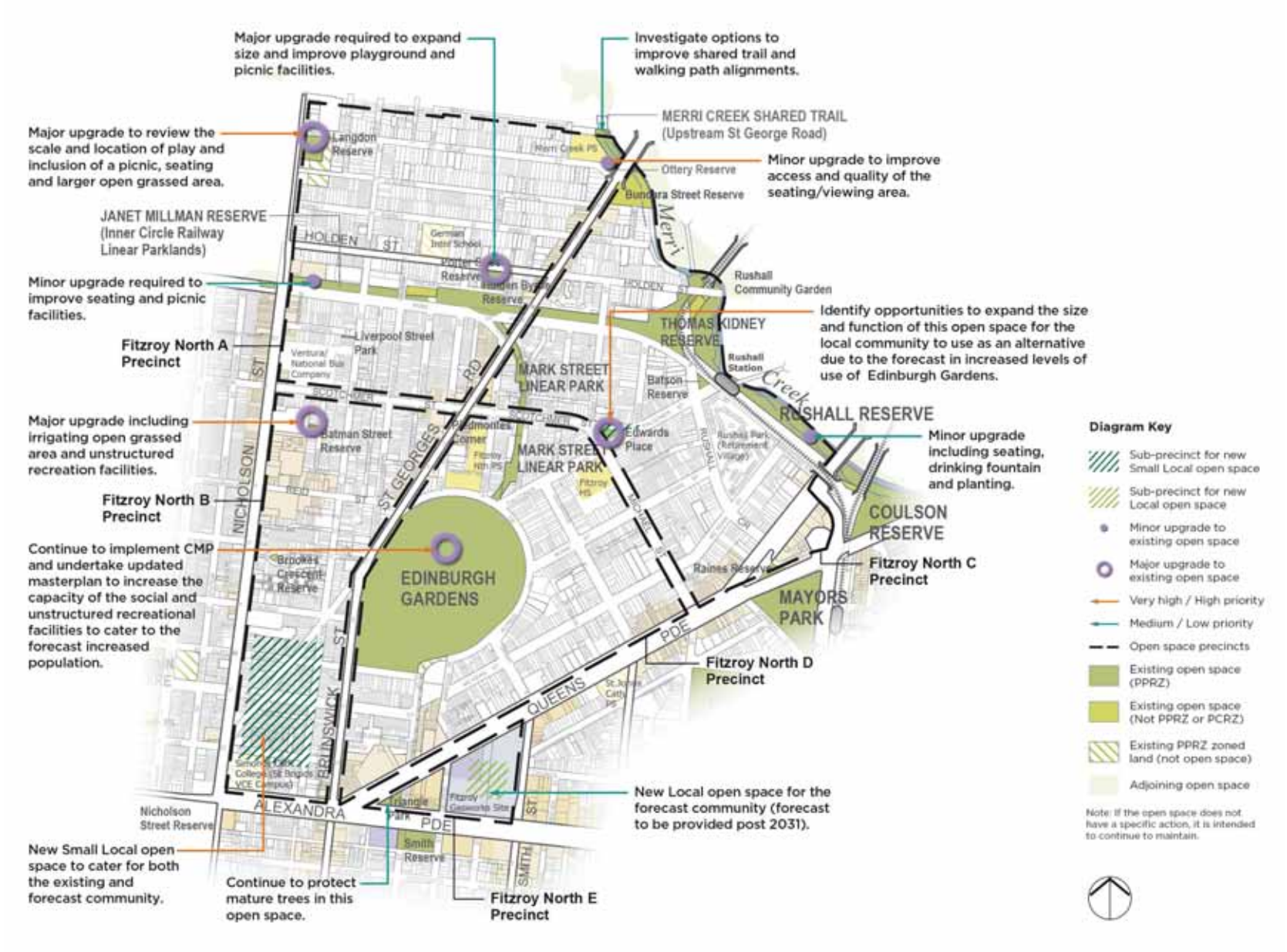


Figure 7.9F Recommendations for Fitzroy North

7.9.5b Precinct Actions for Fitzroy North

A Additional open space

No.	Action	Respons-ibility	Priority
7.9A-1	Provide a new Small Local open space in sub-precinct North Fitzroy B to provide a new open space to address the gap in open space provision in the southern part of the sub-precinct for both the existing and forecast population.	YCC	Medium
7.9A-2	Investigate options to expand the size of Edwards Place by converting some of the existing road reserves to open space if feasible. Refer also to Action 7.9B-6.	YCC	Medium

B Existing open space

No.	Action	Respons-ibility	Priority
7.9B-1	**Batman Street Reserve** Undertake a major upgrade to this reserve including investigating options to irrigate the open grassed area and include unstructured recreation facilities appropriate to the needs of the existing and forecast community.	YCC	High
7.9B-2	**Batson Reserve** Continue to maintain.	YCC	Ongoing
7.9B-3	**Brookes Crescent Reserve** Continue to maintain.	YCC	Ongoing
7.9B-4	**Bundara Street Reserve** Continue to maintain.	YCC	Ongoing
7.9B-5	**Edinburgh Gardens** Continue to implement the recommendations of the CMP for the northern precinct. Undertake and implement an updated Masterplan, particularly in the context of anticipated increased levels of use from the substantial forecast population in the City of Yarra.	YCC	High
7.9B-6	**Edwards Place** Identify opportunities to increase the size of this open space converting existing road reserves to increase the function and use of this open space for the community when Edinburgh Gardens is being used for major events. This includes a major upgrade to expand the facilities. Refer also to Action 7.9A-2 regarding expanding the size of the reserve.	YCC	Medium
7.9B-7	**Holden Byrne Reserve** Undertake a major upgrade to expand the size and improve the quality of the playground and picnic facilities to increase the capacity of the reserve in the context of forecast growth.	YCC	Medium

No.	Action	Respons-ibility	Priority
7.9B-8	**Janet Millman Reserve (Inner Circle Railway Linear Parklands)** Undertake a minor upgrade to improve seating and picnic facilities.	YCC	Medium
7.9B-9	**Langdon Reserve** Undertake a major upgrade including review of the scale and location of the playground and inclusion of picnic facility, additional seating and larger open grassed area.	YCC	Low
7.9B-10	**Liverpool Street Park** Continue to maintain.	YCC	Ongoing
7.9B-11	**Mark Street Linear Park** Continue to maintain.	YCC	Ongoing
7.9B-12	**Merri Creek Shared Trail – Upstream St Georges Road** Investigate options to improve condition and definition of the shared trail and the secondary walking trails in this location.	YCC	Ongoing
7.9B-13	**Ottery Reserve** Minor upgrade to improve access and upgrade seating to take advantage of the views down over the Merri Creek corridor.	YCC	High
7.9B-14	**Piedmontes Corner** Continue to maintain.	YCC	Ongoing
7.9B-15	**Porter Street Reserve** Continue to maintain.	YCC	Ongoing
7.9B-16	**Raines Reserve** Continue to maintain.	YCC	Ongoing
7.9B-17	**Rushall Reserve** Minor upgrade including for additional seating, drinking fountain and planting to make it more accessible for the local community.	YCC	Ongoing
7.9B-18	**Thomas Kidney Reserve** Continue to maintain.	YCC	Ongoing
7.9B-19	**Triangle Park** Continue to maintain this open space including protecting the existing mature trees in this space which is encumbered by traffic movement and noise.	YCC	Ongoing



7.10 North Richmond

7.10.1 Introduction

North Richmond is bounded to the north by Victoria Street, to the South by Bridge Road, the west by Punt Road and the east by the Yarra River (Birrarung). The land falls away to the river from north west where the prominent hill is known as Richmond Hill or Dockers Hill.

The land use of North Richmond is mixed with a combination of residential, business, commercial, retail, industrial use and open space. Victoria Street and Bridge Road are major retail, commercial and business precincts in North Richmond. The *Victoria Street Structure Plan*, adopted by Council in April 2010, provides the key direction for the future expansion and change within it. The *Yarra Housing Strategy* (2018) provides direction on the future level of change for residential use within the precinct. The *Bridge Road Streetscape Masterplan,* adopted by Council in 2017 identifies streetscape improvement projects including identifying potential future public spaces along its spine.

With the mixed land use, there is a significant worker population in North Richmond which is about 20 per cent less than the resident population, as follows:

- Existing residential population 2016: 13,260 (*Source: .id Consulting population forecasts, 2018*)
- Existing estimated worker population 2016: 10,910 (*Source: SEES, SGS 2018)*

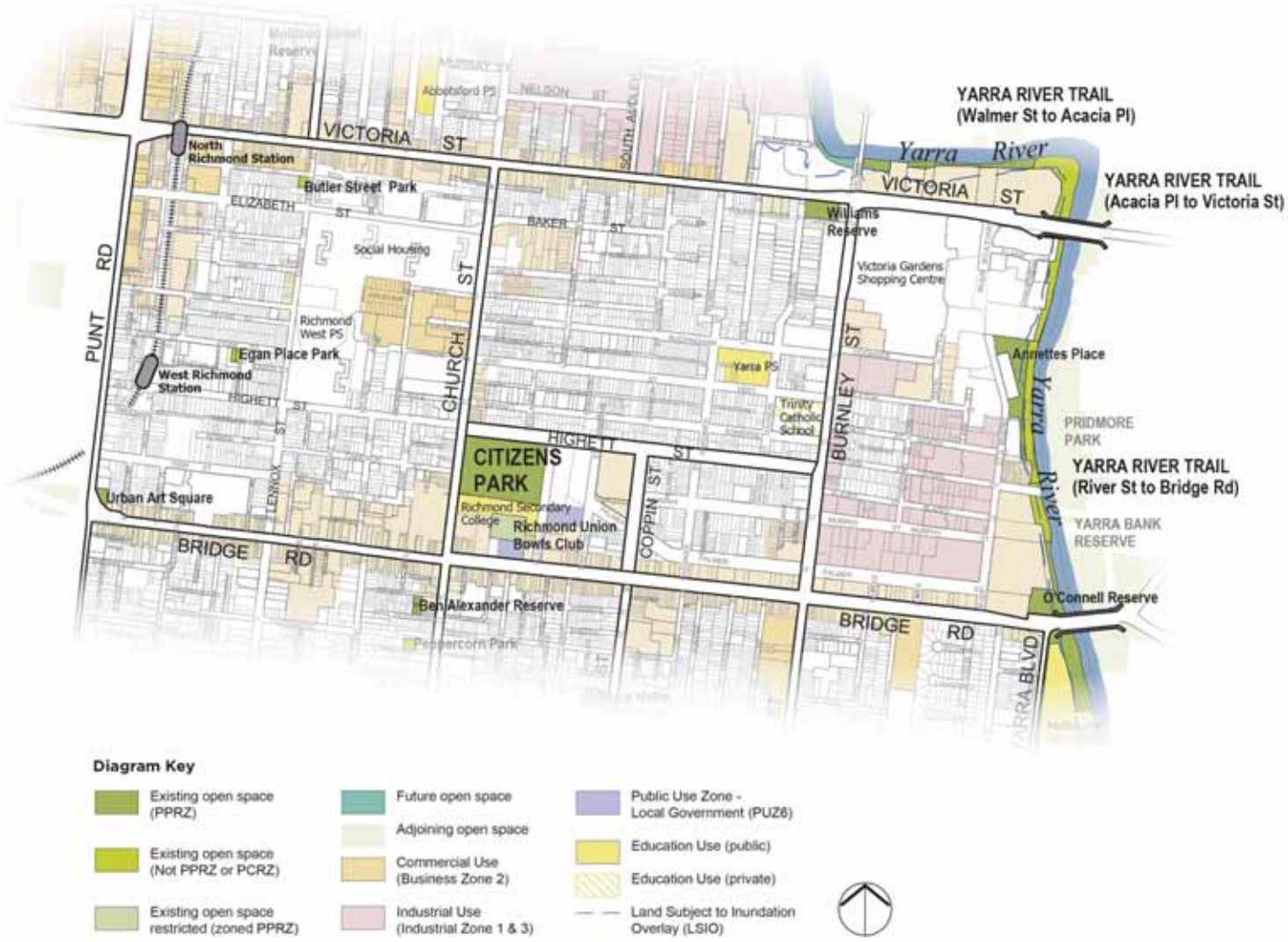


Figure 7.10A Existing open space in North Richmond

7.10.2 Existing open space

7.10.2a Description

Punt Road, Church and Burnley Streets are major north south roads in North Richmond and define three open space sub-precincts, North Richmond A, B and C.

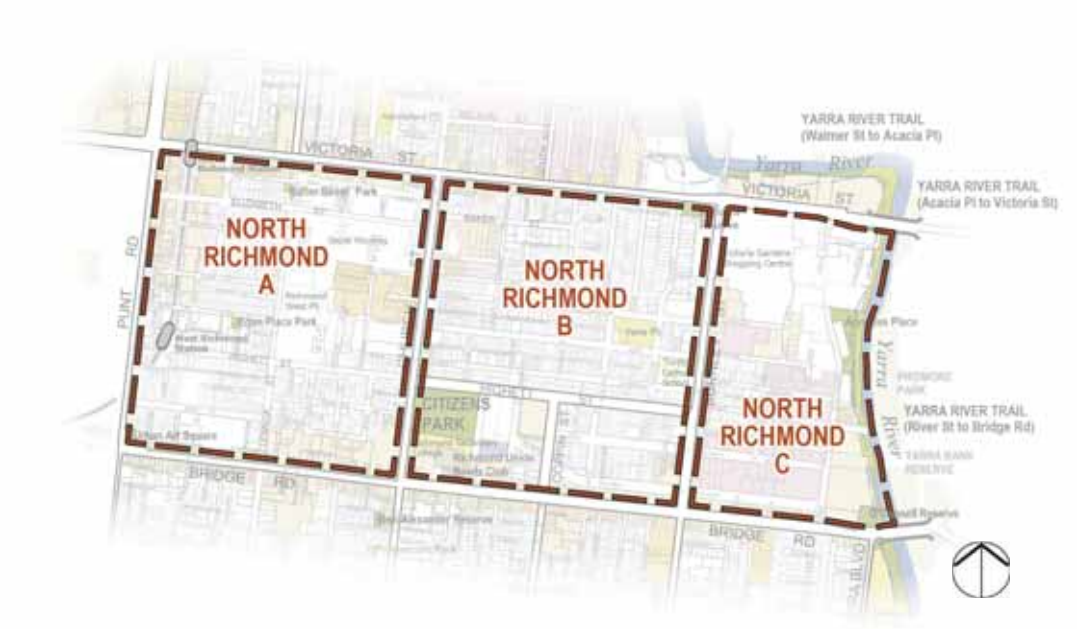


Figure 7.10B Open space sub-precincts for Richmond North

North Richmond A

- Open space sub-precinct North Richmond A is located between Punt Road and Church Street, from Victoria Street in the north to Bridge Road in the South.
- Open space located in this sub-precinct includes
  - Butler Street Park
  - Egan Place Park
  - Urban Art Square
- These three Small Local open spaces are distributed across the sub-precinct however, there are gaps in open space provision in this area. Urban Art Square and Butler Street Park are characterised as urban plazas, while Eagan Street Park is characterised as play.
- The land use includes the major employment precinct associated with the Epworth Hospital in the south, Bridge Road retail, Victoria Street, and mixed use employment precincts adjoining Church Street in the east and between Punt Road the railway in the north west.
- To the north and south of Elizabeth Street central to the sub-precinct with high density housing. Other land use includes the Richmond West Primary School in the vicinity of the public housing estates.
- The Yarra Housing Strategy (2018) identifies two high change areas. One is in the north-west around the North Richmond railway station which forms part of the Victoria Street Activity Centre and Retail Precinct. The other is in the south east within the Bridge Road Activity Centre and Retail Precinct.

- Public housing occupies a large proportion of the residential land use in the sub-precinct, with the balance being predominantly identified as incremental change areas, as shown in Figure 7.10D.

North Richmond B

- Open space sub-precinct North Richmond B is located between Church and Burnley Streets, north of Bridge Road.
- Open space located in this sub-precinct includes
  - Citizens Park
  - Williams Reserve
  - Richmond Union Bowls Club
- Citizens Park is an extremely well-used Municipal open space that is characterised as a sporting reserve. It caters to the structured sporting and unstructured recreational needs of people from all parts of Richmond and Cremorne. Given the size of the open space and its central and highly visible location, it appeals to a diversity of people and accommodates a wide range of uses. Given the high levels of use there are also key conflicts identified between different users particularly between structured sporting use and people exercising their dogs.
- Williams Reserve has been recently upgraded and is characterised as an urban plaza. The Victoria Street frontage is paved with seating and picnic facilities along with open grassed areas, playground and mature trees.
- The Richmond Union Bowls Club is a restricted open space and provides for structured sporting use only.
- The land use includes the Richmond Town Hall and City of Yarra municipal offices, the Richmond Secondary College, the Yarra Primary School, and commercial and business uses along Bridge Road and Victoria Street as shown in Figure 7.10A.
- Council has a Joint Use Agreement (JUA) with Yarra Primary School meaning that the school grounds are available for the community to use out of school hours.
- The majority of the precinct comprises terraces including original timber worker cottages, combined with some more recent medium and high density housing.
- The *Yarra Housing Strategy* (2018) includes two high change areas. Once is located east of Citizens Park and the other is along Bridge Road within the Activity Centre. The balance of the sub-precinct is predominantly shown as incremental change with some minimal change areas in the north east.

North Richmond C

- Open space sub-precinct North Richmond C is located between Burnley Street and the Yarra River, north of Bridge Road.
- Open space located in this sub-precinct includes
  - Annette's Place
  - O'Connell Reserve
  - Yarra River Trail (River St to Bridge Rd)
- Annette's Place is a Neighbourhood open space near the Yarra River and is characterised as seating/viewing. It was established as part of the Victoria Gardens redevelopment in the 1990s, with residential development directly adjoining it which limits visual and physical access to it. O'Connell Reserve is a Small Neighbourhood open space that directly adjoins the Yarra River and is characterised as seating/viewing as well. The Yarra River Trail is a Regional open space that is

characterised as linear and provides both the shared trail access and the important riparian biodiversity link along the Yarra River.

- Land use is a combination of industrial, business, commercial and residential use. This includes high density residential near the Yarra River and along Bridge Road.
- The Yarra Housing Strategy (2018) includes two high change areas. One is shown in the north over the Victoria Gardens site which forms part of the Victoria Street Activity Centre. The other is located on the north side of Bridge Road within the Activity Centre. In the south east, the Strategy shows a moderate change area adjacent to the Yarra River with the balance being shown as incremental change.

7.10.2b Quantity of open space in North Richmond

The eight existing open spaces in North Richmond have a combined total area of 5.81 hectares. This represents approximately 3 per cent of the total land area of the precinct. Additionally there is one existing restricted open space that is 4.61 hectares in size. Adding the restricted open space to the other eight open spaces results in a total of 62.67 hectares and represents 3.3 per cent of the total land area of the precinct. There is 4.4 sqm of open space per person relative to the residential population in 2016.

Table 7.10-1 Number, size and type of open space

No	Hierarchy	Area (ha)	%
1	Regional	0.82	14%
1	City wide	2.47	43%
1	Neighbourhood	1.35	23%
1	Small Neighbourhood	0.65	11%
1	Local	0.30	5%
3	Small Local	0.21	4%
8	**TOTAL**	**5.81**	**100%**

7.10.2c Open space hierarchy, character and quality

The linear open space along the Yarra River is an important habitat and recreational corridor for wider Melbourne. It is therefore designated as a Regional open space and is managed to protect and improve the habitat and recreational values. Access to the Yarra River itself, the bushland and natural qualities of this linear corridor are key reasons people visit this open space.

The sporting facilities at Citizens Park provide the context for the City-wide hierarchy and its sporting character classification. While the main oval is used for structured sport, it also receives high levels of unstructured recreation and informal uses, including exercising dogs, informal ball sports, jogging around the oval, lying on the oval and reading books and socialising. Annette's Place is the only Neighbourhood open space in the precinct, catering primarily to the people living and working in the Victoria Gardens development, but also benefits from being located adjacent to the Yarra River corridor. There is some scope to improve the character and facilities in this open space, however the close proximity of adjoining housing opening directly onto the reserve will impact on its future design and limits visual and physical access to it.

The Small Neighbourhood and Local open spaces have different characters, with O'Connell Reserve providing seating and viewing over the Yarra River corridor and Williams Reserve being a local park with an urban plaza context on Victoria Street. Two of the three Small Local open spaces also are characterised as urban plazas, with Egan Place Park primarily designed for play. With the increased urban densities in this precinct, these local open spaces have the potential to have a greater role in urban greening and cooling.

Table 7.10-2 Existing open space, hierarchy and character classification

Name	Area Ha	Hierarchy	Primary Character Classification	Secondary Character Classification
Annettes Place	1.35	Neighbourhood	Seating/Viewing	Play, Nature conservation, Waterway, Linking space
Butler Street Park	0.05	Small Local	Urban Plaza	
Citizens Park	2.47	City-wide	Sporting	Play
Egan Place Park	0.06	Small Local	Play	
O'Connell Reserve	0.65	Small Neighbourhood	Seating/Viewing	Waterway
Urban Art Square	0.10	Small Local	Significant road reservation	Urban Plaza
Williams Reserve	0.30	Local	Urban Plaza	Play, Public garden
Yarra River Trail – River St to Bridge Rd	0.82	Regional	Linear	Waterway, Nature conservation
Total	**5.81**			
Restricted open space				
Richmond Union Bowling Club	0.46	City-wide	Restricted sporting	
Total Restricted open space	0.46			

7.10.2d Distribution of open space in North Richmond

The existing open space has been allocated an appropriate open space hierarchy as shown in Table 7.10-2 and a corresponding walking catchment appropriate to it, as described in Tables 3-1 and 3-5 of this report. The areas of the precinct that are located outside the walking catchments of the different open space reserves are referred to as 'gap areas' and are shown in white in Figure 7.10C. The assessment of the adequacy of the existing open space network in North Richmond is informed by the analysis of the spatial distribution of open space. As one of the key aims of this Strategy is for everyone to live and work within a safe and easy walk of open space, the recommendations will focus on addressing the gaps in the existing open space network.

For North Richmond, the major gaps in the existing open space network occur between Punt Road and Church Street, along with some gaps in the precinct between Church Street and Burnley Streets. To assist with the open space analysis, North Richmond has been divided into three open space sub-precinct. These are shown in Figure 7.10C.

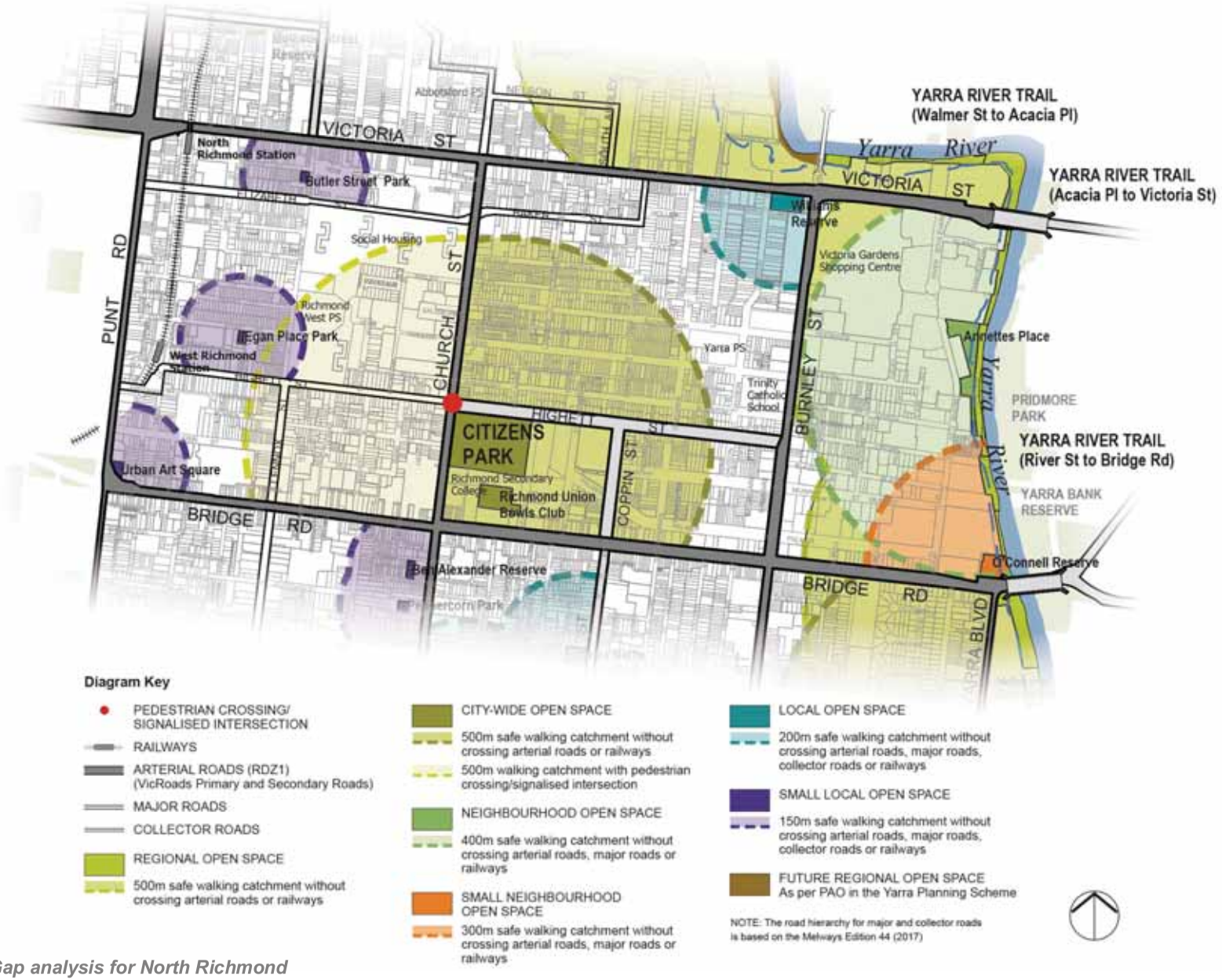


Figure 7.10C Gap analysis for North Richmond

7.10.3 How residents use open space

A total of 158 resident surveys were received from North Richmond. Please note that in addition to these, 113 surveys were also completed by workers in Richmond, near the Epworth Hospital and Bridge Road. A summary of the results of the worker survey is included in the next section 7.10.4.

The 158 resident surveys completed for North Richmond represents 13 per cent of the total surveys received. The .id Community Profile identifies that 15 per cent of the City of Yarra's population lives in North Richmond.

Table 7.10-3 **Most frequently visited open space**

No.	Name	Reasons to visit	Suggested improvements
Open space within walking distance			
110	Citizens Park	• Access (16) • Walking (16) • Exercising (15) • Dog walking (9) • Playground (8) • Exercising dogs (6) • Socialising with friends / family (6) • Convenient/on the way (5) • Dog friendly (5) • Informal ball games (5) • Relaxing (5) • Sport (5)	• No improvements required (35) • Dog waste requires cleaning (8) • Upgrade required (4) • Upgrade the playground (4)
25	Yarra River Corridor	• Walking (9) • Cycling (7) • Natural character (4) • Peaceful (4) • Respite from busy roads and traffic (3) • Escape from the built environment (3)	• No improvements required (3) • Limit developments (2) • Additional seating (2)
22	Williams Reserve	• Relaxing (3) • Socialising with friends / family (3) • Close to home (3) • Playground (3) • Playing with children (3)	• No improvements required (5) • Dog waste bags/bins, additional required (2)
13	Fitzroy Gardens	• Walking (4) • Large space / size (2)	• No improvements required (5) • Additional lighting (2)
Open space beyond walking distance			
10	Fitzroy Gardens	• Walking (2) • Beautiful (2) • Relaxing (2)	• No improvements required (3)
9	Edinburgh Gardens	• Socialising with friends/family (5)	• No improvements required (3) • Regular maintenance and cleaning required (2)
9	Yarra Bend Park	• River setting (4) • Large space / size (2)	• No improvements required (5)

No.	Name	Reasons to visit	Suggested improvements
7	Barkly Gardens	• Playground (3) • Large space / size (2)	• No improvements required (2)
7	Kevin Bartlett Reserve	• Sport (5)	• Sport clubrooms require upgrade/maintenance (2)
5	Carlton Gardens	• Socialising with friends/family (4)	•

Values of open space used (top five)

- 54% Place to relax and unwind
- 58% Trees
- 48% The feeling of space
- 46% Just being outside
- 44% An escape from the built environment

Types of open space used (top five)

- 84% Open space along Yarra River
- 82% Small local parks
- 79% Large parks and gardens
- 74% Local streets for exercise
- 64% Large sporting reserves

Activities and facilities in open space (top five)

- 80% Walking paths
- 66% Open grassed areas
- 63% Seats
- 50% Cycle paths
- 50% Drinking fountains

General comments

This was an open ended section of the survey where respondents could write any additional comments. The following list are comments made by four or more people:

- Additional open space is required particularly as densities increase and the less private open space (6)
- Appreciate the opportunity to complete the survey (4)
- Council is doing a good job regarding open space (4)

For further details on resident survey outcomes refer to the Report on Consultation Outcomes in Appendix B.

7.10.4 How existing workers use open space

113 workers were surveyed in the Epworth Hospital and Bridge Road area about open space.

Frequency of use of open space near the workplace

- 88 per cent of those surveyed visit open space near their workplace with 53 per cent of them nominated they visit open space frequently.

Reasons to visit open space near the workplace

The three top reasons workers visit open space near their place are:

- 66% to be outdoors as a break from work
- 42% to socialise / meet colleagues / friends
- 19% to eat lunch

Most frequently visited open space

No.	Name
15	Fitzroy Gardens
13	Royal Botanic Gardens
11	Parks
10	Citizens Park
8	Barkly Gardens
8	Yarra Park

Suggestions for improvements to the open space network

The following list is the comments made by 4 or more people:

- Additional open space required (15)
- No improvements required to open space (9)
- Additional car parking required (5)
- Public toilets - additional required (4)

7.10.5 Analysis of future change and open space needs

7.10.5a Forecast future population

Quantity

The table below shows the forecast population growth for the residential and worker populations in North Richmond. A further breakdown of the forecasts for the three open space sub-precincts within North Richmond have been prepared by .id Consulting to assist with analysis of where forecast change will occur.

Residential population forecasts are sourced from .id Consulting (2018) and the worker population estimates are calculated from the floor area growth forecasts in the *Spatial Economic and Employment Strategy, SGS, 2018* (SEES, 2018).

The resident population growth is significant with an overall change in residential population of 52 per cent or an additional 7,419 residents between 2016 and 2031. The worker population is forecast to increase by approximately 32 per cent, with an additional 4,264 additional workers between 2016 and 2031.

The resident population forecasts through to 2041 illustrate that there is still additional capacity for growth beyond 2031 in North Richmond. While this Strategy is primarily addressing the open space needs of the existing and forecast population through to 2031, it is useful to understand the context of the magnitude of change beyond the Strategy timeframe.

Table 7.10-4 Resident population forecasts for North Richmond open space sub-precincts

SUB-PRECINCT	2016	2031	Difference 2016-2031
North Richmond A	7,129	9,358	2,229
% change North Richmond A			31%
North Richmond B	5,675	7,265	1,590
% change North Richmond B			28%
North Richmond C	1,531	5,131	3,600
% change North Richmond C			235%
Total North Richmond	**14,335**	**21,754**	**7,419**
Total % Change			52%

Table 7.10-5 Worker population estimates for North Richmond open space sub-precincts

EMPLOYMENT/ RETAIL PRECINCT	2016	2031	DIFFERENCE	% CHANGE
North Richmond A				
Victoria Street Retail Precinct	1,487	2,104	617	41%
Bridge Road Retail Precinct	3,907	4,925	1,018	26%
Hoddle Street Employment Precinct	208	272	64	31%
Total estimated worker populaton North Richmond A	*5,602*	*7,301*	*1,700*	*30%*
North Richmond B				
Victoria Street Retail Precinct	850	1,202	353	41%
Bridge Road Retail Precinct	3,754	4,732	978	26%
Total estimated worker population North Richmond B	*4,603*	*5,934*	*1,331*	*29%*
North Richmond C				
Victoria Street Retail Precinct	2,974	4,208	1,234	41%
Total estimated worker population North Richmond C	*2,974*	*4,208*	*1,234*	*41%*
Retail and employment precinct totals				
Victoria Street Retail Precinct	5,311	7,514	2,204	41%
Bridge Road Retail Precinct	7,661	9,657	1,996	26%
Hoddle Street Employment Precinct	208	272	64	31%
Total estimated worker population North Richmond	***13,179***	***17,444***	***4,264***	*32%*

7.10.5b Population change impacts on open space

The additional quantity of people living and working in North Richmond will place increased pressures and demands on the existing open space. The pressures will include increased volumes of people in the open space utilising the facilities, leading to overcrowding in open space, lack of access to existing facilities and deterioration in the quality of natural features such as grass areas due to compaction from increased use.

The forecast change in demographics with a slight decrease in the number of families and young children and an increase in young adults and older people living on their own means that there will be a likely increase in the demand for facilities that encourage socialising in open space including seating areas and picnic facilities. There will also be a need to promote fitness and exercise by increasing the diversity of facilities that encourage this.

7.10.5c Where change will occur

The forecast resident and worker population increase in North Richmond will be concentrated in the Bridge Road and Victoria Street Retail Precincts, combined with the areas of major change identified in the *Yarra Housing Strategy, 2018* (YHS, 2018). Refer to Figures 7.10D and 7.10E below.

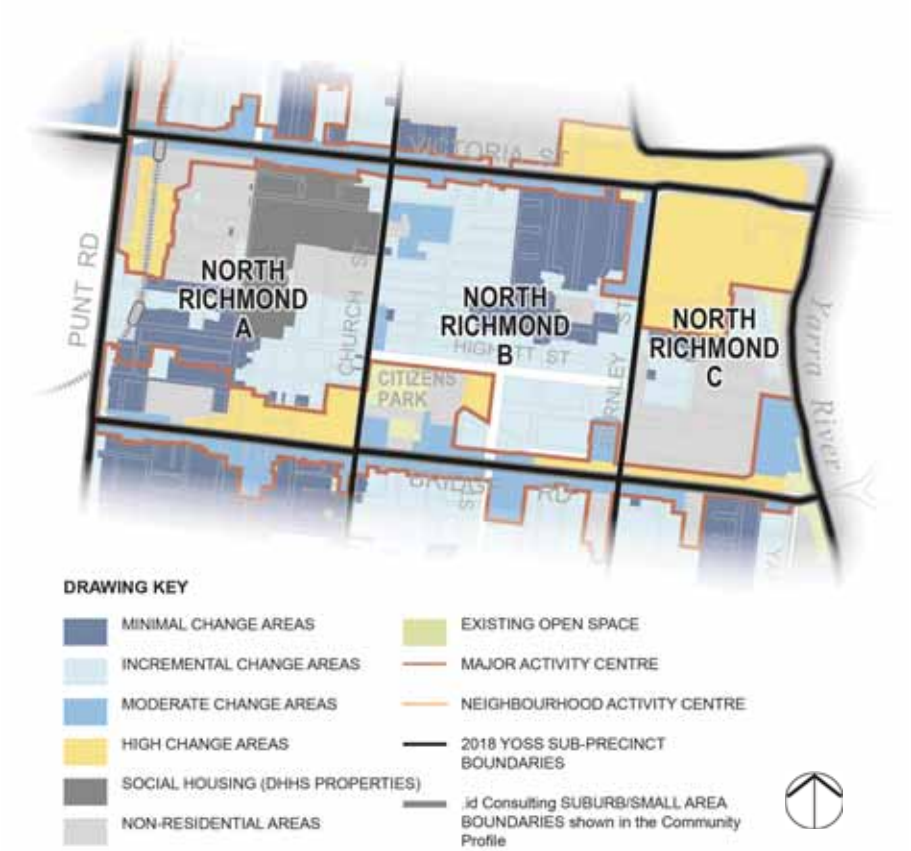


Figure 7.10D Open space sub-precincts and the Strategic Housing Framework (YHS, 2018)



Figure 7.710E *Open space sub-precincts and the Employment and Retail Precincts (SEES, 2018)*

7.10.5d Open space distribution and future need in North Richmond

Within North Richmond the major roads form barriers to safe and easy access to open space. However, where traffic signals are located adjacent to Regional, City-wide and Neighbourhood open space, then the walking catchment extends across the major road, but in a lighter colour. This recognises that for many fit and healthy people, the major road may not present a physical or psychological barrier to visiting the open space, while for some people, particularly those with less mobility, the young and elderly, easy and safe access may not be applicable to them.

These sub-precincts are based on the ability of people working or living in North Richmond to easily reach open space. The open space survey results confirm that residents travel outside North Richmond to visit open space, primarily for the beauty and diversity of character in the large public gardens including the Royal Botanic Gardens, Fitzroy Gardens and Edinburgh Gardens. The high value placed on the need to relax and unwind in the open space surveys supports the need to ensure that adequate areas of green open space with natural features are provided in North Richmond.

Sub-precinct	Conclusions
North Richmond A Open space sub-precinct North Richmond A is located between Punt Road and Church Street, from Victoria Street in the north to Bridge Road in the South. Refer to Section 7.10.2 for the description of existing open space and character.	• A 31 per cent increase in the resident population is forecast with an additional 2,229 residents by 2031. • A 30 per cent increase in the worker population is forecast with an additional 1,700 workers by 2031. • The existing open space network lacks diversity of character and facilities to offer a range of recreational uses, and are all of the similar small size being less than 1,000 sqm, and provide limited unstructured recreation opportunities. • Recommend a new Neighbourhood open space central to the sub-precinct, as shown in Figure 7.10F. The suggested location is on existing DHHS State government land which is central to the precinct and has excellent visual and physical access. It is large enough to provide a diverse range of unstructured recreational facilities combined with social spaces and additional greening. Importantly, this open space will be accessible via the local street network to the areas of major growth and change. • A new Small Local open space is proposed In the south-east area of the precinct, close to the forecast high change area. This is to provide open space within a safe and easy walk of existing and forecast residents and workers associated with the Bridge Road Activity Centre between Bridge Road and Highett Street. Refer to location shown on Figure 7.10F. • Upgrade Egan Place Park including investigating the potential to expand the size of this open space.
North Richmond B Open space sub-precinct North Richmond B is located between Church and Burnley Streets, north of Bridge Road. Refer to Section 7.10.2 for the description of existing open space and character.	• A 28 per cent increase in the resident population is forecast with an additional 1,590 residents by 2031. • A 20 per cent increase in the worker population is forecast with an additional 1,331 workers by 2031. • While there are no gaps in the provision of open space there will be a significant increase in the number of people using Citizens Park in the future from all parts of Richmond. Therefore it is recommended that an additional Small Neighbourhood open space is provided in the south east part of the sub-precinct North Richmond C (refer below). This will provide new open space primarily for the forecast worker and resident population in close proximity to the Bridge Road Activity Centre and the high change precinct identified in the YHS as shown in Figure 7.10D. • Continue to undertake minor upgrades to Citizens Park as required to ensure it is meeting the communities needs and levels of use. • Continue to maintain Williams Reserve in the short term and review the opportunities to improve its role in mitigating urban heat with sustainable water reuse in the future.

Sub-precinct	Conclusions
North Richmond C This sub-precinct is located between Burnley Street and the Yarra River, north of Bridge Road. Refer to Section 7.10.2 for the description of existing open space and character	• A significant 235 per cent increase in the resident population is forecast with an additional 3,600 residents by 2031. • A 41 per cent increase in the worker population is forecast with an additional 1,234 workers by 2031. • While there are no gaps in the provision of open space there will be a significant increase in the resident population in both the north east and south east parts of the sub-precinct. • Therefore it is recommended that an additional Small Neighbourhood open space is provided in the south east area of the sub-precinct as part of the future redevelopment of the larger land parcels in the precinct. This will focus on providing a green space to assist with mitigating urban heat and provide recreational facilities that complement the seating/viewing character of the other two existing open spaces. It is also recommended that improved north south pedestrian connectivity within the precinct is achieved as part of the redevelopment process. This in part will also address the future open space needs of forecast residents and workers in North Richmond B. • Provide an additional Small Local open space the north west to cater to the recent and forecast high density development. • Undertake a major upgrade to Annettes Place to provide a greater diversity of spaces and facilities to better cater to the forecast population as part of the major redevelopment in proximity to this open space. • Please refer to Figure 7.10F.

7.10.6 North Richmond Recommendations

7.10.6a Summary of overall intent

Provision and distribution

Citizens Park and the system of open space along the Yarra River contribute significantly to the open space character of North Richmond. With the forecast substantial increase in the resident and worker population in North Richmond. Key recommendations include to provide a new Neighbourhood open space on the DHHS land between Punt Road and Church Street. This will primarily cater to the forecast population and better meet the open space needs of the existing community. With substantial change forecast east of Burnley Street, a new Small Neighbourhood open space is proposed towards the southern part of North Richmond C. This will cater to the forecast growth associated with the eastern end of the Bridge Road Activity Centre and for the forecast change within the sub-precinct as a whole. An additional Small Local open space is proposed in the vicinity of Doonside Street to address the recent and forecast change to high density development in this area.

Quality and design

There is potential to improve the recreational quality and diversity of facilities in the existing Local and Small Local open spaces in North Richmond. The additional open space can be designed to provide a diversity of facilities for the existing and future population and contribute positively to mitigating urban heat island effect.

Refer to Figure 7.10F for the spatial location of recommendations for North Richmond.

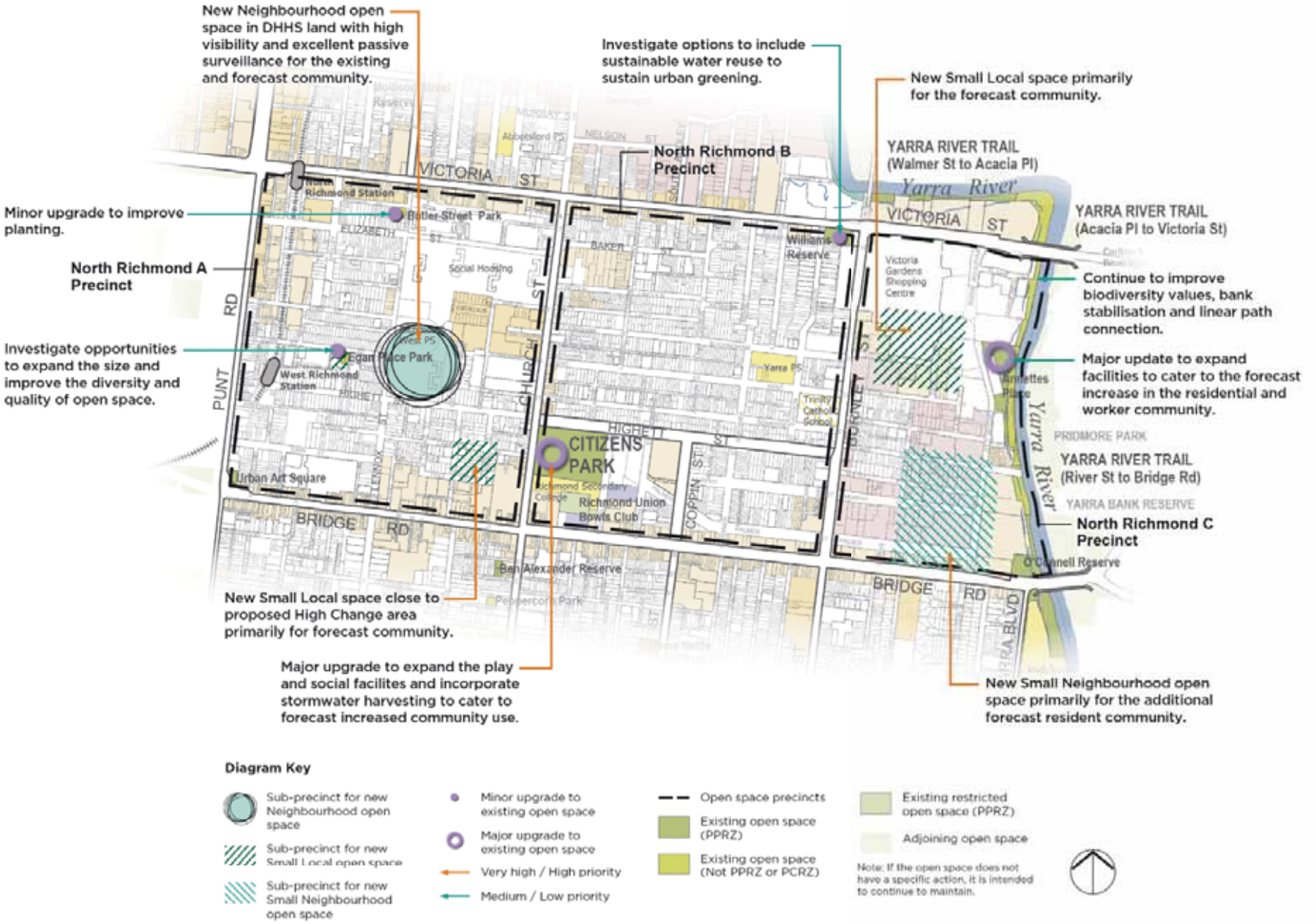


Figure 7.10F Recommendations for North Richmond

7.10.5b Precinct Actions for North Richmond

A Additional open space

No.	Action	Respons-ibility	Priority
7.10A-1	Provide a new Neighbourhood open space in sub-precinct North Richmond A. There is potential to provide this on the DHHS land, central to the sub-precinct and accessible to the existing and forecast new population.	YCC DHHS Developer	Very High
7.10A-2	Provide a new Small Local open space in sub-precinct North Richmond A, in the Bosisto/Cameron Street area north of Bridge Road as shown in Figure 7.10F. This is to cater primarily to the forecast new population in the high change area in the south east portion of the sub-precinct.	YCC Developer	Very High
7.10A-3	Provide a new Small Neighbourhood open space in sub-precinct North Richmond C primarily for the forecast population. This is to be located in the south east area of the sub-precinct in the vicinity of Murphy Street and improve the north south pedestrian connectivity between Bridge Road Murphy Street if feasible.	YCC Developer	Very High
7.10A-4	Provide a new Small Local open space in sub-precinct North Richmond C primarily for the forecast population. This is to be located in the northern part of the sub-precinct in the vicinity of Doonside Street/Victoria Gardens.	YCC Developer	Very High

B Existing open space

No.	Action	Respons-ibility	Priority
7.10B-1	**Annette's Place** Continue to maintain in the short term. In the longer term, undertake a major upgrade to substantially improve the useability and character of this open space to better cater to a diversity of users given the forecast increase in the resident population in the immediate catchment of this reserve.	YCC	Low
7.10B-2	**Butler Street Park** Continue to maintain.	YCC	Ongoing
7.10B-3	**Citizens Park** Undertake major upgrades including to the playground and other unstructured recreation facilities, incorporate stormwater harvesting project to improve the sustainable water re-use and management of this reserve to cater to the increased levels of use that this park will receive in the future and assist to mitigate urban heat island effect.	YCC	Medium
7.10B-4	**Egan Place Park** Investigate opportunities to expand the size of this open space primarily to cater to the forecast future population. Review and revise the open space design, maximising opportunities to integrate sustainable water re-use to increase the greening and the urban cooling role of this open space.	YCC	Medium

No.	Action	Respons-ibility	Priority
7.10B-5	**O'Connell Reserve** Continue to maintain.	YCC	Ongoing
7.10B-6	**Urban Art Square** Continue to maintain.	YCC	Ongoing
7.10B-7	**Williams Reserve** Continue to maintain. In the medium term review the options to increase sustainable water re-use in the reserve.	YCC	Low
7.10B-8	**Yarra River Trail – River St to Bridge Rd** Continue to undertake improvements where required to the natural biodiversity values and linear path connection.	YCC	Ongoing

8. Funding and open space contributions

8.1 Open space contribution principles

Developer contributions for public open space have been required in Victoria over many decades and are linked to the subdivision of land.

There are long-standing legislative principles with respect to these contributions. Both the 2006 Yarra Open Space Strategy and this Strategy are based on these principles. For example, both strategies:

- Provide a strategic assessment of open space needs for the future population of Yarra and recommendations for expenditure of contribution funds to meet the needs of the population on whose behalf the contributions are collected.
- Support a contribution rate that is strategically justified based on the value of open space projects.
- Ensure that contributions are used for land acquisition and capital works (not maintenance).
- Are based on the premise that contributions should not be used to make up historical deficiencies in open space provision.
- Expect contribution funding in established urban areas will generally need to be co-funded at some level with income from grants, rates or fees.

With regard to Yarra:

- The Yarra Planning Scheme currently establishes a contribution rate, and this satisfies requirements of Section 18 of the Subdivision Act 1988 governing the assessment of open space contributions that are required to be paid.
- The Strategy recommendations and cost allocations provided to Council support the expenditure of contributions for the new open space and recreational facilities that will benefit new populations.
- The upgrading or renewal of open space and recreational facilities are prioritised in locations that will be more intensively used as a result of future redevelopment and subdivision (e.g. population increase, demographic change).

8.2 Review of existing open space contributions program and rate

8.2.1 Overview of the current contributions program

Council's open space contributions program brings in an average of over $4 million annually to provide open space for new residents. The program is supported by a mandatory contribution rate and policy in the Yarra Planning Scheme as described in Sections 8.2.2 and 8.2.3.

The current contribution program has been successful in lifting the value of contributions when compared to the contributions that were collected before the mandatory rate was introduced in the planning scheme. The contributions help Council fund its open space program for new residents and the implementation of the 2006 Strategy.

8.2.2 Contribution rate set in the Yarra Planning Scheme

Council has set a mandatory contribution rate of 4.5 per cent for the municipality through the schedule to Clause 53.01 of the Yarra Planning Scheme as shown below. The contribution is mandatory for all eligible subdivisions.

Figure 8A Schedule to Clause 53.01 of the Yarra Planning Scheme

Subdivision and public open space contribution

Type or location of subdivision	Amount of contribution for public open space
Land or buildings intended to be used for residential purposes.	4.5%

The contribution rate applies to the total land value of the site when more than two lots (titles) are created. The levy can be for land, equivalent cash value or a combination of the two. There are many VCAT precedents that support the principle that the type of contribution to be made is solely up to the Council. This gives the City of Yarra considerable scope to require land contributions and specify where on the subdivision the new open space is to be located, having regard to the precinct locations and criteria for new open space set out in the Strategy.

8.2.3 Clause 22.12 Public Open Space Contribution

The Council's planning scheme policy at Clause 22.12 Public Open Space Contribution incorporates the relevant findings and recommendations of the 2006 Strategy. The policy sets out the basis for the mandatory open space contribution and specifies the sub-precincts where a land contribution may be required. The criteria for land contributions is listed. There is also a caution that the design of developments will need to account for any land contribution that may be required when subdivision occurs.

8.2.4 Finance – Allocation of Moneys Received via the Public Open Space Requirement Policy, 2016

To guide implementation of the 2006 Strategy, Council adopted a policy statement on 28 June 2016 to clarify its approach to expenditure of the open space contributions collected. The Council resolution also called for an increase in the existing 4.5 per cent contribution rate in the Yarra Planning Scheme.

The policy requires funds to be separately accounted for and allocated for '*land acquisition for new reserves, undertaking open space capital works or improving existing open space*.' This is consistent with the requirements of the *Subdivision Act 1988*. The policy also states that funds are to be allocated in line with the adopted Strategy '*for the benefit of the population on whose behalf the funds are collected*.' There should be an equitable allocation of funds in line with where dwelling growth is greater.

The policy is consistent with the legislative principles referred to in Section 8.1 and Council's planning policy governing land and cash contributions.

8.3 Proposed open space contributions program

8.3.1 Development of a new contribution rate

This Strategy updates the City of Yarra's open space program. It is timely to review the contribution rate to ensure it will support Council's implementation of the new Strategy.

New open space contribution rates will be used to update the Yarra Planning Scheme and reflect the changes in the open space program going forward. In calculating the rate options, several factors are being considered including:

- The existing open space reserves, their function, location and qualities, and the improvements to open space that the City of Yarra has undertaken since the adoption of the 2006 Strategy.
- The significant population growth, demographic change and land use change that has occurred in Yarra since the adoption of the 2006 Strategy.
- The increased open space use by the employment population in Yarra.
- The substantial redevelopment that will occur in Yarra in the short and medium term, leading to the forecast increases in both residential and employment populations.
- The need for the City of Yarra to acquire land for new open space and fund capital improvements to open space based on the detailed analysis undertaken for this Strategy.
- The value of providing an updated set of open space upgrades and new open space to respond to the changes in Yarra for a 15 year period to 2031 and beyond.
- The expectation that contributions should fund a reasonable proportion of the future open space program having regard to population growth and demographic changes, so that the open space contributions levied provide for the open space needs of the population on whose behalf the contributions are collected.
- The value of land purchase for new open space is to be included in the calculation of the new contribution rate.
- The rate should apply to all eligible subdivisions in the City of Yarra irrespective of land use type.
- The benefits of implementing a higher single municipal rate to apply to all eligible subdivisions.
- Development outside the existing residential and employment population growth forecasts may trigger the need for expanded or additional open space beyond the specific recommendations in Section 7 of this Strategy.

It is anticipated that a higher municipal open space contribution rate would be in the order of 10 per cent. This is due to the high level of population growth that the Strategy plans for and the density of development in the City of Yarra, both of which are factors in the need for Council to provide new open space in the future. It is noted that the former Amcor Alphington Paper Mill Site and the Former Fitzroy Gasworks Site would be exempt from any change in the current rate because the open space contribution requirements for these sites have been established separately.

The Strategy city-wide and precinct recommendations in Sections 5 and 7 indicate how Council should implement its open space contribution program. The Strategy indicates when land acquisition (e.g. contributions or purchase) are required and how cash contributions should be spent to meet the needs of the population on whose behalf they are collected. There are minimum criteria for land acquisition and priorities for implementation of projects. The 2006 Strategy requirements are included in the current Clause 22.12 of the Yarra Planning Scheme. The policy will need to be updated (as noted in Section 9.1) when this Strategy is adopted.

8.3.2 Comparison of the proposed rate with adjoining municipalities

Many inner Melbourne councils have a scheduled open space contribution rate in their planning schemes. The councils that border the City of Yarra use the schedule to Clause 53.01 as shown in Table 8-1. Recently established rates are based on strategic open space studies that can be supported through the planning scheme amendment and Planning Panel process. The trend is to match higher rates (above 5 per cent) to higher growth locations. The Yarra schedule is the only one that confines the contribution schedule to residential development.

Table 8-1 Open space contribution rates for adjoining municipalities

Municipality	Clause 53.01 type or location of subdivision	Rate
Yarra	***Land or buildings intended to be used for residential purposes.***	***4.5%***
Banyule	A subdivision that creates more than one additional separately disposable parcel of land.	5%
Boroondara	None specified. [defaults to individual subdivision levies]	None
Darebin	Sliding scale 2 to 5+ lots	2% - 5%
Melbourne	Fishermans Bend Urban Renewal Area High growth areas shown on maps Moderate and low growth areas shown on maps	8% 7.06% 5%
Moreland	12 suburb locations shown on a map	2.5% - 6.8%
Stonnington	Suburbs of Glen Iris, Malvern, Malvern East, Toorak and Kooyong Suburbs of Armadale, Prahran, Windsor and South Yarra One site with a specific rate in Armadale	5% 8% 8%

8.3.3 Open space sub-precincts where a land contribution may be required

The Strategy identifies locations where new open space will be required. In some cases, it will be appropriate for Council to require a land contribution for all or part of the contribution assessment to create a new open space reserve. The land contribution may be part of a larger parcel of land that Council is assembling. The recommendations for where land acquisition is required for new open space for the forecast population are based on Council's existing growth framework as described in this Strategy. The recommendations are included in Section 7 of this Strategy.

8.3.4 Yarra Development Contributions Plan 2017

Council is introducing a Development Contributions Plan (DCP) in the Yarra Planning Scheme (Amendment C238) to fund over 700 social and physical infrastructure projects throughout the municipality. The purposes of this DCP are clear and the Plan states at page 24 that, *"It should be noted that the projects shown in this DCP do not overlap with Council's Open Space Levy."*

8.4 Capital works and land acquisition

8.4.1 Capital works

Council's capital works program for open space in the City of Yarra is informed by the list of actions in the existing Open Space Strategy 2006. The program is funded by a combination of different Council revenue sources including open space contributions, rates and external grants.

Approximately 70 per cent of the actions from the 2006 Strategy have been implemented via the capital works program, including the capital works to construct the six new open spaces that have been delivered since the Strategy was prepared.

The Strategy has prepared a new strategic program of works to be implemented over a 15-year timeframe. Where an action is either wholly or partly attributable to the forecast population it has been included in the Strategy Preliminary Opinion of Probable Cost (POPC).

The Strategy POPC apportions the cost for each Action between the existing and forecast population based on the benefit derived from the works. This Strategy POPC will form the basis of the revised open space contribution rate calculation. The priorities in the Strategy POPC are based on the open space needs analysis undertaken for each precinct.

8.4.2 Land acquisition

The six new public open space reserves that have been delivered since the preparation of the 2006 Open Space Strategy have been established on existing public land. Council has recently negotiated and secured a new Small Local open space in North Fitzroy on a redevelopment site and will also receive a series of new open space reserves as part of the Approved Development Plan for the Alphington Paper Mills Site.

A key issue for Council in implementing the 2006 Strategy has been the difficulty in securing new land area as open space. The majority of the development sites are too small to contribute a viable area of land for public open space. In response to this, the Strategy assumes that Council will need to purchase land for new open space rather than solely rely on land contributions or conversion of Council owned land from another use. The cost of land purchase will be included in a new open space contribution rate.

Additionally, the Strategy has identified small sub-precincts and the type of new open space required in each sub-precinct. This now provides a clear framework for Council to undertake a more detailed assessment of individual sites within each for the defined sub-precincts to identify suitable locations for new open space. This is described in more detail in Section 5.3 of the Strategy.

9. Implementation

9.1 Responsibilities and actions

Implementation of this Open Space Strategy will primarily be the responsibility of the Open Space Planning Team within the Planning and Placemaking Division of Council.

A number of areas of Council will also be responsible for implementing key actions and recommendations.

Area of Council	Responsibilities
Open space planning and design team	Responsible for coordinating the implementation of the Strategy. This includes: • Undertake open space sub-precinct assessments for the 31 sub-precincts identified as requiring additional open space in the Strategy. Proactively flag public and private land opportunities for potential future acquisition of land for new open space consistent with the Strategy recommendations. • Review the open space component of development applications, including within the context of the open space precinct assessments, to determine where open space land contributions are to be requested in consultation with Strategic and Statutory Planning. • Ensure open space needs are adequately recognised and provide input to the open space component of Structure Plans, local area plans and other planning documents. • Prepare and implement concept and landscape design plans for open space reserves in accordance with the Design and Management Guidelines in this Strategy. • Implement the capital works program in open space and prioritise the works in the renewal program to complement the capital works program.

Area of Council	Responsibilities
Open space maintenance team including Arboriculture, Streetscapes, Natural Values and Urban Agriculture	• Ongoing maintenance and management of open space. • Annual budget for operational and maintenance expenditure in open space. • Providing advice from relevant areas of expertise. • Responsible for gaining input from Open Space Planning and Design Team in relation to proposed works in open space.
Strategic and statutory planning	Ensure the Yarra Planning Scheme and other strategic documents guiding future development are consistent with the Strategy including: • Amend the planning scheme to implement key strategic elements of public open space, especially Council's open space objectives and strategies and its public open space program as contained in this Strategy. • Review the current Local Planning Policy for open space contributions and update consistent with this Strategy, e.g. precincts where land may be requested as a contribution, criteria for new open space. • Introduce new local policy with respect to guidelines at 5.4.1 for development adjoining public open space and guidelines at 5.4.2 for sunlight access to public open space. • Include requirements for new open space in Structure Plan and local area plan documents and related planning scheme amendments consistent with the Strategy recommendations. Include detailed direction on built form and sunlight access for medium and high density precincts (e.g. Design and Development Overlay provisions). • Continue to administer the public open space contributions program and make budget allocations in accordance with Strategy costings. • Liaise with developers in the initial development application stage to achieve desired outcomes for open space as set out in this Strategy. • Consider if use of the Public Acquisition Overlay is warranted in specific circumstances. • Coordinate activities and conduct referrals and coordination of outcomes between the Open Space Planning Team, Strategy Planning and Statutory Planning. • Ensure that existing reserves and land added to the public open space network is zoned Public Park and Recreation Zone or Public Conservation and Resource Zone.
Urban design	• Responsible for gaining input from the Open Space Planning Team in relation to open space provision in future structure plans, streetscape plans, urban design frameworks and local area plans.

Area of Council	Responsibilities
Recreation and leisure	• Determine the structured sport and recreation facility provision in open space in the context of the recommendations in the Strategy. Responsible for structured sport and recreation facility provision and management in open space including the annual sports facility and ground allocations. • Responsible for the provision and ongoing management of the leisure facilities in open space.
Community Cultural Development	• Responsible for scheduling and managing festivals and events in open space in consultation with Parks and Open Space. • Responsible for delivery of public art in open space in partnership with Parks and Open Space.
Traffic, Sustainable Transport and civil engineering	• Provide engineering and infrastructure design investigation and advice, particularly for improving on-road pedestrian and bicycle links and road crossings and car parks. • Prepare and implement Local Area Placemaking Plans including seeking input from the Open Space Planning Team regarding opportunities for future road closures that provide new or expand existing open space. • Provide technical advice and assistance regarding sustainable water use in open space.
Financial services	• Contribute to achievement of the Strategy through the annual budget process. • Allocate public open space contributions as a percentage of open space project budgets in accordance with Strategy costings. • Maintain an effective recording system for public open space contributions to assist appropriate recording of contributions and spending of funds.
Local laws	• Domestic animal management. • Development and enforcement of regulations in and adjoining open space.
Communications and Engagement	• To guide the community consultation methods to be implemented for any open space improvement or development works.
Aboriginal Partnerships Team	• To inform the implementation of open space improvement and development works in sites of cultural significance and other relevant sites to the Wurundjeri Woi Wurrung, Aboriginal and Torres Strait Islander community.

9.2 Priorities

The priorities identified in the Strategy provide some guidance on the order of how the actions are intended to be implemented. They are broadly based on the following:

- Trends in forecast resident and worker population growth
- Land use trends
- Gap areas
- Community consultation outcomes
- Other relevant strategies and plans.

The Strategy has an implementation timeframe of 15 years and is intended to be implemented generally in accordance with the priorities in the Action tables. Loosely the time period correlates to the following:

Very High	Years 1 to 4
High	Years 5 to 8
Medium	Years 7 to 12
Low	Years 13 to 15

It is noted however, that changes to the forecast trends can occur and priorities may need to be adjusted to respond to these changes, particularly the allocation of adequate resources, budgets and funding to implement the works program.

A more detailed implementation program will be developed progressively as the Strategy is implemented. This program will allow a more detailed breakdown of responsibilities for each action and track its progress.

9.3 Monitoring

Implementation and monitoring of the Strategy will aim to:

- Establish a committee to oversee the implementation of the Strategy to ensure ongoing commitment and awareness of the Strategy at all levels of Council.
- Establish an appropriate system of planning, documenting and recording the works completed from the Strategy.
- Regularly monitor the implementation of the Strategy to assess the progress and success of the recommendations. This is particularly important for the provision of new open space.
- Regularly report internally on the Strategy progress including the open space contributions program.
- Review the Strategy at the 5 year and 10 year points to monitor its implementation.
- Integrate the implementation of the Strategy with other existing and future Council plans and strategies.

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Appendix A

Drawings

The following set of drawings are to be printed at A3 size from the separate file provided Volume 2 of 3.

Drawing No.	Drawing Title
YOSS-01a	Existing Open Space
YOSS-01b	Existing Open Space and Education Use
YOSS-01c	Existing Open Space Detail Plan
YOSS-02a	Existing Open Space and Heritage Overlays
YOSS-02b	Topography and Waterways
YOSS-02c	Waterways and Relevant Overlays
YOSS-02d	Waterways and Design and Development Overlay
YOSS-03a	Open Space Hierarchy
YOSS-03b	Gap Analysis
YOSS-04	Existing Land Use and Open Space Sub-precincts
YOSS-05	Adopted Strategic Housing Framework and Open Space Sub-precincts
YOSS-06	Employment and Retail Precincts and Open Space Sub-precincts

Appendix B

Report on the community open space survey outcomes for the

Yarra Open Space Strategy Project

Appendix C

Report on the community engagement for the Draft Yarra Open Space Strategy

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Appendix A

Drawings

The following set of drawings are to be printed at A3 size from the separate file provided Volume 2 of 3.

Drawing No.	Drawing Title
YOSS-01a	Existing Open Space
YOSS-01b	Existing Open Space and Education Use
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YOSS-03b	Gap Analysis
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YOSS-05	Adopted Strategic Housing Framework and Open Space Sub-precincts
YOSS-06	Employment and Retail Precincts and Open Space Sub-precincts

APPENDIX A



DRAWING KEY

- OPEN SPACE (PPRZ)
- OPEN SPACE (PCRZ)
- RESTRICTED OPEN SPACE (PPRZ)
- EXISTING OPEN SPACE (Not currently zoned PPRZ or PCRZ)
- FUTURE OPEN SPACE
- ADJOINING OPEN SPACE
- EXISTING PPRZ ZONED LAND (Not open space)

THOMPSON BERRILL LANDSCAPE DESIGN

CITY OF YARRA

Existing Open Space

YARRA OPEN SPACE STRATEGY 2020

FINAL

JULY 2020
DWG No. YOSS-01a
SCALE 1:25,000 @ A3

0 250m 500m 750m 1km



THOMPSON BERRILL LANDSCAPE DESIGN

CITY OF YARRA

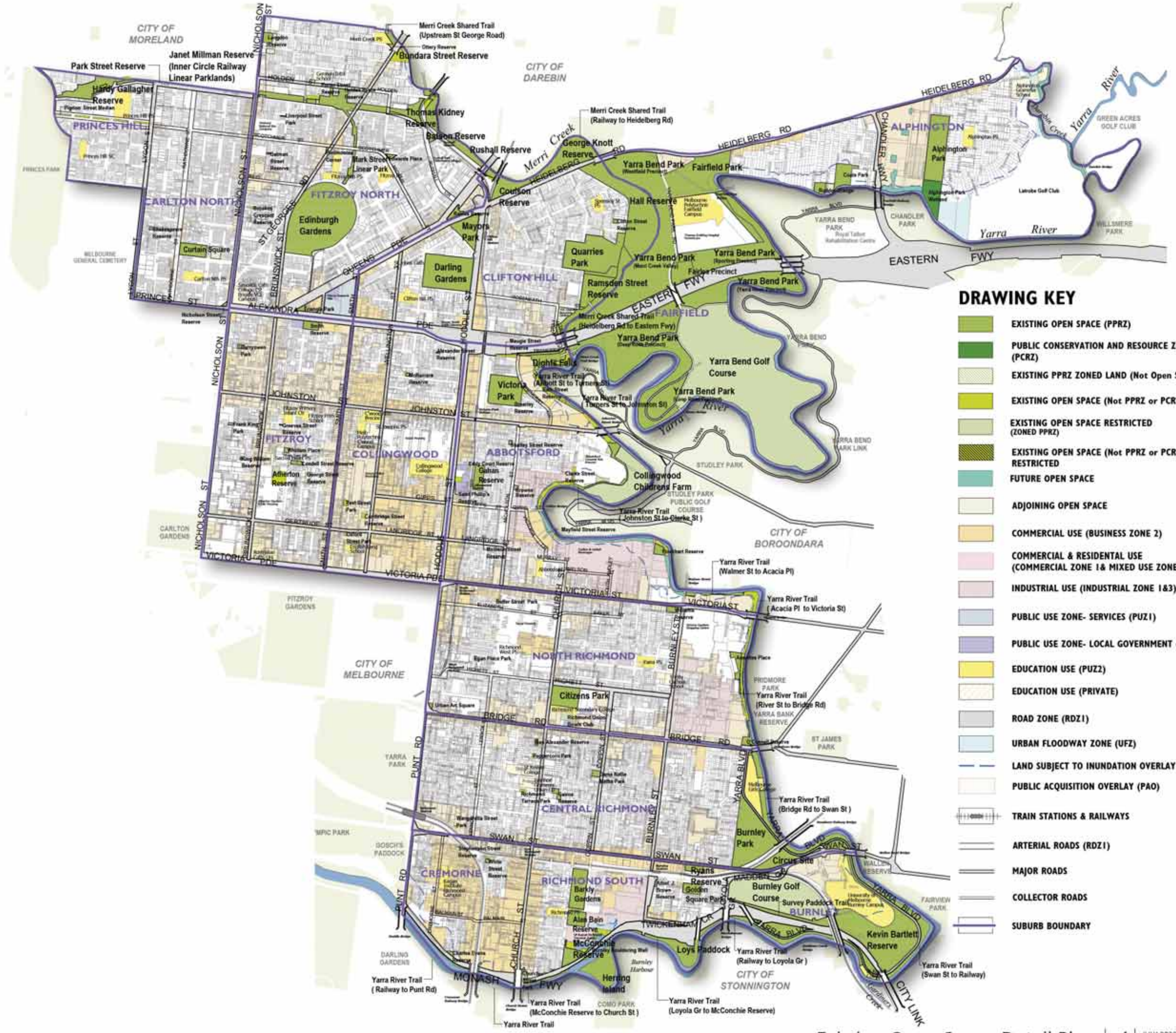
Existing Open Space and Education Use

YARRA OPEN SPACE STRATEGY 2020

FINAL

JULY 2020
DWG No. YOSS-01b
SCALE 1:25,000 @ A3

0 250m 500m 750m 1km



THOMPSON BERRILL LANDSCAPE DESIGN

CITY OF YARRA

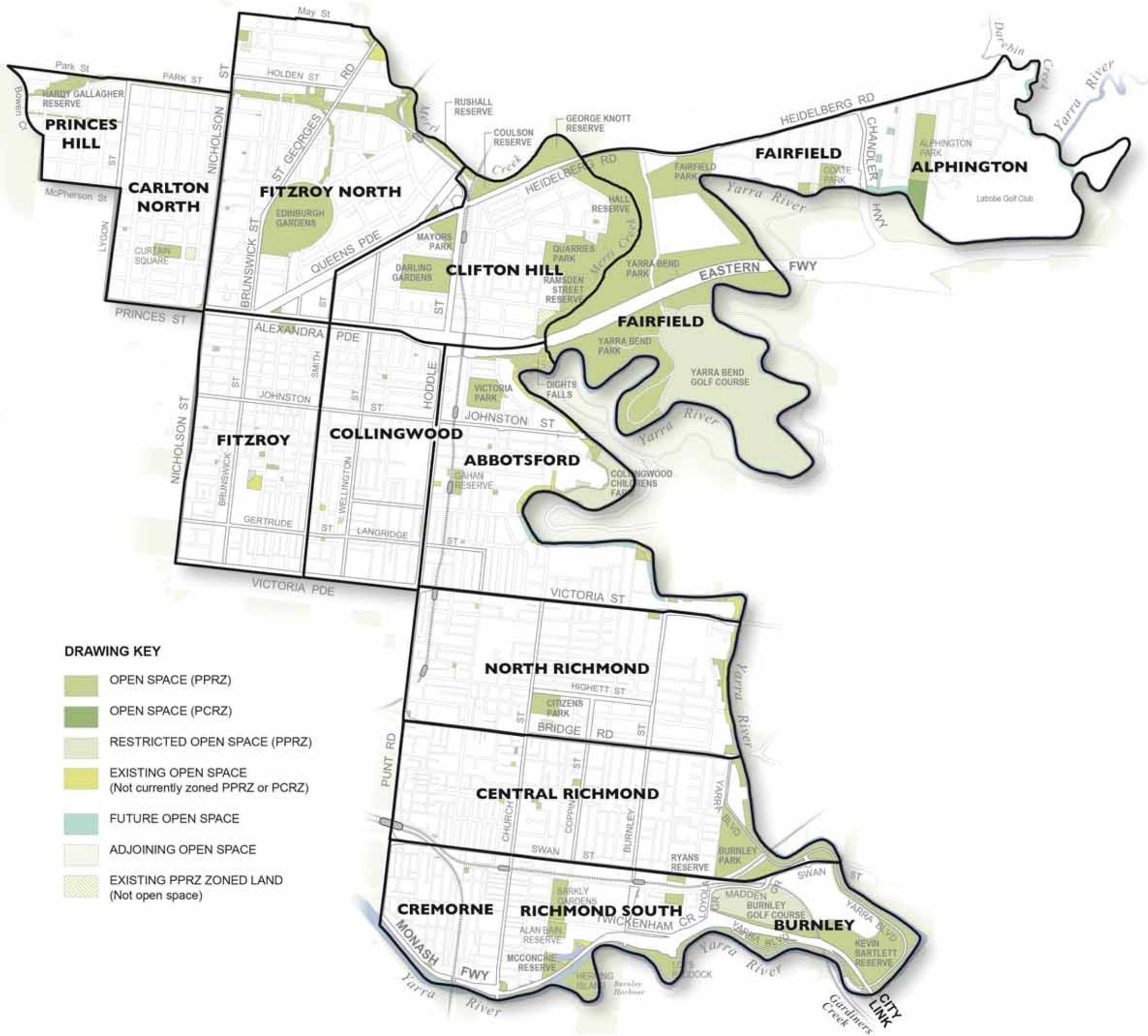
Existing Open Space Detail Plan

YARRA OPEN SPACE STRATEGY 2020

FINAL

JULY 2020
DWG No. YOSS-01c
SCALE 1:25,000 @ A3

0 250m 500m 750m 1km



DRAWING KEY

- OPEN SPACE (PPRZ)
- OPEN SPACE (PCRZ)
- RESTRICTED OPEN SPACE (PPRZ)
- EXISTING OPEN SPACE (Not currently zoned PPRZ or PCRZ)
- FUTURE OPEN SPACE
- ADJOINING OPEN SPACE
- EXISTING PPRZ ZONED LAND (Not open space)

THOMPSON BERRILL LANDSCAPE DESIGN

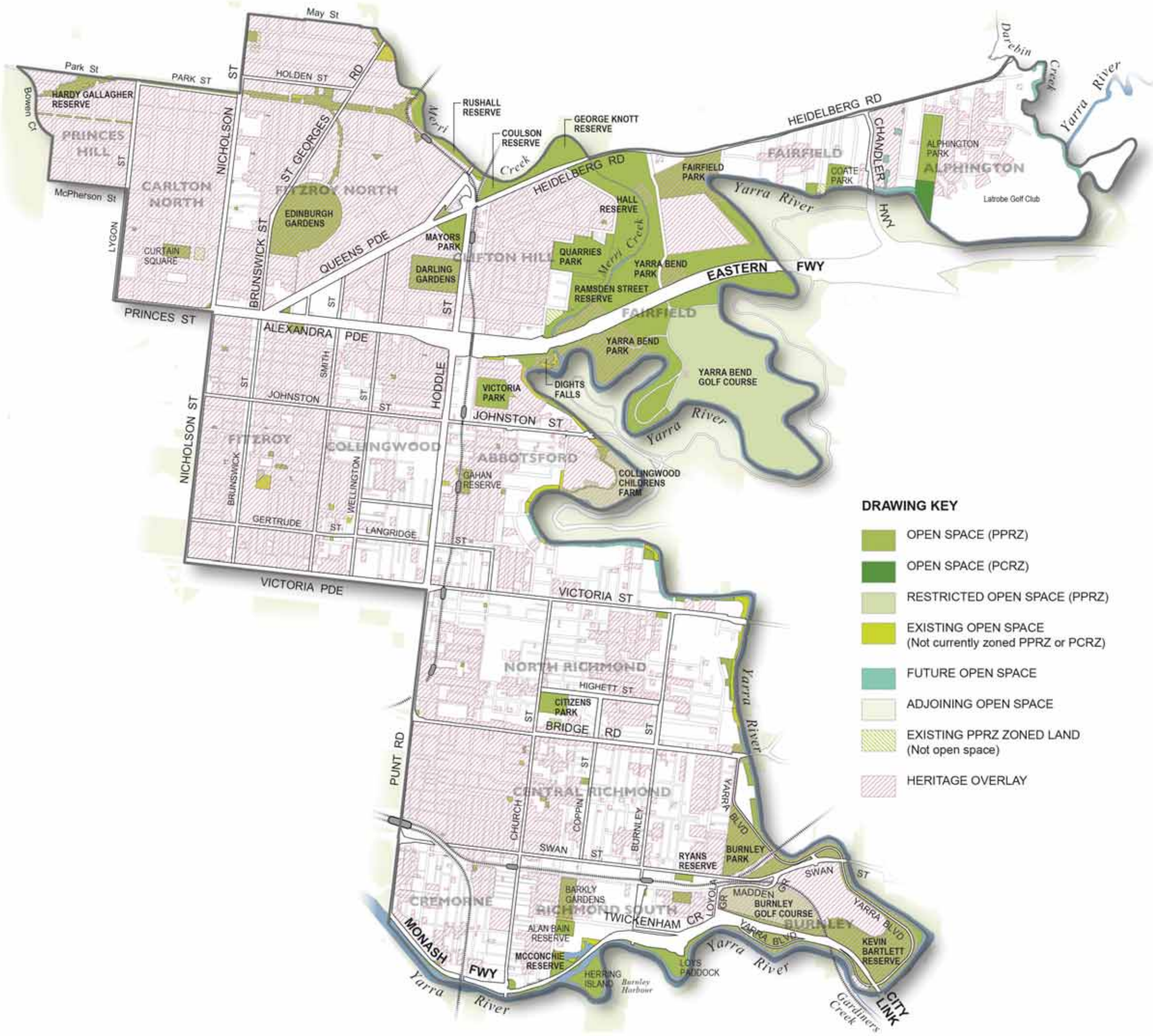
CITY OF YARRA

Precincts

YARRA OPEN SPACE STRATEGY 2019

DRAFT

AUGUST 2019
DWG No. YOSS-01d
SCALE 1:25,000 @ A3
0 250m 500m 750m 1km



DRAWING KEY

- OPEN SPACE (PPRZ)
- OPEN SPACE (PCRZ)
- RESTRICTED OPEN SPACE (PPRZ)
- EXISTING OPEN SPACE (Not currently zoned PPRZ or PCRZ)
- FUTURE OPEN SPACE
- ADJOINING OPEN SPACE
- EXISTING PPRZ ZONED LAND (Not open space)
- HERITAGE OVERLAY

THOMPSON BERRILL LANDSCAPE DESIGN

CITY OF YARRA

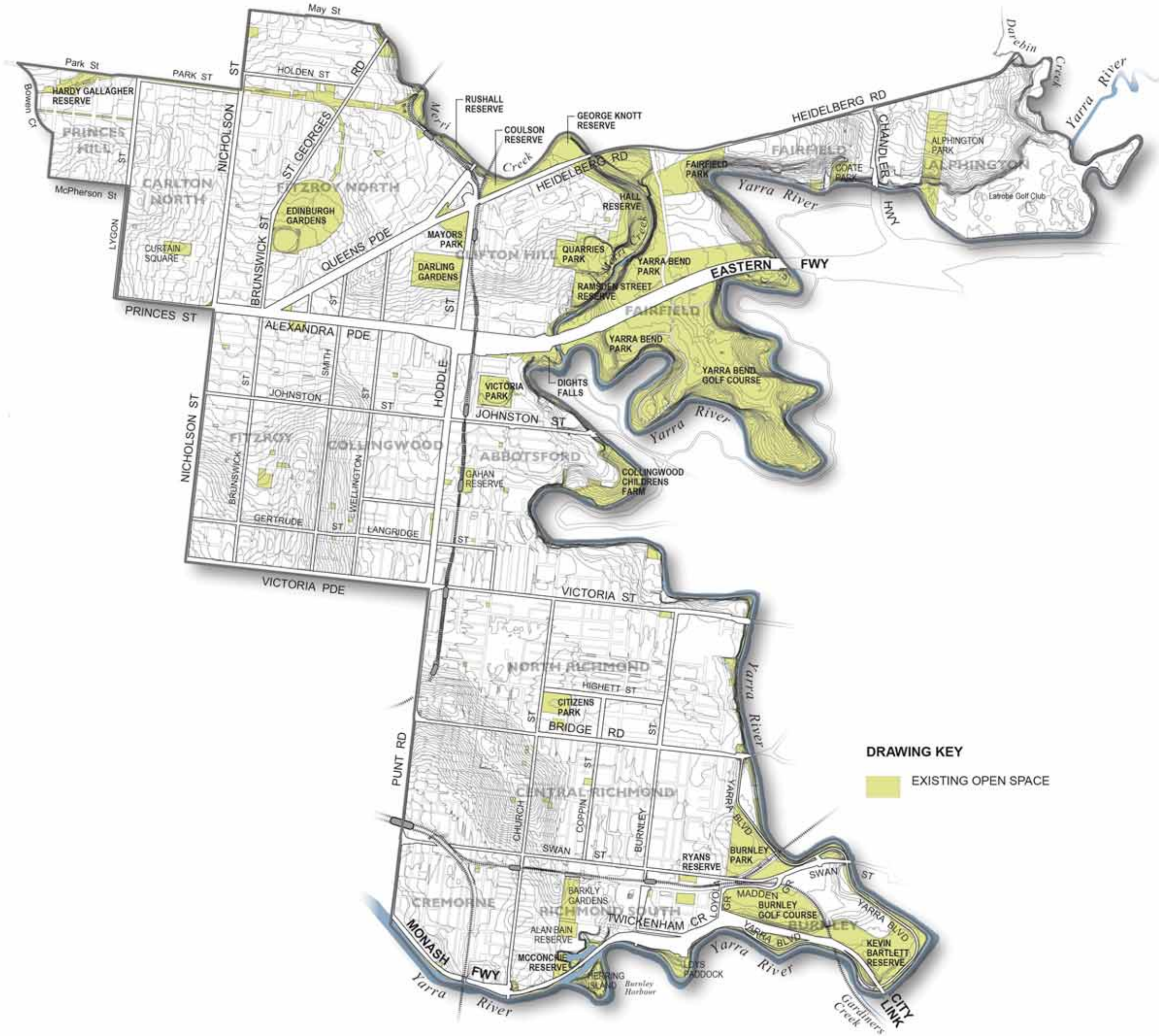
Existing Open Space and Heritage Overlay

YARRA OPEN SPACE STRATEGY 2020

FINAL

AUGUST 2019
DWG No. YOSS-02a
SCALE 1:25,000 @ A3

0 250m 500m 750m 1km



DRAWING KEY

EXISTING OPEN SPACE

THOMPSON BERRILL LANDSCAPE DESIGN

CITY OF YARRA

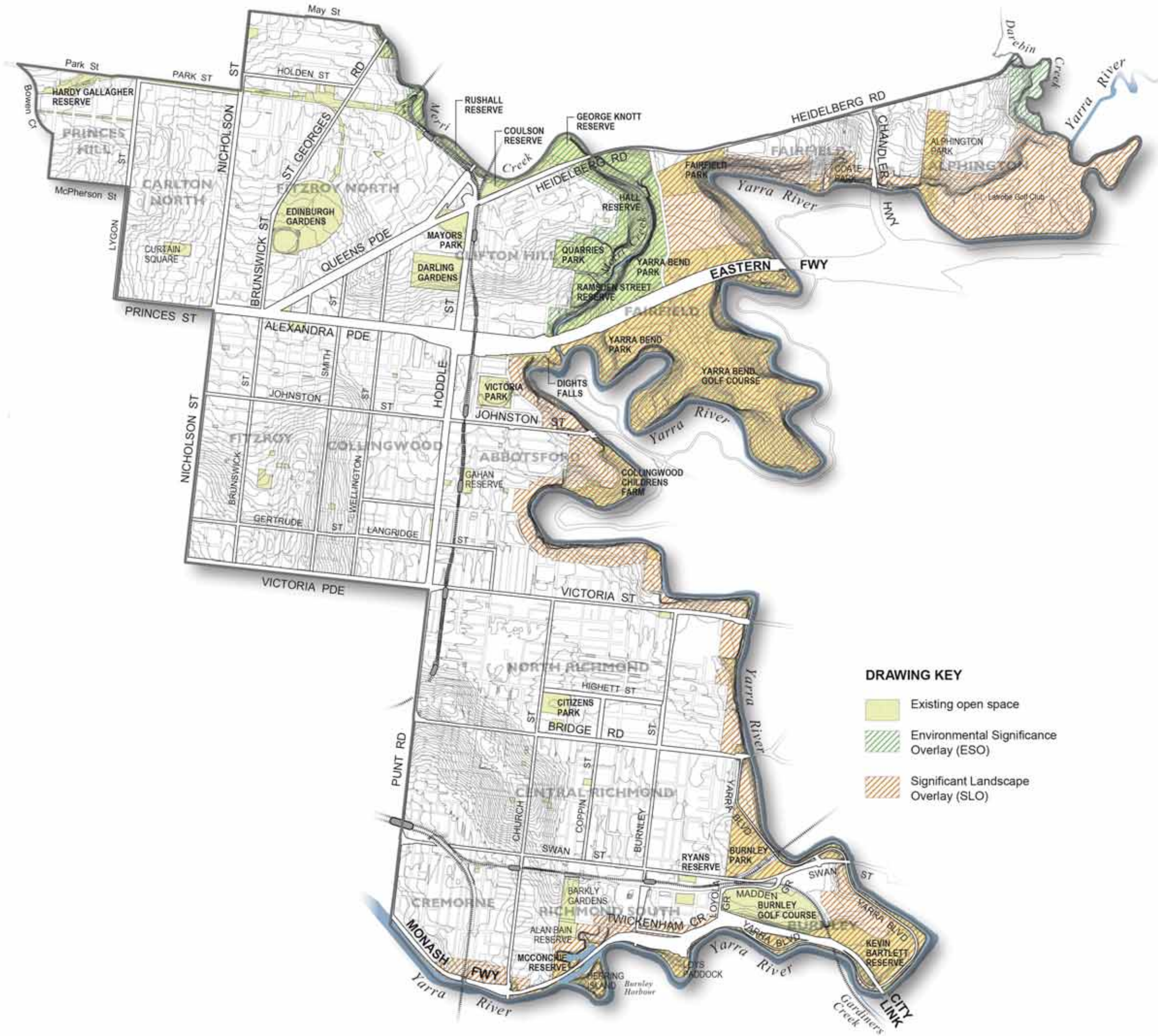
Topography and Waterways

YARRA OPEN SPACE STRATEGY 2020

FINAL

AUGUST 2019
DWG No. YOSS-02b
SCALE 1:25,000 @ A3

0 250m 500m 750m 1km



DRAWING KEY

- Existing open space
- Environmental Significance Overlay (ESO)
- Significant Landscape Overlay (SLO)

THOMPSON BERRILL LANDSCAPE DESIGN

CITY OF YARRA

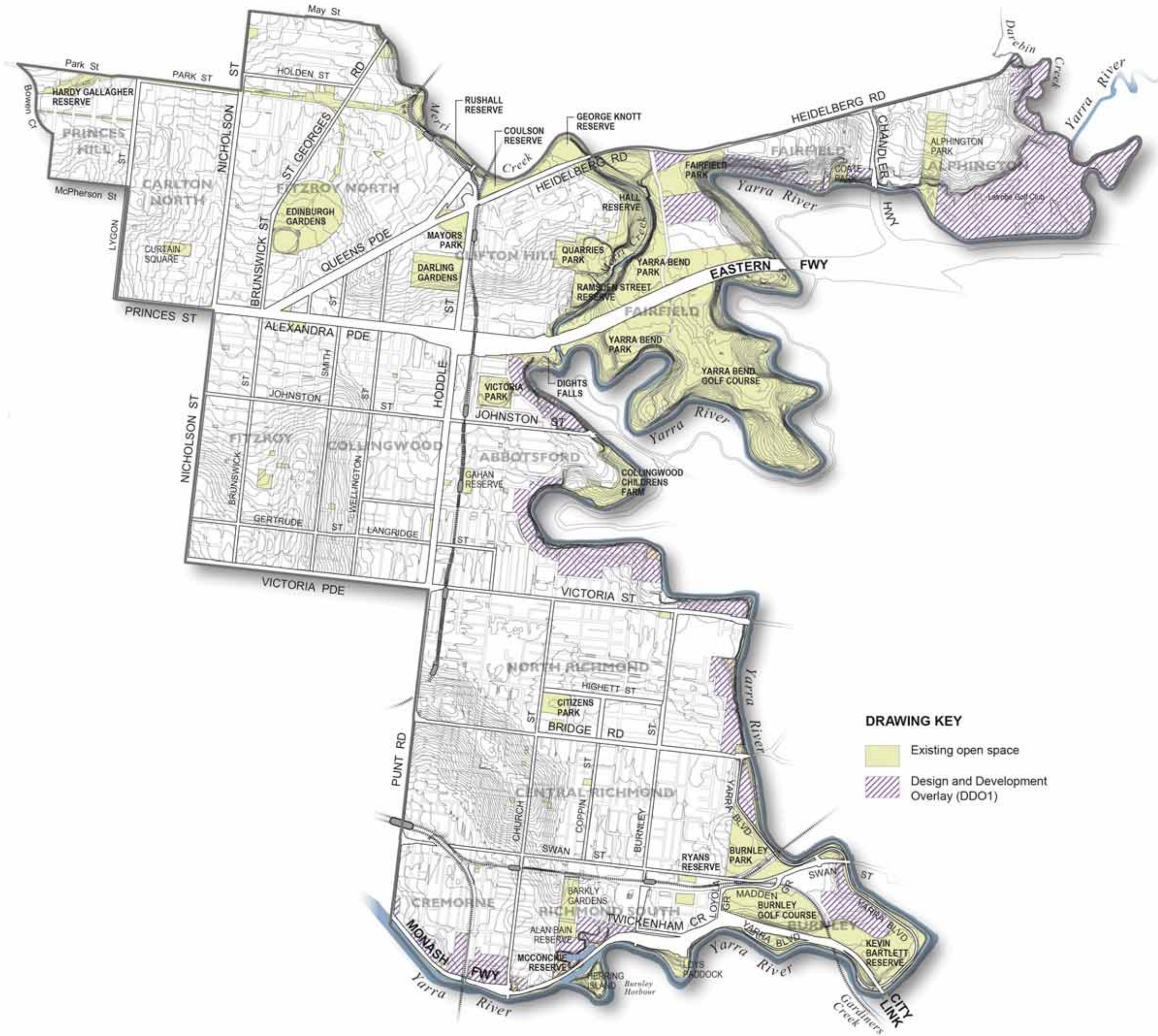
Waterways and Relevant Overlays

YARRA OPEN SPACE STRATEGY 2020

FINAL

AUGUST 2019
DWG No. YOSS-02c
SCALE 1:25,000 @ A3

0 250m 500m 750m 1km



DRAWING KEY

- Existing open space
- Design and Development Overlay (DDO1)

THOMPSON BERRILL LANDSCAPE DESIGN

CITY OF YARRA

Waterways and Design and Development Overlay

YARRA OPEN SPACE STRATEGY 2020

FINAL

AUGUST 2019
DWG No. YOSS-02d
SCALE 1:25,000 @ A3

0 250m 500m 750m 1km



DRAWING KEY

- SUBURB/PRECINCT BOUNDARY
- RAILWAYS
- ARTERIAL ROADS (RDZ1)
- MAJOR ROADS
- COLLECTOR ROADS
- REGIONAL OPEN SPACE
- CITY WIDE OPEN SPACE
- NEIGHBOURHOOD OPEN SPACE
- SMALL NEIGHBOURHOOD OPEN SPACE
- LOCAL OPEN SPACE
- SMALL LOCAL OPEN SPACE
- FUTURE REGIONAL OPEN SPACE As per PAO in the Yarra Planning Scheme
- FUTURE LOCAL OPEN SPACE As per approved Development Plans
- FUTURE SMALL LOCAL OPEN SPACE

NOTE: The road hierarchy for major and collector roads is based on the Melways Edition 44 (2017)

THOMPSON BERRILL LANDSCAPE DESIGN

CITY OF YARRA

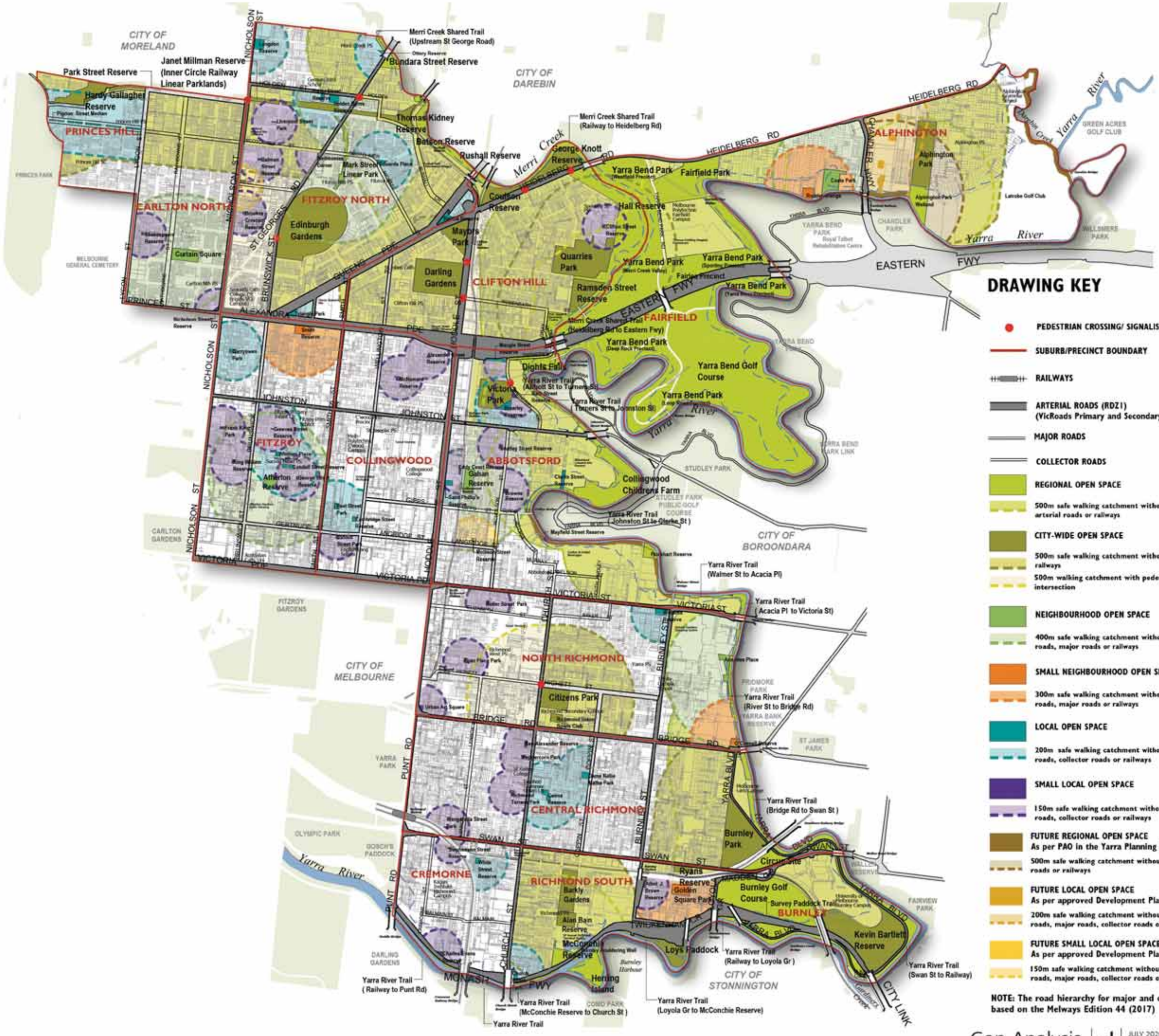
Open Space Hierarchy

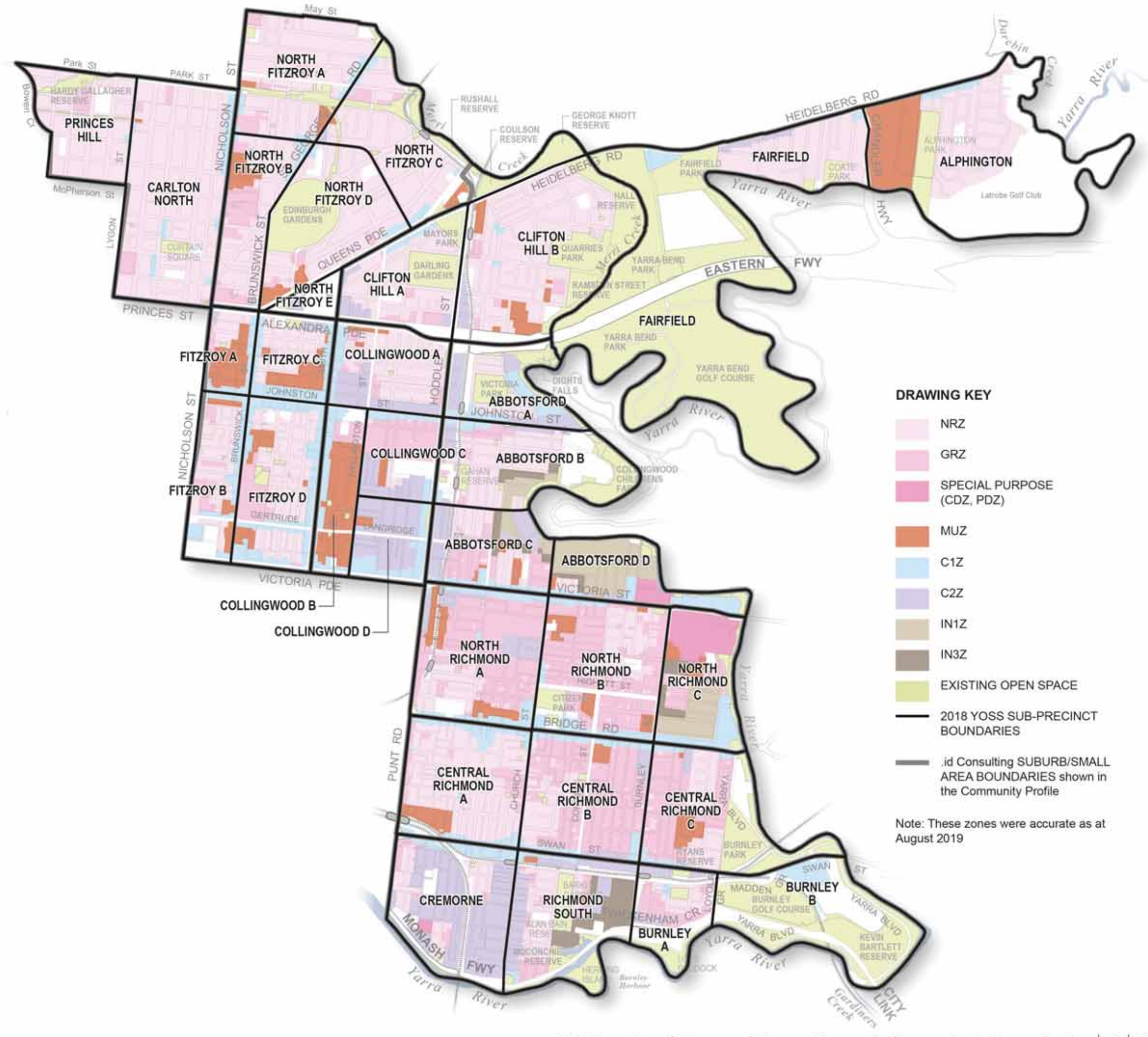
YARRA OPEN SPACE STRATEGY 2020

FINAL

JULY 2020
DWG No. YOSS-03a
SCALE 1:25,000 @ A3

0 250m 500m 750m 1km


CITY OF MORELAND
CITY OF DAREBIN
CITY OF MELBOURNE
CITY OF BOROONDARA
CITY OF STONNINGTON
Park Street Reserve
Janet Millman Reserve (Inner Circle Railway Linear Parklands)
Hardy Gallagher Reserve
Merri Creek Shared Trail (Upstream St George Road)
Bindara Street Reserve
Merri Creek Shared Trail (Railway to Heidelberg Rd)
Thomas Kidney Reserve
Batson Reserve
Rushall Reserve
George Knott Reserve
Coulson Reserve
Hall Reserve
Mayors Park
Edinburgh Gardens
Mark Street Linear Park
Curtain Square
Darling Gardens
Quarries Park
Ramsden Street Reserve
Merri Creek Shared Trail (Heidelberg Rd to Eastern Fwy)
Dights Falls
Victoria Park
Yarra River Trail (Albert St to Turners St)
Yarra River Trail (Turners St to Johnston St)
Yarra Bend Park
Fairfield Park
Yarra Bend Golf Course
Collingwood Childrens Farm
Yarra River Trail (Johnston St to Otterbe St)
Yarra River Trail (Walmer St to Acacia Pl)
Yarra River Trail (Acacia Pl to Victoria St)
Citizens Park
Yarra River Trail (River St to Bridge Rd)
Yarra River Trail (Bridge Rd to Swan St)
Burnley Park
Burnley Golf Course
Kevin Bartlett Reserve
Yarra River Trail (Swan St to Railway)
Yarra River Trail (Railway to Loyola Gr)
Yarra River Trail (Loyola Gr to McConchie Reserve)
Yarra River Trail (McConchie Reserve to Church St)
Yarra River Trail (Railway to Punt Rd)
Yarra River Trail
Loys Paddock
Herring Island
Ryans Reserve
Golden Square Park
Alan Bain Reserve
McConchie Reserve
Barkly Gardens
Atherton Reserve
Gahan Reserve
Ryan Place Park
Bell Alexander Reserve
Wesleyan Park
Gosch's Paddock
Fitzroy Gardens
Princes Park
Melbourne General Cemetery
Carlton Gardens
Darling Gardens
Olympic Park
Studley Park
Yarra Bend Park Link
Yarra Park
Fairfield Precinct
Yarra Bend Park (Deep Rock Precinct)
Yarra Bend Park (Yarra Bend Precinct)
Yarra Bend Park (Yarra Boulevard)
Yarra Bend Park (Sporting Precinct)
Yarra Bend Park (Deep Creek Precinct)
Yarra Bend Park (Main Yarra Precinct)
Yarra Bend Park (Westfield Precinct)
Yarra Bend Park (Merri Creek Valley)
Yarra Bend Park (Lake Precinct)
Yarra Bend Park (Deep Rock Precinct)
Yarra Bend Park (Studley Park Precinct)
Yarra Bend Park (Fairfield Precinct)
Yarra Bend Park (Sporting Precinct)
Yarra Bend Park (Main Yarra Precinct)
Yarra Bend Park (Yarra Bend Precinct)
Yarra Bend Park (Yarra Boulevard)
Yarra Bend Park (Deep Rock Precinct)
Yarra Bend Park (Westfield Precinct)
Yarra Bend Park (Merri Creek Valley)
Yarra Bend Park (Lake Precinct)
Yarra Bend Park (Deep Rock Precinct)
Yarra Bend Park (Studley Park Precinct)
Yarra Bend Park (Fairfield Precinct)
Yarra Bend Park (Sporting Precinct)
Yarra Bend Park (Main Yarra



THOMPSON BERRILL LANDSCAPE DESIGN

CITY OF YARRA

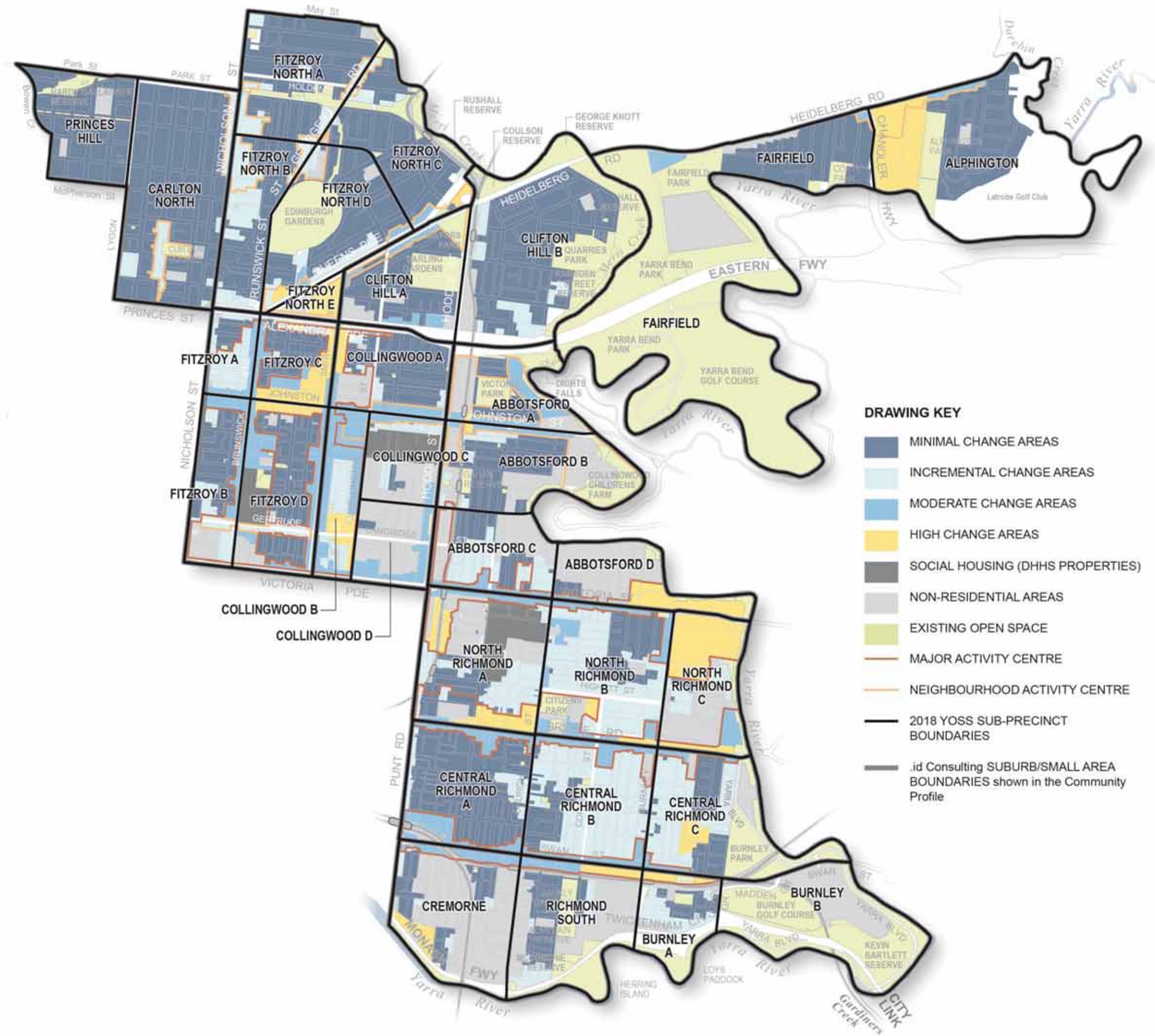
Existing Land Use and Open Space Sub-precinct Boundaries

YARRA OPEN SPACE STRATEGY 2020

FINAL

AUGUST 2019
DWG No. YOSS-04
SCALE 1:25,000 @ A3

0 250m 500m 750m 1km



THOMPSON BERRILL LANDSCAPE DESIGN

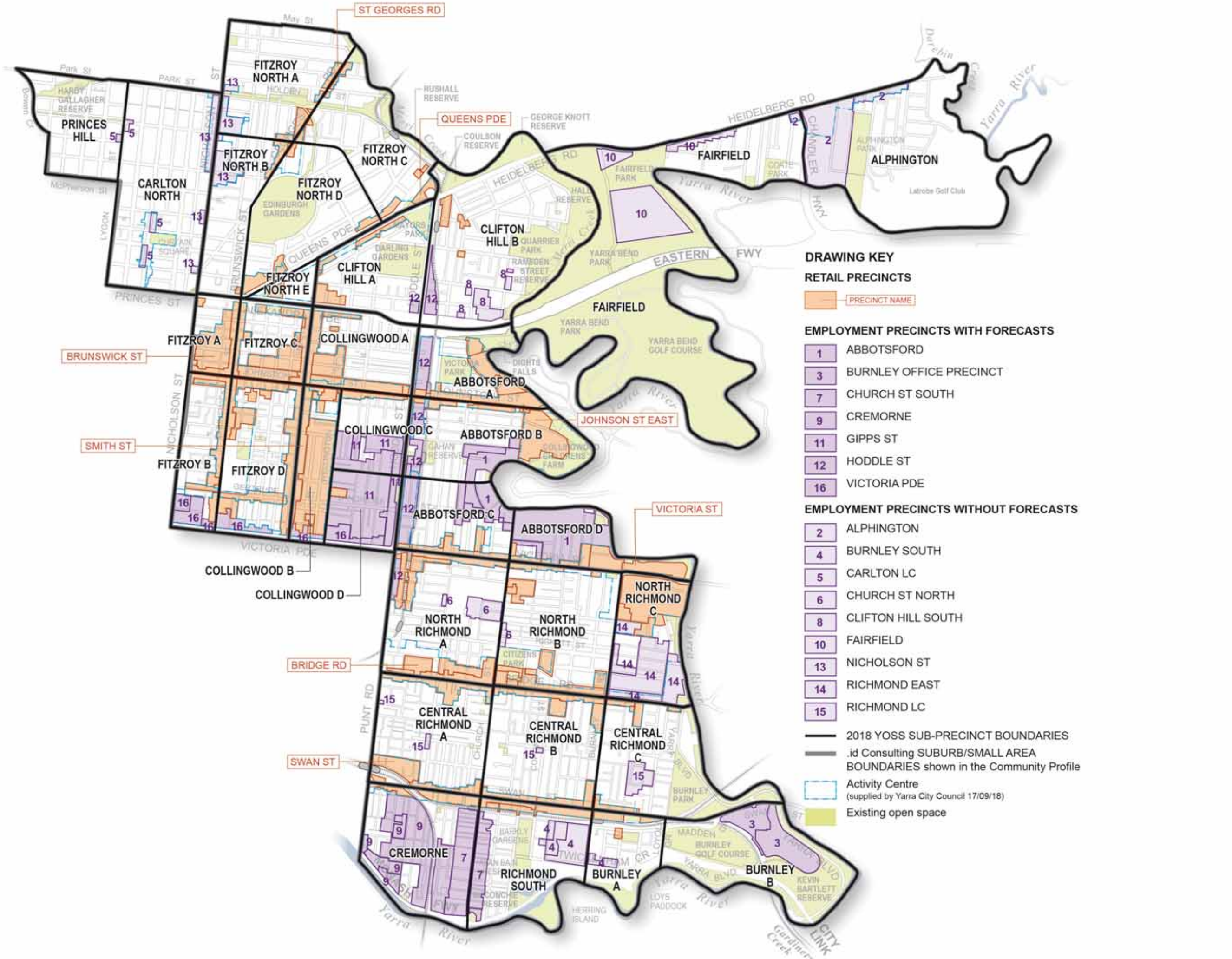
CITY OF YARRA

Adopted Strategic Housing Framework and Open Space Sub-precinct Boundaries

YARRA OPEN SPACE STRATEGY 2020

FINAL

AUGUST 2019
DWG No. YOSS-05
SCALE 1:25,000 @ A3



DRAWING KEY

RETAIL PRECINCTS

PRECINCT NAME

EMPLOYMENT PRECINCTS WITH FORECASTS

1	ABBOTSFORD
3	BURNLEY OFFICE PRECINCT
7	CHURCH ST SOUTH
9	CREMORNE
11	GIPPS ST
12	HODDLE ST
16	VICTORIA PDE

EMPLOYMENT PRECINCTS WITHOUT FORECASTS

2	ALPHINGTON
4	BURNLEY SOUTH
5	CARLTON LC
6	CHURCH ST NORTH
8	CLIFTON HILL SOUTH
10	FAIRFIELD
13	NICHOLSON ST
14	RICHMOND EAST
15	RICHMOND LC

2018 YOSS SUB-PRECINCT BOUNDARIES

.id Consulting SUBURB/SMALL AREA BOUNDARIES shown in the Community Profile

Activity Centre
(supplied by Yarra City Council 17/09/18)

Existing open space

THOMPSON BERRILL LANDSCAPE DESIGN

CITY OF YARRA

Employment and Retail Precincts

YARRA OPEN SPACE STRATEGY 2020

FINAL

AUGUST 2019
DWG No. YOSS-06
SCALE 1:25,000 @ A3

0 250m 500m 750m 1km

Appendix B

Report on the community open space survey outcomes for the

Yarra Open Space Strategy Project

Report on the community open space survey outcomes

Yarra Open Space Strategy 2019

Prepared by

Thompson Berrill Landscape Design Pty Ltd
for the City of Yarra

November 2018

Table of contents

		Page No.
1.	**INTRODUCTION**	**1**
1.1	Scope and purpose of community engagement process	1
1.2	Summary of the community engagement process	1
1.3	Open space survey design and distribution	2
PART A	**RESIDENT OPEN SPACE SURVEY**	**A1**
A1	**Municipal-wide summary**	**A2**
A1.1	Overall summary of the resident open space survey outcomes	A2
A1.2	Number of respondents	A5
A1.3	Values of open space	A5
A1.4	Open space within walking distance	A6
A1.5	Facilities and features in open space	A9
A1.6	Who completed the survey	A12
A2	**Individual precinct summary**	A16
A2.1	Overview	A16
A2.2	Abbotsford	A17
A2.3	Carlton North and Princes Hill	A35
A2.4	Central Richmond	A53
A2.5	Clifton Hill	A77
A2.6	Collingwood	A93
A2.7	Cremorne, Burnley and South Richmond	A113
A2.8	Fairfield and Alphington	A133
A2.9	Fitzroy	A148
A2.10	Fitzroy North	A167
A2.11	North Richmond	A191
PART B	**WORKER OPEN SPACE SURVEY**	**B1**
B1	**Introduction**	**B2**
B.1	Summary of the worker open space survey	B2
B1.2	Overall summary of the worker survey outcomes	B2
B2	**Worker survey employment precinct summaries**	B3
B2.1	Collingwood	B3
B2.2	Cremorne	B7
B2.3	Fitzroy	B11
B2.4	Richmond	B15
PART C	**MARGINALISED/HOMELESS OPEN SPACE SURVEY**	**C1**
C1	Summary of the homeless and marginalised community open space survey	C2

C2	Overall summary of the homeless and marginalised community outcomes	C2
C3	Open space used in the City of Yarra	C2
C4	Open space not used in the City of Yarra	C3
C5	What to change about open space and where	C4
C6	Information about who completed the survey	C5
PART D	**YOUTH OPEN SPACE SURVEY**	**D1**
D1	Summary of the youth open space survey	D2
D2	Overall summary of the youth survey outcomes	D2
D3	Values of open space	D2
D4	Open space in City of Yarra	D3
D5	Open space used in the City of Yarra	D5
D6	Open space not visited	D5
D7	What to change about open space and where	D6
D8	Who completed the survey	D8
PART E	**CULTURALLY AND LINGUISTICALLY DIVERSE COMMUNITY OPEN SPACE SURVEY**	**E1**
E1	Summary of CALD open space survey	E2
E2	Overall summary of CALD community outcomes	E2
E3	How often do you visit open space in your area	E2
E4	Open space used in the City of Yarra	E2
E5	Open space not used in the City of Yarra	E3
E6	What to change about open space and where	E3
E7	Information about who completed the survey	E4
PART F	**WRITTEN SUBMISSIONS**	**F1**
F1	Overview	F2
F2	Agencies and organisations	F2
F3	Residents	F3

APPENDICES

Appendix 1

1.1 Resident Open Space Survey
1.2 Worker Open Space Survey
1.3 Marginalised/homeless Open Space Survey
1.4 Youth Open Space Survey

Appendix 2

Assumptions made during the data entry process for the resident survey

1. Introduction

1.1 Scope and purpose of the community engagement process

The main purpose of the community engagement process was to gain an understanding of what people value about open space, existing patterns of use and key issues they would like addressed in open space as part of the Yarra Open Space Strategy 2019 project. This is one of the key pieces of research that is used as the basis for determining the open space needs of the existing community. Additional research is also undertaken to determine the open space needs including site visits, review of the existing reports, strategies and plans and consultation with council officers.

The Yarra Open Space Strategy 2019 will document the open space needs of the existing community and develop a series of actions address the needs. This will differentiate the actions required to meet the open space needs of the existing population as distinct from the forecast future population through to 2031.

1.2 Summary of the community engagement process

TBLD designed the open space surveys and the City of Yarra designed and implemented the community engagement process. This included this following:

- Your Say Yarra (YSY) Project Page with project information, an online survey and a mapping tool for the community to provide feedback. https://www.yoursayyarra.com.au/openspace
- Feature article in Yarra News directing users to the YSY project page.
- Regular social media posts promoting the project and the online survey.
- Articles to promote the consultation in Yarra newsletters including:
  - Yarra Life
  - Business Newsletter
  - Recreation Newsletter
  - School Newsletters
  - Monday Musings (internal staff newsletter).
- Electronic banners advertising the consultation at Access Yarra counters.
- Email to electronic database, child care groups and resident advocacy groups such as friends of organisations inviting participation in the consultation.
- Distribution of postcards promoting the consultation at Child Care Centres, Neighbourhood Houses, Schools, Libraries, Access Yarra counters, and Pop Up sessions.
- Provision of hard copy surveys at Access Yarra Counters, Neighbourhood Houses, Libraries and to community members when requested.
- Email to Yarra's 15 Advisory Groups promoting the online survey and attendance at meetings when invited including:
  - Aboriginal Advisory Group
  - Active Ageing Advisory Group
  - Disability Advisory Committee
  - Early Years Reference Group

  - Urban Agriculture Advisory Committee
  - Housing and homelessness network meeting
- 3 Pop Up Sessions held, one in each Ward, to promote the project and receive survey responses. Around 100 responses were received at each session. They were held at:
  - Peel Street Park
  - Edinburgh Gardens
  - Citizens Park
- Intercept worker survey, with worker survey questions designed by TBLD and the City of Yarra engaged Metropolis to capture the worker population in Yarra's key employment precincts, that included:
  - Church Street, Cremorne
  - Bridge Road, Richmond
  - Collingwood
  - Fitzroy
- Attained 498 responses which are summarised in two reports - an overall report prepared by Metropolis, and a summary of results by the four employment precincts prepared by TBLD based on the raw data supplied by Metropolis.
- Random household survey run by Metropolis to capture minimum 600 responses across the municipality.
- Engagement with early years cohort:
  - Interactive consultation led by Richmond Kinder
- Engagement with youth cohort through:
  - Meeting with Youth Advisors to modify the survey
  - Attendance at Block Party at the Youth Centre to promote the survey and 72 responses were completed and have been summarised in this report.
- Engagement with the homeless/marginalised cohort:
  - peer review through 'Council to Homeless Persons' to design survey and consultation methodology
  - attendance at St Mary's House of Welcome to promote the survey (21 responses)
  - offer to attend session at St Mark's, were asked to provide surveys instead (no responses)
  - offer to attend session at soup van to gather feedback (no response after initial contact)
  - provision of hardcopy surveys at local services such as health centres (no responses).
- Engagement with the CALD community:
  - attendance at Harvest Festival, Collingwood to promote the consultation and receive hardcopy surveys (12 responses).
- Invited community members to send email responses or call in to provide feedback if that was their preferred method of engagement (14 submissions).

1.3 Open space survey design and distribution

1.3.1 Survey purpose

The survey was prepared as the main method of seeking residents input during the background research and analysis phase of the City of Yarra Open Space Strategy. The intent of the survey is to gain an understanding of what people value about open space,

existing patterns of use and key issues that the community would like addressed in open space.

1.3.2 Survey design

The survey included a combination of multiple choice and long hand questions that can be completed within 5 to 10 minutes. A copy of the survey is attached to this report as Appendix A.

1.3.3 Survey distribution

The survey was distributed and available as both a hard copy and online survey. They were promoted through the community engagement process as summarised in Section 1.1 of the report.

A total of 1,877 of surveys were completed during the consultation period including:

- A combined total of 1,274 completed resident surveys were received, with some returned as hard copy surveys that were entered manually into the on-line survey database, others were completed on-line and 200 were completed as targeted telephone surveys in precincts where lower numbers of surveys had been completed. The survey results were all entered into the same database from which the summary has been prepared and included in Part A of this report.
- A combined total of 498 worker surveys were completed via intercept surveys in four different employment precincts in the City of Yarra. The report forms Part B of this report.
- 21 marginalised/homeless people completed the abridged version of the survey at the St Mary's House of Welcome session. The summary of the surveys are included as Part C of this report.
- 72 responses from the young people age cohort and the results have been summarised and included as Part D of this report.
- 12 responses from the CALD community and the summary of this survey are included in Part E of this report.
- 11 more detailed written submissions were received from groups and individuals which have been summarised in Part F of this report.

1.3.4 Returned resident surveys by precinct

No. of surveys returned	% of total surveys	% of total population in the precinct	Precinct	Suburb
104	8%	9%	Abbotsford	Abbotsford
81	6%	10%	Carlton North/ Princes Hill	Carlton North, Princes Hill
172	14%	15%	Central Richmond	Central Richmond
68	5%	7%	Clifton Hill	Clifton Hill
99	8%	10%	Collingwood	Collingwood
94	7%	6%	Cremorne, Burnley, Richmond South	Cremorne, Burnley, Richmond South

No. of surveys returned	% of total surveys	% of total population in the precinct	Precinct	Suburb
55	4%	3%	Fairfield, Alphington	Fairfield, Alphington
121	10%	12%	Fitzroy	Fitzroy
170	13%	13%	Fitzroy North	Fitzroy North
158	12%	15%	North RIchmond	North Richmond
83	7%	n/a	Other	Included in the municipal-wide summary only
57	5%	n/a	Unspecified	Included in the municipal-wide summary only
9	1%	n/a	Blanks	Included in the municipal-wide summary only

Surveys were received from all areas of the City of Yarra and these have been assessed collectively in the Municipal Wide section of this report. The percentage of returned surveys from Cremorne, Burnley and Richmond South and Fairfield and Alphington were slightly over represented when compared to the percentage of the total population of City of Yarra living in these precincts. The percentage of returned surveys from Abbotsford, Carlton North and Princes Hill, Central Richmond, Clifton Hill, Collingwood, Fitzroy and North Richmond were slightly under represented as a proportion of the total population. All precincts have also been assessed individually to inform the strategy at the precinct level. Refer to Section 3 of this report.

PART A

Resident open space survey

A1 Municipal-wide survey outcomes

A1.1 Overall summary of the resident open space survey outcomes

A1.1.1 Overview

The top three values for open space are:
- Trees (73%)
- A place to relax and unwind (70%)
- The feeling of space (61%)

The three most popular open spaces visited within walking distance are:
- Edinburgh Gardens (23%)
- Citizens Park (20%)
- Barkley Gardens (7%)

Further than walking distance, the most popular open spaces are:
- Edinburgh Gardens (6%)
- Yarra Bend Park (4%)
- Royal Botanic Gardens Melbourne (4%)

Top three reasons for visiting open space within walking distance:
- Dog walking (8%)
- Relaxing (4%)
- Playgrounds (4%)

Top three reasons for visiting open space beyond walking distance:
- Social - meeting people/friends (2%)
- Dog walking (1%)
- Picnics (1%)

For open space nearby, suggested improvements include:
- Improvements - none required (6%)
- Toilets - additional required (2%)
- Sporting facilities - clubrooms require an upgrade (1%)

On a daily basis, local streets for exercise are the most frequently used open space, this is followed by small local parks and large parks and gardens. The Yarra River being a key feature of the Municipality is also highly used throughout the course of the year.

The most frequently used facilities include:
- Walking paths (80%)
- Open grassed areas for informal use (75%)
- Seating (68%)
- Drinking fountains (64%)

A1.1.2 Summary of the resident survey

The following is a summary prepared by the person who read all the surveys and entered the data into the database. It therefore reflects an overall understanding of the intent of the surveys having read them all, rather than being statistically accurate. The statistically accurate information is contained in the A1.1 and the other parts of Section A. Each precinct is given an overview as well, so this reflective chapter is considering the key issues.

Open space

In general, respondents highly valued open space and the choice and variety in the City of Yarra. Being outside was seen as key to health and wellbeing and, after the importance of trees, most values centred on the belief that open spaces are places to relax and unwind, escape the city and the traffic, and enjoy the feeling of space. Respondents liked walking, whether it be with or without dogs, playing with their children, cycling, exercising and informal/formal sport, having picnics and connecting with friends and family. In their general comments they were most concerned about having additional open spaces nearby or to meet the demands of a growing population.

Large parks and gardens were highly appreciated, and respondents are travelling distances to be in beautiful open spaces. They love the designed gardens such as Edinburgh Gardens and Royal Botanic Gardens Melbourne, as well as the natural characteristics provided along the banks of the Yarra River, and Yarra Bend Park.

One of the main concerns was the impact of the increasing density on open space. They hoped Council would strive to maintain what open space there was as well as find additional space to accommodate users. For instance, in Collingwood, Peel Street Park, a relatively small park, is used by 4 per cent of the population. It is visited by residents and those people working in the area. The over use by dogs however is making the space uninviting, amongst that the park itself lacks shade, and the grass is being worn away from high traffic. Cremorne is lacking open space in general, so much so that people from other suburbs have requested additional space in that area.

It was also felt that high density or large developments should somehow be contributing to open space, be it by funds or creating spaces for public use.

Facilities and Maintenance

A number of respondents felt the open space was important for children who lacked private gardens at home; playgrounds, recreation for teenagers and organised sport was significant to their lives. Respondents often cite open spaces outside of the Municipality for their exciting and diverse playgrounds. Adventure play, water play, risk taking were all seen as important for childhood development.

Play was almost as important as sport, with respondents requesting for Council to prioritise sport, especially for children and females, for health and social purposes. Supporting sporting facilities, especially in Citizens Park, and Kevin Bartlett Reserve, is important to those surrounding areas, and it was regularly stated that the clubrooms needed an upgrade and were lacking facilities for females.

Maintenance was highly valued and everyone was mostly happy with the efforts made by council and the improvements previously made. However, the condition and availability of toilets were identified as an issue, with some respondents commenting that not enough public toilets exist within open space and many are unclean.

Trees and shade were highly important for respondents as well, not just for open space but also in the streets. Open spaces were noted as cool spaces and respondents were aware that trees and vegetation are required to help reduce the heat island effect. Other ways of helping the environment was to clean litter from open spaces and rivers, avoid the use of chemical herbicides, and encourage rooftop gardens, community gardening and urban agriculture. Cycling is valued and practiced by respondents, and safe connected routes could help encourage cycling as a mode of transport and make cycling more accessible for children.

Conflicting behaviours by users

Edinburgh Gardens, cited as one of the popular open spaces to visit for catching up with friends, having a picnic, walking the dog, doing sport or playing with the children. Its size, beauty and diversity were prized by most people enjoying the popularity of the spot. That said, respondents criticised others for leaving litter post-picnics, and dog owners came into conflict with other visitors over off-leash regulations. Clear signage was recommended, along with enforcement of regulations through fines. It is also noted that cyclists tend to speed through the park travelling not only past off-leash areas but also where children are playing. Speeding cyclists in spaces along the Yarra River precinct conflicted with off-leash dogs and pedestrians. It was felt that paths separating cyclists and pedestrians would be ideal, or at least signage at blind corners or other dangerous spots to slow riders down. Better navigational signage regarding paths in the Yarra River precinct and interpretive signage relating back to indigenous histories would also be appreciated.

Off-leash areas are popular with dog owners, and it was highly requested that they be fenced in order to keep dogs separated from busy roads, larger dogs, playgrounds or picnic areas. In shared spaces for dog owners and sporting events, respondents criticised dog owners for leaving dog waste behind. Respondents requested that waste be manged by Council between use and that more waste bags and bins for dogs be available to help owners in their responsibilities. Dog owners and local residents also felt that terms and times of use for shared use spaces needed to be clearly stated somewhere in order to plan their visits.

A1.2 Number of respondents

1,274 respondents completed the survey. 1,125 indicated that they live in the City of Yarra, 83 of respondents chose the option "other", 57 did not specify and 9 left their entries completely blank of all answers.

A1.3 Values of open space

Respondents were asked to indicate what they valued most about the open space in their municipality and were invited to select any of the twenty-four values listed, with an option to add additional values under the 'other' category.

Percentages are calculated on the basis of the total number of responses, 1,274. The table below illustrates the information, listing the twenty-five values in priority order.

Open space in the City of Yarra is most valued by respondents for trees, closely followed by a place to relax and unwind, and the feeling of space. Between 50 and 60 per cent of residents consider open space important for escaping the built environment, just being outside, and health and wellbeing.

Value	%
Trees	73%
A place to relax and unwind	70%
The feeling of space	61%
An escape from the built environment	59%
Just being outside	57%
Health and well being	50%
Habitat for native plants and animals	48%
A place for children to play	47%
Meeting people/friends	44%
Green character	41%
It's accessible	41%
Exercising dogs	40%
Fitness	40%
Flowers/garden beds	38%
Natural bushland character	36%
The quiet	35%
Knowing that it's there	26%
The diversity of open space	26%
Cultural heritage values/significance	23%
Playing casual ball games/activity	22%
Historical character	22%
Cultural activities and events	20%
Playing team/club based sport	19%
Watching activity	16%
Other	7%

The Other category included a range of comments such as walking through open space on their way to school/work/shopping, public spaces that are available to everyone, urban agriculture, long views/vistas and areas that provide an escape from urban heat.

A1.4 Open space within walking distance

In the following tables, the percentage column is calculated based on 1,274 surveys, and they are listed in priority order.

A1.4.1 Most frequently visited open spaces

The following tables lists the top ten open spaces visited within walking distance of home. All open spaces visited are included in the more detailed precinct analysis.

%	Open space within walking distance
23%	Edinburgh Gardens
20%	Citizens Park
7%	Barkly Gardens
5%	Darling Gardens
4%	Curtain Square
4%	Carlton Gardens
4%	Burnley Park
4%	Gahan Reserve
3%	Peel Street Park
2%	Yarra Bend Park

A1.4.2 Open space not visited

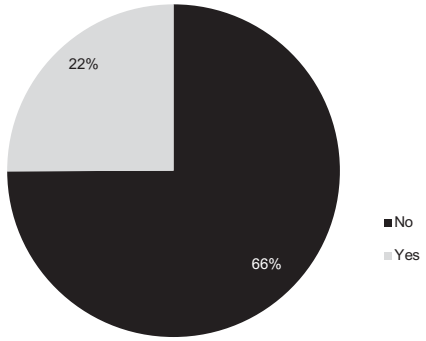
This question was asked to find out what issues currently limit the use of existing open space by residents. The question included some of the common reasons why people may not use open space. The reasons can apply either to a specific open space or more broadly to open space in general.

The question has been analysed below in 2 parts:
Part One – whether there is open space they would like to visit but are unable to.
Part Two – the reasons they are unable to visit open space.

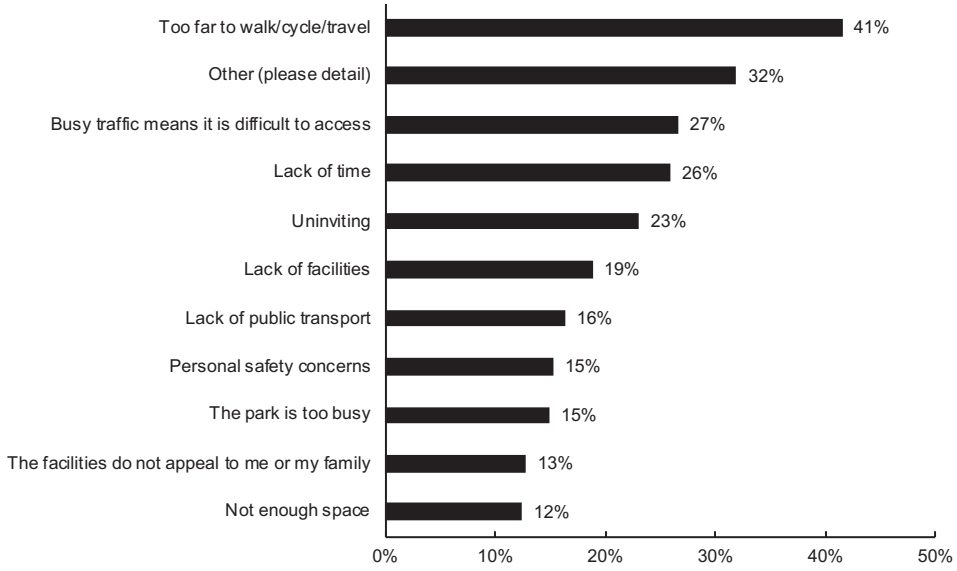
The percentages nominated in Part One are a proportion of the total of 1,274 surveys.
The percentages nominated in Part Two are a percentage of respondents who answered yes to the first part of the question (282).

Is there open space you would like to visit but are unable to?

The following pie chart illustrates that 68 per cent of respondents answered no to this question and 22 per cent of respondents indicated that they would like to visit open space but are unable to.



The reasons why you are unable to visit open space:



The most frequent reason for not visiting open space was distance at 41 per cent. This was followed by other reasons at 32 per cent. Some of the highest reasons were that there were too many dogs, there wasn't fencing for off-leash areas particularly around spaces with busy roads, lack of car parking especially for those with limited mobility, they were unaware of the space, along with dangerous cyclist behaviour and unsafe access. The Other category is discussed in detail in individual precincts where "other" was within the top three reasons for not visiting open space. Other reasons were closely followed by busy traffic making the space difficult to access and lacking time.

A1.4.3 Types of open space visited and frequency of use

The following table highlights the various types of open space used by the residents of City of Yarra and their frequency of use.

The percentage columns are calculated based on 1,274 surveys. The total percentage column on the left hand side is calculated on the basis of the number of respondents who use the open space as a proportion of the total number of returned surveys excluding Never and Not Completed responses.

The percentages in the Table A below have been highlighted using shades of grey to identify the most frequent responses.

	0% to 9%
	10% to 19%
	20% to 29%
	30% to 39%
	40% and over

Table A Types of open spaces used in priority order

Total	Open Space	Daily	2-3 times a week	Weekly	Monthly	1-2 times a year	Never	NC
84%	Large parks and gardens	14%	17%	20%	21%	13%	7%	9%
84%	Open space along the Yarra River	9%	14%	18%	22%	20%	8%	8%
80%	Small local parks	16%	19%	19%	16%	10%	9%	10%
76%	Local streets for exercise	36%	18%	13%	6%	4%	13%	11%
71%	Large sporting reserves	5%	11%	15%	18%	22%	19%	10%
63%	Open space along the Merri Creek	5%	8%	11%	17%	22%	25%	11%
61%	Medium sized parks	5%	8%	11%	17%	21%	25%	14%
54%	Urban squares	5%	8%	12%	14%	16%	29%	17%

Large parks and gardens and open space along the Yarra River are the most visited types of open space by respondents. Looking at the patterns of use, both these types of open space have higher levels of use on a less frequent basis - i.e. monthly and once or twice a year. Small local parks are the third most visited type of open space ahead of local streets and large sporting reserves and this includes higher levels of use on a frequent basis including daily, 2-3 times per week, weekly and monthly basis.

Overall, urban squares are the least visited, with 29 per cent of respondents stating they never visit them. Open space along Merri Creek and Medium sized parks receive lower levels of use as well with 25 per cent of respondents stating they never visit them.

Respondents were not asked to explain the reasons for their frequency of use so based on the responses to other questions the likely reasons for lower levels of use of the Large sporting reserves, medium sized parks, open space along Merri Creek and urban squares include the distance to travel to reach them, the difficulty to access them and the lack of knowledge about them.

Below, Table B lists the most frequently visited open space in priority order, which is different from the most visited list in Table A.

Table B Frequently visited types of open spaces in priority order

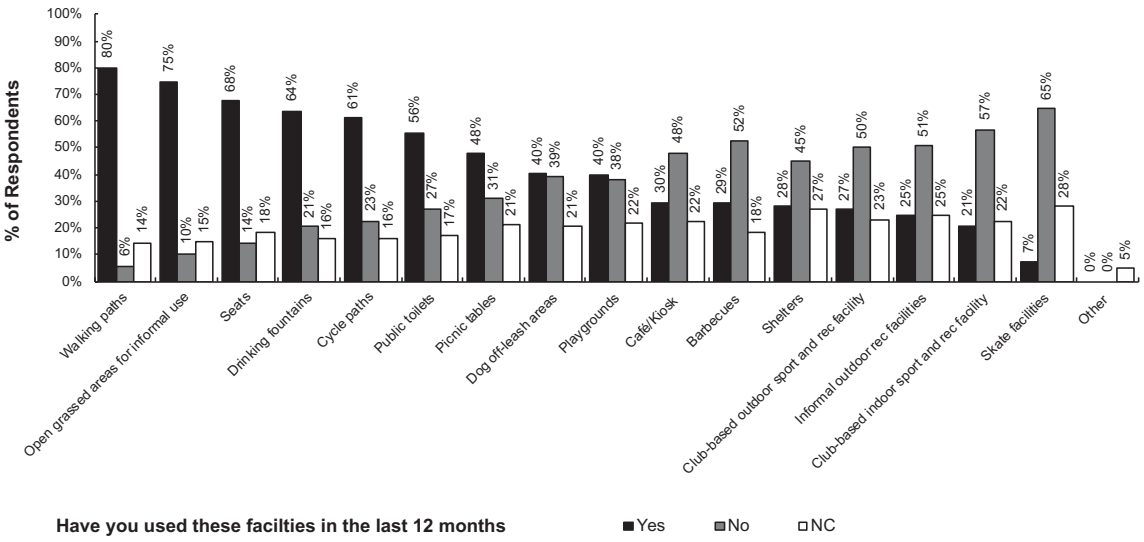
Total	Open Space	Daily	2-3 times a week	Weekly
67%	Local streets for exercise	36%	18%	13%
54%	Small local parks	16%	19%	19%
50%	Large parks and gardens	14%	17%	20%
42%	Open space along the Yarra River	9%	14%	18%
31%	Large sporting reserves	5%	11%	15%
25%	Urban squares	5%	8%	12%
24%	Open space along the Merri Creek	5%	8%	11%
23%	Medium sized parks	5%	8%	11%

In terms of the most frequently used open space, local streets for exercise are the most popular followed by small local parks and the third being large parks and gardens. Open space along the Merri Creek and Medium sized parks are the most infrequently used.

A1.5 Facilities and features in open space

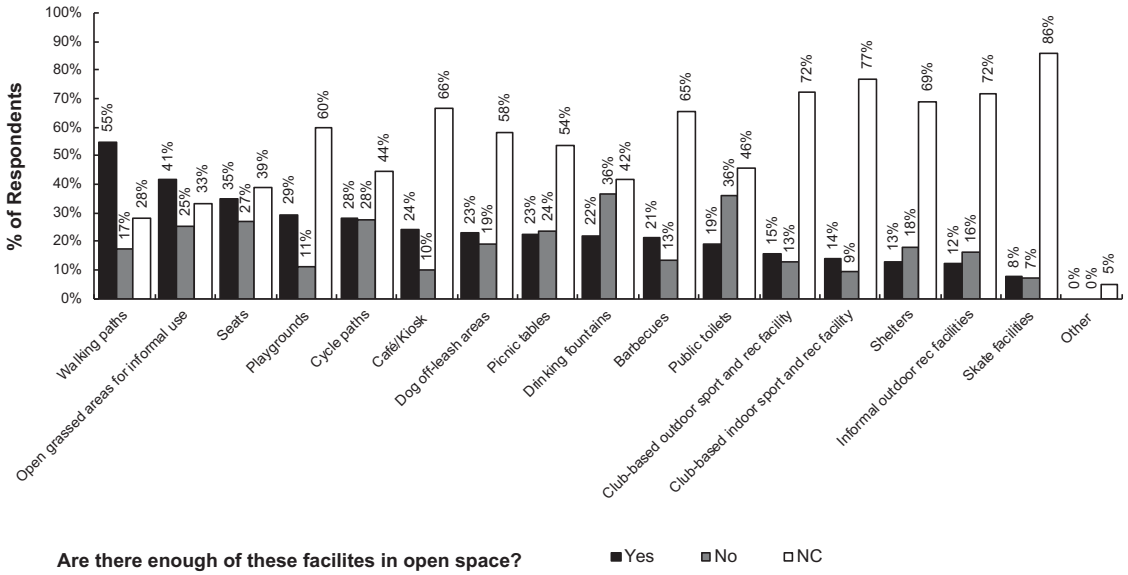
A1.5.1 Use of facilities in open space

The following graph highlights various types of facilities used in open space by residents of the City of Yarra in the last twelve months. 80 per cent of respondents used walking paths in the last twelve months. This is followed by 75 per cent using open grassed areas for informal use, 68 per cent seating, 64 per cent drinking fountains, and 61 per cent cycle paths. The results reinforce the popularity of walking and the unstructured use of open space including the informal open grassed areas and seating. Drinking fountains are high as a facility perhaps pertaining to the shift of discernment against single use plastics and bottled water. Informal outdoor recreation facilities have low levels of use along with, club-based sport facilities and the skate facilities. These facilities are typically used by children and young adults and this group is not well represented in the survey.



A1.5.2 Provision of facilities in open space

The following graph illustrates the percentage of residents that consider the various facilities within open space either are or are not adequately provided for, and the analysis follows the graph.



Overall, the results of this question indicate there is a medium level of satisfaction with the provision of facilities in open space. While the previous graph highlights the high levels of use of walking paths, only 55 per cent of respondents consider these are well provided for, and walking paths are the most frequently used facility in the Municipality. 41 per cent state there are enough informal grassed areas and 35 per cent say there are enough seats. For public toilets and drinking fountains respectively, 36 per cent of respondents felt there were not enough.

Interpretation of these results indicates that there is scope to improve facility provision in open space to better meet the needs of the residents. This includes the following facilities in priority order where 20 per cent or more responded they are not well provided for:

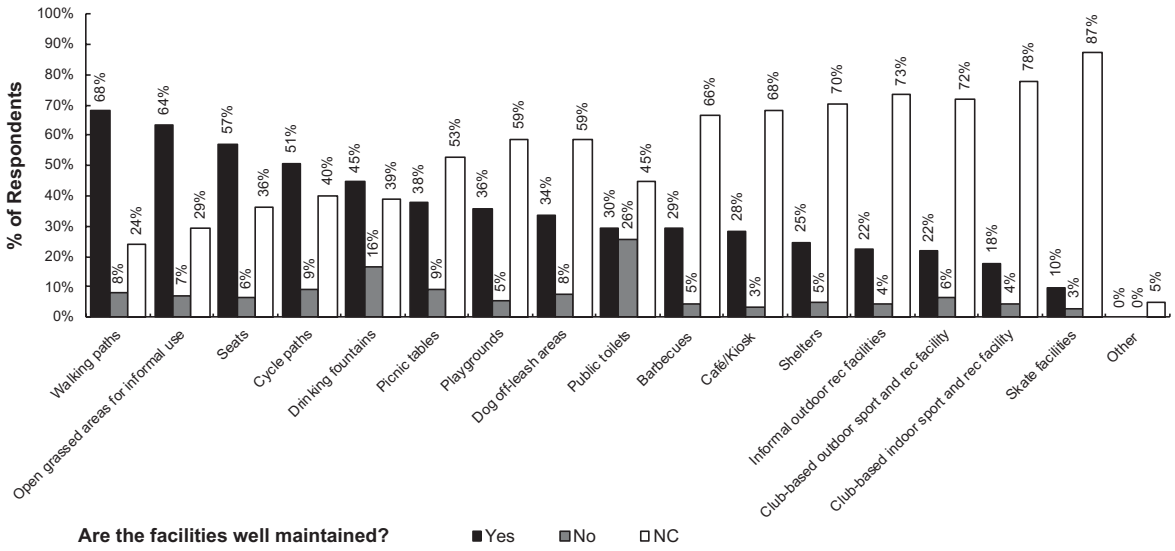
- Drinking fountains
- Public toilets
- Cycle paths
- Seats
- Open grassed areas for informal use
- Picnic tables

By comparison, playgrounds appear to be well provided for.

It is interesting to also review the not completed results, indicating which facilities are not relevant to the respondents. Many of these facilities are typically of relevance to young people (under 18 years of age) and they are not well-represented in the survey.

A1.5.3 Maintenance of facilities in open space

The following graph illustrates the level of satisfaction with the maintenance of open space facilities over the last 12 months. The percentages are calculated on the total 1,274 surveys.



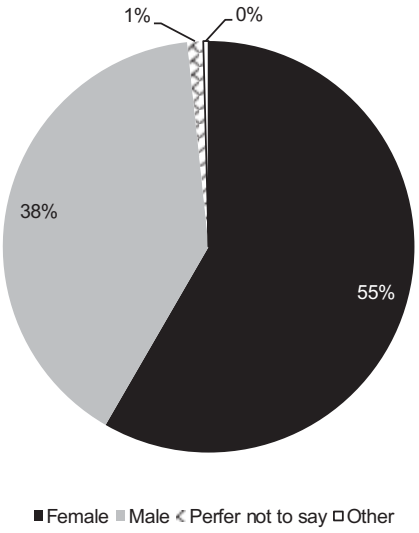
68 per cent of City of Yarra respondents are satisfied with the level of maintenance for walking paths, and 64 per cent are satisfied with open grassed areas for informal use, and 57 per cent seats, consistent with the higher level of use of these facilities. Overall, when assessing the results of the three questions relating to facilities in open space, the lack of them is more of an issue than their maintenance.

A1.6 Who completed the survey

1,274 respondents used the survey. 1,125 indicated that they live in the City of Yarra and 83 respondents chose other as an answer while 66 did not indicate their residence at all.

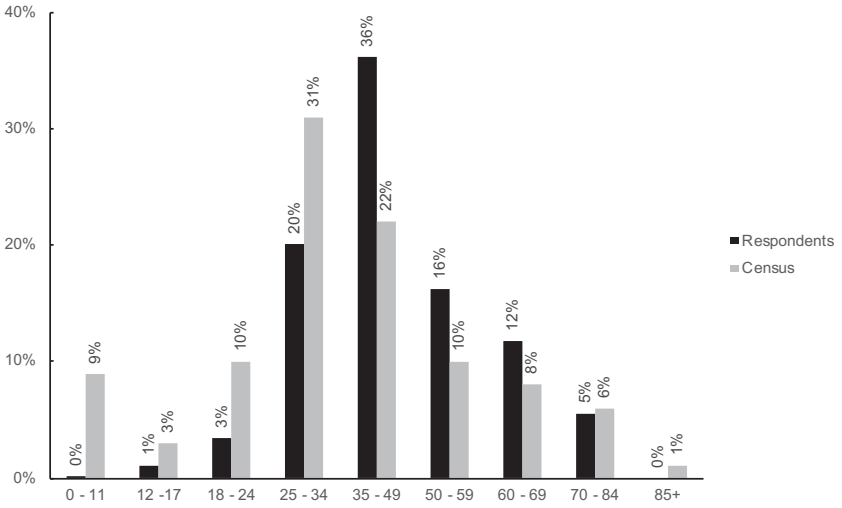
A1.6.1 Gender

Approximately 55 per cent of respondents were female and 38 per cent male, while 1 per cent preferred not to say, and less than 1 per cent identified as non-binary. The 2016 Census data for the City of Yarra indicates 51.5 per cent of residents were female and 48.5 per cent male.



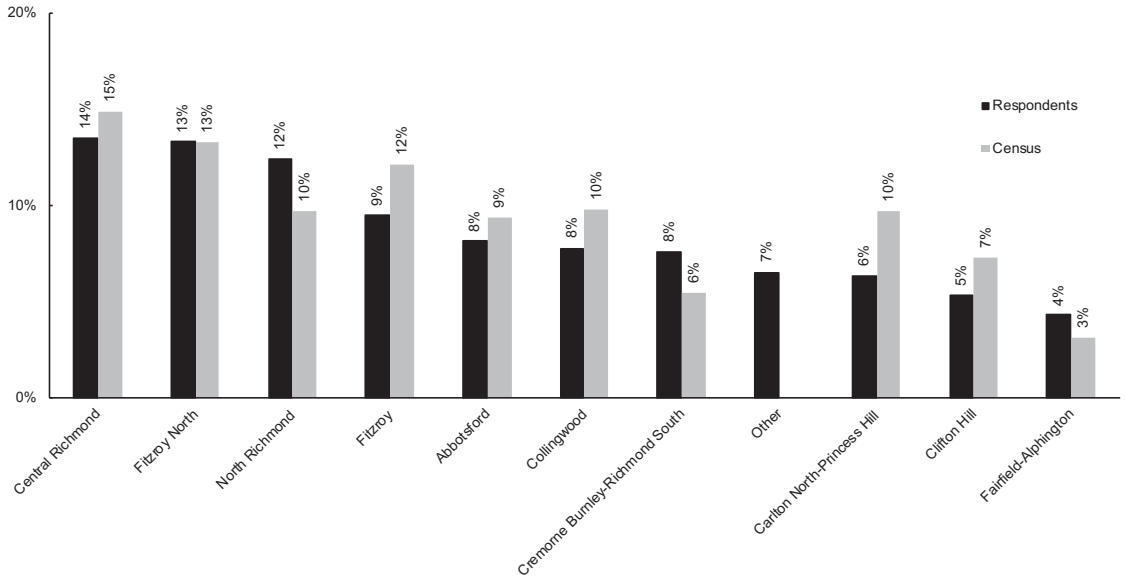
A1.6.2 Age Range

As expected, a lower number of children and young adults complete them, however refer to Part D which contains the results of the youth survey. There is a slight over-representation of the 35-49 age range and under-representation of the 25-34 age range however, overall these groups are well represented in the survey.



A1.6.3 Precincts

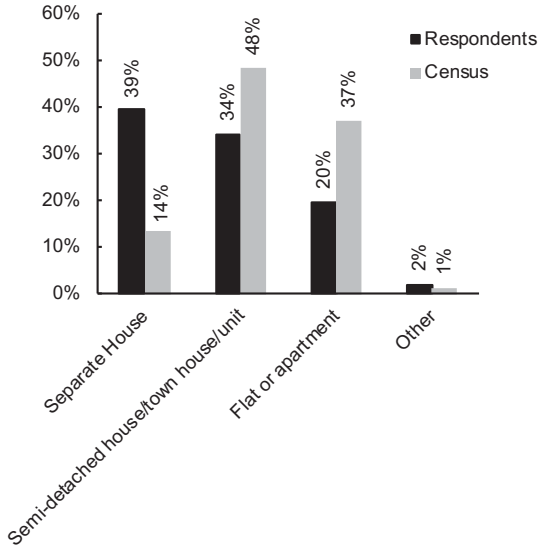
Surveys were received from all parts of the municipality providing a good representation from each relative to the population distribution. The following graph illustrates the survey responses relative to the population distribution across the City of Yarra.



A1.6.4 Dwelling type

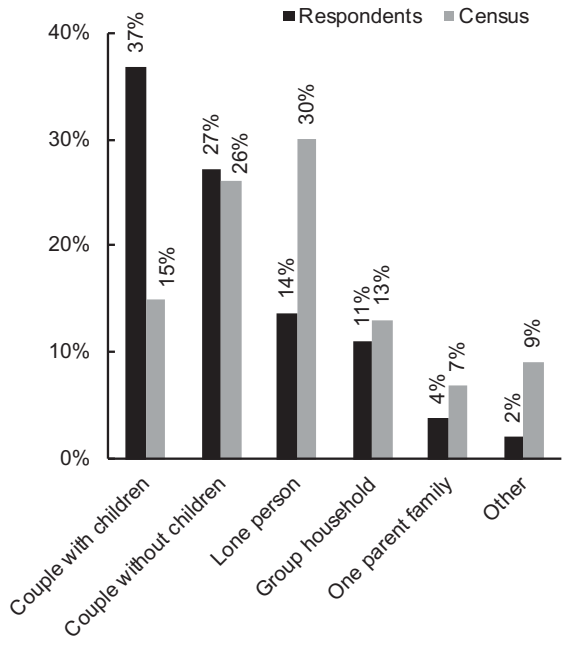
The quantity of private open space available to residents can influence their use of open space. Generally, detached dwellings have more private open space available than semi-detached dwellings or apartments, and changes in this can influence the usage patterns and level of demand for public open space.

39 per cent of respondents live in detached houses, followed by semi or row (34%), with 20 per cent of respondents living in a flat/apartment or other type of housing. There is an over-representation of people living in separate houses and under-representation of those living in apartments, meaning that it is likely that there is a higher need for public open space than is represented in the resident survey results, and that they are conservative in terms of needs.



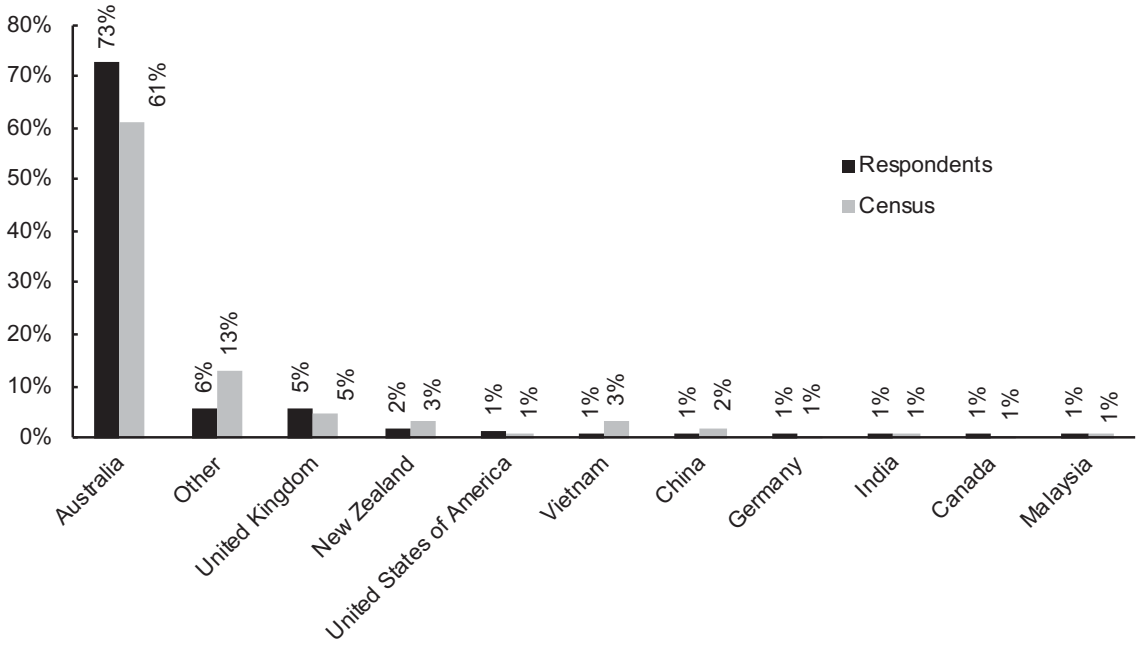
A1.6.5 Household type

Each of the different household types are represented in the survey, however when compared with the census results there is an over-representation of Couples with children and under-representation of lone person households. This may also correspond with the dwelling type in relation to the higher proportion of respondents living in separate houses and lower proportion living of flats and apartments when compared to the census data.



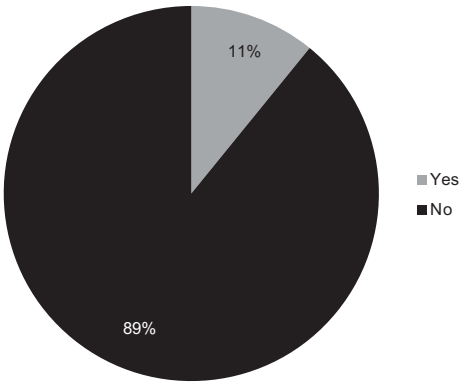
A1.6.6 Country of birth

The responses are generally consistent with the 2016 Census data with a slight over representation of respondents born in Australia.



A1.6.7 Language spoken at home

89 per cent of respondents speak English only at home and this is 20 per cent higher in proportion of the population when compared to the Census data.



A2 Individual precinct summary

A2.1 Overview

The outcomes of the completed surveys have been summarised by precinct. The precincts names and areas are consistent with the precincts from the City of Yarra Community Profile. The Open Space Strategy makes recommendations for the future provision, design and management of open space on behalf of both the existing and forecast population. The precinct summaries inform the precinct analysis and recommendations contained in the City of Yarra Open Space Strategy. The precincts are listed in alphabetical order, which correlates to the order in which they are presented in the Strategy.

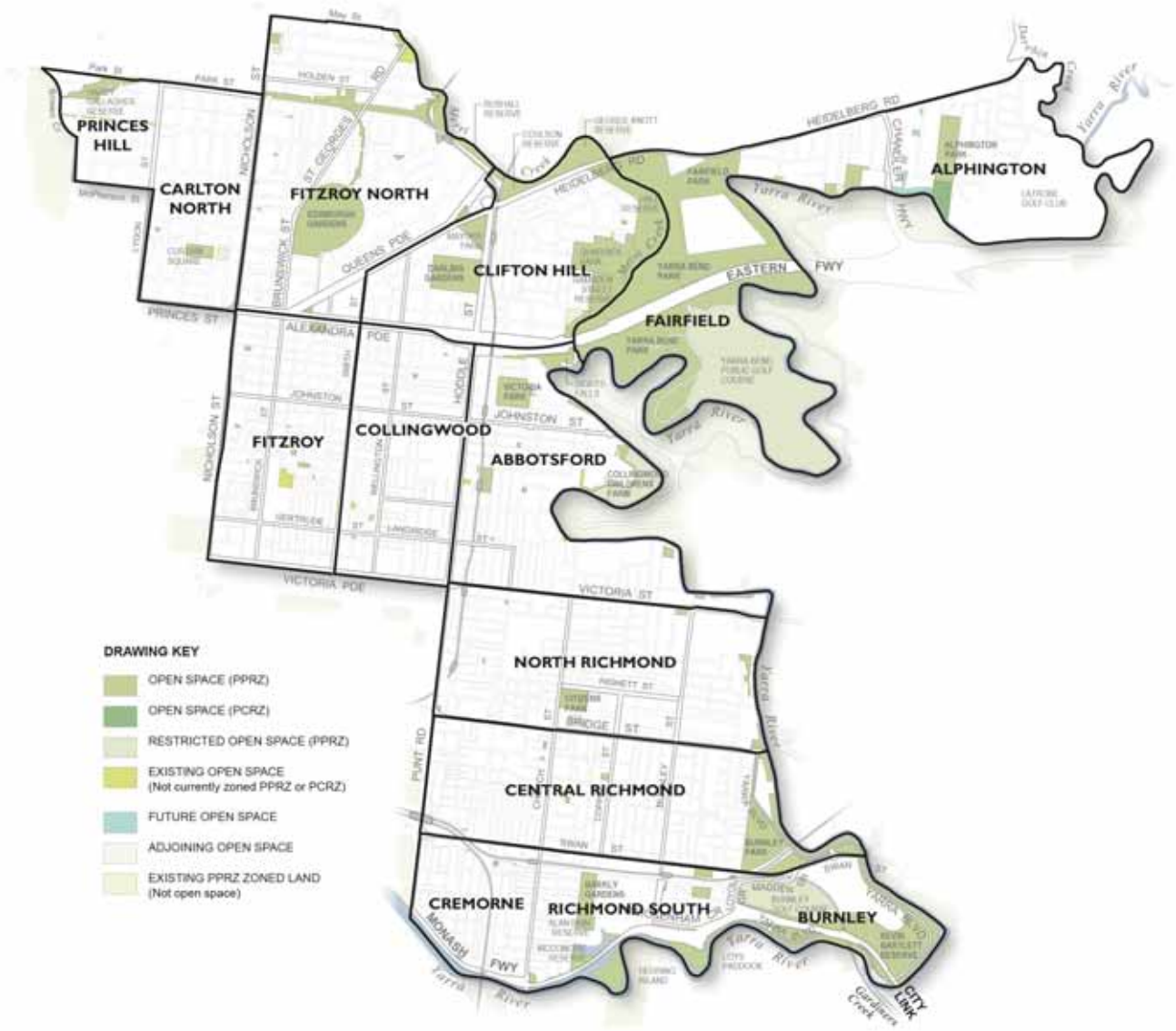


Figure A-1 City of Yarra Open Space Strategy Precincts

A2.2 Abbotsford

Summary of the survey outcomes for Abbotsford

104 respondents indicated they live in Abbotsford. This represents 8 per cent of total surveys received. The Community Profile figures indicate that 9 per cent of the City of Yarra population lives in Abbotsford.

With the Yarra River along the boundary of this precinct, residents in Abbotsford value the diversity of spaces, the natural bushland qualities and identify the need for additional space as urban density increases.

Gahan Reserve is the most visited open space in Abbotsford. Public toilets and extra trees would allow visitors to spend more of their day at the reserve. Some respondents suggested that Victoria Park could benefit from the addition of a playground and there is some confusion over when the space is available for exercising dogs. In the open space along the Yarra River conflicts with speeding cyclists on shared paths was a key issue. The numbers of dogs in open spaces and waste left by owners was cited as a common issue across open spaces and bins become full quickly during peak periods. Respondents would like to see bins emptied more frequently and for rubbish to be removed from open spaces and the river. Access could be improved for cyclists, people with limited mobility and prams if an access ramp was provided at Collins Bridge.

A2.2.1 Values of open space

Respondents were asked to indicate what they valued most about the open spaces in their Municipality and were invited to select any of the twenty-four values listed, with an option to add additional values under the 'other' category.

Percentages are calculated on the basis of the total number of returned surveys for Abbotsford, 104. The table below illustrates the information, listing the twenty-five values in priority order.

The top six values are very similar to the municipal-wide results. The main difference from the municipal-wide results is the higher value placed on Fitness (seventh compared thirteenth in the municipal-wide results) and on the natural bushland character being ninth compared to fifteenth overall. This is likely due the close proximity to Abbotsford and the Yarra River.

Value	%
The feeling of space	63%
Trees	62%
A place to relax and unwind	61%
An escape from the built environment	56%
Health and well being	56%
Just being outside	52%
Habitat for native plants and animals	47%
Fitness	44%

Value	%
Natural bushland character	44%
A place for children to play	42%
It's accessible	39%
Meeting people/friends	38%
Flowers/garden beds	35%
Green character	35%
The quiet	35%
Exercising dogs	32%
The diversity of open space	25%
Playing casual ball games/activity	23%
Knowing that it's there	20%
Cultural activities and events	18%
Historical character	18%
Cultural heritage values/significance	17%
Watching activity	17%
Playing team/club based sport	11%
Other	3%

A2.2.2 Open space within walking distance

In the following table, the percentage is calculated on the total 104 surveys received. The number is the total number of survey responses for each specific open space, and they are listed in priority order.

A2.2.2a Most frequently visited open spaces

The following table lists the open spaces visited within walking distance of home.

No.	Open space within walking distance	%
45	Gahan Reserve	43%
30	Yarra Bend Park	29%
29	Victoria Park	28%
22	Yarra River Corridor	21%
11	Citizens Park	11%
9	Dights Falls	9%
5	Abbotsford Convent Arts Precinct	5%
5	Studley Park	5%
3	Collingwood Childrens Farm	3%
2	Clarke Street Reserve	2%
2	Darling Gardens	2%
2	Quarries Park	2%
2	Yarra River Trail (Johnston Street to Clarke Street)	2%
1	Burnley Park	1%
1	Cambridge Street Reserve	1%
1	Dame Nellie Melba Park	1%
1	Edinburgh Gardens	1%
1	Elsternwick Park	1%
1	Fitzroy Gardens	1%
1	Peel Street Park	1%
1	Royal Melbourne Botanical Gardens	1%
1	Williams Reserve	1%

A2.2.2b Reasons for visiting and suggested improvements to open space within walking distance in Abbotsford

The following table lists the reasons why Abbotsford respondents visit open space within walking distance along with any suggested improvements, and are listed in priority order. The numbers underneath the park names are the total number of respondents who reported visiting that specific open space. Results indicate that Gahan Reserve functions well as a neighbourhood park as it is used for a diversity of social orientated recreational activities. By contrast Yarra Bend Park caters more for informal exercise with walking being the main reason people visit it, along with jogging.

Open Spaces	No.	Reason to Visit	No.	Suggested Improvements
Gahan Reserve 45	11	Play - children	8	Improvements - none required
	7	Playground	6	Toilets - additional required
	6	Relaxing	5	Playgrounds - upgrade
	6	Walking	3	Open space - additional required
	5	Dog walking	2	Carpark - additional required
	4	Access - close to home	2	Dogs - prohibit dogs off-leash
	4	Informal ball games/sport	2	Exercise equipment - additional required
	4	Picnic facilities - BBQs	2	Picnic facilities - additional tables required
	4	Social - meeting people/friends/parties	2	Playgrounds - shade required over equipment
	3	Informal recreation facilities - basketball court	1	Access - provide safer places to cross major roads
	3	Open space - fresh air	1	Community garden - required
	3	Play - toddlers	1	Dogs - drinking facilities, additional required
	2	Dogs - exercising	1	Dogs - over use
	2	Dogs - off-leash area	1	Fencing - additional required
	2	Exercising	1	Garden beds - additional required
	2	Recreation	1	Homelessness - action required
	1	Cycling - children	1	Informal recreational facilities - additional required
	1	Diverse range of activities	1	Informal recreational facilities - resurface basketball court
	1	Health and well-being	1	Lighting - additional required
	1	Lunch	1	Open space - improve design and layout
	1	Open space - green place	1	Open space - improve maintenance
	1	People watching	1	Open space - valued
	1	Picnics	1	Pest control - improve
	1	Play	1	Picnic facilities - shade over BBQs required
	1	Safe - for children	1	Picnic facilities - shelter required
	1	Walking - travel through	1	Playgrounds - additional required
			1	Vegetation - additional native/indigenous planting required
			1	Trees - plant additional exotic/deciduous trees
			1	Trees - additional required
			1	Seating - additional required
			1	Vegetation - avoid using chemical herbicides
			1	Water feature - additional required
Yarra Bend Park 30	12	Walking	6	Improvements - none required
	6	Jogging/running	3	Playgrounds - upgrade
	5	Exercising	2	Access - ramp required at Collins Bridge
	4	Play - children	2	Bins - additional required
	4	Playground	2	Lighting - additional required
	4	Relaxing	2	Picnic facilities - additional BBQs required

Open Spaces	No.	Reason to Visit	No.	Suggested Improvements
	3	Cycling	2	Playgrounds - shade required over equipment
	3	Outdoors/being outside	1	Access - additional entry points to open space at Clark Street
	2	Dog walking	1	Access - restrict motor vehicle access
	2	Health and well-being	1	Community groups - create group to maintain open space
	2	Open space - ambience, beauty	1	Cycle paths - connecting paths required between Main Yarra Trail and Yarra Boulevard
	2	Open space - large space	1	Cyclists - slow through park
	2	Open space - natural character	1	Dogs - drinking facilities, additional required
	2	River setting	1	Exercise equipment - upgrade
	2	Trees	1	Paths - surface needs improvements
	1	Dog friendly	1	Paths - upgrade walking trails
	1	Dogs - off-leash area	1	Public art - required with Indigenous heritage focus
	1	Entertainment/events - children's parties	1	River - stabilise the embankments
	1	Open space	1	River - to be cleaned
	1	Open space - escape from the built environment	1	Shared paths - separate cyclists from pedestrians
	1	Picnics	1	Signage - informative, instructional and navigational signage required
	1	Play	1	Signage - required about Indigenous heritage
	1	Social - meeting people/friends	1	Toilets - additional required
	1	Sport - golf	1	Vegetation - additional native/indigenous planting required
	1	Studying		
	1	Taking visitors to the park		
	1	Walking - with pram		
	1	Wildlife watching		
Victoria Park 29	7	Dog walking	7	Playgrounds - additional required
	6	Play - children	5	Improvements - none required
	5	Access - close to home	4	Access - additional information required about scheduled use
	4	Exercising	2	Dogs - over use
	3	Access - convenient (on the way)	2	Access - extend resident use by decreasing sporting events
	3	Picnic facilities - BBQs	1	Dogs - off-leash areas, extend hours
	3	Social - meeting people/friends	1	Fencing - improve gates
	2	Cycling - children	1	Informal sporting facilities - half court required
	2	Dogs - exercising	1	Open space - additional required
	2	Dogs - off-leash area	1	Open space - enlarge/extend this open space
	2	Open space - large space	1	Seating - additional required
	1	Access - close to public transport	1	Shade - additional required
	1	Diverse range of activities	1	Shade sails - additional required
	1	Dog friendly	1	Toilets - additional required
	1	Dogs - watching	1	Trees - additional shade trees required
	1	Informal ball games/sport		
	1	Jogging/running		
	1	Open space		
	1	Picnic facilities		
	1	Picnics		
	1	Recreation - with family		
	1	Relaxing		
	1	Sports oval		
	7	Walking	4	Improvements - none required

Open Spaces	No.	Reason to Visit	No.	Suggested Improvements
Yarra River Corridor 22	5	Exercising	3	Cyclists - conflicts with pedestrians on shared paths
	3	Cycling	3	Cyclists - slow through park/blind corners
	3	Dog walking	2	Access - ramp required at Collins Bridge
	2	Jogging/running	1	Access - link shared paths between Abbotsford and Richmond
	2	River setting	1	Lighting - additional required
	2	Walking - with pram	1	Open space - valued
	1	Dogs - exercising	1	Paths - maintenance/cleaning required
	1	Dogs - off-leash area	1	Seating - additional required
	1	Gardening - Collingwood Childrens Farm	1	Security - additional required
	1	Health and well-being	1	Signage - danger signs at blind corners required
	1	Open space - away from busy roads and traffic	1	Signage - informative, instructional and navigational signage required
	1	Open space - escape from the built environment	1	Toilets - additional required
	1	Open space - natural character	1	Trees - prune before winter
	1	Outdoors/being outside	1	Vegetation - maintenance required
	1	Play - children		
	1	Playground		
	1	Social - meeting people/friends		
	1	Sport - golf		
	1	Walking - children		
Citizens Park 11	3	Walking	5	Improvements - none required
	2	Dogs - exercising	2	Trees - additional required
	2	Dogs - watching	1	Access - link market to open space
	2	Market	1	Dogs - prohibit dogs
	2	Play - children	1	Picnic facilities - additional tables required
	1	Dog friendly	1	Seating - additional required
	1	Exercising	1	Shade - additional required
	1	Sport - children's		
	1	Sunshine / Vitamin D		
Dights Falls 9	3	Walking	1	Picnic facilities - additional BBQs required
	3	Waterfall	1	Lighting - additional required on pedestrian underpass
	2	Access - close to home	1	Improvements - none required
	2	Cycling	1	Open grassed areas - additional required by river
	2	Exercising	1	Open space - improve design and layout
	1	Jogging/running	1	Playgrounds - additional required
	1	Open space - ambience, beauty		
	1	Open space - fresh air		
	1	Outdoors/being outside		
	1	Relaxing		
	1	River setting		
	1	Trees		
	1	Views		
Abbotsford Convent Arts Precinct 5	3	Market		
	2	Café and kiosk facilities		
	2	Open space		
	1	Gardens		
	1	Open space - beautiful		
	1	Open space - historical character		
	1	Open space - large space		

Open Spaces	No.	Reason to Visit	No.	Suggested Improvements
	1	Outdoors/being outside		
Studley Park 5	3	Walking	1	Access - restrict motor vehicle access
	2	Cycling	1	Improvements - none required
	1	Café and kiosk facilities	1	Rubbish - regular removal of litter required
	1	Canoeing/rowing/kayaking	1	Shade - additional required
	1	Exercising		
	1	Jogging/running		
	1	Open space		
	1	Open space - ambience, beauty		
	1	Open space - green place		
	1	Open space - historical character		
	1	Open space - natural character		
	1	River setting		
	1	Social - meeting people/friends		
Collingwood Childrens Farm 3	2	Walking	1	Improvements - none required
	1	Café and kiosk facilities	1	Open space - valued
	1	Farm animals		
	1	Jogging/running		
	1	Open space - natural character		
	1	Open space - peaceful		
	1	Social - meeting people/friends		
Clarke Street Reserve 2	1	Access - close to home	1	Open space - additional required
	1	Open space - escape from the built environment	1	Trees - additional street trees required
	1	Open space - natural character		
	1	Open space - peaceful		
Darling Gardens 2	2	Playground		
Quarries Park 2	1	Exercising	1	Improvements - none required
	1	Play - children		
Yarra River Trail (Johnston Street to Clarke Street) 2	1	Dog walking	1	Access - additional entry points to open space required
	1	Open space - natural character	1	Shared paths - separate cyclists from pedestrians
	1	Social - meeting people/friends		
	1	Walking		
Burnley Park 1	1	Vegetation - diverse		
Cambridge Street Reserve 1	1	Access - close to home		
	1	Lunch		
Dame Nellie Melba Park 1	1	Open space - peaceful	1	Seating - additional required
Edinburgh Gardens 1	1	Cycling	1	Picnic facilities - additional BBQs required
	1	Picnics	1	Bins - additional required
	1	Social - meeting people/friends		
Elsternwick Park 1	1	Exercising	1	Seating - additional required
	1	Jogging/running		
	1	People watching		
Fitzroy Gardens 1	1	Walking - travel through		

Open Spaces	No.	Reason to Visit	No.	Suggested Improvements
Peel Street Park 1	1	Access - close to work	1	Shade - additional required
	1	Lunch		
Royal Melbourne Botanical Gardens 1	1	Exercising		
	1	Open space - green place		
Williams Reserve 1	1	Play - children		

A2.2.3 Open space beyond walking distance

In the following table, the percentage is calculated on the total 104 surveys received. The number is the total number of survey responses for each specific open space, and they are listed in priority order.

A2.2.3a Most frequently visited open space beyond walking distance

The following table lists the open spaces visited beyond walking distance of home.

No.	Open space visited	%
10	Edinburgh Gardens	10%
6	Citizens Park	6%
5	Royal Botanical Gardens Melbourne	5%
5	Yarra Bend Park	5%
3	Fitzroy Gardens	3%
3	Quarries Park	3%
2	Dights Falls	2%
2	Fairfield Park	2%
2	Kevin Bartlett Reserve	2%
2	Princes Park	2%
2	Studley Park	2%
2	Victoria Park	2%
2	Yarra River Corridor	2%
1	Barkly Gardens	1%
1	Booran Reserve	1%
1	Browns Reserve	1%
1	Darebin Parklands	1%
1	Flagstaff Gardens	1%
1	George Knott Reserve	1%
1	Hays Paddock	1%
1	Kokoda Track Memorial Walk	1%
1	Local Mountains	1%
1	Melbourne Polytechnic Fairfield Campus	1%
1	Peel Street Park	1%
1	Powlett Reserve	1%
1	Willsmere-Chandler Park	1%
1	Yarra Park	1%

A2.2.3b Reasons for visiting and suggested improvements

The following table lists the reasons why Abbotsford respondents visit open space beyond walking distance along with any suggested improvements, and are listed in priority order. The numbers underneath the park names are the total number of respondents who reported visiting that specific open space. Overall the results indicate that Edinburgh Gardens is popular for social activities and Citizens Park is visited for the nearby markets, sports and children's play. Royal Botanic Gardens Melbourne is a popular destination for its beauty.

Open space visited	No.	Reason to Visit	No.	Suggested Improvements
Edinburgh Gardens 10	4	Social - meeting people/friends	2	Toilets - additional required
	3	Picnics	1	Dogs - move off-leash areas from cycle paths
	2	Cycling	1	Entertainment/events - allow for this park
	2	Open space - beautiful	1	Entertainment/events - relax prohibitions on holidays
	1	Alcohol - remove the prohibition	1	Improvements - none required
	1	Cycling - through	1	Paths - surface needs improvements
	1	Dogs - off-leash area	1	Picnic facilities - additional tables required
	1	Dog walking	1	Seating - additional required
	1	Open space - green place	1	Toilets - upgrade existing
	1	Open space - layout		
	1	Play - children		
	1	Playground		
Citizens Park 6	2	Markets	2	Improvements - none required
	1	Dog friendly	1	Picnic facilities - additional required
	1	Sport - football	1	Shade - additional required
	1	Picnics		
	1	Play - children		
	1	Playground		
	1	Sitting		
	1	Sport - participate		
	1	Walking		
Royal Botanical Gardens Melbourne 5	2	Open space - beautiful	1	Improvements - none required
	1	Open space - clean		
	1	Open space - inspiring		
	1	Open space - large space		
	1	Open space - peaceful		
	1	Relaxing		
Yarra Bend Park 5	2	Walking	1	Access - boat launch required
	2	Walking - with pram	1	Access - ramp required at Collins Bridge
	1	Canoeing/rowing/kayaking	1	Carpark - reduce
	1	Dogs - exercising	1	Cyclists - conflicts with pedestrians on shared paths
	1	Exercising	1	Lighting - additional required
	1	Health and well-being	1	Open space - enlarge/extend this open space
	1	Open space - escape from the built environment	1	Paths - connecting path/s required
	1	Picnics	1	Signage - boating signage required
			1	Toilets - additional required
Fitzroy Gardens 3	1	Gardens	1	Carpark - reduce fees/extend times
	1	Open space		
	1	Open space - beautiful		
	1	Open space - large space		
	1	Open space - peaceful		

Open space visited	No.	Reason to Visit	No.	Suggested Improvements
	1	Outdoors/being outside		
Quarries Park 3	1	Exercising	1	Dogs - over use
	1	Play	1	Improvements - none required
	1	Play - children	1	Playgrounds - shade required over equipment
	1	Relaxing	1	Playground - upgrade required
	1	Social - meeting people/friends	1	Trees - additional required
Dights Falls 2	1	Dog walking	1	Bins - additional required
	1	Open space - ambience, beauty		
	1	Walking		
Fairfield Park 2	1	Access - convenient (on the way)		
	1	Open space - natural character		
	1	Paths		
	1	Recreation		
	1	Walking		
Kevin Bartlett Reserve 2	1	Sport - children	1	Toilets - sanitary bins and soap required
	1	Sport - cricket	1	Toilets - upgrade existing
	1	Sport - football		
Princes Park 2	1	Exercising	1	Cycle paths - additional required
	1	Jogging/running	1	Seating - additional required
	1	Sport	1	Vegetation - additional required
Studley Park 2	2	Open space - natural character		
	1	Café and kiosk facilities		
	1	Open space - beautiful		
	1	Open space - large space		
Victoria Park 2	1	Open space - layout	1	Dogs - owners to be responsible for waste
	1	Sport - Collingwood Victorian Football League	1	Dogs - prohibit dogs
			1	Fencing - additional required
Yarra River Corridor 2	1	Cycling	1	Information - additional information required about open space and facilities available
	1	Cycling - with children	1	Paths - connecting path/s required
	1	Exercising	1	Signage - informative, instructional and navigational signage required
	1	Jogging/running		
Barkly Gardens 1	1	Playground		
Booran Reserve 1	1	Community hub		
	1	Playground		
Browns Reserve 1	1	Play - toddler	1	Homelessness - action required
			1	Fencing - required
Darebin Parklands 1				
Flagstaff Gardens 1	1	Access - close to work		
George Knott Reserve 1	1	Exercising		
Hays Paddock 1	1	Playground	1	Cafe/kiosk facilities - additional required
	1	Playground - fenced		
	1	Safe		

Open space visited	No.	Reason to Visit	No.	Suggested Improvements
Kokoda Track Memorial Walk 1	1	Open space - beautiful	1	Cafe/kiosk facilities - additional required
Local Mountains 1	1	Hiking		
Melbourne Polytechnic Fairfield Campus 1	1	Open space - historical character	2	Open space - improve maintenance of AIDS memorial garden
	1	Open space - memory/association		
Peel Street Park 1	1	Access - close to work	1	Picnic facilities - additional tables required
	1	Lunch	1	Seating - additional required
			1	Shade - additional required
Powlett Reserve 1	1	Playground	1	Open space - valued
Willsmere-Chandler Park 1	1	Birdlife watching	1	Playgrounds - nature play required
	1	Open space - natural character		
	1	Open space - peaceful		
	1	Wildlife watching		
Yarra Park 1	1	Entertainment/events	1	Improvements - none required

A2.2.4 Open space not visited

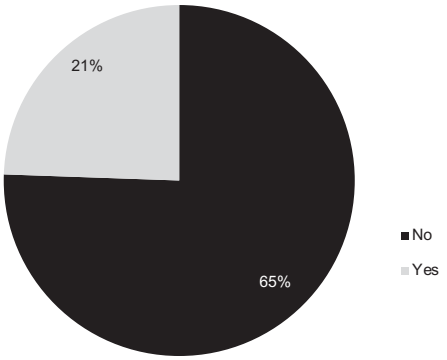
This question was asked to find out what issues currently limit the use of existing open space by respondents. The question included some of the common reasons why people may not use open space. The reasons can apply either to a specific open space or more broadly to open space in general.

The question has been analysed below in 2 parts:
Part 1 – whether there is open space they would like to visit but are unable to.
Part 2 – the reasons they are unable to visit open space.

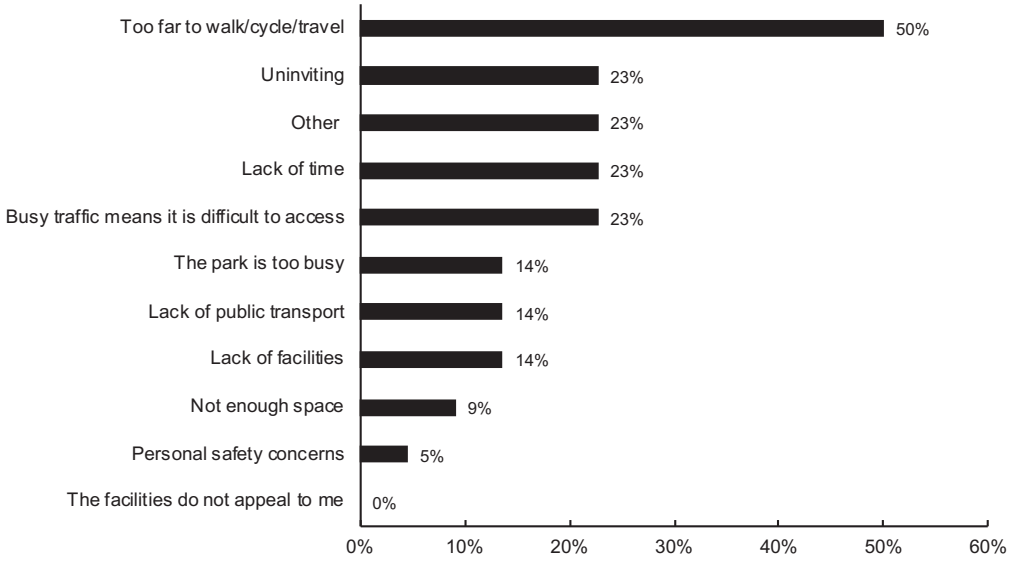
The percentages nominated in Part 1 are a proportion of the total 104 surveys received. The percentages nominated in Part 2 are a percentage of the 22 respondents who answered yes to the first part of the question.

Part 1 Is there open space you would like to visit but are unable to?

21 per cent of respondents indicated that they would like to visit open space but are unable to. This is consistent with the Municipal average, 22 per cent.



Part 2 The reasons why you are unable to visit open space:



50 per cent of the respondents found the reason for not visiting open space was due to the distance and followed by 23 per cent equally not visiting open space because the open spaces are uninviting, difficult to access due to traffic, a lack of time, and a number of other issues which ranged from being unaware of the open spaces available, to safety concerns such as lack of lighting, having a small dog around large dogs and not feeling comfortable in the routes to get there on foot or by bike. Compared to the Municipal average, 9 per cent more respondents in Abbotsford considered travel distance to open space as an issue. While reasons of open space being uninviting, difficult to access due to traffic, respondents lacking time and other reasons are similar to the Municipal responses.

A2.2.5 Types of open space visited and frequency of use

The following table shows the frequency of use of different types of open space in Abbotsford. The percentages are calculated based on the 104 completed surveys. The

total percentage column shown on the left hand side of the table is the sum of total use and does not include never and not completed responses. The percentages on the right hand side indicate frequency of use. The percentages in Table A below have been highlighted using shades of colour to assist with interpretation of the results.

	0% to 9%
	10% to 19%
	20% to 29%
	30% to 39%
	40% and over

Table A Types of open spaces used and frequency of use.

Open space along the Yarra River is most visited open space at 89 per cent, followed by large parks and gardens, medium sized parks, and local streets for exercise, which all sit above 80 per cent.

Total	Open Space	Daily	2-3 times a week	Weekly	Monthly	1-2 times a year	Never	NC
69%	Open space along the Merri Creek	1%	9%	19%	21%	19%	24%	7%
89%	Open space along the Yarra River	22%	32%	21%	12%	3%	8%	3%
83%	Large parks and gardens	2%	5%	23%	35%	18%	15%	2%
79%	Large sporting reserves	13%	14%	24%	14%	13%	18%	3%
81%	Medium sized parks	16%	17%	18%	18%	11%	13%	6%
75%	Small local parks	9%	12%	28%	20%	7%	20%	5%
54%	Urban Squares	5%	10%	13%	14%	13%	37%	10%
80%	Local streets for exercise	38%	20%	13%	7%	2%	15%	5%

Table B Frequently visited types of open spaces in priority order

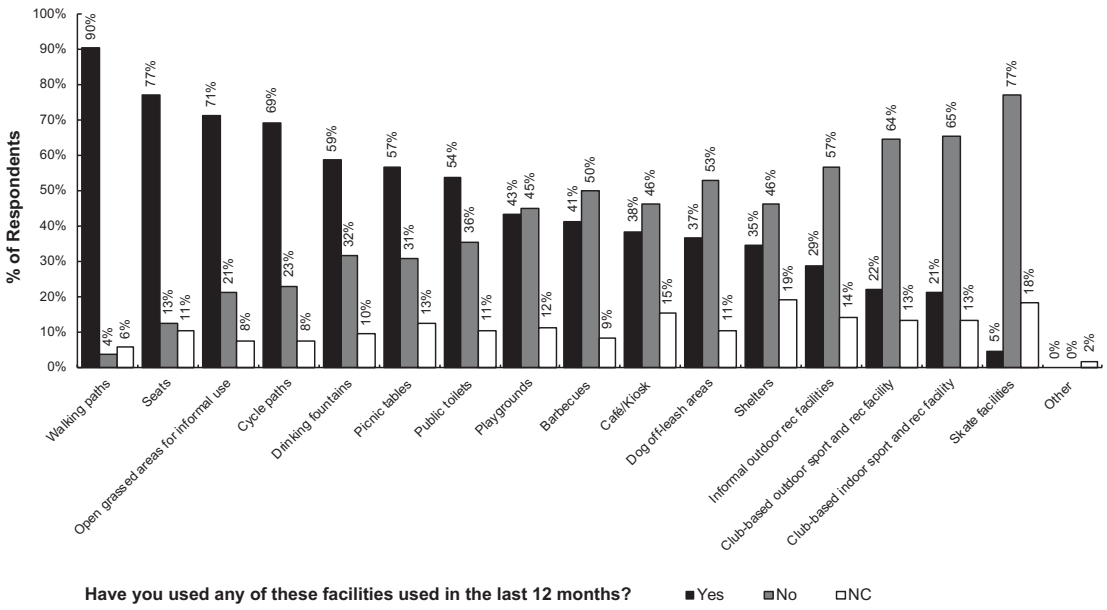
On a daily basis, local streets for exercise is most popular followed by the open space along the Yarra River which is the most used through the week. Use of medium sized parks and large sporting reserves are the next most frequently used, reflecting the types of open space in Abbotsford including Gahan Reserve (medium sized park) and Victoria Park (large sporting reserve).

Total	Open Space	Daily	2-3 times a week	Weekly
75%	Open space along the Yarra River	22%	32%	21%
71%	Local streets for exercise	38%	20%	13%
52%	Medium sized parks	16%	17%	18%
51%	Large sporting reserves	13%	14%	24%
48%	Small local parks	9%	12%	28%
30%	Large parks and gardens	2%	5%	23%
29%	Open space along the Merri Creek	1%	9%	19%
27%	Urban Squares	5%	10%	13%

A2.2.6 Facilities and features in open space

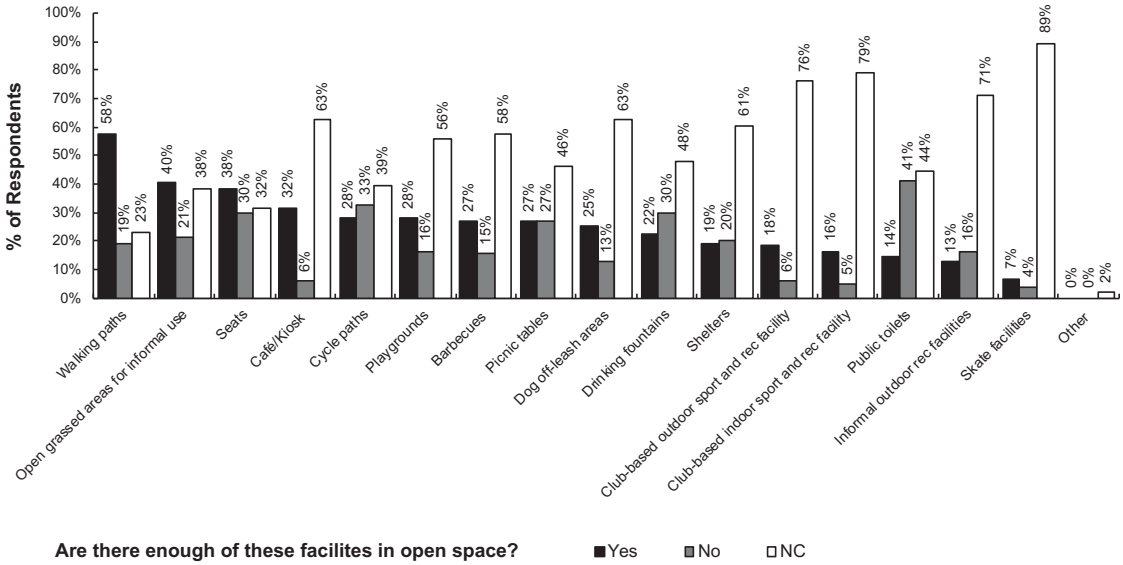
A2.2.6a Use of facilities and features in open space

The following table indicates use of facilities in open space over the last twelve months. The percentages are calculated on the number of returned surveys from Abbotsford, 104. Respondents indicated that walking paths, seats and open grassed areas were the most popular facilities used in the last 12 months, walking paths being 10 per cent more popular than the Municipal use, seats being 11 per cent higher.



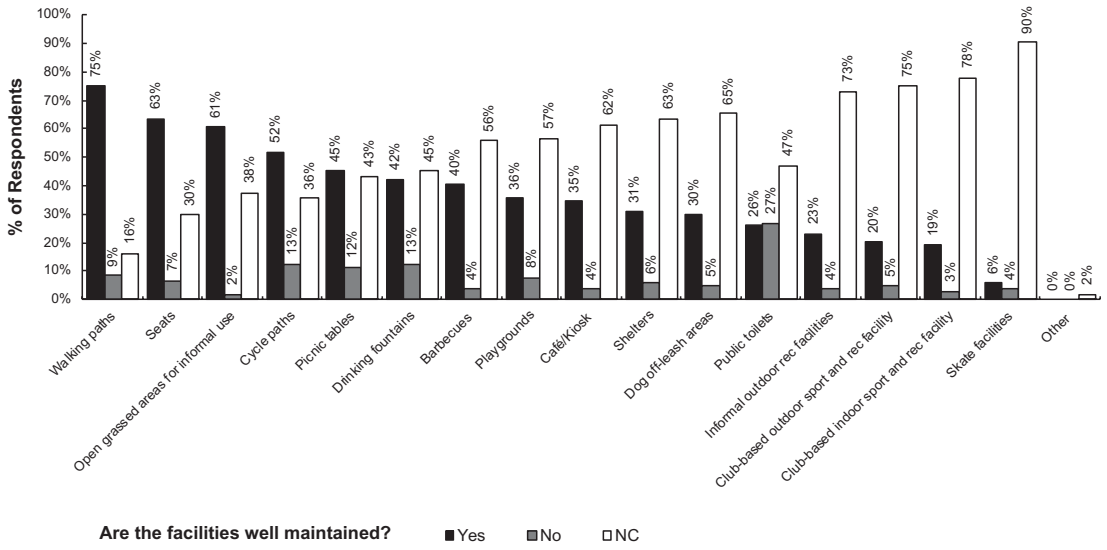
A2.2.6b Provision of facilities in open space

The following graph illustrates the percentage of respondents that consider the various facilities within open space either are or are not adequately provided for. Percentages are calculated on the total number of Abbotsford surveys received, 104.



A2.2.6c Maintenance of facilities in open space

The following graph illustrates the level of satisfaction with the maintenance of open space facilities. The percentages are calculated on the total number of Abbotsford surveys returned, 104.



A2.2.7 General comments on open space

Respondents were provided a section where they were able to write any additional comments on the open space within the Municipality and their local area. The following is a summary of these comments from returned surveys from Abbotsford respondents which have been grouped together into topics and assembled in priority order.

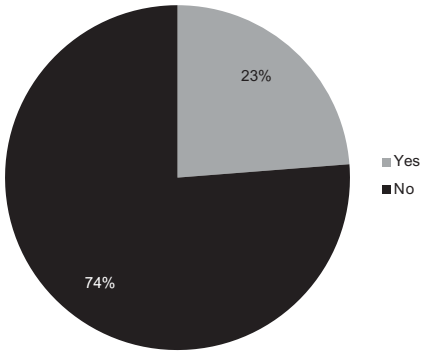
No.	General Comments List
26	**Open Space**
5	Open space - valued
8	Open space - additional required
3	Open space - contributes to liveability
2	Open space - appreciate the choice and variety
2	Open space - value natural character
1	Open space - develop with community organisations
1	Open space - don't over design
1	Open space - facilitate space for Bush Kinder
1	Open space - improve design and layout
1	Open space - keep/retain what there is
1	Open space - value the diversity of activities
19	**Maintenance and Management**
3	Bins - emptied more frequently on weekends
2	Dogs - owners to be responsible for waste
2	Rubbish - remove litter from open spaces
2	Toilets - improve maintenance
1	Dogs - prohibit on sporting fields
1	Dogs - provide more dog free open spaces
1	Maintenance and management - encourage residents to care for open space
1	Open space - ensure they are well maintained
1	Open space - improve maintenance of street gardens
1	Streetscape - clean

No.	General Comments List
1	River - efforts to converse the river are valued
1	Security - provide more
1	Toilets - provide soap and sanitary bins
1	Weeds - do not use chemical herbicides
11	**Other**
3	Streetscape - more green/plants
2	Overall strategy - appreciate the opportunity to comment
1	Community involvement - residents to care for plants on nature strip
1	Developments - limit large developments
1	Improvements - none required
1	Indigenous heritage - acknowledge/recognise within open spaces
1	Overall strategy - Council is doing a good job
1	Overall strategy - prioritise children's sporting activities
9	**Park Infrastructure**
5	Toilets - additional required
2	Bins - additional required
1	Safety - improve
1	Signage - on street garden plants
4	**Trees and Vegetation**
1	Trees - valued
1	Urban agriculture - additional required
1	Vegetation - increase native vegetation
1	Vegetation - medium height plants required in streets to decrease heat island effect
2	**Access**
1	Links - between Gipps Street and Flockhart Street
1	Links - green corridors between open space, public housing and transport required
2	**Recreation Facilities**
1	Playgrounds - do not replace equipment unnecessarily
1	Playgrounds - water play required

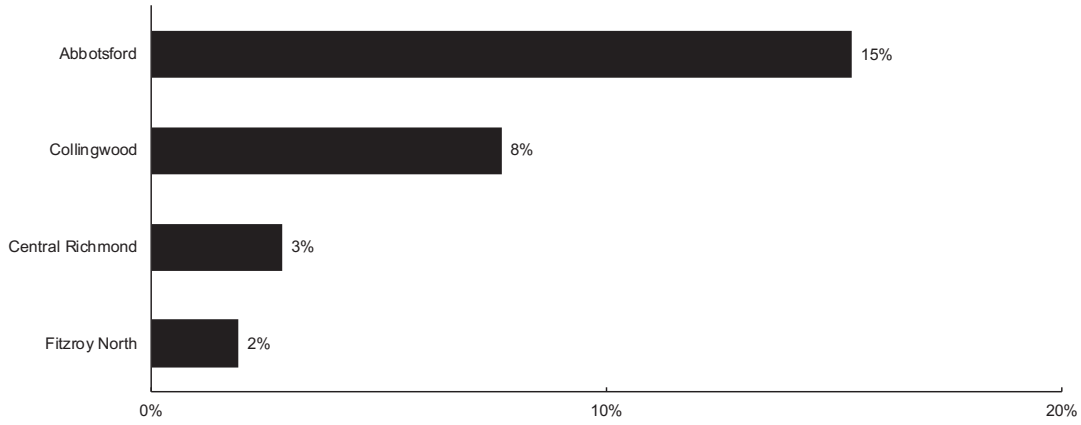
A2.2.8 Work in City of Yarra

In the following charts the percentage is calculated on the total 104 surveys received.

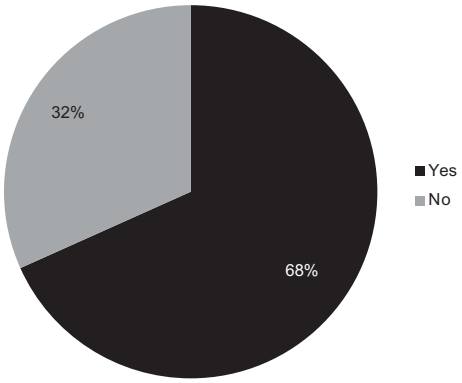
A2.2.8a Respondents that work in the City of Yarra



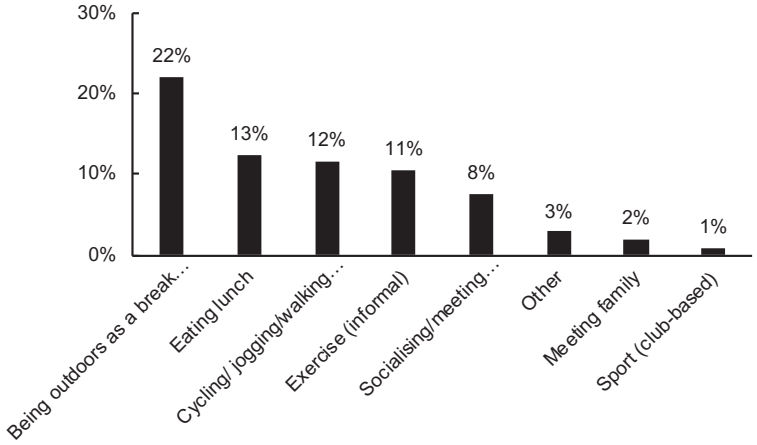
A2.2.8b Where respondents work



A2.2.8c Respondents that visit the open space near their workplace



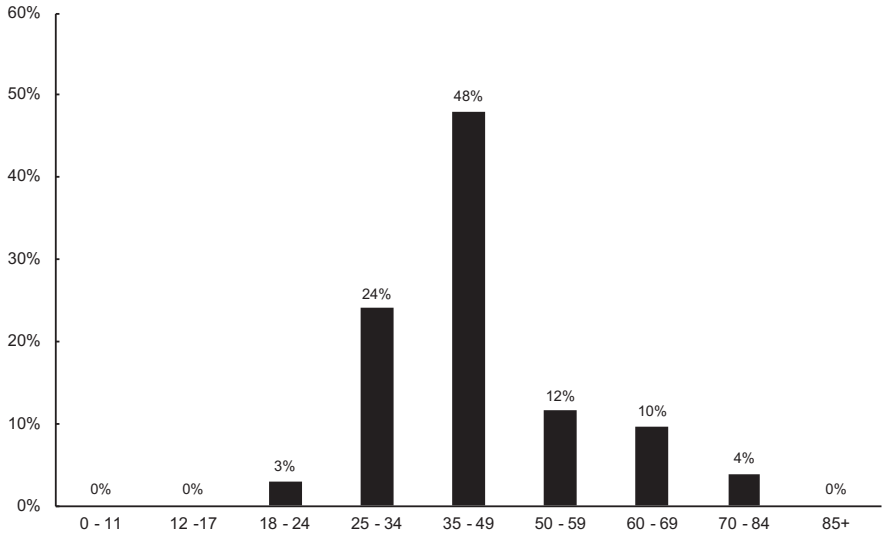
A2.2.8d Reason for visiting open space near work



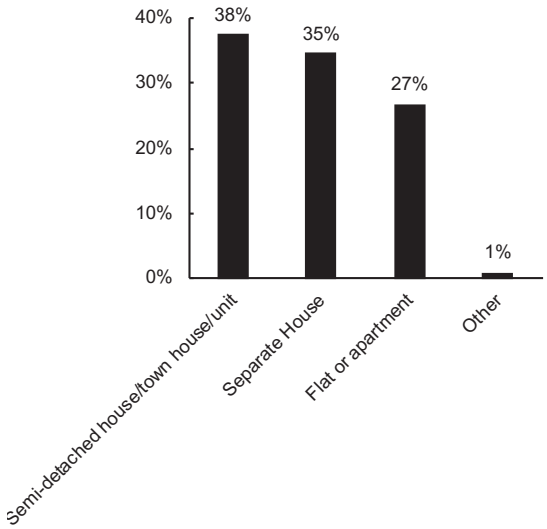
A2.2.9 Information about respondents

In the following charts the percentage is calculated on the total 104 surveys received.

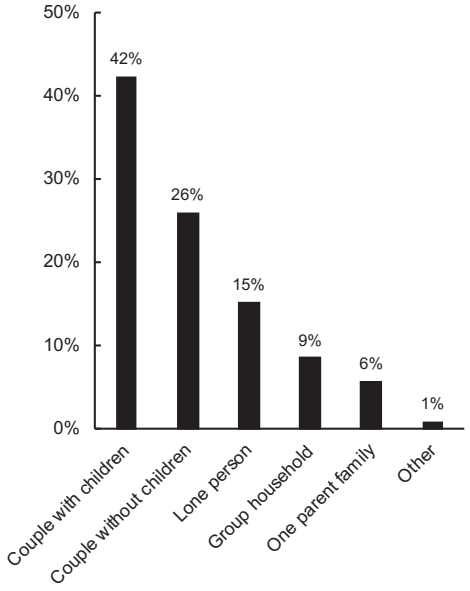
A2.2.9a Age range



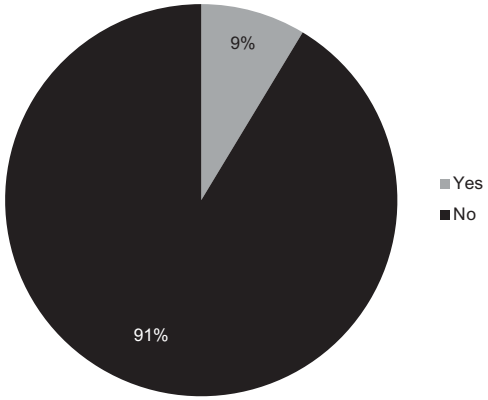
A.2.9b Dwelling type



A2.2.9c Household type



A2.2.9d Respondents who speak English as a second language



A2.3 Carlton North - Princes Hill

Summary of the survey outcomes for Carlton North - Princes Hill

81 respondents indicated they live in Carlton North - Princes Hill. This represents 6 per cent of total surveys received. The Community Profile figures indicate that 10 per cent of the City of Yarra population lives in this precinct

Respondents from Carlton North - Princes Hill highly value the trees in open space. They visit the larger areas of open space nearby including Edinburgh Gardens, in the City of Yarra and Princes Park in the City of Melbourne. Curtain Square functions as wells as the Neighbourhood open space, visited mainly for plan and social activities, while Princes Park provides the space for exercise and fitness. Overall there is a reasonably high level of satisfaction with facilities and respondents would like to see more open space provided, along with more trees in the streets and open spaces. They value and use the cycle paths with a level of use greater than the municipal-wide average.

A2.3.1 Values of open space

Respondents were asked to indicate what they valued most about the open spaces in their Municipality and were invited to select any of the twenty-four values listed, with an option to add additional values under the 'other' category.

Percentages are calculated on the basis of the total number of returned surveys for Carlton North - Princes Hill, 81. The table below illustrates the information, listing the twenty-four values in priority order.

88 per cent of respondents consider trees the most valued feature of open space, which is 15 per cent higher than the Municipal average even though trees are also ranked first in items of frequency of response. The only other slight difference in the ranking of values from the municipal average is a slightly higher rating of historical character, and cultural heritage values, and a slightly lower ranking of fitness and knowing that its there.

Value	%
Trees	88%
A place to relax and unwind	74%
The feeling of space	73%
An escape from the built environment	73%
Just being outside	67%
Habitat for native plants and animals	57%
Health and well being	52%
A place for children to play	52%
Green character	49%
Meeting people/friends	46%
It's accessible	43%
Exercising dogs	42%
Flowers/garden beds	42%

Value	%
Natural bushland character	42%
The quiet	40%
Fitness	40%
The diversity of open space	31%
Historical character	26%
Cultural heritage values/significance	26%
Knowing that it's there	25%
Playing casual ball games/activity	19%
Cultural activities and events	17%
Playing team/club based sport	14%
Watching activity	12%
Other	11%

The other category included a range of comments such as open space replacing the lack of backyard, community gardening, places to walk and cycle, distant views for eye health, design and maintenance, dog socialisation and human interaction, and for climate adaption reducing the urban heat island effect.

A2.3.2 Open space within walking distance

In the following table, the percentage is calculated on the total 81 surveys received. The number is the total number of survey responses for each specific open space, and they are listed in priority order.

A2.3.2a Most frequently visited open spaces

The following table lists the open spaces visited within walking distance of home.

No.	Open space within walking distance	%
44	Edinburgh Gardens	54%
35	Curtain Square	43%
24	Princes Park	30%
13	Hardy Gallagher Reserve	16%
7	Park Street Reserve	9%
5	Yarra River Corridor	6%
4	Carlton Gardens	5%
4	Yarra Bend Park	5%
2	Canning Street Median	2%
2	Fitzroy Gardens	2%
2	Merri Creek Shared Trail	2%
2	Rushall Reserve	2%
1	Burnley Golf Course	1%
1	Darebin Parklands	1%
1	Darling Gardens	1%
1	Mayors Park	1%
1	McNamara Reserve	1%
1	Peel Street Park	1%
1	Royal Park	1%
1	Shakespeare Reserve	1%
1	Smith Reserve	1%
1	Temple Park	1%

A2.3.2b Reasons for visiting and suggested improvements to open space within walking distance in Carlton North - Princes Hill

The following table lists the reasons why Carlton North - Princes Hill respondents visit open space within walking distance along with any suggested improvements, and are listed in priority order. The numbers underneath the park names are the total number of respondents who reported visiting that specific open space. Overall the results indicate that respondents use the three major open spaces, most popular being Edinburgh Gardens, then Curtain Square and Princes Park. While Edinburgh Gardens is also visited for a range of activities the key reason is to relax. By contrast Princes Park is visited mainly to undertake activities and Curtain Square is predominantly used for the playground and off-leash area.

Open Spaces	No.	Reason to Visit	No.	Suggested Improvements
Edinburgh Gardens 44	8	Relaxing	5	Improvements - none required
	7	Walking	5	Toilets - additional required
	6	Social - meeting people/friends	3	Playgrounds - upgrade
	5	Dog walking	2	Bins - additional required
	4	Dogs - exercising	2	Drinking fountains - additional required
	4	Dog friendly	2	Graffiti - removal required
	4	Play - children	2	Open space - valued
	4	Playground	2	Toilets - upgrade existing
	3	Open space - large space	1	Bins - improve
	3	Picnics	1	Cafe/kiosk facilities - additional required
	2	Access - close to home	1	Community garden - required
	2	Exercising	1	Developments - prohibit within park
	2	Open space - green place	1	Dogs - enforce regulations
	2	Social - sense of community	1	Dogs - off-leash, personal safety concerns
	1	Access - close to the library	1	Dogs - off-leash areas require shade
	1	Access - close to work	1	Dogs - over use
	1	Access - convenient (on the way)	1	Dogs - reduce off-leash areas
	1	Access - travel through	1	Events/entertainment - provide appropriate measures to handle event
	1	Cycling - through	1	Events/entertainment - remove alcohol prohibition on New Year's Eve
	1	Open space	1	Garden beds - native garden required for wildlife
	1	Open space - ambience, beauty	1	Improvements - improve overlooked open spaces
	1	Open space - away from busy roads and traffic	1	Informal recreational facilities - upgrade skate park
	1	Open space - beautiful	1	Open space - design and layout valued
	1	Open space - grassed areas	1	Open space - maintain watering
	1	Open space - memory/association	1	Open space - maximise potential for community/culture/fitness/leisure
	1	Open space - natural character	1	Picnic facilities - additional required
	1	Open space - valued	1	Picnic facilities - additional tables required in the shade
	1	Outdoors/being outside	1	Playgrounds - garden play required
	1	Reading	1	Proposed management plan - appreciated
	1	Recreation	1	Public Art - change "Middle Row" by Robbie Rowlands for something more park related
	1	Shade	1	Seating - additional required
	1	Sitting	1	Shared paths - promote shared path curtesy
	1	Social - consuming alcohol with friends	1	Signage - improve dog regulation signs

Open Spaces	No.	Reason to Visit	No.	Suggested Improvements
	1	Sport - AusKick	1	Toilets - provide soap
	1	Sport - Tennis	1	Toilets - regular cleaning/maintenance required
	1	Trees - shade	1	Trees - plant additional indigenous trees
			1	Trees - replace elms with Morton Bay Figs/silky oaks
			1	Vegetation - additional smaller plants/native grasses required
Curtain Square 35	8	Playground	3	Improvements - none required
	7	Play - children	3	Open grassed areas - additional required in dog off-leash areas
	5	Relaxing	3	Toilets - upgrade existing
	4	Access - close to home	2	Drainage - improve dog off-leash areas
	4	Social - meeting people/friends	2	Drinking fountains - additional required
	4	Walking	2	Open grassed areas - improve
	3	Dogs - enclosed off-leash areas	2	Picnic facilities - additional BBQs required
	3	Dog friendly	2	Playgrounds - upgrade
	3	Dog walking	2	Seating - additional required
	3	Picnics	1	Dogs - agility equipment required
	2	Dogs - exercising	1	Dogs - enforce regulations
	2	Open space	1	Dogs - off-leash areas, additional required
	2	Open space - green place	1	Dogs - off-leash impacts on wildlife
	2	Trees	1	Dogs - over use
	1	Birdlife feeding	1	Garden beds - additional required at North and South entry points
	1	Birdlife watching	1	Graffiti - removal required
	1	Dogs - watching	1	Improvements - none required, improvements appreciated
	1	Informal sporting facilities - basketball courts	1	Informal recreational facilities - additional skate park required
	1	Open space - ambience, beauty	1	Informal recreational facilities required for older children
	1	Open space - beautiful	1	Lighting - additional required
	1	Open space - grassed areas	1	Management plan - required
	1	Open space - heritage character	1	Open space - enlarge/extend this open space into Canning Street
	1	Open space - popular	1	Open space - ensure it is well maintained
	1	Picnic facilities	1	Open space - valued
	1	Playground - swings	1	Picnic facilities - additional tables required
	1	Reading	1	Playgrounds - locate toddler's playground next to children's playground
	1	Recreation	1	Playgrounds - shade required over swings
	1	Shade	1	Seating - additional near playground
	1	Sitting	1	Shelters - additional required
	1	Sport - basketball	1	Toilets - disability toilet required
	1	Sunshine/Vitamin D	1	Toilets - provide soap
	1	Trees - fig	1	Vegetation - additional native/indigenous planting required to attract wildlife
Princes Park 24	7	Dog walking	3	Exercise equipment - additional required
	6	Walking	2	Improvements - none required
	5	Exercising	2	Trees - additional required
	4	Access - close to home	1	Developments - prohibit in this area
	4	Playground	1	Dogs - off-leash areas, appreciated
	3	Dogs - exercising	1	Dogs - waste bags/bins, additional required
	3	Jogging/running	1	Garden beds - additional required
	2	Relaxing	1	Improvements - none mentioned as it is not in the City of Yarra
	2	Sport	1	Open space - valued

Open Spaces	No.	Reason to Visit	No.	Suggested Improvements
	2	Trees	1	Running Path - levelling/drainage required on the east side
	2	Water feature	1	Sporting facilities - no more required
	1	Cycling	1	Sporting facilities - wheel chair accessible running track required
	1	Exercise equipment	1	Surfaces - smooth out rough asphalt
	1	Open space - escape from the built environment	1	Vegetation - additional flowering plants required
	1	Open space - grassed areas		
	1	Open space - large space		
	1	Open space - peaceful		
	1	Open space - provides cool areas		
	1	Outdoors/being outside		
	1	Play - children		
	1	Sitting		
	1	Views		
Hardy Gallagher Reserve 13	3	Access - close to school	4	Playground - upgrade
	3	Playground	3	Informal recreational facilities - change bocce court into community gardens
	2	Cycling	3	Informal recreational facilities - redevelop bocce court
	2	Walking	1	Cyclists - slow through park
	1	Access - close to shops/cafes	1	Dogs - off-leash areas, move from cycle paths
	1	Access - close to work	1	Dogs - owners to be responsible for waste
	1	Community Garden	1	Dogs - waste bags/bins, additional required
	1	Cycling - through	1	Improvements - none required
	1	Dog walking	1	Informal recreation facilities - additional required for older children
	1	Exercising	1	Informal recreational facilities - table tennis required
	1	Open space	1	Maintenance - regular cleaning/maintenance required
	1	Sitting	1	Open space - keep/retain what there is
			1	Rubbish - remove litter from open space
			1	Toilets - additional required
			1	Vegetation - improve weed control
Park Street Reserve 7	4	Walking	2	Drinking fountains - additional required
	2	Dog walking	2	Vegetation - additional native/indigenous planting required
	1	Access - convenient (on the way)	1	Access - provide cyclist/pedestrian crossing at Park Street and Canning Street
	1	Access - travel through	1	Bins - additional required
	1	Birdlife watching	1	Community garden - required
	1	Cycling	1	Community gardens - fruit orchard required
	1	Cycling - with children	1	Cyclists - slow through park
	1	Dogs - exercising	1	Dogs - drinking facilities, additional required
	1	Exercising	1	Dogs - waste bags/bins, additional required
	1	Open space - natural character	1	Open space - leave as is
	1	Open space - uncrowded	1	Signage - stating shared path curtesy
	1	Playground	1	Trees - plant fruit trees
Yarra River Corridor 5	2	Cycling	2	Signage - informative, instructional and navigational signage required
	1	Access - provides links to school	1	Access - replace stairs for ramps
	1	Access - travel through	1	Shared paths - promote shared path curtesy

Open Spaces	No.	Reason to Visit	No.	Suggested Improvements
	1	Exercising	1	Shared paths - separate cyclists from pedestrian paths
	1	Open space - diversity of types	1	Shared paths - separate cyclists from pedestrian paths for children cycling safety
	1	Open space - green place	1	Toilets - additional required
	1	Playground	1	Vegetation - additional required
	1	Recreation		
	1	Walking		
Carlton Gardens 4	2	Relaxing	1	Community garden - herb garden required
	1	Access - close to museum	1	Improvements - none required
	1	Access - travel through	1	Toilets - additional required
	1	Gardens - maintained	1	Trees - additional required
	1	Open space - ambience, beauty		
	1	Open space - green place		
	1	Open space - private garden is too small		
	1	Open space - valued		
	1	Playground		
	1	Walking		
Yarra Bend Park 4	1	Birdlife watching	1	Exercise equipment - additional required
	1	Dogs - exercising	1	Shared paths - separate cyclists from pedestrians
	1	Exercising	1	Vegetation - additional native/indigenous planting required to attract wildlife
	1	Exercising - children		
	1	Relaxing		
	1	Running		
	1	Walking		
Canning Street Median 2	1	Access - close to home	1	Drinking fountains - additional required
	1	Birdlife watching	1	Garden beds - additional flowering gardens required
	1	Dog friendly		
	1	Open grassed areas - well maintained		
	1	Open space - grassed areas		
	1	Reading		
	1	Shade		
Fitzroy Gardens 2	1	Open space - beautiful	1	Events - improve advertising of music events in open spaces
	1	Open space - diversity of types		
	1	Open space - green place		
Merri Creek Shared Trail 2	1	Dogs - swimming	1	Seating - additional required
	1	Open space - peaceful		
	1	Walking		
Rushall Reserve 2	1	Access - Merri Creek	1	Cycle path - do not proceed with proposed path
	1	Dogs - exercising	1	Drinking fountains - additional required
	1	Dog walking	1	Improvements - none required
	1	Open space - safe	1	Vegetation - improve weed control
Burnley Golf Course 1	1	Exercising		
	1	Sport - golf		
Darebin Parklands 1	1	Dogs - off-leash area		
	1	Dogs - swimming		
Darling Gardens 1	1	Picnics	1	Toilets - upgrade existing
	1	Social - meeting people/friends		
Mayors Park	1	Access - close to pool	1	Cafe/kiosk facilities - additional required

Open Spaces	No.	Reason to Visit	No.	Suggested Improvements
1	1	Playground		
McNamara Reserve 1	1	Lunch	1	Trees - additional required
Peel Street Park 1	1	Lunch		
Royal Park 1	1	Dogs - off-leash area		
	1	Open space - ambience, beauty		
	1	Open space - escape from the built environment		
	1	Relaxing		
Shakespeare Reserve 1	1	Access - close to home	1	Picnic facilities - additional BBQs required
	1	Open space - private garden is too small	1	Picnic facilities - additional tables required
	1	Play - children	1	Rubbish - remove litter from open space
Smith Reserve 1	1	Dog friendly	1	Fencing - additional required
Temple Park 1	1	Open space		
	1	Picnic facilities - BBQs		

A2.3.3 Open space beyond walking distance

In the following table, the percentage is calculated on the total 81 surveys received. The number is the total number of survey responses for each specific open space, and they are listed in priority order.

A2.3.3a Most frequently visited open space beyond walking distance

The following table lists the open spaces visited beyond walking distance of home.

No.	Open space visited	%
6	Carlton Gardens	7%
6	Royal Botanical Gardens Melbourne	7%
6	Yarra Bend Park	7%
4	Edinburgh Gardens	5%
3	Darling Gardens	4%
2	Curtain Square	2%
2	Flagstaff Gardens	2%
2	Gardiners Creek Trail	2%
2	Merri Creek Precinct	2%
2	Park Street Reserve	2%
2	Princes Park	2%
2	Quarries Park	2%
2	Royal Park	2%
2	Studley Park	2%
2	Yarra Banks Public Golf Course	2%
1	CBD parks	1%
1	CERES Community Environment Park	1%
1	Coburg Lake Reserve	1%
1	Fitzroy Gardens	1%
1	Great Otway National Park	1%
1	Hardy Gallagher Reserve	1%

No.	Open space visited	%
1	Holden Byrne Reserve	1%
1	Jumping Creek Reserve	1%
1	Local cricket clubs	1%
1	Local netball facilities	1%
1	Mayors Park	1%
1	PA Burns Reserve	1%
1	Royal Park Nature Playground	1%
1	Yarra River Corridor	1%

A2.3.3b Reasons for visiting and suggested improvements

The following table lists the reasons why Carlton North - Princes Hill respondents visit open space beyond walking distance along with any suggested improvements, and are listed in priority order. The numbers underneath the park names are the total number of respondents who reported visiting that specific open space. Open spaces visited beyond walking distance tend to be larger open spaces, for social events and, their beauty.

Open space visited	No.	Reason to Visit	No.	Suggested Improvements
Carlton Gardens 6	2	Relaxing	3	Improvements - none required
	2	Social - meeting people/friends	1	Dogs - improve usability for dogs
	1	Access - close to museum	1	Open space - maintain watering
	1	Open space - large space	1	Open space - valued
	1	Open space - peaceful	1	Picnic facilities - additional BBQs required
	1	Picnics	1	Picnic facilities - additional tables required
	1	Play - children	1	Rubbish - remove broken glass
	1	Trees		
	1	Walking		
Royal Botanical Gardens Melbourne 6	3	Open space - beautiful	3	Improvements - none required
	2	Walking	1	Cafe/kiosk facilities - make more family friendly
	1	Entertainment/events	1	Toilets - additional required
	1	Open space		
	1	Open space - design and layout		
	1	Open space - diversity of types		
	1	Open space - natural character		
	1	Relaxing		
	1	Vegetation - diversity		
Yarra Bend Park 6	2	Dog walking	1	Dogs - agility park required
	1	Dog friendly	1	Dogs - drinking facilities, additional required
	1	Entertainment/events	1	Dogs - enforce regulations
	1	Exercising	1	Dogs - off-leash areas, additional required
	1	Open space - beautiful	1	Dogs - off-leash, personal safety concerns
	1	Open space - natural character	1	Dogs - over use
	1	Outdoors/being outside	1	Safety - improve at night
	1	River setting	1	Shade - additional required
	1	Walking	1	Shared use paths - separate cyclists from pedestrian paths
	1	Walking		
Edinburgh Gardens	1	Dog friendly	1	Informal recreational facilities - additional basketball courts required

Open space visited	No.	Reason to Visit	No.	Suggested Improvements
4	1	Health and well-being	1	Playgrounds - shade required over equipment
	1	Informal recreational facilities - basketball court	1	Trees - plant fruit trees
	1	Paths - good quality	1	Vegetation - additional native/indigenous planting required
	1	Picnic facilities - BBQs	1	Vegetation - hedge needed around basketball courts
	1	Picnics		
	1	Play - children		
	1	Playground		
	1	Recreation		
	1	Sport - children		
Darling Gardens 3	1	Access - convenient (on the way)	1	Improvements - none required
	1	Birdlife watching	1	Trees - replace exotic trees with native trees
	1	Dog walking		
	1	Picnics		
	1	Social - meeting people/friends		
	1	Walking		
Curtain Square 2	1	Access - close to home	1	Picnic facilities - additional BBQs required
Flagstaff Gardens 2	1	Relaxing		
Gardiners Creek Trail 2	1	Open space - ambience, beauty		
	1	Walking		
Merri Creek Precinct 2	1	Dog walking	1	Cyclists - slow through park
	1	Open space - natural character	1	Safety - improve for women
	1	Relaxing		
Park Street Reserve 2	1	Access - travel through	1	Paths - connecting path/s required from Yarra River Trail
	1	Cycling	1	Trees - additional required
	1	Open space - away from busy roads and traffic	1	Vegetation - additional smaller plants/native grasses required for wildlife
Princes Park 2	1	Dogs - exercising	1	Improvements - none required
	1	Jogging/running		
Quarries Park 2	2	Playground	1	Improvements - none required
	1	Open space - natural character	1	Open space - valued
			1	Shelters - additional required
			1	Toilets - additional required
Royal Park 2	1	Cycling	1	Open space - valued
	1	Recreation		
	1	Zoo		
Studley Park 2	1	Jogging/running	1	Drinking fountains - additional required
	1	Open space - escape from the built environment	1	Toilets - regular cleaning/maintenance required
	1	Open space - large space		
Yarra Banks Public Golf Course 2	2	Sport - golf	1	Drinking fountains - additional required
			1	Graffiti - removal required
CBD parks 1	1	Exercising	1	Access - improve tram stops with disability access stops at Nicholson Street
	1	Recreation		

Open space visited	No.	Reason to Visit	No.	Suggested Improvements
	1	Social - meeting people/friends		
CERES Community Environment Park 1	1	Café and kiosk facilities	1	Open space - improve design and layout
	1	Open space - diversity of types		
	1	Social - sense of community		
	1	Vegetation - Indigenous		
Coburg Lake Reserve 1	1	Jogging/running	1	Open space - valued
	1	Walking		
Fitzroy Gardens 1	1	Open space - beautiful		
	1	Open space - peaceful		
Great Otway National Park 1	1	Beaches		
	1	Views		
Hardy Gallagher Reserve 1	1	Access - close to school	1	Informal recreational facilities - redevelop bocce court
Holden Byrne Reserve 1	1	Cycling	1	Toilets - additional required
	1	Playground		
Jumping Creek Reserve 1	1	Dog walking	1	Dogs - off-leash areas, additional required
	1	River setting		
Local cricket clubs 1	1	Open space - valued	1	Open space - additional required
	1	Sport - spectating cricket		
Local netball facilities 1	1	Sport - netball		
Mayors Park 1	1	Exercising		
PA Burns Reserve 1	1	Dogs - swimming		
Royal Park Nature Playground 1	1	Cycling - with children	1	Shade - additional required
	1	Playground		
Yarra River Corridor 1	1	Cycling	1	Developments - prohibit in this area

A2.3.4 Open space not visited

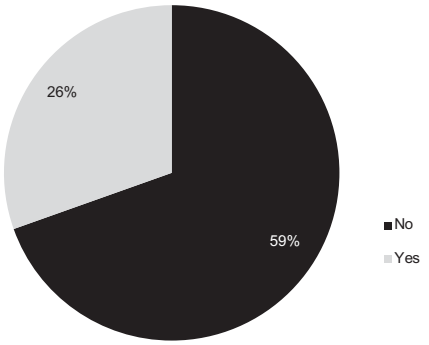
This question was asked to find out what issues currently limit the use of existing open space by respondents. The question included some of the common reasons why people may not use open space. The reasons can apply either to a specific open space or more broadly to open space in general.

The question has been analysed below in 2 parts:
Part 1 – whether there is open space they would like to visit but are unable to.
Part 2 – the reasons they are unable to visit open space.

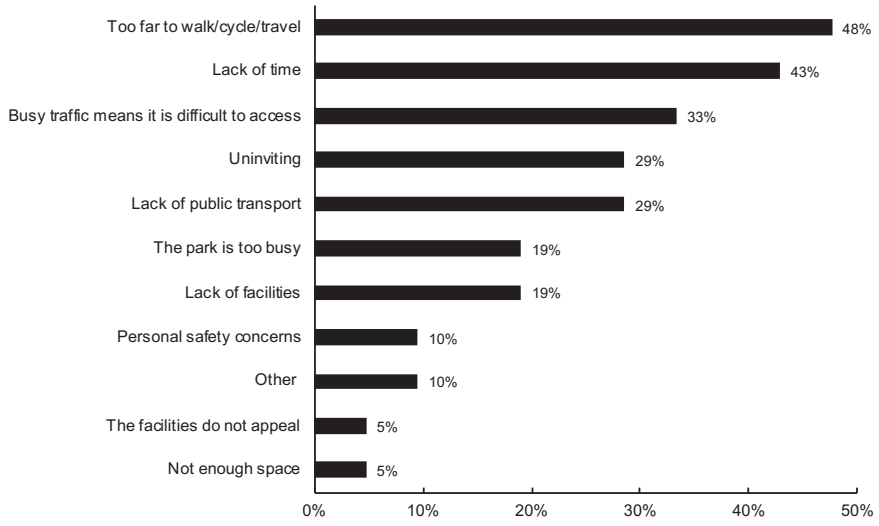
The percentages nominated in Part 1 are a proportion of the total 81 surveys received. The percentages nominated in Part 2 are a percentage of the 21 respondents who answered yes to the first part of the question.

Part 1 **Is there open space you would like to visit but are unable to?**

26 per cent of respondents indicated that they would like to visit open space but are unable to. This is slightly higher than the Municipal average, 22 per cent.



Part 2 **The reasons why you are unable to visit open space:**



The most frequent reason for not visiting open space was due to distance, followed by a lack of time and difficult traffic. Compared to the Municipal average, 17 per cent more respondents indicated they lacked the time to visit open space and 6 per cent more respondents indicated that constraints from busy traffic was a reason they didn't visit open space.

A2.3.5 Types of open space visited and frequency of use

The following table shows the frequency of use of different types of open space in Carlton North - Princes Hill. The percentages are calculated based on the 81 completed surveys. The total percentage column shown on the left hand side of the table is the sum of total use and does not include never and not completed responses. The percentages on the right hand side indicate frequency of use. The percentages in Table A below have been highlighted using shades of colour to assist with interpretation of the results.

	0% to 9%
	10% to 19%
	20% to 29%
	30% to 39%
	40% and over

Table A Types of open spaces used and frequency of use

Large parks and gardens were the most frequently used type of open space followed by medium sized parks and small local parks/open space along the Yarra River.

Total	Open Space	Daily	2-3 times a week	Weekly	Monthly	1-2 times a year	Never	NC
75%	Open space along the Merri Creek	5%	5%	20%	20%	26%	20%	5%
83%	Open space along the Yarra River	0%	6%	19%	25%	33%	11%	6%
96%	Large parks and gardens	21%	17%	30%	26%	2%	0%	4%
68%	Large sporting reserves	2%	2%	9%	21%	33%	25%	7%
88%	Medium sized parks	15%	15%	31%	17%	10%	5%	7%
83%	Small local parks	14%	16%	26%	21%	6%	5%	12%
78%	Urban Squares	5%	22%	17%	17%	16%	19%	4%
73%	Local streets for exercise	37%	19%	15%	2%	0%	15%	12%

Table B Frequently visited types of open spaces in priority order

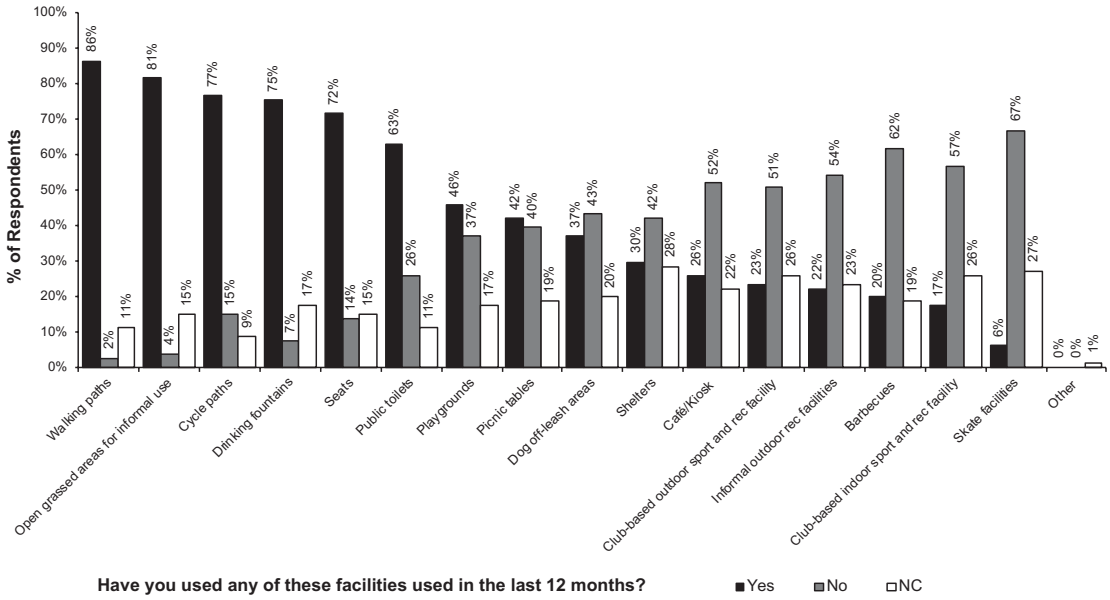
On a daily basis, local streets for exercise are the most popular followed by large parks and gardens and medium sized parks. This generally reflects the open space network in the precinct Edinburgh Gardens and Princes park, with Curtain Square in between.

Total	Open Space	Daily	2-3 times a week	Weekly
70%	Local streets for exercise	37%	19%	15%
68%	Large parks and gardens	21%	17%	30%
60%	Medium sized parks	15%	15%	31%
56%	Small local parks	14%	16%	26%
44%	Urban Squares	5%	22%	17%
30%	Open space along the Merri Creek	5%	5%	20%
25%	Open space along the Yarra River	0%	6%	19%
14%	Large sporting reserves	2%	2%	9%

A2.3.6 Facilities and features in open space

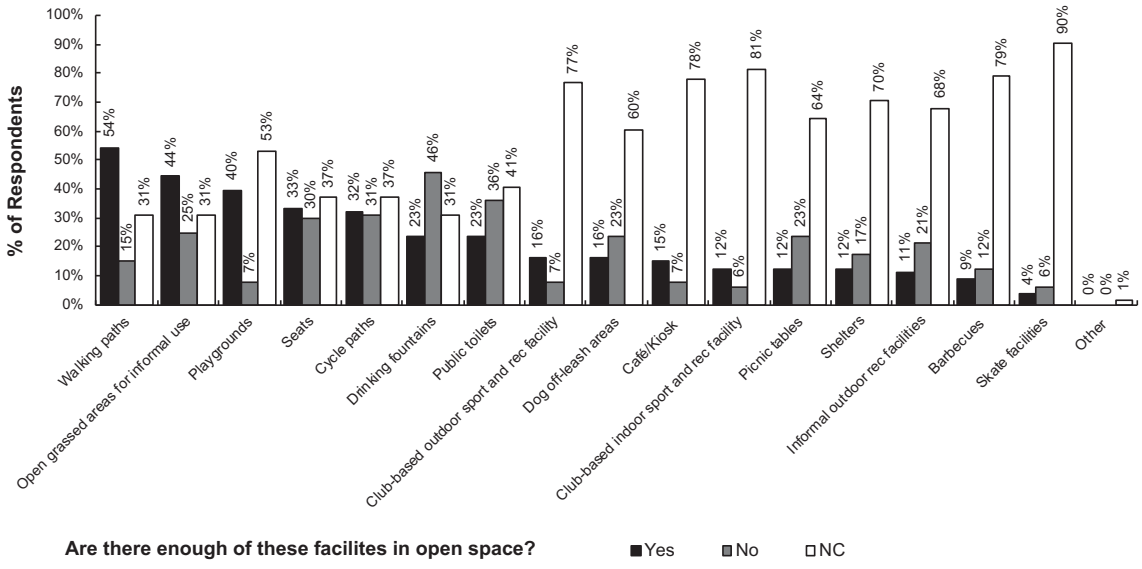
A2.3.6a Use of facilities and features in open space

The following table indicates use of facilities in open space over the last twelve months. The percentages are calculated on the number of returned surveys from Carlton North - Princes Hill, 81. Respondents indicated that walking paths, open grassed areas and cycling paths were the most popular facilities used in the last 12 months, with the use of cycling paths being significantly higher (15 per cent) than the municipal average.



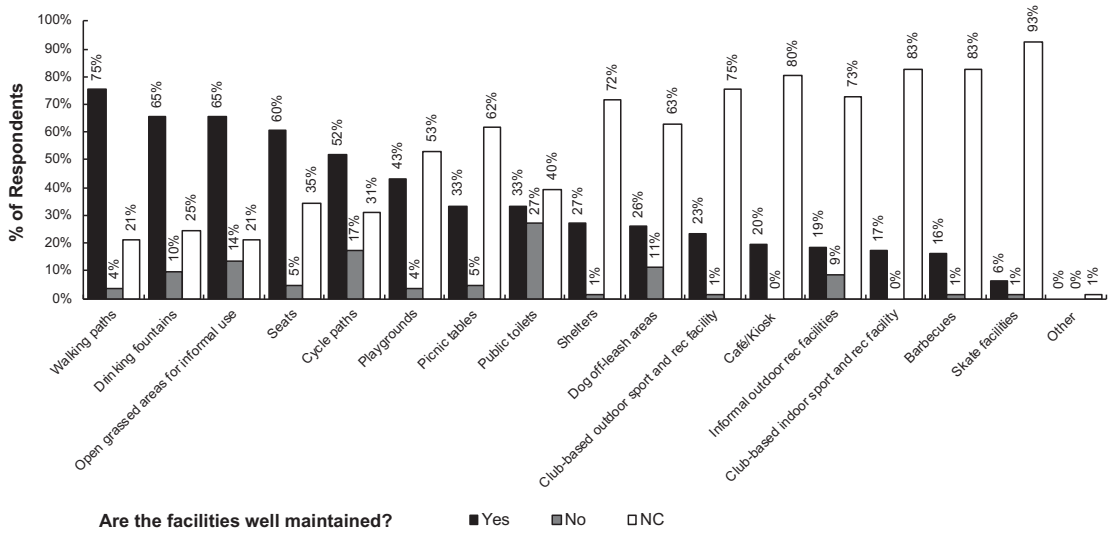
3.3.6b Provision of facilities in open space

The following graph illustrates the percentage of respondents that consider the various facilities within open space either are or are not adequately provided for. Percentages are calculated on the total number of Carlton North - Princes Hill surveys received, 81.



A2.3.6c Maintenance of facilities in open space

The following graph illustrates the level of satisfaction with the maintenance of open space facilities. The percentages are calculated on the total number of Carlton North - Princes Hill surveys returned, 81.



A2.3.7 General comments on open space

Respondents were provided a section where they were able to write any additional comments on the open space within the Municipality and their local area. The following is a summary of these comments from returned surveys from Carlton North - Princes Hill respondents which have been grouped together into topics and assembled in priority order.

No.	General Comments List
36	**Open Space**
5	Open space - additional required
4	Improvements - none required
4	Open space - additional required as density increases
4	Open space - valued
2	Open space - contributes to liveability
2	Open space - important to combat global warming
2	Open space - utilise dead space as green space
1	Developments - adjoining open space maintain height restrictions
1	Developments - concerns about impact on open space
1	Open space - appreciate the choice and variety
1	Open space - beneficial to health and wellbeing
1	Open space - design to reflect the culture of City of Yarra
1	Open space - important as private gardens become smaller
1	Open space - important for air quality
1	Open space - important for children
1	Open space - important for relaxing
1	Open space - improve design for use and utility
1	Open space - to be within walking distance
1	Streetscape - more green/plants
1	Streetscape - more green/plants on Drummond Street and Macpherson Street

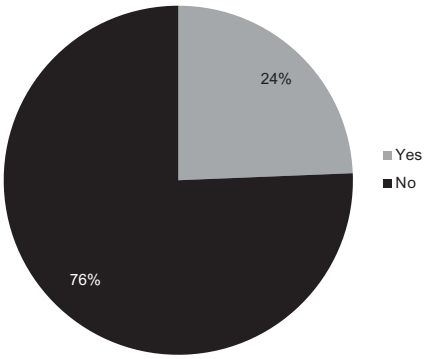
No.	General Comments List
17	**Maintenance and Management**
2	Graffiti - removal required regularly
2	Maintenance - regularly required to prevent civil disorder
1	Dogs - enclosed off-leash areas required
1	Dogs - enforce regulations
1	Dogs - off-leash areas valued
1	Dogs - open space for dogs appreciated
1	Dogs - owners to be responsible for controlling their dogs
1	Dogs - owners to be responsible for waste
1	Graffiti - anti-graffiti program required
1	Information - advertise more information about organised sport/activities
1	Maintenance - regular cleaning/maintenance required to handle over crowding
1	Rubbish - encourage community collection of litter
1	Rubbish - fine companies for products found in rivers
1	Streets - do not close Station Street at Princes Street
1	Streets - keep clean
11	**Trees and Vegetation**
2	Community gardens - additional required
1	Garden beds - additional required
1	Open grassed areas - value grassed areas
1	Trees - additional required
1	Trees - plant additional exotic trees for shade
1	Trees - plant additional shade trees to prevent heat island effect
1	Trees - plant additional street trees
1	Trees - value street trees
1	Vegetation - increase vegetation for wildlife habitation
1	Vegetation - plant additional native plants for ecological sustainability
10	**Park Infrastructure**
2	Lighting - additional required for safety
1	Cafe/kiosk facilities - more required
1	Park infrastructure - reduce infrastructure to avoid maintenance costs
1	Picnic facilities - additional BBQs with shelters required in local parks
1	Picnic facilities - additional tables required
1	Seating - additional required
1	Signage - dog waste regulation signs required
1	Toilets - additional required
1	Toilets - improve accessibility
9	**Paths**
2	Cycle paths - additional required
1	Footpaths - ensure businesses keep a clear thoroughfare when over capacity
1	Footpaths - improve cobblestone paths for wheelchair access
1	Footpaths - make pavement more comfortable
1	Paths - avoid sharp materials in paths for foot/paw safety
1	Paths - maintenance required along river paths
1	Shared paths - separate cyclists from pedestrian paths
5	**Recreation Facilities**
1	Exercise equipment - additional required in underutilised spaces
1	Playgrounds - increase diversity of equipment for a range of age groups
1	Playgrounds - initiatives for teenagers to design playgrounds required
1	Playgrounds - more adventure playgrounds required
1	Sporting facilities - basketball stadium required
7	**Other**
1	Developments - limit large developments

No.	General Comments List
1	Overall strategy - maintain a relaxed attitude
1	Overall strategy - prioritise ecological sustainability
1	Public art - provide more
1	Seating - additional street seating required
1	Streets - improve safety for pedestrians
1	Survey - ensure spelling of precincts is correct
3	**Sustainability**
1	Streets - recover and reuse bitumen
1	Urban agriculture - promote for sustainability purposes
1	Water - Council to support water sensitive urban design

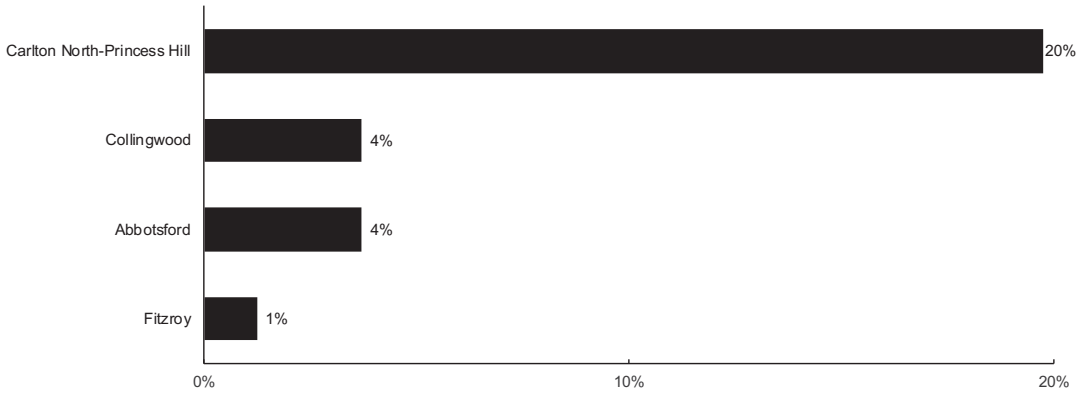
A2.3.8 Work in City of Yarra

The following charts are is calculated on the total 81 surveys received. Princes Hill - Carlton North

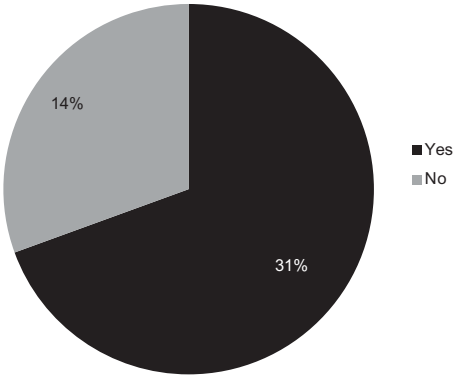
A2.3.8a Respondents that work in the City of Yarra



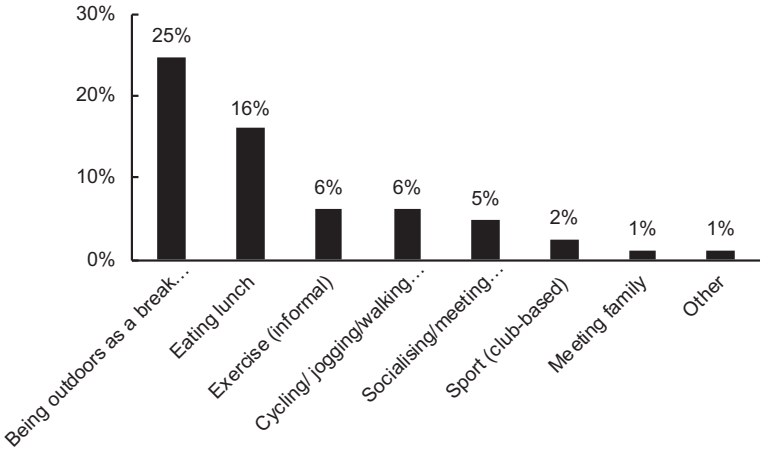
A2.3.8b Where respondents work



A2.3.8c Respondents that visit the open space near their workplace



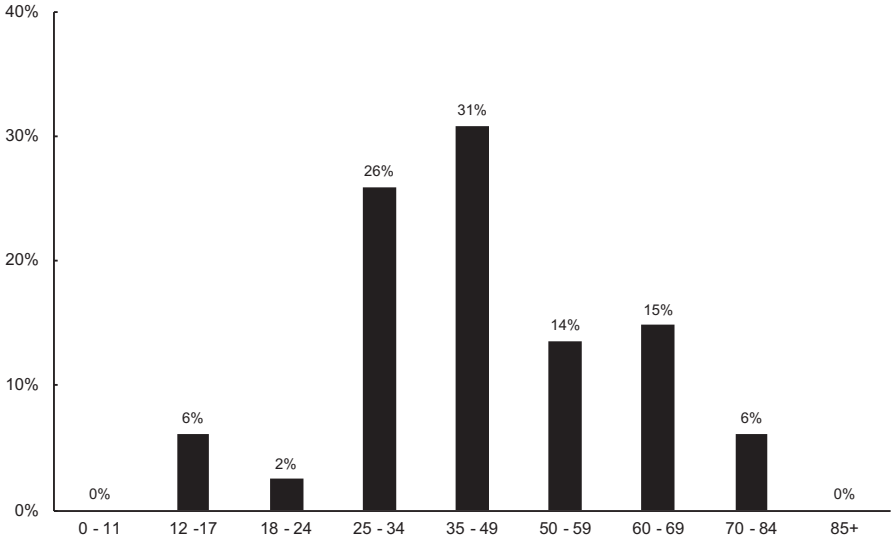
A2.3.8d Reason for visiting open space near work



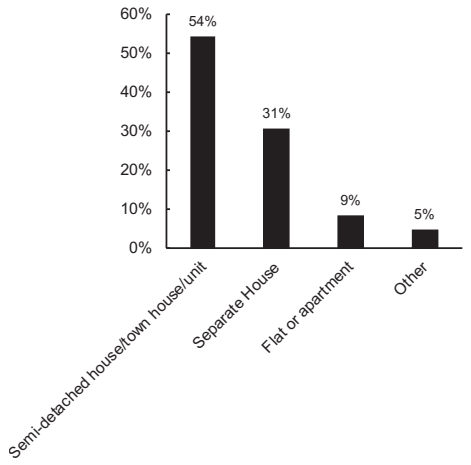
A2.3.9 Information about respondents

The following charts are is calculated on the total 81 surveys received.

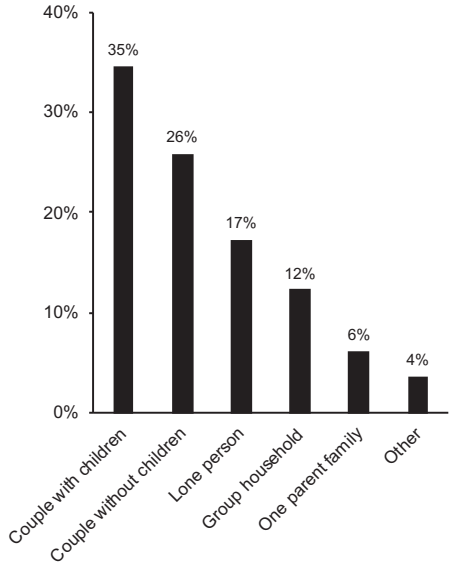
A2.3.9a Age range



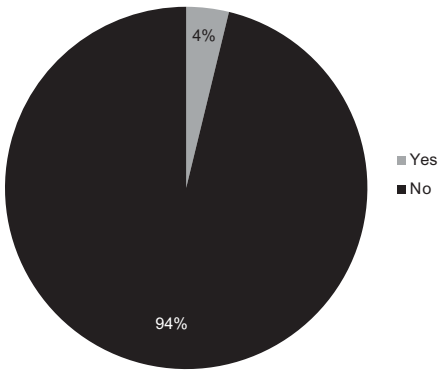
A2.3.9b Dwelling type



A2.3.9c Household type



A2.3.9d Respondents who speak English as a second language



A2.4 Central Richmond

Summary of the survey outcomes for Central Richmond

172 respondents indicated they live in Central Richmond. This represents 14 per cent of total surveys received. The Community Profile figures indicate that 15 per cent of the City of Yarra population lives in Central Richmond.

The key point of difference in Central Richmond from the municipal results is the higher level of respondents participating in sport, particularly children's sports events. Additional open space and sporting facilities, particularly the inclusion of female facilities in the clubrooms are frequently requested. Citizens Park is overwhelmingly the most visited open space for a diverse range of reasons including structed sport, dog walking and the market. Barkly Gardens and Burnley Park are the other two reasons that are well used.

There is also a focus on making Richmond more pedestrian and cycle friendly to cope with the increasing volumes of traffic. There were suggestions to make Gleadell Street pedestrian priority focused given the facilities and the market located there. Conflicts between pedestrians and cyclists on shared paths along the Yarra River is frequently mentioned, along with dog waste on sporting grounds. Respondents wish to resolve the dog waste issue by having Council clean the turf between shared use times. Litter in general is noted and specifically a concern regarding discarded syringes and the related drug abuse.

A2.4.1 Values of open space

Respondents were asked to indicate what they valued most about the open spaces in their Municipality and were invited to select any of the twenty-four values listed, with an option to add additional values under the 'other' category.

Percentages are calculated on the basis of the total number of returned surveys for Central Richmond, 172. The table below illustrates the information, listing the twenty-five values in priority order.

The top eight values are consistent with the municipal-wide results with the trees as the most valued feature of open space followed by appreciating it as a place to relax and unwind, and the feeling of space. The main difference is that more respondents value playing club-based sport, casual ball games and fitness. A lower number of respondents value the habitat values, historical character and greening when compared to the municipal average.

Value	%
Trees	67%
A place to relax and unwind	63%
The feeling of space	57%
Just being outside	56%
An escape from the built environment	53%
A place for children to play	51%

Value	%
Meeting people/friends	48%
Health and well being	46%
Fitness	41%
Exercising dogs	40%
Habitat for native plants and animals	37%
It's accessible	37%
Green character	35%
Flowers/garden beds	32%
Natural bushland character	28%
Playing team/club based sport	27%
Playing casual ball games/activity	24%
The quiet	24%
Knowing that it's there	22%
The diversity of open space	22%
Cultural heritage values/significance	18%
Cultural activities and events	15%
Watching activity	13%
Historical character	13%
Other	2%

The other category included a range of comments including the design and lighting of the open space, to picnic, and for cycling.

A2.4.2 Open space within walking distance

In the following table, the percentage is calculated on the total 172 surveys received. The number is the total number of survey responses for each specific open space, and they are listed in priority order.

A2.4.2a Most frequently visited open spaces

The following table lists the open spaces visited within walking distance of home.

No.	Open space within walking distance	%
110	Citizens Park	64%
42	Barkly Gardens	24%
28	Burnley Park	16%
22	Yarra River Corridor	13%
10	Yarra Park	6%
9	Cairns Reserve	5%
9	Kevin Bartlett Reserve	5%
7	Dame Nellie Melba Park	4%
6	Fitzroy Gardens	3%
5	Richmond Terrace Park	3%
4	Ben Alexander Reserve	2%
4	Yarra Bend Park	2%
4	Yarra Primary School	2%
3	Annettes Place	2%
3	Department of Housing Richmond Place	2%
3	Golden Square Park	2%

No.	Open space within walking distance	%
3	McConchie Reserve	2%
3	Yarra River Trail (Walmer St to Acacia Pl)	2%
2	Edinburgh Gardens	1%
2	Egan Reserve	1%
2	O'Connell Reserve	1%
2	Royal Botanic Gardens Melbourne	1%
2	Williams Reserve	1%
1	Alan Bain Reserve	1%
1	Burnley Bouldering Wall	1%
1	Darling Gardens	1%
1	Fordham Gardens	1%
1	Gahan Reserve	1%
1	GTV9 Studios	1%
1	Merri Creek Shared Trail	1%
1	Outer Circle Rail Trail	1%
1	Oxford Street Park	1%
1	Ryans Reserve	1%
1	St James Park	1%
1	Swan Street	1%
1	The Vaucluse	1%
1	Victoria Park	1%
1	Yarra River Trail (Abbott St to Turners St)	1%

A2.4.2b Reasons for visiting and suggested improvements to open space within walking distance in Central Richmond

The following table lists the reasons why Central Richmond respondents visit open space within walking distance along with any suggested improvements, and are listed in priority order. The numbers underneath the park names are the total number of respondents who reported visiting that specific open space. Results indicate Citizens Park is popular for dog walking, childrens play and fitness/sport, while Barkley Gardens for the playground, dog walking and social events. For this precinct respondents include the schools and some streetscapes as open space as well.

Open Spaces	No.	Reason to Visit	No.	Suggested Improvements
Citizens Park 110	17	Dog walking	15	Sporting facilities - clubrooms require upgrade
	16	Playgrounds	12	Sporting facilities - facilities for girls required
	12	Play - children	10	Dogs - regular cleaning/maintenance of off-leash areas required
	12	Sport - organised junior football	10	Improvements - none required
	11	Exercising	10	Playgrounds - upgrade
	11	Walking	5	Sporting facilities - upgrade required
	10	Market	4	Access - additional information about scheduled use required
	8	Social - meeting people/friends/parties	4	Open space - additional required
	7	Access - close to home	4	Open space - upgrade
	7	Relaxing	4	Picnic facilities - additional required
	7	Sport - children's organised	3	Dogs - enforce regulations
	7	Sport - spectating	3	Dogs - prohibit
	5	Sport - football	3	Dogs - waste bags/bins, additional required
	4	Dogs - exercising	3	Open space - enlarge/extend this open space

Open Spaces	No.	Reason to Visit	No.	Suggested Improvements
	4	Social - sense of community	3	Open space - valued
	4	Sport - club based	3	Seating - additional required in shaded areas
	4	Sport - cricket	2	Access - extend resident use by decreasing sporting events
	4	Sport - junior organised cricket	2	Dogs - fenced off-leash areas required
	4	Sport - orgainised	2	Dogs - owners to be responsible for waste
	3	Dogs - watching	2	Dogs - prohibit on sporting fields/ovals
	3	Informal ball games/sport	2	Drinking fountains - additional required
	3	Jogging/running	2	Informal play facilities - required for older children
	3	People watching	2	Open space - overcrowded
	3	Picnic Facilities - BBQs	2	Sports field/oval - improve turf
	3	Sitting	2	Trees - additional required
	3	Sport	2	Trees - plant additional street trees on Gleadell Street
	2	Access - convenient (on the way)	1	Café/kiosk - additional required
	2	Access - travel through	1	Cultural events - additional required
	2	Cycling - children	1	Dogs - increase/improve usability for dogs
	2	Dog friendly	1	Dogs - limit access
	2	Dogs - fenced off-leash areas	1	Dogs - over use
	2	Dogs - off-leash area	1	Dogs - prohibit off-leash
	2	Dogs - socialising	1	Dogs - provide recycled waste bags
	2	Informal sporting facilities - oval	1	Drinking fountains - improve drainage
	2	Open space - well maintained	1	Drug abuse - at toilets, action required
	2	Outdoors/being outside	1	Exercise equipment - additional required
	2	Play	1	Garden beds - additional required
	1	Access - easy to access	1	Open space - improve design and layout
	1	Exercise equipment	1	Open space - keep/retain what there is
	1	Open space	1	Picnic facilities - design for safety
	1	Open space - grassed areas	1	Picnic facilities - improve seating
	1	Picnics	1	Picnic facilities - improve water facilities
	1	Reading	1	Picnic facilities - upgrade tables
	1	Recreation	1	Playgrounds - additional required near clubrooms
			1	Playgrounds - additional swings required
			1	Playgrounds - re-locate away from intersection
			1	Playgrounds - regular cleaning required
			1	Playgrounds - shade required over equipment
			1	Seating - appropriate for the disabled required
			1	Shared use space - improve between dogs and sports
			1	Sport facilities - additional basketball court required
			1	Sporting facilities - lockers
			1	Sporting facilities - reduce children's sport in the evening
			1	Sporting facilities - running track, improve surface
			1	Sporting facilities - upgrade boxing facilities
			1	Traffic - noise intrusive
			1	Trees - plant additional indigenous trees
Barkly Gardens 42	9	Playgrounds	4	Toilets - regular cleaning required
	8	Dog walking	4	Toilets - upgrade existing
	6	Social - meeting people/friends/parties	3	Improvements - none required

Open Spaces	No.	Reason to Visit	No.	Suggested Improvements
	4	Access - close to home	3	Toilets - additional required
	4	Exercising	2	Bins - additional required
	4	Play - children	2	Dogs - owners to be responsible for waste
	3	Open space - green place	2	Playgrounds - shade required over equipment
	3	Picnic facilities - BBQs	1	Bins - empty frequently
	2	Access - close to school	1	Dogs - fenced off-leash areas required
	2	Access - travel through	1	Dogs - off-leash areas, additional required
	2	Open space - ambience, beauty	1	Dogs - off-leash areas, irrigate
	2	Open space - beautiful	1	Dogs - prohibit from picnic facilities
	2	Open space - well maintained	1	Dogs - prohibit on sporting fields/ovals
	2	Reading	1	Drinking fountains - additional required
	2	Relaxing	1	Fencing - additional required
	1	Access - convenient (on the way)	1	Fencing - additional required next to busy roads
	1	Cycling	1	Fencing - gates required
	1	Dogs - exercising	1	Informal play facilities - facilities for older children
	1	Dogs - socialising	1	Informal sporting facilities - basketball hoops required
	1	Informal ball games/sport	1	Lighting - additional required
	1	Jogging/running	1	Open space - additional required
	1	Open space - away from busy roads and traffic	1	Open space - keep/retain what there is
	1	Open space - design and layout	1	Picnic facilities - additional required
	1	Open space - diversity of types	1	Picnic facilities - shelter required over BBQs
	1	Open space - identity	1	Seating - additional required
	1	Open space - large space	1	Security - improve surveillance
	1	Open space - peaceful	1	Shelters - additional required
	1	Open space - shade	1	Signage - improve dog regulation signs
	1	Picnics	1	Signage - informative, instructional and navigational signage required
	1	Play	1	Sporting facilities - indoor facilities required
	1	Recreation	1	Toilets - install blue lights
	1	Recreation - with children	1	Vegetation - additional low indigenous plantings required to protect birdlife
	1	Sitting	1	Water fountain - upgrade
	1	Sport (Alain Bain Reserve)		
	1	Sport - children's organised (Alain Bain Reserve)		
	1	Walking		
Burnley Park 28	9	Dog walking	3	Caretakers Cottage - improve
	4	Playgrounds	2	Exercise equipment - additional required
	4	Walking	2	Open space - valued
	3	Informal recreational facilities - basketball court	2	Seating - additional required
	3	Picnic facilities - BBQs	2	Sporting facilities - provide basketball courts
	3	Relaxing	1	Access - pedestrian bridge connecting Burnley Park and Circus Site
	3	Social - meeting people/friends	1	Bins - additional required
	2	Exercising	1	Bins - empty frequently
	2	Open space - large space	1	Cafe/kiosk facilities - additional required
	2	Play	1	Caretakers Cottage - replace with Gazebo
	2	Play - children	1	Dogs - enforce regulations
	1	Access - close to home	1	Dogs - fenced off-leash areas required
	1	Access - travel through	1	Dogs - owners to be responsible for waste
	1	Cycling - through	1	Dogs - regular cleaning/maintenance of off-leash areas required

Open Spaces	No.	Reason to Visit	No.	Suggested Improvements
	1	Diverse range of activities	1	Dogs - regular waste removal
	1	Dogs - exercising	1	Drainage - improvement needed
	1	Dog friendly	1	Facilities - improve
	1	Dogs - off-leash area	1	Garden beds - regular maintenance required
	1	Jogging/running	1	Improvements - appreciated
	1	Open space	1	Improvements - none required
	1	Open space - diversity of types	1	Informal sporting facilities - goal posts required
	1	Open space - escape from the built environment	1	Lighting - additional required
	1	Open space - peaceful	1	Maintenance - regular maintenance & cleaning required
	1	Recreation - with children	1	Open grassed areas - improvements required
	1	Sport - children	1	Open grassed areas - irrigate
	1	Sport - cricket	1	Open space - keep/retain what there is
	1	Sport - football	1	Open space - value natural character
	1	Sports field/oval	1	Picnic facilities - additional required
	1	Walking -through	1	Picnic facilities - additional tables required
			1	Picnic facilities - shade required
			1	Playgrounds - upgrade
			1	Seating - additional required facing oval
			1	Security - additional required
			1	Shared paths - separate cyclists from pedestrian paths
			1	Trees - maintain Scarred Trees
Yarra River Corridor 22	9	Walking	3	Drinking fountains - additional required
	6	Exercising	2	Paths - widen
	3	Cycling	2	Seating - additional required
	3	Dog walking	2	Access - ramp required at Collins Bridge
	3	Open space - natural character	1	Access - stairs required at pedestrian bridge between Burnley Gardens and Heyington Station
	2	Jogging/running	1	Access - widen Walmer Street Bridge
	2	Open space - fresh air	1	Cyclists - slow through park
	2	Open space - peaceful	1	Dogs - waste bags/bins, additional required
	2	Relaxing	1	Improvements - none required
	2	River setting	1	Maintenance - regular maintenance & cleaning required
	1	Access - close to shops/cafes	1	Natural resource management - improve
	1	Access - travel through	1	Open space - regular maintenance required
	1	Birdlife - watching	1	Open space - valued
	1	Cycling - through	1	Paths - connecting path/s required between Flockhart Street and Gipps Street
	1	Diverse range of activities	1	River - stabilise embankments
	1	Health and well-being	1	River - to be cleaned
	1	Open space - escape from the built environment	1	Rubbish - remove litter
			1	Shared paths - separate cyclists from pedestrian paths
			1	Shared paths - widen Yarra River Trail between Walmer Street Bridge and Victoria Bridge
			1	Vegetation - additional native/indigenous planting required
			1	Vegetation - improve weed control
Yarra Park 10	3	Dog walking	1	Access - provide safer places to cross major roads
	3	Exercising	1	Access - restrict motor vehicles to this area
	2	Access - travel through	1	Carpark - reduce

Open Spaces	No.	Reason to Visit	No.	Suggested Improvements
	2	Dog friendly	1	Carpark - remove
	1	Access - close to home	1	Shared paths - separate cyclists from pedestrian paths
	1	Cycling	1	Dogs - drinking facilities, additional required
	1	Play - children	1	Dogs - off-leash areas, additional required
	1	Sport - spectating football	1	Drinking fountains - additional required
	1	Trees	1	Improvements - none required
			1	Open space - valued
			1	Playgrounds - remove rolling barrel equipment
Cairns Reserve 9	3	Access - close to home	2	Maintenance - regular maintenance & cleaning required
	2	Dog walking	1	Dogs - fenced off-leash areas required
	2	Open space - green place	1	Dogs - enforce regulations
	2	Open space - peaceful	1	Dogs - off-leash areas, additional required
	2	Playgrounds	1	Dogs - prohibit dogs in small parks
	1	Access - travel through	1	Dogs - waste bags/bins, additional required
	1	Dog friendly	1	Improvements - none required
	1	Exercising	1	Maintenance - valued
	1	Open space - ambience, beauty	1	Open space - additional required
	1	Play - children	1	Picnic facilities - additional BBQs required
	1	Recreation - with children	1	Signage - informative, instructional and navigational signage required
	1	Relaxing	1	Toilets - additional required
	1	Trees		
Kevin Bartlett Reserve 9	2	Exercising	3	Sporting facilities - facilities for girls required
	2	Sport - children's football	2	Sporting facilities - clubrooms require upgrade
	2	Sport - cricket	1	Carpark - additional required
	2	Sport - football	1	Carpark - upgrade
	2	Sport - organised	1	Dogs - enforce regulations
	2	Sport - Richmond Junior Football Club	1	Dogs - owners to be responsible for waste
	1	Play	1	Dogs - regular cleaning/maintenance of off-leash areas required
	1	Play - children	1	Dogs - regular cleaning/maintenance of oval required
	1	Sport - children	1	Dogs - regular waste removal
			1	Sports field/oval - improve turf replacement program
Dame Nellie Melba Park 7	4	Dog walking	2	Fencing - additional required around garden beds
	2	Access - close to home	1	Dogs - owners to be responsible for waste
	2	Relaxing	1	Improvements - none required
	1	Dogs - exercising	1	Improvements - none required, improvements appreciated
	1	Gardens	1	Open space - additional required
	1	Open space	1	Picnic facilities - additional BBQs required
	1	Open space - ambience, beauty	1	Seating - additional required
	1	Open space - layout	1	Vegetation - additional native/indigenous planting required
	1	Recreation		
	1	Social - sense of community		
	1	Trees		
Fitzroy Gardens 6	2	Relaxing	2	Improvements - none required
	1	Access - travel through		
	1	Access - convenient (on the way)		
	1	Exercising		

Open Spaces	No.	Reason to Visit	No.	Suggested Improvements
	1	Open space - ambience, beauty		
	1	Open space - grassed areas		
	1	Open space - historical character		
	1	Open space - peaceful		
	1	Picnics		
	1	Vegetation - beautiful		
	1	Walking		
	1	Walking -through		
Richmond Terrace Park 5	1	Access - close to home	2	Maintenance - regular maintenance & cleaning required
	1	Diverse range of activities	1	Garden beds - additional required
	1	Open space - green place	1	Improvements - none required
	1	Open space - provision	1	Open grassed areas - improvements required
	1	People watching	1	Trees - additional required
	1	Reading		
	1	Relaxing		
	1	Sitting		
	1	Social - meeting people/friends		
	1	Social - parties		
	1	Social - sense of community		
Ben Alexander Reserve 4	2	Play - children	1	Fencing - gates required at Berry Street
	1	Access - close to home	1	Open space - additional required
	1	Dog walking	1	Picnic facilities - additional BBQs required
	1	Playgrounds	1	Playgrounds - rubber softfall to replace bark for safety
	1	Social - meeting people/friends	1	Playgrounds - shade required over equipment
Yarra Bend Park 4	2	River setting	1	Access - improvements required
	2	Walking	1	Dogs - drinking facilities, additional required
	1	Cycling	1	Drinking fountains - additional required
	1	Dogs - off-leash area	1	Maintenance - regular maintenance & cleaning required
	1	Dog walking		
	1	Jogging/running		
	1	Open space - natural character		
	1	Open space - peaceful		
	1	Outdoors/being outside		
	1	Paths - good quality		
Yarra Primary School 4	2	Access - close to school	2	Toilets - open after hours
	2	Informal sporting facilities - basketball	1	Bins - empty frequently
	1	Open space - grassed areas	1	Open space - value the availability of after-hours public use
	1	Playgrounds		
	1	Sport - netball		
	1	Sport - soccer		
Annettes Place 3	1	Access - close to home	1	Dogs - owners to be responsible for waste
	1	Exercising	1	Picnic facilities - additional shade for tables required
	1	Picnics	1	Trees - additional required
	1	Play - toddler	1	Trees - additional shade trees required
	1	Playgrounds		
Department of Housing Richmond Place	1	Cycling	1	Improvements - none required
	1	Diverse range of activities	1	Open grassed areas - water regularly
	1	Informal ball games/sport	1	Open space - keep/retain what there is

Open Spaces	No.	Reason to Visit	No.	Suggested Improvements
3	1	Informal sporting facilities - basketball		
	1	Outdoors/being outside		
	1	Playgrounds		
	1	Relaxing		
Golden Square Park 3	2	Playgrounds	1	Exercise equipment - additional required
	1	Access	1	Improvements - none required
	1	Picnic Facilities - BBQs	1	Open space - valued
	1	Picnics	1	Playgrounds - shade required over equipment
	1	Play	1	Playgrounds - upgrade
	1	Relaxing		
	1	Rotunda		
	1	Social - meeting people/friends		
McConchie Reserve 3	1	Dog friendly	2	Picnic facilities - additional BBQs required
	1	Dog walking	1	Exercise equipment - additional required
	1	Informal sporting facilities - soccer goal	1	Informal sporting facilities - net required behind basketball hoop
	1	Open space - peaceful	1	Informal sporting facilities - net required behind soccer goal
	1	Play - children	1	Sporting facilities - provide space for both soccer and basketball
	1	Walking		
Yarra River Trail (Walmer St to Acacia Pl) 3	2	Exercising	2	Improvements - none required
	2	Relaxing		
	1	Dog walking		
	1	Open space - peaceful		
	1	River setting		
Edinburgh Gardens 2	1	Dog friendly	1	Playgrounds - shade required over equipment
	1	Picnics	1	Toilets - maintenance required
	1	Playgrounds		
	1	Social - meeting people/friends		
Egan Reserve 2	1	Walking - through		
O'Connell Reserve 2	2	Access - travel through	1	Dogs - drinking facilities, additional required
	1	Exercising	1	Exercise equipment - additional required
	1	Relaxing	1	Picnic facilities - additional BBQs required
	1	Sitting	1	Trees - plant additional indigenous trees over Pyrus
Royal Botanic Gardens Melbourne 2	1	Exercising	1	Open space - valued
	1	Open space - historical character	1	Weddings - prohibit weddings vehicles in park
	1	Walking		
Williams Reserve 2	2	Relaxing	1	Cyclists - tire pump required
	1	Exercising	1	Garden beds - flower gardens required
	1	Recreation		
Alan Bain Reserve 1	1	Dog walking	1	Cycle paths - remove from school crossing
	1	Walking		
Burnley Bouldering Wall 1	1	Jogging/running	1	Furniture
	1	Social - meeting people/friends	1	Public art - additional street art required
			1	Vegetation - additional required
Darling Gardens 1	1	Walking		
Fordham Gardens 1	1	Open space		
	1	Walking		

Open Spaces	No.	Reason to Visit	No.	Suggested Improvements
Gahan Reserve 1	1	Access - close to work	1	Maintenance - regular maintenance & cleaning required
GTV9 Studios 1	1	Dog walking	1	Bins - empty frequently
	1	Exercising		
Merri Creek Shared Trail 1	1	Cycling		
Outer Circle Rail Trail 1	1	Cycling	1	Access - provide safer places to cross major roads
	1	Walking		
Oxford Street Park 1	1	Access - close to work	1	Shade - additional required
	1	Lunch		
	1	Sunshine/Vitamin D		
Ryans Reserve 1	1	Sport - netball	1	Open space - valued
			1	Sporting facilities - clubrooms require upgrade
			1	Sporting facilities - courts require levelling
St James Park 1	1	Picnic facilities		
	1	Playgrounds		
Swan Street 1	1	Dinner	1	Open space - valued
	1	Social - consuming alcohol with friends	1	Restaurants - additional required
	1	Social - meeting people/friends		
The Vaucluse 1	1	Walking	1	Access - make into a no through road
			1	Open space - green corridor required
Victoria Park 1	1	Walking		
Yarra River Trail (Abbott Street to Turners Street) 1	1	Access - close to home	1	Open space - improve design and layout
	1	Open space - peaceful	1	Picnic facilities - additional BBQs required
	1	Safe	1	Playgrounds - upgrade
			1	Toilets - additional required

A2.4.3 Open space beyond walking distance

In the following table, the percentage is calculated on the total 172 surveys received. The number is the total number of survey responses for each specific open space, and they are listed in priority order.

A2.4.3a Most frequently visited open space beyond walking distance

The following table lists the open spaces visited beyond walking distance of home.

No.	Open space visited	%
23	Royal Botanical Gardens Melbourne	13%
15	Barkly Gardens	9%
14	Burnley Park	8%
14	Citizens Park	8%
13	Kevin Bartlett Reserve	8%
7	Fitzroy Gardens	4%
7	Yarra River Corridor	4%
3	Yarra Bend Park	2%
2	Abbotsford Convent Arts Precinct	1%
2	Carlton Gardens	1%
2	Edinburgh Gardens	1%
2	Hays Paddock	1%
2	Studley Park	1%
2	Yarra Park	1%
1	Banksia Park	1%
1	Ben Alexander Reserve	1%
1	Bridge Road	1%
1	Central Gardens	1%
1	Collingwood children's Farm	1%
1	Darling Gardens	1%
1	Local playgrounds	1%
1	Loys Paddock	1%
1	Macleay Park	1%
1	Merri Creek Shared Trail	1%
1	Phillip Island	1%
1	Port Melbourne Beach	1%
1	Powlett Reserve	1%
1	Princes Park	1%
1	Quarries Park	1%
1	Sandown Street Beach	1%
1	Sir William Angliss Reserve	1%
1	St James Park	1%
1	St Kilda Beach	1%
1	University of Melbourne Burnley Campus	1%
1	Wattle Park	1%
1	Yarra Flats	1%
1	Yarra Primary School	1%

A2.4.3b Reasons for visiting and suggested improvements

The following table lists the reasons why Central Richmond respondents visit open space beyond walking distance along with any suggested improvements, and are listed in

priority order. The numbers underneath the park names are the total number of respondents who reported visiting that specific open space. Overall the results indicate that Royal Botanical Gardens is mainly used as a destination garden for its beauty and character while Barkley Gardens is used for the playgrounds and social/family events.

Open space visited	No.	Reason to Visit	No.	Suggested Improvements
Royal Botanical Gardens Melbourne 23	6	Gardens	4	Improvements - none required
	4	Picnics	1	Open space - additional required
	4	Relaxing		
	3	Open space - beautiful		
	2	Open space - fresh air		
	2	Open space - peaceful		
	2	Vegetation - flowers		
	2	Walking		
	1	Access - close to work		
	1	Birdlife watching		
	1	Exercising		
	1	Gardens - diversity		
	1	Open space		
	1	Open space - green place		
	1	Open space - historical character		
	1	Open space - provides cool areas		
	1	Pond setting		
	1	Taking visitors to the park		
	1	Trees		
	1	Vegetation - diversity		
	1	Views		
	1	Volunteering		
Barkly Gardens 15	7	Playgrounds	3	Improvements - none required
	3	Social - meeting people/friends/	3	Picnic facilities - shade required
	3	Walking	3	Toilets - upgrade existing
	2	Play - children	1	Café/kiosk - additional required
	1	Dog friendly	1	Facilities - valued
	1	Dogs - off-leash area	1	Lighting - additional required
	1	Facilities	1	Open space - valued
	1	Open space - ambience, beauty	1	Overall strategy - council is doing a good job
	1	Open space - valued	1	Toilets - maintenance required
	1	Picnic facilities - BBQs		
	1	Social - children's parties		
	1	Social - parties		
Burnley Park 14	5	Dog walking	4	Improvements - none required
	3	Exercising	1	Cafe/kiosk facilities - additional required
	3	Social - meeting people/friends	1	Carpark - additional required
	2	Open space - natural character	1	Community centre - required
	2	Picnics	1	Developments - do not develop a restaurant/events centre
	2	Playgrounds	1	Shelters - additional required
	2	Walking	1	Sports field/oval - improve
	1	Diverse range of activities		
	1	Open space - ambience, beauty		

Open space visited	No.	Reason to Visit	No.	Suggested Improvements
	1	Open space - historical character		
	1	Open space - large space		
	1	Open space - layout		
	1	Open space - peaceful		
	1	Open space - uncrowded		
	1	River setting		
	1	Sport - children		
	1	Sport - spectating		
	1	Trees - beautiful		
	1	Trees - indigenous		
	1	Trees - native		
Citizens Park 14	2	Social - meeting people/friends	2	Sporting facilities - facilities for girls required
	2	Sport - girl's organised football	1	Carpark - additional required
	1	Access - close to home	1	Dogs - owners to be responsible for waste
	1	Access - close to pool	1	Dogs - prohibit dogs
	1	Dog walking	1	Dogs - regular cleaning/maintenance of waste required
	1	Informal ball games/sport	1	Dogs - regular cleaning/maintenance of off-leash areas required
	1	Jogging/running	1	Facilities - improve for children
	1	Play - children	1	Open space - allow school access
	1	Playgrounds	1	Shelters - additional required
	1	Sport	1	Sports fields/ovals - improve turf replacement program
	1	Sport - children's football organised	1	Sports fields/ovals - replace turf
	1	Sport - children's organised	1	Toilets - remove
	1	Sport - club based	1	Trees - additional required
	1	Sport - football organised		
Kevin Bartlett Reserve 13	4	Sport - junior organised football	2	Sporting facilities - clubrooms require upgrade
	3	Sport - football	2	Sporting facilities - upgrade
	2	Exercising	1	Dogs - fenced off-leash areas required
	2	Sport - children's organised	1	Dogs - regular cleaning/maintenance of waste required
	1	Playgrounds	1	Facilities - upgrade
	1	Sport	1	Open space - keep/retain what there is
	1	Sport - club	1	Security - additional required
	1	Sport - cricket	1	Shelters - additional required
	1	Sport - junior organised soccer	1	Sporting facilities - indoor sporting facilities required
	1	Sport - organised	1	Sports fields/ovals - upgrade
	1	Walking	1	Toilets - upgrade existing
Fitzroy Gardens 7	3	Open space - beautiful	1	Safety - improve
	1	Access - travel through	1	Shelters - additional required
	1	Gardens - beautiful	1	Toilets - additional required
	1	Open space - identity	1	Vegetation - plant additional flowering plants
	1	Open space - large space		
	1	Open space - peaceful		
	1	Play - children		
	1	Social - meeting people/friends		

Open space visited	No.	Reason to Visit	No.	Suggested Improvements
	1	Walking		
Yarra River Corridor 7	3	Exercising	2	Shared paths - separate cyclists from pedestrian paths
	3	Relaxing	1	Dogs - waste bags/bins, additional required
	2	Walking	1	Drinking fountains - additional required
	1	Access - travel through	1	Improvements - none required
	1	Open space - ambience, beauty		
	1	Open space - natural character		
	1	River setting		
	1	Wildlife watching		
Yarra Bend Park 3	1	Cycling		
	1	Exercising		
	1	Jogging/running		
	1	Open space - beautiful		
Abbotsford Convent Arts Precinct 2	1	Café and kiosk facilities	1	Carpark - additional required
	1	Cycling	1	Improvements - none required
	1	Lunch	1	Open space - valued
	1	Open space - large space		
	1	Play - children		
Carlton Gardens 2	1	Cycling - through	1	Shared paths - separate cyclists from pedestrian paths
	1	Picnics		
	1	Social - meeting people/friends		
Edinburgh Gardens 2	1	Entertainment/events	1	Improvements - none required
	1	Picnics	1	Open space - valued
	1	Relaxing		
	1	Social - meeting people/friends		
Hays Paddock 2	1	Dogs - off-leash area	1	Café/kiosk - coffee van required
	1	Open space - large space		
	1	Play - children		
Studley Park 2	2	River setting	1	Cycle paths - additional required
	1	Open space - green place		
Yarra Park 1	1	Dogs - exercising	1	Dogs - off-leash areas, appreciated
	1	Open space - large space	1	Improvements - none required
	1	Sport - spectating		
Banksia Park 1	1	Open space - natural character		
Ben Alexander Reserve 1	1	Playgrounds	1	Improvements - none required
Bridge Road 1			1	Open space - improve atmosphere
Central Gardens 1	1	Exploring	1	Improvements - none required
Collingwood children's Farm 1	1	Exercising	1	Cycle paths - improve connection of paths
	1	Open space - natural character		
Darling Gardens 1	1	Social - meeting people/friends	1	Trees - additional required

Open space visited	No.	Reason to Visit	No.	Suggested Improvements
Local Playgrounds 1	1	Play - children		
Loys Paddock 1	1	Jogging/running	1	Drinking fountains - additional required
Macleay Park 1	1	Sport - children	1	Paths - surface needs improvement north of St Georges Road
Merri Creek Shared Trail 1	1	Access - travel through		
Phillip Island 1	1	Open space - escape from the built environment		
	1	Relaxing		
Port Melbourne Beach 1	1	Dogs - off-leash area		
Powlett Reserve 1	1	Sport - tennis		
Princes Park 1	1	Dog friendly		
Quarries Park 1	1	Exercising	1	Dogs - fenced off-leash areas required
	1	Play - children		
Sandown Street Beach 1	1	Dog friendly	1	Open space - improve design and layout
Sir William Angliss Reserve 1	1	Playgrounds		
St James Park 1	1	Carparks	1	Open space - additional required
	1	Gardens		
	1	Paths - walking		
St Kilda Beach 1	1	Open space - escape from the built environment	1	Maintenance - regular maintenance & cleaning required
University of Melbourne Burnley Campus 1	1	Picnics	1	Open space - advertise
Wattle Park 1	1	Markets		
Yarra Flats 1	1	Cycling		
	1	Hiking		
Yarra Primary School 1	1	Diverse range of activities	1	Bins - empty frequently

A2.4.4 Open space not visited

This question was asked to find out what issues currently limit the use of existing open space by respondents. The question included some of the common reasons why people may not use open space. The reasons can apply either to a specific open space or more broadly to open space in general.

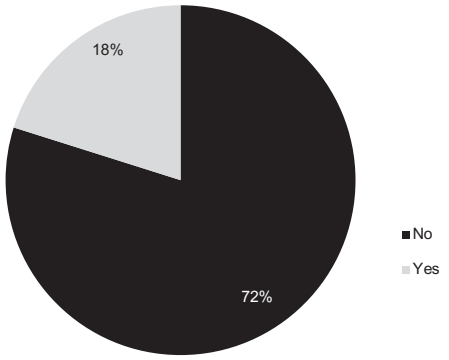
The question has been analysed below in 2 parts:

Part 1 – whether there is open space they would like to visit but are unable to.
Part 2 – the reasons they are unable to visit open space.

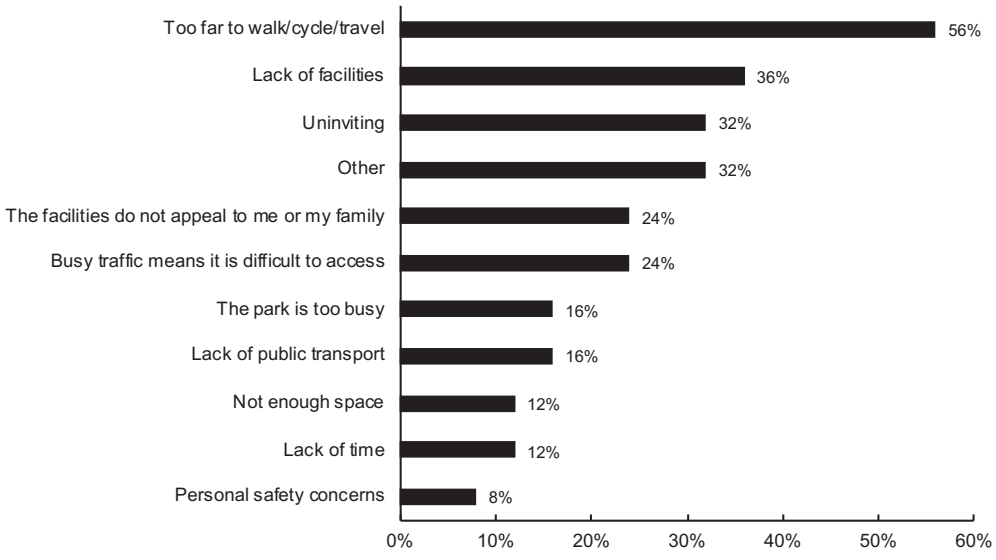
The percentages nominated in Part 1 are a proportion of the total 172 surveys received. The percentages nominated in Part 2 are a percentage of the 31 respondents who answered yes to the first part of the question.

Part 1 Is there open space you would like to visit but are unable to?

18 per cent of respondents indicated that they would like to visit open space but are unable to. This is slightly lower than the Municipal average, 22 per cent.



Part 2 The reasons why you are unable to visit open space:



The most frequent reason for not visiting open space was due to distance at 56 per cent, followed by the lack of facilities and that they were uninviting. The other category included parks being difficult to access, particularly for people with limited mobility, dog related issues and syringes were also noted as an issue. Compared to the Municipal average, 15 per cent more respondents in Central Richmond considered travel distance to open space as an issue and 17 per cent more indicated the lack of facilities as a reason for not visiting open space.

A2.4.5 Types of open space visited and frequency of use

The following table shows the frequency of use of different types of open space in Central Richmond. The percentages are calculated based on the 172 completed surveys. The total percentage column shown on the left hand side of the table is the sum of total use and does not include never and not completed responses. The percentages on the right hand side indicate frequency of use. The percentages in Table A below have been highlighted using shades of colour to assist with interpretation of the results.

	0% to 9%
	10% to 19%
	20% to 29%
	30% to 39%
	40% and over

Table A Types of open spaces used and frequency of use.

Open space along the Yarra is the most popular type of open space, followed by small local parks. Large parks and gardens and local streets for exercise were tied for the third most used type of open space.

Total	Open Space	Daily	2-3 times a week	Weekly	Monthly	1-2 times a year	Never	NC
47%	Open space along the Merri Creek	3%	5%	5%	12%	23%	41%	10%
92%	Open space along the Yarra River	11%	19%	23%	21%	19%	4%	4%
83%	Large parks and gardens	7%	16%	21%	24%	15%	10%	5%
81%	Large sporting reserves	10%	16%	19%	15%	21%	14%	5%
52%	Medium sized parks	3%	6%	6%	16%	20%	36%	11%
85%	Small local parks	17%	20%	20%	18%	10%	9%	9%
54%	Urban Squares	6%	4%	13%	16%	15%	30%	16%
83%	Local streets for exercise	40%	20%	14%	7%	2%	11%	3%

Table B Frequently visited types of open spaces in priority order

On a daily/weekly basis, local streets for exercise are the most popular followed by small local parks and then the open space along the Yarra.

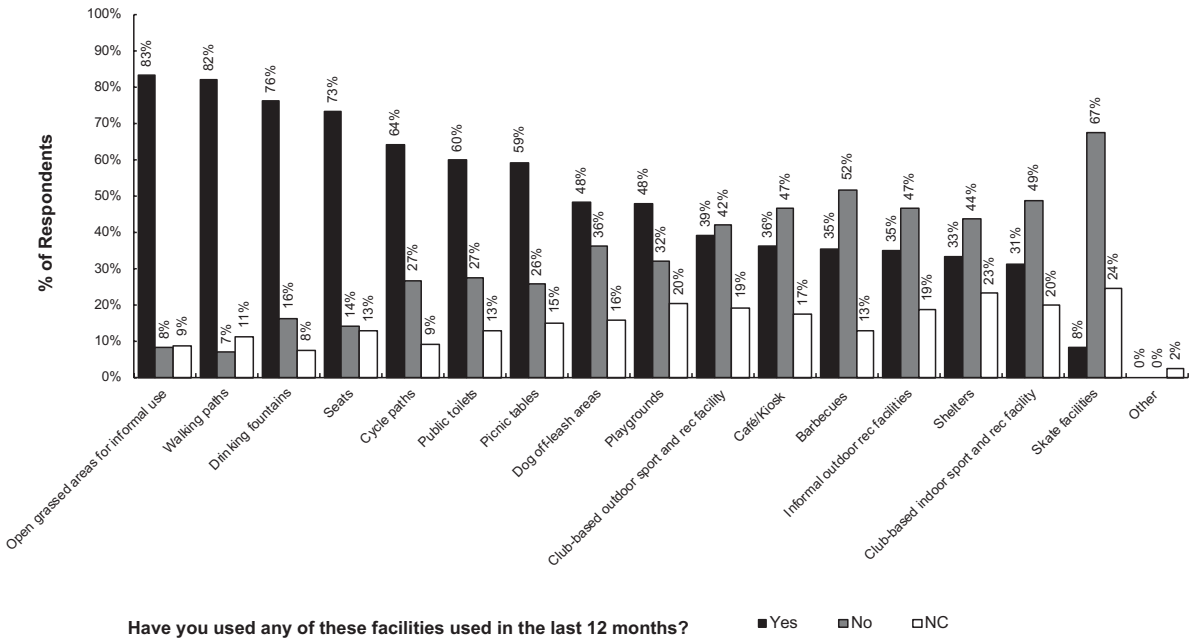
Total	Open Space	Daily	2-3 times a week	Weekly
74%	Local streets for exercise	40%	20%	14%
56%	Small local parks	17%	20%	20%
53%	Open space along the Yarra River	11%	19%	23%

Total	Open Space	Daily	2-3 times a week	Weekly
45%	Large sporting reserves	10%	16%	19%
44%	Large parks and gardens	7%	16%	21%
23%	Urban Squares	6%	4%	13%
16%	Medium sized parks	3%	6%	6%
12%	Open space along the Merri Creek	3%	5%	5%

A2.4.6 Facilities and features in open space

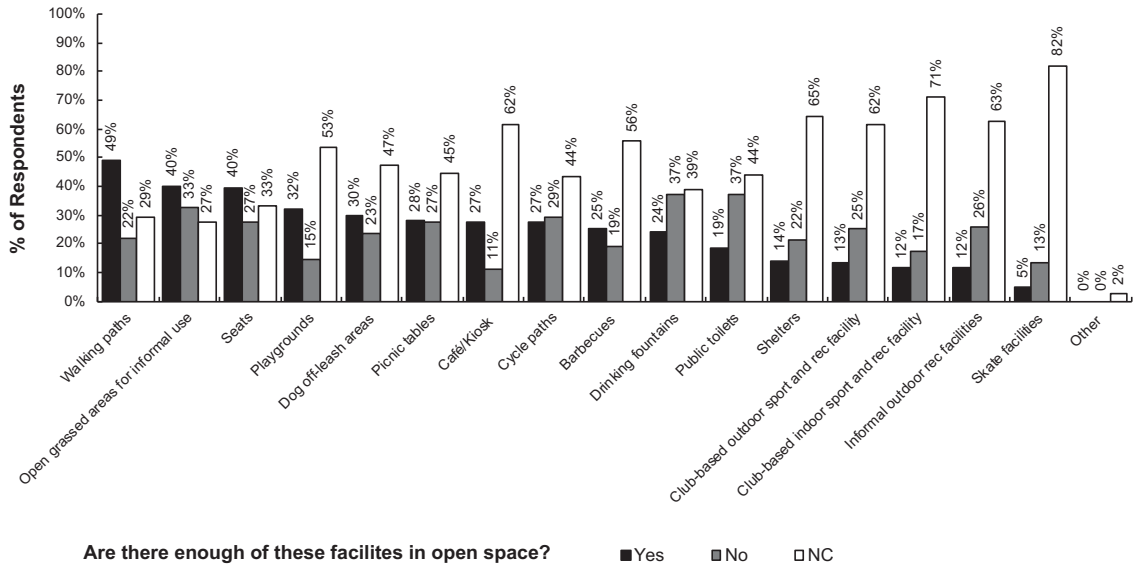
A2.4.6a Use of facilities and features in open space

The following table indicates use of facilities in open space over the last twelve months. The percentages are calculated on the number of returned surveys from Central Richmond, 172. Open grassed areas had the highest level of use which was 8 per cent higher than the municipal average, reflecting the greater participation in ball sports. Walking paths, drinking fountains and seats were popular facilities consistent with the municipal-wide average.



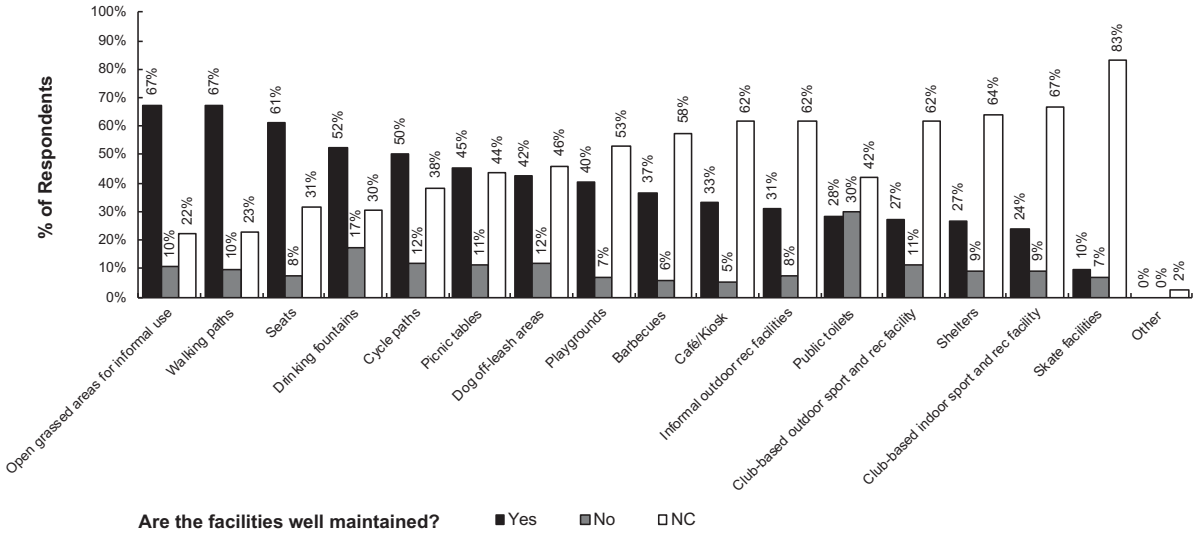
A2.4.6b Provision of facilities in open space

The following graph illustrates the percentage of respondents that consider the various facilities within open space either are or are not adequately provided for. Percentages are calculated on the total number of Central Richmond surveys received, 172. There is a higher proportion of people stating there are not enough open grassed areas and also more people requesting walking paths compared to the municipal-wide average.



A2.4.6c Maintenance of facilities in open space

The following graph illustrates the level of satisfaction with the maintenance of open space facilities. The percentages are calculated on the total number of Central Richmond surveys returned, 172.



A2.4.7 General comments on open space

Respondents were provided a section where they were able to write any additional comments on the open space within the Municipality and their local area. The following is a summary of these comments from returned surveys from Central Richmond respondents which have been grouped together into topics and assembled in priority order.

No.	General Comments List
51	**Open Space**
6	Open space - additional required
6	Open space - additional required as density increases

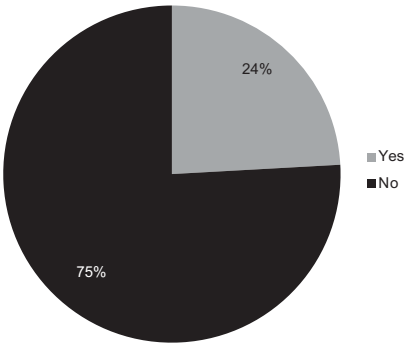
No.	General Comments List
5	Open space - additional required as private gardens are smaller
5	Open space - additional required for children's sport
4	Open space - keep/retain what there is
3	Open space - ensure they are well maintained
3	Open space - valued
2	Open space - beneficial to health and wellbeing
2	Open space - contributes to liveability
2	Open space - proceed with Gleadell Street to be an open space
1	Improvements - appreciated
1	Open space - additional green corridors required
1	Open space - additional required in Cremorne
1	Open space - additional small parks required
1	Open space - adequate amount of open space provided
1	Open space - ensure they are safe
1	Open space - keep open feel and uncluttered
1	Open space - keep space green
1	Open space - proceed with the Underpark proposal
1	Open space - utilise dead space as green space
1	Open space - valued for walking
1	Plaza - redevelop the plaza at Church Street and Bridge Road
1	River - valued
23	**Other**
8	Overall strategy - prioritise sport for children's health
3	Overall strategy - council is doing a good job
2	Heritage streetscapes - develop a strategy to retain significant streetscapes, Swan Street/Bridge Road
1	Developments - to contribute to open spaces
1	Developments - to provide open green spaces
1	High Density Developments - require street courtyards to contribute to the streetscape
1	Overall strategy - appreciate focus on climate change
1	Overall strategy - appreciate the focus on multiculturalism
1	Overall strategy - appreciate the opportunity to comment
1	Overall strategy - encourage walking/cycling as traffic is heavy
1	Overall strategy - prioritise open space over café/kiosk business
1	Public Art - encourage street art on Gleadell Street
1	Survey - provide further opportunity to be specific about facilities
16	**Maintenance and Management**
3	Maintenance - valued
2	Dogs - fenced off-leash areas required
2	Dogs - regular cleaning/maintenance required on sports fields/ovals
2	Rubbish - syringes an issue
2	Shared use space - separate dogs from sporting fields
1	Cyclists - conflicts with pedestrians on shared paths
1	Dogs - owners to be responsible for waste
1	Dogs - owners to be responsible for waste at Yarra River Trail (Acacia Place to Victoria Street)
1	Drug abuse - action required
1	Drug abuse - action required on Victoria Street
1	Management - enforce regulations before creating new regulations
1	Rubbish - remove litter from open space
15	**Recreation Facilities**
2	Sporting facilities - additional required
2	Sporting facilities - basketball courts required
1	Informal recreation facilities - required for older children
1	Informal recreation facilities - skate park required

No.	General Comments List
1	Playgrounds - adventure park required
1	Playgrounds - water play features required
1	Sporting facilities - additional required
1	Sporting facilities - basketball courts, indoors, required
1	Sporting facilities - basketball stadiums required
1	Sporting facilities - clubrooms require facilities for girls
1	Sporting facilities - heat pool in Richmond
1	Sporting facilities - maintain
1	Sporting facilities - tennis courts required
11	**Park Infrastructure**
2	Drinking fountains - additional required
1	Bike racks - additional required
1	Carpark - additional required
1	Carpark - reduce
1	Dogs - waste bag/bins, additional required at Yarra River Trail (Acacia Place to Victoria Street)
1	Fencing - more required
1	Open space - encourage use by providing more facilities
1	Toilets - additional required
9	**Trees and Vegetation**
2	Streetscape - more green/plants
2	Trees - plant more street trees
1	Rooftop garden - provide more
1	Streetscape - more green/plants at Bridge Road/Gleadell Street
1	Trees - additional required
1	Vegetation - plant to seclude park form streets
1	Vegetation - weed out the White Moth Vine
6	**Paths**
1	Cycle paths - connecting paths required
1	Cycle paths - improvements required on Church Street
1	Cycle paths - regular maintenance required
1	Cycle paths - upgrade as density increases for commuters
1	Paths - appreciated
1	Paths - connect open spaces with shared use paths
5	**Access**
2	Access - pedestrian crossing required on Gleadell Street and Bridge Road
1	Access - ensure accessibility for all abilities
1	Access - restrict motor vehicle access for the MCG
1	Access - upgrade Bridge Road to be pedestrian focused

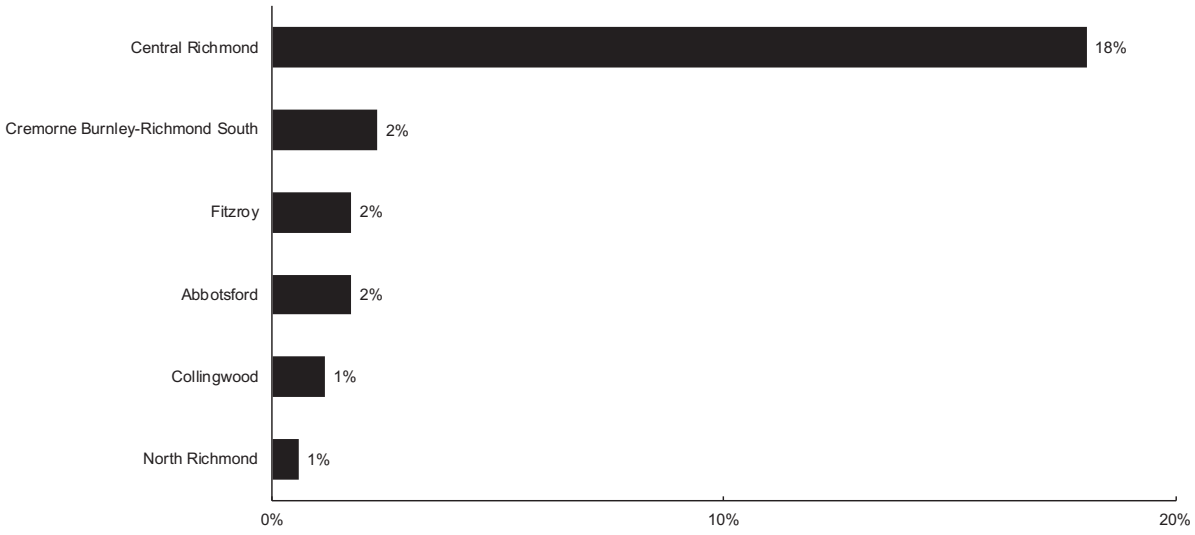
A2.4.8 Work in City of Yarra

In the following table, the percentage is calculated on the total 172 surveys received.

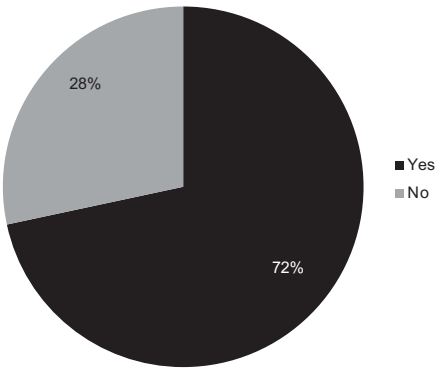
A2.4.8a Respondents that work in the City of Yarra



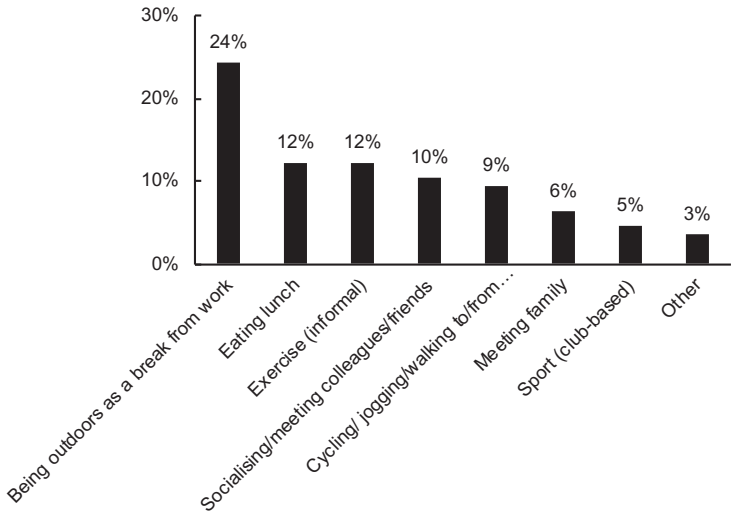
A2.4.8b Where respondents work



A2.4.8c Respondents that visit the open space near their workplace



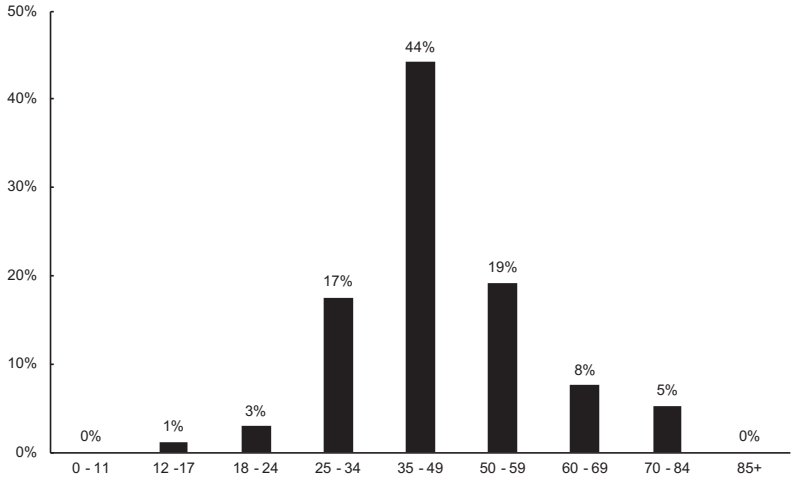
A2.4.8d Reason for visiting open space near work



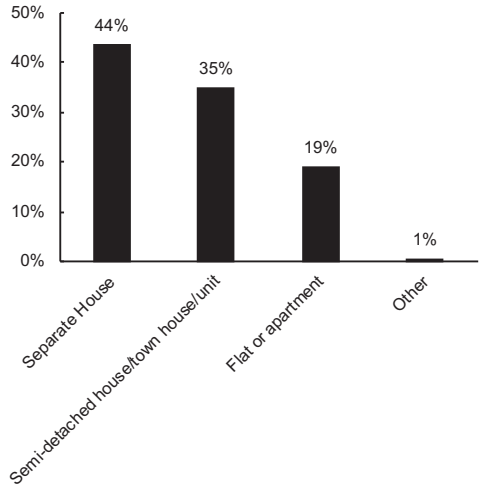
A2.4.9 Information about respondents

In the following table, the percentage is calculated on the total 172 surveys received.

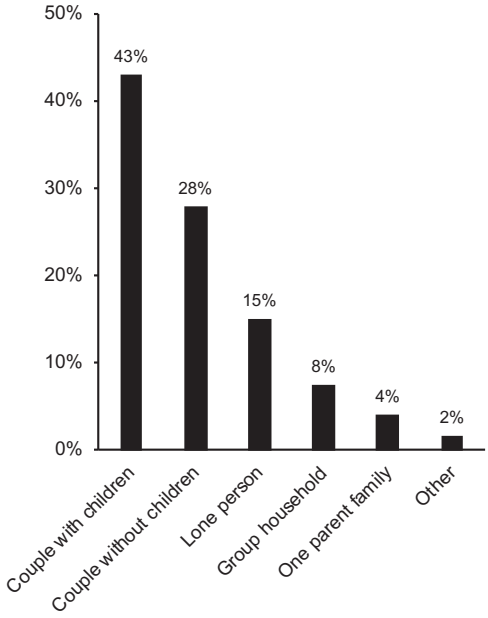
A2.4.9a Age range



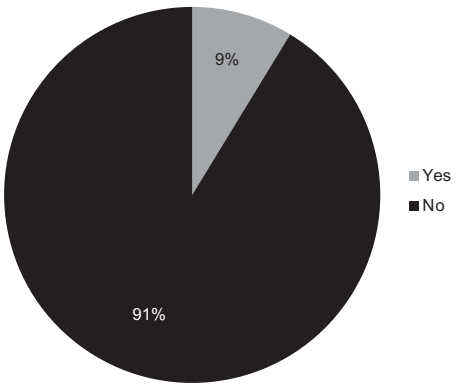
A2.4.9b Dwelling type



A2.4.9c Household type



A2.4.9d Respondents who speak English as a second language



A2.5 Clifton Hill

Summary of the survey outcomes for Clifton Hill

68 respondents indicated they live in Clifton Hill. This represents 5 per cent of total surveys received. The Community Profile figures indicate that 7 per cent of the City of Yarra population lives in Clifton Hill.

Clifton Hill is well provided for with open space and this is reflected in the responses to the survey in this precinct. There is an appreciation of the bushland qualities of open space given the proximity to Merri Creek and while it is appreciated the most frequently valued open space is Darling gardens, primarily for play, dog walking and meeting people. In relation to facility provision in open space, respondents have requested additional facilities including shelters and seats. Overall the use of open grassed areas, walking paths and seats is higher than the Municipal average and they value the trees and request more in the streetscapes and open space. Dogs and children are integral to the respondents lives as is enjoying a picnic, playing sport and exercising outdoors.

A2.5.1 Values of open space

Respondents were asked to indicate what they valued most about the open spaces in their Municipality and were invited to select any of the twenty-four values listed, with an option to add additional values under the 'other' category.

Percentages are calculated on the basis of the total number of returned surveys for Clifton Hill, 68. The table below illustrates the information, listing the twenty-five values in priority order.

79 per cent of respondents consider the trees as the most valued feature of open space closely followed by a place to relax and unwind and an escape from the built environment which is consistent with the municipal average. Natural bushland and the quiet were ranked higher than the municipal average, while the green character, knowing it is there and cultural heritage values were ranked lower than the municipal average.

Value	%
Trees	79%
A place to relax and unwind	78%
An escape from the built environment	68%
The feeling of space	66%
Just being outside	53%
Habitat for native plants and animals	53%
A place for children to play	47%
Health and well being	46%
It's accessible	40%
Natural bushland character	40%
The quiet	38%
Meeting people/friends	38%
Exercising dogs	38%
Green character	37%

Value	%
Fitness	34%
Flowers/garden beds	32%
The diversity of open space	31%
Playing casual ball games/activity	25%
Historical character	25%
Knowing that it's there	24%
Playing team/club based sport	19%
Cultural heritage values/significance	19%
Cultural activities and events	18%
Watching activity	12%
Other	1%

A2.5.2 Open space within walking distance

In the following table, the percentage is calculated on the total 68 surveys received. The number is the total number of survey responses for each specific open space, and they are listed in priority order.

A2.5.2a Most frequently visited open spaces

The following table lists the open spaces visited within walking distance of home.

No.	Open space within walking distance	%
43	Darling Gardens	63%
22	Quarries Park	32%
19	Edinburgh Gardens	28%
7	Yarra Bend Park	10%
6	Merri Creek Precinct	9%
5	Ramsden Street Reserve	7%
4	Hall Reserve	6%
4	Yarra River Corridor	6%
3	Dights Falls	4%
3	Fairfield Park	4%
2	Coulson Reserve	3%
2	Rushall Reserve	3%
1	Barkly Gardens	1%
1	Carlton gardens	1%
1	Citizens Park	1%
1	Holden Byrne Reserve	1%
1	Redleap Reserve	1%
1	Studley Park	1%

A2.5.2b Reasons for visiting and suggested improvements to open space within walking distance in Clifton Hill

The following table lists the reasons why Clifton Hill respondents visit open space within walking distance along with any suggested improvements, and are listed in priority order. The numbers underneath the park names are the total number of respondents who reported visiting that specific open space. Overall the results indicate that dog walking is

a popular activity of the respondents in all the open space, with Darling Gardens and Quarries Park also favoured for their playgrounds.

Open Spaces	No.	Reason to Visit	No.	Suggested Improvements
Darling Gardens 43	14	Playground	5	Improvements - none required
	9	Dog walking	4	Lighting - additional required
	6	Social - meeting people/friends	4	Picnic facilities - additional BBQs required
	5	Access - convenient (on the way)	3	Playgrounds - fence
	5	Picnics	3	Toilets - additional required
	5	Trees	2	Garden Beds - additional flower bed required
	4	Access - close to home	2	Improvements - appreciated
	4	Walking	2	Open space - keep/retain what there is
	3	Play - children	2	Open space - valued
	2	Jogging/running	1	Access - provide safer places to cross major roads
	2	Open space - green place	1	Bins - additional required
	2	Relaxing	1	Bins - empty frequently
	1	Access - close to public transport	1	Cyclists - prohibit in that area
	1	Access - close to shops/cafes	1	Developments - limit
	1	Access - easy to access	1	Dogs - drinking facilities, additional required
	1	Diverse range of activities	1	Dogs - enforce regulations
	1	Exercising	1	Drinking fountains - additional required
	1	Informal ball games/sport	1	Events/entertainment - improve management of events
	1	Open space - beautiful	1	Facilities - childcare centre required
	1	Open space - grassed areas	1	Facilities - hall for club activities
	1	Open space - large space	1	Open space - ensure space is well maintained
	1	Open space - natural character	1	Open space - improvements required
	1	Open space - peaceful	1	Open space - protect space
	1	Open space - well maintained	1	Paths - additional required
	1	Paths	1	Paths - additional required along southern boundary
	1	Picnic facilities - BBQs	1	Paths - maintenance required
	1	Play - toddlers	1	Playground - shade required over swings
	1	Recreation	1	Playgrounds - valued
	1	Sitting	1	Playgrounds - water play feature required
	1	Social - sense of community	1	Rotunda - appreciated
	1	Walking - with pram	1	Seating - additional required
			1	Signage - cyclist regulation signs required
			1	Signage - historical data
			1	Signage - informative, instructional and navigational signage required
			1	Trees - additional required to block views of the road
			1	Trees - maintenance required
			1	Trees - replant after removal
			1	Trees - water
Quarries Park 22	9	Dog walking	3	Picnic facilities - additional BBQ's required
	8	Playground	2	Bins - additional required
	5	Exercising	2	Dogs - drinking facilities, additional required
	2	Picnic facilities - BBQs	2	Lighting - additional required
	2	Walking	2	Trees - additional required

Open Spaces	No.	Reason to Visit	No.	Suggested Improvements
	1	Access - close to home	1	Bins - recycling bins to be installed
	1	Cycle paths	1	Dogs - drinking facilities, move away from playground
	1	Dogs - exercising	1	Dogs - fenced off-lead areas required
	1	Dogs - off-lead area	1	Dogs - waste bag/bins, more required
	1	Events/entertainment	1	Drinking fountains - additional required
	1	Open space	1	Drinking fountains - maintenance required
	1	Open space - natural character	1	Exercise equipment - additional required
	1	Open space - peaceful	1	Gazebos - additional required
	1	Open space - popular	1	Improvements - none required
	1	Social - children's parties	1	Open space - additional required as density increases
	1	Sporting facilities - cricket nets	1	Open space - keep uncluttered
	1	Sports field/oval	1	Pavilions - additional required
	1	Trees	1	River - monitor water quality
			1	Shared use space - use soccer pitch for women's cricket as well
			1	Trees - maintenance required
			1	Trees - plant along paths
Edinburgh Gardens 19	7	Dog walking	3	Improvements - none required
	4	Exercising	1	Bins - additional required
	4	Picnics	1	Dogs - fenced off-lead areas required
	4	Social - meeting people/friends	1	Drinking fountains - additional required
	3	Relaxing	1	Exercise equipment - additional required
	2	Access - close to home	1	Garden Beds - additional required
	2	Open space - ambience, beauty	1	Informal recreational facilities - enlarge skate park
	1	Access - close to the library	1	Open space - ensure it is well maintained
	1	Diverse range of activities	1	Rubbish - remove litter from open space
	1	Informal recreation facilities - skate park	1	Shade - additional required
	1	Open space	1	Vegetation - additional required
	1	Open space - green place		
	1	Picnic facilities - BBQs		
	1	Playground		
	1	Playground - fenced		
	1	Social - club meetings		
Yarra Bend Park 7	3	Dog walking	3	Dogs - waste bags/bins, additional required
	2	Exercising	1	Cyclists - slow through park
	1	Jogging/running	1	Open space - keep/retain what the natural character
	1	Open space - beautiful		
	1	Open space - peaceful		
	1	Recreation		
	1	Walking		
Merri Creek Precinct 6	3	Access - close to home	1	Cyclists - slow through park
	3	Open space - natural character	1	Rubbish - remove litter from open space
	2	Walking		
	1	Access - travel through		
	1	Birdlife watching		
	1	Cycling		
	1	Open space - historical character		
	1	Outdoors/being outside		
	2	Walking	1	Paths - additional required around oval

Open Spaces	No.	Reason to Visit	No.	Suggested Improvements
Ramsden Street Reserve 5	1	Access - close to home	1	Paths - improve near Roseneath Street Bridge
	1	Access - easy to access	1	Seating - improve design
	1	Sport - cricket	1	Sporting facilities - clubrooms require shade
Hall Reserve 4	3	Access - close to home	1	Bins - recycling bins to be installed
	2	Health and well-being	1	Birdlife - Indian Mynah overtaking native species
	2	Access - easy to access	1	Drinking fountains - additional required at skate park
	1	Access - travel through	1	Improvements - none required
	1	Birdlife watching	1	Informal recreational facilities - add netball boundaries to basketball court
	1	Cycling - through	1	Informal recreational facilities - skate park requires shade
	1	Dog walking	1	Paths - surfaces require improvements
	1	Open space - natural character	1	Vegetation - continue weed eradication and native planting
	1	Open space - peaceful	1	Vegetation - plant indigenous vegetation to attract birdlife
	1	Relaxing		
	1	Social - meeting people/friends		
	1	Trees		
	1	Walking		
Yarra River Corridor 4	3	Walking	1	Developments - do not allow on the Yarra
	1	Dog friendly	1	Dogs - enforce regulations
	1	Dog walking	1	River - improve water quality
	1	Jogging/running	1	River - maintain integrity
	1	Playground		
Dights Falls 3	3	Cycling	1	Dogs - enforce regulations
	1	Open space - ambience, beauty	1	Paths - additional required
	1	Open space - natural character	1	Signage - informative, instructional and navigational signage required
	1	Walking		
Fairfield Park 3	2	Cycling - through	2	Sporting facilities - clubrooms at Ivanhoe Northcote Canoe Club require upgrade/maintenance
	1	Canoeing/rowing/kayaking		
	1	Health and well-being		
	1	Paths - unpaved		
	1	Relaxing		
	1	Walking		
Coulson Reserve 2	2	Exercising	2	Dogs - drinking facilities, additional required
	1	Dog walking	1	Bins - recycling bins to be installed
			1	Dogs - off-lead areas, additional required
			1	Dogs - waste bag/bins, more required
			1	Drinking fountains - maintenance required
			1	Exercise equipment - additional required
			1	Improvements - appreciated
			1	Open space - additional required as density increases
			1	Picnic facilities - additional BBQ's required
Rushall Reserve 2	1	Dog walking	1	Community group - required for weed removal
	1	Open space - beautiful	1	Cycle path - do not add
	1	Open space - small space	1	Vegetation - avoid using chemical herbicides
	1	Vegetation - Indigenous		
	1	Playground	1	Toilets - upgrade existing

Open Spaces	No.	Reason to Visit	No.	Suggested Improvements
Barkly Gardens 1				
Carlton gardens 1	1	Jogging/running	1	Exercise equipment - additional required
Citizens Park 1	1	Sport - Richmond Junior Football Club	1	Facilities - maintenance required
			1	Sporting facilities - facilities for girls required
Holden Byrne Reserve 1	1	Lunch	1	Improvements - appreciated
	1	Social - meeting people/friends		
	1	Walking		
Redleap Reserve 1	1	Birdlife watching		
	1	Open space - green place		
	1	Open space - natural character		
	1	Trees		
	1	Wildlife watching		
Studley Park 1	1	Open Space	1	Signage - required along the river regarding indigenous history/practice
	1	Open space - escape from the built environment		
	1	Open space - natural character		
	1	River setting		
	1	Trees		

A2.5.3 Open space beyond walking distance

In the following table, the percentage is calculated on the total 68 surveys received. The number is the total number of survey responses for each specific open space, and they are listed in priority order.

A2.5.3a Most frequently visited open space beyond walking distance

The following table lists the open spaces visited beyond walking distance of home.

No.	Open space visited	%
10	Edinburgh Gardens	15%
5	Fairfield Park	7%
4	Royal Botanical Gardens Melbourne	6%
4	Yarra Bend Park	6%
2	All Nations Park	3%
2	Princes Park	3%
1	Barkly Gardens	1%
1	Bellbird Picnic Area	1%
1	Burnley Bouldering Wall	1%
1	CERES Community Environment Park	1%
1	Citizens Park	1%
1	Darebin Parklands	1%
1	Dights Falls	1%
1	Fitzroy Gardens	1%
1	Kevin Bartlett Reserve	1%
1	Linear Park - Inner Circle Railway Linear Park	1%

No.	Open space visited	%
1	Royal Park Nature Play Playground	1%
1	Sherbrooke Falls Walk	1%
1	Yarra River Corridor	1%

A2.5.3b Reasons for visiting and suggested improvements

The following table lists the reasons why Clifton Hill respondents visit open space beyond walking distance along with any suggested improvements, and are listed in priority order. The numbers underneath the park names are the total number of respondents who reported visiting that specific open space. Overall the results indicate that Edinburgh Gardens and Fairfield Park are visited mainly for social activities, whereas Royal Botanic Gardens is enjoyed for its entertainment/events.

Open space visited	No.	Reason to Visit	No	Suggested Improvements
Edinburgh Gardens 10	4	Picnics	1	Improvements - none required
	4	Social - meeting people/friends	1	Rubbish - regular removal required
	2	Diverse range of activities	1	Trees - water
	1	Cycling		
	1	Exercising		
	1	Open space - large space		
	1	Playground		
	1	Relaxing		
	1	Shade		
	1	Sporting facilities - cricket oval		
	1	Trees		
	1	Walking		
Fairfield Park 5	2	Social - meeting people/friends	2	Sporting facilities - clubrooms require an upgrade
	1	Café and kiosk facilities	1	Improvements - none required
	1	Canoeing/rowing/kayaking	1	Open space - needs upgrading
	1	Dog walking	1	Sporting facilities - improve facilities for the Ivanhoe Northcote Canoe Club
	1	Lunch		
	1	River setting		
	1	Views		
	1	Walking		
Royal Botanical Gardens Melbourne 4	1	Entertainment/events - children	1	Exercise equipment - additional required
	1	Entertainment/events - moonlight cinema		
	1	Open space - beautiful		
	1	Paths - walking		
	1	Picnics		
Yarra Bend Park 4	1	Open space - natural character	1	Playgrounds - additional required
	1	Picnics		
	1	Recreation		
	1	Walking		
All Nations Park 2	1	Dog walking	1	Improvements - none required
	1	Informal recreation facilities - skate park		
Princes Park 1	2	Jogging/running	1	Improvements - none required

Open space visited	No.	Reason to Visit	No	Suggested Improvements
Barkly Gardens 1	1	Access - close to work		
	1	Facilities		
Bellbird Picnic Area 1	1	Wildlife watching - bats	1	Improvements - none required
			1	Open space - valued
Burnley Bouldering Wall 1	1	Playground	1	Improvements - none required
CERES Community Environment Park 1	1	Markets		
Citizens Park 1	1	Access - close to work	1	Vegetation - additional colour is needed
	1	Walking		
Darebin Parklands 1	1	Dog walking	1	Bins - additional required
	1	Open space		
Dights Falls 1	1	Open space - natural character	1	Bins - additional required
Fitzroy Gardens 1	1	Open space - beautiful		
	1	Open space - natural character		
Kevin Bartlett Reserve 1	1	Sport - Richmond Junior Football Club	2	Sporting facilities - facilities required for girls
			1	Dogs - regular cleaning/maintenance of waste
			1	Sports field/oval - improve turf replacement management
Linear Park - Inner Circle Railway Linear Park 1	1	Cycling	1	Drinking fountains - additional required
	1	Cycling - through		
Royal Park Nature Play Playground 1	1	Play - children	1	Open space - additional required
	1	Playground		
Sherbrooke Falls Walk 1	1	Access - travel through	1	Open space - keep/retain what there is
Yarra River Corridor 1	1	Cycling	1	River - improve banks
	1	Jogging/running		

A2.5.4 Open space not visited

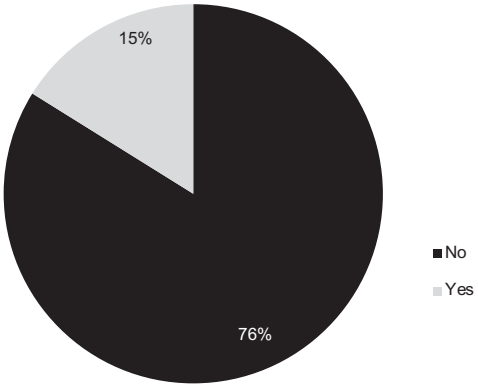
This question was asked to find out what issues currently limit the use of existing open space by respondents. The question included some of the common reasons why people may not use open space. The reasons can apply either to a specific open space or more broadly to open space in general.

The question has been analysed below in 2 parts:
Part 1 – whether there is open space they would like to visit but are unable to.
Part 2 – the reasons they are unable to visit open space.

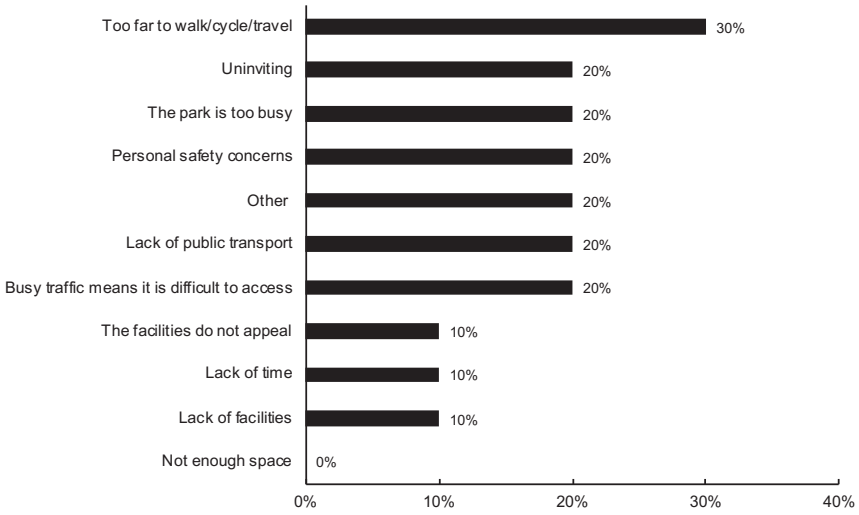
The percentages nominated in Part 1 are a proportion of the total 68 surveys received. The percentages nominated in Part 2 are a percentage of the 10 respondents who answered yes to the first part of the question.

Part 1 **Is there an open space you would like to visit but are unable to?**

15 per cent of respondents indicated that they would like to visit open space but are unable to. This is lower than the Municipal average, 22 per cent.



Part 2 **The reasons why you are unable to visit open space:**



The most frequent reason for not visiting open space was due to the distance, however compared to the Municipal average, 11 per cent less respondents in Clifton Hill considered travel distance to open space as an issue. Lack of public transport, open space being too busy and personal safety concerns were all around 5 per cent higher, while the traffic and other reasons lower than the Municipal responses.

A2.5.5 Types of open space visited and frequency of use

The following table shows the frequency of use of different types of open space in Clifton Hill. The percentages are calculated based on the 68 completed surveys. The total percentage column shown on the left hand side of the table is the sum of total use and does not include never and not completed responses. The percentages on the right hand side indicate frequency of use. The percentages in Table A below have been highlighted using shades of colour to assist with interpretation of the results.

	0% to 9%
	10% to 19%
	20% to 29%
	30% to 39%
	40% and over

Table A Types of open spaces used and frequency of use.

Open space along the Yarra River and large parks and gardens are equally the most utilised open spaces followed by the Merri Creek. This reflects the proximity of Clifton Hill to the Merri Creek/Yarra River and large areas of open space.

Total	Open Space	Daily	2-3 times a week	Weekly	Monthly	1-2 times a year	Never	NC
93%	Open space along the Merri Creek	21%	28%	22%	12%	10%	6%	3%
97%	Open space along the Yarra River	15%	22%	21%	24%	16%	3%	1%
97%	Large parks and gardens	21%	24%	24%	16%	13%	0%	4%
82%	Large sporting reserves	13%	19%	22%	9%	19%	13%	6%
54%	Medium sized parks	3%	4%	7%	18%	22%	31%	16%
81%	Small local parks	15%	12%	21%	19%	15%	10%	10%
50%	Urban Squares	1%	3%	10%	18%	18%	34%	18%
81%	Local streets for exercise	35%	29%	9%	4%	3%	15%	6%

Table B Frequently visited types of open spaces in priority order

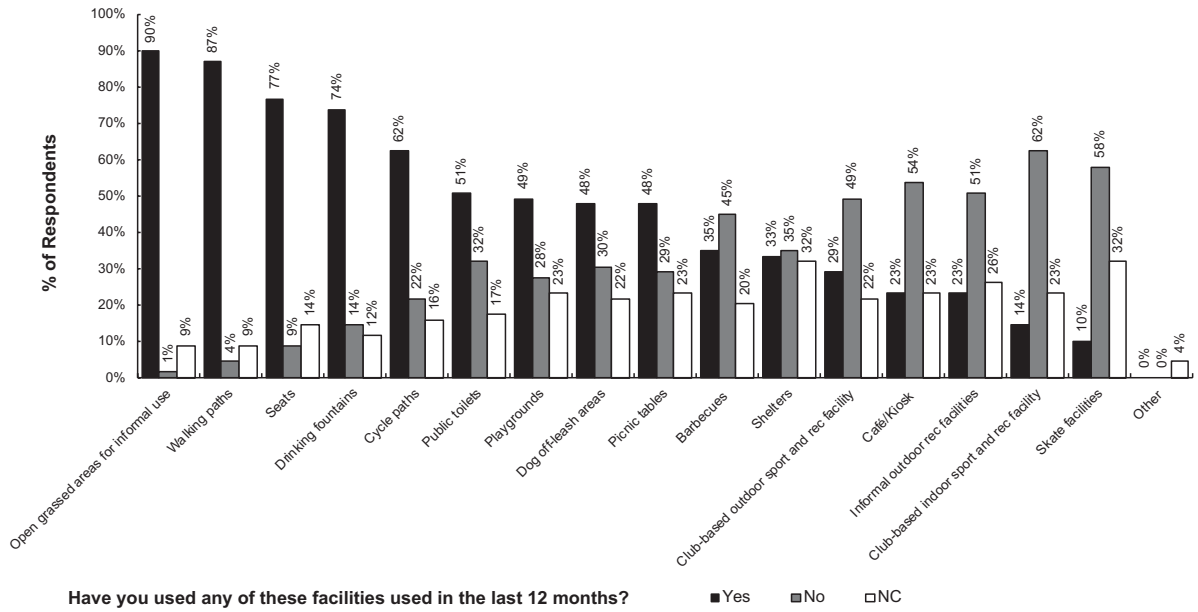
On a daily/weekly basis, local streets for exercise are the most popular followed by open space along the Merri Creek and large parks and gardens. This generally reflects the proximity of Merri Creek and the number of large parks in Clifton Hill.

Total	Open Space	Daily	2-3 times a week	Weekly
74%	Local streets for exercise	35%	29%	9%
71%	Open space along the Merri Creek	21%	28%	22%
68%	Large parks and gardens	21%	24%	24%
57%	Open space along the Yarra River	15%	22%	21%
54%	Large sporting reserves	13%	19%	22%
47%	Small local parks	15%	12%	21%
15%	Medium sized parks	3%	4%	7%
15%	Urban Squares	1%	3%	10%

A2.5.6 Facilities and features in open space

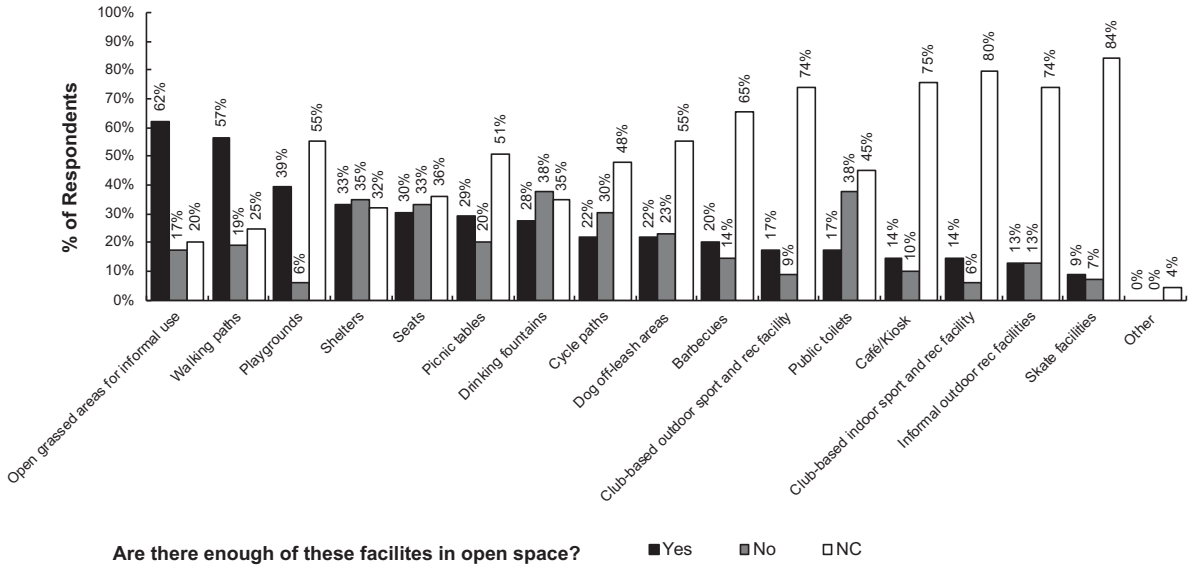
A2.5.6a Use of facilities and features in open space

The following table indicates use of facilities in open space over the last twelve months. The percentages are calculated on the number of returned surveys from Clifton Hill, 68. Respondents indicated that open grassed areas, walking paths and seats were the most popular facilities used in the last 12 months, approximately 15 to 7 per cent higher than the Municipal average.



A2.5.6b Provision of facilities in open space

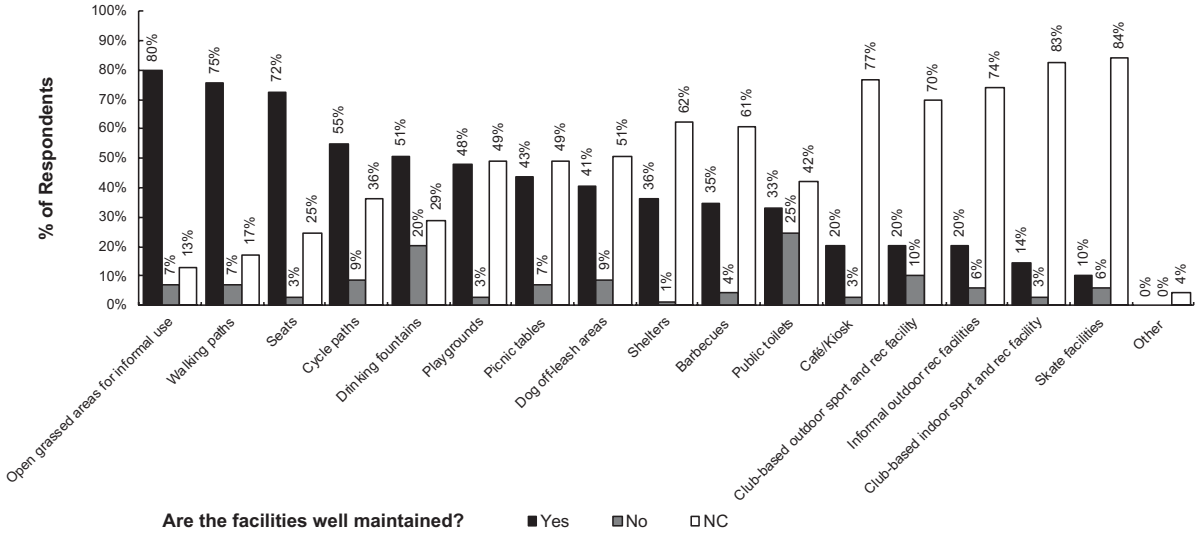
The following graph illustrates the percentage of respondents that consider the various facilities within open space either are or are not adequately provided for. Percentages are calculated on the total number of Clifton Hill surveys received, 68.



Compared to the municipal average there is a higher level of satisfaction with the provision of open grassed areas and playgrounds, however a much higher level of dissatisfaction with provision of shelters and a higher level of dissatisfaction with provision of seats and dog off lead areas.

A2.5.6c Maintenance of facilities in open space

The following graph illustrates the level of satisfaction with the maintenance of open space facilities. The percentages are calculated on the total number of Clifton Hill surveys returned, 68 and the results are very similar to the municipal results.



A2.5.7 General comments on open space

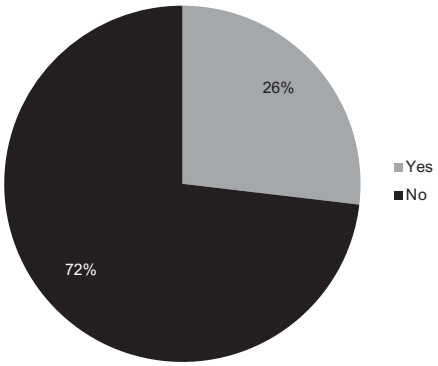
Respondents were provided a section where they were able to write any additional comments on the open space within the Municipality and their local area. The following is a summary of these comments from returned surveys from Clifton Hill respondents which have been grouped together into topics and assembled in priority order.

No.	General Comments List
21	**Open Space**
6	Open space - valued
4	Open space - additional required as density increases
3	Open space - contributes to liveability
2	Open space - beneficial to health and wellbeing
1	Open space - additional small open spaces required
1	Open space - diversity of types valued
1	Open space - important for lack of private gardens
1	Open space - natural character valued
1	Open space - not enough provided in Collingwood
1	Open space - Roseneath Street Reserve needs improvement
9	**Maintenance and Management**
2	The Westfield Restoration Project - improve management
1	Bins - empty more frequently
1	Council - to follow up with community on maintenance requests
1	Dogs - fenced off-leash areas required
1	Drones - designate a flying space
1	Maintenance - valued
1	Open space - ensure they are well maintained
1	Sporting clubs - additional support required
9	**Other**
5	Overall strategy - Council is doing a good job
1	Cyclist traffic lights - install to allow head start for safer commutes at Wellington Street and Alexander Parade
1	Open space - promote Merri Creek and Yarra Bend Parks in a bushwalking guide
1	Overall strategy - keep promoting cycling
1	Public art - appreciated
8	**Recreation Facilities**
2	Sporting facilities - make sporting fields multi use
1	Informal recreation facilities - upgrade skate parks for differing abilities
1	Playground - water play required
1	Recreational facilities - indoor facilities with storage for regular community meetings/events required
1	Sporting facilities - appreciate the running track upgrade at Collingwood Athletics
1	Sporting facilities - clubrooms require an upgrade at Mayors Park
1	Sporting facilities - clubrooms require upgrade/maintenance
5	**Park Infrastructure**
1	Lighting - follow guidelines by the International Dark Sky Association
1	Picnic facilities - additional tables required near playgrounds
1	Seating - additional required
1	Signage - informative, instructional and navigational signage required on trails
1	Signage - interpretive retelling local histories required
4	**Trees and Vegetation**
1	Trees - create a register of trees children can climb
1	Trees - large trees valued
1	Trees - protect all trees
1	Trees - street tree planting slows traffic
1	**Access**
1	Access - improve access to the river for rowing purposes
1	**Paths**
1	Shared paths - regulations needed for cyclists

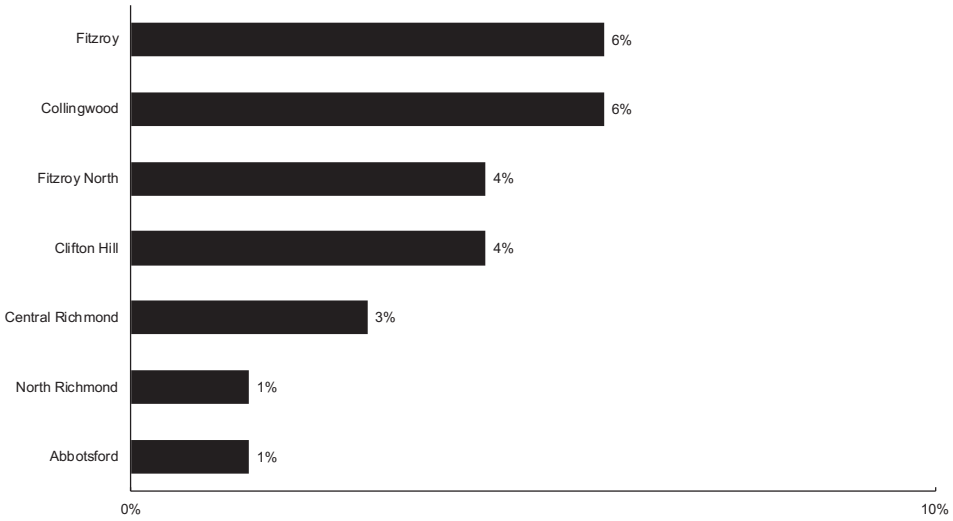
A2.5.8 Work in City of Yarra

In the following table, the percentage is calculated on the total 68 surveys received.

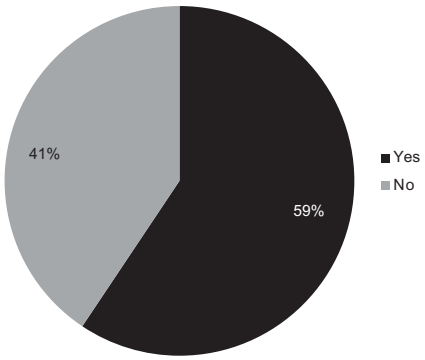
A2.5.8a Respondents that work in the City of Yarra



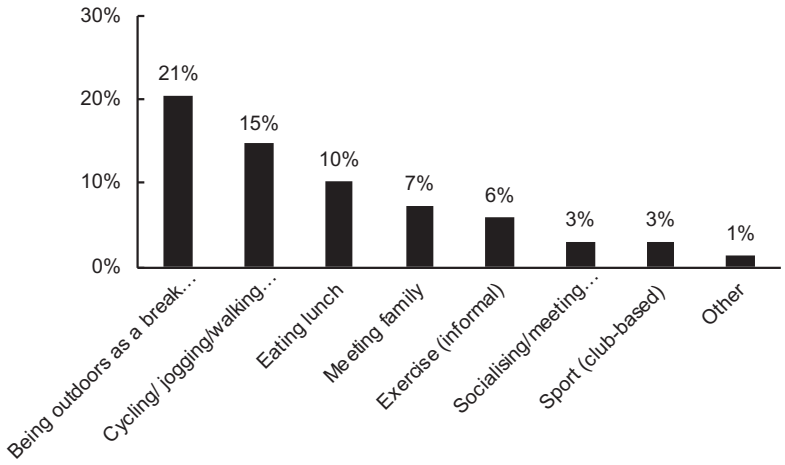
A2.5.8b Where respondents work



A2.5.8c Respondents that visit the open space near their workplace



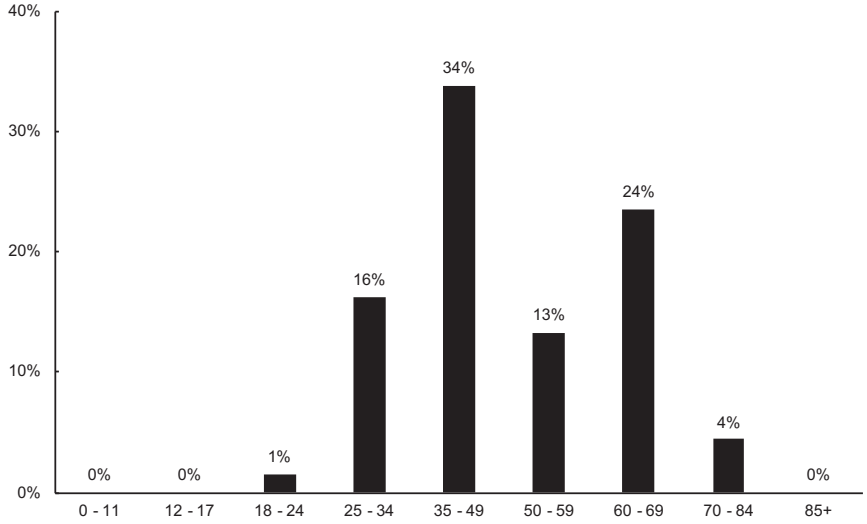
A2.5.8d Reason for visiting open space near work



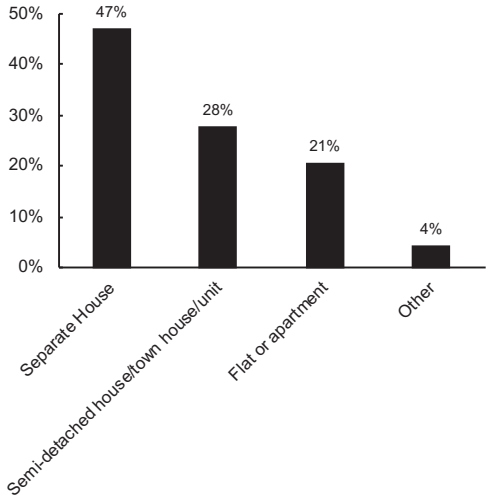
A2.5.9 Information about respondents

In the following table, the percentage is calculated on the total 68 surveys received.

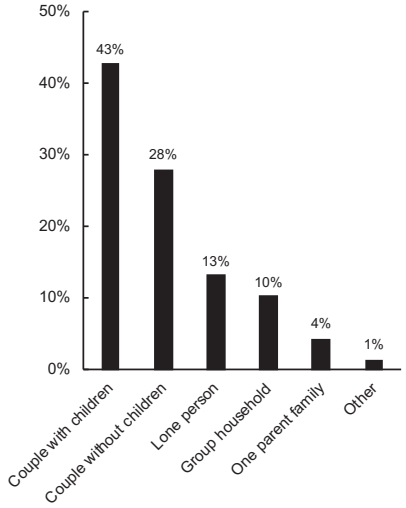
A2.5.9a Age range



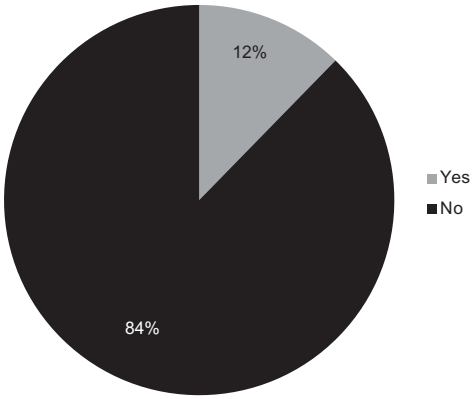
A2.5.9b Dwelling type



A2.5.9c Household type



A2.5.9d Respondents who speak English as a second language



A2.6 Collingwood

Summary of the survey outcomes for Collingwood

99 respondents indicated they live in Collingwood. This represents 8 per cent of total surveys received. The Community Profile figures indicate that 10 per cent of the City of Yarra population lives in Collingwood.

The urban context of Collingwood is changing from the industrial context to a high density mixed use character with residential, business, retail and commercial uses in renovated former industrial buildings. It is characterised by a lack of large green open spaces due to its industrial past. The survey respondents visit and highly value the small local open space and also travel further into adjoining areas to exercise and use larger areas of open space the most common being Fitzroy Gardens. Small parks are well utilised for short breaks but in the case of Peel Street Park the design and over use make the park uninviting for some residents.

Residents appreciate and would like to have additional open space in any form as well as more street trees, community gardens and playgrounds. Dogs are popular, the need for dog owners to be responsible for waste was identified as a key issue. Compared with other precincts, there is a lower level of participation in exercise due to the lack of opportunities to do this in Collingwood.

A2.6.1 Values of open space

Respondents were asked to indicate what they valued most about the open spaces in their Municipality and were invited to select any of the twenty-four values listed, with an option to add additional values under the 'other' category.

Percentages are calculated on the basis of the total number of returned surveys for Collingwood, 99. The table below illustrates the information, listing the twenty-five values in priority order.

77 per cent of respondents consider trees as the most valued feature of open space, followed by as a place to relax and escape the built environment, 12 per cent higher than the overall response. The green character, flowers and garden beds the quiet and historical character are all ranked higher than the municipal-wide results. Being a place for children to play, health and wellbeing and fitness are all ranked lower, reflecting the lack of provision of larger areas of open space that are of a size to exercise in.

Value	%
Trees	77%
A place to relax and unwind	74%
An escape from the built environment	71%
The feeling of space	55%
Just being outside	53%
Habitat for native plants and animals	49%
Green character	44%
Flowers/garden beds	41%
Exercising dogs	30%

Value	%
A place for children to play	35%
Health and well being	35%
The quiet	32%
It's accessible	31%
Natural bushland character	28%
The diversity of open space	28%
Historical character	25%
Cultural activities and events	24%
Fitness	24%
Cultural heritage values/significance	23%
Knowing that it's there	20%
Playing casual ball games/activity	15%
Watching activity	15%
Playing team/club based sport	10%
Other	3%

The other category included a range of comments including having a spiritual connection with nature, duck watching, using picnic facilities, having urban agriculture, being able to have dogs off-leash, use bins, and having the playgrounds fenced.

A2.6.2 Open space within walking distance

In the following table, the percentage is calculated on the total 99 surveys received. The number is the total number of survey responses for each specific open space, and they are listed in priority order.

A2.6.2a Most frequently visited open spaces

The following table lists the open spaces visited within walking distance of home.

No.	Open space within walking distance	%
35	Peel Street Park	35%
22	Oxford Street Park	22%
20	Fitzroy Gardens	20%
13	Edinburgh Gardens	13%
10	Darling Gardens	10%
8	Carlton Gardens	8%
8	Yarra Bend Park	8%
7	Cambridge Street Reserve	7%
7	Gahan Reserve	7%
6	McNamara Reserve	6%
5	Victoria Park	5%
4	Powlett Reserve	4%
3	Citizens Park	3%
3	Dights Falls	3%
3	Yarra River Corridor	3%
2	Abbotsford Convent Arts Precinct	2%
2	Condell Street Reserve	2%
2	Curtain Square	2%
2	Department of Housing Harmsworth Street	2%
2	Local Oval	2%
2	Local Park	2%
2	Quarries Park	2%

No.	Open space within walking distance	%
2	Yarra Park	2%
1	Albert Park	1%
1	Alexander Street Reserve	1%
1	Atherton Reserve	1%
1	Department of Housing Perry Street	1%
1	Department of Housing Richmond Place	1%
1	Fitzroy Primary School	1%
1	Royal Botanical Gardens Melbourne	1%
1	Saint Phillips Reserve	1%
1	Saint Joseph Primary School	1%
1	Studley Park	1%
1	Tatterson Park	1%

A2.6.2b Reasons for visiting and suggested improvements to open space within walking distance in Collingwood

The following table lists the reasons why Collingwood respondents visit open space within walking distance along with any suggested improvements, and are listed in priority order. The numbers underneath the park names are the total number of respondents who reported visiting that specific open space. The results indicate that Peel Street Park and Oxford Street Park are the most popular, particularly because they are nearby in order to take a break from the indoors, or to bring the dog for a short walk, while Fitzroy Gardens is utilised for exercising and other qualities of a larger area of open space.

Open Spaces	No.	Reason to Visit	No.	Suggested Improvements
Peel Street Park 35	7	Access - close to home	6	Seating - improve design
	5	Dog walking	5	Shade - additional required
	5	Outdoors/being outside	4	Open space - improve design and layout
	4	Dogs friendly	3	Dogs - owners responsible for the removal of waste
	4	Open space - green place	3	Fencing - additional required
	4	Access - travel through	3	Paths - connecting path/s required
	3	Lunch	3	Paths - improvements required around wheelchair access ramp
	3	Reading	3	Rubbish - regular litter removal required
	3	Relaxing	2	Dogs - over use
	2	Apartment living	2	Lighting - additional required
	2	Open space	2	Lighting - upgrade
	2	Open space - provision	2	Maintenance - regular maintenance & cleaning required
	2	Social - meeting people/friends	2	Paths - additional direct paths required
	1	Access - easy to access	2	Playgrounds - additional required
	1	Open space - additional required	2	Seating - additional required
	1	People watching	2	Security - additional required
	1	Picnics	2	Trees - additional required
	1	Social - phone calls	2	Vegetation - additional required
	1	Sunshine/Vitamin D	1	Bins - additional required
	1	Walking	1	Dogs - improve usability for dogs
			1	Drainage - improvement needed
			1	Entertainment/events - prohibit
			1	Fencing - remove fencing
			1	Graffiti - removal required
			1	Homelessness - action required

Open Spaces	No.	Reason to Visit	No.	Suggested Improvements
			1	Improvements - none required
			1	Improvements - required
			1	Nature strip - required from Wellington Street to Peel Street Park
			1	Open grassed areas - improvements required
			1	Open grassed areas - raised area to protect grass
			1	Open space - additional required
			1	Pergola required for shade
			1	Playgrounds - additional required with creative/diverse character
			1	Rotunda - required for entertainment/events
			1	Seating - change colour
			1	Security - prohibit alcohol consumption
			1	Security - prohibit late night alcohol consumption
			1	Shelter - additional required
			1	Vegetation - resilient plants required
Oxford Street Park 22	7	Relaxing	3	Trees - additional required
	6	Lunch	2	Dogs - owners to be responsible for waste
	3	Access - close to home	2	Graffiti - removal required
	2	Access - close to work	2	Improvements - none required
	2	Access - travel through	2	Shade - additional required
	2	Exercising	1	Bins - empty frequently
	2	Open space - fresh air	1	Cyclists - prohibit
	2	Social - meeting people/friends	1	Dogs - over use
	2	Sunshine/Vitamin D	1	Dogs - waste bags/bins, additional required
	2	Walking	1	Garden beds - improvements required
	1	Dog walking	1	Maintenance - regular maintenance & cleaning required
	1	Open space - ambience, beauty	1	Open grassed areas - maintenance required
	1	Open space - green place	1	Open space - additional required
	1	Reading	1	Paths - dangerous, east side of the park
	1	Trees - shade	1	Security - additional required
			1	Security - improve surveillance
			1	Shelters - additional required
			1	Smoking - prohibit in open space
			1	Trees - plant additional indigenous trees
			1	Vandalism - an issue
Fitzroy Gardens 20	5	Exercising	2	Improvements - none required
	4	Open space - green place	1	Café/kiosk facilities - additional required
	3	Access - close to home	1	Community garden - required
	3	Dog walking	1	Developments - avoid over developing
	3	Open Space - ambience, beauty	1	Developments - to donate money for open spaces
	3	Open space - peaceful	1	Dog - drinking facilities, additional required
	3	Relaxing	1	Improvements - none required, value trees and water
	3	Trees	1	Lighting - upgrade required
	2	Open space	1	Playgrounds - additional creative/diverse character
	2	Social - meeting people/friends	1	Trees - additional required to clean air

Open Spaces	No.	Reason to Visit	No.	Suggested Improvements
	2	Walking	1	Trees - plant additional indigenous trees
	1	Access - travel through	1	Vegetation - additional flowers required
	1	Café and kiosk facilities		
	1	Entertainment/events - children		
	1	Open space - fresh air		
	1	Open space - large space		
	1	Open space - natural character		
	1	Outdoors/being outside		
	1	Sunshine/ Vitamin D		
Edinburgh Gardens 13	4	Dog walking	2	Drinking fountains - maintenance required
	2	Access - close to home	2	Improvements - none required
	2	Exercising	2	Toilets - additional required
	2	Informal ball games/sport	1	Informal sporting facilities - improve basketball court surface
	2	Open space - large space	1	Community garden - required
	2	Picnics	1	Dog - waste bags/bins, additional required
	2	Social - meeting people/friends	1	Dogs - owners to be responsible for holes
	2	Trees - beautiful	1	Irrigation - pipes leaking north of skate park
	1	Access - cycle through	1	Signage - improve for dogs on-leash/off-leash areas
	1	Cycling	1	Social - value the social aspect
	1	Diverse range of activities		
	1	Dogs friendly		
	1	Historical character		
	1	Jogging/running		
	1	Open space		
	1	Open space - ambience, beauty		
	1	Open space - peaceful		
	1	Outdoors/being outside		
	1	Play		
Darling Gardens 10	3	Informal ball games/sport	2	Improvements - none required
	2	Access - convenient (on the way)	2	Toilets - additional required
	2	Dog walking	1	Community garden - required
	2	Picnics	1	Open space - additional required
	2	Play - children	1	Seating - additional required
	2	Playground	1	Toilets - upgrade existing
	1	Access - close to home		
	1	Jogging/running		
	1	Open space - fresh air		
	1	Park facilities		
	1	Paths - cycling		
	1	Playground - basket swing		
	1	Relaxing		
	1	Social - meeting people/friends		
Carlton Gardens 8	3	Jogging/running	1	Cafe/kiosk facilities - additional required
	2	Open space - ambience, beauty	1	Community garden - required
	2	Picnics	1	Exercise equipment - additional required
	2	Trees - large	1	Garden beds - additional required
	1	Access - close to museum	1	Improvements - none required
	1	Cycling	1	Seating - additional required
	1	Exercising		

Open Spaces	No.	Reason to Visit	No.	Suggested Improvements
	1	Open space - escape from the built environment		
	1	Open space - green place		
	1	Open space - peaceful		
	1	Play - children		
	1	Playground		
	1	Relaxing		
Yarra Bend Park 8	2	Dogs - off-leash area	3	Dogs - waste bags/bins, additional required
	2	Jogging/running	2	Paths - surface needs improvements
	2	Picnics	1	Access - improve access to the Yarra for cyclists and people with disabilities
	2	Relaxing	1	Dogs - drinking facilities, additional required
	2	Walking	1	Dogs - off-leash areas, additional required
	1	Dogs friendly	1	Drinking fountains -required near playground
	1	Drawing	1	Rubbish - regular litter removal required
	1	Exercising	1	Shelters - additional required near playgrounds
	1	Natural character - bushland character/feel		
	1	Open space - escape from the built environment		
	1	Open space - natural character		
	1	River trail		
	1	Working - outdoors		
Cambridge Street Reserve 7	2	Access - close to home	1	Development - concerns about impact on open space
	2	Playground	1	Dogs - over use
	1	Dog walking	1	Improvements - required
	1	Lunch	1	Maintenance - regular maintenance & cleaning required
	1	Picnic facilities - BBQ's	1	Open space - additional required as density increases
	1	Play - children	1	Open space - enlarge/extend this open space
	1	Sitting	1	Open space - keep/retain what is there
	1	Trees - shade		
Gahan Reserve 7	2	Social - meeting people/friends	1	Dogs - fenced off-lead areas required
	1	Access - close to home	1	Fencing - additional required
	1	Dogs - exercising	1	Improvements - none required
	1	Dogs - off-leash area	1	Open space - enlarge/extend this open space
	1	Open Space - ambience, beauty	1	Toilets - additional required
	1	Open space - fresh air	1	Toilets - upgrade existing
	1	Play	1	Trees - additional required
	1	Play - children	1	Vegetation - additional flowers required
	1	Sport - volleyball		
	1	Walking		
	1	Working - outdoors		
McNamara Reserve 6	2	Play - children	2	Improvements - none required
	2	Playground	1	Picnic facilities - additional BBQs required
	2	Social - meeting people/friends	1	Bins - empty frequently
	1	Access - close to home	1	Maintenance - regular maintenance & cleaning required
	1	Informal ball games/sport	1	Open space - enlarge/extend this open space

Open Spaces	No.	Reason to Visit	No.	Suggested Improvements
	1	Park facilities	1	Open space - grassed area required
	1	Play	1	Toilets - additional required
	1	Playground - fenced		
	1	Shade		
Victoria Park 5	2	Dog walking	1	Dogs - conflict with use of sporting ovals
	2	Informal ball games/sport	1	Dogs - waste bags/bins, additional required
	1	Exercising	1	Information - additional information required about open space and facilities available
	1	Picnics	1	Shade - additional required
	1	Play - children	1	Signage - improve clarity for dog on-leash/off-leash areas
	1	Relaxing		
Powlett Reserve 4	1	Access - close to home	1	Dogs - off-leash areas, additional required
	1	Picnic facilities - BBQ's	1	Fencing - around playground for safety
	1	Dog walking	1	Picnic facilities - additional BBQs required
	1	Lunch	1	Seating - additional required
	1	Open space - provision	1	Sporting facilities - additional tennis facilities required
	1	Outdoors/being outside		
	1	Play		
	1	Social - meeting people/friends		
	1	Sport - tennis		
	1	Trees		
Citizens Park 3	2	Open Space - ambience, beauty	1	Dogs - fenced off-leash areas, additional required
	1	Access - close to home	1	Playgrounds - additional required
	1	Dogs - exercising	1	Sporting facilities - multi use court
	1	Open space - large space	1	Toilets - value upgrade
	1	Safe		
	1	Walking		
Dights Falls 3	1	Dogs - off-leash area	1	Access - improve crossing at Turo Street and Hoddle Street
	1	Dog walking	1	Rubbish - regular litter removal required
	1	Jogging/running	1	Seating - additional required
	1	Natural character - bushland character/feel	1	Vegetation - improve weed control
	1	Paths		
	1	Walking		
Yarra River Corridor 3	1	Access - close to home	2	Signage - about local history/ indigenous culture
	1	Cycling	1	Improvements - none required
	1	Natural character - bushland character/feel	1	Vegetation - improve weed control
	1	Open space - green place	1	Vegetation - additional native/indigenous planting required
	1	Open space - natural character		
	1	Outdoors/being outside		
	1	Walking		
Abbotsford Convent Arts Precinct 2	1	Café and kiosk facilities	2	Improvements - none required
	1	Open space - grassed areas		
	1	Trees		
	1	Yoga		
Condell Street Reserve 2	1	Access - close to home	1	Playgrounds - provide shade
	1	Play - children	1	Playgrounds - upgrade required
	1	Playground	1	Toilets - additional required

Open Spaces	No.	Reason to Visit	No.	Suggested Improvements
Curtain Square 2	1	Access - convenient (on the way)	1	Open grassed areas - additional required
	1	Dogs friendly	1	Open grassed areas - improve
			1	Toilets - upgrade existing
Department of Housing Harmsworth Street 2	1	Open space - fresh air	1	Vegetation - additional flowers required
	1	Outdoors/being outside		
	1	Play		
	1	Social - meeting people/friends		
Local ovals 2	1	Dog walking		
	1	Exercising		
Local parks 2	1	Access - close to home	1	Maintenance - regular maintenance & cleaning required
	1	Play - children	1	Seating - additional required
Quarries Park 2	2	Playground	1	Cafe/kiosk facilities - additional required
	1	Informal recreation facilities - skate park	1	Playgrounds - water play required
	1	Picnic facilities	1	Toilets - upgrade existing
	1	River setting		
Yarra Park 2	1	Dog walking	2	Improvements - none required
	1	Exercising		
	1	Social - meeting people/friends		
	1	Trees - heritage		
	1	Trees - shade		
Albert Park 1	1	Exercising		
	1	Relaxing		
Alexander Street Reserve 1	1	Access - close to home	1	Dogs - enforce regulations
			1	Gates - removal appreciated
			1	Maintenance - regular maintenance & cleaning required
Atherton Reserve 1	1	Café and kiosk facilities	1	Trees - additional required
	1	People watching		
	1	Relaxing		
Department of Housing Perry Street 1	1	Café and kiosk facilities	1	Picnic facilities - additional tables
Department of Housing Richmond Place 1	1	Social - meeting people/friends		
Fitzroy Primary School 1	1	Informal ball games/sport		
	1	Play - children		
Royal Botanical Gardens Melbourne 1	1	Exercising		
	1	Picnics		
	1	Walking		
Saint Phillips Reserve 1	1	Picnic facilities - BBQs	1	Toilets - additional required
	1	Historical character		
	1	Relaxing		
Saint Joseph Primary School 1	1	Informal ball games/sport		
	1	Social - meeting people/friends		
Studley Park 1	1	Dogs friendly	1	Trees - additional required
Tatterson Park 1	1	Access - close to home	1	Paths - additional required
	1	Leisure centre	1	Trees - additional required

A2.6.3 Open space beyond walking distance

In the following table, the percentage is calculated on the total 99 surveys received. The number is the total number of survey responses for each specific open space, and they are listed in priority order.

A2.6.3a Most frequently visited open space beyond walking distance

The following table lists the open spaces visited beyond walking distance of home.

No.	Open space visited	%
15	Edinburgh Gardens	15%
7	Yarra Bend Park	7%
6	Fitzroy Garden	6%
6	Royal Botanical Gardens Melbourne	6%
4	Yarra River Corridor	4%
3	Carlton Gardens	3%
3	Citizens Park	3%
3	Royal Botanical Gardens Melbourne "The Tan"	3%
2	Darebin Parklands	2%
2	Gahan Reserve	2%
2	Peel Street Park	2%
2	Quarries Park	2%
2	Studley Park	2%
1	Atherton Reserve	1%
1	Caulfield Park	1%
1	Ceres Community Environment Park	1%
1	Department of Housing Harmsworth Street	1%
1	Dights Falls	1%
1	East Melbourne Park	1%
1	Federation Square	1%
1	Gilpin Park	1%
1	Jells Park	1%
1	Kokoda Track Memorial Park	1%
1	Lysterfield Park	1%
1	Merri Creek Shared Trail	1%
1	Nature Play at Royal Park	1%
1	Neill Street Reserve	1%
1	Yarra Bank Reserve	1%
1	Yarra Park	1%

A2.6.3b Reasons for visiting and suggested improvements

The following table lists the reasons why Collingwood respondents visit open space beyond walking distance along with any suggested improvements, and are listed in priority order. The numbers underneath the park names are the total number of respondents who reported visiting that specific open space. The overall results indicate that Edinburgh Gardens is generally utilised as a social space for picnics and dog walking while Yarra Bend Park is used for informal exercise.

Open Space	No.	Reasons for Visiting	No.	Suggested Improvements
Edinburgh Gardens 15	5	Social - meeting people/friends	2	Improvements - none required
	4	Picnics	1	Cafe/kiosk facilities - additional required
	3	Dog walking	1	Drones - allow
	3	Open space - large space	1	Exercise equipment - additional required
	2	Exercising	1	Fencing - additional required in off-leash areas
	2	Open Space - ambience, beauty	1	Playgrounds - shade required over equipment
	2	Informal recreational facilities - skate park	1	Shade - additional required
	1	Access - close to home		
	1	Cycling - through		
	1	Dogs - off-leash area		
	1	Open space - beautiful		
	1	Playground		
	1	Sport - soccer lessons		
	1	Walking		
Yarra Bend Park 7	2	Jogging/running	3	Cyclists - conflicts with pedestrians on shared paths
	2	Walking	1	Dogs - drinking facilities, additional required
	1	Cycling	1	Drinking fountains - additional required
	1	Dogs - exercising	1	Pedestrian crossing - improve at Turo Street
	1	Exercising	1	Trees - maintenance required
	1	Open space - escape from the built environment	1	Vegetation - maintenance required
	1	Open space - natural character		
	1	Relaxing		
	1	River setting		
	1	Social - meeting people/friends		
Fitzroy Garden 6	2	Open Space - ambience, beauty	1	Dogs - off-leash areas, additional required
	2	Open space - peaceful	1	Dogs - waste bags/bins, additional required
	1	Dogs - on-leash area	1	Garden beds - additional required
	1	Dog walking	1	Improvements - none required
	1	Exercising	1	Open space - additional required
	1	Health and well-being	1	Vegetation - additional required
	1	Open space - large space		
	1	Picnics		
	1	Trees - beautiful		
	1	Walking		
Royal Botanical Gardens Melbourne 6	2	Walking	1	Access - extend in children's garden
	1	Café and kiosk facilities	1	Open space - additional botanical gardens required
	1	Health and well-being	1	Improvements - none required
	1	Jogging/running	1	Toilets - maintenance required
	1	Open space		
	1	Open Space - ambience, beauty		
	1	Open space - diversity of types		
	1	Picnics		
	1	Playground - water play		
	1	Social - meeting people/friends		
Yarra River Corridor 4	2	Cycling	3	Cyclists - conflicts with pedestrians on shared paths
	2	Jogging/running	1	Bins - additional required

Open Space	No.	Reasons for Visiting	No.	Suggested Improvements
	2	Walking	1	Paths - valued
	1	Birdlife watching		
	1	Cycling - with children		
	1	Wildlife watching		
Carlton Gardens 3	1	Exercising	2	Improvements - none required
	1	Jogging/running		
	1	Walking		
Citizens Park 3	1	Dogs - exercising	1	Dogs - additional fenced off-leash areas in Collingwood required
	1	Dogs friendly	1	Drinking fountains - additional required
	1	Exercising		
	1	Studying		
	1	Walking		
Royal Botanical Gardens Melbourne "The Tan" 3	3	Jogging/running	1	Signage - informative, instructional and navigational signage required
Darebin Parklands 2	1	Dogs friendly	1	Dogs - fence off-leash areas
	1	Dogs - off-leash area	1	Improvements - none required
Gahan Reserve 2	1	Access - close to home	1	Improvements - none required
	1	Access - close to the library	1	Toilets - upgrade existing
	1	Reading		
Peel Street Park 2	1	Apartment living	1	Dogs - over use
	1	Open space - escape from the built environment	1	Open grassed areas- increase area
	1	Relaxing	1	Vegetation - additional required
Quarries Park 2	2	Playground	1	Improvements - none required
	1	Open space - large	1	Playgrounds - upgrade
Studley Park 2	1	Exercising	1	Improvements - none required
	1	Open space - identity	1	Picnic facilities - additional required tables near the playground
	1	Open space - natural character		
Atherton Reserve 1	1	Social - meeting people/friends		
Caulfield Park 1	1	Social - meeting people/friends		
Ceres Community Environment Park 1	1	Community hub	1	Open space - additional community environmental parks required
	1	River setting		
Department of Housing Harmsworth Street 1	1	Community garden	1	Security - additional required
	1	Safe - locked garden		
Dights Falls 1	1	Exercising	3	Signage - informative, instructional and navigational signage required
	1	Natural character - bushland character/feel		
	1	Paths - exercising		
East Melbourne Park 1	1	Picnic facilities - BBQs		
	1	Sport - tennis		
Federation Square 1	1	Entertainment/events		

Open Space	No.	Reasons for Visiting	No.	Suggested Improvements
Gilpin Park 1	1	Exercising	1	Lighting - additional required
	1	Jogging/running		
Jells Park 1	1	Paths - good quality	1	Trees - additional required
Kokoda Track Memorial Park 1	1	Exercising	1	Bins - additional required
	1	Open space - beautiful		
	1	Open space - natural character		
Lysterfield Park 1	1	Car park - plenty		
	1	Jogging/running		
	1	Safe - jogging		
Merri Creek Shared Trail 1	1	Walking	2	Cyclists - conflicts with pedestrians on shared paths
Nature Play at Royal Park 1	1	Hill		
	1	Playground		
	1	Water park		
Neill Street Reserve 1	1	Sporting facilities - multi use court	1	Improvements - none required
Yarra Bank Reserve 1	1	Drawing		
	1	Open space - natural character		
	1	Outdoors/being outside		
Yarra Park 1	1	Exercising	1	Toilets - additional required

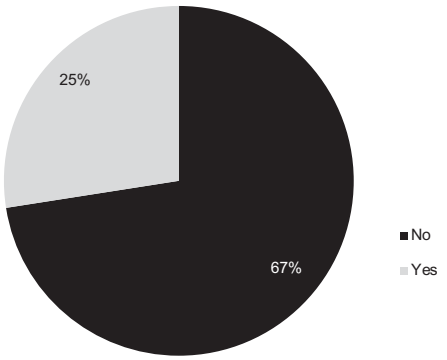
A2.6.4 Open space not visited

This question was asked to find out what issues currently limit the use of existing open space by respondents. The question included some of the common reasons why people may not use open space. The reasons can apply either to a specific open space or additional broadly to open space in general.

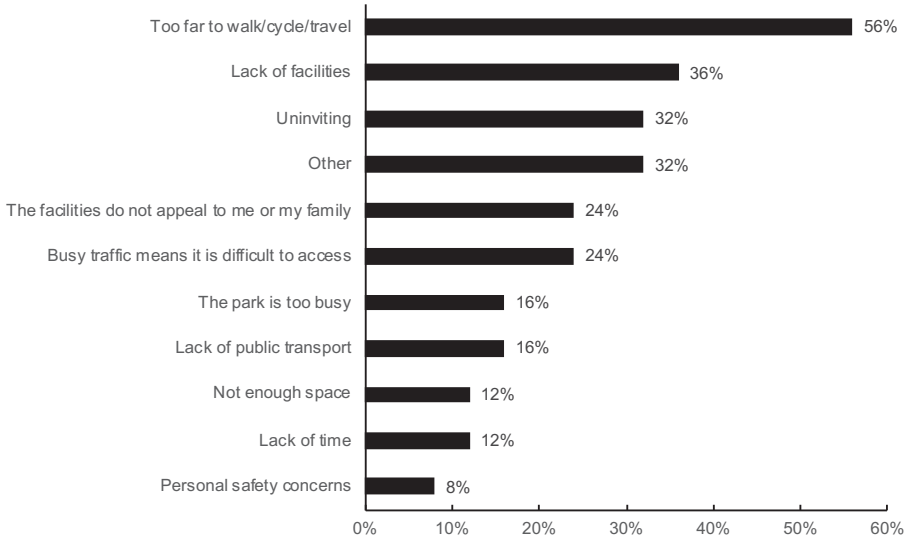
The question has been analysed below in 2 parts:
Part 1 – whether there is open space they would like to visit but are unable to.
Part 2 – the reasons they are unable to visit open space.
The percentages nominated in Part 1 are a proportion of the total 99 surveys received.
The percentages nominated in Part 2 are a percentage of the 25 respondents who answered yes to the first part of the question.

Part 1 Is there open space you would like to visit but are unable to?

25 per cent of respondents indicated that they would like to visit open space but are unable to. This is slightly higher than the Municipal average, 22 per cent.



Part 2 The reasons why you are unable to visit open space:



The most frequent reason for not visiting open space was due to distance followed by the lack of facilities. Equally open spaces were said to feel uninviting and there were a number of other reasons such as dogs were not allowed to be off-leash, they feared vandals and skateboarders or felt they were unwelcome, or unaware of the space. Compared to the Municipal average, 15 per cent more respondents in Collingwood considered travel distance to open space as an issue. While other reasons were consistent with the Municipal response, open space being uninviting is 11 per cent higher.

A2.6.5 Types of open space visited and frequency of use

The following table shows the frequency of use of different types of open space in Collingwood. The percentages are calculated based on the 99 completed surveys. The total percentage column shown on the left hand side of the table is the sum of total use and does not include never and not completed responses. The percentages on the right hand side indicate frequency of use. The percentages in Table A below have been highlighted using shades of colour to assist with interpretation of the results.

	0% to 9%
	10% to 19%
	20% to 29%
	30% to 39%
	40% and over

Table A Types of open spaces used and frequency of use

Total	Open Space	Daily	2-3 times a week	Weekly	Monthly	1-2 times a year	Never	NC
68%	Open space along the Merri Creek	4%	5%	11%	23%	24%	21%	11%
87%	Open space along the Yarra River	6%	10%	20%	31%	19%	6%	7%
88%	Large parks and gardens	5%	16%	24%	29%	13%	3%	9%
77%	Large sporting reserves	1%	12%	13%	20%	30%	12%	11%
68%	Medium sized parks	1%	6%	15%	23%	22%	17%	15%
90%	Small local parks	26%	25%	18%	11%	9%	4%	6%
77%	Urban Squares	21%	12%	19%	12%	12%	9%	14%
77%	Local streets for exercise	42%	10%	11%	10%	3%	13%	10%

Small local parks are the most frequently used open spaces, followed by large parks and gardens and open space along the Yarra River, which is consistent with the open space network available in Collingwood.

Table B Frequently visited types of open spaces in priority order

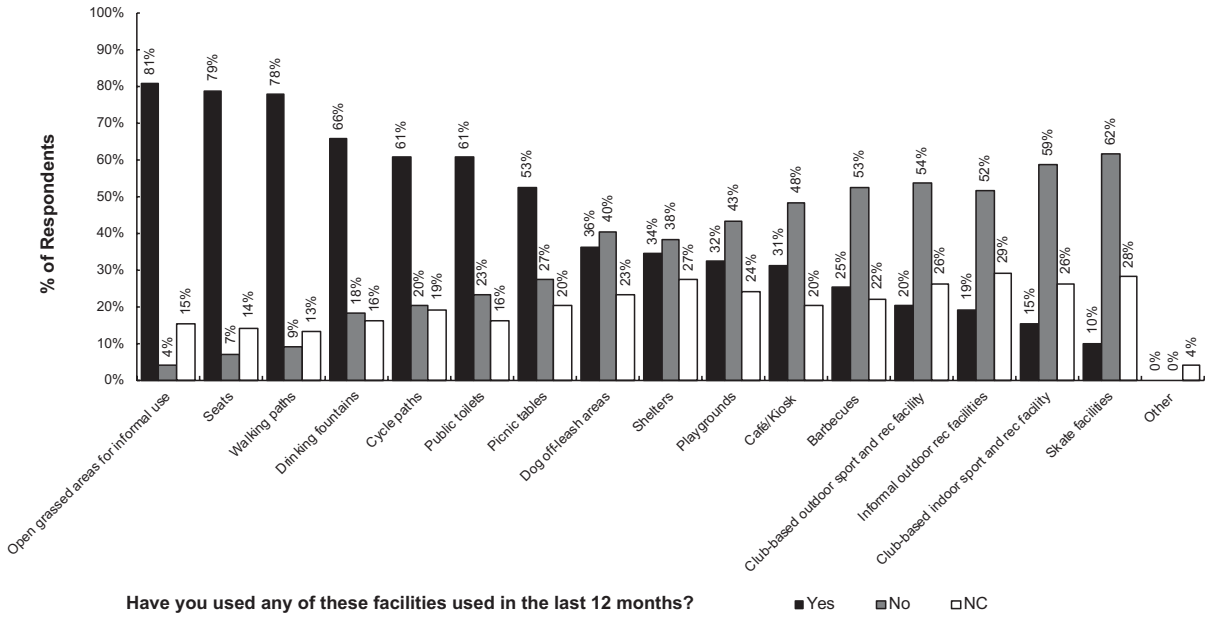
Total	Open Space	Daily	2-3 times a week	Weekly
90%	Small local parks	26%	25%	18%
88%	Large parks and gardens	5%	16%	24%
87%	Open space along the Yarra River	6%	10%	20%
77%	Large sporting reserves	1%	12%	13%
77%	Urban Squares	21%	12%	19%
77%	Local streets for exercise	42%	10%	11%
68%	Open space along the Merri Creek	4%	5%	11%
68%	Medium sized parks	1%	6%	15%

On a daily/weekly basis, small local parks are the most popular followed by large parks and gardens and open space along the Yarra River. On a daily basis local streets for exercise is the most frequently used, followed by small local parks. People in Collingwood are using local parks nearby and travelling outside their suburb to access large open space and open space along the Yarra River.

A2.6.6 Facilities and features in open space

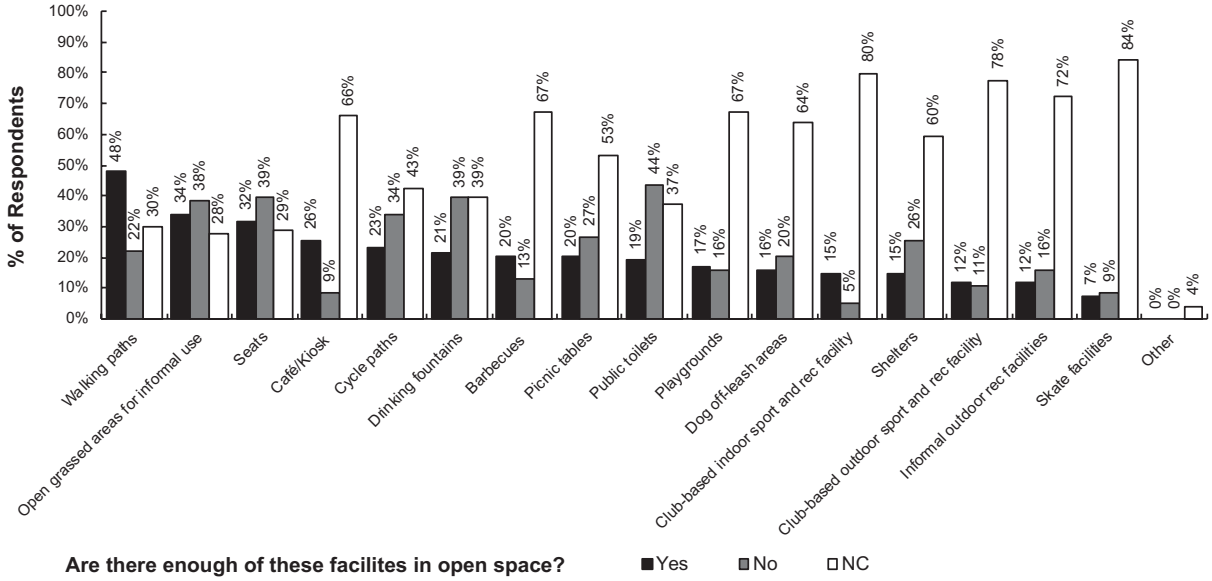
A2.6.6a Use of facilities and features in open space

The following table indicates use of facilities in open space over the last twelve months. The percentages are calculated on the number of returned surveys from Collingwood, 99. Respondents indicated that open grassed areas, seats and walking paths were the most popular facilities used in the last 12 months, seats being used 11 per cent more than the Municipal response.



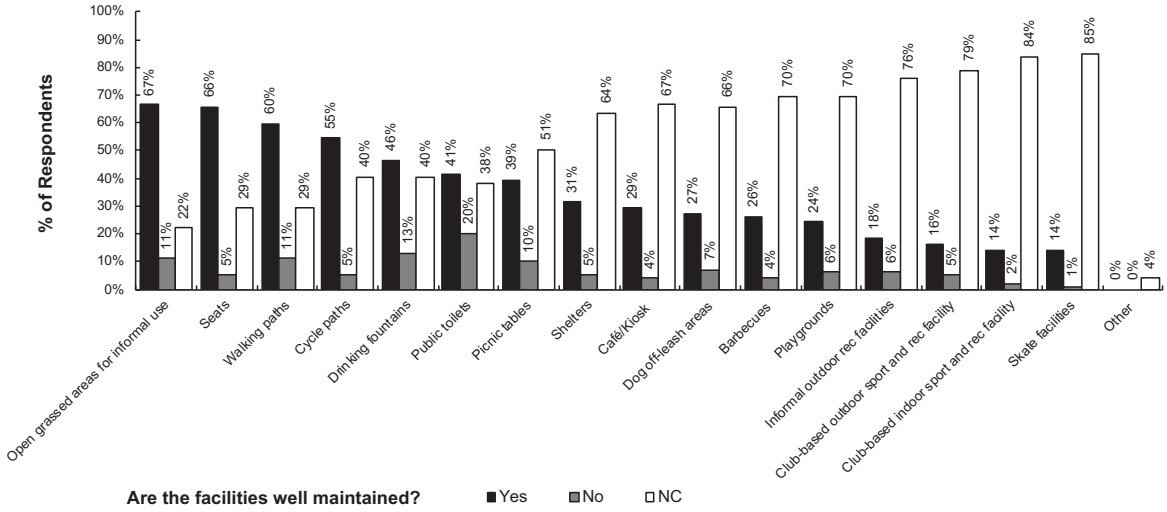
A2.6.6b Provision of facilities in open space

The following graph illustrates the percentage of respondents that consider the various facilities within open space either are or are not adequately provided for. Percentages are calculated on the total number of Collingwood surveys received, 99, the biggest difference between the municipal results and Collingwood is the need for additional open grassed areas for informal use (26% more respondents requested this). Seats and public toilets are also identified as not being well provided for in Collingwood.



A2.6.6c Maintenance of facilities in open space

The following graph illustrates the level of satisfaction with the maintenance of open space facilities. The percentages are calculated on the total number of Collingwood surveys returned, 99.



A2.6.7 General comments on open space

Respondents were provided a section where they were able to write any additional comments on the open space within the Municipality and their local area. The following is a summary of these comments from returned surveys from Collingwood respondents which have been grouped together into topics and assembled in priority order.

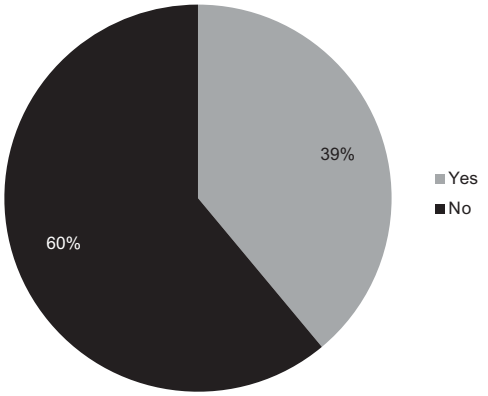
No.	General Comments List
40	**Open Space**
11	Open space - additional required
8	Open space - additional required as density increases
3	Streetscape - additional green plants
2	Open space - beneficial to health and wellbeing
1	Access - maximize use of school grounds for open space
1	Open space - additional required with natural character for play
1	Open space - grass nature strips required to link parks
1	Open space - important for relaxing
1	Open space - important for socialization
1	Open space - improve maintenance
1	Open space - keep/retain what there is
1	Open space - larger open space required
1	Open space - utilise dead space as green space
1	Open space - value design and layout
1	Open space - value informal open spaces
1	Open space - value maintenance
1	Open space - value the choice and variety
1	Open space - value the Yarra River
1	Open space - valued
11	**Trees and Vegetation**
3	Community gardens - additional required

No.	General Comments List
2	Trees - plant additional street trees
1	Fernery - required
1	Garden beds - additional required
1	Garden beds - additional required permeable bed on streets for dog urination
1	Trees - important for shade
1	Trees - plant additional street trees on Alexander Parade
1	Trees - protect exotic/heritage trees
10	**Maintenance and Management**
2	Bins - to be emptied additional frequently
2	Dogs - fenced in off-leash areas required
2	Graffiti - maintenance required
1	Car Parks - reduce fees and extend times around open spaces
1	Cyclists - conflict with pedestrians on shared paths
1	Dogs - urination becoming a problem on Cambridge Street
1	Maintenance - valued
10	**Park Infrastructure**
1	Picnic facilities - additional BBQs required
1	Bins - additional required
1	Café/kiosk - additional required
1	Dog - drinking facilities, additional required at off-leash areas
1	Rotunda - required for events/entertainment
1	Seating - additional required
1	Seating - additional required for elderly with shade
1	Shade - additional required
1	Toilets - additional required
1	Toilets - additional required at off-leash areas
8	**Recreation Facilities**
1	Exercise equipment - additional required
1	Playgrounds - additional required
1	Playgrounds - additional required with creative/diverse character
1	Playgrounds - important for child development
1	Playgrounds - maintenance required at public housing developments
1	Playgrounds - prohibit exercising on children's equipment
1	Playgrounds - water play park required
1	Sporting facilities - additional indoor basketball courts required
6	**Other**
3	Council - to appoint an open space officer
2	Value the review of existing spaces when creating new open spaces
1	High density developments - limit developments
1	High density developments - to contribute funds for open space
1	Survey - should include section on urban agriculture
2	**Access**
2	Access - value walking through large open spaces
2	**Paths**
1	Shared paths - need separate paths for cyclists and pedestrians
1	Paths - desire lines should be made into paths

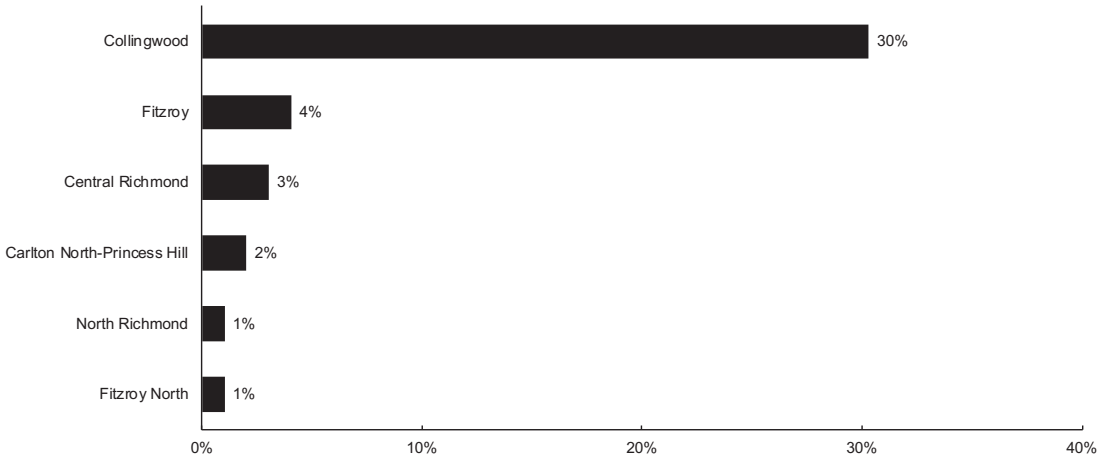
A2.6.8 Work in City of Yarra

In the following table, the percentage is calculated on the total 99 surveys received.

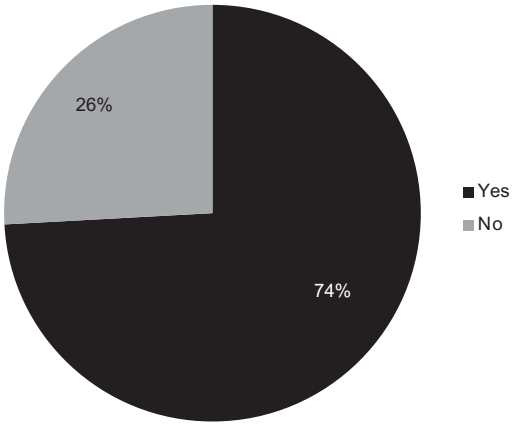
A2.6.8a Respondents that work in the City of Yarra



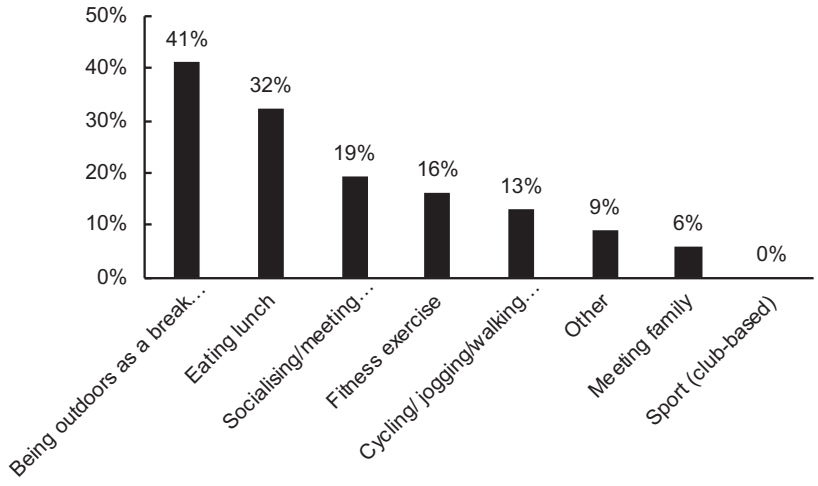
A2.6.8b Where respondents work



A2.6.8c Respondents that visit the open space near their workplace



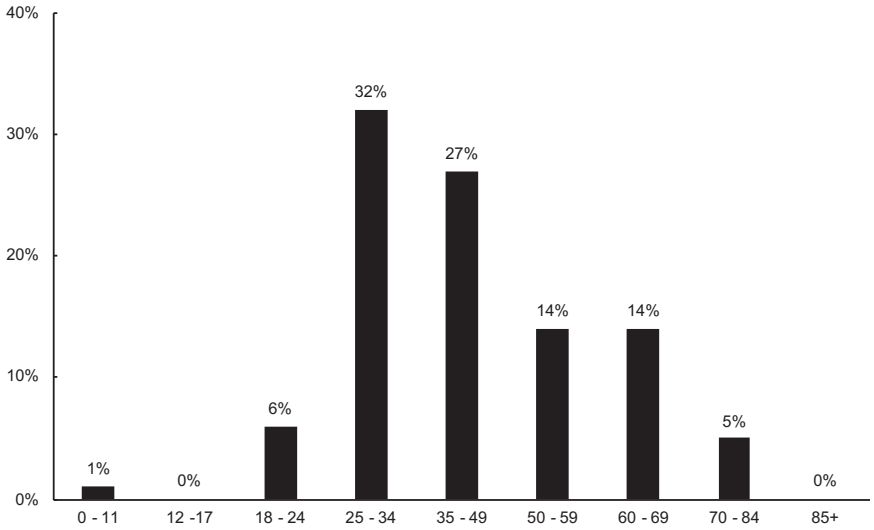
A2.6.8d Reason for visiting open space near work



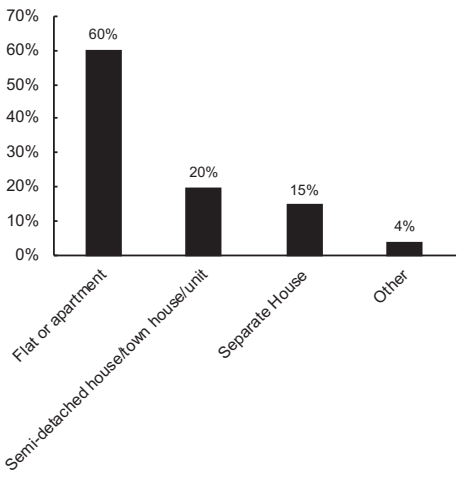
A2.6.9 Information about respondents

In the following table, the percentage is calculated on the total 99 surveys received.

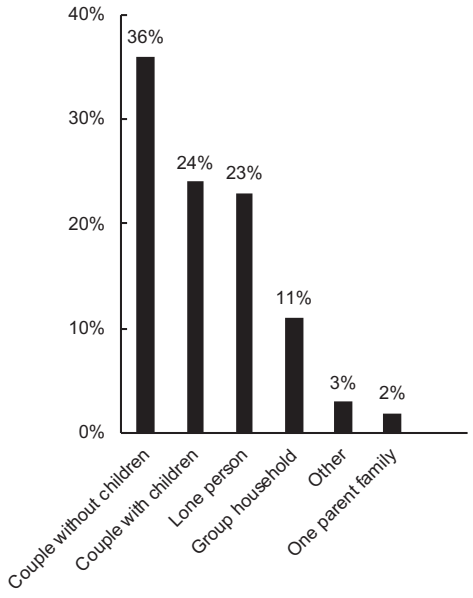
A2.6.9a Age range



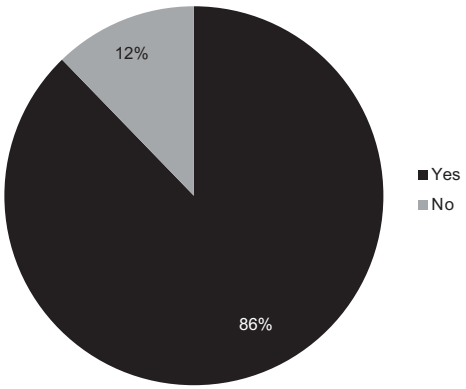
A2.6.9b Dwelling type



A2.6.9c Household type



A2.6.9d Respondents who speak English as a second language



A2.7 Cremorne, Richmond South and Burnley

Summary of the survey outcomes for Cremorne, Richmond South and Burnley

94 respondents indicated they live in Cremorne, Burnley or Richmond South. This represents 7 per cent of total surveys received. The Community Profile figures indicate that 6 per cent of the City of Yarra population lives in Cremorne, Richmond South and Burnley.

Cremorne, Burnley and South Richmond residents appreciate and utilise their open space for social contact and events, playing sport and walking their dogs. Barkley Gardens is the most popular open space valued for play, picnics, meeting friends and exercise. Citizens Park, Barkley Gardens and Whites Street Reserve are other popular reserves. Key issues identified in the responses include the lack of open space, particularly in Cremorne and difficulty in accessing open space available due to a lack of/poor quality of footpaths and/or cycle paths and busy traffic.

Conflicts between dog owners and children using sporting grounds was a common conflict, with dog waste being a reoccurring issue at Citizens Park and Kevin Bartlett Reserve. Those parks also require clubroom upgrades and facilities for females. Trees were highly valued in parks for their character and shade and requested as a priority in the streetscapes as well.

A2.7.1 Values of open space

Respondents were asked to indicate what they valued most about the open spaces in their Municipality and were invited to select any of the twenty-four values listed, with an option to add additional values under the 'other' category.

Percentages are calculated on the basis of the total number of returned surveys for Cremorne, Richmond South and Burnley, 94. The table below illustrates the information, listing the twenty-five values in priority order.

The highest ranking for open space values is as a place to relax and unwind, followed by trees and the feeling of space. These top three are consistent with the municipal wide results however the top ranking in the municipal average is trees. The key differences from the municipal average is a higher priority given to a place for children to play, the quiet, fitness and playing team based and casual ball sports. Habitat values, walking dogs and green character were all given a lower ranking.

Value	%
A place to relax and unwind	77%
Trees	73%
The feeling of space	66%
Place for children to play	64%
An escape from the built environment	62%

Value	%
Just being outside	55%
Health and wellbeing	55%
Fitness	51%
Meeting people/friends	49%
Habitat for native plants and animals	49%
It is accessible	41%
The quiet	39%
Flowers/garden beds	39%
Natural bushland character	39%
Exercising dogs	38%
Playing casual ball games	33%
Playing team/club based sport	33%
The diversity of open space	28%
Knowing that it is there	22%
Historical character	19%
Cultural heritage values	18%
Cultural activities and events	15%
Green character	14%
Watching activity	9%
Other	1%

A2.7.2 Open space within walking distance

In the following table, the percentage is calculated on the total 94 surveys received. The number is the total number of survey responses for each specific open space, and they are listed in priority order.

A2.7.2a Most frequently visited open spaces

The following table lists the open spaces visited within walking distance of home.

No.	Open space beyond Cremorne	%
43	Barkly Gardens	46%
29	Citizens Park	31%
18	Burnley Park	19%
11	White Street Reserve	12%
9	Charles Evans Reserve	10%
8	Golden Square Park	9%
8	Gosch's Paddock	9%
7	Yarra Park	7%
7	Yarra River Corridor	7%
6	Kevin Bartlett Reserve	6%
6	McConchie Reserve	6%
6	Royal Botanic Gardens Melbourne	6%
3	Yarra River Trail (Railway to Punt Rd)	3%
2	Alan Bain Reserve	2%
2	Dame Nellie Melba Park	2%
2	Kagan Institute Richmond Campus	2%
2	Loys Paddock	2%
2	Ryans Reserve	2%
1	Fitzroy Gardens	1%

No.	Open space beyond Cremorne	%
1	Local Open Space	1%
1	Richmond Terrace Park	1%
1	Treasury Gardens	1%
1	Wangaratta Street Park	1%
1	Williams Reserve	1%
1	Yarra River Trail (Bridge Rd to Swan St)	1%
1	Yarra River Trail (McConchie Reserve to Church St)	1%
1	Yarra River Trail (Johnston St to Clark St)	1%

A2.7.2b Reasons for visiting and suggested improvements to open space within walking distance in Cremorne, Richmond South and Burnley

The following table lists the reasons why Cremorne, Richmond South and Burnley respondents visit open space within walking distance along with any suggested improvements, and are listed in priority order. The numbers underneath the park names are the total number of respondents who reported visiting that specific open space. Barkly Gardens is predominately used for informal play, social events and exercise, whereas Citizens Park is mainly used for sport and dog walking/exercise.

Open Spaces	No.	Reason to Visit	No.	Suggested Improvements
Barkly Gardens 43	11	Playground	5	Toilets - maintenance required
	8	Picnic facilities - BBQs	4	Picnic facilities - shade required
	6	Access - close to home	3	Improvements - none required
	6	Social - meeting people/friends	3	Playground - shade required
	5	Exercising	2	Improvements - none required - improvements appreciated
	4	Dog walking	2	Picnic facilities - shelter required
	4	Open space - large space	2	Toilets - additional required
	4	Play - children	2	Toilets - deterrents for drug users
	4	Walking	2	Toilets - upgrade required
	3	Diverse range of activities	2	Trees - maintenance required
	3	Dog friendly	1	Bins - additional required
	3	Dogs - off-leash area	1	Cafe/kiosk facilities - additional required
	3	Events - children	1	Cycle paths - improve
	3	Picnics	1	Cycling - improve amenity/safety in streets to access open space
	2	Access - convenient (on the way)	1	Dogs - enforce on-leash regulations
	2	Informal ball games/sports	1	Dogs - fenced off-leash areas required
	2	Play	1	Dogs - prohibit on sporting fields
	2	Relaxing	1	Footpaths - improve amenity in streets to access open space
	1	Access - easy to access	1	Garden beds - maintenance required
	1	Jogging/running	1	Informal sport facilities - install goal posts
	1	Open space	1	Informal sporting facilities - basketball court requires shade
	1	Open space - ambience, beauty	1	Informal sports facilities - install layer soccer nets next to power terminals
	1	Open space - away from busy roads and traffic	1	Lighting - additional required
	1	Open space - fresh air	1	Maintenance - regular maintenance & cleaning required
	1	Open space - green	1	Maintenance - valued
	1	Open space - layout	1	Paths - surface upgrades
	1	Open space - peaceful	1	Picnic facilities - BBQs additional required

Open Spaces	No.	Reason to Visit	No.	Suggested Improvements
	1	Open space - well maintained	1	Picnic facilities - BBQs regular maintenance required
	1	Social - children's parties	1	Picnic facilities - upgrade
	1	Social - sense of community	1	Seating - additional required
	1	Sport - children's cricket	1	Security - prohibit consumption of alcohol at night
	1	Sports oval	1	Toilets - additional required
	1	Trees - shade	1	Traffic - close Mary St during school hours
			1	Trees - additional required
			1	Trees - plant additional indigenous trees
Citizens Park 29	8	Sport - junior football	7	Sporting facilities - clubrooms require upgrade
	5	Dog walking	6	Dogs - dog owners responsible for dog waste
	5	Sport - children	5	Sporting facilities - clubrooms require facilities for girls
	2	Exercising	3	Dogs - waste bags/bins, additional required
	2	Playgrounds	2	Dogs - prohibit on sporting fields
	2	Sport	2	Improvements - none required
	2	Sport - junior cricket	2	Sports oval - improve turf
	2	Sport - football	1	Dogs - fenced off-leash areas required
	1	Access - close to home	1	Dogs - off-leash areas, additional required
	1	Access - easy to access	1	Drainage - improvement required
	1	Dog friendly	1	Exercise equipment - additional required
	1	Dogs - exercise	1	Gates - improve
	1	Dogs - off-leash area	1	Information - additional information required about open space and facilities available
	1	Jogging/running	1	Open space - additional required
	1	Open space	1	Paths - connecting path/s required to Bridge Road
	1	Open space - being outside	1	Paths - running track required
	1	Open space - grassed areas	1	Pavilion - improve
	1	Open space - peaceful	1	Picnic facilities - additional BBQs required
	1	Play	1	Shelters - provide additional
	1	Play - children	1	Sporting facilities - additional facilities for girls required
	1	Play - young toddler	1	Toilets - maintenance required
	1	Relaxing	1	Toilets - upgrade required
	1	Social - meeting people/friends		
	1	Sport - community organised		
	1	Sports oval		
Burnley Park 18	4	Dog walking	3	Caretaker's cottage - improve
	3	Walking	3	Exercise equipment - additional required
	2	Access - close to home	2	Cafe/kiosk facilities - additional required
	2	Exercising	2	Garden beds - improvement required
	2	Open space - being outside	2	Improvements - none required
	2	Open space - large space	1	Bins - empty frequently
	2	Play - children	1	Dogs - owners to effectively control their dogs
	2	Playground	1	Dogs - prohibit on sporting field
	1	Access - cycling through	1	Dogs - waste bags/bins, additional required
	1	Access - travel through	1	Garden Beds - additional native/indigenous planting required

Open Spaces	No.	Reason to Visit	No.	Suggested Improvements
	1	Birdlife watching	1	Informal sporting facilities - basketball facilities -appreciated
	1	Sport - basketball	1	Informal sports facilities- facilities for older children
			1	Playgrounds - increase diversity of equipment for a range of ages
			1	Toilets - open outside of business hours
White Street Reserve 11	2	Sport - informal ball games	2	Playgrounds - upgrade required
	1	Cycle paths - good quality	1	Informal sporting facilities - climbing wall required
	1	Dogs - exercise	1	Lighting - required for evening play
	1	Open space - escape from the built environment	1	Open space - enlarge/extend the open space
	1	Open space - grassed areas	1	Playgrounds - fence to prevent dogs
	1	Open space - natural character	1	Toilets - additional required
	1	Open space - peaceful	1	Toilets - upgrade required
	1	Picnics	1	Trees - maintenance required
	1	Play - young toddler		
	1	Reading		
	1	Relaxing		
	1	Social - meeting people/friends		
	1	Sport - children's		
	1	Trees - large		
	1	Trees - native		
Charles Evans Reserve 9	3	Social - meeting people/friends	4	Grassing - improvements required
	2	Dog friendly	2	Open space - additional required
	2	Access - close to home	2	Picnic facilities - additional BBQs required
	2	Picnics	1	Garden beds - maintenance required
	2	Play - children		
	1	Access - easy to access		
	1	Informal ball games/sports		
	1	Open space - additional required		
	1	Open space - grassed areas		
	1	Open space - green		
	1	Open space - additional required		
	1	Open space - peaceful		
	1	Open space - provision		
	1	Playground		
	1	Relaxing		
Golden Square Park 8	3	Access - close to home	4	Toilets - additional required
	3	Playground	3	Playgrounds - shade required
	2	Dog walking	2	Picnic facilities - additional BBQs required
	1	Café and kiosk facilities	1	Dogs - prohibit near playgrounds
	1	Dog friendly	1	Dogs - waste bags/bins, additional required
	1	Family friendly	1	Picnic facilities - additional tables required
	1	Informal ball games/sports	1	Seating - additional required
	1	Open space - being outside		
	1	Open space - clean		
	1	Open space - escape from the built environment		
	1	Open space - well maintained		
	1	Play - children		
Gosch's Paddock	4	Dog walking	3	Open space - additional required
	2	Exercising	1	Access - provide an overpass

Open Spaces	No.	Reason to Visit	No.	Suggested Improvements
8	2	Walking	1	Bins - additional required
	1	Access - close to home	1	Cycling - improve amenity in the streets to access open space
	1	Dogs - off-leash area	1	Dogs - fenced off-leash areas required
	1	Informal ball games/sports	1	Footpaths - improve amenity in the streets to access open space
	2	Open space - additional required	1	Garden beds - additional required
	1	Open space - clean	1	Toilets - additional required
	1	Open space - escape from the built environment	1	Traffic - noise intrusive
	1	Open space - natural character	1	Trees - additional required
	1	Open space - sense of space		
	1	Sport - spectating		
Yarra Park 7	2	Dog walking	2	Open space - additional required
	2	Jogging/running	1	Access - provide an overpass at Sean St
	1	Access - close to home	1	Carpark - remove, retain as parkland
	1	Cycling	1	Drinking fountains - provide additional
	1	Exercising	1	Exercise equipment - additional required
	1	Open space - escape from the built environment	1	Playgrounds - increase diversity of equipment for a range of age groups
	1	Open space - green		
	1	Open space - natural character		
	1	Playground		
	1	Walking		
Yarra River Corridor 7	3	Exercising	1	Cyclists - conflicts with pedestrians on shared paths
	2	Open space - peaceful	1	Drinking fountains - provide additional
	2	Running	1	Improvements - none required
	1	Access - cycling through	1	Lighting - additional required on trail
	1	Access - easy to access	1	Rubbish - additional traps required on river
	1	Cycling	1	Shared paths - separate paths for cyclists and pedestrians required
	1	Cycling - travel through	1	Shared paths - widen paths
	1	Open Space - ambience, beauty	1	Trees - additional required
	1	Open space - being outside	1	Vegetation - additional native/indigenous planting required
	1	Open space - escape from the built environment		
	1	Open space - fresh air		
	1	Views		
	1	Walking		
McConchie Reserve 6	2	Access - close to home	2	Seating - additional required
	2	Dog walking	1	Bins - additional required
	1	Dog friendly	1	Bins - emptied additional frequently
	1	Dogs - off-leash area	1	Biodiversity - improve habitat for Rakali
	1	Exercising	1	Interpretation Signage - about indigenous culture
	1	Informal sporting facilities - basketball half court	1	Picnic facilities - additional tables required
	1	Open space - beautiful	1	Public art - provide additional indigenous
	1	Open space - green		
	1	Open space - peaceful		
	1	Playground		
	1	River setting		
	2	Open space - peaceful	1	Improvements - none required

Open Spaces	No.	Reason to Visit	No.	Suggested Improvements
Royal Botanic Gardens Melbourne 6	1	Exercising	1	Improvements - none required, improvements appreciated
	1	Flora and Fauna		
	1	Gardens		
	1	Jogging/running		
	1	Open Space - ambience, beauty		
	1	Open space - green		
	1	Open space - none within walking distance		
	1	Walking		
Kevin Bartlett Reserve 3	1	Picnics	1	Lighting - additional required on East Side
	1	Sport - children	1	Sporting facilities - additional netball facilities required
	1	Sport - children's football	1	Sporting facilities - clubrooms require greater access for children
	1	Sport - football	1	Sporting facilities - clubrooms require upgrade
			1	Toilets - upgrade required
Yarra River Trail (Railway to Punt Rd) 3	1	Access - convenient (on the way)	1	Carpark - remove, retain as parkland
	1	Open space - additional required	1	Open space - additional required (Nylex)
	1	River setting	1	Open space - enlarge/extend the open space
	1	Social - meeting people/friends		
	1	Walking		
Dame Nellie Melba Park 2	1	Access - close to home	1	Dogs - off-leash areas, no restricted hours
	1	Dog walking	1	Seating - upgrade surface
	1	Play - young toddler		
	1	Shade		
Kagan Institute Richmond Campus 2	1	Access - convenient (on the way)	1	Community garden - required
	1	Sport - basketball	1	Informal recreational facilities - provide additional
	1	Social - meeting people/friends	1	Open space - additional required
	1	Sport - children	1	Picnic facilities - additional required
	1	Sport - volleyball	1	Trees - additional required
Loys Paddock 2	2	Exercising	1	Garden beds - additional native/indigenous planting required
	1	Dog walking	1	Improvements - none required
	1	Open space - peaceful		
Ryans Reserve 2	1	Reading	1	Cafe/kiosk facilities - additional required
	1	Social - meeting people/friends		
	1	Walking		
	1	Sport - netball		
Alan Bain Reserve 1	1	Open space	2	Trees - additional required
	1	Sport - cricket	1	Cycle paths - improve
	1	Sport - football	1	Open space - improve
			1	Paths - perimeter path required
			1	Shade - provide additional
Fitzroy Gardens 1	1	Cycling	1	Improvements - none required
	1	Jogging/running		
	1	Open space - green		
	1	Walking		
Richmond Terrace Park 1	1	Reading	1	Community garden - required
	1	Relaxing	1	Vegetation - provide additional
	1	Social		

Open Spaces	No.	Reason to Visit	No.	Suggested Improvements
Treasury Gardens 1	1	Open space - beautiful	1	Improvements - none required
	1	Walking		
Wangaratta Street Park 1	1	Access - close to home	1	Open space - uninviting
Williams Reserve 1	1	Access - close to home	1	Improvements - none required, improvements appreciated
	1	Café and kiosk facilities		
	1	Playground		
Yarra River Trail (Bridge Rd to Swan St) 1	1	Access - travel through		
	1	Exercising		
Yarra River Trail (McConchie Reserve to Church St) 1	1	Exercising	1	Paths - cyclist/pedestrian bridge required at MacRobertson Bridge or Church Street Park
	1	Open space - green		
	1	River setting		
Yarra River Trail (Johnston St to Clark St) 1	1	Open space - escape from the built environment	1	Toilets - additional required
	1	Open space - natural character		
	1	Open space - peaceful		

A2.7.3 Open space beyond walking distance

In the following table, the percentage is calculated on the total 94 surveys received. The number is the total number of survey responses for each specific open space, and they are listed in priority order.

A2.7.3a Most frequently visited open space beyond walking distance

The following table lists the open spaces visited beyond walking distance of home.

No.	Open space beyond walking distance	%
9	Kevin Bartlett Reserve	10%
8	Citizens Park	9%
5	Outside of Municipality	5%
4	Barkly Gardens	4%
4	Edinburgh Gardens	4%
4	Royal Botanic Gardens Melbourne	4%
4	Yarra Bend Park	4%
4	Yarra River Corridor	4%
3	Burnley Park	3%
3	Gosch's Paddock	3%
2	Collingwood Children's Farm	2%
2	Fawkner Park	2%
2	Studley Park	2%
1	Albert Park	1%
1	Darebin Parklands	1%
1	Fairfield Park	1%
1	Golden Square Park	1%

No.	Open space beyond walking distance	%
1	Local Open Space	1%
1	Local Ovals	1%
1	Port Melbourne Beach	1%
1	Princes Park Carlton	1%
1	Richmond Terrace Park	1%
1	Sandridge Beach	1%
1	Yarra Park	1%
1	Yarra River Trail (River St to Bridge Rd)	1%

A2.7.3b Reasons for visiting and suggested improvements

The following table lists the reasons why Cremorne, Richmond South and Burnley respondents visit open space beyond walking distance along with any suggested improvements, and are listed in priority order. Overall the results indicate that Kevin Bartlett Reserve is mainly used for structured sporting use, while Citizens park is used for a combination of sport and unstructured recreation use. The numbers underneath the park names are the total number of respondents who reported visiting that specific open space.

Open Space	No.	Reason to Visit	No.	Suggested Improvement
Kevin Bartlett Reserve 9	3	Sport - junior football	2	Bins - additional required
	1	Dog walking	2	Sporting facilities - clubrooms require facilities for girls
	1	Jogging/running	1	Dogs - owners responsible for waste
	1	Sport	1	Drainage - improvement required
	1	Sport - children	1	Seating - provide additional
	1	Sport - girl's football	1	Sporting facilities - clubrooms require upgrade
	1	Sport - children's cricket	1	Sporting facilities - upgrade
	1	Sport - community	1	Sports oval - improve turf
	1	Sport - participation		
Citizens Park 8	1	Access - central location	1	Picnic facilities - BBQ's additional required
	1	Access - close to pool	1	Cycling - improve amenity/safety in streets to access open space
	1	Access - convenient (on the way)	1	Dogs - dog owners responsible for dog waste
	1	Diverse range of activities	1	Footpaths - improve amenity in streets to access open space
	1	Dogs - exercise	1	Grassing - fill in holes
	1	Exercise equipment	1	Maintenance - regular maintenance and cleaning required
	1	Fences	1	Playground - additional equipment required
	1	Playground	1	Security - additional required
	1	Sport - Auskick	1	Trees - additional required around sports oval
	1	Sport - Richmond Union Cricket Club		
	1	Sporting facilities		
	1	Sporting oval		
Outside of municipality 5	1	Playgrounds	1	Open space - additional required in Cremorne
	1	Beach	1	Playgrounds - additional creative/diverse character
	1	Diverse range of activities	1	Playgrounds - water park required in Cremorne

Open Space	No.	Reason to Visit	No.	Suggested Improvement
	1	Facilities		
	1	Open space		
	1	Open space - identity		
	1	Playground - diversity of equipment for a range of age groups		
	1	Walking		
	1	Water park		
Barkly Gardens 4	1	Access - convenient (on the way)	1	Playground - improvements appreciated
	1	Diverse range of activities	1	Toilets - upgrade
	1	Dog walking		
	1	Open space - ambience, beauty		
	1	Open space - large space		
	1	Playground		
	1	Social - meeting people/friends		
	1	Sports oval		
Edinburgh Gardens 4	2	Relaxing	1	Sporting facilities - increase football use
	2	Social - meeting people/friends	1	Park infrastructure - provide additional facilities
	1	Cycle paths	1	Paths - separate cyclist and pedestrian paths
	1	Festivals		
	1	Open space - beauty		
	1	Open space - large space		
	1	Picnics		
Royal Botanic Gardens Melbourne 4	1	Free	2	Improvements - none required
	1	Open space - beautiful		
	1	Open space - peaceful		
	1	Relaxing		
Yarra Bend Park 4	2	Open space - natural character	1	Improvements - none required
	2	Walking	1	Improvements - none required, improvements appreciated
	1	Exercising	1	Paths - maintenance required on dirt tracks
	1	Jogging/running		
	1	Open space		
	1	Open space - beautiful		
	1	Open space - escape from the built environment		
	1	Open space - large space		
Burnley Park 3	1	Picnic facilities - BBQ's	1	Improvements - none required
	1	Children's parties	1	Toilets - additional required
	1	Gardens		
	1	Play - children		
	1	Walking		
Gosch's Paddock 3	2	Dog walking	1	Cafe/kiosk facilities - additional required
	2	Walking	1	Dogs - prohibited areas
Collingwood Children's Farm 2	1	Cafe/kiosks	1	Improvements - none required
	1	Farm - animals	1	Open space - additional required in Cremorne
	1	Gardens		
	1	Open space - historic character		
	1	Open space - large space		
	1	River setting		
Fawkner Park 2	1	Cycling	1	Cycling Paths - connect Fawkner Park to the Yarra River Trail
	1	Open space - escape from the built environment	1	Open space - additional required

Open Space	No.	Reason to Visit	No.	Suggested Improvement
	1	Open space - natural character	1	Open space - value natural character
	1	Picnics		
	1	Sport - tennis		
Studley Park 2	1	Dog friendly	1	Picnic facilities - BBQs additional required
	1	Picnic facilities - BBQs	1	Playground - upgrade
	1	Social - meeting people/friends	1	Shelters - provide additional
	1	Walking	1	Toilets - additional required
Albert Park 1	1	Jogging/running		
	1	Open space		
	1	Open space - fresh air		
Darebin Parklands 1	1	Information - flora and fauna		
	1	Information - heritage		
	1	Open space - large space		
	1	Open space - natural character		
Fairfield Park 1	1	Open space - natural character		
	1	Open space - provides cool areas		
	1	River setting		
Golden Square Park 1	1	Fairy Tree	1	Toilets - additional required
	1	Picnic facilities - BBQ's		
	1	Playground		
	1	Social - meeting people/friends		
Local concreted open space 1	1	Sport - Roller derby	1	Sporting facilities - provide additional hard surfaced multi use courts
	1	Sport - Roller hockey		
Local Ovals 1	1	Sport - children's football		
Port Melbourne Beach 1	1	Beach		
Princes Park Carlton 1	1	Jogging/running		
Richmond Terrace Park 1	1	Walking - rest stop	1	Improvements - none required
Sandridge Beach 1	1	Dog friendly		
Yarra Park 1	1	Dogs - none	1	Improvements - none required
	1	Informal sport facilities - goal posts		
Yarra River Trail (River St to Bridge Rd) 1	1	Open space - natural character	1	Improvements - none required
	1	Trees		

A2.7.4 Open space not visited

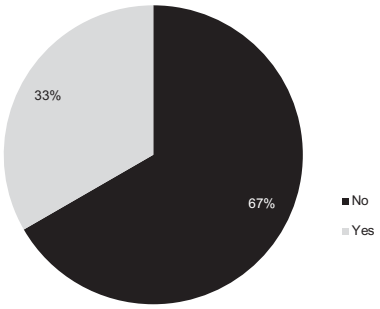
This question was asked to find out what issues currently limit the use of existing open space by respondents. The question included some of the common reasons why people may not use open space. The reasons can apply either to a specific open space or additional broadly to open space in general.

The question has been analysed below in 2 parts:
Part 1 – whether there is open space they would like to visit but are unable to.
Part 2 – the reasons they are unable to visit open space.

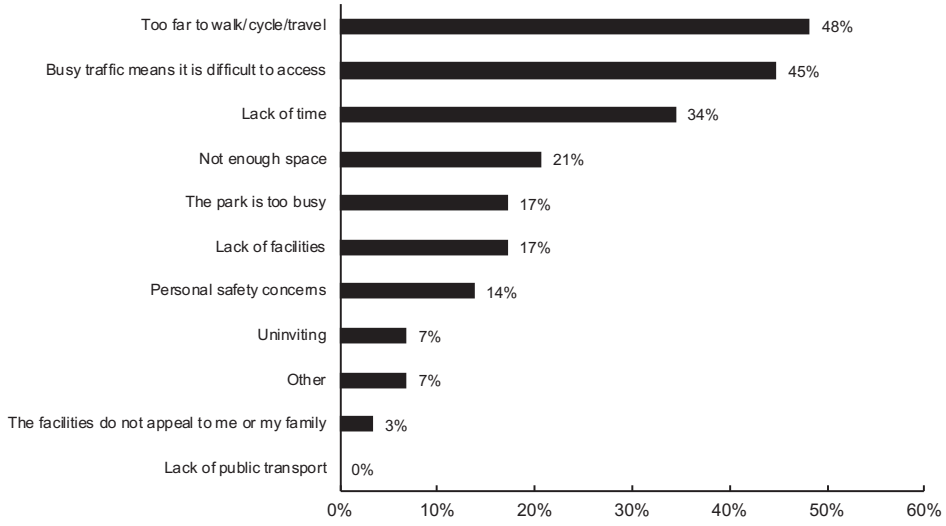
The percentages nominated in Part 1 are a proportion of the total 94 surveys received. The percentages nominated in Part 2 are a percentage of the 29 respondents who answered yes to the first part of the question.

Part 1 Is there open space you would like to visit but are unable to?

33 per cent of respondents indicated that they would like to visit open space but are unable to. This is 11 per cent higher than the Municipal average, 22 per cent.



Part 2 The reasons why you are unable to visit open space:



The most frequent reason for not visiting open space was due to the distance followed by a lack of access due to major roads. Compared to the Municipal average, 7 per cent more respondents in this precinct noted travel distance to open space as an issue. The traffic as a reason for not visiting open space is 18 per cent higher than the Municipal

average. Time constraints were also higher than the Municipal average of 26 per cent by 8 per cent.

A2.7.5 Types of open space visited and frequency of use

The following table shows the frequency of use of different types of open space in Cremorne, Richmond South and Burnley. The percentages are calculated based on the 94 completed surveys. The total percentage column shown on the left hand side of the table is the sum of total use and does not include never and not completed responses. The percentages on the right hand side indicate frequency of use. The percentages in Table A below have been highlighted using shades of colour to assist with interpretation of the results.

	0% to 9%
	10% to 19%
	20% to 29%
	30% to 39%
	40% and over

Table A Types of open spaces used and frequency of use.

Open space along the Yarra River is the most visited open space, followed closely by large parks and gardens, local streets for exercise and small local parks

Total	Open Space	Daily	2-3 times a week	Weekly	Monthly	1-2 times a year	Never	NC
88%	Large parks and gardens	21%	24%	19%	16%	7%	10%	2%
82%	Large sporting reserves	7%	21%	23%	15%	15%	13%	5%
86%	Local streets for exercise	49%	18%	12%	4%	3%	6%	7%
51%	Medium sized parks	2%	4%	6%	16%	22%	38%	11%
49%	Open space along the Merri Creek	1%	2%	1%	6%	38%	34%	17%
89%	Open space along the Yarra River	19%	30%	22%	13%	5%	4%	6%
84%	Small local parks	13%	30%	12%	21%	9%	9%	7%
52%	Urban Squares	0%	9%	9%	11%	24%	29%	19%

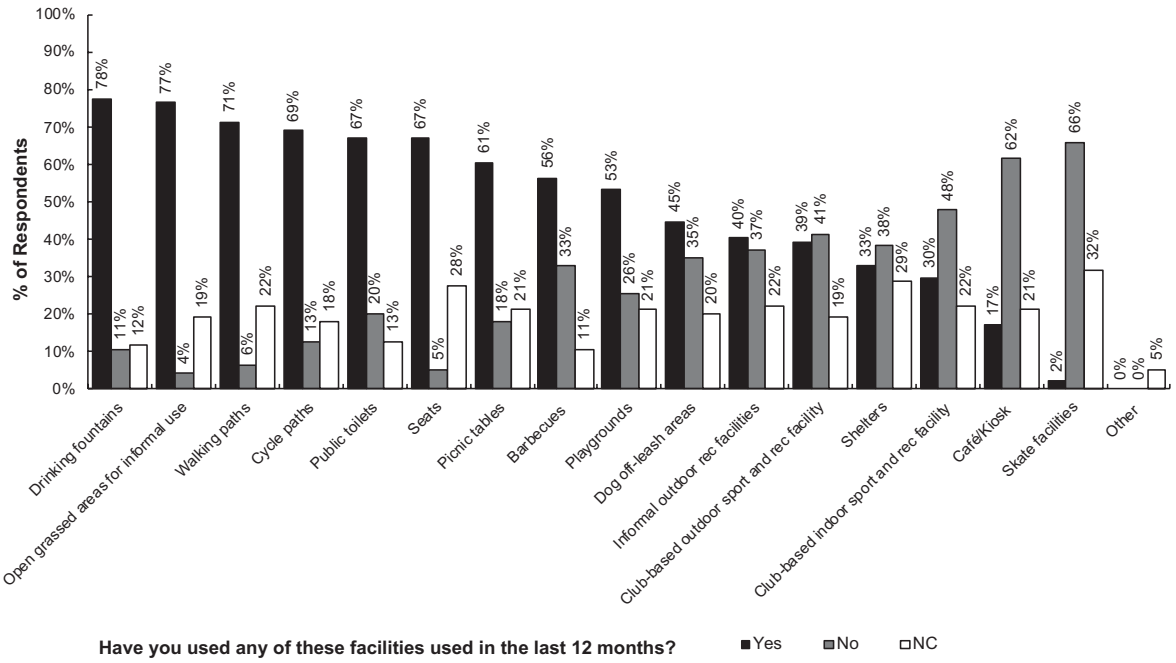
Table B Frequently visited types of open spaces in priority order

On a daily/weekly basis, local streets for exercise are the most popular followed by open space along the Yarra River, and large parks and gardens. This generally reflects the lack of small local parks in Cremorne and the proximity to the Yarra River and Barkley Gardens.

Total	Open Space	Daily	2-3 times a week	Weekly
79%	Local streets for exercise	49%	18%	12%
71%	Open space along the Yarra River	19%	30%	22%
65%	Large parks and gardens	21%	24%	19%
54%	Small local parks	13%	30%	12%
52%	Large sporting reserves	7%	21%	23%
17%	Urban Squares	0%	9%	9%
13%	Medium sized parks	2%	4%	6%
4%	Open space along the Merri Creek	1%	2%	1%

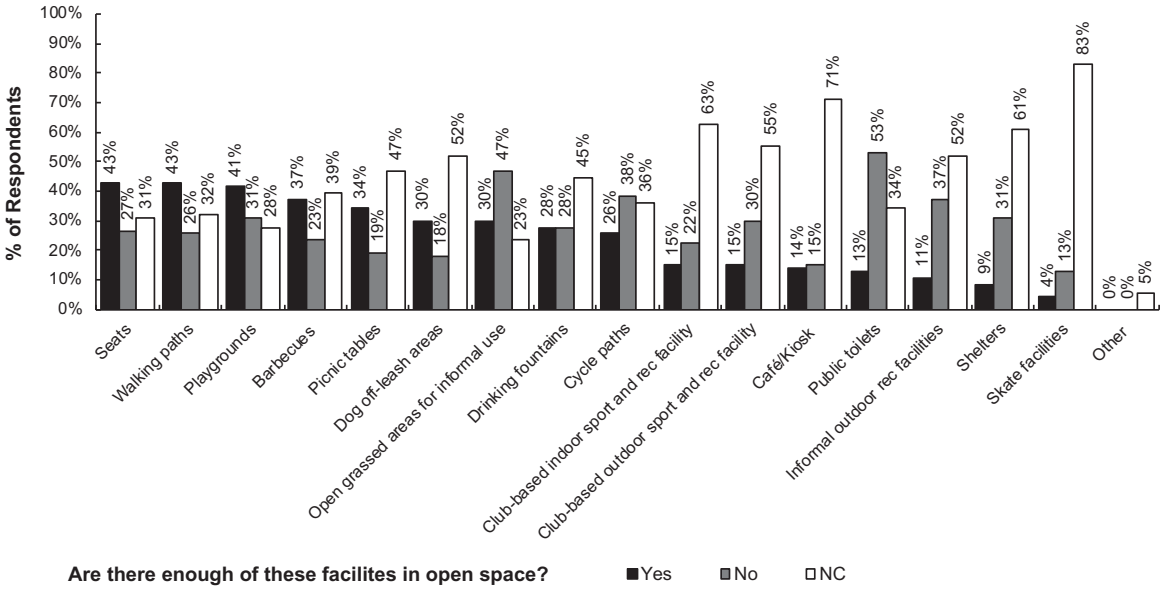
A2.7.6a Use of facilities and features in open space

The following table indicates use of facilities in open space over the last twelve months. The percentages are calculated on the number of returned surveys from Cremorne, Burnley and South Richmond, 94. Respondents indicated that drinking fountains, open grassed areas and walking paths were the most popular facilities used in the last 12 months. Overall, compared to the municipal average, the level of use of many of the facilities is higher in this precinct.



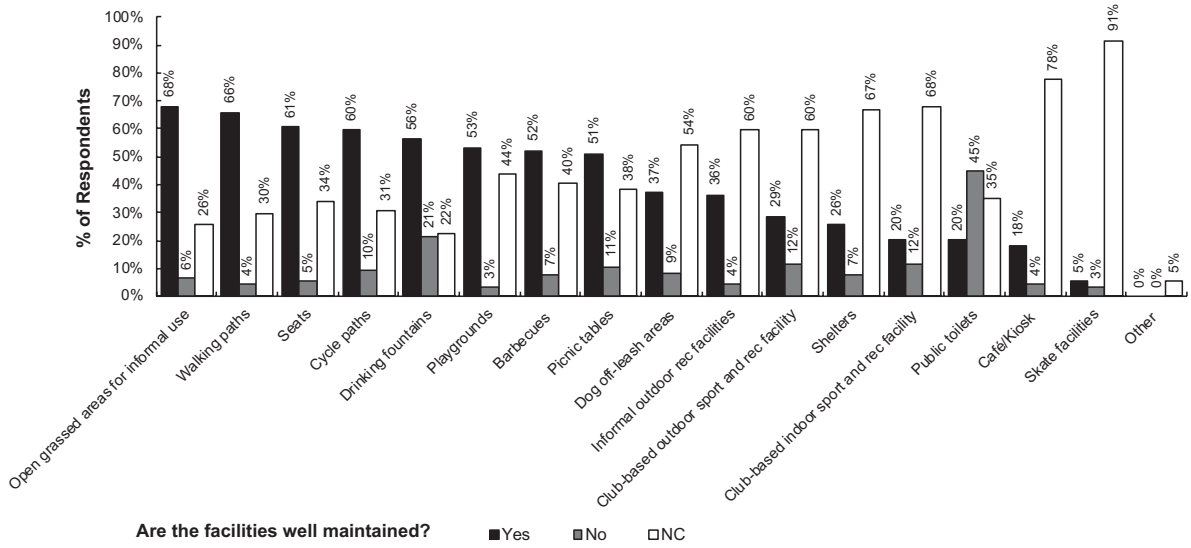
A2.7.6b Provision of facilities in open space

The following graph illustrates the percentage of respondents that consider the various facilities within open space either are or are not adequately provided for. Percentages are calculated on the total number of Cremorne, Richmond South and Burnley surveys received, 94. Compared with the municipal results, there is a greater demand for more facilities and features in open space, particularly open grassed areas, public toilets and informal outdoor recreation facilities.



A2.7.6c Maintenance of facilities in open space

The following graph illustrates the level of satisfaction with the maintenance of open space facilities. The percentages are calculated on the total number of Cremorne, Richmond South and Burnley surveys returned, 94.



A2.7.7 General comments on open space

Respondents were provided a section where they were able to write any additional comments on the open space within the Municipality and their local area. The following is a summary of these comments from returned surveys from Cremorne, Richmond South and Burnley respondents which have been grouped together into topics and assembled in priority order.

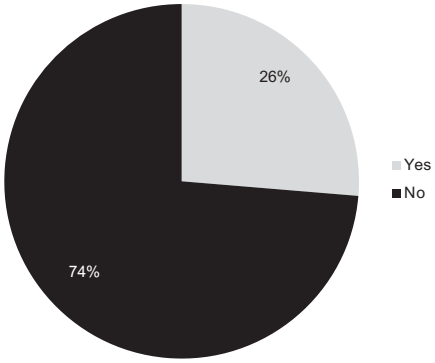
No.	General Comments List
35	**Open Space**
19	Open space - additional required as density increases
3	Open space - contributes to livability
3	Open space - provide additional multi use spaces
2	Open space - prioritise open space development
1	Open space - appreciate previous improvements
1	Open space - appreciate the choice and variety
1	Open space - beneficial to health and wellbeing
1	Open space - important for birds and wildlife
1	Open space - inappropriate use after hours a concern
1	Open space - additional open spaces with trees required
1	Open space - additional open spaces required for a variety of reasons
1	Open space - additional small open spaces required
13	**Maintenance and Management**
3	Cyclists - conflicts with pedestrians on shared paths
2	Dogs - owners to be responsible for waste
1	Bins - empty frequently
1	Dog - off-leash areas, additional required
1	Dog - off-leash personal safety concerns
1	Dogs - prohibit on sporting fields
1	Paths - enforce walking on paths dedicated to pedestrians
1	Rubbish - remove rubbish from open space
1	Shopping trolleys - remove from streets and open space
1	Smoking - prohibit at 64 Balmain Street
10	**Recreation Facilities**
3	Sporting facilities - provide additional for girls
2	Sporting facilities - provide additional for children
1	Playgrounds - shelter required
1	Sports field - required
1	Sporting facilities - provide additional hard surfaced multi use courts
1	Sporting facilities - provide additional indoor multi use courts
1	Sports facilities - valued
10	**Trees and Vegetation**
2	Trees - additional street trees required
1	Garden beds - additional required
1	Streetscape - additional green/plants
1	Streetscape - additional green/plants on southern Canterbury Street
1	Trees - do not remove
1	Trees - fruit trees for community engagement
1	Trees - plant additional fruit trees
1	Vegetation - improve maintenance
1	Vertical garden - additional required
9	**Park Infrastructure**

No.	General Comments List
1	Bins - additional required
1	Drinking Fountains - additional required
1	Interpretation signage - about indigenous culture
1	Interpretation signage - about native vegetation
1	Lighting - additional required
1	Picnic facilities - additional required
1	Picnic facilities - shelters required
1	Signage - instructional and navigational signage for paths required on Yarra Trail
1	Toilets - additional required
9	**Other**
1	Appreciate the opportunity to comment
1	Council to acquire Ryan's Reserve for protection
1	Footpaths - infrastructure to accommodate growing density on Southern Canterbury St
1	High density developments - should contribute funds for open space developments in immediate vicinity
1	High density developments - to include incidental green into design
1	Improvements - none required, appreciate the opportunity to comment
1	Streets - widen on southern Canterbury Street
1	Traffic - congested
1	Traffic - speeds need to be reduced access and residential streets
6	**Access**
2	Footpaths - improve amenity in streets to access open space
1	Cycling - improve amenity in streets to access open space
1	Footpaths - provide additional paths connecting to the Royal Botanical Gardens "Tan" and Melbourne Cricket Ground
1	Links - green cyclist and pedestrian link between Richmond Highschool and Primary
1	Links - improve links so open space is on route
6	**Paths**
1	Cycle paths - connecting paths required, Coppin Street
1	Cycle paths - additional required on road
1	Cycle paths - need separate paths for cyclists and pedestrians
1	Paths - maintenance required post construction
1	Paths - safer routes required

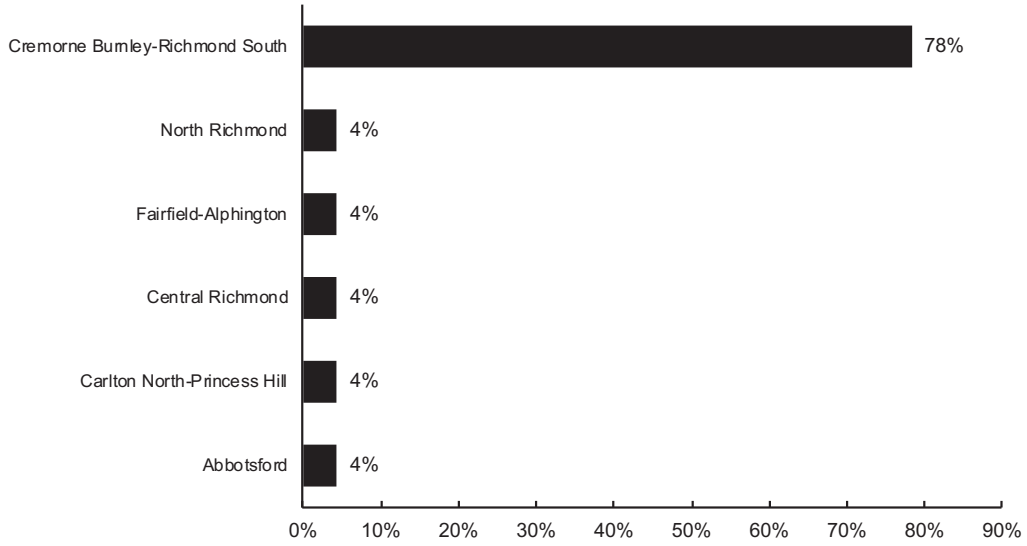
A2.7.8 Work in City of Yarra

In the following table, the percentage is calculated on the total 94 surveys received.

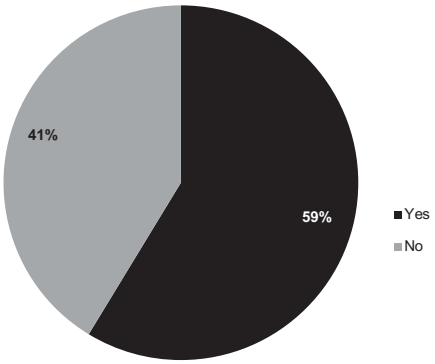
A2.7.8a Respondents that work in the City of Yarra



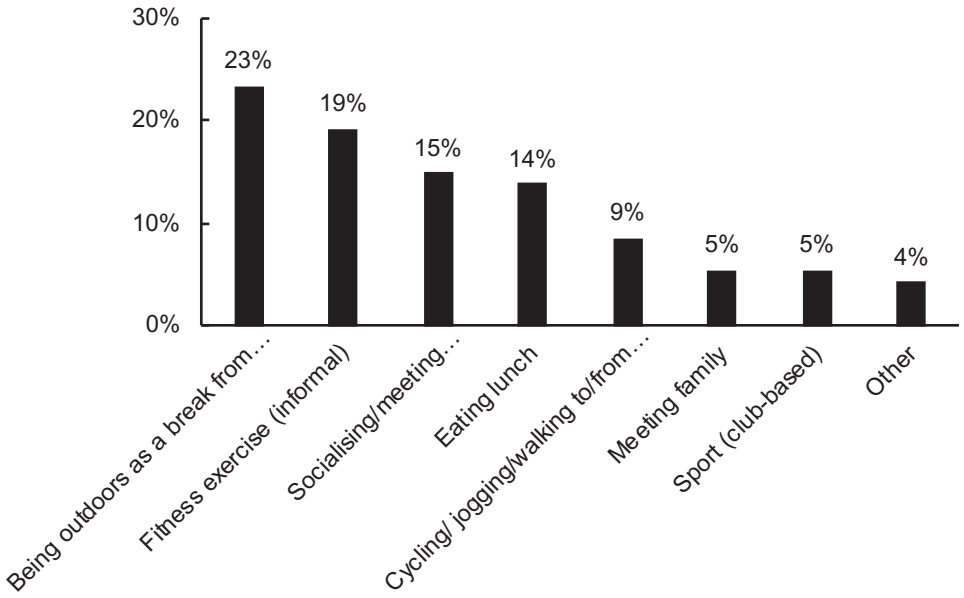
A2.7.8b Where respondents work



A2.7.8c Respondents that visit the open space near their workplace



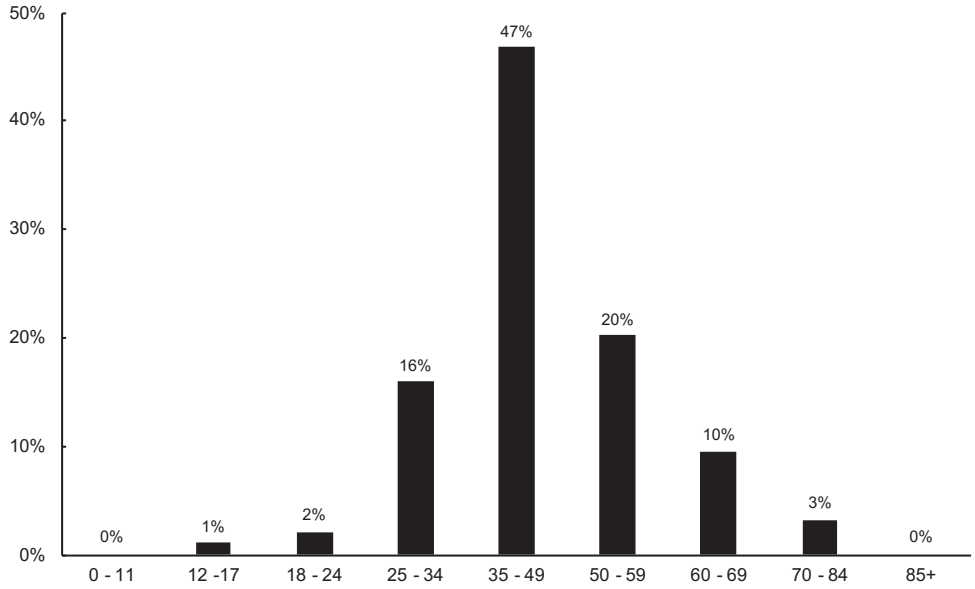
A2.7.8d Reason for visiting open space near work



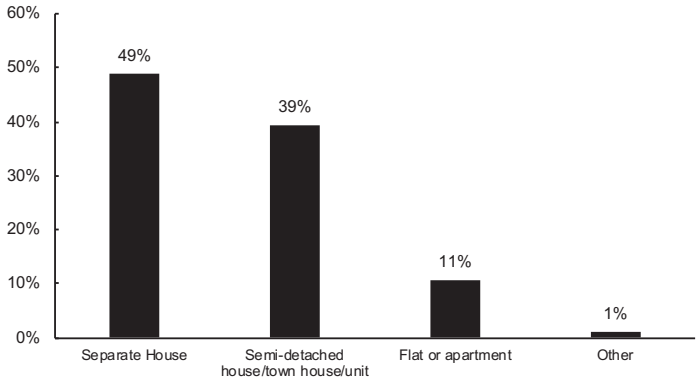
A2.7.9 Information about respondents

In the following table, the percentage is calculated on the total 94 surveys received.

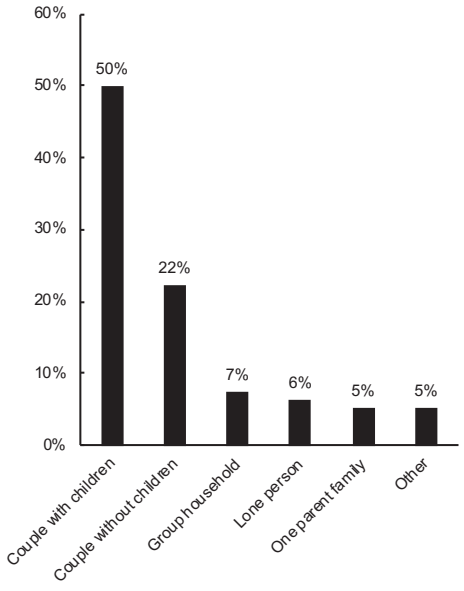
A2.7.9a Age range



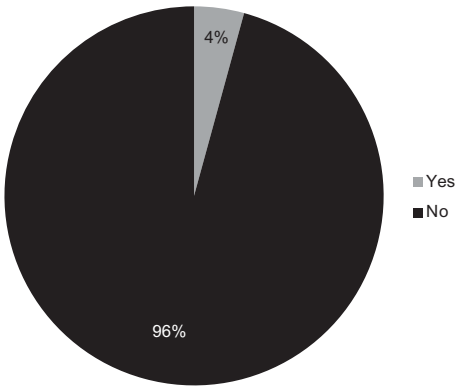
A2.7.9b Dwelling type



3.7.9c Household type



3.7.9d Respondents who speak English as a second language



A2.8 Fairfield and Alphington

Summary of the survey outcomes for Fairfield and Alphington

55 respondents indicated they live in Fairfield and Alphington. This represents 4 per cent of total surveys received. The Community Profile figures indicate that 3 per cent of the City of Yarra population lives in Fairfield and Alphington.

Alphington Park is most popular, mainly for dog walking, play and its beauty. Fairfield Park and Coate Park are also popular mainly for dog walking and exercise. Being close to the Yarra River concerns regarding the health of the river is a key issue for them. Informal sporting facilities, particularly with a focus on women's sports and netball are repeatedly cited, as is the desire for more drinking fountains, and for new and diverse playgrounds.

A2.8.1 Values of open space

Respondents were asked to indicate what they valued most about the open spaces in their Municipality and were invited to select any of the twenty-four values listed, with an option to add additional values under the 'other' category.

Percentages are calculated on the basis of the total number of returned surveys for Fairfield and Alphington, 55. The table below illustrates the information, listing the twenty-five values in priority order.

84 per cent of respondents value open space a place to relax and unwind, followed by trees and habitat for native plants and animals. The higher valuing of habitat values and also its natural bushland character reflects the proximity of this precinct to the Yarra River. The other significant difference is the value of open space for meeting people and and friends is much lower than the municipal average. This is likely due to the higher amount of private open space that residents have access to in this precinct.

Value	%
A place to relax and unwind	84%
Trees	82%
Habitat for native plants and animals	78%
An escape from the built environment	71%
Health and well being	64%
Natural bushland character	64%
A place for children to play	62%
The feeling of space	62%
Just being outside	58%
Exercising dogs	56%
Flowers/garden beds	49%
The quiet	49%
Green character	47%
Fitness	45%

Value	%
It's accessible	42%
Cultural heritage values/significance	38%
Historical character	38%
Meeting people/friends	38%
Knowing that it's there	35%
The diversity of open space	31%
Cultural activities and events	29%
Playing casual ball games/activity	25%
Playing team/club based sport	24%
Watching activity	15%
Other	4%

The other category included risk and adventure play for children and collecting edible weeds.

A2.8.2 Open space within walking distance

In the following table, the percentage is calculated on the total 55 surveys received. The number is the total number of survey responses for each specific open space, and they are listed in priority order.

A2.8.2a Most frequently visited open spaces

The following table lists the open spaces visited within walking distance of home.

No.	Open space within walking distance	%
24	Alphington Park	44%
13	Fairfield Park	24%
12	Coate Park	22%
9	Darebin Parklands	16%
9	Yarra Bend Park	16%
7	Alphington Park Wetland	13%
5	Rudder Grange	9%
5	Sparks Reserve	9%
4	Yarra River Corridor	7%
2	Edinburgh Gardens	4%
1	Atherton Reserve	2%
1	Bellbird Picnic Area	2%
1	Darebin Yarra Trail Link	2%
1	Johnson Park	2%
1	Local cycle paths	2%
1	Local golf clubs	2%
1	Merri Creek Shared Trail	2%
1	Oxford Street Park	2%
1	Peel Street Park	2%
1	Raines Reserve	2%

A2.8.2b Reasons for visiting and suggested improvements to open space within walking distance in Fairfield and Alphington

The following table lists the reasons why Fairfield and Alphington respondents visit open space within walking distance along with any suggested improvements, and are listed in priority order. The numbers underneath the park names are the total number of respondents who reported visiting that specific open space. Overall dog walking is the main reason people visit open space, along with watching children play and exercising.

Open Space	No.	Reason to Visit	No.	Suggested Improvements
Alphington Park 24	10	Dog walking	3	Playgrounds - upgrade
	5	Access - close to home	2	Improvements - none required
	4	Play - children	2	Informal recreational facilities - netball court required
	3	Open space - beautiful	2	Open space - regular watering required
	3	Relaxing	1	Access - to the river required
	3	Walking	1	Dogs - prohibit dogs
	2	Exercising	1	Dogs - prohibit dogs off-leash
	2	Recreation - family	1	Dogs - waste bags/bins, additional required
	1	Access - to the river	1	Exercise equipment - additional required
	1	Informal ball games/sport	1	Informal recreational facilities - skate park required
	1	Informal sporting facilities - cricket nets	1	Paths - limit the number of paths
	1	Jogging/running	1	Playgrounds - nature play playground required
	1	Open space - diversity of types	1	Playgrounds - water play playgrounds required
	1	Open space - fresh air	1	Sporting facilities - facilities dedicated to women's sport required
	1	Open space - natural character		
	1	Vegetation - Indigenous		
	1	Wildlife watching		
Fairfield Park 13	4	Dog walking	3	Improvements - none required
	4	Walking	2	Open space - additional bushland required
	3	Exercising	1	Dogs - waste bags/bins, additional required
	3	Play - children	1	Fairfield Boathouse - extend opening hours to include dinner in summer
	2	Access - travel through	1	Landscape design - maintain historic character
	2	Open space - ambience, beauty	1	Revegetation - review impact on vistas/views
	2	Play - augmented reality games	1	Streetscape - additional plantings required
	1	Access - close to home	1	Trees - retain exotic/deciduous trees
	1	Café/kiosk facilities		
	1	Canoeing/rowing/kayaking		
	1	Dogs - exercising		
	1	Open space - historical character		
	1	Open space - memory/association		
	1	Outdoors/being outside		
	1	Relaxing		
	1	Sport - children's cricket		
Coate Park 12	5	Dog walking	2	Drinking fountains - additional required
	3	Access - close to home	1	Dogs - waste bags/bins, additional required

Open Space	No.	Reason to Visit	No.	Suggested Improvements
	2	Exercising	1	Exercise equipment - additional required
	2	Open space - ambience, beauty	1	Informal recreation facilities - skate park required
	1	Access - travel to school	1	Open grassed areas- improvements required
	1	Birdlife watching - ducks	1	Open space - maintenance required
	1	Informal ball games/sport	1	Paths - improve paths under the Fairfield Railway Bridge
	1	Open space - natural character	1	Paths - improve river paths
	1	Open space - valued	1	Paths - maintenance needed due to tunnel erosion
	1	Outdoors/being outside	1	Residential run-off - filter through wetland
	1	Play - augmented reality games	1	Rubbish - remove from river
	1	Play - children	1	Vegetation - avoid using chemical herbicides
	1	River setting	1	Vegetation - replant and restore river corridor
	1	Walking		
Darebin Parklands 9	4	Dog walking	1	Access - provide safer places to cross major roads for cycle path
	4	Exercising	1	Access - required to path from Alphington
	4	Walking	1	Cycle paths - finish
	1	Jogging/running	1	Sporting facilities - facilities dedicated to women's sport required
	1	Open space - natural character		
	1	Open space - valued		
	1	Social - meeting people/friends		
Yarra Bend Park 9	3	Open space - beautiful	1	Dogs - drinking facilities, additional required
	2	Dog walking	1	Dogs - prohibit dogs
	1	Access - close to home	1	Dogs - prohibit dogs off-leash
	1	Access - travel through	1	Drinking fountains - additional required
	1	Cycle paths	1	Improvements - none required
	1	Dogs - off-lead area		
	1	Exercising		
	1	Open space - large space		
	1	Open space - natural character		
	1	Open space - peaceful		
	1	Open space - uncrowded		
	1	Picnics		
	1	River setting		
	1	Sport - golf		
	1	Vegetation - Indigenous		
	1	Walking		
	1	Wildlife watching		
Alphington Park Wetland 7	5	Dog walking	1	Improvements - none required
	1	Exercising	1	Signage - informative, instructional and navigational signage required
	1	Open space - beautiful		
	1	Open space - fresh air		
	1	Open space - natural character		
	1	Relaxing		
	1	Walking		
Rudder Grange 5	2	Dog walking	1	Drinking fountains - additional required
	2	Walking	1	Open space - retain natural character
	1	Dog friendly	1	Walk through - reopen

Open Space	No.	Reason to Visit	No.	Suggested Improvements
	1	Open space - historical character		
	1	Open space - memory/association		
	1	Open space - natural character		
	1	Open space - small space		
	1	Play - augmented reality games		
	1	River setting		
Sparks Reserve 5	2	Access - close to home	2	Open space - protect the natural character
	2	Walking paths		
Yarra River Corridor 4	2	Walking	1	Paths - additional required
	1	Dog walking	1	Restoration - continue
	1	Recreation - family		
	1	Relaxing		
Edinburgh Gardens 2	1	Dog walking	1	Playgrounds - upgrade
	1	Open space - popular	1	Toilets - additional required
	1	Playgrounds		
	1	Social - meeting people/friends		
Atherton Reserve 1	1	Access - close to work	1	Playgrounds - nature play playground required
			1	Playgrounds - water play playgrounds required
Bellbird Picnic Area 1	1	Open space - peaceful	1	Drinking fountains - additional required
	1	Wildlife watching - bats		
Darebin Yarra Trail Link 1	1	Cycling		
	1	Open space - natural character		
	1	Walking paths		
Johnson Park 1	1	Dog walking	1	Improvements - none required
Local cycle paths 1	1	Cycling		
Local golf clubs 1				
Merri Creek Shared Trail 1	1	Cycling	1	River - to be cleaned
	1	Walking		
Oxford Street Park 1	1	Lunch	1	Garden beds - additional required
	1	Relaxing	1	Open grassed areas - improvements required
Peel Street Park 1	1	Lunch	1	Shade - additional required
	1	Outdoors/being outside		
Raines Reserve 1	1	Access - close to work	1	Garden beds - additional required with historical context
			1	Trees - plant more shade trees to reduce heat islands
			1	Vegetation - avoid plants that block views

A2.8.3 Open space beyond walking distance

In the following table, the percentage is calculated on the total 55 surveys received. The number is the total number of survey responses for each specific open space, and they are listed in priority order.

A2.8.3a Most frequently visited open space beyond walking distance

The following table lists the open spaces visited beyond walking distance of home.

No.	Open space visited	%
10	Edinburgh Gardens	18%
3	Abbotsford Convent Arts Precinct	5%
3	Quarries Park	5%
3	Studley Park	5%
3	Yarra Bend Park	5%
2	Fairfield Park	4%
2	Royal Botanic Gardens Melbourne	4%
2	Sparks Reserve	4%
1	Alphington Park	2%
1	Bellbird Picnic Area	2%
1	Carlton Gardens	2%
1	Darebin Creek Precinct	2%
1	Darebin Parklands	2%
1	Melbourne Central Shopping Centre	2%
1	Oxford Street Park	2%
1	Ramsden Street Reserve	2%
1	Wilson Reserve	2%
1	Yarra River Corridor	2%

A2.8.3b Reasons for visiting and suggested improvements

The following table lists the reasons why Fairfield and Alphington respondents visit open space beyond walking distance along with any suggested improvements, and are listed in priority order. The numbers underneath the park names are the total number of respondents who reported visiting that specific open space. Edinburgh Gardens is the most frequently visited open space beyond walking distance, for dog walking and also for social events and sport.

Open space visited	No.	Reason to Visit	No.	Suggested Improvements
Edinburgh Gardens 10	3	Dog walking	2	Improvements - none required
	2	Playground	1	Dogs - prohibit dogs
	2	Social - meeting people/friends	1	Dogs - prohibit dogs off-leash
	2	Sport - children's cricket	1	Informal recreational facilities - additional basketball court required
	1	Facilities		
	1	Informal recreation facilities - basketball court		
	1	Open space - beautiful		
	1	Picnic facilities - BBQs		
	1	Picnics		
	1	Play - children		
	1	Trees - beautiful		
Abbotsford Convent Arts Precinct 3	1	Markets	1	Improvements - none required
			1	Landscape design - retain historical character
Quarries Park 3	1	Exercising	1	Playgrounds - adventure play required
	1	Play - children	1	Playgrounds - upgrade

Open space visited	No.	Reason to Visit	No.	Suggested Improvements
	1	Playground	1	Playgrounds - water play required
	1	Social - meeting people/friends		
Studley Park 3	2	Open space - ambience, beauty		
	1	Boathouse		
	1	Open space		
	1	Open space - escape from the built environment		
	1	Open space - peaceful		
	1	Walking paths		
Yarra Bend Park 3	1	Cycling	1	Drinking fountains - additional required
	1	Exercising	1	Toilets - upgrade existing
	1	Open space - beautiful		
	1	Sport		
	1	Walking		
	1	Walking paths		
Fairfield Park 2	1	Canoeing/rowing/kayaking	1	Access - improve wheelchair access
	1	Dog friendly	1	Drinking fountains - additional required
	1	Walking	1	Toilets - upgrade existing
Royal Botanic Gardens Melbourne 2	1	Open space - beautiful	1	Improvements - none required
	1	Picnic facilities - BBQs		
	1	River setting		
	1	Walking		
Sparks Reserve 2	2	Access - close to home		
	2	Walking		
Alphington Park 1				
Bellbird Picnic Area 1	1	Wildlife watching - flying foxes	1	Improvements - none required
Carlton Gardens 1	1	Relaxing		
	1	Social - meeting people/friends		
Darebin Creek Precinct 1	1	Dog walking	1	Access - additional bridge required at southern end
	1	Exercising		
	1	Open space - peaceful		
Darebin Parklands 1	1	Dog walking		
Melbourne Central Shopping Centre 1	1	Social - meeting people/friends		
Oxford Street Park 1	1	Lunch	1	Landscape design - improvement/upgrade needed
Ramsden Street Reserve 1			1	Informal recreational facilities - cricket nets require maintenance
Wilson Reserve 1	1	Dog walking		
	1	Exercising		
Yarra River Corridor 1	1	Exercising	1	Improvements - none required

A2.8.4 Open space not visited

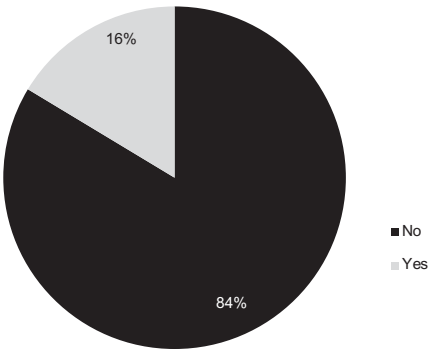
This question was asked to find out what issues currently limit the use of existing open space by respondents. The question included some of the common reasons why people may not use open space. The reasons can apply either to a specific open space or more broadly to open space in general.

The question has been analysed below in 2 parts:
Part 1 – whether there is open space they would like to visit but are unable to.
Part 2 – the reasons they are unable to visit open space.

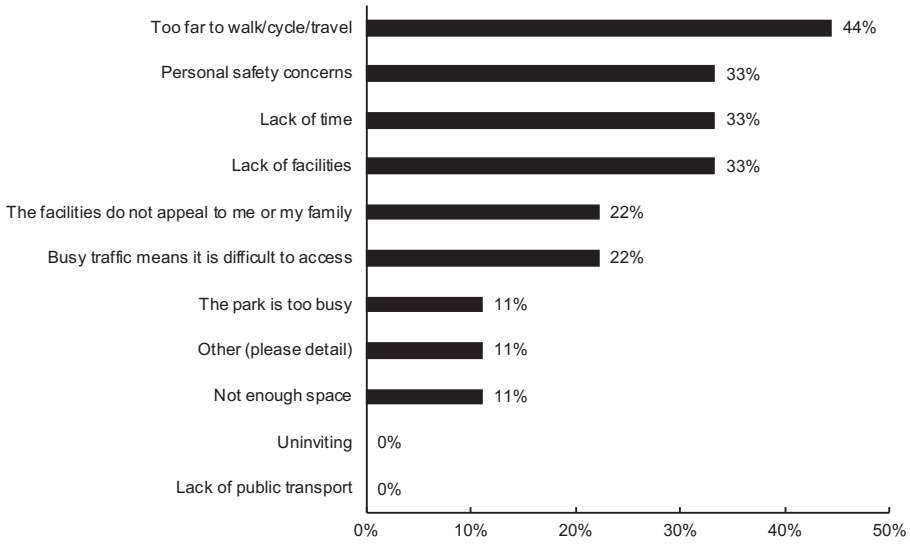
The percentages nominated in Part 1 are a proportion of the total 55 surveys received. The percentages nominated in Part 2 are a percentage of the 9 respondents who answered yes to the first part of the question.

Part 1 Is there open space you would like to visit but are unable to?

16 per cent of respondents indicated that they would like to visit open space but are unable to. This is lower than the Municipal response, 22 per cent.



Part 2 The reasons why you are unable to visit open space:



The most frequent reason for not visiting open space was due distance, followed equally by personal safety concerns, a lack of time and lack of facilities. Compared to the

Municipal average, 3 per cent more respondents in Fairfield and Alphington considered travel distance to open space as an issue. Personal safety scored 18 per cent higher, followed by lack of facilities at 14 per cent, with lack of time being only 7 per cent more than the Municipal response.

A2.8.5 Types of open space visited and frequency of use

The following table shows the frequency of use of different types of open space in Fairfield and Alphington. The percentages are calculated based on the 55 completed surveys. The total percentage column shown on the left hand side of the table is the sum of total use and does not include never and not completed responses. The percentages on the right hand side indicate frequency of use. The percentages in Table A below have been highlighted using shades of colour to assist with interpretation of the results.

	0% to 9%
	10% to 19%
	20% to 29%
	30% to 39%
	40% and over

Table A Types of open spaces used and frequency of use

Overwhelmingly the open space along the Yarra River is most visited, followed by small local parks, while the large park and gardens are equally used as local streets for exercise.

Total	Open Space	Daily	2-3 times a week	Weekly	Monthly	1-2 times a year	Never	NC
84%	Open space along the Merri Creek	15%	18%	13%	29%	9%	16%	0%
98%	Open space along the Yarra River	25%	31%	22%	15%	5%	2%	0%
89%	Large parks and gardens	16%	18%	20%	24%	11%	11%	0%
84%	Large sporting reserves	5%	15%	18%	29%	16%	16%	0%
56%	Medium sized parks	4%	4%	13%	11%	25%	40%	4%
93%	Small local parks	18%	22%	24%	20%	9%	7%	0%
31%	Urban Squares	0%	2%	4%	13%	13%	67%	2%
89%	Local streets for exercise	35%	25%	20%	5%	4%	9%	2%

Table B Frequently visited types of open spaces in priority order

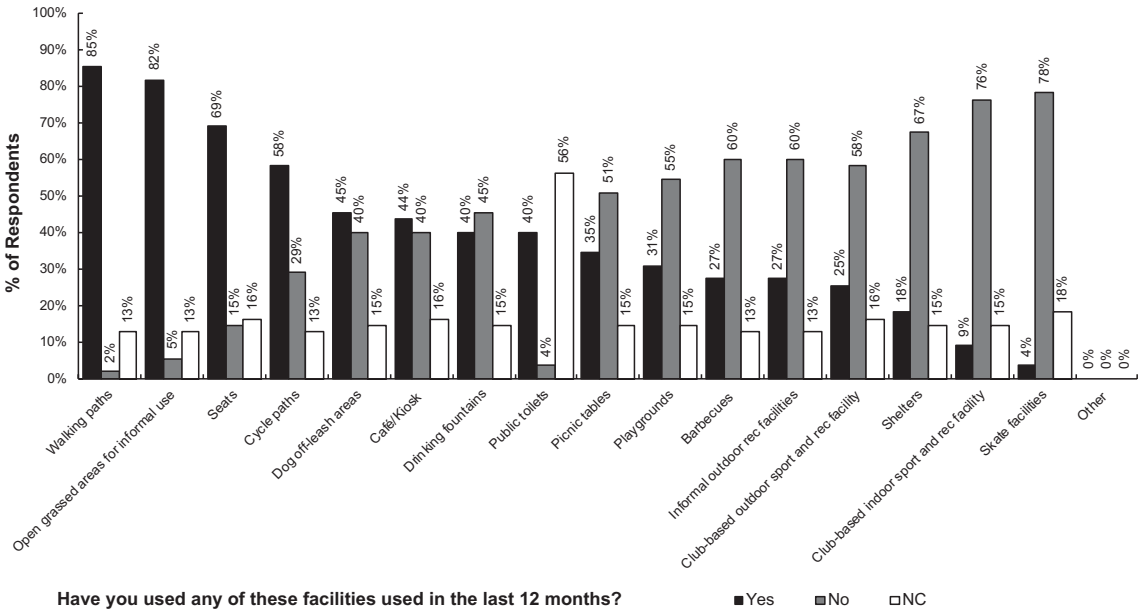
On a daily basis, local streets for exercise are the most popular followed by the open space along the Yarra River. This generally reflects the easy access to the Yarra River in Fairfield and Alphington.

Total	Open Space	Daily	2-3 times a week	Weekly
80%	Local streets for exercise	35%	25%	20%
78%	Open space along the Yarra River	25%	31%	22%
64%	Small local parks	18%	22%	24%
55%	Large parks and gardens	16%	18%	20%
45%	Open space along the Merri Creek	15%	18%	13%
38%	Large sporting reserves	5%	15%	18%
20%	Medium sized parks	4%	4%	13%
5%	Urban Squares	0%	2%	4%

A2.8.6 Facilities and features in open space

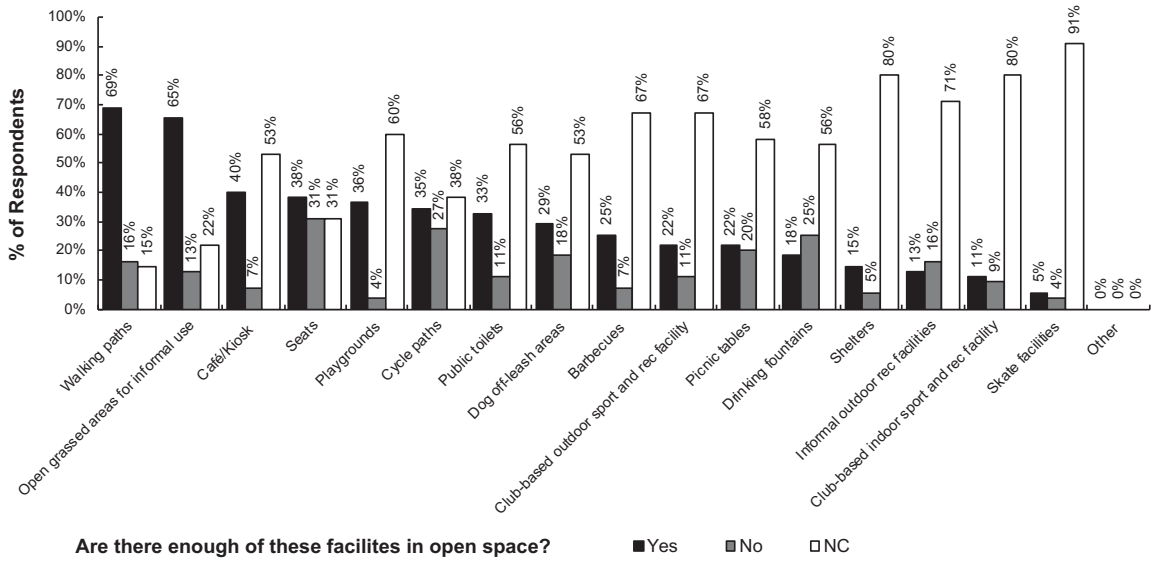
A2.8.6a Use of facilities and features in open space

The following table indicates use of facilities in open space over the last twelve months. The percentages are calculated on the number of returned surveys from Fairfield and Alphington, 55. Respondents indicated that walking paths, open grassed areas and seats were the most popular facilities used in the last 12 months, all slightly higher than the Municipal average.



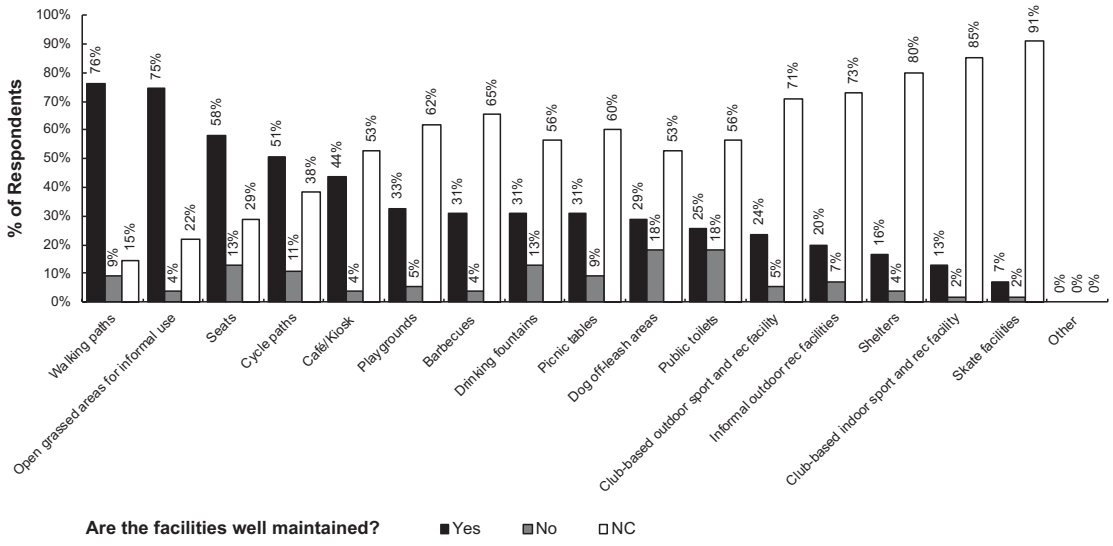
A2.8.6b Provision of facilities in open space

The following graph illustrates the percentage of respondents that consider the various facilities within open space either are or are not adequately provided for. Percentages are calculated on the total number of Fairfield and Alphington surveys received, 55. Coupled with the municipal average, respondents are more satisfied with the provision of facilities except for seats, where there is a higher number of people identifying there aren't enough seats.



A2.8.6c Maintenance of facilities in open space

The following graph illustrates the level of satisfaction with the maintenance of open space facilities. The percentages are calculated on the total number of Fairfield and Alphington surveys returned, 55.



A2.8.7 General comments on open space

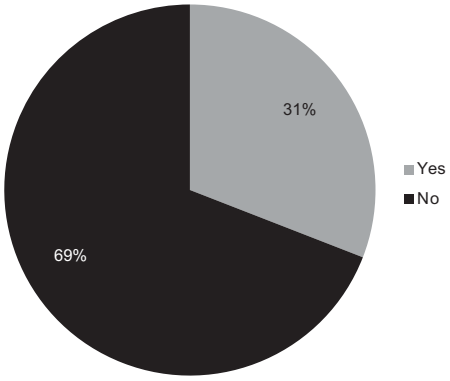
Respondents were provided a section where they were able to write any additional comments on the open space within the Municipality and their local area. The following is a summary of these comments from returned surveys from Fairfield and Alphington respondents which have been grouped together into topics and assembled in priority order.

No.	General Comments List
23	**Open Space**
6	Open space - valued
4	Open space - keep/retain what there is
2	Improvements - improvements made in Studley Park and Fairfield Park have made areas inaccessible
2	Open space - additional required
1	Improvements - none required
1	Open space - additional required as density increases
1	Open space - additional required as private gardens are smaller
1	Open space - additional smaller spaces required as density increases
1	Open space - contributes to liveability
1	Open space - important to combat global warming
1	River - maintain a green riparian zone
1	River - preserve banks from erosion
1	Urban ecosystem - required
8	**Recreation Facilities**
2	Exercise equipment - additional required
2	Playgrounds - additional nature play parks required
2	Sporting facilities - netball courts required
1	Informal recreation facilities - skate park required
1	Sporting facilities - netball courts with lights required
1	Sporting facilities - provide more for females
7	**Other**
1	Developments - concerns about impact on suburb's quality
1	Developments - do not allow over three stories in height
1	Glenvill development - keep proposed development back from the river
1	Overall strategy - Council is doing a good job
1	Papermill - poorly planned
1	Street lighting - additional required in Como Street
1	Street lighting - maintenance required
6	**Maintenance and Management**
1	Community group - create group for community clean up
1	Dogs - fenced in off-leash areas required
1	Drones - flying space required
1	Graffiti - removal required
1	Maintenance - valued
1	Rubbish - remove litter in open space
2	**Paths**
1	Cycle paths - connecting paths required on Queens Parade in Clifton Hill
1	Streets - safety an issue
1	**Park Infrastructure**
1	Carpark - additional required at local school

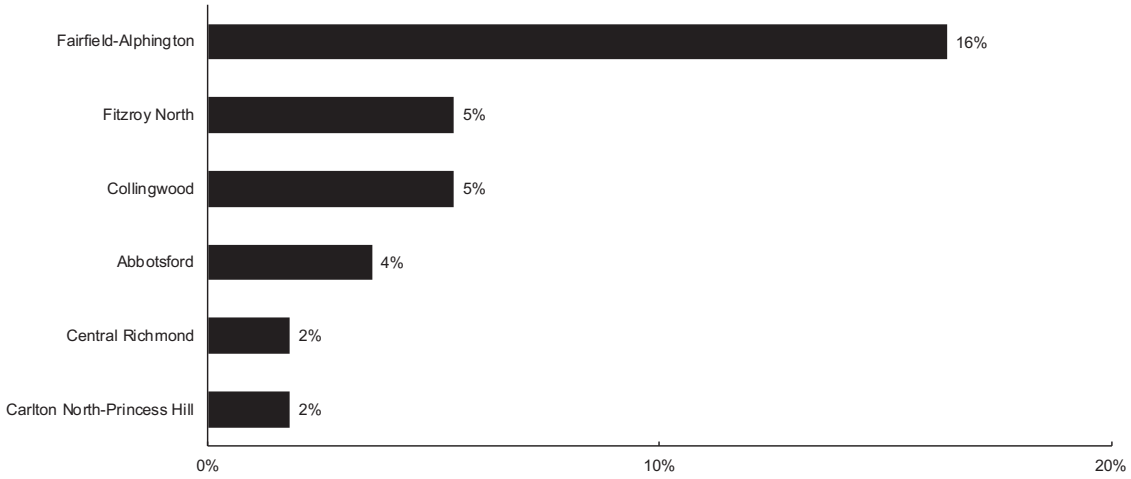
A2.8.8 Work in City of Yarra

In the following table, the percentage is calculated on the total 55 surveys received.

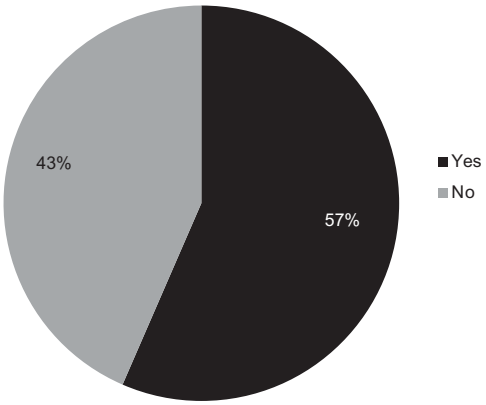
A2.8.8a Respondents that work in the City of Yarra



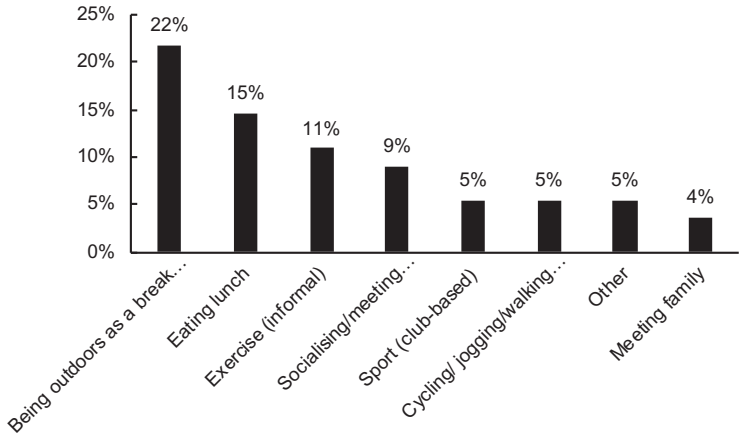
A2.8.8b Where respondents work



A2.8.8c Respondents that visit the open space near their workplace



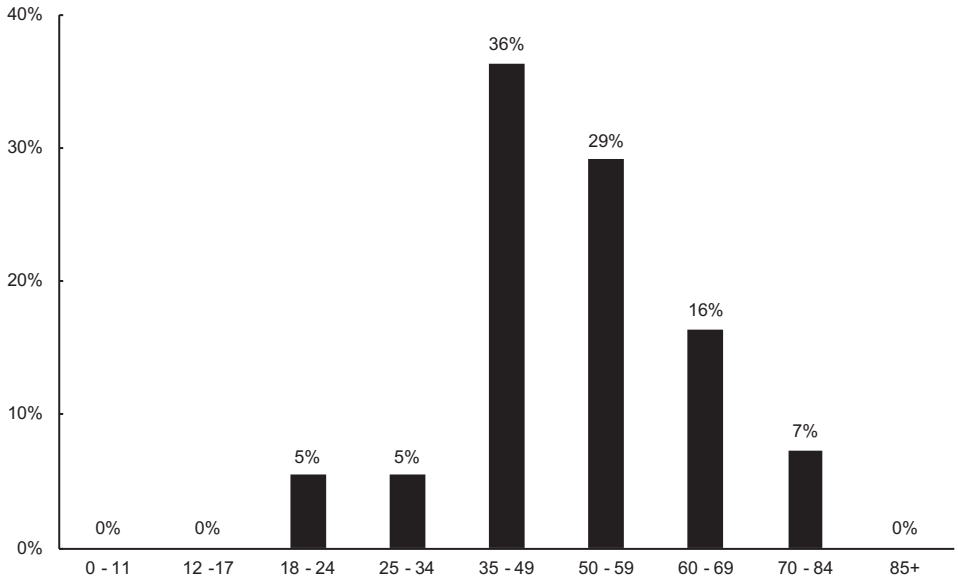
A2.8.85 Reason for visiting open space near work



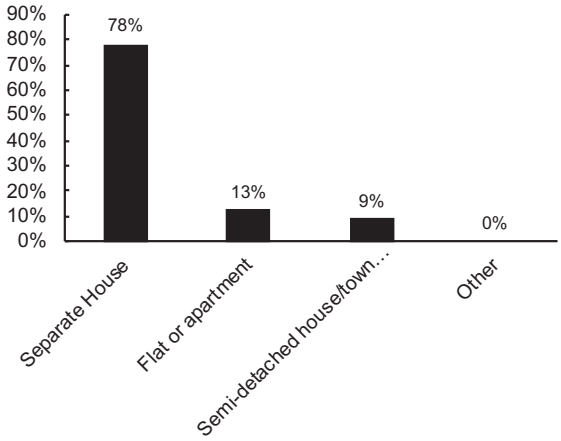
A2.8.9 Information about respondents

In the following table, the percentage is calculated on the total 55 surveys received.

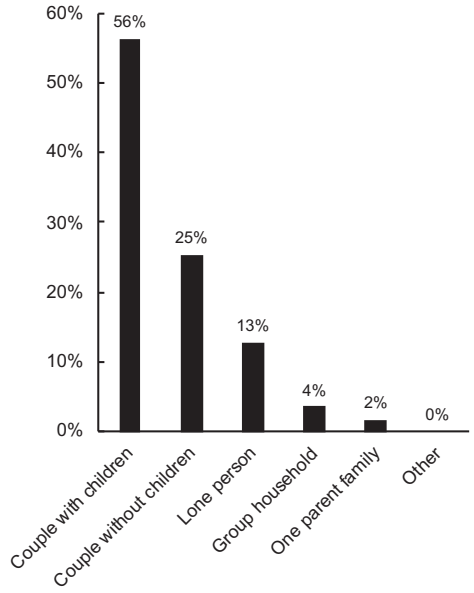
A2.8.9a Age range



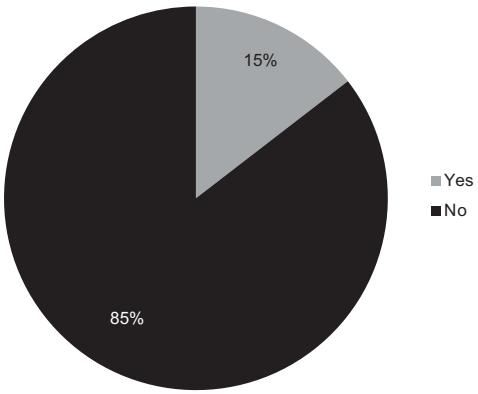
A2.8.9b Dwelling type



A2.8.9c Household type



A2.8.9d Respondents who speak English as a second language



A2.9 Fitzroy

Summary of the survey outcomes for Fitzroy

121 respondents indicated they live in Fitzroy. This represents 10 per cent of total surveys received. The Community Profile figures indicate that 12 per cent of the City of Yarra population lives in Fitzroy.

Respondents in Fitzroy value the access they have to the small and large open space reserves within and adjoining their precinct. Edinburgh Gardens is the most popular open space for dog walking, meeting friends, walking and relaxing followed by Carlton Gardens mainly for travelling through and relaxing. Trees were often mentioned in their role in climate health with street trees as a focus. There were requests for additional open space as the density in Fitzroy increases. Organised sport was not a focus of responses with most exercise taking place in the form of jogging and cycling, and there were many requests for fenced off-leash areas for dogs.

A2.9.1 Values of open space

Respondents were asked to indicate what they valued most about the open spaces in their Municipality and were invited to select any of the twenty-four values listed, with an option to add additional values under the 'other' category.

Percentages are calculated on the basis of the total number of returned surveys for Fitzroy, 121. The table below illustrates the information, listing the twenty-five values in priority order.

76 per cent of respondents consider the opportunity to relax and unwind followed by trees and that it is accessible as the top three most valued features of open space. Valuing the accessibility of open space is much higher for Fitzroy than the municipal average, along with flowers and garden beds and the quiet.

Value	%
A place to relax and unwind	76%
Trees	76%
It's accessible	54%
Just being outside	53%
The feeling of space	53%
A place for children to play	52%
Health and well being	52%
An escape from the built environment	51%
Flowers/garden beds	50%
Meeting people/friends	47%
Green character	46%
The quiet	45%
Exercising dogs	43%
Habitat for native plants and animals	43%
Fitness	41%
Knowing that it's there	32%
Natural bushland character	29%

Value	%
Cultural heritage values/significance	26%
The diversity of open space	24%
Historical character	21%
Cultural activities and events	18%
Watching activity	15%
Playing casual ball games/activity	12%
Playing team/club based sport	9%
Other	2%

The other category included the grassed areas as well as that open spaces are there for everyone.

A2.9.2 Open space within walking distance

In the following table, the percentage is calculated on the total 121 surveys received. The number is the total number of survey responses for each specific open space, and they are listed in priority order.

A2.9.2a Most frequently visited open spaces

The following table lists the open spaces visited within walking distance of home.

No.	Open space within walking distance	%
67	Edinburgh Gardens	55%
47	Carlton Gardens	39%
24	Smith Reserve	20%
16	Condell Street Reserve	13%
14	Atherton Reserve	12%
14	Fitzroy Gardens	12%
6	Garryowen Park	5%
5	King William Reserve	4%
3	Princes Park	2%
3	Whitlam Place	2%
3	Yarra Bend Park	2%
2	Frank King Park	2%
2	Murchinson Square	2%
2	Oxford Street Park	2%
2	Peel Street Park	2%
2	Treasury Gardens	2%
1	All Nations Park	1%
1	Capital City Trail	1%
1	Curtain Square	1%
1	Darling Gardens	1%
1	Merri Creek Trail	1%
1	Nature Play at Royal Park	1%
1	None within walking distance	1%
1	Park Street Reserve	1%
1	Royal Melbourne Botanical Gardens	1%
1	Victoria Park	1%
1	Yarra River Corridor	1%

A2.9.2b Reasons for visiting and suggested improvements to open space within walking distance in Fitzroy

The following table lists the reasons why Fitzroy respondents visit open space within walking distance along with any suggested improvements, and are listed in priority order. The numbers underneath the park names are the total number of respondents who reported visiting that specific open space. Overall the results indicate that Edinburgh Gardens is the most popular open space for dog walking and meeting people, along with a diversity of other uses. Carlton Gardens, though also used for recreational purposes, is used primarily to travel through on route to other places. In contrast, Smith Reserve and Condell Street Reserve are used mainly because they are nearby and for play.

Open Spaces	No.	Reason to Visit	No.	Suggested Improvements
Edinburgh Gardens 67	13	Dog walking	7	Improvements - none required
	13	Social - meeting people/friends	3	Dogs - fenced off-leash areas required
	11	Relaxing	2	Dogs - drinking facilities required
	10	Walking	2	Exercise equipment - additional required
	8	Open space - large space	2	Open space - valued
	7	Dog friendly	2	Playgrounds - shade required
	7	Picnics	2	Seating - additional required
	7	Playground	1	Bike racks - additional required
	5	Access - close to home	1	Bins - additional required
	5	Play - children	1	Dogs - agility area required
	4	Exercising	1	Drinking fountains - upgrade
	4	Open space - green place	1	Fencing - additional required along bike lane
	3	Access - convenient (on the way)	1	Heritage - acknowledgement of LGBQT history
	3	Jogging/running	1	Music - reduce noise
	3	Open space - popular	1	Open auditorium - required
	3	Open space - provides cool areas	1	Open space - additional required as density increases
	3	Trees	1	Open space - overcrowded
	2	Cycling - through	1	Paths - additional unsealed paths required
	2	Diverse range of activities	1	Paths - running track's surface needs improvements
	2	Dogs - off-leash area	1	Public art - additional required
	2	Informal ball games/sport	1	Security - additional required near grand stands
	2	Open space - escape from the built environment	1	Security - decrease hours on alcohol ban
	2	Social - consuming alcohol	1	Security - prohibit alcohol
	2	Social - sense of community	1	Shelters - additional required
	1	Dogs - exercising	1	Signage - improve dog regulation signs
	1	Facilities	1	Toilets - additional required
	1	Open space	1	Toilets - maintenance required
	1	Open space - ambience, beauty	1	Toilets - upgrade existing
	1	Open space - beautiful	1	Trees - additional required
	1	Open space - diversity of types	1	Water - additional fountains required
	1	Open space - layout	1	Water - council to support water sensitive urban design
	1	Open space - peaceful		
	1	Open space - shade		
	1	Outdoors/being outside		
	1	Paths		

Open Spaces	No.	Reason to Visit	No.	Suggested Improvements
	1	Reading		
	1	Recreation		
	1	Sitting		
	1	Sport - children		
	1	Trees - large		
Carlton Gardens 47	8	Access - travel through	6	Improvements - none required
	7	Relaxing	3	Dogs - off-leash areas required
	6	Access - close to home	2	Cycle paths - improve
	5	Dog walking	2	Shared paths - separate cyclists and pedestrian paths
	4	Jogging/running	1	Access - provide safer places to cross major roads
	4	Walking	1	Cultural events - additional required
	3	Exercising	1	Dogs - fenced off-leash areas required
	3	Open space - green place	1	Dogs - off-leash areas required beside tennis courts
	3	Play - children	1	Lighting - additional required
	3	Social - meeting people/friends	1	Playgrounds - additional required
	2	Access - convenient (on the way)	1	Seating - additional required
	2	Access - easy to access	1	Seating - benches that face grassed areas
	2	Informal ball games/sport	1	Shelters - additional required
	2	Outdoors/being outside	1	Signage - museum sign too bright
	1	Access - close to museum	1	Toilets - additional required
	1	Birdlife watching - ducks	1	Toilets - upgrade existing
	1	Diverse range of activities	1	Vegetation - more native/indigenous planting required
	1	Dogs - exercising	1	Walking paths - remove cyclist ban
	1	Health and well-being		
	1	Open space - ambience, beauty		
	1	Open space - beautiful		
	1	Open space - escape from the built environment		
	1	Open space - fresh air		
	1	Open space - peaceful		
	1	Open space - well maintained		
	1	Playgrounds		
	1	Recreation		
	1	Social - sense of community		
	1	Trees		
	1	Wildlife watching - possums		
Smith Reserve 24	8	Access - close to home	3	Fencing - additional required
	8	Playground	3	Open grassed areas - improvements/maintenance required
	5	Dog walking	3	Seating - additional required
	3	Social - meeting people/friends	3	Traffic - noise intrusive
	2	Access - close to pool	3	Trees - additional required
	2	Dogs - exercising	2	Dogs - fenced off-leash areas required
	2	Social - sense of community	2	Lighting - additional required
	1	Access - convenient (on the way)	2	Playground - upgrade/expand
	1	Access - easy to access	2	Playgrounds - shade required
	1	Access - travel through	2	Shade - additional required

Open Spaces	No.	Reason to Visit	No.	Suggested Improvements
	1	Dog friendly	1	Air - improve quality
	1	Dogs - off-leash area	1	Bins - additional required
	1	Informal ball games/sport	1	Bins - empty frequently
	1	Open space	1	Dogs - owners to be responsible for waste
	1	Open space - green place	1	Drinking fountains - additional required
			1	Exercise equipment - additional required
			1	Improvements - none required
			1	Open space - additional required
			1	Open space - improve design and layout
			1	Picnic facilities - additional BBQs required
			1	Playground - regular maintenance and cleaning required
			1	Rubbish - regular litter removal required including enforcement
			1	Security - improve surveillance
			1	Vegetation - hedge required
Condell Street Reserve 16	6	Playground	5	Playground - upgrade
	5	Access - close to home	3	Bins - empty frequently
	5	Play - children	3	Playground - shade required
	2	Outdoors/being outside	2	Seating - additional required
	2	Picnics	2	Shade - additional required
	2	Seating	2	Trees - additional required
	1	Diverse range of activities	1	Bins - recycling bins to be installed
	1	Open space - ambience, beauty	1	Fencing - additional required
	1	Open space - grassed areas	1	Improvements - none required
	1	Reading	1	Vegetation - additional required
	1	Sitting		
	1	Trees - beautiful		
Atherton Reserve 14	3	Dog walking	3	Playgrounds - additional required
	2	Access - close to home	1	Dogs - fenced off-leash areas required
	2	Dogs - exercising	1	Dogs - off-leash areas, additional required
	2	Play - children	1	Dogs - prohibit off-leash
	1	Access - close to work	1	Dogs - prohibit on sporting field
	1	Diverse range of activities	1	Improvements - none required
	1	Jogging/running	1	Rubbish - regular litter removal required
	1	Open space - escape from the built environment	1	Seating - additional required
	1	Open space - green place	1	Seating - move near bins
	1	Outdoors/being outside	1	Vegetation - additional required
	1	Paths - safe for children		
	1	Playground		
	1	Reading		
	1	Relaxing		
Fitzroy Gardens 14	6	Walking	1	Improvements - none required
	3	Access - travel through	1	Open space - valued
	1	Access - easy to access	1	Paths - additional required
	1	Dogs - exercising	1	Playgrounds - additional required

Open Spaces	No.	Reason to Visit	No.	Suggested Improvements
	1	Exercising	1	Playgrounds - maintenance required
	1	Jogging/running	1	Seating - shelter required
	1	Open space - peaceful	1	Vegetation - additional native/indigenous planting required
	1	Picnics		
	1	Relaxing		
	1	Social - meeting people/friends		
	1	Trees - beautiful		
	1	Trees - large		
	1	Trees - shade		
Garryowen Park 6	2	Access - close to home	1	Drinking fountains - maintenance required
	2	Play - children	1	Improvements - none required
	2	Play - children	1	Lighting - additional required
	1	Dog friendly	1	Maintenance - regular maintenance & cleaning required
	1	Open space	1	Open grassed area - maintenance required
	1	Open space - grassed areas	1	Open space - improve design and layout
	1	Open space - green place	1	Rubbish - regular removal required
	1	Open space - peaceful	1	Seating - additional required
	1	Outdoors/being outside	1	Security - prohibit alcohol
	1	Playground		
	1	Sitting		
King William Reserve 5	4	Playground	2	Maintenance - regular maintenance & cleaning required
	2	Play - children	1	Dogs - owners to be responsible for waste
			1	Drinking fountains - maintenance required
			1	Homelessness - action required
			1	Improvements - none required
			1	Rubbish - regular removal required
			1	Shade - additional required
			1	Trees - additional required
Princes Park 3	2	Jogging/running	1	Paths - improve running track's surface
	1	Exercising		
Whitlam Place 3	2	Relaxing	2	Open space - improve design and layout
	1	Dogs - exercising	1	Bins - additional required
	1	Lunch	1	Maintenance - regular maintenance & cleaning required
	1	Reading	1	Seating - additional required
			1	Shade - additional required
Yarra Bend Park 3	2	Dog walking	1	Bins - additional required
	1	Dog friendly		
	1	Open space - natural character		
	1	Walking		
Frank King Park 2	2	Access - close to home	2	Dogs - prohibit
Murchinson Square 2	1	Dog walking	2	Dogs - off-leash areas, additional required
	1	Exercising		

Open Spaces	No.	Reason to Visit	No.	Suggested Improvements
Oxford Street Park 2	1	Access - close to home	2	Shade - additional required
	1	Lunch		
	1	Vegetation - diversity		
Peel Street Park 2	1	Lunch	1	Paths - improve
	1	Relaxing	1	Public art - additional required
			1	Trees - additional required
Treasury Gardens 2	1	Access - travel through		
	1	Walking		
All Nations Park 1	1	Dog walking	1	Picnic facilities - additional BBQs required
Capital City Trail 1	1	Access - travel through	1	Lighting - additional required
Curtain Square 1	1	Dog walking		
Darling Gardens 1	1	Access - convenient (on the way)	1	High density developments - limit developments
	1	Dog walking		
	1	Walking		
Merri Creek Shared Trail 1	1	Cycling	1	Rubbish - regular litter removal required
	1	Open space - natural character	1	Vegetation - re-vegetation required
Nature Play at Royal Park 1	1	Play - children	1	Picnic facilities - additional BBQs required
			1	Shelters - additional required
None within walking distance 1			1	Open space - additional required near Kerr Street
Park Street Reserve 1	1	Cycling		
	1	Dog friendly		
Royal Melbourne Botanical Gardens 1	1	Exercising		
	1	Gardens		
	1	Walking		
Victoria Park 1	1	Exercising	1	Bike racks - additional required
Yarra River Corridor 1	1	Exercising	1	High density developments - limit developments
	1	Open space - peaceful	1	Rubbish - regular litter removal required
	1	Social - meeting people/friends		

A2.9.3 Open space beyond walking distance

In the following table, the percentage is calculated on the total 121 surveys received. The number is the total number of survey responses for each specific open space, and they are listed in priority order.

A2.9.3a Most frequently visited open space beyond walking distance

The following table lists the open spaces visited beyond walking distance of home.

No.	Open space visited	%
13	Edinburgh Gardens	11%
7	Royal Botanical Gardens Melbourne	6%
6	Darling Gardens	5%
6	Yarra Bend Park	5%
5	Merri Creek Precinct	4%
5	Yarra River Corridor	4%
4	Abbotsford Convent Art Centre	3%
4	Princes Park	3%
3	Carlton Gardens	2%
2	Curtain Square	2%
2	Fitzroy Gardens	2%
2	Frank King Park	2%
2	Victoria Park	2%
1	Atherton Reserve	1%
1	Barkly Gardens	1%
1	Bass Coast Parks	1%
1	Bellarine Peninsula	1%
1	Bells Beach	1%
1	Collingwood Childrens Farm	1%
1	Collingwood Leisure Centre	1%
1	Darebin Parklands	1%
1	Dights Falls	1%
1	Flagstaff Gardens	1%
1	Great Ocean Road	1%
1	Outside the Study Area	1%
1	Park Street Reserve	1%
1	Quarries Park	1%
1	Royal Park	1%
1	Smith Reserve	1%
1	South Melbourne/Middle Park Beach	1%
1	St. Kilda Adventure Playground	1%
1	State Library of Victoria	1%

A2.9.3b Reasons for visiting and suggested improvements

The following table lists the reasons why Fitzroy respondents visit open space beyond walking distance along with any suggested improvements, and are listed in priority order. The numbers underneath the park names are the total number of respondents who reported visiting that specific open space. The reasons for visiting Edinburgh Gardens are predominantly for social events, and the Royal Botanic Gardens for their ambiance and beauty.

Open space visited	No.	Reason to Visit	No.	Suggested Improvements
Edinburgh Gardens 13	4	Social - meeting people/friends	2	Toilets - additional required
	2	Picnic facilities - BBQ's	1	Bins - additional required
	2	Dog friendly	1	Bins - empty frequently
	2	Playgrounds	1	Improvements - none required
	1	Access - travel through	1	Informal recreational facilities - improve skate park
	1	Cycling	1	Shade - additional required along central path
	1	Diverse range of activities	1	Vegetation - additional required
	1	Dogs - off-leash area		

Open space visited	No.	Reason to Visit	No.	Suggested Improvements
	1	Events/Entertainment		
	1	Exercising		
	1	Informal recreation facilities - skate park		
	1	Open space - ambience, beauty		
	1	Open space - beautiful		
	1	Open space - large		
	1	Open space - peaceful		
	1	Picnics		
	1	Play		
Royal Botanical Gardens Melbourne 7	3	Open space - peaceful	1	Improvements - none required
	2	Relaxing		
	1	Dog walking		
	1	Entertainment/events		
	1	Gardens		
	1	Open space - beautiful		
	1	Open space - natural character		
	1	Paths - jogging/running		
	1	Social - meeting people/friends		
	1	Trees		
Darling Gardens 6	3	Playgrounds	2	Improvements - none required
	2	Picnics	1	Bins - additional required
	1	Dog walking	1	Drinking fountains - additional required
	1	Informal ball games/sports	1	Open space - valued
	1	Open space - grassed areas	1	Security - prohibit alcohol
	1	Open space - layout		
	1	Play - children		
	1	Social - meeting people/friends		
Yarra Bend Park 6	4	Cycling	1	Dogs - agility park required
	2	Dog walking	1	Paths - maintenance required
	2	Social - meeting people/friends	1	Playgrounds - additional required
	1	Dogs - off-leash area		
	1	Open space - ambience, beauty		
	1	Open space - natural character		
	1	Open space - peaceful		
	1	Picnics		
	1	Trees		
	1	Walking		
Merri Creek Precinct 5	1	Cycling	1	Access - increase access to the river for canoeing
	1	Dog walking	1	Maintenance - regular maintenance & cleaning required
	1	Exercising	1	Rubbish - regular removal required
	1	Open space - escape from the built environment	1	Rubbish - remove from river
	1	Open space - peaceful		
	1	Picnics		
	1	Relaxing		
	1	Social - meeting people/friends		
	1	Walking		
Yarra River Corridor 5	2	Dog walking	1	Boat sheds - additional required for hire
	1	Access - close to work	1	Facilities - additional required
	1	Canoeing	1	Open space - value natural character

Open space visited	No.	Reason to Visit	No.	Suggested Improvements
	1	Open space - natural character		
	1	River setting		
	1	Social - meeting people/friends		
	1	Walking		
Abbotsford Convent Art Centre 4	2	Eating	1	Improvements - none required
	2	Market	1	Open space - value natural character
	1	Culture	1	Open space - valued
	1	Exhibitions		
	1	Farm		
	1	Relaxing		
	1	Walking		
Princes Park 3	2	Jogging/running	1	Dogs - increase usability for dogs
	1	Dog friendly		
	1	Paths - jogging/running		
Carlton Gardens 3	1	Architecture - beautiful	1	Bike racks - additional required
	1	Diverse range of activities	1	Cafe/kiosk facilities - additional required
	1	Open space - grassed area		
	1	Open space - layout		
	1	Relaxing		
	1	Trees - beautiful		
Curtain Square 2	1	Dogs - fenced off-leash area	1	Dogs - additional fenced off-leash areas required
	1	Dog walking		
Fitzroy Gardens 2	1	Open space - ambience, beauty	1	Dogs - increase usability for dogs
	1	Open space - natural character	1	Trees - additional tall trees required
	1	Relaxing	1	Vegetation - more native/indigenous planting required
	1	Social - meeting people/friends		
Frank King Park 2	1	Open space - fresh air		
	1	Relaxing		
Victoria Park 2	1	Dogs - fenced off-leash area		
	1	Recreation		
Atherton Reserve 1	1	Open space - heritage	1	Sporting oval - improve
	1	Open space - peaceful		
Barkly Gardens 1	1	Picnic facilities - BBQs	1	Bins - empty frequently
	1	Social - meeting people/friends	1	Playgrounds - additional required
	1	Social - sense of community		
Bass Coast Parks 1	1	Recreation		
Bellarine Peninsula 1	1	Open space - escape from the built environment		
Bells Beach 1	1	Open space - natural character		
	1	Water - clean		
Collingwood Childrens Farm 1	1	Cycling	1	Toilets - upgrade existing
	1	Education - children		
	1	Open space - green space		
	1	Open space - natural character		
Collingwood Leisure Centre 1	1	Swimming - lessons		
	1	Sport - tennis		
	1	Dog walking		

Open space visited	No.	Reason to Visit	No.	Suggested Improvements
Darebin Parklands 1	1	Open space - natural character		
Dights Falls 1	1	Open space - natural character	1	Improvements - none required
	1	Walking		
Flagstaff Gardens 1	1	Access - close to work		
Great Ocean Road 1	1	Open space - peaceful	1	Access - improvements required
Outside the Municipality 1	1	Open space - views		
Park Street Reserve 1	1	Exercising		
	1	People watching		
Quarries Park 1	1	Play - children	1	Improvements - none required
Royal Park 1	1	Dog walking	1	Improvements - none required
			1	Open space - value diversity
Smith Reserve 1	1	Access - close to pool	1	Vegetation - hedge required
	1	Exercising		
South Melbourne/Middle Park Beach 1	1	Diverse range of activities		
St. Kilda Adventure Playground 1	1	Playgrounds		
State Library of Victoria 1	1	Protests	1	Shade - additional required

A2.9.4 Open space not visited

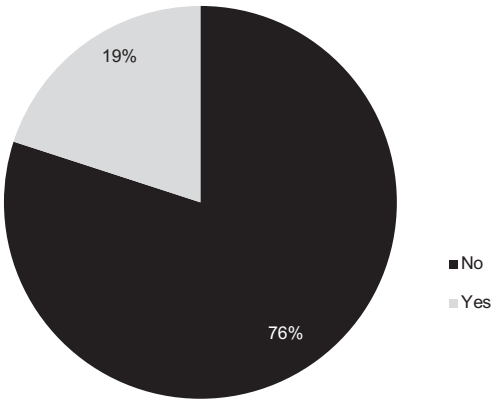
This question was asked to find out what issues currently limit the use of existing open space by respondents. The question included some of the common reasons why people may not use open space. The reasons can apply either to a specific open space or more broadly to open space in general.

The question has been analysed below in 2 parts:
Part 1 – whether there is open space they would like to visit but are unable to.
Part 2 – the reasons they are unable to visit open space.

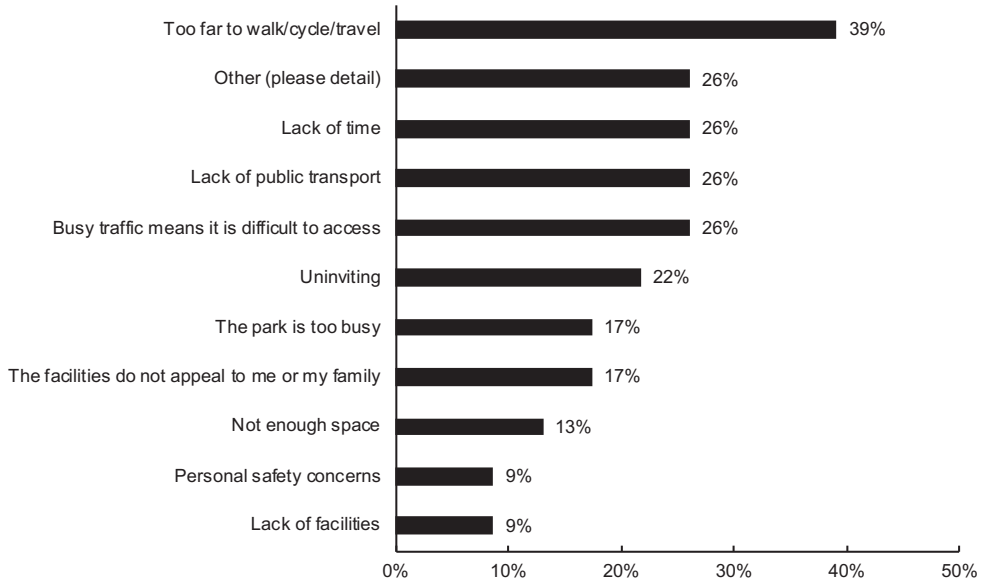
The percentages nominated in Part 1 are a proportion of the total 121 surveys received. The percentages nominated in Part 2 are a percentage of the 23 respondents who answered yes to the first part of the question.

Part 1 Is there open space you would like to visit but are unable to?

19 per cent of respondents indicated that they would like to visit open space but are unable to. This is slightly lower than the Municipal average, 22 per cent.



Part 2 The reasons why you are unable to visit open space:



The most frequent reason for not visiting open space was due to distance, followed equally by lack of time, lack of transport, busy traffic and a variety of other reasons such as they found it an unpleasant space, unwelcoming for dogs, difficult to find access points (in the case of the Yarra River) or lacking exercise equipment.

A2.9.5 Types of open space visited and frequency of use

The following table shows the frequency of use of different types of open space in Fitzroy. The percentages are calculated based on the 121 completed surveys. The total percentage column shown on the left hand side of the table is the sum of total use and does not include never and not completed responses. The percentages on the right hand side indicate frequency of use. The percentages in Table A below have been highlighted using shades of colour to assist with interpretation of the results.

	0% to 9%
	10% to 19%
	20% to 29%
	30% to 39%
	40% and over

Table A Types of open spaces used.

Large parks and gardens were the most visited open space, followed by small local parks, open space along the Yarra River and medium sized parks.

Total	Open Space	Daily	2-3 times a week	Weekly	Monthly	1-2 times a year	Never	NC
70%	Open space along the Merri Creek	1%	2%	4%	27%	36%	27%	2%
83%	Open space along the Yarra River	2%	2%	12%	26%	41%	16%	2%
98%	Large parks and gardens	18%	26%	20%	26%	7%	1%	2%
75%	Large sporting reserves	4%	5%	12%	21%	32%	22%	2%
82%	Medium sized parks	7%	12%	11%	28%	25%	17%	2%
92%	Small local parks	23%	22%	20%	18%	8%	5%	3%
54%	Urban Squares	5%	12%	11%	17%	10%	42%	4%
74%	Local streets for exercise	37%	21%	12%	2%	2%	22%	3%

Table B Frequently visited types of open spaces in priority order

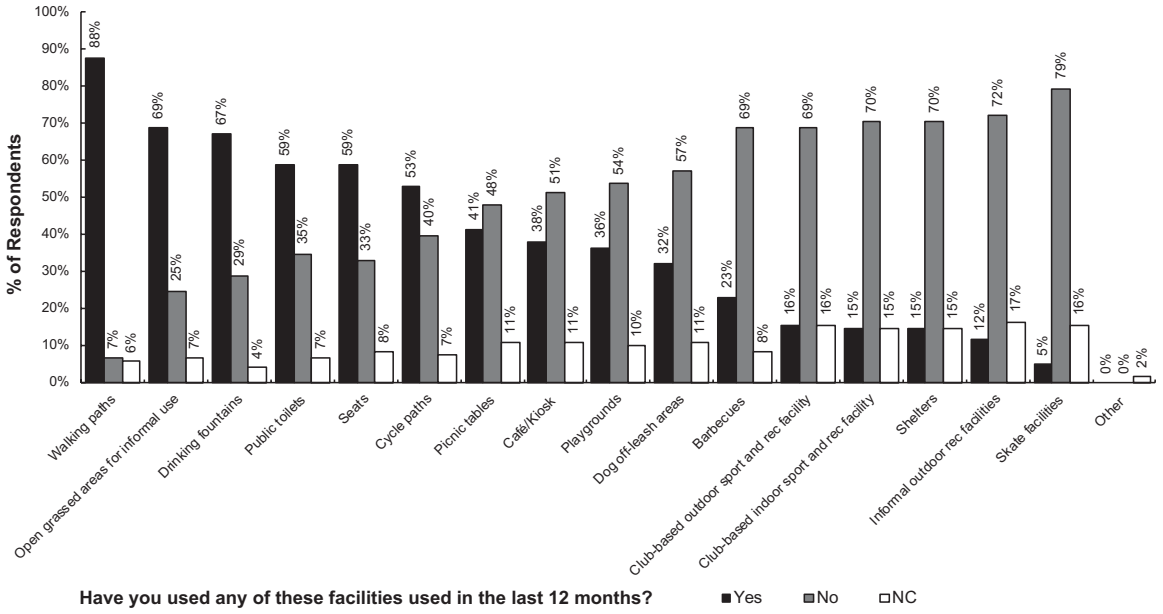
On a frequent basis, local streets for exercise are the most popular followed by small local parks and the third being large parks and gardens. This reflects the open space network given that the small parks and large gardens are the most easily accessible, whereas it is further to travel to reach the Yarra River and Merri Creek.

Total	Open Space	Daily	2-3 times a week	Weekly
69%	Local streets for exercise	37%	21%	12%
65%	Small local parks	23%	22%	20%
64%	Large parks and gardens	18%	26%	20%
29%	Medium sized parks	7%	12%	11%
27%	Urban Squares	5%	12%	11%
21%	Large sporting reserves	4%	5%	12%
16%	Open space along the Yarra River	2%	2%	12%
7%	Open space along the Merri Creek	1%	2%	4%

A2.9.6 Facilities and features in open space

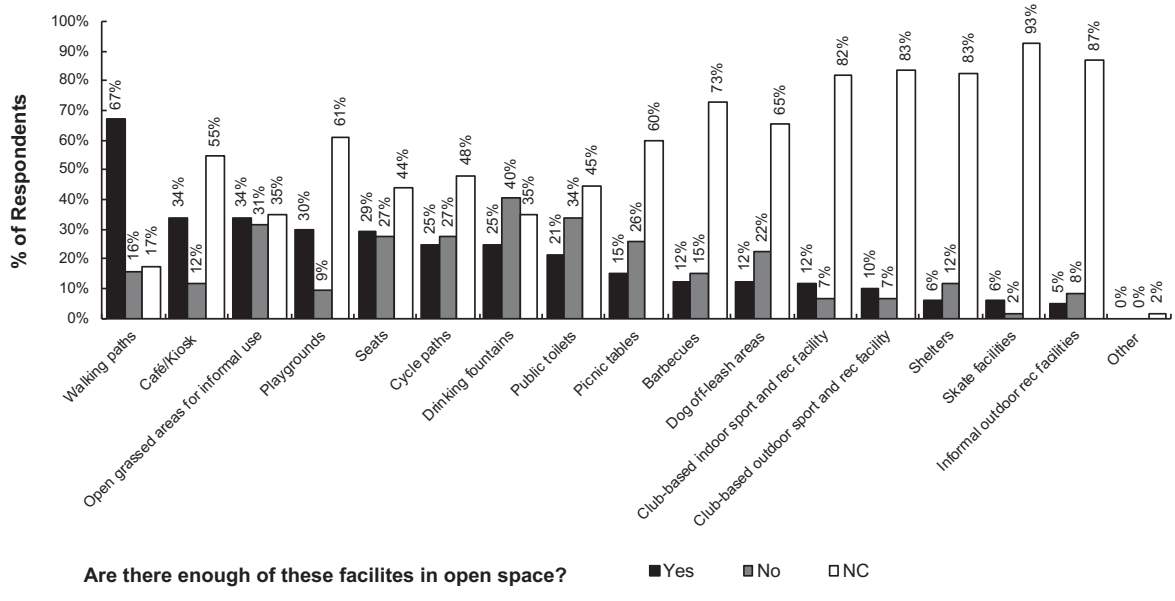
3.9.6a Use of facilities and features in open space

The following table indicates use of facilities in open space over the last twelve months. The percentages are calculated on the number of returned surveys from Fitzroy, 121. Respondents indicated that walking paths, open grassed areas and drinking fountains were the most popular facilities used in the last 12 months. Open grassed areas being 6 per cent lower than the Municipal average, and walking paths slightly higher.



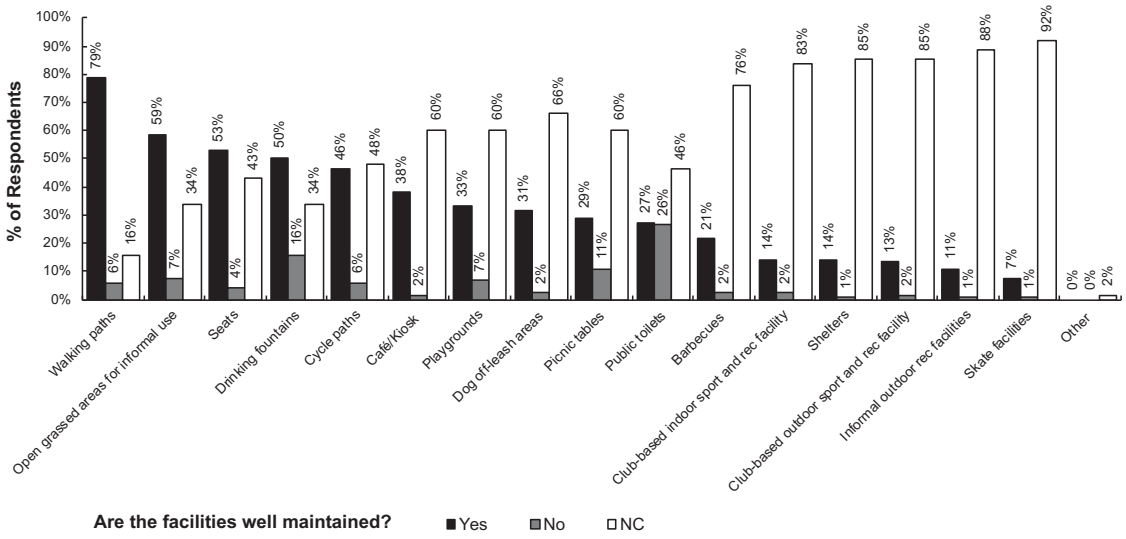
3.9.6b Provision of facilities in open space

The following graph illustrates the percentage of respondents that consider the various facilities within open space either are or are not adequately provided for. Percentages are calculated on the total number of Fitzroy surveys received, 121. Compared to the municipal average, more people identify there are not enough open grassed areas and drinking fountains.



A2.9.6c Maintenance of facilities in open space

The following graph illustrates the level of satisfaction with the maintenance of open space facilities. The percentages are calculated on the total number of Fitzroy surveys returned, 121.



A2.9.7 General comments on open space

Respondents were provided a section where they were able to write any additional comments on the open space within the Municipality and their local area. The following is a summary of these comments from returned surveys from Fitzroy respondents which have been grouped together into topics and assembled in priority order.

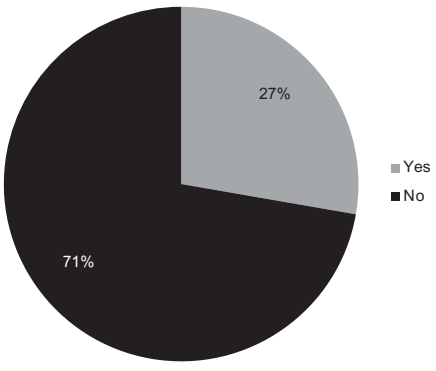
No.	General Comments List
22	**Open Space**
6	Open space - additional required
5	Open space - additional required as density increases
2	Open space - ensure they are well maintained
2	Open space - important for relaxation
1	Open space - beneficial to health and wellbeing
1	Open space - important to combat global warming
1	Open space - improve design and layout to include more trees
1	Open space - improve maintenance
1	Open space - valued
1	Shade - additional required
1	Traffic - noise intrusive
10	**Maintenance and Management**
2	Dogs - off-leash areas, additional required
2	Rubbish - remove litter in open space
1	Alcohol - remove prohibitions
1	Bins - empty frequently
1	Dogs - enforce regulations
1	Graffiti - removal required
1	Rubbish - enforce fines for littering
1	Weeds - do not use chemical herbicides
10	**Trees and Vegetation**

No.	General Comments List
2	Trees - plant more street trees
1	Rooftop gardens - encourage/advise residents/businesses to create green roofs
1	Streetscape - more green/plants
1	Trees - additional required to combat climate change
1	Trees - important for shade
1	Trees - important for wildlife
1	Trees - value on streets
1	Vegetation - encourage/advise residents/businesses on greenscaping to reduce heat island effects
1	Vegetation - increase diversity
8	**Other**
1	Bins - remove business bins from streets
1	Events - organise more community events
1	Festivals - more required
1	Public art - encourage participatory public art works
1	Shopping strips - improve design
1	Signage - informative, instructional and navigational signage required for bicycle crossing points
1	Survey - improve
1	Traffic - slow traffic on back streets
5	**Park Infrastructure**
1	Bike racks - additional required
1	Bins - additional required
1	Playgrounds - additional required
1	Signage - on LGBQT histories
1	Toilets - improve maintenance
3	**Recreation Facilities**
2	Playgrounds - increase diversity of equipment for a range of age groups
1	Playgrounds - shade required
1	**Paths**
1	Paths - improve surfaces for running
1	**Sustainability**
1	Climate change - plan for climate change

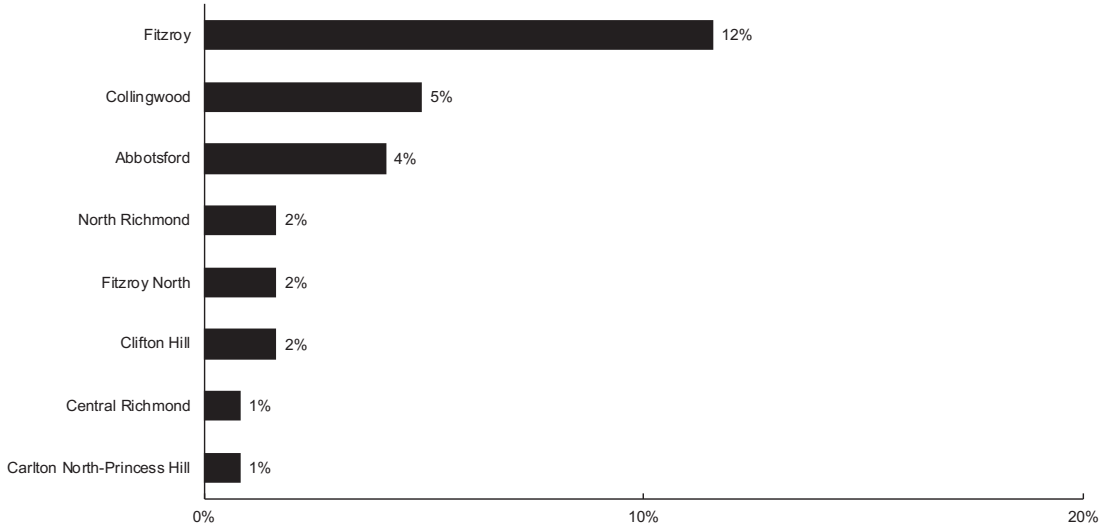
A2.9.8 Work in City of Yarra

In the following table, the percentage is calculated on the total 121 surveys received.

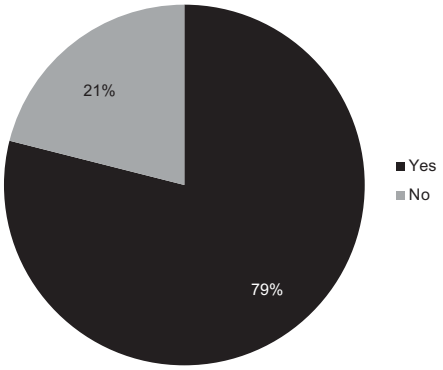
A2.9.8a Respondents that work in the City of Yarra



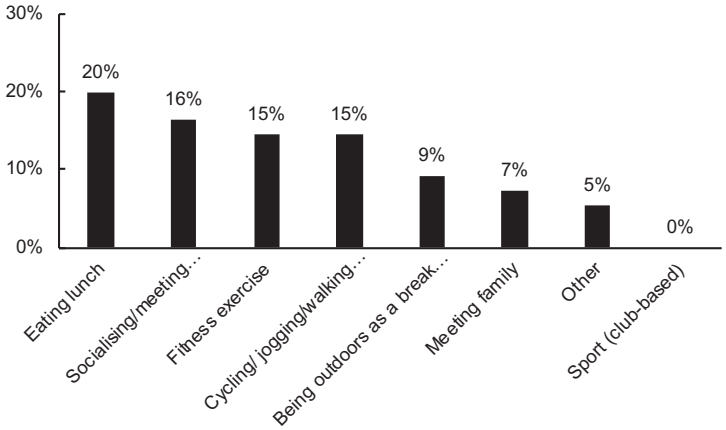
A2.9.8b Where respondents work



A2.9.8c Respondents that visit the open space near their workplace



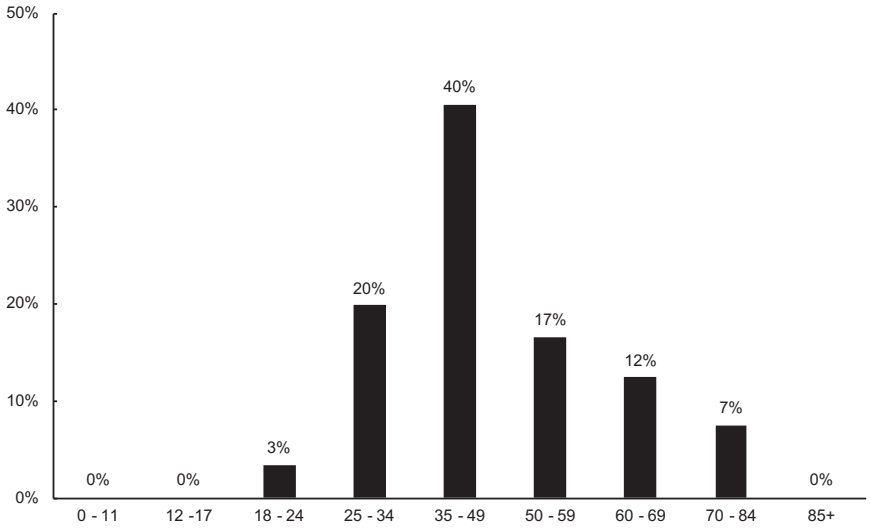
A2.9.8d Reason for visiting open space near work



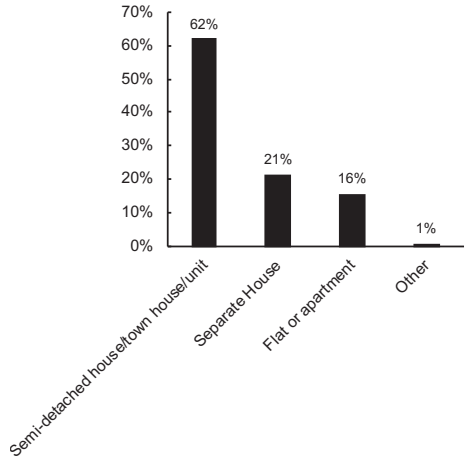
A2.9.9 Information about respondents

In the following table, the percentage is calculated on the total 121 surveys received.

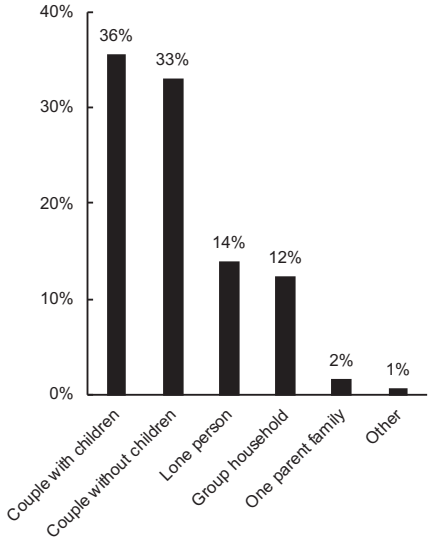
A2.9.9a Age range



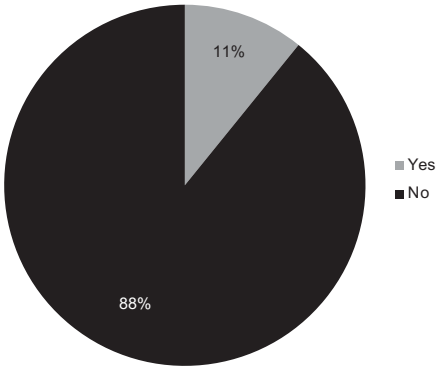
A2.9.9b Dwelling type



A2.9.9c Household type



A2.9.9d Respondents who speak English as a second language



A2.10 Fitzroy North

Summary of the survey outcomes for Fitzroy North

170 respondents indicated they live in Fitzroy North. This represents 13 per cent of total surveys received. The Community Profile figures indicate that 13 per cent of the City of Yarra population lives in Fitzroy North.

Fitzroy North includes Edinburgh Gardens, which is the most popular open space in the City of Yarra. The respondents of Fitzroy North greatly appreciate open space and overwhelmingly visit it primarily for dog walking, exercise, play and meeting friends. There is concern about increasing density of development and the negative impacts on open space, and that more open space needs to be provided to meet the populations needs. While they appreciated Edinburgh Gardens there are many concerns about the level of use, inappropriate behaviour in the gardens and the ongoing maintenance to manage the high levels of use. This includes the need for more responsibility to be taken by dog owners. Clear designation of dog off-leash areas with fencing were suggested, also the need to separate children and dogs from speeding cyclists. Open space being uninviting was one of the top reasons respondents of Fitzroy North did not visit open space with personal safety in third place which was explained in part by comments in the other category as being related to the conflicts between dogs and other park users.

A2.10.1 Values of open space

Respondents were asked to indicate what they valued most about the open spaces in their Municipality and were invited to select any of the twenty-four values listed, with an option to add additional values under the 'other' category.

Percentages are calculated on the basis of the total number of returned surveys for Fitzroy North, 170. The table below illustrates the information, listing the twenty-five values in priority order.

The ranking of the top three values trees, a place to relax and unwind and the feeling of space are the same as the municipal average. Residents in Fitzroy North have valued meeting people and friends and exercising dogs higher than the municipal average.

Value	%
Trees	90%
A place to relax and unwind	82%
The feeling of space	77%
An escape from the built environment	71%
Just being outside	69%
Meeting people/friends	60%
Exercising dogs	56%
Habitat for native plants and animals	56%
Health and well being	56%
It's accessible	51%
A place for children to play	48%

Value	%
Green character	48%
Flowers/garden beds	44%
Fitness	44%
The quiet	42%
Natural bushland character	41%
The diversity of open space	36%
Cultural heritage values/significance	34%
Historical character	33%
Knowing that it's there	31%
Cultural activities and events	26%
Playing casual ball games/activity	25%
Watching activity	24%
Playing team/club based sport	23%
Other	8%

The other category included the reduction of the heat island effect, safety, freedom from cyclists, cycling, places to look into the distance for eye sight health, the cleanliness and facilities provided, as well as the diversity of people, sense of community and the chance to socially drink alcohol with friends outside.

A2.10.2 Open space within walking distance

In the following table, the percentage is calculated on the total 170 surveys received. The number is the total number of survey responses for each specific open space, and they are listed in priority order.

A2.10.2a Most frequently visited open spaces

The following table lists the open spaces visited within walking distance of home.

No.	Open space within walking distance	%
157	Edinburgh Gardens	92%
18	Darling Gardens	11%
17	Curtain Square	10%
17	Park Street Reserve	10%
16	Merri Creek Precinct	9%
10	Princes Park	6%
9	Holden Byrne Reserve	5%
9	Rushall Reserve	5%
8	Mark Street Linear Park	5%
8	Merri Creek Shared Trail	5%
5	Yarra Bend Park	3%
4	Peel Street Park	2%
4	Thomas Kidney Reserve	2%
3	Fairfield Park	2%
2	Cambridge Street Reserve	1%
2	Community Gardens	1%
2	Janet Millman Reserve	1%
2	Smith Reserve	1%
1	Campbell Reserve	1%

No.	Open space within walking distance	%
1	Capital City Trail	1%
1	Carlton Gardens	1%
1	Collingwood College	1%
1	Department of Housing Harmsworth Street	1%
1	Dights Falls	1%
1	Hardy Gallagher Reserve	1%
1	Langdon Reserve	1%
1	Local cycle paths	1%
1	Local dog park	1%
1	None within walking distance	1%
1	Ottery Reserve	1%
1	Peel Street Park	1%
1	Phillips Reserve	1%
1	Quarries Park	1%
1	Triangle Park	1%

A2.10.2b Reasons for visiting and suggested improvements to open space within walking distance in Fitzroy North

The following table lists the reasons why Fitzroy North respondents visit open space within walking distance along with any suggested improvements, and are listed in priority order. The numbers underneath the park names are the total number of respondents who reported visiting that specific open space. Overall the results indicate that Edinburgh Gardens is the most popular open space primarily for dog related activities as well as social events, exercise, informal and formal sport, and children's play. Along with the addition of extra toilets, exercise equipment and bins there are numerous requests for dog control in the park particularly near the cycling paths. Rubbish was also cited as an issue, where regular cleaning and maintenance is required.

Open Spaces	No.	Reason to Visit	No.	Suggested Improvements
Edinburgh Gardens 157	48	Dog walking	13	Toilets - additional required
	26	Relaxing	9	Improvements - none required
	25	Walking	7	Dogs - fenced off-leash areas required
	24	Social - meeting people/friends	6	Dogs - drinking facilities, additional required
	23	Exercising	6	Exercise equipment - additional required
	20	Picnics	5	Cultural activities - additional required
	15	Play - children	5	Drinking fountains - additional required
	12	Access - close to home	4	Bins - additional required
	12	Playground	4	Cyclists - slow through park
	9	Open space - large space	4	Dogs - off-leash areas, enforcement required
	9	Sport - tennis	4	Open space - valued
	8	Jogging/running	4	Signage - improve dog regulation signs
	7	Diverse range of activities	4	Skate Park - upgrade/extend
	6	Cycling - through	3	Cafe/kiosk facilities - additional required
	6	Dogs - exercising	3	Cycle paths - separate cycle paths from dog off-leash areas
	5	Informal ball games/sport	3	Dogs - reduce off-leash areas
	6	Open space - ambience, beauty	3	Emely Baker Centre - replace with trees/gardens
	6	Open space - beautiful	3	Improvements - valued
	6	Open space - valued	3	Shared paths - separate cyclist and pedestrian paths

Open Spaces	No.	Reason to Visit	No.	Suggested Improvements
	5	Open space - green place	3	Trees - maintain/protect mature trees including elm trees
	5	Open space - peaceful	2	Cyclists - prohibit in the gardens
	5	Open space - popular	2	Dogs - waste bags/bins, additional required
	4	Dog friendly	2	Entertainment/Events - additional required
	4	Open space - fresh air	2	Improvements - none required
	3	Access - travel through	2	Informal sporting facilities - additional multi use courts required
	3	Health and well-being	2	Lighting - additional required
	3	Open space - diversity of types	2	Picnic facilities - remove from dog off-leash areas
	3	Open space - escape from the built environment	2	Playgrounds - upgrade northern playground
	3	Picnic facilities - BBQ's	2	Public art - additional required with Indigenous focus
	3	Reading	2	Rubbish - regular litter removal required
	3	Shade	2	Security - allow alcohol consumption
	3	Social - sense of community	2	Security - enforce littering fines
	3	Sport	2	Sporting facilities - additional courts required
	3	Trees	2	Sporting facilities - upgrade
	2	Dogs - off-leash area	2	Sporting facilities - upgrade tennis club
	2	Open space - identity	2	Trees - additional required
	2	Open space - none at home	2	Trees - additional required in dog off-leash areas
	2	Outdoors/being outside	2	Trees - maintenance required
	2	Play - toddlers	2	Vegetation - additional flowering plants required
	2	Safe	2	Vegetation - more native/indigenous planting required
	2	Social - parties	1	Access - improve access for cycling children
	2	Sport - Fitzroy Tennis Club	1	Access - prioritise pedestrians and cyclists at crossings
	2	Sport - spectating	1	Bins - empty frequently
	2	Sport - spectating football	1	Bins - recycling bins to be installed
	2	Trees - beautiful	1	Birdlife - leave dead trees for parrots
	2	Yoga	1	Car access - prohibit at sporting oval
	1	Access - close to school	1	Community garden - required
	1	Access - close to shops/cafes	1	Cyclists - prohibit on all paths except central path
	1	Access - Inner Circle Rail Trail	1	Dogs - off-leash areas, appreciated
	1	Breakfast	1	Dogs - over use
	1	Dogs - socializing	1	Dogs - owners to be responsible for waste
	1	Entertainment/events	1	Dogs - prohibit dogs on sporting fields
	1	Gardens - beautiful	1	Dogs - sandpit required
	1	Open grassed areas	1	Emely Baker - renovate into café/restaurant
	1	Open space	1	Emely Baker Centre - remove/repurpose
	1	Open space - grassed areas	1	Entertainment/events - festivals additional required
	1	Open space - layout	1	Entertainment/events - prohibit in this area
	1	Open space - provides cool areas	1	Entertainment/events - value outdoor cinema
	1	People watching	1	Facilities - additional required
	1	Public art	1	Green waste - place to recycle green waste required
	1	Recreation	1	Informal recreation facilities - upgrade skate park
	1	Recreation - family	1	Lighting - additional required for morning jogging

Open Spaces	No.	Reason to Visit	No.	Suggested Improvements
	1	Sport - basketball	1	Lighting - required in dog off-leash area
	1	Sport - children's cricket	1	Lighting - upgrade
	1	Sport - children's football	1	Maintenance - valued
	1	Sport - community organised	1	Music - allow respectful levels till 11 p.m.
	1	Sport - Edinburgh Cricket Club	1	Open grassed area - improve
	1	Sport - Fitzroy Junior Football Club	1	Open space - additional required as density increases
	1	Sport - football	1	Open space - keep/retain what there is
	1	Sport - skateboarding	1	Open space - value diversity
	1	Sport - slacklining	1	Open space - value proposed changes
	1	Sunshine/Vitamin D	1	Picnic facilities - additional BBQ's required
	1	Walking - family	1	Picnic facilities - additional picnic tables required
			1	Picnic facilities - shelter required
			1	Playgrounds - shade required
			1	Playgrounds - upgrade/maintenance required
			1	Public art - additional required
			1	Rubbish - people to take responsibility of their waste
			1	Seating - additional required in shaded areas
			1	Security - enforce noise regulations
			1	Shade - additional required
			1	Shelters - additional required
			1	Slacklining - allow
			1	Sporting facilities - additional required
			1	Sporting facilities - clubrooms require upgrade/maintenance
			1	Sporting facilities - improve fencing in cricket grounds for lost balls
			1	Sporting facilities - paddle tennis court required
			1	Toilets - additional required on southern end
			1	Toilets - extend hours of use
			1	Toilets - maintenance required
			1	Toilets - upgrade existing
			1	Trees - plant additional fruit trees
			1	Trees - plant additional indigenous trees
			1	Trees - replace dying trees
			1	Vegetation - plant additional vegetation that attract bees
			1	Water features - additional required
			1	Wildlife - plant additional native/indigenous vegetation to attract wildlife
Darling Gardens 18	7	Dog walking	2	Improvements - none required
	4	Walking	1	Access - opening hours to be extended
	3	Open space - peaceful	1	Cyclists - prohibit in that area
	2	Relaxing	1	Dogs - fenced off-leash areas required
	2	Social - meeting people/friends	1	Dogs - prohibit
	1	Access - close to public transport	1	Facilities - more required
	1	Dogs - exercising	1	Open grassed areas - improvements required
	1	Exercising	1	Open space - valued
	1	Jogging/running	1	Seating - additional required
	1	Open space - ambience, beauty	1	Shared paths - separate cyclist and pedestrian paths

Open Spaces	No.	Reason to Visit	No.	Suggested Improvements
	1	Open space - diversity of types	1	Slacklining - allow
	1	Open space - escape from the built environment	1	Sporting facilities - disc golf course required
	1	Open space - fresh air	1	Toilets - additional required
	1	Open space - green place	1	Traffic - noise intrusive
	1	Open space - large space	1	Trees - remove dead and dangerous ones from open space
	1	Picnics	1	Trees - plant additional indigenous trees
	1	Play - children	1	Vegetation - hedge required
	1	Playground - swings		
	1	Sport - disc golf		
	1	Sport - slacklining		
	1	Trees - beautiful		
Curtain Square 17	5	Playground	2	Trees - additional required
	4	Dog walking	2	Dogs - off-leash areas, maintenance required
	4	Picnics	1	Dogs - improve usability for dogs
	3	Social - meeting people/friends	1	Open grassed area - improve
	2	Access - close to shops/cafes/library	1	Open grassed area - water through summer
	2	Access - convenient (on the way)	1	Plumbing - improve
	2	Dogs - exercising	1	Signage - improve dog regulation signs
	2	Dogs - off-leash area	1	Trees - communicate about replacements
	2	Relaxing	1	Trees - replace trees that are dying
	1	Access - close to home	1	Vegetation - more native/indigenous planting required
	1	Exercising		
	1	Hills		
	1	Informal ball games/sport		
	1	Open space - ambience, beauty		
	1	Open space - peaceful		
	1	Open space - small space		
	1	Play		
	1	Play - toddler		
	1	Reading		
	1	Sitting		
Park Street Reserve 17	5	Dog walking	3	Bins - additional required
	4	Cycling	3	Drinking fountains - additional required
	4	Walking	2	Access - provide safer places to cross major roads
	3	Access - convenient (on the way)	2	Improvements - none required
	2	Jogging/running	2	Lighting - additional required
	2	Play - children	1	Dogs - fenced off-leash areas required
	2	Relaxing	1	Paths - separate cyclist and pedestrian paths
	1	Café/Kiosks	1	Seating - additional required
	1	Cycling - through	1	Toilets - additional required
	1	Exercising	1	Trees - additional required for shade
	1	Paths - good quality	1	Vegetation - additional required
	1	Picnic facilities - BBQs	1	Vegetation - avoid using chemical herbicides
	1	Playground	1	Vegetation - increase native vegetation
Merri Creek Corridor 16	5	Walking	2	Maintenance - regular maintenance & cleaning required
	4	Dog walking	2	Paths - maintenance required
	4	Open space - natural character	2	Paths - vegetation maintenance required

Open Spaces	No.	Reason to Visit	No.	Suggested Improvements
	3	Cycling	2	Vegetation - improve weed control
	3	Exercising	2	Water - water sensitive urban design to improve water quality
	3	Open space - peaceful	1	Cyclists - overcrowding an issue
	2	Access - travel through	1	Cyclists - prohibit in that area
	2	Relaxing	1	Dogs - fenced off-leash areas required
	2	River setting	1	Dogs - off-leash areas, additional required
	1	Access - provides links to other open spaces	1	Dogs - off-leash, personal safety concerns
	1	Birdlife - watching	1	Dogs - waste bags/bins, more required
	1	Dog friendly	1	High density developments - limit developments
	1	CERES Environmental Community Park	1	Open space - enlarge/extend this open space
	1	Health and well-being	1	Paths - City of Moreland to maintain trail
	1	Open space - large space	1	Paths - improve shared paths west of St Georges Road
	1	Open space - valued	1	Paths - surface needs improvements
	1	Paths	1	Paths - widen
	1	Picnics	1	Rubbish - remove from river
			1	Trees - additional required
			1	Vegetation - additional native/indigenous planting required
			1	Vegetation - plant additional flowering plants to attract bees
			1	Wildlife - plant additional native/indigenous vegetation to attract wildlife
Princes Park 10	6	Exercising	2	Lighting - additional required for morning runs
	2	Dogs - exercising	1	Cycle paths - additional shade along paths to open space required
	2	Jogging/running	1	Improvements - none required
	2	Open space	1	Informal sporting facilities - additional skate park required
	2	Social - meeting people/friends	1	Picnic facilities - BBQs additional required
	2	Walking	1	Signage - identifying plants/trees
	1	Access - close to home	1	Toilets - maintenance required
	1	Dog friendly	1	Vegetation - plant additional flowering plants
	1	Open space - fresh air		
	1	Open space - large space		
	1	Paths - running track		
	1	Picnics		
	1	Play - children		
	1	Relaxing		
	1	Sport - tennis		
Holden Byrne Reserve 9	4	Access - close to home	1	Bins - additional required
	2	Dog walking	1	Drinking fountains - maintenance required
	2	Social - meeting people/friends	1	Improvements - none required
	1	Play - children	1	Maintenance - improve
	2	Walking	1	Open space - improve design and layout
	1	Cycling - prohibit	1	Picnic facilities - additional picnic tables required
	1	Dog friendly	1	Playgrounds - fence
	1	Exercising	1	Seating - additional required
	1	Open space - beautiful	1	Toilets - additional required
	1	Playground	1	Vegetation - increase native vegetation
	1	Open space - uncrowded	1	Vegetation - re-vegetation required

Open Spaces	No.	Reason to Visit	No.	Suggested Improvements
	1	Relaxing		
	1	Shade		
	1	Trees		
Rushall Reserve 9	4	Dog walking	8	Cycle paths - do not create proposed cycle path
	2	Open space - natural character	1	Access - additional required entry points to path
	2	Social - meeting people/friends	1	Open grassed area - improvements required
	1	Informal ball games/sport	1	Open space - improve design and layout
	1	Access - close to home	1	Open space - keep/retain what there is
	1	Dogs - exercising	1	Trees - additional required
	1	Relaxing	1	Vegetation - improve weed control
	1	Safe - from traffic		
	1	Walking		
Mark Street Linear Park 8	3	Walking	2	Access - give cyclists and pedestrians priority at crossings
	2	Cycling - through	2	Trees - additional required
	2	Dog walking	1	Access - provide safer paths for cycling children
	2	Play	1	Garden beds - additional required
	2	Play - children	1	Open grassed area - improvements required
	2	Relaxing		
	1	Cycling		
	1	Jogging/running		
	1	Open space - green place		
	1	Playground		
	1	Recreation		
Merri Creek Shared Trail 8	5	Walking	2	River - clean
	2	Cycling	1	Improvements - continue woody weed removal along Merri Creek
	2	Dog walking	1	Improvements - none required
	2	Exercising	1	Open space - valued
	2	Jogging/running	1	Paths - vegetation maintenance required
	1	Dogs - exercising		
	1	Open space - ambience, beauty		
	1	Shade		
	1	Vegetation - diversity		
Peel Street Park 5	3	Access - close to work	3	Seating - improve design
	3	Lunch	3	Shade - additional required
	2	Open space - escape from the built environment	1	Open space - improve design and layout
	1	Dog walking	1	Open space - over-crowded
	1	Health and well-being	1	Public art - additional required
	1	Public art - murals	1	Rubbish - regular litter removal required
	1	Relaxing		
Yarra Bend Park 5	2	Open space - natural character	1	Bins - additional required
	2	Social - meeting people/friends	1	Paths - maintenance required
	1	Cycling	1	Vegetation - maintenance required
	1	Dog walking		
	1	Exercising		
	1	Informal ball games/sport		
	1	Jogging/running		
	1	Open space - large space		
	1	Relaxing		
	1	Vegetation - Indigenous		

Open Spaces	No.	Reason to Visit	No.	Suggested Improvements
	1	Walking		
Thomas Kidney Reserve 4	3	Cycling	1	Cyclists - prohibit
	1	Dog walking	1	Toilets - additional required
	1	Open space - ambience, beauty		
	1	Open space - green place		
	1	Open space - natural character		
	1	Picnics		
	1	Walking		
Fairfield Park 3	3	Sport - soccer	1	Carpark - additional required
	1	Dog walking	1	Drinking fountains - additional required
	1	Informal ball games/sport		
Cambridge Street Reserve 2	1	Lunch	1	Dogs - owners to be responsible for waste
	1	Open space - escape from the built environment	1	Maintenance - regular maintenance & cleaning required
Community Gardens 2	1	Gardening	1	Community gardens - additional required on streets
	1	Gardening - learning to grow plants		
	1	Vegetation - diversity		
Janet Millman Reserve 2	1	Dog walking	1	Dogs - move dog amenities into off-leash area
	1	Open space - natural character	1	Improvements - none required
	1	Social - meeting people/friends	1	Vegetation - additional required between bike path and Railway Street
	1	Walking		
Smith Reserve 2	2	Playground	1	Improvements - none required
			1	Playgrounds - increase diversity of equipment for a range of age groups
Campbell Reserve 2	1	Dogs - exercising	1	Dogs - owners to be responsible for waste
	1	Social - meeting people/friends	1	Maintenance - regular maintenance & cleaning required
Capital City Trail 1	1	Walking	1	Shared paths - separate cyclist and pedestrian paths
Carlton Gardens 1	1	Health and well-being	1	Cyclists - continue prohibition of cyclists
	1	Open space - escape from the built environment		
	1	Trees		
Collingwood College 1	1	Children's school	1	Carpark - additional required
			1	Open space - improve design and layout
			1	Sporting oval - improve turf
			1	Traffic - pollution intrusive
Department of Housing Harmsworth Street 1	1	Playground	1	Open space - improve design and layout
			1	Playgrounds - upgrade
Dights Falls 1	1	Open space - beautiful		
	1	Paths - walking paths		
	1	Relaxing		
Hardy Gallagher Reserve 1	1	Access - close to work	1	Informal sporting facilities - upgrade bocce courts
			1	North Carlton Railway Neighbourhood House - upgrade
Langdon Reserve 1	1	Play - children	1	Dogs - prohibit
Local cycle paths 1	1	Cycling	1	Underpass - maintenance required at Rushall
	1	Jogging/running		

Open Spaces	No.	Reason to Visit	No.	Suggested Improvements
	1	Walking		
Local dog park 1	1	Dog friendly	1	Open space - enlarge/extend this open space
None within walking distance 1				
Ottery Reserve 1	1	Dogs - exercising	1	Dogs - improve usability for dogs
Phillips Reserve 1	1	Sport - disc golf	1	Sporting facilities - disc golf course required
Quarries Park 1	1	Sport - skateboarding	1	Shelters - additional required
Triangle Park 1	1	Open space	1	Open space - keep/retain what there is
	1	Sitting		

A2.10.3 Open space beyond walking distance

In the following table, the percentage is calculated on the total 170 surveys received. The number is the total number of survey responses for each specific open space, and they are listed in priority order.

A2.10.3a Most frequently visited open space beyond walking distance

The following table lists the open spaces visited beyond walking distance of home.

No.	Open space visited	%
24	Yarra Bend Park	14%
10	Edinburgh Gardens	6%
9	Yarra River Corridor	5%
8	Royal Botanical Gardens Melbourne	5%
7	Carlton Gardens	4%
7	Fitzroy Gardens	4%
7	Merri Creek Precinct	4%
7	Princes Park	4%
5	Merri Creek Shared Trail	3%
5	Quarries Park	3%
4	Collingwood Childrens Farm	2%
4	Fairfield Park	2%
3	Park Street Reserve	2%
3	Rushall Reserve	2%
2	Curtain Square	1%
2	Deep Rock Precinct	1%
2	Dights Falls	1%
2	Port Melbourne Beach	1%
1	Abrahams Reserve	1%
1	All Nations Park	1%
1	Alphington Park	1%
1	Balfe Park	1%
1	CERES Environmental Community Park	1%
1	Darling Gardens	1%

No.	Open space visited	%
1	Edwardes Lake Park	1%
1	George Knott Reserve	1%
1	Local Cycle Paths	1%
1	Local farms	1%
1	Mayors Park	1%
1	McNamara Reserve	1%
1	Mornington Peninsula	1%
1	Oxford Street Park	1%
1	Royal Park	1%
1	Royal Park Nature Playground	1%
1	Studley Park	1%
1	Victoria Park	1%

A2.10.3b Reasons for visiting and suggested improvements

The following table lists the reasons why Fitzroy North respondents visit open space beyond walking distance along with any suggested improvements, and are listed in priority order. The numbers underneath the park names are the total number of respondents who reported visiting that specific open space. The main area of open space valued by residents is Yarra Bend Park for its natural qualities and character, along with dog walking, exercise and social events. Dog walking is the main reason people visit open space.

Open Space	No.	Reason to Visit	No.	Suggested Improvements
Yarra Bend Park 24	8	Dog walking	5	Improvements - none required
	8	Open space - natural character	2	Paths - improve
	3	Exercising	2	Toilets - additional required
	3	Picnics	1	Bins - additional required
	2	Cycling	1	Cyclists - conflicts with pedestrians on shared paths
	2	Dogs - exercising	1	Dogs - enforce regulations
	2	Recreation	1	Dogs - waste bags/bins, more required
	2	Walking	1	Maintenance - regular maintenance & cleaning required
	1	Access - close to home	1	Open space - keep/retain what there is
	1	Cycle paths	1	Open space - value natural character
	1	Cycling - through	1	Paths - connecting path/s required
	1	Dogs - off-leash area	1	Rubbish - regular litter removal required
	1	Music	1	Seating - additional required
	1	Open space - ambience, beauty	1	Security - improve surveillance of rubbish dumping
	1	Open space - escape from the built environment	1	Signage - informative, instructional and navigational signage required
	1	Open space - large space	1	Trees - plant additional indigenous trees
	1	Outdoors/being outside	1	Wildlife - native wildlife needs protection
	1	Relaxing		
	1	River setting		
	1	Social - meeting people/friends		
	1	Sport - women's football		
	1	Wildlife watching - Tawny Frogmouths		
Edinburgh Gardens 10	3	Dog walking	1	Dogs - drinking facilities, more required
	3	Picnics	1	Dogs - owners to control dogs

Open Space	No.	Reason to Visit	No.	Suggested Improvements
	2	Exercising	1	Cycle paths - required through park
	2	Open space - large space	1	Improvements - none required
	2	Play - children	1	Informal sporting facilities - basketball courts required
	2	Social - meeting people/friends	1	Informal sporting facilities - disc golf course required
	1	Freedom	1	Interpretative signage - on rain garden
	1	Informal ball games/sport	1	Open space - valued
	1	Open space - fresh air	1	Sporting facilities - improve fencing in cricket grounds for lost balls
	1	Skate park	1	Toilets - additional required
	1	Sport	1	Toilets - maintenance required
	1	Trees	1	Trees - plant fruit trees
	1	Vegetation - diversity	1	Vegetation - more native/indigenous planting required
	1	Walking		
Yarra River Corridor 9	4	Open space - natural character	1	Cyclists - conflicts with pedestrians on shared paths
	2	Cycling - through	1	Development - limit
	2	Walking	1	Paths - connecting path/s required
	1	Cycling	1	Paths - maintenance of vegetation required
	1	Open space - large space	1	Signage - informative, instructional and navigational signage required
	1	Outdoors/being outside		
	1	Paths		
	1	Relaxing		
	1	Vegetation - Indigenous		
Royal Botanical Gardens Melbourne 8	2	Gardens	2	Improvements - none required
	2	Jogging/running	1	Carpark - additional required
	1	Events/entertainment - outdoor cinema	1	Entertainment/events - less required
	1	Facilities	1	Open space - additional required
	1	Open space - ambience, beauty	1	Toilets - additional required
	1	Open space - beautiful		
	1	Open space - diversity of types		
	1	Open space - green place		
	1	Picnics		
	1	Social		
	1	Vegetation - diversity		
Carlton Gardens 7	3	Walking	1	Cyclists - remove prohibition
	2	Access - travel through	1	Improvements - none required
	1	Access - close to museum	1	Seating - additional required
	1	Exercising	1	Toilets - additional required
	1	Open space		
	1	Open space - beautiful		
	1	Open space - escape from the built environment		
	1	Open space - grassed areas		
	1	Open space - popular		
	1	Open space - well maintained		
	1	Picnics		
	1	Play - children		
	1	Shade		
	1	Social - meeting people/friends		
Fitzroy Gardens	2	Café and kiosk facilities	2	Improvements - none required
	2	Open space - peaceful	1	Cycle paths - required through park

Open Space	No.	Reason to Visit	No.	Suggested Improvements
7	1	Entertainment/events	1	Toilets - additional required
	1	Gardens		
	1	Open space - ambience, beauty		
	1	Open space - escape from the built environment		
	1	Open space - well maintained		
	1	Social - parties		
	1	Walking		
Merri Creek Corridor 7	3	Dog walking	2	Rubbish - regular removal required
	3	Open space	1	Bins - additional required
	2	Exercising	1	Dogs - off-leash areas, require enforcement
	2	Open space - natural character	1	Rubbish - remove from river
	2	Walking	1	Vegetation - more native/indigenous planting required
	1	Cycling		
	1	Dog friendly		
	1	Health and well-being		
	1	Jogging/running		
	1	Open space - green place		
	1	Recreation - family		
	1	Relaxing		
	1	Wildlife watching		
Princes Park 7	3	Dog walking	2	Dogs - fenced off-leash areas required
	2	Paths	1	Bins - additional required
	1	Access - close to school	1	Dogs - owners to be responsible for waste
	1	Dogs - exercising	1	Seating - additional required in shaded areas
	1	Dogs - socialising	1	Toilets - additional required
	1	Exercise equipment		
	1	Jogging/running		
	1	Playground		
	1	Pond setting		
Merri Creek Shared Trail 5	2	Cycling	3	Paths - widen
	2	Walking	1	Paths - improve surface
	1	Cycle paths - good quality	1	Rubbish - regular removal required
	1	Cycling - with children	1	Safety - improve
	1	Open space - peaceful		
	1	River setting		
Quarries Park 5	2	Playground	1	Bins - additional required
	2	Social - meeting people/friends	1	Drinking fountains - additional required
	1	Cycling	1	Improvements - none required
	1	Lunch	1	Playgrounds - shade required
	1	Open space - large space	1	Public art - maintain
	1	Outdoors/being outside	1	Toilets - additional required
	1	Picnics		
	1	Playground - challenging		
	1	Walking		
Collingwood Childrens Farm 4	3	Open space - ambience, beauty	1	Open space - keep/retain what there is
Fairfield Park 4	2	River setting	1	Access - improve access to river for canoeing/kayaking
	1	Access - to river	1	Dogs - waste bags/bins, more required

Open Space	No.	Reason to Visit	No.	Suggested Improvements
	1	Diverse range of activities		
	1	Entertainment/events - free		
	1	Open space - large space		
	1	Open space - natural character		
	1	Walking		
Park Street Reserve 3	1	Access - travel through	1	Toilets - additional required
	1	Exercising	1	Trees - additional required
	1	Open space	1	Vegetation - additional required
	1	Open space - ambience, beauty	1	Vegetation - additional native/indigenous planting required
	1	Open space - grassed areas		
	1	Trees		
Rushall Reserve 3	1	Birdlife watching - ducks	1	Improvements - continue woody weed removal on the Merri Creek
	1	Dogs - off-leash area	1	Improvements - none required
	1	Open space - ambience, beauty	1	Cycle paths - additional required
	1	Open space - large space	1	Vegetation - more native/indigenous planting required
	1	Open space - natural character		
	1	Trees - beautiful		
	1	Walking		
Curtain Square 2	2	Access - close to the library	1	Open space - value diversity
	1	Playground		
Deep Rock Precinct 2	1	Dog friendly	2	Improvements - none required
	1	Open space - peaceful	1	Open space - keep/retain what there is
	1	Picnics		
	1	Relaxing		
	1	Walking		
Dights Falls 2	1	Cycling	1	High density developments - prohibit on river
	1	Exercising		
	1	Picnics		
Port Melbourne Beach 2	1	Dog walking	1	Improvements - none required
	1	Exercising		
	1	Relaxing		
	1	Swimming		
	1	Walking		
Abrahams Reserve 1	1	Cycling		
	1	Play - children		
All Nations Park 1	1	Dog walking		
Alphington Park 1	1	Sport - football		
	1	Walking		
Balfe Park 1	1	Sport		
	1	Social - meeting people/friends		
CERES Environmental Community Park 1	1	Vegetation - diversity	1	Improvements - none required
Dandenong Ranges Botanic Garden 1	1	Social - meeting people/friends	1	Access - opening hours to be extended
	1	Views		
	1	Dog walking	1	Facilities - more required

Open Space	No.	Reason to Visit	No.	Suggested Improvements
Darling Gardens 1	1	Relaxing		
Edwardes Lake Park 1	1	Lake setting	1	Birdlife - plant more indigenous/native plants to encourage water birds
	1	Open space - large space	1	Cultural activities - additional required
			1	Drinking fountains - additional required
			1	Sporting facilities - canoe hire required
			1	Wildlife - plant more native/indigenous vegetation to attract wildlife
George Knott Reserve 1	1	Sport - children	1	Access - pedestrian path linking from Queens Parade
Local Cycle Paths 1	1	Cycling		
Local farms 1	1	Horse - riding		
Mayors Park 1	1	Playground	1	Improvements - none required
McNamara Reserve 1	1	Playground		
Mornington Peninsula 1	1	Beach		
	1	Walking		
Oxford Street Park 1	1	Access - close to work	1	Open grassed area - improvements required
			1	Paths - improve
			1	Trees - plant mature trees
Royal Park 1	1	Open space - green place		
Royal Park Nature Playground 1	1	Play - children	1	Shade - additional required
Studley Park 1	1	Open space - natural character		
	1	River setting		
Victoria Park 1	1	Sport - football	1	Dogs - over use
			1	Signage - improve dog regulation signs

A2.10.4 Open space not visited

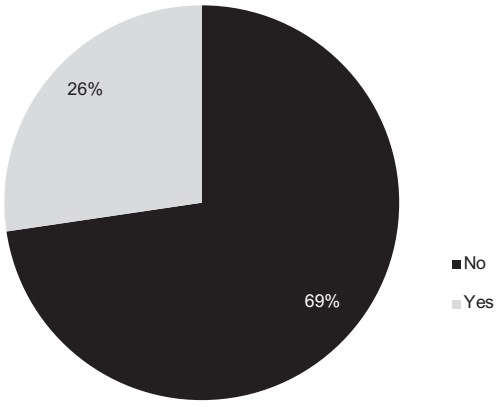
This question was asked to find out what issues currently limit the use of existing open space by respondents. The question included some of the common reasons why people may not use open space. The reasons can apply either to a specific open space or more broadly to open space in general.

The question has been analysed below in 2 parts:
Part 1 – whether there is open space they would like to visit but are unable to.
Part 2 – the reasons they are unable to visit open space.

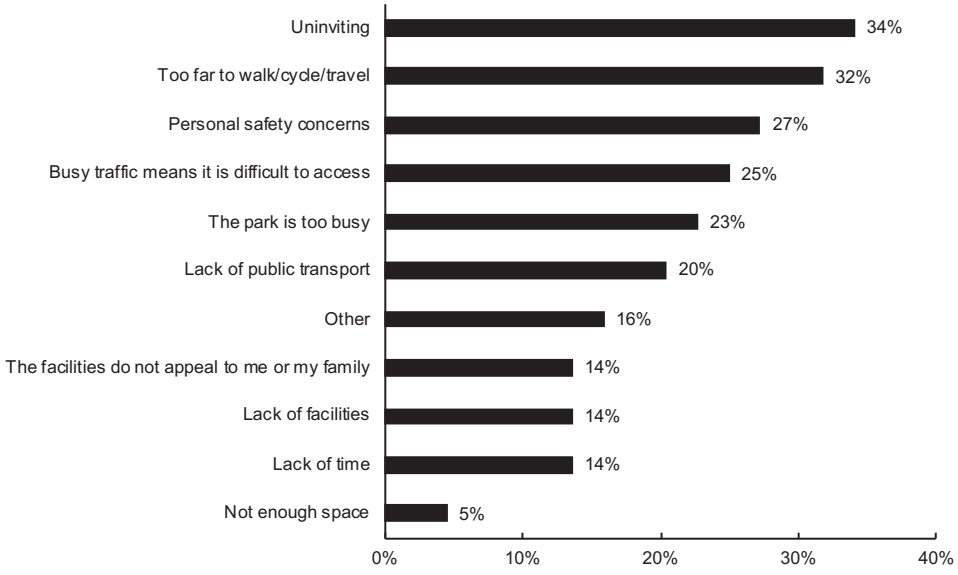
The percentages nominated in Part 1 are a proportion of the total 170 surveys received. The percentages nominated in Part 2 are a percentage of the 44 respondents who answered yes to the first part of the question.

Part 1 Is there open space you would like to visit but are unable to?

26 per cent of respondents indicated that they would like to visit open space but are unable to. This is slightly higher than the Municipal average, 22 per cent.



Part 2 The reasons why you are unable to visit open space:



The most frequent reason for not visiting open space was that they found the space to be uninviting, this was closely followed by the distance then personal safety concerns. Compared to the Municipal average, 11 per cent more respondents in Fitzroy North considered open space being uninviting as an issue. 9 per cent less Fitzroy North respondents indicated distance as a reason for not visiting open space. Personal safety concerns were higher, by 27 per cent of respondents, which is 12 per cent above the Municipal average.

A2.10.5 Types of open space visited and frequency of use

The following table shows the frequency of use of different types of open space in Fitzroy North. The percentages are calculated based on the 170 completed surveys. The total percentage column shown on the left hand side of the table is the sum of total use and does not include never and not completed responses. The percentages on the right hand side indicate frequency of use. The percentages in Table A below have been highlighted using shades of colour to assist with interpretation of the results.

	0% to 9%
	10% to 19%
	20% to 29%
	30% to 39%
	40% and over

Table A Types of open spaces used and frequency of use.

Large parks and gardens are the most visited open spaces, which reflects the location of Edinburgh Gardens within this precinct. This is followed by open space along the Merri Creek and using local streets for exercise. Fitzroy North has some wide streets with well-established trees which are likely to contribute to the high levels of use of the local streets.

Total	Open Space	Daily	2-3 times a week	Weekly	Monthly	1-2 times a year	Never	NC
91%	Open space along the Merri Creek	11%	20%	22%	21%	16%	9%	1%
84%	Open space along the Yarra River	2%	9%	14%	27%	32%	12%	5%
97%	Large parks and gardens	42%	27%	18%	8%	2%	3%	0%
72%	Large sporting reserves	1%	4%	12%	21%	34%	21%	7%
74%	Medium sized parks	1%	6%	12%	22%	32%	16%	10%
82%	Small local parks	14%	20%	16%	15%	18%	10%	8%
62%	Urban Squares	4%	8%	14%	19%	17%	19%	19%
86%	Local streets for exercise	45%	18%	14%	4%	5%	8%	6%

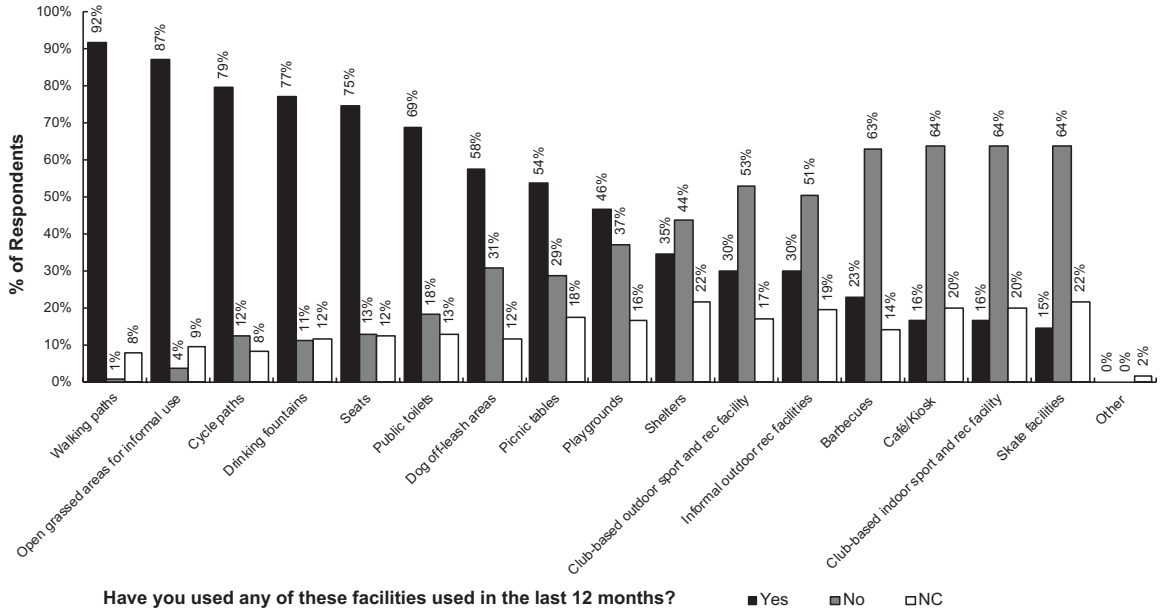
Table B Frequently visited types of open spaces in priority order

In terms of the most frequently used open space, large parks and gardens are the most popular followed by local streets for exercise before the Merri Creek This generally reflects that the popularity of Edinburgh Gardens and attractiveness of the streetscape near the Gardens.

Total	Open Space	Daily	2-3 times a week	Weekly
87%	Large parks and gardens	42%	27%	18%
76%	Local streets for exercise	45%	18%	14%
54%	Open space along the Merri Creek	11%	20%	22%
50%	Small local parks	14%	20%	16%
26%	Urban Squares	4%	8%	14%
25%	Open space along the Yarra River	2%	9%	14%
19%	Medium sized parks	1%	6%	12%
16%	Large sporting reserves	1%	4%	12%

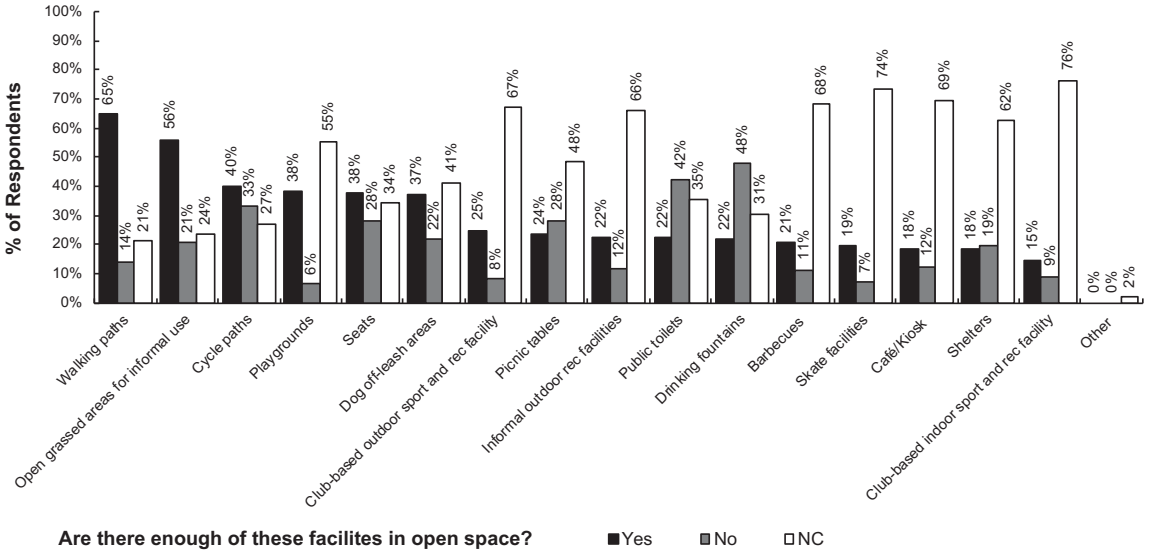
A2.10.6a Use of facilities and features in open space

The following table indicates use of facilities in open space over the last twelve months. The percentages are calculated on the number of returned surveys from Fitzroy North, 170. Respondents indicated that walking paths, open grassed areas and cycle paths were the most popular facilities used in the last 12 months, all higher than the Municipal average.



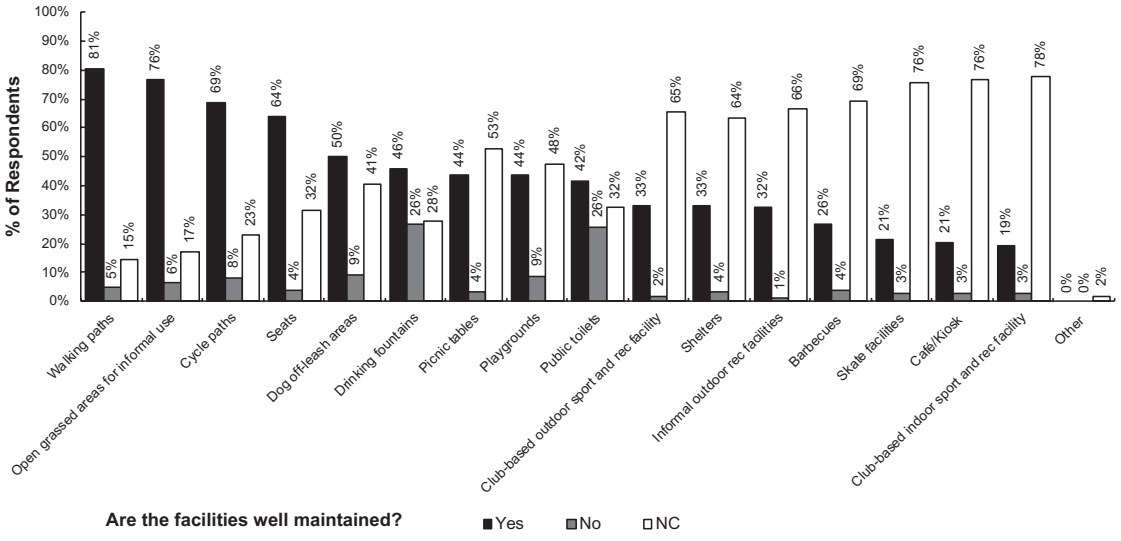
A2.10.6b Provision of facilities in open space

The following graph illustrates the percentage of respondents that consider the various facilities within open space either are or are not adequately provided for. Percentages are calculated on the total number of Fitzroy North surveys received, 170. Compared to the municipal average, more people identify that there are not enough cycle paths, drinking fountains and public toilets.



A2.10.6c Maintenance of facilities in open space

The following graph illustrates the level of satisfaction with the maintenance of open space facilities. The percentages are calculated on the total number of Fitzroy North surveys returned, 170.



A2.10.7 General comments on open space

Respondents were provided a section where they were able to write any additional comments on the open space within the Municipality and their local area. The following is

a summary of these comments from returned surveys from Fitzroy North respondents which have been grouped together into topics and assembled in priority order.

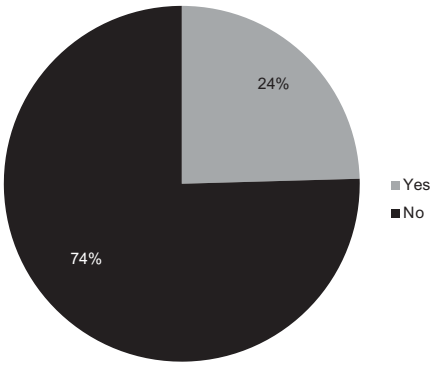
No.	General Comments List
49	**Open Space**
18	Open space - valued
10	Open space - additional required as density increases
5	Open space - contributes to liveability
4	Open space - keep/retain what there is
2	Open space - beneficial to health and wellbeing
2	Open space - keep/retain as community/social spaces
2	Open space - value the choice and variety
1	Open space - additional green corridors required
1	Open space - additional required between Dean Street and Barkly Street
1	Open space - additional required south of Alexandra Parade
1	Open space - council to purchase abandoned dwellings for open space
1	Open space - value informal open spaces
1	Open space - value natural character
39	**Maintenance and Management**
5	Maintenance and management - valued
4	Dogs - enforce regulations
3	Alcohol - consumers to be responsible for waste
3	Cyclists - conflicts with pedestrians on shared paths
3	Cyclists - slow through parks
3	Dogs - off-leash areas valued
2	Rubbish - remove litter in open space
1	Alcohol - allow consumption for special events
1	Alcohol - over consumption in open space
1	Dogs - increase fines for leaving waste
1	Dogs - off-leash areas, additional required
1	Dogs - owners to be responsible for controlling their dogs
1	Dogs - owners to be responsible for waste
1	Dogs - waste bag/bins, additional required
1	Events/entertainment - prohibit festivals in open spaces
1	Graffiti - removal required
1	Open space - ensure they are well maintained
1	Open space - maintenance required for small local parks
1	Picnic facilities - encourage people to be responsible for waste
1	Ranger - provide for larger/less used open spaces
1	Security - enforce regulations for littering
1	Slacklining - allow in public spaces
1	Toilets - improve maintenance
16	**Other**
3	High density developments - to contribute to open space
3	Overall strategy - council is doing a good job
1	Activities - additional required for refugees
1	Developments - encourage innovation in vacant shops
1	Developments - limit large developments
1	High density developments - limit developments
1	High density developments - limit developments around open space
1	Overall strategy - increase taxation on high income earners for open space funding
1	Overall strategy - invest funding into open space in lower socio-economic areas
1	Survey - additional space required for further comments
1	Survey - include questions on community gardens
1	Traffic - reduce near parks

No.	General Comments List
15	**Park Infrastructure**
4	Dogs - fenced off-leash areas required
4	Signage - improve dog regulation signs
2	Seating - additional required
1	Bins - additional required
1	Drinking fountains - additional required
1	Facilities - more required for elderly
1	Picnic facilities - additional tables required within dog off-leash areas
1	Shade - additional required
14	**Recreation Facilities**
2	Exercise equipment - additional required
2	Informal recreation facilities - table tennis required
2	Informal sport facilities - additional multi use courts required
1	Informal sport facilities - additional netball courts required
1	Informal sport facilities - disc golf course required
1	Little Free Libraries - additional required
1	Playgrounds - shade required
1	Sporting facilities - clubrooms require upgrade/maintenance
1	Sporting facilities - paddle tennis court required
1	Sporting facilities - provide tennis facilities free of cost
1	Sporting facilities - upgrade tennis club
11	**Paths**
2	Cycle paths - need to separate cyclists from dog off-leash areas
2	Shared paths - separate cyclists and pedestrian paths
2	Shared Paths - widen
1	Cycle paths - maintenance required
1	Cycle paths - safer routes for cyclists required
1	Cycle paths - valued
1	Cycle paths - widen/upgrade paths in streets
1	Shared paths - mandate right of way rules for cyclists
5	**Trees and Vegetation**
2	Community gardens - additional required
1	Trees - additional required for shade
1	Trees - plant more fruit trees
1	Trees - plant more street trees
1	**Sustainability**
1	Green waste - place to recycle required

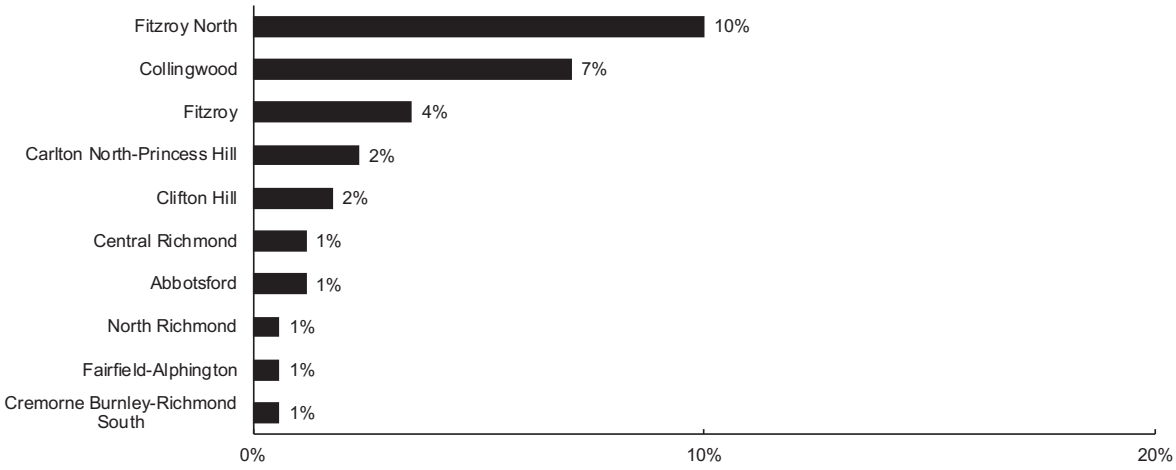
A2.10.8 Work in City of Yarra

In the following table, the percentage is calculated on the total 170 surveys received.

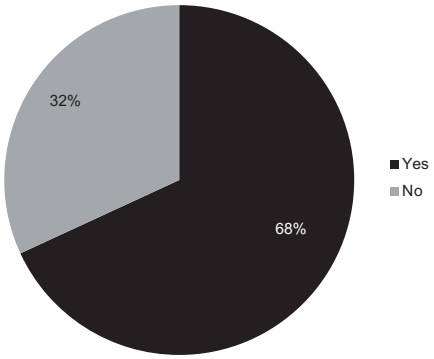
A2.10.8a Respondents that work in the City of Yarra



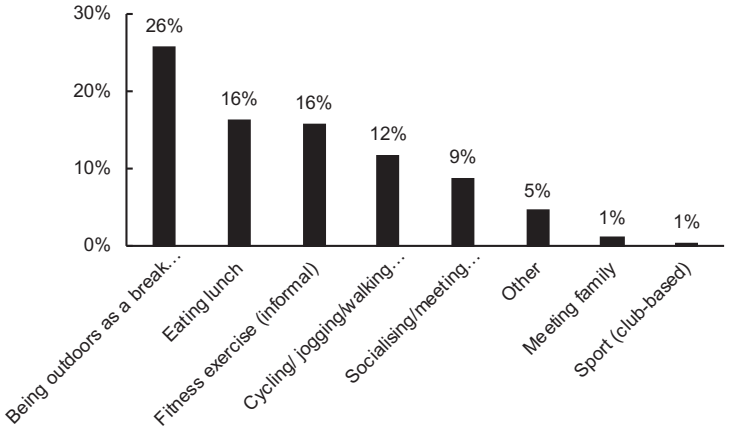
A2.10.8b Where respondents work



A2.10.8c Respondents that visit the open space near their workplace



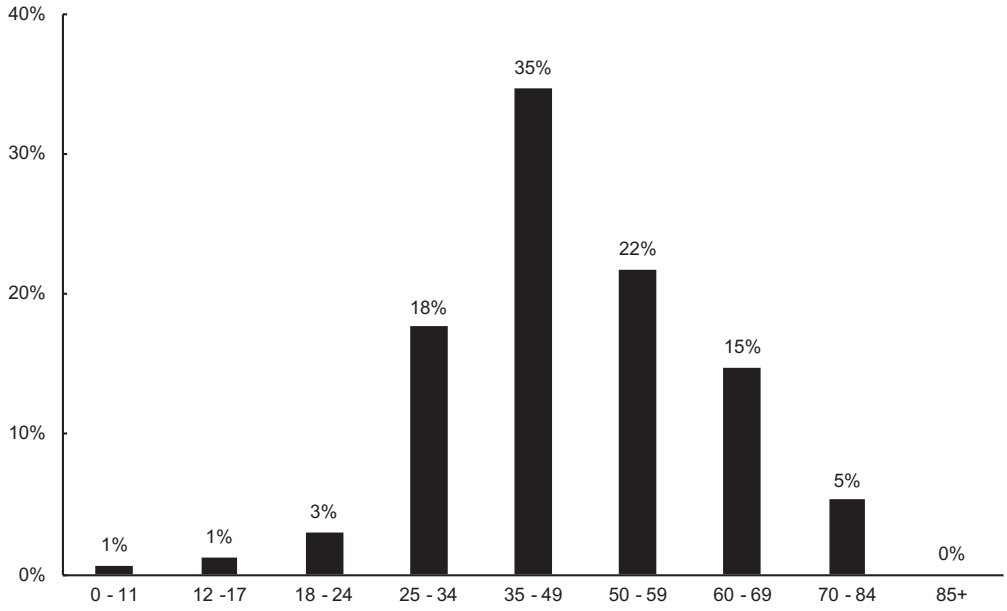
A2.10.8d Reason for visiting open space near work



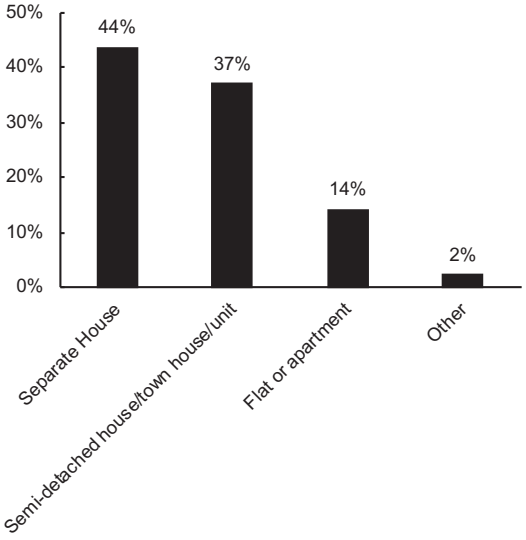
A2.10.9 Information about respondents

In the following table, the percentage is calculated on the total 170 surveys received

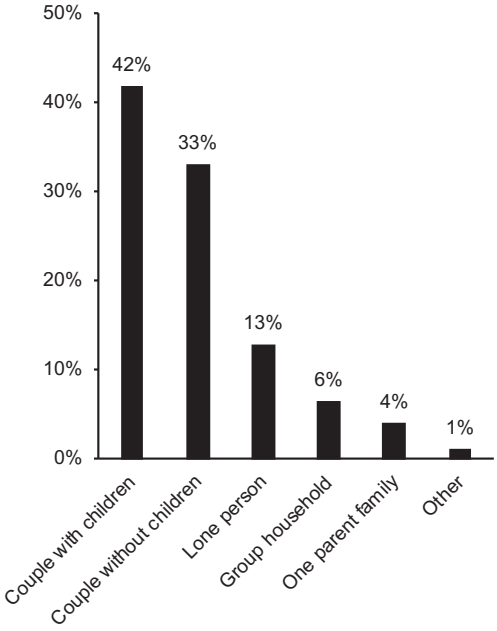
A2.10.9a Age range



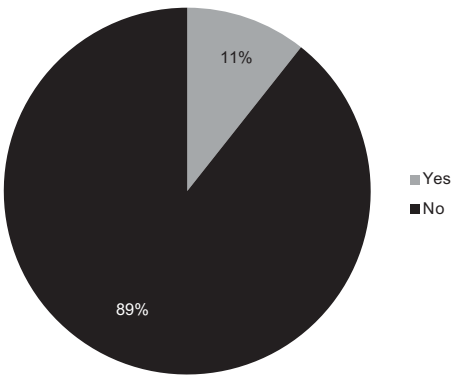
A2.10.9b Dwelling type



A2.10.9c Household type



A2.10.9d Respondents who speak English as a second language



A2.11 North Richmond

Summary of the survey outcomes for North Richmond

158 respondents indicated they live in North Richmond. This represents 13 per cent of total surveys received. The Community Profile figures indicate that 15 per cent of the City of Yarra population lives in North Richmond.

With both the Yarra River corridor and Citizens Park located in North Richmond, the respondents appreciate the existing open space and also the opportunity to comment via the survey. Citizens Park overwhelmingly receives the highest levels of use because it is close by, for walking, exercise, dog walking and play. This is followed by the Yarra River corridor for walking and cycling. Respondents nominate they use small local parks on a frequent basis, most likely due to their close proximity. There is a focus on the importance of open space for fitness and support for children's participation in sport including female participation. Additional open space is frequently requested, particularly as density increases. Additional trees in parks and gardens and the streets are also requested.

A2.11.1 Values of open space

Respondents were asked to indicate what they valued most about the open spaces in their Municipality and were invited to select any of the twenty-five values listed, with an option to add additional values under the 'other' category.

Percentages are calculated on the basis of the total number of returned surveys for North Richmond, 158. The table below illustrates the information, listing the twenty-four values in priority order.

The top three values are consistent with the municipal results with open space being a place to relax and unwind, trees and the feeling of space. The key difference is the higher ranking of fitness, watching activity, playing team-based sport and flowers and garden beds.

Value	%
A place to relax and unwind	54%
Trees	51%
The feeling of space	48%
Just being outside	46%
An escape from the built environment	44%
Fitness	41%
Health and well being	40%
A place for children to play	38%
Habitat for native plants and animals	35%
It's accessible	34%
Meeting people/friends	34%
Exercising dogs	32%
Green character	30%

Value	%
Natural bushland character	27%
Knowing that it's there	25%
The quiet	25%
Flowers/garden beds	23%
Playing casual ball games/activity	22%
Watching activity	22%
Playing team/club based sport	19%
Cultural activities and events	17%
The diversity of open space	17%
Cultural heritage values/significance	13%
Historical character	13%
Other	3%

The other category included a range of comments including water amenities, cleanliness, order and safety, cat walking, fenced off-leash areas, and space to walk through.

A2.11.2 Open space within walking distance

In the following table, the percentage is calculated on the total 158 surveys received. The number is the total number of survey responses for each specific open space, and they are listed in priority order.

A2.11.2a Most frequently visited open spaces

The following table lists the open spaces visited within walking distance of home.

No.	Open space within walking distance	%
110	Citizens Park	70%
25	Yarra River Corridor	16%
22	Williams Reserve	14%
13	Fitzroy Gardens	8%
10	Yarra Bend Park	6%
9	Barkly Gardens	6%
6	Yarra Primary School	4%
5	Abbotsford Convent Arts Precinct	3%
5	Burnley Park	3%
5	Department of Housing Richmond Place	3%
5	Yarra Park	3%
4	Kevin Bartlett Reserve	3%
3	Local gardens	2%
3	Local Parks	2%
2	Annettes Place	1%
2	Edinburgh Gardens	1%
2	None with n walking distance	1%
2	Royal Botanical Gardens Melbourne	1%
2	Studley Park	1%
1	Butler Street Park	1%
1	Chestnut Street Reserve	1%
1	Darling Gardens	1%
1	Fairfield Park	1%
1	Flockhart Reserve	1%

No.	Open space within walking distance	%
1	Gahan Reserve	1%
1	Gosch's Paddock	1%
1	Local Dog Park	1%
1	Local Football Fields	1%
1	Peppercorn Park	1%
1	Powlett Reserve	1%
1	Richmond Terrace Park	1%

A2.11.2b Reasons for visiting and suggested improvements to open space within walking distance in North Richmond

The following table lists the reasons why North Richmond respondents visit open space within walking distance along with any suggested improvements, and are listed in priority order. The numbers underneath the park names are the total number of respondents who reported visiting that specific open space. Overall the results indicate that Citizens Park is heavily used for both recreation, dogs exercise and sport, while the Yarra River Corridor is used to enjoy the natural space and travel through by foot or bicycle.

Open Spaces	No.	Reason to Visit	No.	Suggested Improvements
Citizens Park 110	16	Access - close to home	35	Improvements - none required
	16	Walking	8	Dogs - owners to be responsible for waste
	15	Exercising	4	Open space - upgrade
	9	Dog walking	4	Playgrounds - upgrade
	8	Playground	3	Picnic facilities - additional BBQ's required
	6	Dogs - exercising	3	Sporting facilities - clubrooms require upgrade/maintenance
	6	Social - meeting people/friends	3	Trees - additional required
	5	Access - convenient (on the way)	3	Trees - plant additional indigenous trees
	5	Dog - friendly	2	Dogs - prohibit
	5	Informal ball games/sport	2	Lighting - additional required
	5	Relaxing	2	Maintenance - regular maintenance & cleaning required
	5	Sport	2	Open space - valued
	4	Play - children	2	Seating - additional required
	4	Sports oval	1	Access - additional information about scheduled use required
	3	Dogs - off-leash area	1	Access - improvements required
	3	Dogs - watching	1	Birds - plant additional native/indigenous vegetation to attract birdlife
	3	Jogging/running	1	Birds - prohibit pigeon feeding
	3	Markets	1	Carpark - remove parking permits
	3	Open space	1	Development - concerns about impact on open space
	3	People watching	1	Dogs - improve usability for dogs
	3	Walking - through	1	Dogs - off-leash areas, additional required
	2	Diverse range of activities	1	Dogs - off-leash areas, extend hours of use
	2	Sport - football	1	Dogs - off-leash, personal safety concerns
	1	Access - close to gym	1	Dogs - over use
	1	Access - travel through	1	Dogs - owners to be in control of their dogs
	1	Cycling - children	1	Dogs - prohibit dogs on sporting fields time
	1	Dogs - socialising	1	Dogs - prohibit on sporting fields

Open Spaces	No.	Reason to Visit	No.	Suggested Improvements
	1	Open space - adult space	1	Drainage - improvement needed
	1	Open space - beautiful	1	Drainage - improvement needed near swimming pool
	1	Open space - fresh air	1	Drug abuse - action required
	1	Open space - grassed areas	1	Fencing - additional required
	1	Open space - green place	1	Improvements - none required, improvements appreciated
	1	Open space - large space	1	Lighting - use floodlighting
	1	Open space - provision	1	Maintenance - valued
	1	Outdoors/being outside	1	Open space - additional required
	1	Picnic facilities - BBQs	1	Open space - keep/retain what there is
	1	Picnics	1	Paths - improve surface for jogging
	1	Recreation	1	Pavilion - required
	1	Sitting	1	Picnic facilities - additional tables required
	1	Sport - Auskick	1	Picnic facilities - improve drainage around tables
	1	Sport - children's organised junior football	1	Playgrounds - additional required
	1	Sport - children's organised sport	1	Playgrounds - increase diversity of equipment for a range of age groups
	1	Sport - cricket	1	Playgrounds - shade required
	1	Sport - Milo Cricket	1	Playgrounds - water play required
	1	Sport - organised	1	Rubbish - remove litter
	1	Sport - Richmond Junior Football Club	1	Seating - additional near playground
	1	Sport - spectating	1	Security - improve surveillance
	1	Sport - spectating football	1	Shade - additional required
	1	Sunshine/Vitamin D	1	Shared space - keep/retain as both dogs and sports area
	1	Walking - with children	1	Sport field/oval - improve turf
			1	Sporting facilities - clubrooms requires facilities for girls
			1	Sporting facilities - improve cricket turf
			1	Sporting facilities - upgrade spectators seating
			1	Toilets - upgrade existing
			1	Trees - maintenance required
			1	Vegetation - additional native/indigenous planting required
Yarra River Corridor 25	9	Walking	3	Improvements - none required
	7	Cycling	2	Developments - limit developments
	4	Open space - natural character	2	Seating - additional required
	4	Open space - peaceful	1	Access - ramp required at Gipps Street
	3	Open space - away from busy roads and traffic	1	Access - underpass at Swan Street Bridge needs widening
	3	Open space - escape from the built environment	1	Bins - additional required
	2	Exercising	1	Birds - plant additional native/indigenous vegetation to attract honeyeaters
	1	Abbotsford Convent Arts Precinct	1	Cyclists - conflicts with pedestrians on shared paths
	1	Access - travel through	1	Drinking fountains - additional required
	1	Picnic facilities - BBQs	1	Lighting - solar lights required for path at night
	1	Collingwood Childrens Farm	1	Maintenance - regular maintenance & cleaning required
	1	Dogs - off-leash area	1	Open space - keep/retain what there is
	1	Dog walking	1	Open space - protect
	1	Jogging/running	1	Paths - dangerous, improvements needed
	1	Open space	1	Paths - widen
	1	Open space - fresh air	1	River - prevent erosion
	1	Recreation	1	Rubbish - remove litter

Open Spaces	No.	Reason to Visit	No.	Suggested Improvements
	1	Relaxing	1	Toilets - additional required
	1	River setting	1	Trees - plant additional indigenous trees
Williams Reserve 22	3	Relaxing	5	Improvements - none required
	3	Social - meeting people/friends	2	Dogs - waste bags/bins, additional required
	3	Access - close to home	1	Access - retain ease of access
	3	Playground	1	Dogs - off-leash areas, additional required
	3	Play - children	1	Dogs - prohibit dogs
	2	Picnics	1	Fencing - additional required
	2	Dog walking	1	Picnic facilities - fence
	1	Access - close to shops/cafes	1	Picnic facilities - shade required over BBQs
	1	Access - travel through	1	Seating - additional required
	1	Café/kiosk	1	Shade - additional required
	1	Exercising	1	Trees - additional required
	1	Open space	1	Vegetation - increase high to mid-level plantings on the east of the park
	1	Open space - grassed areas		
	1	Outdoors/being outside		
	1	Playground		
	1	Relaxing		
	1	Sitting		
	1	Social - meeting people/friends		
Fitzroy Gardens 13	4	Walking	5	Improvements - none required
	2	Open space - large space	2	Lighting - additional required
	2	Open space - ambience, beauty	1	Drinking fountains - additional required
	1	Exploring	1	Entertainment/events - additional required
	1	Health and well-being	1	Maintenance - regular maintenance & cleaning required
	1	Jogging/running	1	Open space - valued
	1	Open space - green place	1	Picnic facilities - additional BBQs required
	1	Open space - peaceful	1	Safety - improve
	1	Picnics	1	Seating - additional required
	1	Relaxing	1	Toilets - additional required
	1	Social - consuming alcohol with friends		
	1	Trees		
	1	Walking - through		
Yarra Bend Park 10	2	Exercising	3	Improvements - none required
	2	Open space - peaceful	1	High Density Developments - limit developments
	2	Walking	1	Picnic facilities - improve security
	1	Access - close to home	1	Seating - additional required
	1	Access - close to work	1	Security - enforce fines for littering
	1	Cycling	1	Security - improve surveillance
	1	Dog - friendly		
	1	Dog walking		
	1	Open space - diversity of types		
	1	Open space - escape from the built environment		
	1	Open space - large space		
	1	Play - children		
	1	Relaxing		
Barkly Gardens	2	Access - close to school	4	Improvements - none required
	1	Access - close to home	1	Dogs - improve usability for dogs

Open Spaces	No.	Reason to Visit	No.	Suggested Improvements
9	1	Dogs - exercising	1	Informal sporting facilities - basketball hoop required
	1	Dog walking	1	Open space - valued
	1	Picnic facilities - BBQs	1	Paths - improvements needed
	1	Play - children	1	Toilets - upgrade existing
	1	Playground		
	1	Recreation		
	1	Walking		
Yarra Primary School 6	3	Playground	2	Improvements - none required
	2	Access - close to home	1	Bins - additional required
	1	Dog walking	1	Improvements - none required, improvements appreciated
	1	Informal ball games/sport	1	Informal recreation facilities - table tennis required
	1	Informal sporting facilities - basketball hoops	1	Informal recreation facilities - tennis courts required
	1	Play - children	1	Trees - additional required
	1	Play - safe for children	1	Vegetation - additional native/indigenous planting required
	1	Studying		
Abbotsford Convent Arts Precinct 5	2	Social - meeting people/friends	3	Improvements - none required
	1	Access - to Yarra	2	Open space - valued
	1	Café/kiosk	1	Bins - additional required
	1	Dog walking	1	Bins - recycling bins required
	1	Exercising	1	Shared paths - improvement required
	1	Markets		
	1	Open space		
	1	Open space - heritage character		
	1	Outdoors/being outside		
	1	Walking		
Burnley Park 5	1	Dog walking		
	1	Facilities		
	1	Open space - diversity of types		
	1	Sport - children's organised junior cricket		
	1	Sport - children's organised junior football		
	1	Sport - organised		
Department of Housing Richmond Place 5	1	Access - convenient (on the way)	2	Drug abuse - action required
	1	Dogs - exercising	1	Bins - additional required
	1	Open space - escape from the built environment	1	Bins - empty frequently
	1	Outdoors/being outside	1	Bins - recycling bins required
	1	Playground	1	Education campaign - against dumping waste
	1	Relaxing	1	Improvements - required
	1	Sitting	1	Informal sporting facilities - upgrade
	1	Social - meeting people/friends	1	Open space - bare/uninviting/neglected, improvements required
	1	Social - sense of community	1	Playgrounds - additional required
Yarra Park 5	3	Walking	4	Improvements - none required
	2	Dog walking	1	Cyclists - slow through park
	1	Dogs -- fewer dogs present		
Kevin Bartlett Reserve 4	1	Sport - children's organised sport	1	Rubbish - remove litter
	1	Sport - organised	1	Sport field - improve turf management
	1	Sport - Richmond Junior Football Club	1	Sporting facilities - facilities required for girls

Open Spaces	No.	Reason to Visit	No.	Suggested Improvements
	1	Sport - soccer	1	Sporting facilities - clubrooms require upgrade/maintenance
			1	Sporting facilities - improve facilities for girls and boys
Local gardens 3	1	Access - close to home	3	Improvements - none required
	1	Access - easy to access		
	1	Relaxing		
	1	Social - meeting people/friends		
Local parks 3	2	Open space - grassed areas	1	Improvements - none required
	2	Sitting		
	1	Relaxing		
Annettes Place 2	1	Open space - uncrowded	1	Playgrounds - upgrade
	1	Play - children	1	Security - additional required
Edinburgh Gardens 2	1	Picnics	1	Improvements - none required
	1	Social - meeting people/friends		
	1	Sunshine/Vitamin D		
None within walking distance 2				
Royal Botanical Gardens Melbourne 2	1	Exploring	1	Improvements - none required
	1	Walking		
Studley Park 2	2	Open space - natural character	1	Improvements - none required
	1	Cyclists - no cyclists present	1	Maintenance - regular maintenance & cleaning required
	1	Open space		
Butler Street Park 1	1	Access - close to home	1	Drug abuse - action required
Chestnut Street Reserve 1	1	Café/kiosk	1	Open space - restrict motor vehicle access
Darling Gardens 1	1	Playground	1	Improvements - none required
Fairfield Park 1	1	Cycling	1	Improvements - none required
Flockhart Reserve 1	1	Access - close to home	1	Security - enforce fines for littering
			1	Security - improve surveillance
Gahan Reserve 1	1	Open space - diversity of types	1	Playgrounds - maintenance required for wooden structure
Gosch's Paddock 1	1	Jogging/running	1	Open space - valued
Local dog park 1	1	Open space - grassed areas	1	Grassings - improvements required
	1	Relaxing		
	1	Walking - through		
Local football fields 1	1	Open space - large space		
Peppercorn Park 1	1	Outdoors/being outside	1	Rubbish - remove litter
	1	Walking		
Richmond Terrace Park 1	1	Open space - grassed areas	1	Improvements - none required
	1	Outdoors/being outside	1	Open space - valued
	1	Sitting		

A2.11.3 Open space beyond walking distance

In the following table, the percentage is calculated on the total 158 surveys received. The number is the total number of survey responses for each specific open space, and they are listed in priority order.

A2.11.3a Most frequently visited open space beyond walking distance

The following table lists the open spaces visited beyond walking distance of home.

No.	Open space visited	%
10	Fitzroy Gardens	6%
9	Edinburgh Gardens	6%
9	Yarra Bend Park	6%
7	Barkly Gardens	4%
7	Kevin Bartlett Reserve	4%
5	Carlton Gardens	3%
4	Burnley Park	3%
4	Royal Botanical Gardens Melbourne	3%
3	Citizens Park	2%
3	Local national parks	2%
3	St Kilda Beach	2%
2	Ramsden Reserve	1%
2	Williams Reserve	1%
2	Yarra River Corridor	1%
1	Birrarung Marr	1%
1	Darling Gardens	1%
1	Elwood Beach	1%
1	Flagstaff Gardens	1%
1	Lilydale to Warburton Rail trail	1%
1	Maribyrnong River	1%
1	Wallen Reserve	1%

A2.11.3b Reasons for visiting and suggested improvements

The following table lists the reasons why North Richmond respondents visit open space beyond walking distance along with any suggested improvements, and are listed in priority order. The numbers underneath the park names are the total number of respondents who reported visiting that specific open space. While respondents in North Richmond use Fitzroy Gardens for travelling through and its beauty, they are travelling to Edinburgh Gardens for social occasions.

Open space visited	No.	Reason to Visit	No.	Suggested Improvements
Fitzroy Gardens 10	2	Open space - beautiful	3	Improvements - none required
	2	Relaxing	1	Dogs - prohibit
	2	Walking	1	Facilities - additional required for children
	2	Access - convenient (on the way)		
	1	Dogs - fewer present		
	1	Lunch		
	1	Open space		

Open space visited	No.	Reason to Visit	No.	Suggested Improvements
	1	Open space - large space		
	1	Photography		
	1	Recreation - with family		
Edinburgh Gardens 9	5	Social - meeting people/friends	3	Improvements - none required
	1	Entertainment/events	2	Maintenance - regular maintenance & cleaning required
	1	Open space - diversity of types	1	Bins - additional required
	1	Open space - memory/association	1	Open space - valued
	1	Open space - safe	1	Toilets - additional required
	1	Relaxing		
Yarra Bend Park 9	4	River setting	5	Improvements - none required
	2	Open space - large space	1	Drinking fountains - additional required
	1	Access - close to home	1	Open grassed area - maintenance required
	1	Cycling	1	Picnic facilities - additional BBQs required
	1	Dogs - off-leash area	1	Seating - additional required
	1	Exploring	1	Toilets - additional required
	1	Fishing		
	1	Open space - green place		
	1	Open space - natural character		
	1	Picnics		
	1	Playground		
	1	Sport - golf		
Barkly Gardens 7	3	Playground	2	Improvements - none required
	1	Dog walking	1	Sports oval - allow Richmond Primary School students to utilise
	1	Open space - ambience, beauty		
	1	Open space - green place		
	1	Picnics		
	1	Playground - diversity of challenges		
	1	Social - meeting people/friends		
	1	Social - children's parties		
	1	Walking		
Kevin Bartlett Reserve 7	1	Exercising	2	Sporting facilities - clubrooms require upgrade/maintenance
	1	Open space	1	Access - provide safer places to cross major roads
	1	Sport	1	Improvements - none required
	1	Sport - football	1	Open grassed area - improvements required
	1	Sport - girl's Richmond Junior Football Club	1	Security - additional required
	1	Sport - organised	1	Sporting facilities - facilities for girls required
	1	Sport - soccer		
	1	Walking		
Carlton Gardens 5	4	Social - meeting people/friends		
	1	Garden beds		
	1	Open space		
	1	Open space - design and layout		
	1	Open space - large space		
	1	Picnics		
	1	Relaxing		
	1	Trees - beautiful		
Burnley Park	1	Open space	1	Playgrounds - nature play required

Open space visited	No.	Reason to Visit	No.	Suggested Improvements
4	1	Open space - natural character	1	Playgrounds - water play required
	1	Open space - peaceful		
	1	Playground		
	1	Social - parties		
Royal Botanical Gardens Melbourne 4	1	Gardens	1	Gardens - additional children's gardens required
	1	Open space - beautiful	1	Improvements - none required
	1	Open space - large space	1	Open space - additional required
	1	Play - children		
	1	Gardens - waterplay		
	1	Trees		
Citizens Park 3	2	Walking	1	Dogs - prohibit dogs off-leash
	1	Play - children	1	Open space - enlarge/extend this open space
	1	Sitting	1	Playgrounds - upgrade
	1	Social - meeting people/friends	1	Shade - additional required
Local national parks 3	1	Camping	1	Improvements - none required
	1	Hiking		
	1	Open space - escape from the built environment		
St Kilda Beach 3	1	Bay	2	Improvements - none required
	1	Beach		
	1	Dog - friendly		
	1	Open space - ambience, beauty		
	1	Open space - memory/association		
Ramsden Reserve 2	1	Dogs - exercising	1	Improvements - none required
	1	Dog walking		
Williams Reserve 2	1	Open space	1	Open space - additional required
			1	Trees - additional shade trees required
Yarra River Corridor 2	2	Open space - peaceful	1	Open space - keep/retain what there is
	1	Open space - ambience, beauty		
	1	Open space - natural character		
	1	Relaxing		
Birrarung Marr 1	1	Dog - friendly		
	1	Play - children		
Darling Gardens 1	1	Social - meeting people/friends	1	Improvements - none required
Elwood Beach 1	1	Access - close to work		
	1	Beach		
	1	Views		
Flagstaff Gardens 1	1	Walking	1	Improvements - none required
Lilydale to Warburton Rail trail 1	1	Cycling		
	1	Walking		
Maribyrnong River 1	1	Cycling		
Wallen Reserve 1	1	Dog walking	1	Improvements - none required

A2.11.4 Open space not visited

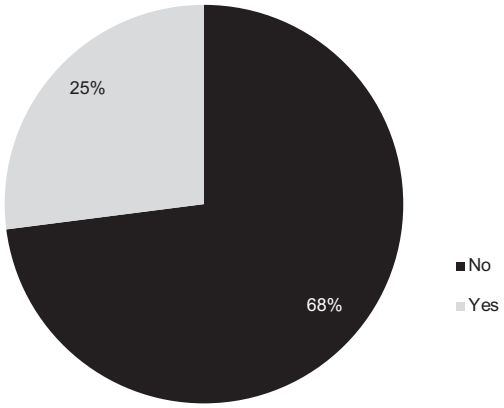
This question was asked to find out what issues currently limit the use of existing open space by respondents. The question included some of the common reasons why people may not use open space. The reasons can apply either to a specific open space or more broadly to open space in general.

The question has been analysed below in 2 parts:
Part 1 – whether there is open space they would like to visit but are unable to.
Part 2 – the reasons they are unable to visit open space.

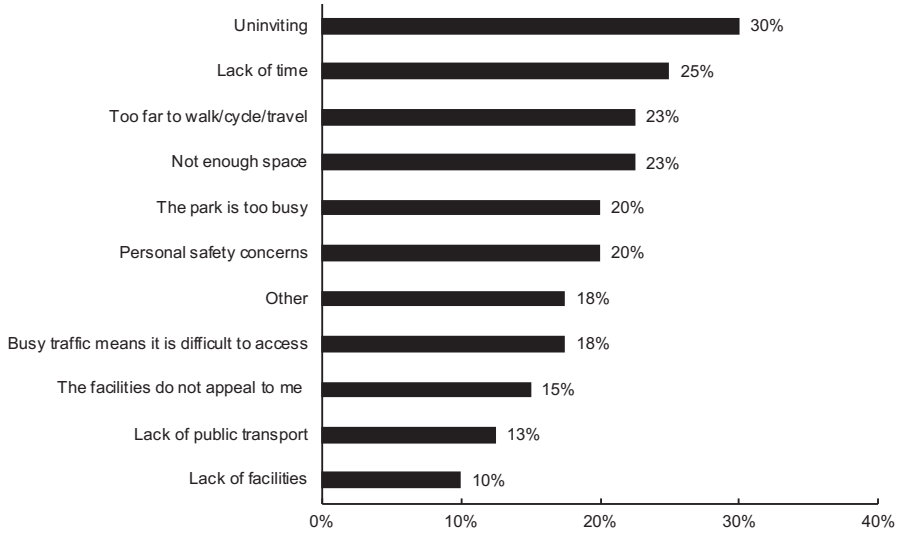
The percentages nominated in Part 1 are a proportion of the total 158 surveys received. The percentages nominated in Part 2 are a percentage of the 40 respondents who answered yes to the first part of the question.

Part 1 Is there open space you would like to visit but are unable to?

25 per cent of respondents indicated that they would like to visit open space but are unable to. This is slightly higher than the Municipal average, 22 per cent.



Part 2 The reasons why you are unable to visit open space:



The most frequent reason for not visiting open space was because the open spaces were uninviting, followed by the lack of time distance and lack of space. Compared to the

Municipal average, 7 per cent more respondents in North Richmond considered open spaces to be uninviting.

A2.11.5 Types of open space visited and frequency of use

The following table shows the frequency of use of different types of open space in North Richmond. The percentages are calculated based on the 158 completed surveys. The total percentage column shown on the left hand side of the table is the sum of total use and does not include never and not completed responses. The percentages on the right hand side indicate frequency of use. The percentages in Table A below have been highlighted using shades of colour to assist with interpretation of the results.

	0% to 9%
	10% to 19%
	20% to 29%
	30% to 39%
	40% and over

Table A Types of open spaces used in priority order.

Open space along the Yarra is the most visited type of open space followed by small local parks and large parks and gardens. This is slightly inconsistent with the open space network in North Richmond given the high number of people nominating they use Citizens Park.

Total	Open Space	Daily	2-3 times a week	Weekly	Monthly	1-2 times a year	Never	NC
46%	Open space along the Merri Creek	2%	3%	4%	16%	22%	47%	7%
84%	Open space along the Yarra River	6%	9%	27%	28%	14%	11%	4%
79%	Large parks and gardens	3%	7%	16%	26%	28%	17%	4%
64%	Large sporting reserves	4%	9%	14%	20%	17%	32%	4%
47%	Medium sized parks	4%	6%	9%	14%	15%	42%	11%
82%	Small local parks	16%	18%	27%	15%	6%	14%	4%
55%	Urban Squares	4%	7%	12%	13%	20%	36%	9%
74%	Local streets for exercise	28%	16%	15%	8%	8%	22%	4%

Table B Frequently visited types of open spaces in priority order

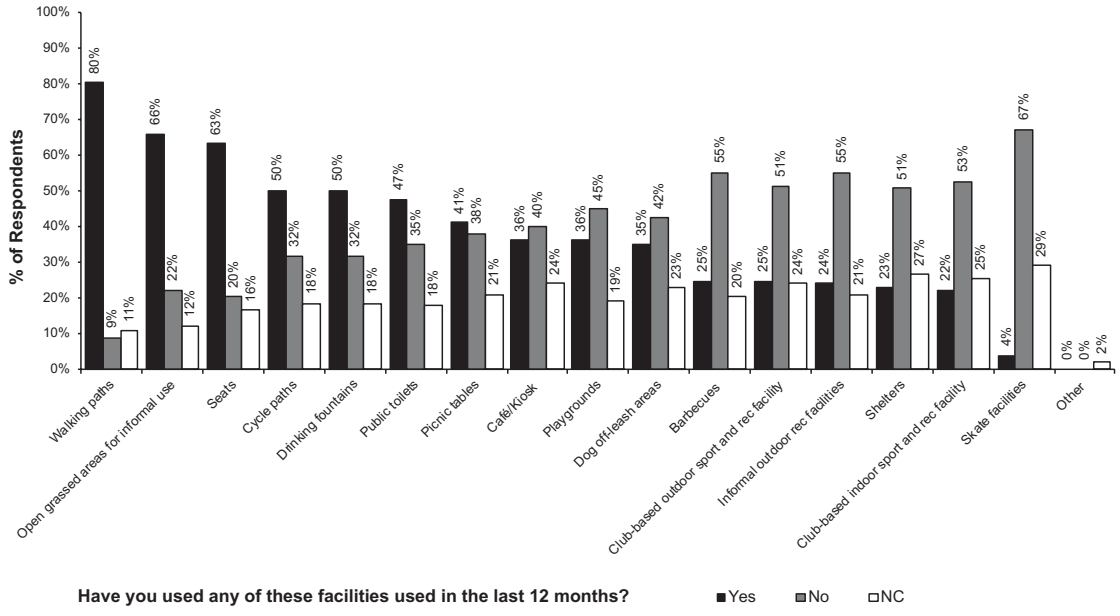
On a frequent basis small local parks are the most popular, followed by the local streets when used for exercise, and then the Yarra River.

Total	Open Space	Daily	2-3 times a week	Weekly
61%	Small local parks	16%	18%	27%
59%	Local streets for exercise	28%	16%	15%
42%	Open space along the Yarra River	6%	9%	27%
27%	Large parks and gardens	3%	9%	16%
27%	Large sporting reserves	4%	9%	14%
23%	Urban Squares	4%	7%	12%
19%	Medium sized parks	4%	6%	9%
9%	Open space along the Merri Creek	2%	3%	4%

A2.11.6 Facilities and features in open space

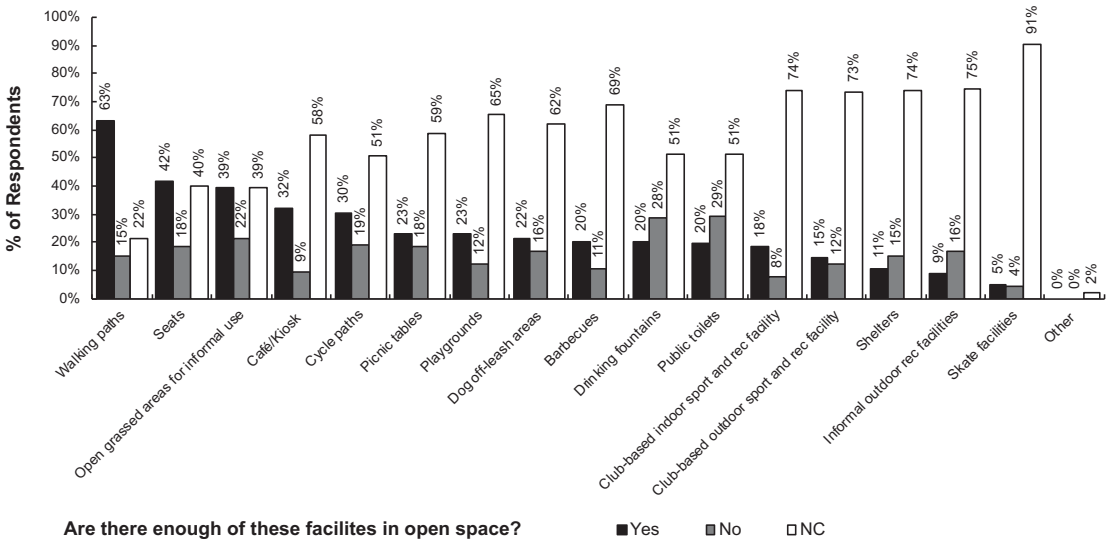
A2.11.6a Use of facilities and features in open space

The following table indicates use of facilities in open space over the last twelve months. The percentages are calculated on the number of returned surveys from North Richmond, 158. Respondents indicated that walking paths, open grassed areas and seats were the most popular facilities used in the last 12 months, with open grassed areas approximately 10 per cent lower than the Municipal average.



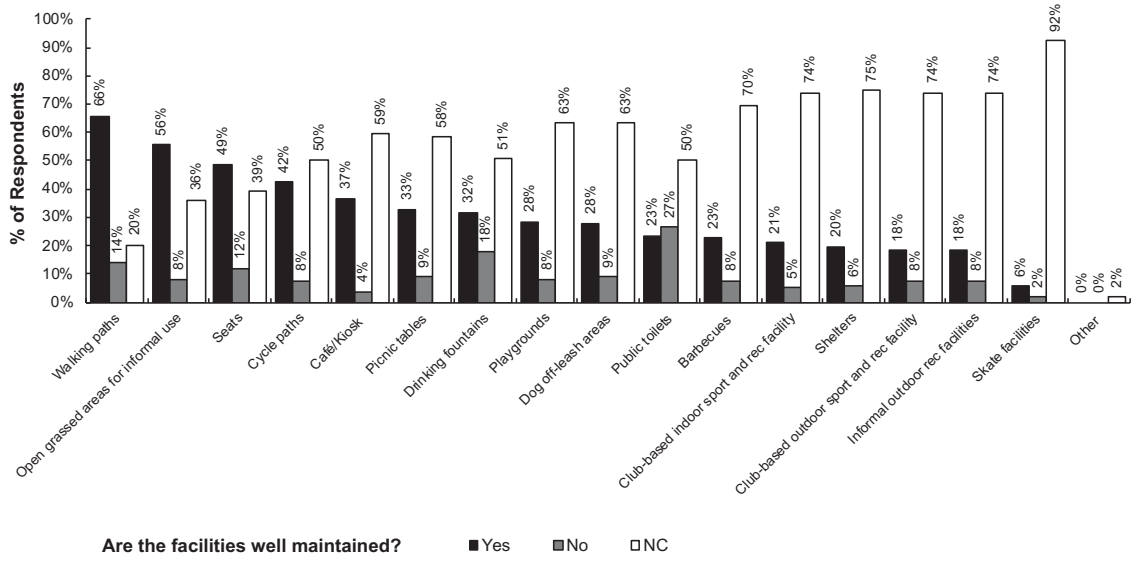
A2.11.6b Provision of facilities in open space

The following graph illustrates the percentage of respondents that consider the various facilities within open space either are or are not adequately provided for. Percentages are calculated on the total number of North Richmond surveys received, 158. Overall there is a higher level of satisfaction with the provision of facilities in open space when compared to the municipal results.



A2.11.6c Maintenance of facilities in open space

The following graph illustrates the level of satisfaction with the maintenance of open space facilities. The percentages are calculated on the total number of North Richmond surveys returned, 158.



A2.11.7 General comments on open space

Respondents were provided a section where they were able to write any additional comments on the open space within the Municipality and their local area. The following is a summary of these comments from returned surveys from North Richmond respondents which have been grouped together into topics and assembled in priority order.

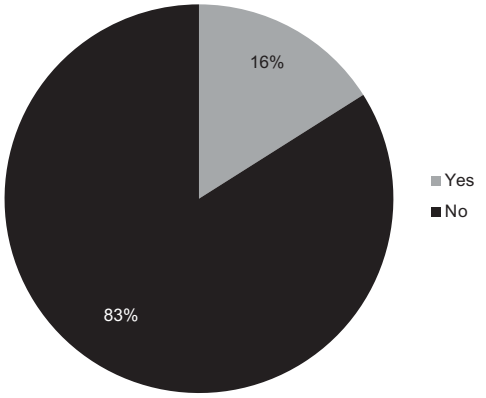
No.	General Comments List
15	**Recreation Facilities**
3	Sport - prioritise sport for children's health
2	Sporting facilities - additional basketball courts required
2	Sporting facilities - clubrooms require upgrade/maintenance
1	Exercise equipment - additional required
1	Playgrounds - additional required
1	Sporting facilities - clubrooms require facilities for girls
1	Sporting facilities - improve
1	Sporting facilities - provide indoor basketball courts
1	Sports fields/ovals - improve turf
1	Sports fields/ovals - improve drainage
13	**Open Space**
6	Open space - additional required as density increases/less private open space
2	Open space - valued
1	Open space - develop unused/dead space into green space
1	Open space - ensure they are well maintained
1	Open space - add greening to urban squares required
1	Open space - important
1	Open space - increase diversity
13	**Other**
4	Overall strategy - appreciate the opportunity to comment
4	Overall strategy - Council is doing a good job
1	Community behaviour - improve
1	Developments - adjoining open space maintain height restrictions
1	Developments - limit large developments
1	Developments - limit large developments along the Yarra
1	Overall strategy - prioritise natural/native flora/fauna
12	**Maintenance and Management**
2	Dogs - prohibit on sporting fields
2	Rubbish - remove litter in open space
1	Bins - empty more frequently
1	Dogs - enforce regulations
1	Dogs - off-leash areas, additional required
1	Dogs - regular removal of waste required
1	Maintenance - valued
1	Shared space - conflicts between cricket players and dog owners
1	Shared space - separate spaces for dogs and humans required
1	Trolleys - dumping an issue
8	**Park Infrastructure**
1	Dogs - fenced off-leash areas required
1	Dogs - agility equipment required
1	Fencing - additional required
1	Lighting - improve in open spaces
1	Picnic facilities - additional required
1	Picnic facilities - shade required for tables
1	Picnic facilities - design for child safety

No.	General Comments List
1	Toilets - upgrade toilets at Richmond Primary School
7	**Trees and Vegetation**
2	Trees - additional required
1	Community gardens - additional required in streetscape
1	Trees - plant indigenous trees to support wildlife
1	Trees - plant more street trees
1	Streetscape - more green/plants
1	Vegetation - prioritise increasing vegetation in open spaces
1	**Access**
1	Footpaths - remove pedestrian walkway on Regent Street
1	**Paths**
1	Cycle paths - improve drainage along the river

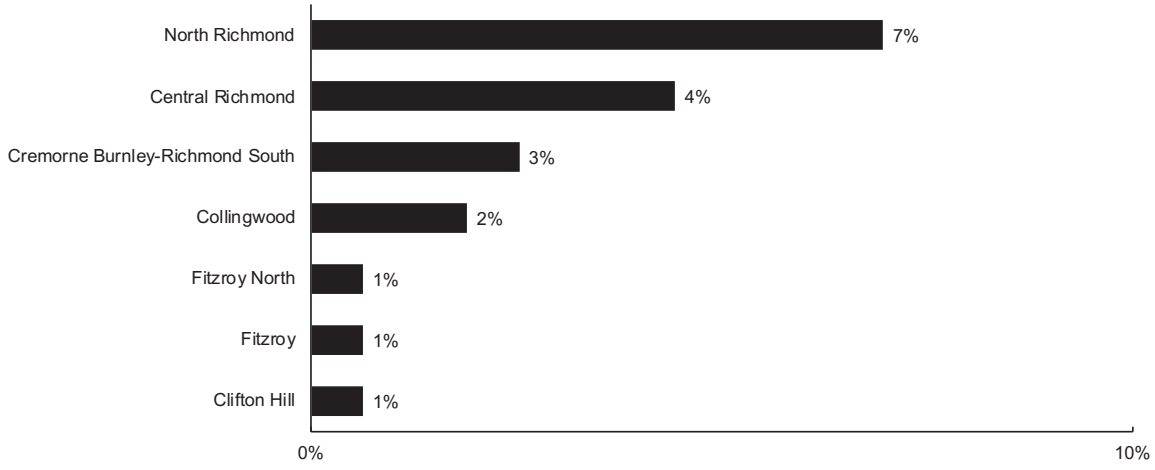
A2.11.8 Work in City of Yarra

In the following table, the percentage is calculated on the total 158 surveys received.

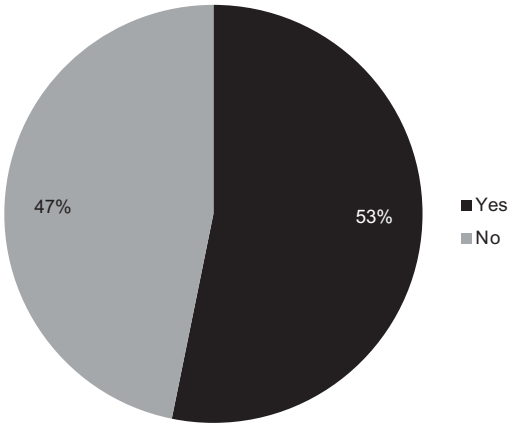
A2.11.8a Respondents that work in the City of Yarra



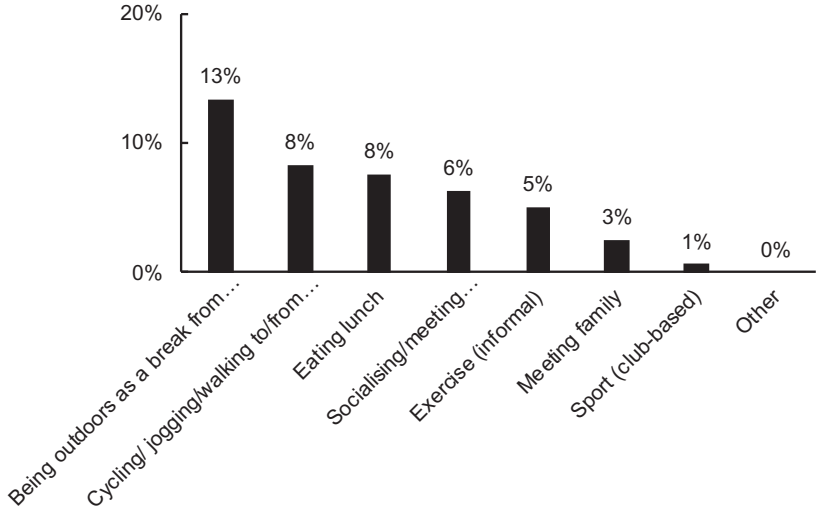
A2.11.8b Where respondents work



A2.11.8c Respondents that visit the open space near their workplace



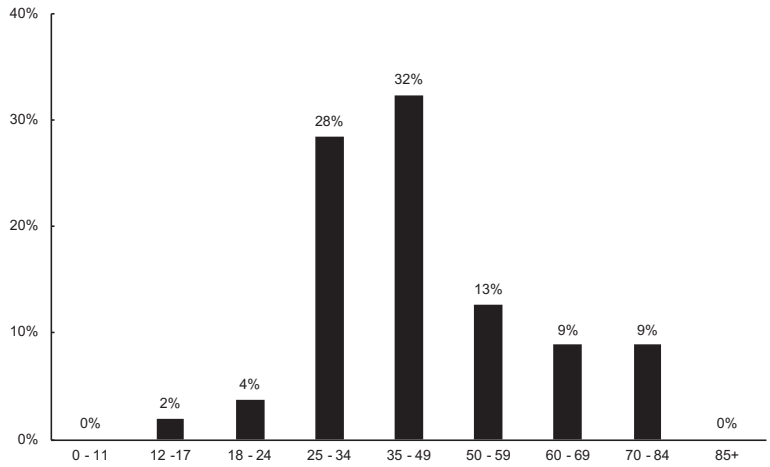
A2.11.8d Reason for visiting open space near work



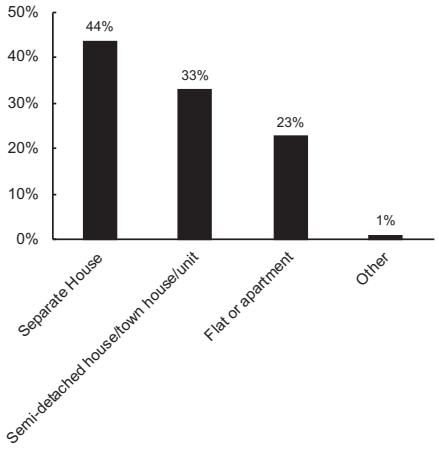
A2.11.9 Information about respondents

In the following table, the percentage is calculated on the total 158 surveys received.

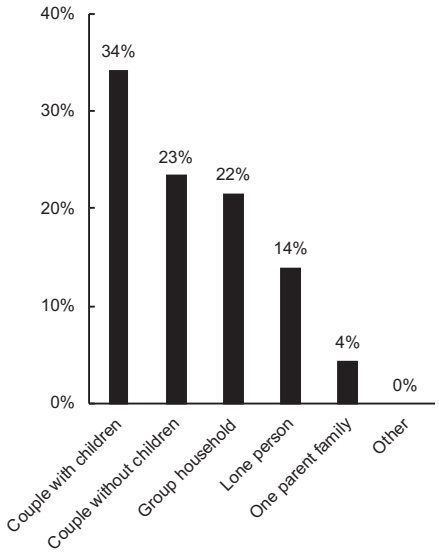
A2.11.9a Age range



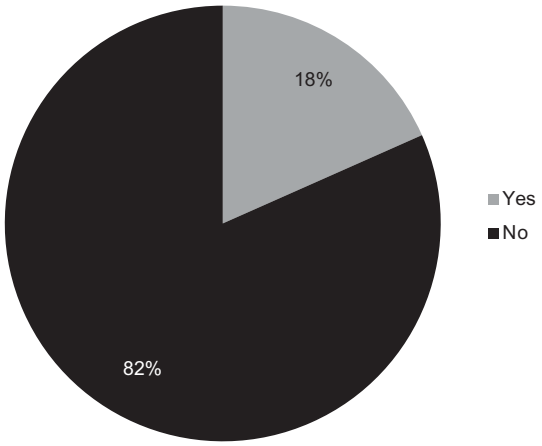
A2.11.9b Dwelling type



A2.11.9c Household type



A2.11.9d Respondents who speak English as a second language



PART B

Worker open space survey

B1 Introduction

B1.1 Summary of the worker open space survey

Workers were surveyed in four employment precincts in the City of Yarra including Collingwood, Cremorne, Fitzroy and Richmond. The Worker Survey was conducted by Metropolis Research as an intercept survey based on questions supplied by TBLD. Some questions were modified and additional questions added by Metropolis Research. Metropolis Research were commissioned to prepare an report on the survey outcomes, which is attached to this report as Appendix A.

TBLD has analysed the results of the four questions from the survey for each individual employment precinct using the raw data supplied by Metropolis Research. The four questions analysed on a precinct basis are:

- How often do you typically visit open space near your workplace?
- What open spaces near your workplace do you visit most often?
- What are all the reasons why you visit these open spaces near your workplace?
- Do you have any suggested improvements to the open space network near your workplace?

B1.2 Overall summary of the worker survey outcomes

The total number of workers surveyed was 498, and below is the breakdown of the number of surveys for each employment precinct:

- Collingwood – 124 respondents
- Cremorne – 117 respondents
- Fitzroy – 144 respondents
- Richmond – 113 respondents

For the overall survey outcomes, refer to Appendix A which includes the report on the survey outcomes prepared by Metropolis Research.

Metropolis advised that the surveys were conducted in the following locations in each of the employment precincts:

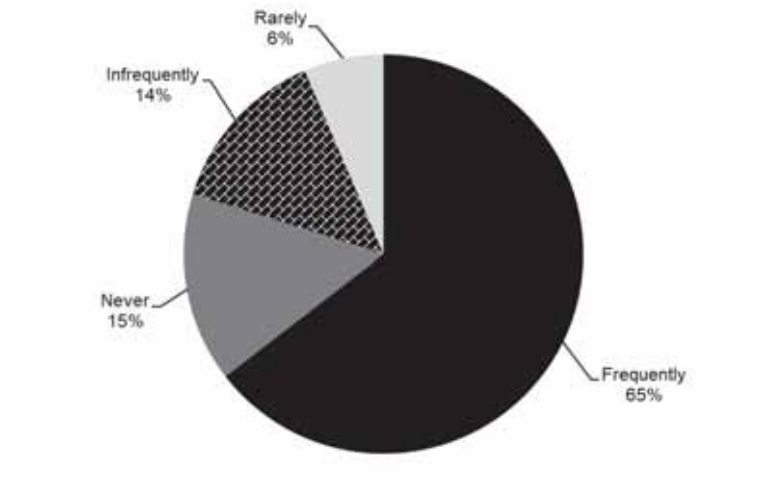
- Collingwood – Smith Street
- Cremorne – Church Street and Swan Street
- Fitzroy – St Vincents Hospital and Brunswick Street area
- Richmond – Epworth Hospital and Bridge Road.

B2 Worker survey employment precinct summaries

B2.1 Collingwood

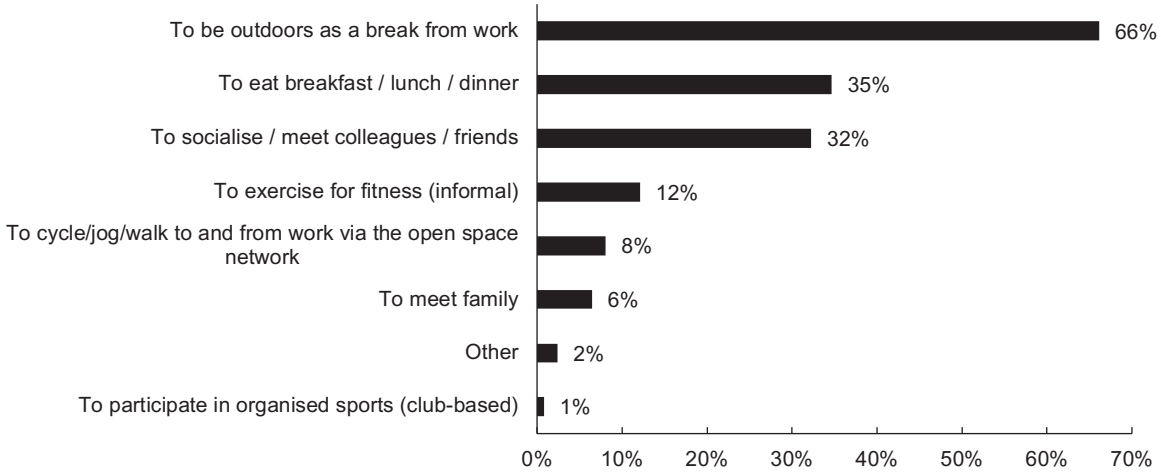
B2.1.1 How often you visit open space near your workplace

85% of the 124 respondents visit open space near the workspace, with 65% visiting it frequently.



B2.1.2 Reasons to visit open space near workplace

The majority (66%) of workers in Collingwood visit open space to be outdoors as a break from work, followed by eating meals and the socialising with friends/colleagues.



B2.1.3 Which open space do you visit near your near workplace

Fitzroy Gardens and Peel Street Park are the most visited areas of open space.

No.	Open space visited
28	Fitzroy Gardens
24	Peel Street Park
15	Edinburgh Gardens
14	Carlton Gardens
5	Gertrude Street
5	Smith Street
4	Small parks
4	Parks/reserves
4	Webb Street
3	Botanical Gardens
3	CBD parks and gardens
3	George Street
3	Oxford Street
3	Whitlam Place
2	Exhibition Gardens
2	Fitzroy Pool
1	Open space around the Department of Housing flats
1	Atherton Reserve
1	Burnley Gardens
1	Clifton Hill
1	Condell Place
1	Council house gardens
1	Fairfield Gardens
1	Fitzroy Town Hall
1	Gipps Street Park
1	Lincoln Square
1	Museum in Carlton Gardens
1	Parliament Gardens
1	Playground
1	Playground in Kew
1	Stanley Street
1	Streets
1	Treasury Gardens
1	Victoria Park
1	Yarra River

B2.1.4 Suggested improvements/changes to open space visited near the workplace

Respondents were given the opportunity to provide any suggestions for improvement to the open space or to highlight any issues they have with the open space.

Open space visited	No.	Suggested improvement for/issue width
Open space in general	14	Open space – additional required
43	4	Green spaces – additional required in the city
	3	Greening - more trees/plants/grass in open space
	2	Picnic tables for having lunch - additional required
	2	Public toilets - additional required
	2	Quieter places to relax and unwind - additional required
	2	Shade - additional required

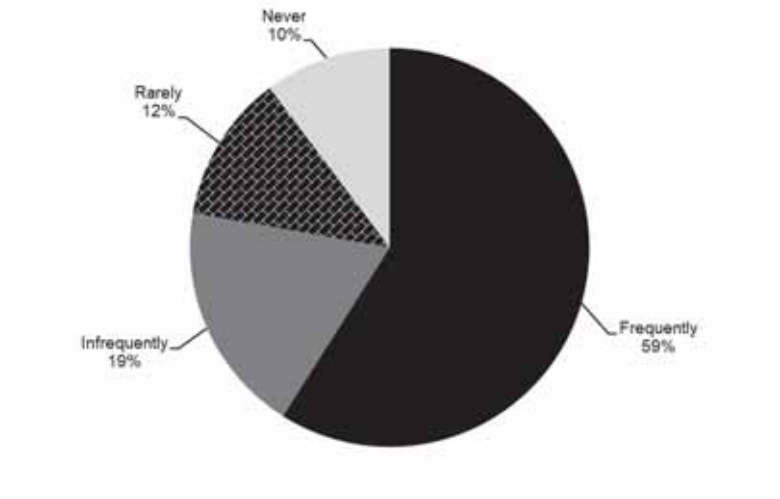
Open space visited	No.	Suggested improvement for/issue width
	2	Safety - feel unsafe
	1	Better value for the rates
	1	Bicycle parking - additional required
	1	Car parking - additional required to improve access to open space
	1	Maintenance - additional required
	1	Maintenance - cleaning graffiti required
	1	Maintenance - well maintained
	1	Pedestrian access - improve safety
	1	Pets - more pet free areas required
	1	Rubbish collection - increase frequency
	1	Seating- uncomfortable
	1	Trees - additional required
Fitzroy Gardens	4	Open space – additional required
28	3	Green open space - additional required
	3	Open space - need more like Fitzroy Gardens in City of Yarra
	2	Drinking fountains - additional required
	2	Public toilets - additional required
	2	Seating - additional required
	2	Seating - improvement required
	1	Barbecue areas - additional required
	1	Car parking - more required to access open space
	1	Enjoy as is - no improvement required
	1	Jogging paths - additional required
	1	Maintenance - additional required
	1	Public toilets - more cleaning required
	1	Shade - additional required
Peel Street Park	4	Seating - additional required
24	4	Enjoy as is - no improvement required
	3	Shade - additional required
	2	Open space - additional required
	1	Drinking fountains - additional required
	1	Garden bed/grassed areas - more required
	1	Garden maintenance - cleaning more frequently
	1	Open space - more awareness required
	1	Picnic tables and seats - additional required
	1	Seating - more comfortable seating required
	1	Trees - more large trees for shade
	1	Trees and vegetation - additional required
Edinburgh Gardens	2	Enjoy as is - no changes required
15	1	Basketball court - additional required
	1	Bicycle infrastructure - required
	1	Open space - don't sell to developers
	1	Open space - need additional large parks
	1	Opens space - more required
	1	Playgrounds - additional required
Carlton Gardens	2	Trees - more native species in open space required
14	1	Garden beds - additional required
	1	Good - no changes required
	1	Open space - more areas to relax required
	1	Seating - additional required
Smith Street	1	Drinking fountains - additional required
5	1	Seating - additional required
	1	Shade - additional required

Open space visited	No.	Suggested improvement for/issue width
Webb Street	1	Maintenance - more cleaning required
4	1	Maintenance - well maintained
	1	Public drinking - policing required
Botanical Gardens 3	1	Open space good - no changes required
Oxford Street Park	1	Open space - additional required
3	1	Peel Street Park - gets very busy
	1	Seating - additional required
Parks	1	Trees - more required
3	1	Green open space - additional required
	1	Public toilets - additional required
Exhibition Gardens	1	Drinking fountain - additional required
2	1	Rubbish bins additional required
Burnley Gardens	1	Footpaths - maintenance required
1	1	Safety - more lighting required
Gardens in the CBD 2	1	Open space - more required near my workplace
	1	Seating - additional required
Fairfield Park 1	1	Disability parking - additional required
Gipps Street Park 1	1	Family areas - additional required
Whitlam Park	1	Dogs bowls and poo bags - required
3	1	Open space - more required
	1	Seating - additional required
Lincoln Square 1	1	Rubbish bins - additional required
Local Open space	2	Drinking fountains - additional required
4	1	Garden beds and trees - need more in streetscapes
Museum in Carlton Gardens 1	1	Open space - more required in City of Yarra
Parliament Gardens 1	1	Open space good - no changes required
Fitzroy Pool 2	1	Public pools - more required
Open space 1	1	Open space - additional required
Stanley Street 1	1	Open space - need more large parks
Treasury Gardens 1	1	Public toilets - more cleaning required
Victoria Park 1	1	Greening - additional required
Yarra River 1	1	Green open space - additional required

B2.2 Cremorne

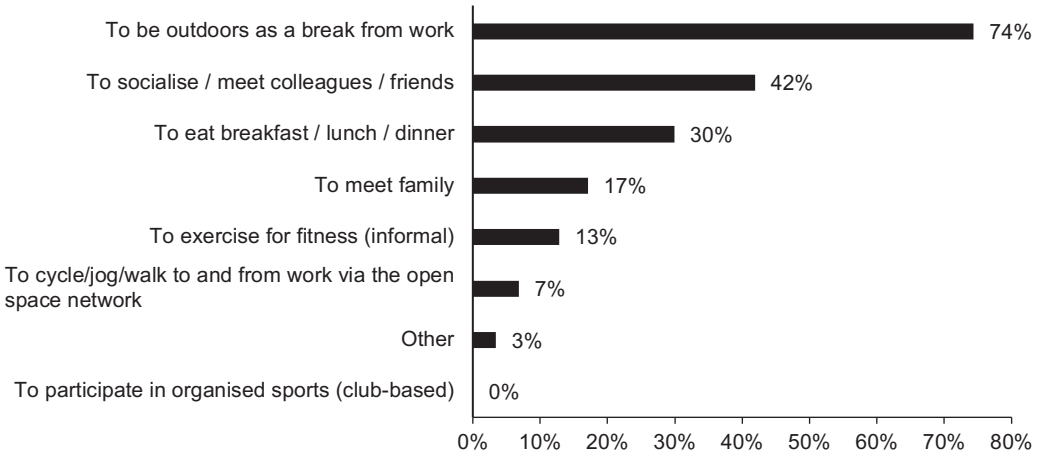
B2.2.1 How often you visit open space near your workplace

90% of respondents visit open space near the workspace, with 59% visiting it frequently. This reinforces the importance of open space to workers and is slightly higher than Collingwood.



B2.2.2 Reasons to visit open space near workplace

The majority (74%) of workers in Cremorne visit open space to be outdoors as a break from work, followed by 42% to socialise and meet with friends/colleagues. There is a low level of participation in exercise and organised sport.



B2.2.3 Which open space do you visit near your near workplace

Church Street and Parks in general are the most visited open spaces in Cremorne. It is unclear from the survey results whether people are referring to Church Street in general or Church Street Park. From the survey results below it appears that the intercept surveys for Cremorne were conducted in Church Street, which explains the high number of responses specifically mentioning this area of open space.

No.	Open space visited
27	Church Street
22	Parks (no location/name provided)
15	Barkley Gardens
9	Gardens (no location/name provided)
4	Dale Street
4	Flagstaff Gardens
4	Yarra Park
3	Citizens Park
3	Church Street Park
3	McConchie Reserve
3	Open space outside the City of Yarra and City of Melbourne
2	Burnley Gardens
2	Carlton Gardens
2	Garden near work
2	Olympic Park
2	Richmond Park
2	Small local park
2	White Street Reserve
1	Cafe
1	Richmond Terrace Park
1	Goschs Paddock
1	Kings Domain
1	Near bridge shore gardens
1	Near this street
1	Olympic Park
1	Outdoor cafes
1	Palmer Parade Park
1	Richmond Station
1	Yarra River

B2.2.4 Suggested improvements/changes to open space visited near the workplace

Respondents were asked to provide any suggestions for improvement to the open space or to highlight any issues they have with open space in general.

Open space visited	No.	Suggestions/issues with open space
Church Street	5	Seating - additional required
27	3	Maintenance - improvement required
	2	Designated smoking areas - additional required
	2	Drinking water - to be provided
	2	Open space - additional required
	1	Provide bins with butt out facility
	1	Rubbish bins - additional required
Parks	5	Improvement - none required
22	2	Car parking - additional required

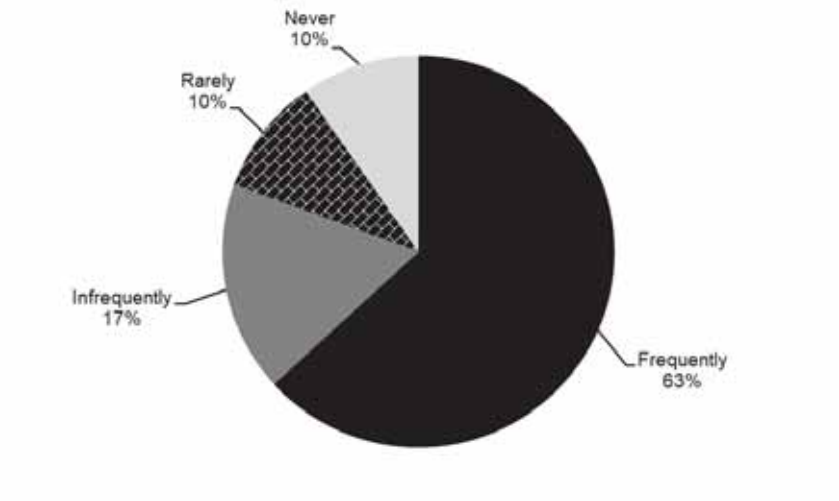
Open space visited	No.	Suggestions/issues with open space
	2	Green spaces - additional required
	2	Maintenance - additional required
	2	Open space - more required
	2	Seating - additional required
	1	Barbeque facilities - additional required
	1	Better night lighting - additional required
	1	Café/food/drink - services required
	1	Fitness equipment - additional required
	1	Improvement - none required, they are great
	1	Picnic shelters - additional required
	1	Picnic tables/chairs - additional required
	1	Shaded seating - additional required
	1	Trees - additional required
Barkley Gardens	2	Improvements - none required
15	2	Maintenance - additional required
	2	Open space - more required
	1	Car parking - more required
	1	Dogs - owners to clean up after dogs
	1	Improvements - beautification required
	1	Improvements - none required, beautiful
	1	Maintenance - retain good condition
	1	Public toilets - improvement required
	1	Relaxing - ensure quiet and relaxing
	1	Shade - additional required
	1	Seating - additional required
Gardens	4	Open space - additional required
9	2	Improvement - none required
	1	Car parking - better parking required near open space
	1	Free car parking near open space - required
	1	Green open space - additional required
	1	Noise - reduce noise levels in open space
	1	Seating - more required
	1	Variety of shade trees - additional required
Dale Street	2	Traffic management - improvement required
4	1	Dedicated pedestrian footpath - required
	1	Grass - improvement required
	1	Rubbish bins - additional required
Flagstaff Gardens	1	Seating - additional required
4	1	Shade - additional required
	1	Swings are facing the sun - realignment required
Yarra Park	2	Greening - adjacent to the river required
3	2	Maintenance - cleaning required
	1	Boats - along the Yarra required
	1	Seating - additional required
Fitzroy Gardens 3	1	Rubbish bins - emptied more frequently to reduce presence of vermin
McConchie Reserve 3	1	WiFi - connectivity required
Burnley Gardens	2	Improvements - none required
2	1	Greening - additional required
	1	Open space - additional required
	1	Maintenance - additional required
Church Street Reserve	1	Commercial in these areas
2	1	Cycling paths - required
	1	Food trucks - more frequent

Open space visited	No.	Suggestions/issues with open space
	1	Improvements - none required
	1	Rubbish bins - additional required
Citizens Park	1	Dogs - review standard on-lead controls
2	1	Seating additional required
City Link Off Ramp	2	Maintenance - cleaning required
2	1	Barbecue area - required
	1	Shade - additional required
	1	Trees - additional required
	1	Trees - maintenance required
Olympic Park 2	1	Open space - additional required
Small Local Park	1	Greening - additional required
2	1	Open space - additional required
Richmond Terrace Park 1	1	Maintenance - cleaning required

B2.3 Fitzroy

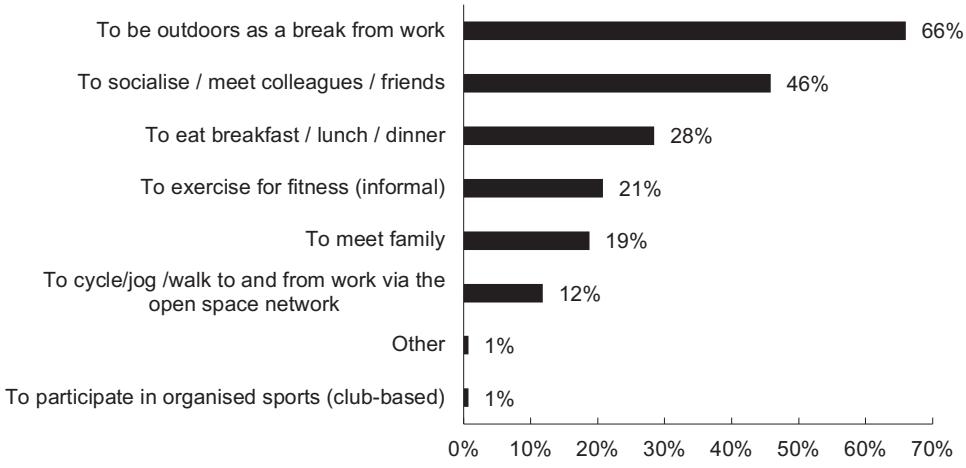
B2.3.1 How often you visit open space near workplace

90% of respondents visit open space near the workspace, with 63% visiting it frequently. This reinforces the importance of open space to workers and is similar to Cremorne and slightly higher than Collingwood.



B2.3.2 Reasons to visit open space near workplace

The main reason (66%) workers in Fitzroy visit open space is to be outdoors as a break from work, followed by 46% to socialise and meet with friends/colleagues, with 21% visiting it to exercise, which is higher than for Cremorne and Collingwood. This is likely due to workers in Fitzroy having easier access to larger open spaces.



B2.3.3 Which open space near your near workplace most visited

Parks (not named specifically) and Edinburgh Gardens are the most visited open spaces in Fitzroy, followed by Carlton Gardens and Fitzroy Gardens. As noted above in B2.3.2, access to the larger sized parks is likely to be the reason why more workers visit open space to exercise than for Collingwood and Cremorne.

No.	Open space within City of Yarra
28	Parks
25	Edinburgh Gardens
20	Carlton Gardens
20	Fitzroy Gardens
7	Small Local Parks
6	Smith Reserve
5	Brunswick Street
5	Open space outside City of Yarra & City of Melbourne
3	Atherton Gardens
3	Whitlam Place
2	Condell Street Reserve
2	Fitzroy Library Park
2	Garryowen Park
1	Argyle Square
1	Café
1	Counter Street
1	Gardens
1	Greeves Street Park
1	King William Reserve
1	Lincoln Square
1	McNamara Reserve
1	Melbourne University
1	Merri Creek
1	Royal Park
1	School
1	Treasury Gardens
1	University Square

B2.3.4 Suggested improvements/changes to open space visited near the workplace

Respondents were asked to provide any suggestions for improvement to the open space or to highlight any issues they have with open space in general. Requests for additional open space, and improving the quality and greening of the existing open space are the most common suggestions from respondents Fitzroy.

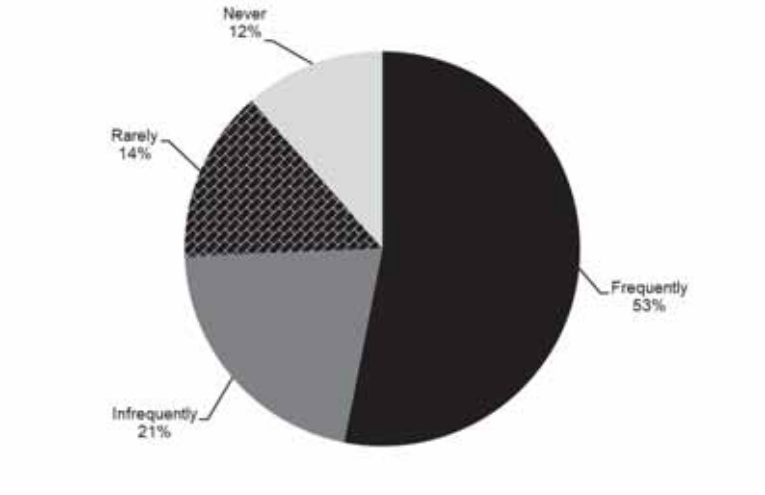
Open space visited	No	Suggestions for/issues with open space
Parks	11	Open space - additional required
28	3	Greening - additional required
	2	Aesthetics - improve/beautify
	2	Seating - additional required
	2	Trees - additional required
	1	Aesthetic - attractive
	1	Development - concern about building heights
	1	Development - concern about over-development
	1	Maintenance - clean up after dogs

Open space visited	No	Suggestions for/issues with open space
	1	Open space - rarely visit
	1	Open space - rarely visit due to lack of time
	1	Open space - required as density increases
	1	Play areas - additional required
	1	Recreation - more activities required
	1	Recreation - rock climbing and activities required
	1	Seating - improve quality
	1	Streetscapes - adjoining require improvement
Edinburgh Gardens	2	Open space - more required in busy area
25	1	Council - doing well with the park
	1	Green open space - more required
	1	Improvements - none required
	1	Alcohol - allow consumption in open space
	1	Public shower facility - required
Carlton Gardens	1	Beautiful
20	1	Cycling - enforce the no cycling rule
	1	Maintenance - more required
	1	Open space - additional required
Fitzroy Gardens	7	Improvements - none required
20	4	Open space - additional required
	2	Trees - additional required
	1	Garden beds - additional required
	1	Green open space - additional required
	1	Greening - additional required
	1	Maintenance - clean up after dogs
	1	Maintenance - regular cleaning
	1	Open space - should be available all of the time
	1	Open space - very important in high density areas
	1	Pets - effective control required
	1	Public toilets - improve cleaning
	1	Seats - additional required
	1	Seats and picnic tables - additional required
Small Local Park	2	Improvements - none required
7	2	Greening - more required in parks
	1	Development - stop to improve/increase open space
	1	Maintenance - cleaning required to remove rubbish
	1	Maintenance - improve cleanliness
	1	Maintenance - more cleaning required
	1	Open space - more required
Smith Reserve 6	1	Open space - additional required
Atherton Gardens 3	1	Bathrooms - more required
Whitlam Place	1	Community - support surveys
3	1	Events - available for people to hire
	1	Events - encourage more people in open space
	1	Greening - additional required
Condell Street Reserve	2	Greening - additional plants in the park
2	1	Improvements - improve interface to streets
	1	Recreation - more facilities required
Fitzroy Library Park	1	Open space - more required
2	1	Recreation - more activities
	1	Shade - additional required
	1	Trees - additional required
Garryowen Park	1	Bins - additional required
2	1	Bins - recycling bins required
	1	Dogs - improve areas/facilities for them
	1	Seats - additional required

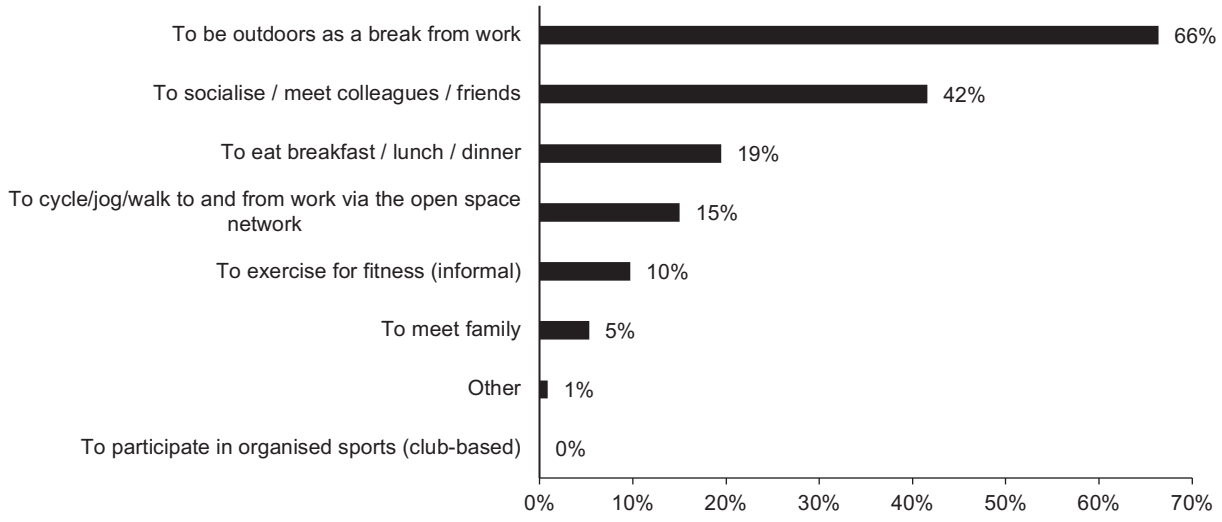
Open space visited	No	Suggestions for/issues with open space
Counter Street	1	Aesthetics - improve/beautify
1	1	Open space - additional required
	1	Shade - additional required
Gardens 1	1	Trees - additional required
Greeves Street Park 1	1	Recreation - more facilities for games etc required
King William Reserve	1	Open space - additional required
1	1	Open space - important to protect
	1	Trees - protect
Lincoln Square 1	1	Greenery - maintain existing
McNamara Reserve 1	1	Seats and tables - additional required
Melbourne University	1	Seats - additional required
1	1	Shade - additional required
Royal Park 1	1	Tables - additional required
School 1	1	Improvements - non required
Treasury Gardens 1	1	Seats - additional required
University Square	1	Maintenance - improvement required
1	1	Open space - additional required
	1	Open space - more to be developed

B2.4 Workers survey outcomes - Richmond

B2.4.1 How often you visit open space near workplace Richmond



B2.4.2 Reasons to visit open space near workplace Richmond



B2.4.3 Which open space near your near workplace most visited Richmond

No.	Open space visited
15	Fitzroy Gardens
13	Botanical Gardens
11	Parks
10	Citizens Park
8	Barkley Gardens
8	Yarra Park

No.	Open space visited
6	Edinburgh Gardens
5	Football Ground
5	Yarra River
4	Carlton Gardens
4	Erin Street
4	Richmond Park
3	Epworth
3	Reserves
2	Beach
2	City Gardens
2	Parks and gardens
2	Richmond Station
2	Treasury Gardens
1	Batman Park
1	Burnley Gardens
1	Collingwood Town Hall
1	Coppin Street
1	Factory yard
1	Federation Square
1	Gardens
1	Jolimont Street
1	Melbourne University
1	Open cafe
1	Parliament Gardens
1	Peppercorn Park
1	St Vincent's Place
1	Victoria Park
1	Williams Street

B2.4.4 What suggestions for or issues with do you have for the open space you visit near your workplace Richmond

The answers to this question have been presented in two different ways. The first table lists the answers by topic and the second table lists the comments by individual reserve.

Open Space	No.	Suggestions for/issues with open space
Fitzroy Gardens	1	Beautification - additional required
15	1	Improvements - none required
	1	Maintenance - well maintained
	1	Open space - additional required in Richmond
	1	Seating - additional required
Botanical Gardens	1	Car parking - additional required
13	1	Car parking - issue
	1	Greening - additional required
	1	Improvements - none required
	1	Open space - additional required in City of Yarra
	1	Parking - make it free
	1	Public toilets - additional required
	1	Seating - improvements required
Parks	1	Car parking - turn open space into car parking
11	1	Cycle paths - less required
	1	Improvements - none required

Open Space	No.	Suggestions for/issues with open space
	1	Improvements requires especially in Epworth Hospital area
	1	Open spaces - additional required
	1	Running tracks - additional required
Citizens Park	3	Car parking - additional required
10	2	Improvements - none required
	2	Open space - additional required in Richmond
	1	Green open space - additional required
	1	Greening - additional required
	1	Maintenance - additional cleaning required
	1	Relaxing - in the evening
Barkley Gardens	1	Car parking - additional free parking required
8	1	Open space - additional required in Richmond
Yarra Park 8	1	Open space - additional required
Edinburgh Gardens 6	1	Open space - additional required
Citizens Park	2	Picnic tables and seats - additional required
5	1	Bicycle parking - additional secure parking required
	1	Improvements - none required
	1	Open space - additional required
	1	Open space - with good sunlight access
	1	Public toilets - additional required
Carlton Gardens	1	Car parking - free parking near open space
4	1	Maintenance - City of Melbourne space well maintained, City of Yarra needs to improve
Erin Street	1	Car parking - more time required
4	1	Open space - additional required in City of Yarra
	1	Public toilets - more required
Epworth	1	Car parking - additional required at train station
3	1	Car parking - free parking required
	1	Improvement - none required
	1	Open space - additional required in Richmond
Reserves	1	Access - improvements required
3	1	Car parking - additional required
Parks and gardens 3	1	Improvements - non required
Batman Park 1	1	Open spaces - additional require in City of Yarra and City of Melbourne
Burnley Gardens 1	1	Development - stop approving high rise developments
	1	Green open space - additional required
Gardens	1	Open space - improve balance of open space and developments
1	1	Trees - increased number of trees in open space
Jolimont Street 1	1	Open space - additional required
Melbourne University	1	Improvements - none required
1	1	Maintenance - improvement required
Peppercorn Park 1	2	Dogs - owners to clean up after their dogs
Richmond Station 1	1	Dogs - additional poo bag stations required
St Vincent's Place	1	Public toilets - additional required
1	1	Trees - additional required along streets
Victoria Park	1	Events - additional required in the parks
1	1	Seating - additional required

PART C

Homeless and marginalised open space survey

C. Homeless and marginalised community survey outcomes

C1 Summary of the homeless and marginalised community open space survey

Five surveys were designed for City of Yarra. These were the CALD survey, the Community survey, Homeless survey, worker and Youth survey. This report is for the Homeless and Marginalised survey only. The survey consisted of eight questions about open space including the final question being an open-ended question seeking comments regarding what changes and where would the respondents make/suggest for open space in the City of Yarra

C2 Overall summary of the homeless and marginalised community outcomes

A total of 21 responses were received. Not all respondents completed all questions. Some key overall outcomes from the survey include:

- Carlton Gardens was nominated as the most used open space, with frequency of use varying from daily to once every few months. The most typical use for this open space is physical activity, and just being in nature.
- Whilst the name/location of open spaces not used by respondents didn't highlight any one particular area not used more than another, the reasons why the open spaces weren't used were almost all related to safety and security.
- 95% of respondents completed their surveys at St Marks, and 5% submitted their response by mail.
- Nearly 80% of respondents are aged over 50 years of age, 53% aged between 50 – 59 years of age.

C3 Open space used in the City of Yarra

Name/location of open space	When do you use	Why do you use
Carlton Gardens	Daily	Exercise
7	Once per week (2)	I like formal gardens
	Once every few months	Natural state
		Places to sit
		Trees and fresh air
		Walk (2)
No parks		Lives with own little area to sit
3		No dogs
		Would use if was in walking distance
Edinburgh Gardens	Everyday	To find a good lady
2	Once in a while	Garden beds
Fitzroy Gardens	Daily (2)	Community
2		General exercise
		Walk
Rushall Reserve		Historical site
2		Signing of Batman Treaty

Name/location of open space	When do you use	Why do you use
		Shortcut home
Treasury Gardens	Daily	Fresh air
2	Once per week	Natural state
		Trees
		Walk
Whitlam Park	Day/Night	Eat lunch
2	Varies	Relax
		Socialise
		To read
Abbotsford Convent Area	As often as I like	Away from city noise
1		Away from traffic
		Green
		Peace and quiet
Batman Park	Night	To sleep
1		
Coburg Lakes		Shade
1		
Collingwood Football	Night (when no events)	BBQs
Club Ground		Open
1		Pleasant
		Trees
Condell Park	Day/Night	Accessible
1		Location
Dights Falls	As often as I like	Away from city noise
1		Away from traffic
		Green
		Peace and quiet
Flagstaff Park	Night	To sleep
1		
Gahans Reserve		Like Peel Street better but wish we could do it cheaper
1		
Local Park	Not often	Walk
1		
Near Gertrude Street	Once every 2 months	Freedom
1		Fresh air
		Lovely park
Next to Fitzroy Library	Everyday	Free WiFi
1		
Parks off Gertrude Street	In spare time	Play equipment
1		
Peel Street Park	Daily	Play guitar
1		

C4 Open space not used in the City of Yarra

Name of open space	Reasons not used
Botanical gardens	
1	
Fitzroy/Yarra	Not enough time, too busy
1	
Many	I do not live in Yarra
1	

Name of open space	Reasons not used
Open space along freeway & Hoddle St	Traffic
1	
Park along Nicholson Street	Looks creepy
1	
Recreation area around Fitzroy flats	At night I am hesitant. I have clearly seen how the African youths congregate in intimidating numbers
1	
River park	Too many dogs and drug dealers
1	
Seated area on Smith Street & Gore Street	People who "own" the area are not inclusive
1	
Southern Cross Station	Security guards are racist towards the homeless
1	
General comments	Need facilities in parks, BBQ's and toilets
	Places too far away

C5 What to change about open space and where

Respondents were provided a section where they were able to write what they would change about open space in the City of Yarra and where.

Name/location of open space	What would you change
Nearby Freeway footbridge off Trenery Crescent	Good place to meet up to get trains
	Make it more inviting
Open space near King William Street and Primary School	Make it into a pop up park for and the local users
Rushall Crescent	No trees - plant more and put bike path in
All parks and walkways	More visible security especially during the night time
Not sure	More space needed near Easey Street, Collingwood
Area on loop off Studley Road	Nothing there to sit etc
General comments	Connect people in community with community gardens
	Melbourne Dreaming Book
	More celebration of Indigenous leaders, historical and current
	Worried about getting kicked out of parks
	Council watchman
	Hammocks in trees
	Have more open space
	If something breaks, notice it's slow to get fixed in East Brunswick
	Keep it more clean
	Like Playground and BBQ area
	Maintain trees better
	Memorials and plaques of local Aboriginal history

Name/location of open space	What would you change
	More bins
	More comfortable park benches
	More covers over BBQ's
	More drinking fountains in all parks
	Need BBQ's
	Open space improves areas
	Oxford Street Park More community involvement in the making to save costs
	Public toilets
	There's not enough open space

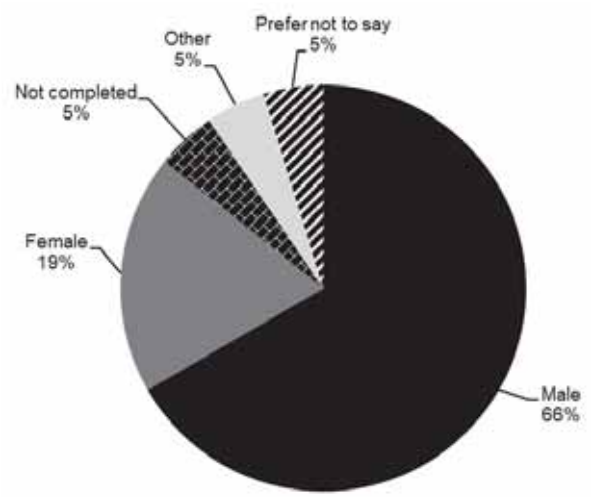
C6 Information about who completed the survey

C6.1 Where did you completed the survey?

20 respondents completed the survey at St Marks. One response was mailed in from surveys distributed at Co-Health, Collingwood.

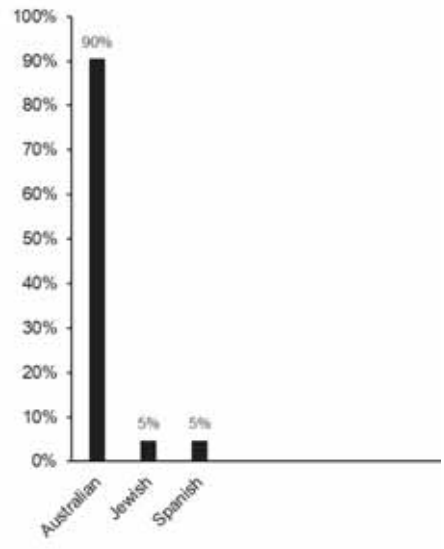
C6.2 Gender

A total of 21 surveys were completed. 66% of these were recorded as male, compared to 19% as female, with 15% nominating, not completed, other or prefer not to say.



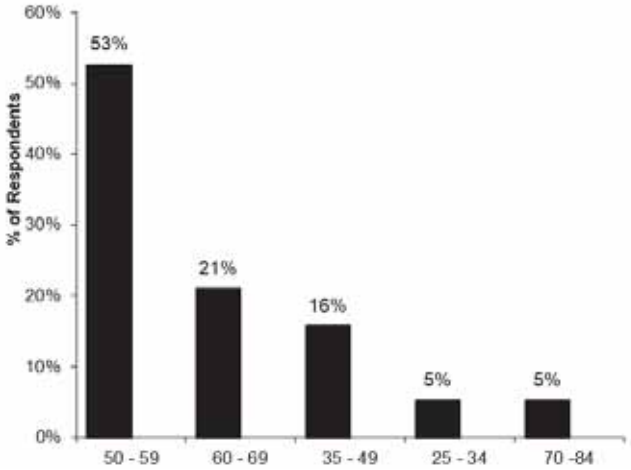
C6.3 Nationality

Nationality of those surveyed was overwhelmingly Australian (90%) with only two other nationalities nominated Jewish and Spanish at 5% each



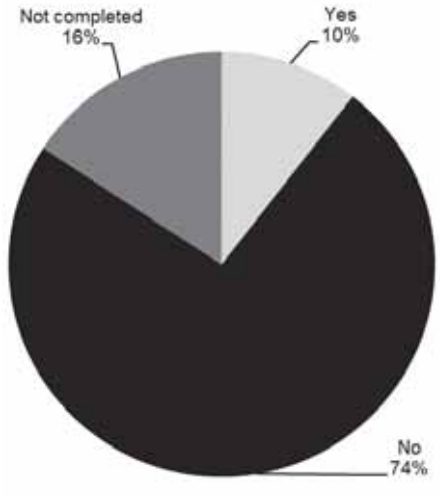
C6.4 Age range

The largest group of survey respondents (53%) is from the 50 – 59 year age range.



C6.5 Aboriginal or Torres Straits Islander

10% of respondents identified as Aboriginal or Torres Straits Islander.



PART D

Youth open space survey

D. Youth survey outcomes

D1 Summary of the youth open space survey

Five surveys were designed for City of Yarra. These were the CALD survey, the Community survey, Homeless survey, worker and Youth survey. This report is for the Youth survey only. The survey consisted of ten questions about open space including the final question being an open-ended question seeking comments regarding what changes would the respondents make/suggest for open space in the City of Yarra

D2 Overall summary of the youth survey outcomes

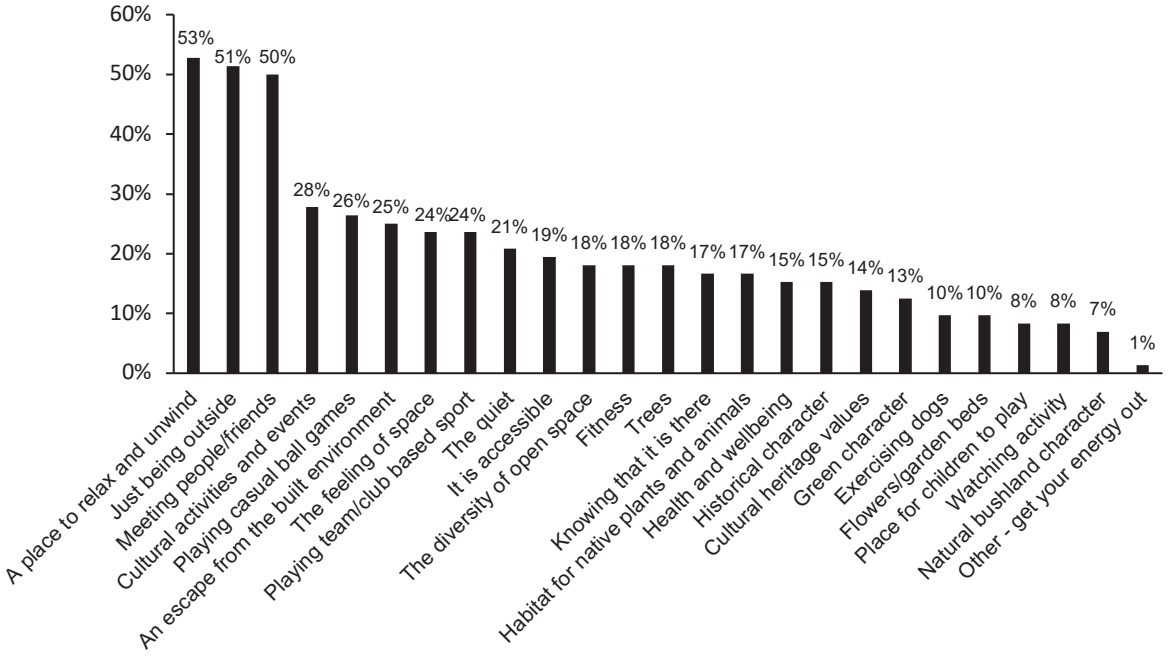
A total of 72 responses were received. Not all respondents completed all questions. Some key overall outcomes from the survey include:

- Atherton Reserve was nominated as the most used open space. Reasons for this included participation in structured sport and exercise, in particular soccer.
- The Basketball court was shown as the second most used open space, although the respondents did not provide the name of the space where the basketball courts were.
- 45% of respondents were from the Fitzroy area, with Collingwood and North Richmond each showing 11% of respondents as the suburb where they live.
- A high proportion of 12 to 17 year olds completed the survey (58%). This may be as a result of where the surveys were completed.
- A place to relax and unwind, just being outside and meeting people/friends were the top three values of open space.

D3 Values of open space

Respondents were asked to indicate what they valued most about open space. The following table is a list of these values in priority order.

The percentage column is calculated on the basis of the total number of returned surveys of 72.



The following table list the values in priority order

Value	%
A place to relax and unwind	53%
Just being outside	51%
Meeting people/friends	50%
Cultural activities and events	28%
Playing casual ball games	26%
An escape from the built environment	25%
The feeling of space	24%
Playing team/club based sport	24%
The quiet	21%
It is accessible	19%
The diversity of open space	18%
Fitness	18%
Trees	18%
Knowing that it is there	17%
Habitat for native plants and animals	17%
Health and wellbeing	15%
Historical character	15%
Cultural heritage values	14%
Green character	13%
Exercising dogs	10%
Flowers/garden beds	10%
Place for children to play	8%
Watching activity	8%
Natural bushland character	7%
Other - get your energy out	1%

D4 Open space in City of Yarra

D4.1 What open space used in the City of Yarra

No	Open space within Local Area
16	Atherton Reserve
7	Basketball court
7	Fitzroy
5	Library
5	Soccer field
5	Yarra Youth Centre
4	Citizens Park
3	Edinburgh Gardens
3	Parks
3	Richmond Recreation Centre
3	Yarra Bend
2	Fitzroy oval
1	Barkley Gardens
1	Burnley Park and oval
1	Carlton
1	Condell Park
1	Fitzroy Gardens
1	Richmond
1	Richmond High School
1	Yarra Park (City of Melbourne)

D5 Open space used in the City of Yarra

The following table lists the reasons why people visit the specific open spaces within City of Yarra and suggested improvements to them. The open spaces are listed in priority order. The numbers underneath the park names are the total number of respondents who reported visiting that specific park.

D5.1 Why do you use the open space in the City of Yarra and what improvements or changes

Open Space	No.	Reasons to Visit	No.	Suggested Improvement
Atherton Reserve	7	Play soccer	2	Separate dog park
16	5	Play with friends/play/fun	1	Attract more people
	3	Relax	1	Basketball court
	2	Meet up with people	1	Improve basketball equipment
	1	Play Sport	1	Improve soccer equipment
	1	Soccer lesson	1	Lighting - night
			1	Make park home ground for a club
			1	More soccer activities
			1	Owners to clean up after their dogs
			1	Skate park
Basketball court	4	To play basketball	1	More diverse sports
7				
Fitzroy	2	Play sport	2	Owners to clean up after their dogs
7	1	Fun	1	More open space
	1	I use everywhere	1	More female based activities
	1	Place to hang out		
	1	Relax		
Library	3	Reading	1	A park
5	1	Quiet	1	More space for study/furniture
	1	Relax		
	1	Study		
Soccer field	4	Soccer/soccer practice	4	Lighting - night
5			3	Improve soccer equipment
Yarra Youth Centre	2	Meet people	1	Community giving activities
5	2	Textiles activities		
	1	Because its there		
	1	Meet friends		
	1	Music		
	1	Open support		
	1	Work there		
Citizens Park	1	Big open space	2	Owners to clean up after their dogs
4	1	Footy/ball games	1	Indoor courts
	1	Recreation		
	1	Workout areas		
Edinburgh Gardens	2	Events	1	Amphitheatre
3	1	Meet friends	1	Increase police presence at night
	1	Picnic	1	More live performances
	1	Relax		
	1	Fun		
Parks	1	Fun	1	Owners to clean up after their dogs
3	1	Lie in		
	1	Picnics		
	1	Smoke		
	1	Walks		

Open Space	No.	Reasons to Visit	No.	Suggested Improvement
Richmond Recreation Centre	2	Swimming/pool	1	Diving boards
3	1	Basketball courts	1	Indoor courts
Yarra Bend	1	Escape	1	Lighting - night/early morning
3	1	Natural	1	Separate cyclists and people
	2	Ride/run/recreation		
Fitzroy oval	2	Play soccer		
2				
Barkley Gardens	1	Big enough to go running		
1				
Burnley Park and oval	1	On the way to and from school		
1				
Carlton	1	Close to where I live		
1	1	Green space		
Condell Park	1	Convenient for work breaks		
1				
Fitzroy Gardens	1	Meditation		
1	1	Reading		
Richmond	1	Hang out with friends	1	More open space
1				
Yarra Park (City of Melbourne)	1	Recreation/outdoor activities		
1				

D6 Open space not visited

This question was asked to find out what issues currently limit the use of existing open space. The question included some of the common reasons why people may not use open space. The reasons can apply either to a specific open space or more broadly to open space in City of Yarra.

The question has been analysed below in 2 parts:
Part One – whether there is open space that they don't visit.
Part Two – the reasons they don't visit open space.

D6.1 Which open spaces in City of Yarra you don’t visit:

No.	Name/location of open space you don't visit
2	Dog parks
2	Fitzroy Adventure Playground
1	All of them
1	Any that are far from my house
1	Atherton Reserve
1	Carlton
1	Citizens Park
1	Fitzroy
1	Jonas Street
1	Kevin Bartlett Reserve
1	Most of them :(
1	Not sure
1	Park
1	Parks with limited surveillance
1	Richmond housing (public)

1	Sporting reserves/urban plazas
1	Yarra Youth Centre

D6.2 Reasons why you don't visit open space:

Open Space don't visit	No.	Reasons don't visit
Dog parks	1	Because I'm scared
2	1	Dogs chase me away
	1	Owners don't clean up after their dogs
Fitzroy Adventure Playground	1	Because it is childish
2	1	Too old
All of them		
1		
Any that are far from my house		
1		
Atherton Reserve	1	More interested in basketball
1		
Carlton		
1		
Citizens Park	1	Not well maintained
1	1	Owners don't clean up after their dogs
	1	Too much time not able to use park
Fitzroy	1	Busy
1		
Jonas Street	1	It is un-useful
1		
Kevin Bartlett Reserve	1	Poor walking connections to residential areas
1		
Most of them	1	Don't know where they are
1		
Not sure	1	Not sure
1		
Park		
1		
Parks with limited surveillance		
1		
Richmond housing (public)	1	No amenities or activities
1		
Sporting reserves/urban plazas	1	Don't know they existed
1		
Yarra Youth Centre	1	Can't smoke
1		

D7 What to change about open space and where

Respondents were provided a section where they were able to write what they would change about open space in the City of Yarra and where. The following is a summary of these comments which have been grouped together into six topics and assembled in priority order. The total number of people making a comment on a topic is included as the bolded number in each topic heading.

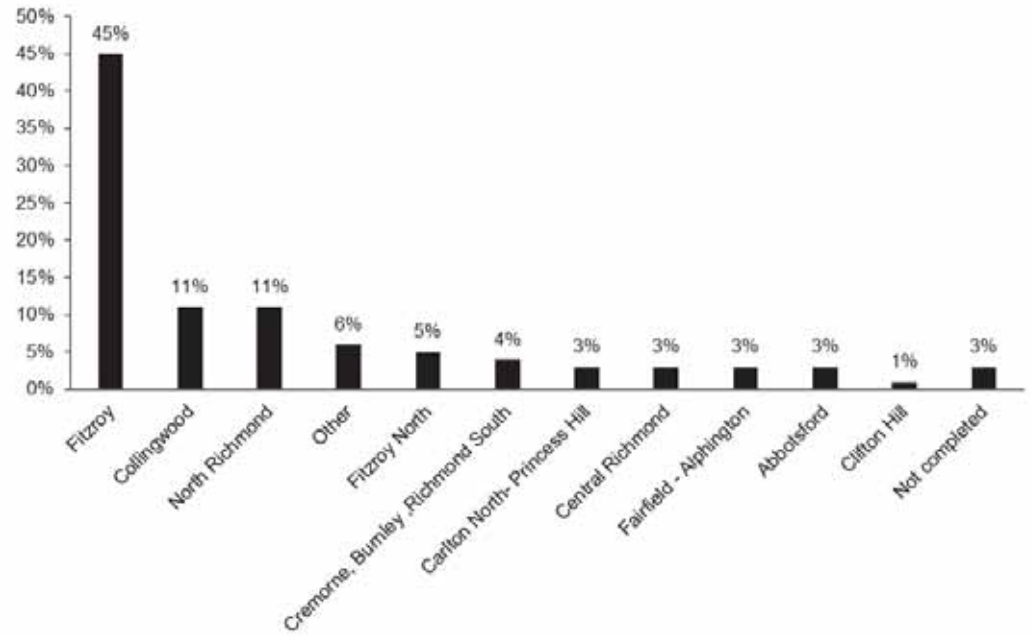
The majority of comments related to the need to improve the quality of facilities and access to open space including additional paths.

The general comments have been grouped into a series of categories to make them easier to review.

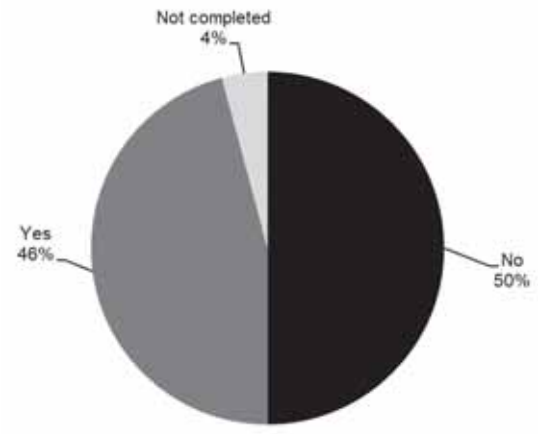
No.	General Comments
14	**Recreation use**
2	A fitness park area
2	Basketball - to hang out and talk
2	Soccer - nets on goals
1	Basketball - upgrade court
1	Interactive spaces
1	Playground equipment - improve
1	Soccer - A club that represents Fitzroy
1	Soccer - Indoor soccer court
1	Soccer - lights on pitch
1	Soccer - more fields
1	Swimming Pool
11	**Other**
9	Nothing
1	More people
1	Open to children under 12
6	**Infrastructure**
2	Bins - provide more, recycling and composting
2	Lighting - More spaces well-lit at night/early morning
1	Amphitheatres
1	Tennis tables -provide more
6	**Provision of open space**
5	Open space - more required
1	Information - more about the range
3	**Dogs**
1	Dog areas - provide more
1	Owners - clean up after dogs
1	Dog owners - stricter rules
1	**Trees and vegetation**
1	More greenery around the edges, on busy roads

D8 Information about who completed the survey

D8.1 Which suburb do you live in?

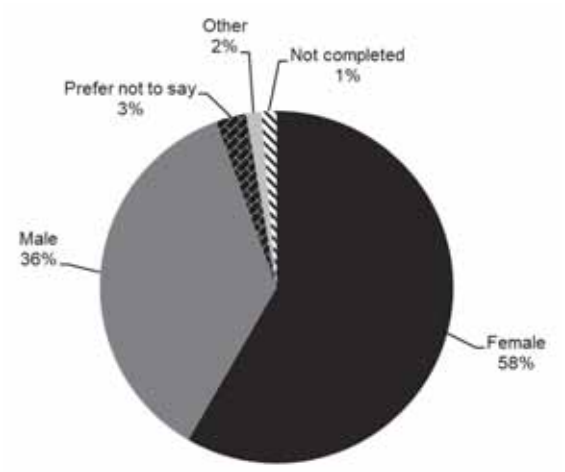


D8.2 Do you work or study in the City of Yarra?



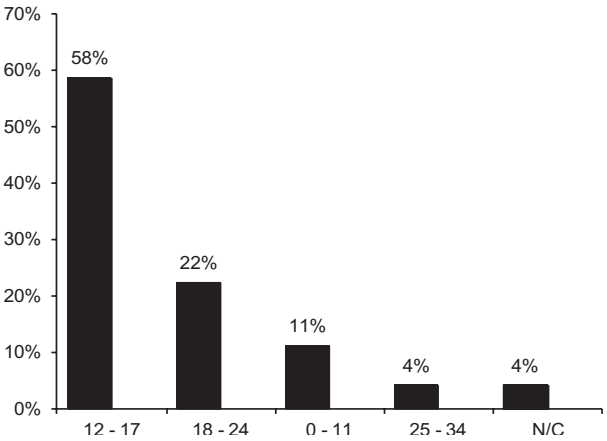
D8.3 Gender

A total of 72 surveys were completed on-line. 58% of these were recorded as female, compared to 36% as male.



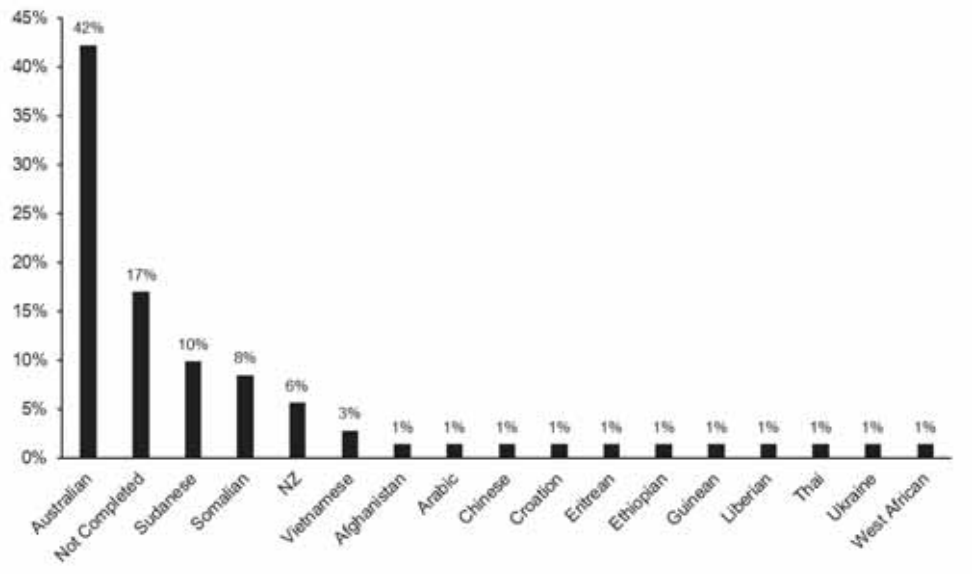
D8.4 Age range

The largest group of survey respondents is from the 12 - 17 year age range.



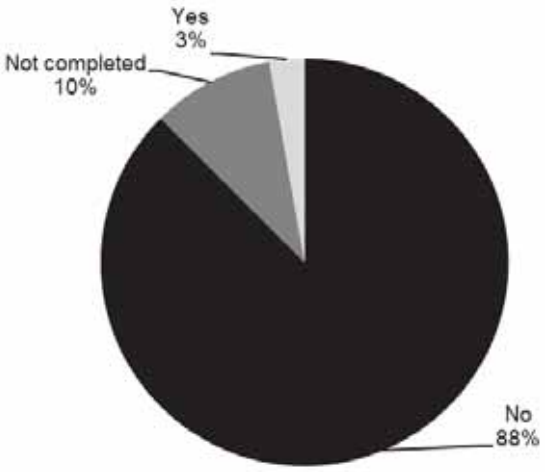
D8.5 Nationality

Nationality of those surveyed was predominantly Australian (45%) with the next largest group of people did not complete this question – 17%. Fifteen other nationalities were identified in the survey.



D8.6 Aboriginal or Torres Straits Islander

3% of respondents respondents identified as Aboriginal or Torres Straits Islander.



PART E

Culturally and Linguistically Diverse (CALD) open space survey

E. Culturally and Linguistically Diverse (CALD) community survey outcomes

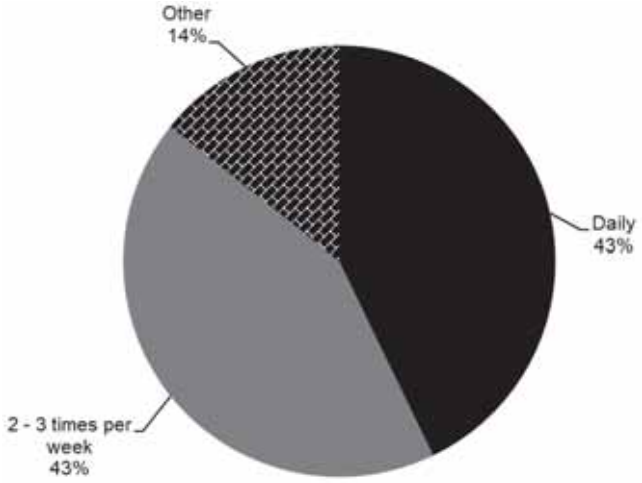
E1 Summary of the Culturally and Linguistically Diverse community open space survey

Five surveys were designed for City of Yarra. These were the Culturally and Linguistically Diverse survey, the Community survey, Homeless survey, worker and Youth survey. This section is for the CALD survey only. The survey consisted of eight questions about open space including the final question being an open-ended question seeking comments regarding what changes and where would the respondents make/suggest for open space in the City of Yarra.

E2 Overall summary of the CALD community outcomes

A total of 12 responses were received, 5 of which were from children aged under 12 years of age. Not all respondents completed all questions.

E3 How often do you visit open space in your area



E4 Open space used in the City of Yarra

Open Space	No.	Reasons to Visit
Harmsworth Street Reserve	3	Recreation - use playground
6	2	Exercise - run around
	1	Recreation - basketball court
	1	Recreation - ride bike
	1	Socialise
Fitzroy Gardens	1	Exercise
2	1	Facilities - BBQ
All of the parks		
1		
Boat Park		
1		

Carlton Gardens 1		
Richmond 1	1 1	Exercise - walk Recreation - sport
Murry Park (Heidleberg) 1		

E5 Open space not used in the City of Yarra

Open Space	No.	Reasons to Visit
Richmond 2	1 1	Drug users Too far - no MYKI
Harmsworth Street Reserve 1	1	Not safe - too much drinking
Reservoir Park 1	1	Too far - no time

E6 What to change about open space and where

Respondents were provided a section where they were able to write what they would change about open space in the City of Yarra and where.

Open Space	No.	Suggested improvements
Richmond 1	1	Open space - additional required
Cnr Johnston St and Hoddle St 1	1	Bus stop area - improvement needed
General area	1	Exercise equipment - additional required
Harmsworth Street Reserve 1	1	Basketball equipment/facilities - additional required
	1	Soccer facilities - additional required
	1	Maintenance - additional cleaning required
	1	Play equipment - additional required
	3	Playgrounds - additional required
	2	Drinking fountains - additional required
	1	Seating - additional required

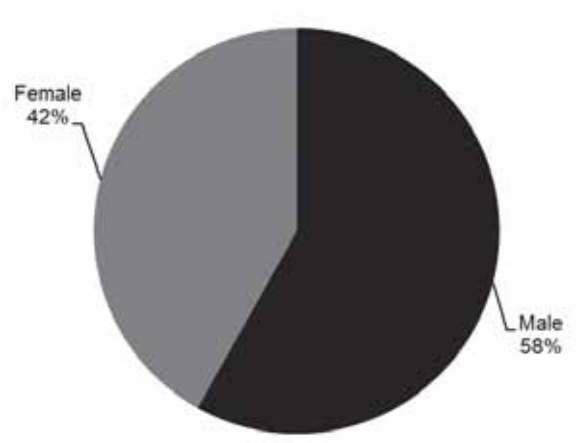
E7 Information about who completed the survey

E7.1 Where did you completed the survey?

12 respondents completed the survey at the Harvest Festival, Collingwood. The festival is held at the Harmsworth Street Reserve. The reserve form part of the grounds of the public housing towers.

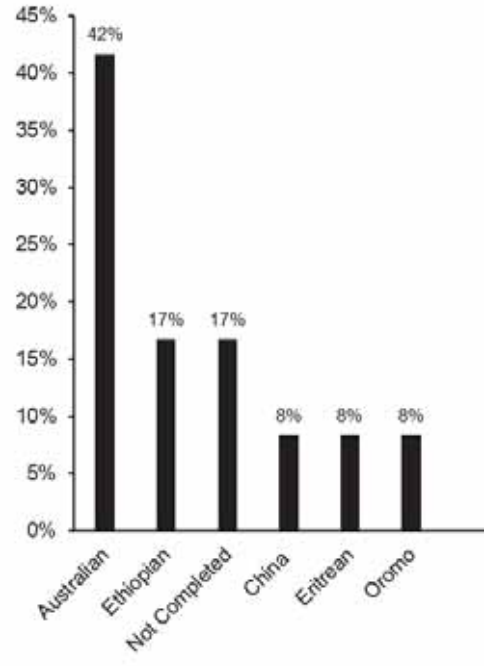
E7.2 Gender

A total of 12 surveys were completed. 58% of these were recorded as male, compared to 42% as female.



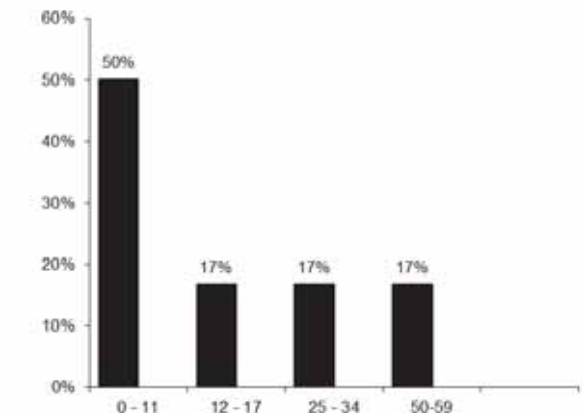
E7.3 Nationality

Nationality of those surveyed was approximately half Australian (42%) and the other half either Ethiopian, Chines, Eritrean, or Oromo, with 17% not providing an answer.



E7.4 Age range

Half of the respondents were aged between 12 and 59 years of age.



E7.5 Aboriginal or Torres Straits Islander

None of the of respondents identified as Aboriginal or Torres Straits Islander.

- 5 responded no.
- 7 did not answer the question.

PART F

Written Submissions

F. Written Submissions

F1 Overview

A total of 11 more detailed written submissions were received, comprising 6 from individual residents and 5 from organisations. For privacy reasons, the names of individual residents are not listed in this summary, but are referred to as Resident 1, 2 etc.

F2 Organisations

F2.1 **Message Consultants** - Tim Biles, Collingwood

- Streets have become places for cars and parked cars rather than social spaces and conduits for pedestrians.
- Ongoing road maintenance and upgrades have taken a lot of pubic funds at the expense of being available for other works.
- The authorities also have been allowed to make money from kerb side parking.
- Why do we render so much public space to cars when open space is a scarce resource in Yarra?
- Most of the spaces we provide for pedestrians and cyclists is unfriendly, cluttered and always challenged by the motor vehicle'.
- Apartment living means we have less private space including for children being raised in apartments not homes.
- How do we make a difference?
    - Adopt the Barcelona model.
    - Place cars under the streets and use the space above the street as public realm with moving vehicles but not parked vehicles.
- "Our Streets are Not Garages" motto for managing car parking and public open space.
- Link the traffic and car parking department with the open space department.
- Engage with the state and form a political and financial partnership.
- Identify a street to be the first model for this.
- Introduce a broader development contribution for the area with higher density.
- They have given the model to stage the works example used in Cambridge and Oxford Streets.

F2.2 **Streets Alive Yarra** - Jeremy Lawrence**,** Cremorne

- Community group who advocate for shopping streets that attract regular business from local residents.
- Return of safe streets for cyclists and pedestrians freeing up space on streets for those who prefer to drive.
- The City of Yarra has taken creative and clever steps to convert existing street space to urban park space.
- Create streets as shared zones - encourage children to play in them.
- Philosophy of streets are for the people, accommodating cars. Therefore, priority for the strategy is to recommend all quiet residential street are shared zones where pedestrians and cyclists have priority over cars.
- Convert Geadell Street to a shared zone with reduced off-street parking.
- Improve pedestrian and cycle amenity in local streets so that people walk/cycle to open spaces, so we don't need carparking in open spaces.
- Support the Plan Melbourne Principle of 20-minute neighbourhoods by ensuring every resident can walk to a park within 20 minutes.

F2.3 **Melbourne Bike Polo** - Damon Rao

- Highlights the need for informal active recreational spaces in urban areas as land use intensity increases into the future.
- Apply concepts around semi and informal less organised recreational opportunities to the development of the public space in the City of Yarra and provides examples.
- Suggests that single purpose courts are already used more broadly than originally intended and that the demand for variety is growing, therefore, need to redesign to accommodate multi-purpose principles.
- Used the example of the redevelopment of Neill Street Reserve in Carlton, Albert Park Futsal Courts, Grandview Park and Coopers Skate Park in Vancouver, Canada.
- Previous sites used for Bike Polo include Victoria Gardens Shopping Centre car park and Princes Hill Secondary College. However, centre management risk concerns and resident complaints at the school site have limited use.
- Flagstaff Gardens is used on a fee-paying basis but would like to see opportunities explored at Curtain Square ad Melbourne Museum as well as other school sites.

F2.4 **Fitzroy Residents' Association** - Margaret Portelli, Secretary, Fitzroy

- Suggest that the open space strategy needs a 3-year review period given the increase development and population.
- Consider greening initiatives for streets and laneways for relief in hot weather and to socialise and references the City of Melbourne's Green Your Laneway pilot and use of pop up parks.
- Legislate to increase open space contribution in proportion to the residential developments as requested in 2016.
- Suggest that open space contribution rate should be set at 8% in the future development contribution overlay to the Yarra Planning Scheme. Reason given is that other councils have set the rate at 8%.
- Provide public transparency on open space contributions from developers within their budgets and itemised receipts and expenditures.
- Preserve existing public space by using developer's contributions primarily for the acquisition of private land for public amenity.
- Consider ways to encourage developments to not automatically be given approval for 100% of requested land including lobbying the minister for change at State level.
- Suggests that the costs of purchasing pocket parks has been inflated by the lack of height controls leading to land speculation.

F2.5 **Richmond Kindergarten School Project** - Justeen Fitzgibbon

Collated feedback from children included:

- Visits parks for sports, to ride bikes, parties, and fun.
- Prefer parks that are sport focused, have space to ride bikes, are adventure parks, contain sandpits, are natural bush land with animals and secret places, and have music events.
- It's important that parks have shade, places to stay dry in the rain, and room.
- Would like to see parks with slides that go underground or as big as the trees, with fun things to touch and smell (like a pool with pretend spaghetti), bridges to climb over and swim around, play structures such as ships and objects to build with.

F3 Residents

F3.1 **Resident 1,** Central Richmond

- We need more parks and open space for wildlife, not just people.
- Use indigenous plants and trees to encourage wildlife, including birds, insects, possums, lizards, etc. and include ponds for frogs.
- Establish dog free areas.

- Use Aboriginal names for open spaces.

F3.2 **Resident 2,** Collingwood

- Support the recent implementation of the Oxford Street Park and Peel Street Parks.
- Collingwood is desperately short of open space.
- Prepare an extension to Cambridge Street Park due to conflicts between different user groups in the park.
- Recent developments have overshadowed the park reducing its attractiveness of use.
- Propose a partial road closure of Cambridge Street just south of Peel Street to expand the Cambridge Street Reserve to the north-west.

F3.3 **Resident 3,** Cremorne

- Lived in Cremorne for over 30 years and have seen it change from a depressed industrial precinct to a design precinct with increased worker and resident population.
- Concerned that no additional open space has been provided in the precinct despite substantial growth and change.
- Has identified a range of opportunities for open space and highlighted where they have already been considered in existing strategies and plans and queried why some of these have not been implemented?

F3.4 **Resident 4,** Fitzroy North

- Requests additional seating in Edinburgh Gardens, particularly near the northern area near the State School, for the elderly and due to the popular nature of the park.

F3.6 **Resident 5,** Clifton Hill

- Requests outdoor adult exercise equipment in Clifton Hill Park.

F3.7 **Resident 6,** Abbotsford

- Develop a community pocket park on the corner of Hoddle and Johnston Streets, as it is neglected.
- Would love to contribute or suggest the involvement with local community health centre like Cultivating Community's partnership in developing planter box gardens on the corner of Sackville and Hoddle.
- Create a children's playground in Victoria Park for the increasing number of children, who may be intimidated by the number of dogs using the oval. Suggest near the Turner Street side of the oval close to the BBQ area.
- Establish a half basketball court in Victoria Park similar to the one in Gahan's Reserve.
- Commend council for their initiatives around open space and welcome further development.

Appendix 1

1.1 Resident Open Space Survey
1.2 Worker Open Space Survey
1.3 Marginalised/Homeless Opens Space Survey
1.4 Youth Open Space Survey

YOUR SAY YARRA

CITY OF YARRA



Open Space Survey ⋮ February 2018

We want to know which open spaces and facilities you love and why. Telling us how you use your open spaces will help us create a better strategy that works for everybody. We want to find out how you use our open spaces now, how you would like to use them in the future, where you think the gaps are and where you think improvements could be made. Open space includes parks, playgrounds, gardens, waterways, nature trails, sporting reserves and urban plazas. **Please return this survey or complete it online by Sunday 18 March 2018.**

Q1 **Thinking about all the different types of open space, what do you value most about them?** (Please tick the appropriate box(es) below)

- ☐ A place to relax and unwind
- ☐ The feeling of space
- ☐ The quiet
- ☐ Just being outside
- ☐ Knowing that it is there
- ☐ The diversity of open space
- ☐ An escape from the built environment
- ☐ It is accessible
- ☐ Cultural activities and events
- ☐ Meeting people/friends
- ☐ Fitness
- ☐ Health and wellbeing
- ☐ Playing team/club based sport
- ☐ Playing casual ball games/activity
- ☐ Place for children to play
- ☐ Watching activity
- ☐ Exercising dogs
- ☐ Trees
- ☐ Flowers/garden beds
- ☐ Habitat for native plants & animals
- ☐ Natural bushland character
- ☐ Historical character
- ☐ Cultural heritage values/ significance
- ☐ Green character
- ☐ Other .....

Q2 **Please nominate up to two open spaces that you visit regularly within walking distance of home and why you visit them?** If you don't know their names just give us a location (for example a street name).

Name or location of open space	Reason(s) for visiting	Do you have any suggested improvements?
1.		
2.		

For information in your language, please call 9280 1940 and quote the **REF** number below. | 欲知粵語版本的資訊，請致電9280 1932並報上下列**REF**號碼。| Για πληροφορίες στα Ελληνικά, παρακαλούμε καλέστε το 9280 1934 και αναφέρετε τον αριθμό **REF** παρακάτω. | Per informazioni in italiano siete pregati di chiamare il numero 9280 1931 e di citare il numero di riferimento (**REF** number) sottoindicato. | 欲知普通话版本的信息，请致电9280 1937并报上下列**REF**号码。| Para información en castellano, llame al 9280 1935 y cite el número de **REF**. De más adelante. | Để biết thông tin bằng tiếng việt, xin hãy gọi số 9280 1939 và nói số **REF** dưới đây. | للمعلومات باللغة العربية، يُرجى الإتصال هاتفيا بالرقم 9280 1930 والإشارة الى رقم المرجع **REF** المذكور أدناه.

REF 17316

YOUR SAY YARRA

CITY OF YARRA

Q3 **Which main open space do you visit beyond walking distance of home, and why do you visit this space?** If you don't know their names just give us a location (for example a street name)..

Name or location of open space	Reason(s) for visiting	Do you have any suggested improvements?
1.		

Q4 **Is there open space in the City of Yarra that you <u>don't</u> visit but would like to?**

☐ Yes (Please tell us why below) ☐ No (Go to Q5)

Reasons why you <u>don't</u> visit open space

☐ Too far to walk/cycle/travel
☐ Lack of time
☐ Uninviting
☐ The park is too busy
☐ Not enough space
☐ Lack of facilities
☐ The facilities do not appeal to me or my family
☐ Busy traffic means it is difficult to access
☐ Lack of public transport
☐ Personal safety concerns
☐ Other (please describe) .....

Q5 **Yarra has a range of facilities within its open space. Please tell us if you have used any of the facilities in the last 12 months, whether they are adequately maintained and were there enough?**
(Please place a tick in the appropriate columns below ~ They are listed in alphabetical order).

	Used in the last 12 months?		Was it adequately maintained?		Are there enough?	
Facilities	**Yes**	**No**	**Yes**	**No**	**Yes**	**No**
Barbecues						
Cafe/kiosk						
Club-based indoor sport and recreation facility						
Club-based outdoor sport and recreation facility						
Cycle paths						
Dog off-leash areas						
Drinking fountains						
Informal outdoor recreation facilities (for example half courts, fitness equipment, cricket nets)						
Open grassed areas for informal use						
Playgrounds						
Picnic tables						
Public toilets						
Seats						
Shelters						
Skate facilities						
Walking paths						
If other, please specify:						



YOUR SAY YARRA

CITY OF YARRA

Q6 **Please indicate how frequently you use each type of open space listed below?**
(Please place a tick in the appropriate location below).

Type of open space	Frequency of use					
	Daily	Two to three times per week	Weekly	Monthly	Once or twice a year	Never
Open space along the Merri Creek						
Open space along the Yarra River						
Large parks and gardens (primarily non-sporting) for example Edinburgh Gardens, Fairfield Park, Barkly Gardens and Park Street Reserve/Hardy Gallagher Reserve						
Large sporting reserves, for example Quarries Park, Yarra Bend Park, Kevin Bartlett Reserve, Victoria Park and Burnley Park						
Medium sized parks, for example Gahan Reserve (Abbotsford) and Curtain Square (Carlton North)						
Small local parks						
Urban squares						
Local streets for exercise						

Q7 **Where do you live?** (Please tick one box)

- ☐ Abbotsford
- ☐ Carlton North - Princes Hill
- ☐ Central Richmond
- ☐ Clifton Hill
- ☐ Collingwood
- ☐ Cremorne and Burnley - Richmond South
- ☐ Fairfield - Alphington
- ☐ Fitzroy
- ☐ Fitzroy North
- ☐ North Richmond

Q8 **Your gender?**
(Please tick appropriate box)

☐ Male ☐ Female ☐ Other ☐ Prefer not to say

Q9 **Your age range** (Please tick appropriate box)

- ☐ 0-11
- ☐ 12-17
- ☐ 18-24
- ☐ 25-34
- ☐ 35-49
- ☐ 50-59
- ☐ 60-69
- ☐ 70-84
- ☐ 85+

Q10 **The type of dwelling you live in?** (Please tick one box)

- ☐ Flat or apartment
- ☐ Semi-detached house/ townhouse/unit
- ☐ Separate house
- ☐ Other .....

Q11 **What is your country of birth?**

.....

Q12 **Which of these apply to your household?**
(Please tick one box)

- ☐ Speak only English at home
- ☐ Speak a language other than English at home

If so, which other language do you speak at home?

.....

Q13 **What type of household do you live in?**
(Please tick appropriate box)

- ☐ Couple with children
- ☐ Couple without children
- ☐ One parent family
- ☐ Lone person
- ☐ Group household
- ☐ Other

Q14 **Do you work in the City of Yarra?**

☐ Yes (Go to question 15) ☐ No (Go to question 19)

Q15 **Where do you work?** (Please tick one box)

- ☐ Abbotsford
- ☐ Carlton North - Princes Hill
- ☐ Central Richmond
- ☐ Clifton Hill
- ☐ Collingwood
- ☐ Cremorne and Burnley - Richmond South
- ☐ Fairfield - Alphington
- ☐ Fitzroy
- ☐ Fitzroy North
- ☐ North Richmond

Q16 **If you work in the City of Yarra, do you visit open space near your workplace?**

☐ Yes ☐ No



YOUR SAY YARRA

CITY OF YARRA

Q17 **Why do you visit the open space near your workplace?**

- ☐ Being outdoors as a break from work
- ☐ Socialising/meeting colleagues/friends
- ☐ Meeting family
- ☐ Fitness/exercise (informal)
- ☐ Sport (club-based)
- ☐ Eating lunch
- ☐ Cycling/jogging/walking to/from work via the open space network (rather than roads)
- ☐ Other (please describe):

  .....

  .....

first fold over

Q18 **If you are speaking on behalf of a community organisation or group, what is its name?**

first fold over

Q19 **Any further comments on open space in the City of Yarra?**







If you would like to be kept informed about the project directly, please supply your contact details.

Name: .....

Address: ..... Postcode: ☐☐☐☐

Thank you for taking the time to complete this survey. Please fold in accordance with the diagram below, hold it closed with a small piece of tape (no staples please) and return free of charge via the post by Sunday 18 March 2018.

Note: your name and address will be entered onto a separate data base and will not be linked to the information contained in this survey.

The personal information requested on this form is being collected by the City of Yarra for the purpose of understanding community views about open space provision in the municipality. The personal information will be used solely by Council for that primary purpose or directly related purposes.

second fold under

second fold under

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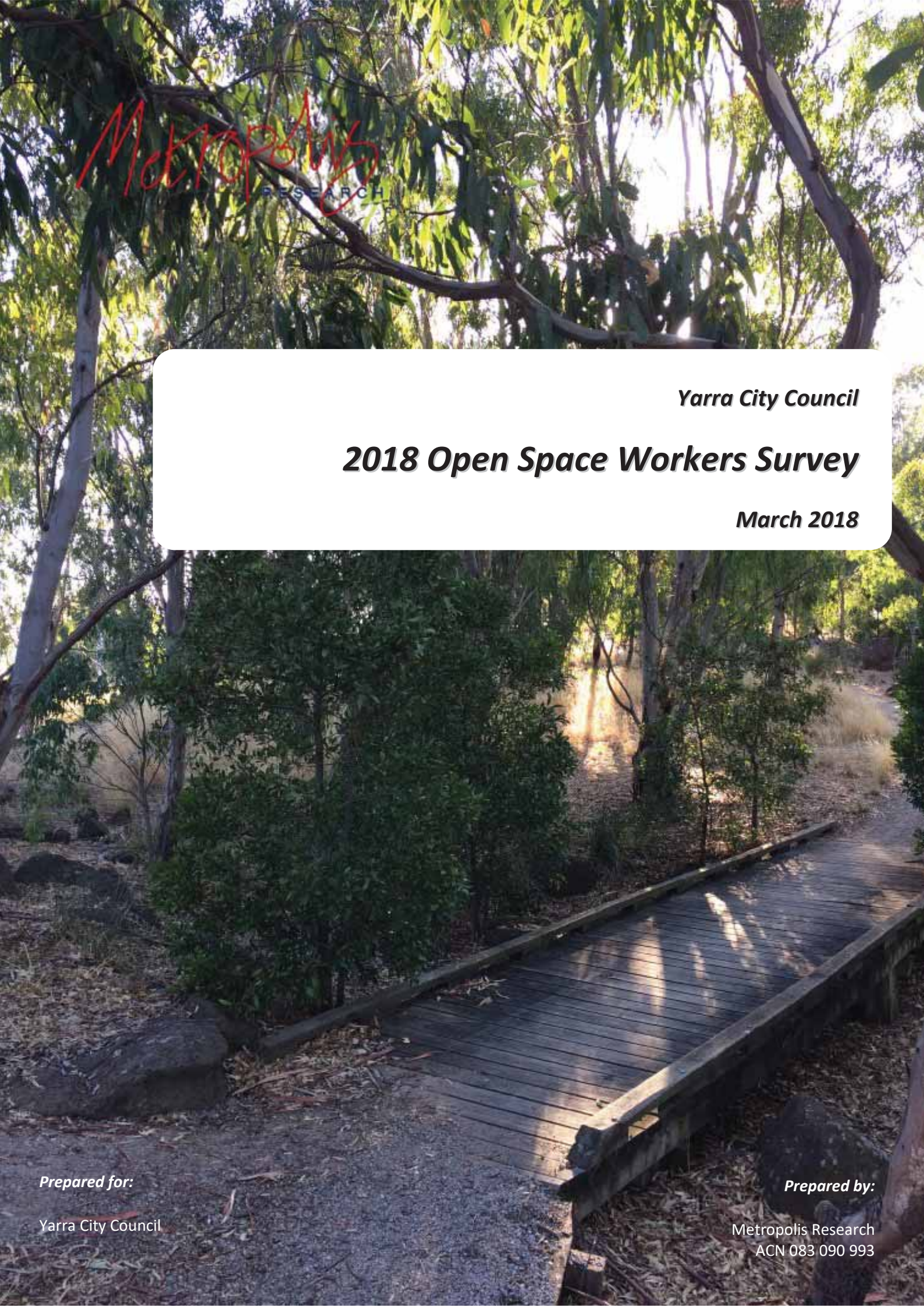
FOLD DIAGRAM

Once completed fold survey as shown in diagram:



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City of Yarra
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RICHMOND VIC 3121



Yarra City Council

2018 Open Space Workers Survey

March 2018

Prepared for:

Yarra City Council

Prepared by:

Metropolis Research
ACN 083 090 993

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Table of contents

INTRODUCTION 4
METHODOLOGY 4
LOCATION AND TIMING OF SURVEYS 4
OPEN SPACE NEAR WORKPLACE 5
FREQUENCY OF VISITING OPEN SPACE 5
OPEN SPACE VISITED MOST OFTEN 6
REASONS FOR VISITING OPEN SPACE 12
SUGGESTIONS FOR OR ISSUES WITH OPEN SPACE 13
RESPONDENT PROFILE 15
AGE STRUCTURE 15
GENDER 15
INDUSTRY 16
APPENDIX ONE: SURVEY FORM 17

Introduction

Metropolis Research was commissioned by the Yarra City Council to conduct primary research of workers at four locations across the municipality to explore a range of issues around the use of open space.

The research aimed to assist the development of the *Yarra City Council – Open Space Strategy*. The survey was not designed by Metropolis Research, and Metropolis Research makes no warranty as to the validity and utility of the questions.

Specifically, the survey aimed to explore the following:

- Frequency of visiting open spaces near work
- The open spaces most commonly visited
- Reasons for visiting open space near work
- Suggestions / issues with open space near work
- Respondent profile including age, gender, and industry of employment.

Methodology

The survey was conducted as a face-to-face intercept survey of approximately five minutes duration.

Individuals were randomly approached on the street at the variety of times of the day. A screening question was asked if the individual was working in the local area on that day, and if so they were invited to participate.

Individual that were not working in the local area were provided a postcard with details as to the *Open Space Strategy*, including reference to the *Open Space Strategy* Survey currently being conducted by Council via the website. Only a limited supply of these postcards was provided to Metropolis Research.

Location and timing of surveys

Surveys were conducted over a period of approximately two weeks from the 7th to the 19th of March 2018. Surveys were conducted at a variety of times, predominately in two shifts from 11am till 2pm and from 4pm till 7pm weekdays.

The following table outlines the total number of surveys completed in each of the four locations. The locations to be surveyed were advised to Metropolis Research by officers of the Yarra City Council.

Survey location
Yarra City Council - 2018 Open Space Workers Survey
(number and percent of total respondents)

Location	Workers	
	Number	Percent
Cremorne	117	23.5%
Collingwood	124	24.9%
Fitzroy	144	28.9%
Richmond	113	22.7%
Total	**498**	**100%**

Open Space near workplace

Frequency of visiting open space

Respondents were asked:

"How often do you typically visit open space near your workplace?"

A little less than two-thirds (60.2%) of respondents visit open space near their workplace at least once a week.

Only a relatively small (11.6%) proportion of respondents reported that they never visit open space near work.

Frequency of visiting open space near workplace
Yarra City Council - 2018 Open Space Workers Survey
(number and percent of total respondents)

Frequency	Workers	
	Number	Percent
Frequently *(at least once a week)*	300	60.2%
Infrequently *(at least every few months)*	88	17.7%
Rarely *(once or twice a year at most)*	52	10.4%
Never	58	11.6%
Not stated	0	
Total	**498**	**100%**

Open space visited most often

Respondents that visited open space near their work were asked:

"What open spaces near your workplace do you visit most often?"

The respondents that visited open spaces near their work were asked to identify the two open spaces that they visit most often.

The 440 respondents that they visit open space near their work provided a total of 556 responses, at an average of approximately 1.3 open spaces per respondent.

The open spaces most commonly identified include Fitzroy Gardens (14.1%), Edinburgh Gardens (9.6%), Carlton Gardens (8.0%), open spaces around Church Street (5.6%), Barkley Gardens (4.4%), Botanical Gardens (4.2%), and open spaces around Peel Street (4.2%).

Metropolis Research notes that a little less than one-fifth (19.1%) of respondents identified open spaces in such a manner as to be undefined, such as "parks and gardens". Some of these responses refer to the fact that the respondent does not visit specific open spaces, but visits a variety depending on a range of factors. Other undefined responses include those where the respondent was not fully aware of the details of the open space.

Attention is also drawn to the fact that respondents identified a significant number of open spaces, most located within the City of Yarra but also including some located outside the municipality. A total of ninety-two separate responses are categorised in the following tables. Given the difficulty of identifying some open spaces, there may be a small degree of overlap in these results.

There was significant variation in the open spaces most often visited observed between respondents from the four locations across the municipality, with attention drawn to the following:

- ***Cremorne*** – the three most often visited open spaces were Church Street (23.1%), Barkley Gardens (12.0%), and Yarra Park (4.3%).
- ***Collingwood*** – the four most often visited open spaces were Fitzroy Gardens (22.6%), Peel Street (16.9%), Edinburgh Gardens (12.1%), and Carlton Gardens (11.3%).
- ***Fitzroy*** – the three most often visited open spaces were Edinburgh Gardens (18.8%), Fitzroy Gardens (16.7%), and Carlton Gardens (14.6%).
- ***Richmond*** – the three most often visited open spaces were Fitzroy Gardens (13.3%), Botanical Gardens (11.5%), and Citizens Park (8.8%).

Open spaces visited most often
Yarra City Council - 2018 Open Space Workers Survey
(number and percent of total respondents)

Open space	*Workers*	
	Number	*Percent*
Fitzroy Gardens	70	14.1%
Edinburgh Gardens	48	9.6%
Carlton Garden	40	8.0%
Church Street	28	5.6%
Barkley Gardens	22	4.4%
Botanical Gardens	21	4.2%
Peel Street	21	4.2%
Yarra Park	13	2.6%
Near this street	11	2.2%
Citizens Park	10	2.0%
Near the library	7	1.4%
Richmond Park	7	1.4%
Cafe	6	1.2%
Football Ground	6	1.2%
Yarra River	6	1.2%
Brunswick Street	5	1.0%
Gertrude Street	5	1.0%
Smith Street	5	1.0%
Atherton Reserve	4	0.8%
Burnley Gardens	4	0.8%
Dale Street	4	0.8%
Epworth	4	0.8%
Erin Street	4	0.8%
Flagstaff gardens	4	0.8%
Near the pool	4	0.8%
Smith Reserve	4	0.8%
Treasury Gardens	4	0.8%
Webb Street	4	0.8%
Behind Coles	3	0.6%
City Gardens	3	0.6%
George Street	3	0.6%
Lincoln Square	3	0.6%
McConchie Reserve	3	0.6%
Oxford Street	3	0.6%
Richmond Station	3	0.6%
Other open spaces *(57 separately identified)*	68	13.7%
Undefined	96	19.3%
Total responses	**556**	

Open spaces visited most often - Cremorne
Yarra City Council - 2018 Open Space Workers Survey
(number and percent of total respondents)

Open space	*Workers*	
	Number	*Percent*
Church Street	27	23.1%
Barkley Gardens	14	12.0%
Yarra Park	5	4.3%
Botanical Gardens	4	3.4%
Dale Street	4	3.4%
Flagstaff gardens	4	3.4%
Fitzroy Gardens	3	2.6%
McConchie Reserve	3	2.6%
Near this street	3	2.6%
Burnley Gardens	2	1.7%
Cafe	2	1.7%
Howard Street	2	1.7%
Olympic Park	2	1.7%
Richmond Park	2	1.7%
White Street	2	1.7%
Brand new park behind St Stephens church	1	0.9%
Carlton Garden	1	0.9%
Domain Gardens	1	0.9%
Football Ground	1	0.9%
Forrest Hill	1	0.9%
Marry Street	1	0.9%
Milton Parade	1	0.9%
Museum gardens	1	0.9%
Near bridge shore gardens	1	0.9%
Olympic Gardens	1	0.9%
Palmer Parade park	1	0.9%
Regharries Park	1	0.9%
Richmond Station	1	0.9%
Undefined	34	29.1%
Total responses	**126**	

Open spaces visited most often - Collingwood
Yarra City Council - 2018 Open Space Workers Survey
(number and percent of total respondents)

Open space	*Workers*	
	Number	*Percent*
Fitzroy Gardens	28	22.6%
Peel Street	21	16.9%
Edinburgh Gardens	15	12.1%
Carlton Garden	14	11.3%
Gertrude Street	5	4.0%
Smith Street	5	4.0%
Near this street	4	3.2%
Webb Street	4	3.2%
Botanical Gardens	3	2.4%
George Street	3	2.4%
Near the library	3	2.4%
Behind Coles	3	2.4%
Oxford Street	3	2.4%
Atherton Reserve	1	0.8%
Burnley Gardens	1	0.8%
City Gardens	1	0.8%
Clifton Hill	1	0.8%
Condell Place	1	0.8%
Council house gardens	1	0.8%
Exhibition Gardens	1	0.8%
Fairfield Gardens	1	0.8%
Fitzroy Pool	1	0.8%
Fitzroy Town Hall	1	0.8%
Gipps Street Park	1	0.8%
Lincoln Square	1	0.8%
Near CBC parks	1	0.8%
One Museum	1	0.8%
Parliament Gardens	1	0.8%
Playground	1	0.8%
Playground in kew	1	0.8%
Near the pool	1	0.8%
Stanley Street	1	0.8%
Treasury Gardens	1	0.8%
Victoria Park	1	0.8%
Yarra River	1	0.8%
Undefined	7	5.6%
Total responses	**140**	

Open spaces visited most often - Fitzroy
Yarra City Council - 2018 Open Space Workers Survey
(number and percent of total respondents)

Open space	Workers	
	Number	Percent
Edinburgh Gardens	27	18.8%
Fitzroy Gardens	24	16.7%
Carlton Garden	21	14.6%
Brunswick Street	5	3.5%
Near this street	4	2.8%
Smith Reserve	4	2.8%
Near the library	4	2.8%
Atherton Reserve	3	2.1%
Cafe	3	2.1%
Near the pool	3	2.1%
Townhall Park	2	1.4%
Whitlam Park	2	1.4%
Lincoln Square	2	1.4%
Albert Park	1	0.7%
Argyle Square	1	0.7%
Botanical Gardens	1	0.7%
Braybrook Park	1	0.7%
Church Street	1	0.7%
Collingwood Gardens	1	0.7%
Counter Street	1	0.7%
Epworth	1	0.7%
Exhibition Gardens	1	0.7%
Fleming Park	1	0.7%
Garryowen Garden	1	0.7%
Greeves Street	1	0.7%
Heide park	1	0.7%
King Park	1	0.7%
Language Street	1	0.7%
Leicester Street	1	0.7%
McNamara Reserve	1	0.7%
Melbourne University	1	0.7%
Merri Creek	1	0.7%
Museum gardens	1	0.7%
Richmond Park	1	0.7%
Royal Park	1	0.7%
Shelley Park	1	0.7%
Treasury Gardens	1	0.7%
Undefined	38	26.4%
Total responses	**166**	

Open spaces visited most often - Richmond
Yarra City Council - 2018 Open Space Workers Survey
(number and percent of total respondents)

Open space	*Workers*	
	Number	*Percent*
Fitzroy Gardens	15	13.3%
Botanical Gardens	13	11.5%
Citizens Park	10	8.8%
Barkley Gardens	8	7.1%
Yarra Park	8	7.1%
Edinburgh Gardens	6	5.3%
Football Ground	5	4.4%
Yarra River	5	4.4%
Carlton Garden	4	3.5%
Erin Street	4	3.5%
Richmond Park	4	3.5%
Epworth	3	2.7%
Beach	2	1.8%
City Gardens	2	1.8%
Richmond Station	2	1.8%
Treasury Gardens	2	1.8%
Batman Park	1	0.9%
Burnley Gardens	1	0.9%
Cafe	1	0.9%
Collingwood Town Hall	1	0.9%
Coppin Street	1	0.9%
Factory yard	1	0.9%
Federation Square	1	0.9%
Jolimont Street	1	0.9%
Melbourne University	1	0.9%
Parliament Gardens	1	0.9%
Peppercorn Park	1	0.9%
St Vincent's Place	1	0.9%
Victoria Park	1	0.9%
Williams Street	1	0.9%
Undefined	17	15.0%
Total responses	**124**	

Reasons for visiting open space

Respondents visiting open space near their work were asked:

"What are all the reasons why you visit these open spaces near your workplace?"

Almost all (96.8%) of respondents visiting open space near their work identified at least one reason for visiting. Respondents were provided a pre-coded list of seven reasons (including "other" reasons), and on average these respondents identified two reasons each.

The three most common reasons for visiting open space near work were to be outdoors as a break from work (77.0%), to socialise / meet colleagues / friends (46.1%), and to eat breakfast / lunch / dinner (32.0%).

Clearly these results highlight the fact that open space near work is used primarily as a relaxation and social space.

A small number of respondents also visited open space near work for exercise (16.1%), to meet family (13.9%), and to cycle / jog / walk to and from work (11.8%).

There were only a small number of other reasons identified by respondents, with walking the dog, and to smoke being separately categorised from the "other" responses.

Reasons for visiting open space near work
Yarra City Council - 2018 Open Space Workers Survey
(number and percent of total respondents)

Reason	*Workers*	
	Number	*Percent*
To be outdoors as a break from work	339	77.0%
To socialise / meet colleagues / friends	203	46.1%
To eat breakfast / lunch / dinner	141	32.0%
To exercise for fitness (informal)	71	16.1%
To meet family	61	13.9%
To cycle / jog / walk to and from work	52	11.8%
To walk the dog	4	0.9%
To participate in organised sports (club-based)	2	0.5%
To smoke	2	0.5%
Other reasons	3	0.7%
Total responses	**878**	
Respondents identifying at least one reason for visiting open space near work	*426 (96.8%)*	

Suggestions for or issues with open space

Respondents were asked:

> *"Do you have any suggestions for or issues with open spaces near your workplace?"*

A little more than two-thirds (69.5%) of respondents identified at least one suggestion for or issues with open space near their workplace, at an average of 1.6 responses each.

Far and away the most common issue / suggestion for open space is to retain existing open spaces and to create new green spaces as much as possible, with one-third (33.9%) of respondents identifying this issue.

The three other most common issues or suggestions relate to more seating and tables (12.0%), more and better cleaning and maintenance (11.4%), and more greenery and trees (11.4%).

A small number of respondents identified each of a wide range of other issues including car parking, shade, public toilets, water fountains, safety / policing, beautification and many other issues.

Suggestions for or issues with open spaces near work
Yarra City Council - 2018 Open Space Workers Survey
(number and percent of total respondents)

Suggestion / issue	*Workers*	
	Number	*Percent*
More open spaces / green spaces / retain spaces	169	33.9%
More seating and tables	60	12.0%
Cleaning and maintenance	57	11.4%
More greenery and trees	57	11.4%
Car parking	32	6.4%
More shade	21	4.2%
Public toilets	20	4.0%
More bins / bin collection	12	2.4%
Water fountains	10	2.0%
Planning and development *(e.g. overdevelopment)*	9	1.8%
Beautification	8	1.6%
Safety / policing	7	1.4%
Play parks / kids area	6	1.2%
Animals / pets	6	1.2%
Proper walking / running tracks	5	1.0%
More events / activities in parks	5	1.0%
More bike parking / infrastructure	4	0.8%
Dogs on leash / dog friendly	4	0.8%
Traffic management	4	0.8%
Alcohol and drug issues	3	0.6%
Dog waste bags	3	0.6%
BBQ facility	3	0.6%
More info / public awareness	3	0.6%
Food trucks / stall	2	0.4%
Cafes	2	0.4%
Public shower facility	2	0.4%
Exercise equipment	2	0.4%
More / better lighting	2	0.4%
Enforcement of regulations	1	0.2%
Disability parking	1	0.2%
Fence	1	0.2%
Streetscape	1	0.2%
Less noise pollution	1	0.2%
Family area	1	0.2%
Other	22	4.4%
Total responses	**546**	
Respondents identifying at least one suggestion for or issue with open near work	*346 (69.5%)*	

Respondent profile

The following questions outline the profile of respondents to the survey.

Age structure

Consistent with the fact that respondents were employed, most respondents were aged between 20 and 59 years.

Age structure
Yarra City Council - 2018 Open Space Workers Survey
(number and percent of respondents providing a response)

Age	*Workers*	
	Number	*Percent*
15 to 19 years	6	1.2%
20 to 34 years	247	49.6%
35 to 44 years	145	29.1%
45 to 59 years	80	16.1%
60 to 74 years	19	3.8%
75 years and over	1	0.2%
Not stated	0	
Total	**498**	**100%**

Gender

The survey obtained a near perfect fifty / fifty split between male and female respondents.

Gender
Yarra City Council - 2018 Open Space Workers Survey
(number and percent of respondents providing a response)

Gender	*Workers*	
	Number	*Percent*
Male	248	49.9%
Female	249	50.1%
Other	0	0.0%
Prefer not to say	1	
Total	**498**	**100%**

Industry

The majority of respondents were employed in four industries; healthcare and social assistance (21.8%), retail trade (15.6%), accommodation and food services (11.9%), and professional, scientific and technical services (10.9%). These were categorised into the 2011 ANZSIC codes.

Metropolis Research notes that these industry results are similar to the 2016 *Census* results for residents of the City of Yarra, which found the top four industries to be hospitals, cafes and restaurants, higher education, and computer system design and related services. These are based on the new 2016 ANZSIC classification system.

Frequency of visiting open space near workplace
Yarra City Council - 2018 Open Space Workers Survey
(number and percent of total respondents)

Frequency	*Workers*	
	Number	*Percent*
Health Care and Social Assistance	108	21.8%
Retail Trade	77	15.6%
Accommodation and Food Services	59	11.9%
Professional, Scientific and Technical Services	54	10.9%
Information Media and Telecommunications	39	7.9%
Construction	29	5.9%
Public Administration and Safety	23	4.6%
Financial and Insurance Services	19	3.8%
Education and Training	14	2.8%
Arts and Recreation Services	14	2.8%
Manufacturing	9	1.8%
Electricity, Gas, Water and Waste Services	8	1.6%
Rental, Hiring and Real Estate Services	6	1.2%
Administrative and Support Services	6	1.2%
Transport, Postal and Warehousing	4	0.8%
Agriculture, Forestry and Fishing	2	0.4%
Mining	1	0.2%
Wholesale Trade	1	0.2%
Other Services	4	0.8%
Inadequately described	18	3.6%
Not stated	3	
Total	**498**	**100%**

Appendix One: Survey form

Yarra - 2018 Open Space Workers Intercept Survey

(untitled)

1. Staff member

- Aryan
- Mohit
- Jeremy
- Michael
- Frances
- Ashish
- Lisa
- Geethu
- Stephane
- Mathew
- Ziheng
- Sohan
- Ashish

2. Location

- Cremorne
- Collingwood
- Fitzroy
- Richmond

(untitled)

3. In what industry do you work?

4. How often do you typically visit open space near your workplace?

- Frequently (at least once a week)
- Infrequently (at least one every few months)
- Rarely (once or twice a year at most)
- Never

5. What open spaces near your workplace do you visit most often?

One

Two

6. What are all the reasons why you visit these open spaces near your workplace?

- To be outdoors as a break from work
- To socialise / meet colleagues / friends
- To meet family
- To exercise for fitness (informal)
- To participate in organised sports (club-based)
- To eat breakfast / lunch / dinner
- To cycle / jog / walk to and from work via the open space network (rather than roads)
- Other - Write In

7. Do you have any suggestions for or issues with open spaces near your workplace?

One

Two

Three

Four

8. Which of the following best describes you?

- 15 to 19 years
- 20 to 34 years
- 35 to 44 years
- 45 to 59 years
- 60 to 74 years
- 75 years and over
- Prefer not to say

9. With which gender do you most identify

- Male
- Female
- Other
- Prefer not to say

YOUR SAY YARRA

CITY OF YARRA

Open Space Survey | February/March 2018



Open space includes parks, playgrounds, gardens, waterways, nature trails, sporting reserves and urban plazas. Telling us how you use your open spaces will help us create a better strategy that works for everybody. We want to find out how you use our open spaces now, how you would like to use them in the future and where you think the gaps are.

Q1 **Location of where you are completing this survey:** .....

Q2 **What gender do you identify as?**
(Please tick appropriate box)

☐ Male ☐ Female ☐ Other ☐ Prefer not to say

Q3 **Age range** (Please tick appropriate box)

☐ 12-17 ☐ 25-34 ☐ 50-59 ☐ 70-84
☐ 18-24 ☐ 35-49 ☐ 60-69 ☐ 85+

Q4 **Nationality** (Please tick appropriate box)

☐ Australian
☐ Other, please describe .....

Q5 **Aboriginal/Torres Straits Islander**
(Please tick appropriate box)

☐ Yes ☐ No

Q6 **What open space in the City of Yarra do you use, when and why?**

Name/location of open space	When do you use it?	Why do you use it?
1.		
2.		

Q7 **What open space in the City of Yarra don't you use and why?**

Name/location of open space	Why don't you use it?
1.	
2.	

Q8 **What would you change in the open spaces of Yarra and where?**

Where? (Name/location of open space)	What would you change?
1.	
2.	

YOUR SAY YARRA

CITY OF YARRA

Open Space Survey ⋮ February/March 2018



We want to know which open spaces and facilities you love and why. Telling us how you use your open spaces will help us create a better strategy that works for everyone. Open space includes parks, playgrounds, gardens, waterways, nature trails, sporting reserves and urban plazas.

Q1 Which suburb do you live in? (Please tick one box)

- ☐ Abbotsford
- ☐ Carlton North - Princes Hill
- ☐ Central Richmond
- ☐ Clifton Hill
- ☐ Collingwood
- ☐ Cremorne and Burnley - Richmond South
- ☐ Fairfield - Alphington
- ☐ Fitzroy
- ☐ Fitzroy North
- ☐ North Richmond

Q2 Do you work or study in the City of Yarra?

☐ Yes (Please name the suburb) ☐ No (Go to question 3)

.....

Q3 Your gender? (Please tick appropriate box)

☐ Male ☐ Female ☐ Other ☐ Prefer not to say

Q4 Your age range (Please tick appropriate box)

☐ 0-11 ☐ 12-17 ☐ 18-24

Q5 Nationality (Please tick appropriate box)

☐ Australian ☐ Other (Please list) .....

Q6 Aboriginal/Torres Straits Islander

☐ Yes ☐ No

Q7 What do you value most about open space? (Please tick the appropriate box(es) below)

- ☐ A place to relax and unwind
- ☐ The feeling of space
- ☐ The quiet
- ☐ Just being outside
- ☐ Knowing that it is there
- ☐ The diversity of open space
- ☐ It is accessible
- ☐ An escape from the built environment
- ☐ Cultural activities and events
- ☐ Meeting people/friends
- ☐ Fitness
- ☐ Health and wellbeing
- ☐ Playing casual ball games
- ☐ Playing team/club based sport
- ☐ Place for children to play
- ☐ Watching activity
- ☐ Exercising dogs
- ☐ Trees
- ☐ Flowers/garden beds
- ☐ Habitat for native plants and animals
- ☐ Natural bushland character
- ☐ Historical character
- ☐ Cultural heritage values
- ☐ Green character
- ☐ Other .....

Q8 What open space in the City of Yarra do you use and why?

Name/location of open space	Why do you use it?	Suggested improvements/changes
1.		
2.		

Q9 What open space in the City of Yarra <u>don't</u> you use and why?

Name/location of open space	Why <u>don't</u> you use it?
1.	

Q10 What would you change about open space in Yarra and where?

REF 18027

Appendix 2

Assumptions made during the data entry process

The responses to the survey are summarised on both a municipality-wide basis and precinct basis in this report. This information in this report forms part of the primary research for the City of Yarra Open Space Strategy 2019.

The following is a summary of some of the assumptions made in entering the data from the surveys into the database.

- Some respondents did not provide the name of the open space they visited, instead listing the name of surrounding streets or buildings/landmarks that were used to help identify the park or reserve they were referring to. If this occurred, the following method was used:
  - If the open space could be identified using the street names or buildings/landmarks provided and was located within the municipality, the response were attributed to the appropriate open space.
  - If the open space visited was unable to be identified and outside of the municipality, it was placed in the category of 'Outside the Municipality' and information about its use was documented accordingly.
  - Streets, local school grounds, adjoining properties and other types of space not covered in the strategy were named and information about its use and suggested improvements were documented accordingly.
- When respondents included comments in relation to a specific open space in the 'General Comments' section, this information was entered into the specific open space in the question regarding the open space, rather than in the General Comments Section.
- When respondents used question marks in the Facilities Section of the questionnaire, they were not recorded and were counted as not completed. All other forms of marking boxes were recorded.
- When respondents provided suggested improvements as a response to the question 'reasons why you visit [open space]', these were entered as suggested improvements and not as reasons for visiting.
- When respondents mentioned either playing sports using casual language and/or in an open space that did not have formal sporting facilities it was recorded as informal ball games/sports. When sports played were named directly and in an open space that supported that sport, it was put under the category of "Sport - ", naming the sport directly. If a specific club or team was named, it was recorded under the category of "Sport" accordingly.
- When respondents included "Dogs" as a reason for visiting an open space it was recorded under "Dogs - friendly"
- Double entries and test entries were recorded as regular entries
- In types of open space visited and frequency of use if the question was responded to twice, the first answer was used as the correct response

Appendix C

Report on the community engagement for the Draft Yarra Open Space Strategy

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Summary Report

Community engagement
Draft Yarra Open Space Strategy 2019

Prepared by:

Thompson Berrill Landscape Design Pty Ltd

July 2020

Table of contents

1.	**Introduction**	**3**
1.1	Scope of the community engagement	
1.2	Combined summary of key outcomes	
1.3	Summary of key changes made to the Strategy	
2.	**Survey results**	**8**
2.1	Summary of key outcomes	
2.2	Survey method and respondents	
2.3	Results of each question	
3.	**Written submissions**	**46**
3.1	Overview	
3.2	Summary of individual submissions	

Attachments

A	Proposed changes and additional text for the final version of the Yarra Open Space Strategy Technical Report
B	Copy of the feedback form / survey

1. Introduction

1.1 Scope of the community engagement

1.1.1 Summary of the community engagement process

Council endorsed the Draft Yarra Open Space Strategy 2019 for consultation in December 2019 and it was available for public consultation from 20 January to 15 March 2020. The engagement process involved a range of consultation methods described below.

1.1.1a Your Say Yarra Website page

A Your Say Yarra Website page for the Draft Strategy was the main tool used to provide information and collect feedback. The page contained essential information around the overall direction and the proposed recommendations within each of the 10 open space precincts. There were interactive maps for each of the open space precincts and the community could also access the Daft Strategy documents via the website along with a Frequently Asked Questions page and other related Yarra Strategies.

The community was invited to participate via:

- Direct emails and letters to previous participants from the first round of consultation.
- Social media posts.
- Postcards on Access Yarra counters, libraries, neighbourhood houses, letter box drops as well as other community and service centres.
- Physical copies of the Strategy and surveys were available at the Yarra service centres.
- Direct emails to key stakeholder groups such as schools, friends of groups, sporting groups and internal advisory committees.
- Contacting service agencies that assisted with the first round of consultation including St Mark's and St Mary's House of Welcome.
- Articles in the Yarra News and associated Yarra e-newsletters.

1.1.1b Advisory committee meetings

Council officers attended advisory committee meetings where invited including the:

- Aboriginal Advisory Group
- Active Ageing Advisory Group
- Disability Advisory Committee
- Early Years Reference Group
- Heritage Advisory Committee
- Yarra Environment Advisory Committee
- Yarra Multicultural Advisory Group.

At the advisory committee meetings, Council officers provided an overview of the Strategy and invited members to participate in the on-line survey. They also provided information specifically on where the Strategy intersected with the relevant strategic documents of that group and asked them to test the recommendations to ensure they were aligned.

1.1.1c Pop up sessions

Council officers attended four pop up sessions to provide information, encourage particpation in the survey and provide copies of the Draft Strategy. These sessions were held at the following locations:

- Connie Benn Centre, 160 Brunswick Street, Fitzroy
- Citizens Park, Richmond
- Edinburgh Gardens, Fitzroy North
- Peel Street Park, Collingwood

The majority of those who attended the pop-up sessions completed the on-line survey. Notes of comments heard more than once were also recorded.

1.1.2 Survey / Feedback form

A hard copy and on-line survey was prepared to encourage feedback on the key recommendations in the Draft Strategy. The key strategy recommendations were listed in the survey and respondents were asked to rate the level of importance of each key recommendation. Refer to Attachment B for a copy of survey. Everyone who left their details during the first round of consultation was notified of the exhibition of the Draft Strategy and were encouraged to complete the survey.

A total of **284** surveys were completed and the results of the survey are summarised in Section 2 of this report. The Final Strategy has taken the results of this survey into consideration and this report identifies what changes have been made in response to it.

1.1.3 Written submissions

A total of ten written submission were received during the public exhibition process. These are summarised in Section 3 of this report.

1.2 Combined summary of the key outcomes from the consultation

Overall, there was support for all the key recommendations in the Draft Strategy. In particular, there is a strong level of support for maximising opportunities to include natural features including trees, garden bed and grass in open space to assist mitigation of urban heat island effect. Providing additional open space and increasing opportunities for inclusive design of open space so everyone is able to use it also received a high level of support.

The top key issues raised in the consultation include:

- Increasing urban densities and the impact this has on neighbourhood character including overshadowing and over use of open space, the visual dominance of built form without adequate levels of greening and more vehicles and traffic.
- Lack of existing open space to adequately cater to the recent and future development and increased population.
- The need to balance the provision of increased facilities for fitness and exercise with the unbuilt and natural qualities of green space which is highly valued as a place to relax and unwind.
- Dogs off-leash in open space leading to personal safety and health issues, particularly in relation to children, while others note the importance to provide off-leash areas given pets are important for community health and wellbeing.

1.3 Summary of the key changes made to the Strategy based on the consultation outcomes

1.3.1 Provision of additional open space

The open space survey outcomes and written submissions confirm the community support the need for providing additional open space, particularly in the high density precincts. In response to this, TBLD has reviewed the open space needs assessments undertaken to determine if any additional open space required beyond the 24 new public open spaces already proposed in the strategy. Based on this review, two additional open space have been added to the updated Strategy including:

- **Collingwood**
  A proposed additional new Small Local open space in open space sub-precinct Collingwood B. This is due to the quantum of forecast growth planned for in this sub-precinct, and the concern expressed by the community about the need for more open space, the loss of urban greening and views to the sky as a result of increased urban densities. Additionally, the recommendation for a new Local open space in open space sub-precinct Collingwood B has been updated to specifically reference this potentially being located in the vicinity of the Former Police Workshop on Wellington and Stanley Streets.

- **Richmond**
  A proposed additional new Small Local open space is included in open space sub-precinct North Richmond C. This is due to the quantum of forecast growth planned for this sub precinct, and particularly, the quantum of growth and density proposed in the northern section of it. While the existing Annette's Place Reserve can accommodate some additional use, the proximity of residential use and lack of passive surveillance will continue to limit the visibility, accessibility and diversity of uses that can be undertaken at that reserve in the future.

Figure 5A which schematically illustrates the type and location of new open space has been updated with the new open space and included in the Attachment A. Figure 7.5F - Recommendations for Collingwood and Figure 7.10F Recommendations for North Richmond have also been updated, and are included in Attachment A.

Refer to Attachment A which includes extracts from the Strategy Technical Report highlighting the updated recommendations referred to above.

1.3.2 Urban greening

The key recommendation to increase the presence of natural features in public open space, particularly in high density precincts was strongly supported during the consultation. In the feedback, people noted the importance of green open space as a contrast to the high density precincts, and the lack of overall greening in the streetscapes and on the recent development sites.

The Draft Strategy identifies the importance of green open space and incudes design guidelines in Section 6 of the Technical Report in support of increased natural features in existing and new open space. Future open space design upgrades and designs of new open space as part of development sites will need to demonstrate they adhere to the design guidelines regarding natural features and urban greening. Refer to Section 6.2.1. Additional text has been added to the Strategy Technical Report to note the high level of community support for urban greening.

Refer to Attachment A for the extract of Section 3.1.5.

1.3.3 Streetscapes

The consultation outcomes included requests for streetscapes to be included as public open space. Section 1.2.3 of the Strategy Technical Report explains the difference between public open space and streetscapes, and the reason they have distinctly different roles in the public realm. This Section has been revised to provide a more detailed description why streetscapes are not included as public open space, and the existing plans and strategies that guide the future design and management of streetscapes in the City of Yarra.

The Strategy acknowledges the important contribution of streetscapes to neighbourhood character, urban greening and accessibility to open space. An additional section has been added to the Strategy in Section 3.1.7 Urban context.

Refer to Attachment A for the extracts of updates to Section 1.2.3 and the new Section 3.1.7.

1.3.4 Increased urban densities

Many people expressed concern about the impact on increased urban densities on neighbourhood character. They generally acknowledged the need for increased densities, but are concerned at the lack of planning and improvements to public open space and other parts of the public realm including the streetscapes to adequately offset the impact. The Strategy has addressed the issues of increased urban densities by planning ahead for the forecast change. This is described in Section 4 of the Strategy Technical Report. An additional Section has been added to specifically to highlight the issue of the impacts of increased levels of use of open space.

Refer to Attachment A for the new Section 4.5.

1.3.5 Open space contribution program

The open space contribution program and rate is directly linked to the projects included in the Open Space Strategy. A number of submissions made the suggestion that Council should only spend open space contributions on land acquisition.

As described in the Strategy and in this report, the open space contribution program is based around the provision of additional land area for open space and also for capital works costs to establish new open space and upgrade facilities in existing open space where appropriate to meet the additional needs of the forecast population.

The open space contribution program has been updated to reflect the additional projects as a result of the community and council officer consultation on the Draft Strategy 2019. Based on the additional projects, the contribution rate will be increased to accommodate the additional projects.

Refer to Attachment A which includes extracts from Section of the Strategy Technical Report highlighting the updated text referred to above.

The open space contribution program and rate is directly linked to the projects included in the Open Space Strategy. A number of submissions made the suggestion that Council should only spend open space contributions on land acquisition.

2. Survey results

2.1 Summary of key outcomes

Overall the majority of respondents considered the key recommendations from the Draft Strategy to be either Very important or Important. Only two recommendations were rated as being of lower importance - which are the provision of additional dog off-leash areas and encouraging participation in structured sport.

Rank	%	Recommendation
1.	**95%**	*Maximise opportunities to have large canopy shade trees and natural features including grass and garden beds to keep open space cooler in the summer and mitigate urban heat.*
2.	**91%**	*Provide additional open space so that the majority of people who live and work in the City of Yarra are within easy walking distance of open space.*
3.	**90%**	*Increase opportunities for people of all ages, abilities and cultural backgrounds to access, participate and enjoy open space.*
4.	**89%**	*Improve biodiversity values along waterway corridors including the Yarra River, Merri Creek and Darebin Creek with appropriate revegetation.*
5.	**88%**	*Continue to deliver sustainable water harvesting and reuse, contributing to increased urban greening in open space, particularly in higher density areas.*
6.	**87%**	*Implement an open space contribution rate of up to 10 per cent in the Yarra Planning Scheme that applies to new development. This is so the new population contributes fairly to new open space and improvements to existing open space.*
7.	**86%**	*Encourage people to be outdoors and to exercise and keep fit by providing a diverse range of facilities in open space*
8.	**68%**	*Encourage participation in organised sport by providing adequate open space and upgrading facilities to be more inclusive for everyone.*
9.	**55%**	*Investigate the provision additional dog off-leash areas as part of the future review of the Domestic Animal Management Plan.*

2.2 Survey method and respondents

2.2.1 Survey method and content

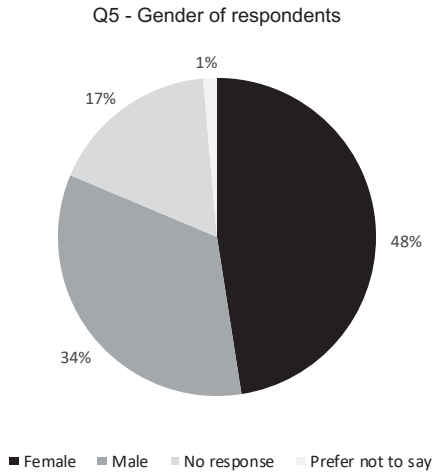
A total of **284** surveys were completed, with 36 of these completed online. The survey included a list of key recommendations from the Draft Strategy that respondents were asked to rate in terms of level of importance to them. The four categories of importance were:

- Very important
- Important
- Some importance
- Not important

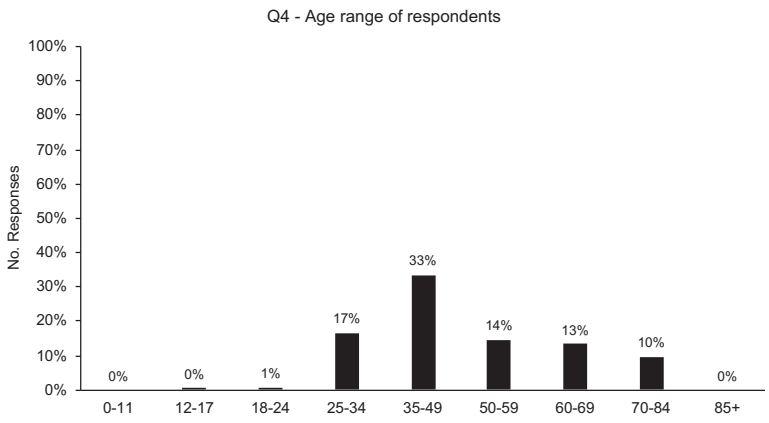
Next to each recommendation, respondents were invited to make any comments on their answer. There was also space for people to make general comments on the Draft Strategy. The other simple multiple choice questions included were to gain an understanding of who completed the survey to confirm whether a representative sample was received.

2.2.2 Who completed the survey

2.2.2a Gender

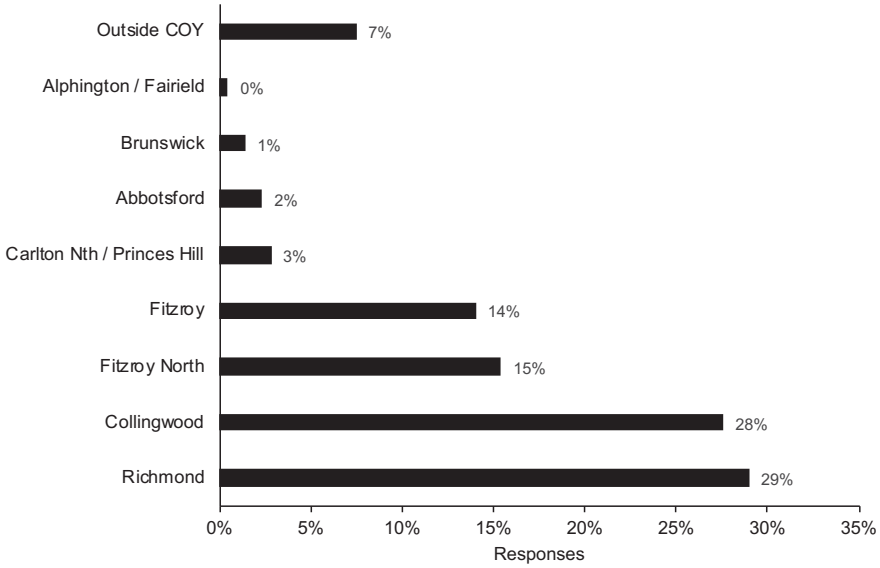


2.2.2b Age range



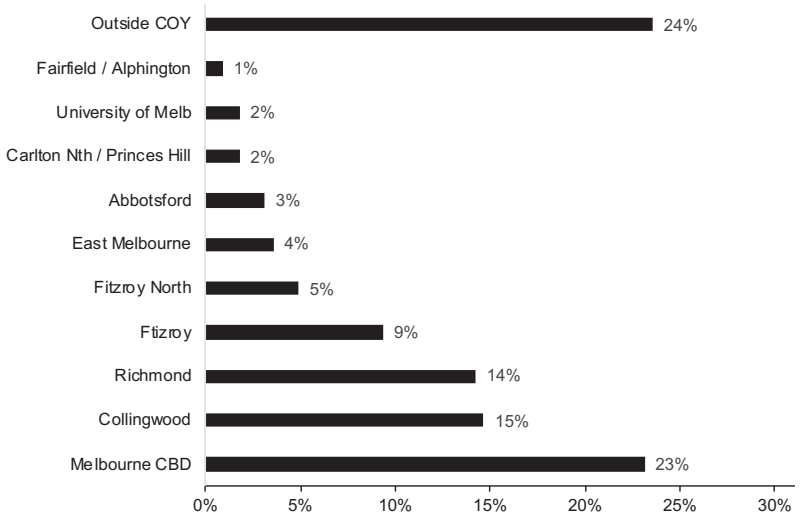
Typically these household surveys do not attract a high response rate from people under the age of 25 and there is a reasonable representation of other age groups between 25 and 84.

2.2.2c Where they live



The majority of the surveys were completed by residents from the City of Yarra, with representation from all suburbs. Please note that with 1No. survey received from Fairfield / Alphington, which is the reason the percentage appears as 0%. The highest percentage of results were received from Richmond and Collingwood as shown.

2.2.2d Where they work



Just over half of the survey respondents work outside the City of Yarra, with nearly half of them working in Melbourne CBD, and other key places being East Melbourne and at the University of Melbourne. Of the 49 per cent of those who work in the City of Yarra, they are spread across all suburbs with the majority being in Collingwood and Richmond.

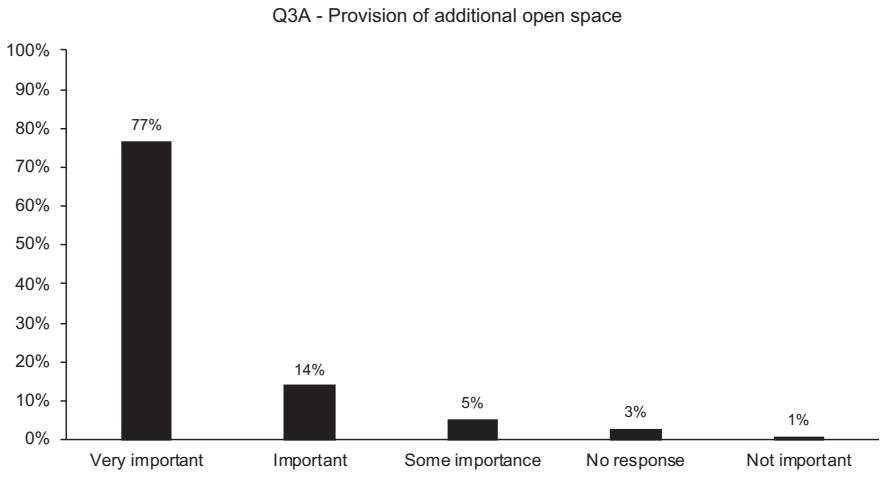
2.3 Results of each question

2.3.1 Q3A Provision of additional open space

2.3.1a Summary

The full recommendation that survey respondents were asked to indicate the level of importance to was:

- *Provide additional open space so that the majority of people who live and work in the City of Yarra are within easy walking distance of open space*



Overall there is a high level of support for the provision of additional open space and is ranked second highest out of the nine key recommendations, with a combined total of 91 per cent of respondents stating it is important. The comments associated with this rating indicate there that open space is highly valued and that additional open space is required, particularly as urban densities increase.

The survey asked people to explain the reason for their answer, and 2.3.1c has a full list of the comments. The top five have been included below in a table with a response to the comments made.

2.3.1b Top five comments

No.	Comment	Response
2.3.1.1	Green open space beneficial to health and wellbeing (30).	Respondents highly value the contribution that green open space makes to their health and wellbeing. It reinforces the importance of incorporating natural features including trees, garden beds and grass into open space upgrades and new open space. This is consistent with the Strategy including Section 1.3 Objectives and principles, Section 1.4 the importance of open space, Section 2.4 research into the health and wellbeing benefits of open space, Section 4.3 Urban densities and open space and Section 6.2 Climate change and urban greening.

No.	Comment	Response
		***Proposed change to the Strategy**:* • *Section 1.4 will be updated to reference the support of the benefits of green open space to community health and wellbeing during the consultation on the Draft Strategy.*
2.3.1.2	Open space - beneficial for health and wellbeing (29).	This is similar to 2.3.1.1, however the key difference is that in 2.3.1.1 respondents specifically noted green open space as distinct from open space in general. Many of these comments were supported by comments related to being places to exercise, socialise and to relax and unwind. The Strategy supports these principles throughout the document. ***Proposed change to the Strategy**:* • *None*
2.3.1.3	Open space - additional required as density increases (19).	Provision of additional open space is strongly supported particularly in the higher density areas including Collingwood, Fitzroy and Richmond. There were extensive comments from people noticing the increased rate of change with taller built form leading to more people and also loss of light, longer views, urban greening and sunlight. ***Proposed change to the Strategy:*** • *Add an additional Small Local open space in Collingwood B sub-precinct given the level of specific comments and concerns regarding the lack of open space as urban densities increase in Collingwood.* • *Add an additional Small Local open space in North Richmond C as in response to the need for additional open space where urban densities are increasing.*
2.3.1.4	Open space - important as density increases (14)	Refer to the response 2.3.1.3 above.
2.3.1.5	Green open space important to mitigate urban heat island effect (14).	The comment supports the Strategy direction to identify mitigating urban heat island effect as a key role of public open space in the future. Critical to its function for this is for the open space to incorporate moisture retaining surfaces and large trees to promote evapotranspiration for effective cooling during periods of extended heat. This is included in the Strategy in Sections 1.4, 3.3.3, 4.4, 4.4.2 and 6.2. ***Proposed change to the Strategy:*** • *None*

2.3.1c List of all comments regarding additional open space

The following list of comments are assembled into topics and summarised from the full long hand comments provided in the survey. Detail has been retained in the comments to provide more insight into the comments made.

No.	Comments regarding provision of additional open space
123	**Importance of open space**
29	Open space - beneficial for health and wellbeing
14	Open space - important as density increases
11	Open space - contributes to sense of community
8	Open space - for childrens play
7	Open space - essential to liveability
6	Open space - no additional open space required in my area
5	Open space - for socialisation / meeting friends
5	Open space - important for exercising pets
3	Open space - highly valued
3	Open space - trees and plants are highly valued in open space
2	Open space - beneficial to physical health
2	Open space - important due to high density living and lack of private open space
2	Open space - being outdoors is beneficial to health and wellbeing
1	Open space - buildings and roads increase the heat in Fitzroy
1	Open space - appreciate them
1	Open space - beneficial to health and wellbeing in high density areas
1	Open space - beneficial to health and wellbeing (residents and workers)
1	Open space - contact with nature
1	Open space - contributes to aesthetics
1	Open space - contributes to sustainability
1	Open space - diversity of types valued
1	Open space - dog socialisation
1	Open space - essential for work/life balance
1	Open space - for adults exercise
1	Open space - for biodiversity
1	Open space - for childrens play given no private open space
1	Open space - for fresh air
1	Open space - for outdoor activities
1	Open space - healing when you are ill
1	Open space - important access for young children
1	Open space - important every day including during the week and weekends
1	Open space - important to relax and exercise outdoors
1	Open space - improve knowledge of local eco-system
1	Open space - see the sky
1	Open space - spaces for walking valued
1	Open space - trees improve air quality
1	Open space - protect sunlight access to open space
1	Open space - unstructured and informal spaces valued
1	Open space - urban plazas are important
88	**Importance of green open space**
30	Green open space beneficial to health and wellbeing
14	Green open space important to mitigate urban heat island effect
11	Green open space important for biodiversity
7	Green open space that is easily accessible is important
3	Green open spaces are beautiful
3	Green open space as a break from traffic noise and pollution

No.	Comments regarding provision of additional open space
3	Green open space contributes to sense of community
2	Green open space important for physical health and fitness
2	Green open space improves air quality
2	Green open space is important for families
3	Green open space to relax and unwind
1	Green open space to absorb rainfall
1	Green open space as a break from built form
1	Green open space contributes to liveability
1	Green open space for childrens play
1	Green open space important as urban density increases
1	Green open space important for exercising pets
1	Green open space important for trees
1	Green open space important place for meeting friends
74	**Additional open space required**
19	Open space - additional required as density increases
9	Open space - additional green open space required as density increases
6	Open space - additional required in Collingwood
5	Open space - Edinburgh Gardens is too crowded so additional open space required to offset this
4	Open space - additional required as density increases in Fitzroy
3	Open space - additional open space required within walking distance
3	Open space - important as no access to private open space
3	Open space - important to easily reach open space for health and wellbeing
3	Open space - additional green open space required in Collingwood
1	Open space - additional open space for future generations
1	Open space - additional required in Richmond
1	Open space - additional required in Richmond Hill
1	Open space - additional required, however it is too late as urban densities are too high and land is too expensive
1	Open space - Citizens Park is overused and additional open space is required to offset this
1	Open space - convert car parks to public plazas
1	Open space - convert existing public land to open space so it is not as expensive
1	Open space - convert on-street parking to green open space and wider footpaths
1	Open space - existing open space is very busy
1	Open space - important to mitigate urban heat island effect in Collingwood
1	Open space - increase size of Greeves St Reserve in Fitzroy
1	Open space - increase the size of Napier St road closure at Webb St in Fitzroy
1	Open space - is our backyard
1	Open space - lack of open space in Collingwood impacts on ability to live there and raise a family
1	Open space - more required due to no private gardens/backyards
1	Open space - need space to kick a ball in Collingwood
1	Open space - Oxford St Collingwood to be a park
1	Open space - providing more agree with but not in locations suggested
1	Open space - support providing more that is within easy walking distance
20	**Open space within easy walking distance is important**
7	Open space - proximity to home valued
2	Open space - access nearby valued so you can walk there
2	Open space - accessible to everyone
1	Open space - access for workers is important
1	Open space - access to green open space reduces stress
1	Open space - access to nature contributes to sense of community
1	Open space - access to open space important to liveability

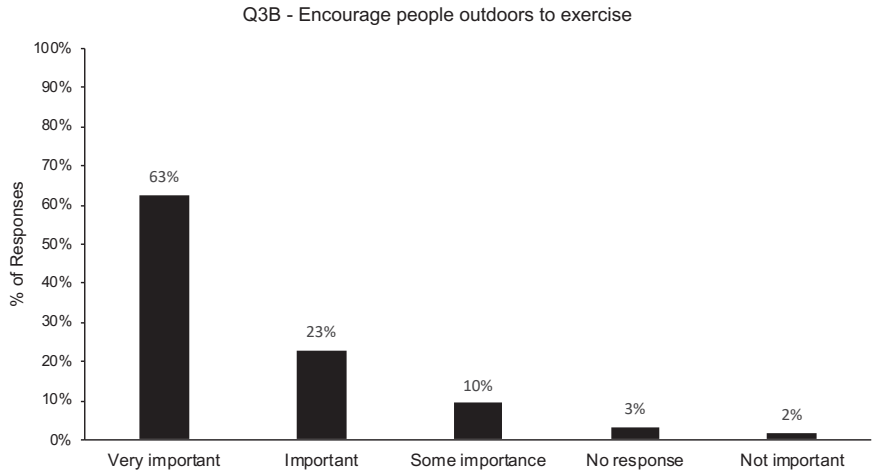
No.	Comments regarding provision of additional open space
1	Open space - access to the sky important
1	Open space - access within 300 metres of all residents a good aim
1	Access - access close to home is appreciated as I cannot walk far
1	Access - encourages use of open space
1	Open space - nearby important for wellbeing
19	**Improve utilisation and quality of existing open space rather than provide additional**
4	Open space - improved utilisation of existing open space required
2	Open space - quality open space is important
2	Open space - well maintained is important
2	Open space - visit open space in adjoining municipalities instead of new open space
1	Open space - consider those in adjoining areas
1	Open space - currently does not encourage community
1	Open space - currently not used to capacity
1	Open space - improve the quality of what is there rather than provide new
1	Open space - important to improve the quality of open space around the safe injecting room in Richmond
1	Open space - improve existing facilities
1	Open space - proposed open space in Central Richmond is too expensive.
1	Open space - underutilised in Richmond
1	Open space - upgrade existing open space
7	**Streets**
1	Streets - close streets reduce parking convert to open space
1	Streets – improve pedestrian amenity in streets in Fitzroy
1	Streets - increase planting in streetscapes in Fitzroy
1	Streets - reduce clutter from private bins left on footpaths in Fitzroy
1	Open space - improve access via local street network to major areas of open space
1	Open space - improve public road access to open space so it is safer and easier to see
1	Open space - needs to include streetscapes
5	**Dogs**
1	Fenced off-leash area required in Collingwood
1	Dog owners to be in control of their dog
1	Dog owners to be responsible for dog waste
1	Dog on leash area required at Citizens Park
1	Provide additional fenced dog off-leash areas
3	**Impacts of additional open space on traffic and roads**
1	Open space - additional would compromise traffic flow
1	Open space - need to consider traffic flow and parking.
1	Open space - retain car parking
2	**Trees**
1	Additional street trees to mitigate urban heat island effect required
1	Additional trees in open space to reduce carbon footprint
1	**Unstructured recreation facilities**
1	Unstructured recreation facilities - consider other facilities nearby so they are not duplicated

2.3.2 Q3B Provide a diversity of facilities to encourage people to exercise outdoors

2.3.2a Summary

The full recommendation that survey respondents were asked to indicate the level of importance to was:

- *Encourage people to be outdoors and exercise and keep fit by providing a diverse range of facilities in open space*



While important, this was ranked seventh out of the nine recommendations. The comments made clarify that while exercise and keeping fit are important, so too is the peace and quiet that open space provides along with the social aspects of open space. Survey respondents raised issues of the need to balance facilities with natural features and green space. The highest level of importance placed on the key recommendation to maximise natural features and urban greening reinforces the need to ensure the natural features, particularly trees are retained and are not removed at the expense of facilities.

2.3.2b Top five comments

The survey asked people to explain the reason for their answer, and 2.3.2c has a full list of the comments. The top 5 have been included below in a table with a response to the comments made.

No.	Comment	Response
2.3.2.1	Exercise is important for health and wellbeing (26)	The Strategy acknowledges that exercise is important for health and wellbeing, including in Section 1.2 and 3.1.5. The Strategy does not have a specific section that identifies this as a key influence on open space. ***Proposed change to the Strategy**:* • *Add a new Section 4.5 that confirms the importance of the provision of facilities for unstructured recreational use balanced with the protection of natural features and contemplative spaces in open space for people to relax and unwind.*

No.	Comment	Response
2.3.2.2	Diversity of facilities - agree they are important (22)	As noted in 2.3.2.1.
2.3.2.3	Diversity of facilities - important to encourage people outdoors to exercise.	There is recognition that the provision of facilities encourages people to be outdoors and participate in activities. There are other comments that express concern that a balance needs to be retained between the provision of facilities for exercise and other values of open space, particularly for its naturalness, peace and quiet and the social connectedness. ***Proposed change to the Strategy**:* • *Update Section 6.3 to refer to the balance of the provision of facilities that encourage fitness are balanced the protection and maintenance of natural features and green open space.*
2.3.2.4	Diversity of facilities - prefer to have grass and trees so there is more space (9)	This include comments in relation to the small size of exiting open space and that facilities can easily over-dominate the space, which people note is very important for being able to visit to relax and unwind. The need for green open space with natural features has been included and referenced throughout the Strategy. ***Proposed change to the Strategy**:* • *None.*
2.3.2.5	Health - encouraging people to exercise reduces stress on public health system	This is noted, and is described in Section 1.4, Importance of open space in the Draft Strategy. It is also supported by the Council Plan objectives, included in Section 1.3.1 of the Strategy Technical Report which are adopted as key objectives to meet for the Open Space Strategy. ***Proposed change to the Strategy**:* • *None*

2.3.2c List of all comments regarding diversity of facilities in open space

The following list of comments are assembled into topics and summarised from the full long hand comments provided in the survey. Detail has been retained in the comments to provide more insight into the comments made.

No.	Comments regarding provision of a diversity of facilities in open space
126	**Support a diversity of facilities**
26	Diversity of facilities - exercise important for health and wellbeing
22	Diversity of facilities - agree they are important
15	Diversity of facilities - important to encourage people outdoors to exercise
8	Diversity of facilities - agree they are important but also need green space and trees for peace and quiet
6	Diversity of facilities - important they are accessible and free
6	Diversity of facilities - participating in exercise contributes to sense of community
6	Diversity of facilities - exercise important for social contact as well
2	Diversity of facilities - agree important and currently do not have access to this
2	Diversity of facilities - basketball rings important
2	Diversity of facilities - cycle and walking paths are important
2	Diversity of facilities - fitness is important for mental health and happiness
2	Diversity of facilities - important for children

No.	Comments regarding provision of a diversity of facilities in open space
2	Diversity of facilities - important they are outdoors
2	Diversity of facilities - important as they encourage people in older age groups outdoors
2	Diversity of facilities - tree lined paths important
1	Diversity of facilities - agree they are important as long as they feel safe to use especially women
1	Diversity of facilities - agree they are important for all age groups
1	Diversity of facilities - can be for other reasons including enjoying the arts, play, socialise
1	Diversity of facilities - exercise is important to my family
1	Diversity of facilities - important as they encourage us outdoors to exercise, especially Princes Park
1	Diversity of facilities - important for exercising dogs
1	Diversity of facilities - important for health but only in the large parks
1	Diversity of facilities - important for health, but hard to find time to do it
1	Diversity of facilities - important for health, but less options in the inner city
1	Diversity of facilities - important for health, request a major outdoor fitness station
1	Diversity of facilities - important people can walk to them to reduce vehicle use
1	Diversity of facilities - important they are close to home as I have no car
1	Diversity of facilities - important to exercise away from the traffic
1	Diversity of facilities - important to exercise in the sun for Vitamin D
1	Diversity of facilities - important to include programmed activities for older women
1	Diversity of facilities - improves accessibility to everyone
1	Diversity of facilities - more required as density increases
1	Diversity of facilities - nature play important
1	Diversity of facilities - not all open space needs to be for exercise - social contact and meeting places also important
1	Diversity of facilities - skate facilities important
1	Diversity of facilities - strategy needs more about how they will be implemented.
28	**Open space and natural character**
9	Diversity of facilities - prefer to have grass and trees so there is more space
3	Open space - green space is the most important, facilities are of secondary importance
2	Diversity of facilities - open grassed areas important
2	Open space - green open space with paths, trees and vegetation is a priority
2	Open space - green space encourages people to socialise and sense of community
2	Open space - large parks and gardens provide diversity of facilities and spaces that are important for community health and wellbeing
1	Open space - additional required
1	Open space - additional required in Collingwood
1	Open space - create it and people will use it and find a variety of uses for it
1	Open space - ensure ongoing maintenance
1	Open space - for children's play
1	Open space - important for workers and residents
1	Open space - people value open space when they use it
1	Open space - query whether they are already well used
12	**Unstructured recreation**
6	Unstructured recreation - beneficial to mental and physical health and wellbeing
2	Unstructured recreation - important to encourage people outdoors and stay active
1	Unstructured recreation - contributes to sense of community and social contact

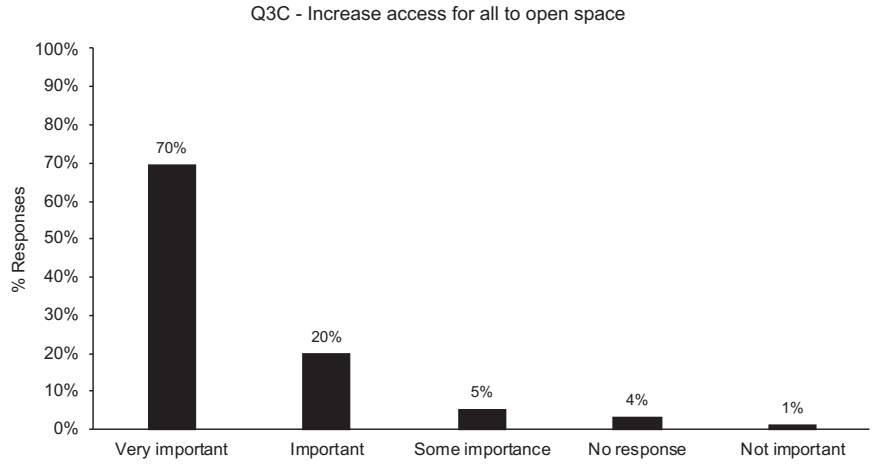
No.	Comments regarding provision of a diversity of facilities in open space
1	Unstructured recreation - important for children to access parks nearby to run and play
1	Unstructured recreation - important to keep people active
1	Unstructured recreation - personal trainers use open space
9	**Health**
9	Health - encouraging people to exercise reduces stress on public health system
7	**Disagree with a diversity of facilities**
2	Diversity of facilities - don't agree with this
1	Diversity of facilities - should not take up existing outdoor space
1	Diversity of facilities - inviting open spaces are more important than equipment
2	Diversity of facilities - no additional facilities are required
1	Diversity of facilities - don't agree with this as parks are too small
6	**Paths**
2	Paths - remove the commuter cycle paths from open space
1	Paths - good quality required
1	Paths - have separate cycle and pedestrian paths along the Capital City Trail
1	Paths - priority to have cycle paths
1	Paths - priority to pedestrians, bicycles and public transport
6	**Structured sport**
2	Structured sport - important for kids to keep fit
1	Structured sport and recreation - key reason for open space
1	Structured sport and recreation - personal trainers should not be charged to use the park
1	Sport and recreation - beneficial to mental and physical health and wellbeing
1	Sport and recreation - contributes to sense of community
5	**Informal use**
4	Informal use - just being outdoors is important for health and wellbeing
1	Informal use - spaces for families to enjoy as a relief from the built form
3	**Indoor recreation facilities**
2	Indoor recreation facilities - expensive and many cannot afford them
1	Indoor recreation facilities - important for diversity
2	**Physical activity**
1	Paths - walking and cycling paths are important to encourage people outdoors to exercise
1	Physical activity - improves quality of life
1	**Other comments**
1	Community gardens - important in open space
1	Dogs - dog walking encourages people outdoors to exercise
1	Drinking fountains - additional required
1	Electronic devices - should be banned in parks so people exercise
1	Facilities - quality of facilities is important
1	Nature - important for health and wellbeing
1	Play equipment - good quality required
1	Streetscapes - local streets are popular for walking
1	Weather - detracts from being outdoors

2.3.3 Q3C Increase access for everyone to open space

2.3.3a Summary

The full recommendation that survey respondents were asked to indicate the level of importance to was:

- *Increase opportunities for people of all ages, abilities and cultural backgrounds to access, participate and enjoy open space*



Ranked third out of nine key recommendations, the combined very important and important total is 90 per cent. The comments clarify that access and inclusion are important to the survey respondents. Improving access covers all aspects of this including:

- open space being nearby and therefore accessible
- ensuring open space is physically accessible for people with limited mobility
- ensuring open space is safe and welcoming for people to use
- it is free and therefore socially equitable
- is important to build a sense of community.

2.3.3b Top five comments

The survey asked people to explain the reason for their answer, and 2.3.3c has a full list of the comments. The top five have been included below in a table with a response to the comments made.

No.	Comment	Response
2.3.3.1	Access - important for everyone including all abilities (24)	This supports on the key principles in Section 1.3.2 of the Strategy to ensure it is accessible. There were more specific comments around ensuring that open space is accessible for people with limited mobility, in wheelchairs and the for those who cannot walk far. The design guidelines in Section 6.6 encourage the inclusion of a diversity of facilities that appeal to all the different parts of our community. Section 6.7 encourages structured sport and recreation facilities to be inclusive and accessible.

No.	Comment	Response
		***Proposed change to the Strategy**:* • *None*
2.3.3.2	Access - important to build a sense of community as they are equitable (23)	The more detailed descriptions associated with this comment related to open space being a place where everyone can gather and socialise irrespective of their income, cultural background, gender, age and physical ability. Having spaces that are publicly owned and bring communities together is referenced throughout the Strategy, however there is potential to strengthen it by include equitable as one of the core principles in Section 1.3.2. ***Proposed change to the Strategy**:* • *Add 'equitable' as a key principle to the Section 1.3.2, with the aim being - To ensure the public open space network is inclusive and accessible to everyone. .*
2.3.3.3	Access and inclusion – very important consideration for all open space (22)	Noted, refer to Response and proposed change in 2.3.3.2 above.
2.3.3.4	Access - important to celebrate our cultural diversity (13)	Noted, refer to 2.3.3.2 above.
2.3.3.5	Access - to green open space as well as facilities (9)	Noted, refer to response in 2.3.2.1. ***Proposed change to the Strategy**:* • *Refer to 2.3.2.1.*

2.3.3c List of all comments regarding diversity of facilities in open space

The following list of comments are assembled into topics and summarised from the full long hand comments provided in the survey. Detail has been retained in the comments to provide more insight into the comments made.

No.	Comments regarding diversity of facilities in open space
145	**Recognise and support increasing access for all**
24	Access - important for everyone including all abilities
23	Access - important to build a sense of community as they are equitable
22	Access and inclusion – very important consideration for all open space
13	Access - important to celebrate our cultural diversity
9	Access - to green open space as well as facilities
6	Access - important for all ages including young and old
5	Access - important as it is free and equitable
4	Access - important as urban densities increase
4	Access - recognise difficult to make it accessible for everyone
3	Access - important for everyone to feel safe
2	Access - fitness important for everyone including all ages, abilities and cultural backgrounds
2	Access - important especially for children
2	Access - important especially for children to access it independently
2	Access - important for residents and workers
2	Access - important for social contact
2	Access - important to celebrate diversity of our community
2	Access - more grassed areas required
2	Access - open space to be within a safe and easy walk of everyone
1	Access - all ability access in playgrounds

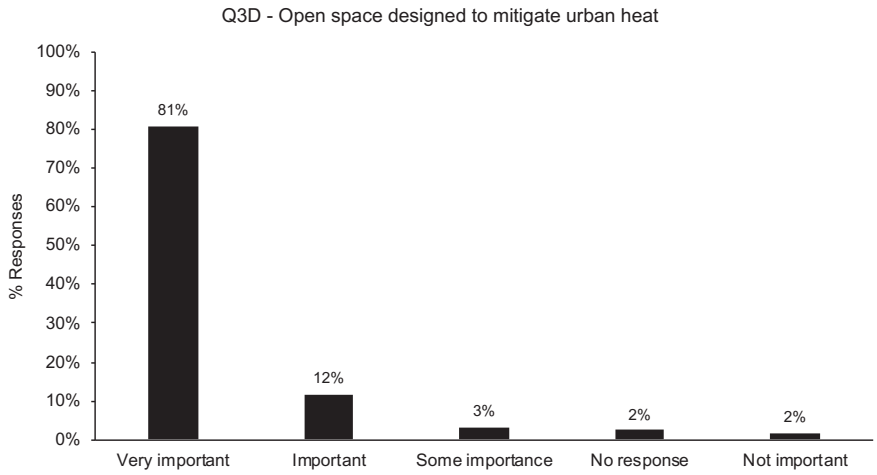
No.	Comments regarding diversity of facilities in open space
1	Access - all ability access to paths and trails important
1	Access - cobblestones in laneways difficult for people in with limited ability
1	Access - consider adjoining residents in relation to placement of facilities so it minimises noise impacts on them
1	Access - convert all of Peel Street to open space to hold community events
1	Access - Darling Gardens is a good example of an open space that is accessible for everyone
1	Access - fence playgrounds for young children
1	Access - important for community health and wellbeing of everyone
1	Access - important for everyone and Yarra does this well
1	Access - important for everyone to feel welcome and not be dominated by children's playgrounds
1	Access - important to access sports grounds
1	Access - important to ensure families can stay in the area
1	Access - increase the diversity of programs in open space - eg outdoor classes
1	Access - Rushall Reserve is not accessible for all
1	Access - safe injecting room impacts on our safe access and use of green open space
1	Access - Strategy needs to explain how this is to be implemented
1	Access - some open space is underutilised as the design and facilities are not targeted to the local demographics
1	Access - important they are well maintained to ensure they are accessible
8	**Open space**
3	Open space - additional open space in Collingwood required to promote access
1	Open space - additional open space required in Balmain Street Cremorne
1	Open space - additional required
1	Open space - contributes to liveability
1	Open space - contributes to the sense of place
1	Open space - improves health and well being
6	**No increase in access required**
3	Access - adequate now
1	Access - not important for me
1	Access - sufficient as vehicle access to roads needs to be retained
1	Structured sport - not necessary for Council to increase participation in sport
4	**Dogs**
1	Dogs - enforce dog off-leash regulations
1	Dogs - enforce off-leash areas at Edinburgh Gardens
1	Dogs - off-leash and dog excrement limit access for others
1	Dogs - off-leash near playgrounds limits safe access for children
1	**Paths**
1	Paths - separate cycle and walking paths, no shared paths

2.3.4 Q3D Open space designed to assist mitigating urban heat island effect

2.3.4a Summary

The full recommendation that survey respondents were asked to indicate the level of importance to was:

- *Maximise opportunities to have large canopy shade trees and natural features including grass and garden beds to keep open space cooler in the summer and mitigate urban heat*



With 81 per cent stating that mitigating urban heat is very important to them demonstrates the highest level of support for this recommendation. Combining the Very Important and Important totals results in 95 per cent of respondents identifying this is important.

Comments demonstrate that respondents understand the important role that trees and urban greening plays in liveability, particularly during periods of extended heat.

2.3.4b Top five comments

The survey asked people to explain the reason for their answer, and 2.3.5c has a full list of the comments. The top five have been included below in a table with a response to the comments made.

No.	Comment	Response
2.3.4.1	Important to make the city more liveable in the context of climate change (37)	Noted, and this is consistent with the Strategy. ***Proposed change to the Strategy**:* • *Update Section 1.4 and 3.1.5 of the Strategy text to reference the high level of community support for open space for inclusion of natural features that contribute to mitigating urban heat.*

No.	Comment	Response
2.3.4.2	Trees - plant more canopy shade trees important to retain liveability with climate change (33)	Noted, and this is consistent with the recommendations in the Strategy. This includes 1.1.1 where trees were identified as being important to the community and more highly valued compared the consultation results in 2006. The Principles reference the importance of trees, similarly in Section 1.4 regarding the importance of open space. The importance of trees is referred to throughout the Strategy including support for protecting and planting more throughout Section 6 Design and Management Guidelines. ***Proposed change to the Strategy**:* • *None*
2.3.4.3	Support green spaces and large trees to mitigate forecast temperature rise (22)	Refer to response to 2.3.4.1 and 2.3.4.2. ***Proposed change to the Strategy**:* • *Refer to response to 2.3.4.1 and 2.3.4.2.*
2.3.4.4	Streetscapes - plant canopy trees for shade, particularly in high density areas (13)	This Strategy refers to the recently prepared the Urban Forest Strategy 2017, and supports its implementation with promotes planting additional street trees. This is referred to in Section 2.1.2d with a summary of the Urban Forest Strategy 2017, Section 6.2 Climate change and urban greening, Section 6.11 Open space maintenance, ***Proposed change to the Strategy**:* • *None*
2.3.4.5	Open space - additional trees and greening will make open space more usable and attractive (12)	This comment supports the recommendations in the Strategy, particularly the need for Council to focus on maximising urban greening and space for additional trees in future public open space design. Refer to Response to 2.3.4.4. ***Proposed change to the Strategy**:* • *None*

2.3.4c List of all comments regarding mitigating urban heat island effect

The following list of comments are assembled into topics and summarised from the full long hand comments provided in the survey. Detail has been retained in the comments to provide more insight into the comments made.

No.	Comments – open space designed to assist mitigating urban heat island effect
66	**Support greening of open space to assist to mitigate urban heat island effect**
37	Important to make the city more liveable in the context of climate change
22	Support green spaces and large trees to mitigate forecast temperature rise
3	Important given the weather is getting hotter
2	Require new developments to include urban greening requirements including green walls, roof gardens and greening between the street and the building
1	Stop approving small apartments
1	An increase in natural features will improve carbon sequestration in context of climate change
39	**Trees**
33	Trees - plant more canopy shade trees important to retain liveability with climate change
1	Trees - important and need to be selected well and maintained by qualified Arborist

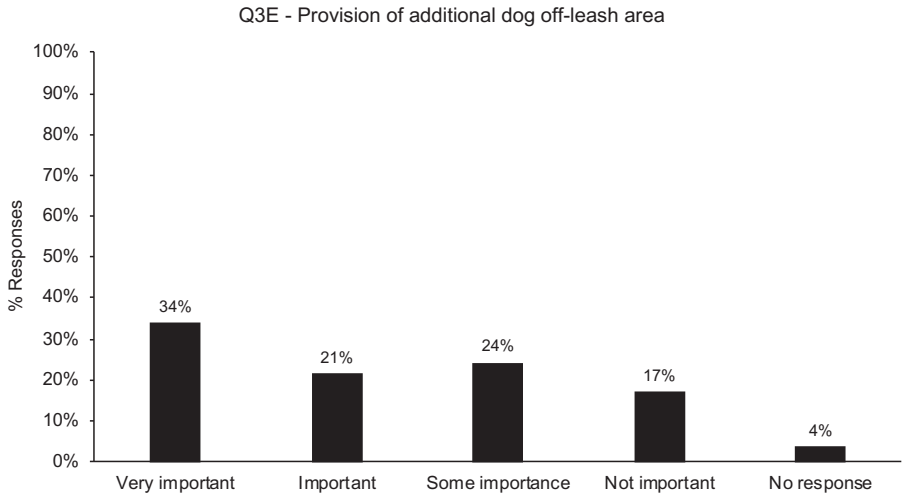
No.	Comments – open space designed to assist mitigating urban heat island effect
1	Trees - introduce mandatory protection on private land
1	Trees - need careful selection to avoid damage to infrastructure
1	Trees - plant more large canopy shade trees important to retain liveability with climate change especially in Collingwood
1	Trees - require minimum of 1 large canopy tree in front gardens
1	Trees - shade is important in high density areas.
19	**Open space**
12	Open space - additional trees and greening will make open space more usable and attractive
3	Include additional planting along the waterways as well
1	Ensure adequate sunlight to open space is retained
1	Open space - ensure it remains practical to use with urban greening
1	Open space - need additional large green space in Richmond
1	Open space - plant native trees and plants
5	**Water use**
2	Native fauna - important to provide water in open space on hot days for fauna including birds
1	Open space - grass is supported but concern to maintain with drier climate
1	Open space - recommend use of low water use native plants
1	Open space - support improved level of irrigation in open space to support grass cover year round
18	**Streetscapes**
13	Streetscapes - plant canopy trees for shade, particularly in high density areas
2	Streetscapes - replace footpaths with permeable surfaces
1	Streetscapes - close Gertrude Street and plant with trees for shade
1	Streetscapes - don't support converting them to open space
1	Streetscapes - existing garden beds poorly maintained
9	**Health and wellbeing**
8	Health and wellbeing - natural features aesthetically pleasing and beneficial for mental health
1	Health and wellbeing - green spaces are essential for health and wellbeing
4	**Biodiversity**
2	Biodiversity - additional natural features improve biodiversity
2	Biodiversity - additional natural features will benefit wildlife including bees
3	**Health**
3	Health - additional shade will provide protect the community from the sun in summer
3	**Urban agriculture**
3	Urban agriculture - including edible fruit trees, vegetables and herbs
1	**Dogs**
1	Dogs - owners to clean up after dogs so natural spaces are useable by all
1	**Sport**
1	Sport - maximise opportunities for natural features as long as there is room for sporting activities

2.3.5 Q3E Provision of additional dog off-leash areas

2.3.5a Summary

The full recommendation that survey respondents were asked to indicate the level of importance to was:

- *Investigate the provision of additional dog off-leash areas as part of the future review of the Domestic Animal Management Plan*



This recommendation had the lowest level of importance compared with the others and was ranked last out of the nine key recommendations.

The comments identify that there is a clear divide between people who agree with providing additional dog off-leash areas and those that do not want this due to the impacts dogs off-leash have on other recreational use and values of open space. There are also numerous comments in relation to the conflicts and issues associated with dogs off-leash on sports grounds, particularly at Citizens Park.

2.3.5b Top five comments

The survey asked people to explain the reason for their answer, and 2.3.5c has a full list of the comments. The top five have been included below in a table with a response to the comments made.

No.	Comment	Response
2.3.5.1	Dogs - no additional off-leash areas required (24)	The response reflects the negative experience people have of dog owners not effectively controlling their dogs in public open space. Many of the comments associated with this statement refer to issues of dogs off-leash impacting on the ability to use the public open space for other purposes. Sharing is a core principle underpinning the Strategy and will continue to be an important guide as urban densities increase and open space is used by more people. By recommending that Council investigate options for additional dog off-leash areas in the Domestic Animal Management Strategy means that there will be a thorough consultation process focused on resolving the dog management issues in the City, including in public

No.	Comment	Response
		open space. This recommendation is located in Section 6.6 of the Strategy. ***Proposed change to the Strategy**:* • *None*
2.3.5.2	Citizens Park is overrun with dogs (19)	The survey responses raised many concerns regarding the dog off-leash arrangements at Citizens Park. Being one of the most popular parks in the City of Yarra, and located within an area with substantial forecast growth, it is important to resolve the appropriate shared use of this space. The need for and provision of both additional open space and repurposing of existing reserves will assist to reduce the future pressure on Citizens Park. The need to resolve the dog management issues at Citizens Park are urgent and should be undertaken in the context of all the issues as part of the Domestic Animal Management Plan. This recommendation is located in Section 6.6 of the Strategy. ***Proposed change to the Strategy**:* • *None*
2.3.5.3	Dogs - owners to be responsible for dog waste (15)	The survey respondents are concerned about the health hazards from dog waste in open space and also that it limits effective use of open space for other purposes. This issue appropriate to review as part of the revisions to the next Domestic Animal Management Plan. ***Proposed change to the Strategy*** • *None*
2.3.5.4	Dogs - additional off-leash areas required (13)	The comment reflects the need that dog owners have to exercise their dogs off-leash. As the population increases so will the number of people who own dogs and need to exercise them. As per the response in 2.3.5.2, the Strategy recommends the identification of appropriate locations for off-leash areas is to be addressed as part of the Domestic Animal Management Plan. ***Proposed change to the Strategy*** • *None*
2.3.5.5	Dogs - off-leash personal safety concerns, particularly children (12)	Dogs off-leash and not under effective control of their owners can be intimidating for other park users. This issue needs to be addressed more effectively by the Domestic Animal Management Plan. The Strategy recommends a major update of the Domestic Animal Management Plan, refer to Recommendation 6.6-1. ***Proposed change to the Strategy*** • *None.*

2.3.5c List of all comments regarding provision of additional dog off-leash areas

The following list of comments are assembled into topics and summarised from the full long hand comments provided in the survey. Detail has been retained in the comments to provide more insight into the comments made.

No	Comments regarding provision of additional dog off-leash areas
80	**Concerns regarding dog off-leash areas**
24	Dogs - no additional off-leash areas required
12	Dogs - off-leash personal safety concerns, particularly children
11	Dogs - owners to be responsible for controlling their dogs
5	Dogs - discourage dog ownership in Yarra given lack of space
4	Dogs - off-leash areas exclude other users
4	Access - unfair to create more off-leash areas as it excludes other users
3	Dogs - not important given we need access to green space
3	Dogs - need a balance of dog off-leash and dog free areas
2	Dogs - easily exercised on-leash walking in the streets
2	Dogs - increase dog on-lead or dog-free areas
2	Dog - no additional off-leash areas as they impact on wildlife
1	Dogs - off-leash areas impact on informal use of open space
1	Dogs - additional off-leash areas are not a priority
1	Dogs - adequate off-leash areas in Cremorne
1	Dogs - Edinburgh Gardens - access by dogs limits human use of park
1	Dog - owners to ensure their dog is under effective control in open space
1	Dogs - more spaces for children required
1	Dogs - not a priority
1	Dogs - support dogs exercised on-lead
73	**Support the provision of additional dog off-leash areas**
13	Dogs - additional off-leash areas required
5	Dogs - additional off-leash areas required in Fitzroy
5	Dogs - dog off-leash areas are important for socialisation of people and dogs
8	Dogs - additional off-leash areas required as urban densities increase
7	Dogs - additional fenced off-leash areas required
6	Dogs - off-leash areas valued
2	Dogs - additional dog drinking facilities required
2	Dogs - enlarge off-leash areas so they are effective
5	Dogs - important for socialisation of people and dogs
2	Dogs - off-leash areas means there should be no-dog areas as well
1	Dogs - additional off-lead facilities required in North Fitzroy
1	Dogs - additional off-leash area required as urban densities increase in Collingwood
1	Dogs - additional off-leash area required to support responsible pet ownership
1	Dogs - additional off-leash areas could be investigated
1	Dogs - additional off-leash areas required in large parks only
1	Dogs - adopt the UK approach of universal dog friendliness
1	Dogs - all parks and gardens to be off-leash
1	Dogs - encourage people outdoors to exercise and socialise
1	Dogs - exercising my dog is important for me
1	Dogs - important to exercise them close to home
1	Dogs - improve amenity for dogs and their owners to improve existing off-leash areas
1	Dogs - improve condition of fenced dog off-leash areas, regarding Curtain Square
1	Dogs - off-leash and on-leash areas valued

No	Comments regarding provision of additional dog off-leash areas
1	Dogs - off-leash areas additional required to reduce pressure existing small open spaces
1	Dogs - Ottery Park closed to dogs has reduced off-leash areas
1	Pets - pet owners important to have an area where they can socialise (including cats)
1	Dogs - support dog parks so that other parks don't become unusable due dog excrement - for example Peel Street Park
1	Dogs - to share spaces with community sporting activity
40	**Citizens Park dog off-leash issues**
19	Citizens Park is overrun with dogs
10	Citizens Park - dog waste and holes in the oval is a health hazard for sporting use of oval
3	Citizens Park - owners to take responsibility for their dogs
2	Citizens Park - ban dogs from the oval
2	Citizens Park - remove fence to oval so that owners effectively control dogs
2	Citizens Park - needs to have more time allocated to sporting use without dogs
1	Citizens Park - I don't take my dog there as it is overcrowded
1	Citizens Park - oval to be on-leash
1	Citizens Park - additional off-leash area required in Richmond to replace Citizens Park
1	Citizens Park - Dogs off-leash to be removed from this park given impact on sporting oval
25	**Dog waste**
15	Dogs - owners to be responsible for dog waste
4	Dogs - waste makes some areas of open space unusable by others
1	Dogs - waste not picked up hazard for children
1	Dogs - waste not picked up is a health hazard
2	Dogs - owners to be responsible for collecting dog waste
1	Dogs - additional waste bags/bins required
1	Dogs - waste makes it hard to enjoy outdoor open space
14	**Sporting grounds and dogs**
3	Dogs - prohibit on sporting fields
3	Dogs - remove off-leash areas from sports ovals to improve safety of sport
2	Dogs - Atherton Gardens is not appropriate as an off-leash area given sporting use
2	Dogs - ban dogs on sporting fields
2	Dogs - additional off-leash areas required to reduce conflict with sporting use
2	Dogs - health and safety issue of dog excrement and holes on sporting fields
8	**Enforce dog regulations**
4	Dogs - enforce off-leash regulations
2	Dogs - enforce regulations
1	Dogs - Council to enforce off-leash regulations
1	Dogs - owners to be more responsible in selection of their dog in a high density environment
6	**Open space**
1	Open space - dog waste limits the use of parks near home
1	Open space - more required as density increases
1	Open space - no dog-free parks close to my home
1	Dogs - Cremorne no open space is large enough to provide off-leash areas
1	Dogs - lack of open space limits potential for additional off-leash areas
1	Dogs - need access to quiet, safe open spaces

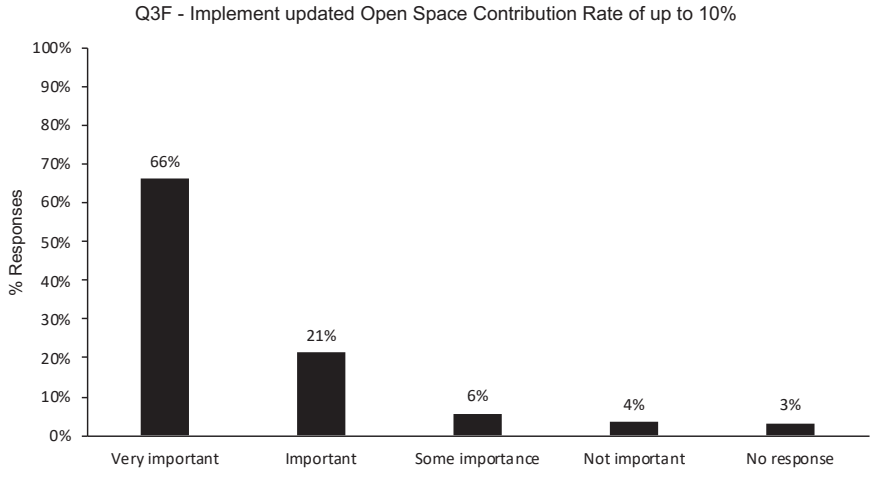
No	Comments regarding provision of additional dog off-leash areas
4	**Fenced dog areas**
1	Dogs - additional fenced dog parks required for training dogs
1	Dogs - additional fenced off-leash areas established by removing on-street parking adjacent to open space
1	Dogs - fenced off-leash areas away from waterways due to risk of snakes
1	Dogs -fenced off-leash areas required
3	**Benefits of dog ownership**
2	Dogs - ownership provides range of benefits to owners
1	Dogs - increased ownership provides range of benefits to owners
1	**Playgrounds**
1	Playgrounds - fenced to prevent dog access

2.3.6 Q3F Implement an open space contribution rate of up to 10 per cent

2.3.6a Summary

The full recommendation that survey respondents were asked to indicate the level of importance to was:

- *Implement an open space contribution rate of up to 10 per cent in the Yarra Planning Scheme that applies to new development. This is so the new population contributes fairly to new open space and improvements to existing open space.*



This recommendation is ranked sixth out of nine of the key recommendations in relation to its level of importance, with a combined total of 87 per cent.

The comments were mainly in relation to concern regarding the impact of high density development on the levels of use and quality of existing open space. The comments also reinforced the need for the provision of new open space, and specifically green open space. There were also a number of comments about the need to improve the interface between the high density development and the streetscape, requesting setbacks with planting and trees.

The comments also indicated that some people misunderstood the intent of the contribution rate. The full comments are listed in the 2.3.6c.

2.3.6b Top five comments

The survey asked people to explain the reason for their answer, and 2.3.6c has a full list of the comments. The top five have been included below in a table with a response to the comments made.

No.	Comment	Response
2.3.6.1	Contribution rate - agree with statement (50)	Noted. ***Proposed change to the Strategy**:* • *None*

No.	Comment	Response
2.3.6.2	Contribution rate - 10 per cent too low given high density development (12)	The statement reflects the sentiment of many of the 109 comments about the rate. This includes the concern regarding the intensity of recent and forecast development and the impact this will have on the existing open space. The Strategy specifically addresses the forecast increased urban densities and population growth in Section 4.3 of the Strategy Technical Report. The forecast growth is a key consideration in the precinct based open space needs assessments and recommendations. Refer to Section 7 of the Strategy Technical Report. ***Proposed change to the Strategy**:* • *None.*
2.3.6.3	Open space - additional green open space required as density increases (11)	There is strong support in this and other related comments for the inclusion of more green public open space and also additional trees and greening on development sites. The Strategy addresses the need for greening of new open space in the Design and Management Guidelines in Section 6. Section 5.4.1 of the Strategy Technical Report includes guidelines for development adjoining or nearby public open space. ***Proposed change to the Strategy**:* • *None.*
2.3.6.4	Development - must include green open space on the development sites (9)	Refer to response to 2.3.6.3
2.3.6.5	Contribution rate - agree with statement given high density development (7)	Refer to response to 2.3.6.1.

2.3.6c List of all comments regarding the open space contribution rate

The following list of comments are assembled into topics and summarised from the full long hand comments provided in the survey. Detail has been retained in the comments to provide more insight into the comments made.

No.	Comments regarding the open space contribution rate
109	**Support the proposed contribution rate**
50	Contribution rate - agree with statement
12	Contribution rate - 10 per cent too low given high density development
7	Contribution rate - agree with statement given high density development
6	Contribution rate - contributions should be spent on new green open space close to the development
3	Contribution rate - fair and reasonable that developers contribute to new open space
3	Contribution rate - open space needs to be mandated, not just preferred
2	Contribution rate - agree due to the need for new open space to meet the needs of the new population
2	Contribution rate - agree with statement given high density development in Cremorne
2	Contribution rate - agree with statement given high density development in Collingwood and need for new green public open space
2	Contribution rate - agree with statement and include business as well as residential use
2	Contribution rate - agree with the rate for large developers, but not small developers

No.	Comments regarding the open space contribution rate
2	Contribution rate - shouldn't impact residents financially
2	Contribution rate - to be reserved for acquisition of new open space
1	Contribution rate - 10 per cent too low given high density development in Collingwood
1	Contribution rate - 10 per cent too low given high density development in Fitzroy
1	Contribution rate - agree but will only provide small areas of open space not large sporting reserves
1	Contribution rate - agree if it is a land contribution so some greening occurs for each development
1	Contribution rate - agree that the community benefit will be seen if implemented well
1	Contribution rate - agree with statement, need to do this as a priority
1	Contribution rate - all residents need to contribute
1	Contribution rate - either contribute land or cash towards purchase of open space
1	Contribution rate - everyone to contribute fully
1	Contribution rate - needs to increase relative to the density proposed on the site
1	Contribution rate - to be reserved for extraordinary capital improvement project
1	Contribution rate - too late, most of the area has been redeveloped
1	Contribution rate - use funds generated quickly
1	Development - must include open space to protect liveability of the neighbourhood
29	**Open space**
11	Open space - additional green open space required as density increases
3	Open space - existing open space already overcrowded
2	Open space - important it is public open space, not private open space
2	Open space - important to protect existing open space
2	Open space - provision of should be mandated as part of planning approvals
1	Open space - contributes to liveability
1	Open space - disappointed to see lack of a new larger open space in North Fitzroy
1	Open space - environmental benefits
1	Open space - important for outdoor exercise
1	Open space - important for socialisation
1	Open space - increase programming in existing open space instead of new open space
1	Open space - provide shade/habitat for wildlife
1	Open space - retain and improve existing open space to reduce costs
1	Open space - valuable but not instead of roads
27	**Development**
9	Development - must include green open space on the development sites
3	Development - to contribute to mitigating urban heat island effect
3	Development - development should also provide rooftop gardens and courtyards the public can use
2	Development - interface to streetscape needs improvement with increased greening
2	Development - needs space for trees to contribute to mitigating urban heat on the development sites
1	Development - avoid multi level towers
1	Development - concerned about the scale of high density development on the Gasworks Site in North Fitzroy
1	Development - concerned about the scale of recent development and no open space provided
1	Development - contribute to community facilities
1	Development - high density development in Collingwood is diminishing appeal of area
1	Development - need better planning to ensure balance of high density and open space
1	Development - prefer larger dwellings and less of them
1	Development - significant increase in urban densities without significant increase in green open space

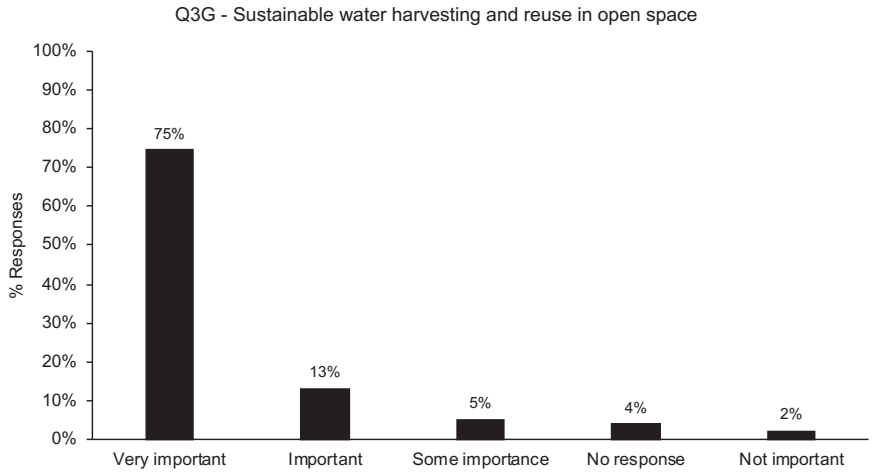
No.	Comments regarding the open space contribution rate
11	**Lack of understanding about the contribution rate**
7	Contribution rate - don't understand
2	Contribution rate - how is the figure calculated
1	Contribution rate - as a ratepayer cannot afford to pay more
1	Contribution rate - existing residents should not have to pay this
3	**Contributions and allocation to projects**
2	Contribution rate - concern about where the funds have been spent
1	Contribution rate - concern about where the funds been spent in Collingwood
3	**Do not agree with the contribution rate**
1	Contribution rate - don't agree as the cost will be passed onto owners and make it less affordable
1	Development - unfair to blame new residents for lack of open space - historical lack of provision
1	Contribution rate - strategy needs to further justify increase
1	**Parking**
1	Parking - key issue

2.3.7 Q3G Continue to deliver sustainable harvesting and reuse to increase urban greening

2.3.7a Summary

The full recommendation that survey respondents were asked to indicate the level of importance to was:

- *Continue to deliver sustainable water harvesting and reuse, contributing to increased urban greening in open space, particularly in higher density areas.*



75 per cent of respondents rated this recommendation as very important and when combined with important, a total of 88 per cent place importance on it. It is ranked fifth out of the nine key recommendations.

The comments made relating to this recommendation were mainly in relation to recognising the importance to making best use of water and to ensure sustainability into the future. Other comments support irrigating open space, including small local open spaces so they are green in summer as well. There were a few comments noting the need to ensure it is implemented well and that the infrastructure associated with it does not impact on the useability of the open space.

2.3.7b Top five comments

The survey asked people to explain the reason for their answer, and 2.3.7c has a full list of the comments. The top five have been included below in a table with a response to the comments made.

No.	Comment	Response
2.3.7.1	Sustainable water use - important (17)	The Draft Strategy already notes the importance of sustainable water use. This referred to in relation to the importance of urban greening to community health and wellbeing and mitigating urban heat island effect. This is noted in Section 1.4 about the importance of open space, Section 4.4 regarding issues associated with the impacts of climate change on open space and Section 6.4

No.	Comment	Response
		regarding sustainable water use in the design guidelines for open space. ***Proposed change to the Strategy**:* • *None*
2.3.7.2	Sustainable water use - important for green spaces and urban cooling in the longer term (16)	The importance of green open space and its role in mitigating urban heat island effect has been incorporated into the Strategy in the Sections noted in 2.3.7.1. Additionally, Section 6.2 includes design guidelines responding to climate change and promoting urban greening. ***Proposed change to the Strategy**:* • *None*
2.3.7.3	Sustainable water use - important for sustainability (14)	The Strategy identifies the importance of the sustainability, with Sustainable being one of the key Strategy Principles referred to in Section 1.3.2 of the Strategy Technical Report. Sustainable water use is also specifically addressed in Section 6.4 of the design and management guidelines in the Strategy. ***Proposed change to the Strategy**:* • *None*
2.3.7.4	Sustainable water use - important as a precious resource (10)	Refer to Response in 2.3.7.3
2.3.7.5	Sustainable water use - important given drought and dry climate (10)	Refer to Response in 2.3.7.3

2.3.7c List of all comments regarding sustainable water harvesting and reuse

The following list of comments are assembled into topics and summarised from the full long hand comments provided in the survey. Detail has been retained in the comments to provide more insight into the comments made.

No.	Comments regarding sustainable water harvesting and reuse
119	**Support sustainable water harvesting and reuse**
17	Sustainable water use - important
16	Sustainable water use - important for green spaces and urban cooling in the longer term
14	Sustainable water use - important for sustainability
10	Sustainable water use - important as a precious resource
10	Sustainable water use - important given drought and dry climate
6	Sustainable water use - important contribution to environmental goals for Yarra
9	Sustainable water use - important in the context of climate change
2	Sustainable water use - important everywhere not just high density areas
2	Sustainable water use - concern about the costs
2	Sustainable water use - important in the context of increased urban densities
2	Sustainable water use - include in every green open space, not only high density areas
2	Sustainable water use - priority to establish green open space and trees
2	Sustainable water use - green open space irrigated with sustainable water supply supported

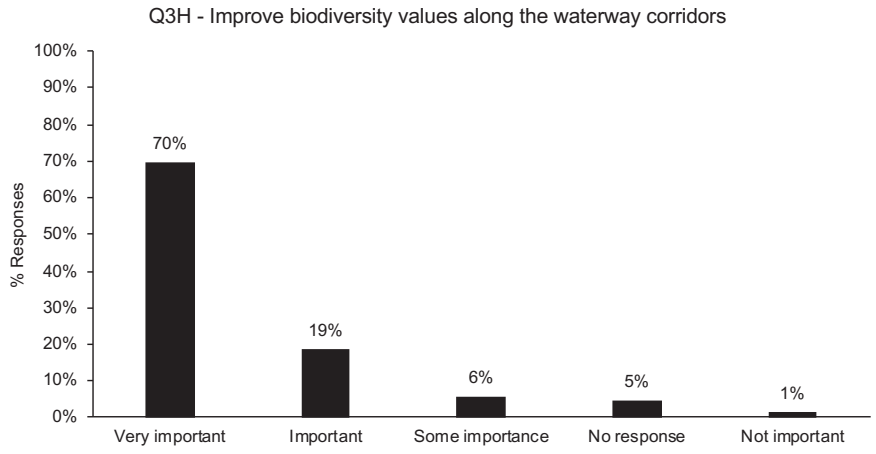
No.	Comments regarding sustainable water harvesting and reuse
2	Sustainable water use - concern at loss of open space to infrastructure associated with water harvesting
1	Sustainable water use - could be implemented on a larger scale
1	Sustainable water use - community education required
1	Sustainable water use - concern about leaking water pipes in Abbotsford area
1	Sustainable water use - concern it will cause flooding
1	Sustainable water use - consider improving water quality
1	Sustainable water use - Council can show leadership on this
1	Sustainable water use - developments to incorporate sustainable water reuse
1	Sustainable water use - happy with existing program - no need to expand
1	Sustainable water use - important for broader environmental benefits including for wildlife during hot dry weather
1	Sustainable water use - important for sustainability including supporting wildlife
1	Sustainable water use - important for urban agriculture
1	Sustainable water use - important to keep grass cover in summer in small local parks
1	Sustainable water use - important to reduce impact on waterways
1	Sustainable water use - important to research and implement successfully
1	Sustainable water use - important to store water during flood events and reuse
1	Sustainable water use - important to use the precious resources we have
1	Sustainable water use - investigate synthetic turf for sports fields
1	Sustainable water use - is it feasible in high density areas such as Cremorne
1	Sustainable water use - should be developers responsibility not Council
1	Sustainable water use - support in principle
1	Sustainable water use - support more permeable paved surfaces used in streets
1	Sustainable water use - support rainwater harvesting
1	Sustainable water use - we are all responsible
4	**Not supportive of increasing sustainable water reuse**
2	Poor implementation - WSUD works Clifton Ave/Roseneath St ineffective
1	Poor implementation - WSUD works in Stanley Street have been ineffective
1	Sustainable water use - reduce the population and decrease water use
1	**High density**
1	High density - stop over populating City of Yarra
1	**Open space**
1	Open space - need green open space
1	**Trees**
1	Trees - benefit from additional watering
1	**Vegetation**
1	Vegetation - use species designed to meet the natural rainfall

2.3.8 Q3H Improve biodiversity values along the waterway corridors

2.3.8a Summary

The full recommendation that survey respondents were asked to indicate the level of importance to was:

- *Improve biodiversity values along waterway corridors, including the Yarra River, Merri Creek and Darebin Creek with appropriate revegetation*



Ranked fourth out of nine key recommendations, 70 per cent of respondents rated this recommendation as very important and when combined with important, a total of 89 per cent place importance on it.

The comments support the importance to protect the existing values and expand them with revegetation and improving water quality. They also highlight the importance of the natural values of the waterway corridors in contrast to an urban setting and are highly valued for this.

2.3.8b Top five comments

The survey asked people to explain the reason for their answer, and 2.3.8c has a full list of the comments. The top five have been included below in a table with a response to the comments made.

No.	Comment	Response
2.3.8.1	Waterways - support indigenous revegetation to improve riparian zone and habitat values (11)	The Draft Strategy highlights the importance of protecting and strengthening the biodiversity values along the waterway corridors. It also acknowledges the importance of protecting and improving the biodiversity values in other open space reserves within the context of character types. This is described in Section 6.3, of the Strategy Technical Report.

No.	Comment	Response
		***Proposed change to the Strategy**:* • *None*
2.3.8.2	Natural environment - important to protect (11)	As noted in the response to 2.3.8.1, protecting the natural environment is strongly supported. The existing values are described in Sections 3.1.3 and 3.1.4 of the Strategy Technical Report. Recommendations regarding their protection and improvement are contained in Section 5.4.3, Section 6.3 and 6.10.4. ***Proposed change to the Strategy**:* • *None*
2.3.8.3	Biodiversity - protect and improve is an important goal (8)	The Draft Strategy Technical Report has Ecological as one of the key Open Space Principles in Section 1.3.2 of the Strategy. ***Proposed change to the Strategy**:* • *None*
2.3.8.4	Waterways - support improvement to water quality and riparian zone to protect native fauna (6)	The Draft Strategy Technical Report refers to the waterways, including the importance of the water quality and riparian zone in Section 3.1.4. Liaison with other agencies in relation to the waterway itself is included in Section 6.12.2 of the Strategy including liaison Melbourne Water and other agencies including adjoining municipalities and Parks Victoria. ***Proposed change to the Strategy**:* • *None*
2.3.8.5	Waterways - lungs of the city and require ongoing protection (5)	This comment refers to the importance of the waterways to the quality and character of the City. Section 3.1 in the Strategy Technical Report describes the existing open space network and highlights the importance of the Yarra River and the waterways to the character and open space system. ***Proposed change to the Strategy**:* • *None*

2.3.8c List of all comments regarding improving biodiversity values along the waterway corridors

The following list of comments are assembled into topics and summarised from the full long hand comments provided in the survey. Detail has been retained in the comments to provide more insight into the comments made.

No.	Comments regarding improving biodiversity values along waterway corridors
57	**Waterways**
11	Waterways - support indigenous revegetation to improve riparian zone and habitat values
6	Waterways - support improvement to water quality and riparian zone to protect native fauna
5	Waterways - lungs of the city and require ongoing protection
5	Waterways - lungs of the city and require on+A3:B15going protection
4	Waterways - highly valued for their natural environmental qualities require protection
3	Waterways - support community participation in revegetation and clean up
2	Waterways - continue the successful revegetation works already underway
2	Waterways - improvements will encourage more people to use the trails and advocate for their protection
2	Waterways - protect including to prevent erosion
2	Waterways - recognise, respect and consult with traditional owners
2	Waterways - stop approving developments so close to the Yarra River which impact on natural values
1	Waterways - concern about the noise generated by rowing clubs and commuter cyclists
1	Waterways - concern that increase in snakes is a threat to children and pets
1	Waterways - continue to maintain
1	Waterways - Council advocate to remove concrete lined channels and naturalise them
1	Waterways - ensure no loss of native trees
1	Waterways - habitat values including for insects very important
1	Waterways - implement existing plans for them
1	Waterways - introduce electric boats and phase out motor boats to improve water quality
1	Waterways - litter removal a priority
1	Waterways - Melbourne Water to improve
1	Waterways - need to address poor stormwater quality entering the waterways at the source
1	Waterways - priority to improve natural values
1	Waterways - State Government responsibility
30	**Biodiversity**
8	Biodiversity - protect and improve is an important goal
4	Biodiversity - important in the context of climate change
4	Biodiversity - important to protect and support the ecosystem including native fauna
2	Biodiversity - important to protect and improve for both the environment and enjoyment of open space
1	Biodiversity - important to protect bee population
1	Biodiversity - important to protect for future generations
1	Biodiversity - important to reduce introduced species and protect native fauna
1	Biodiversity - improve connectivity between Princes Park and Edinburgh Gardens
1	Biodiversity - improving and protecting will make it more sustainable in the longer term
1	Biodiversity - increase garden beds with native shrubs in larger parks and gardens to encourage smaller birds
1	Biodiversity - increasingly important in inner city due to loss in the peri-urban and regional areas

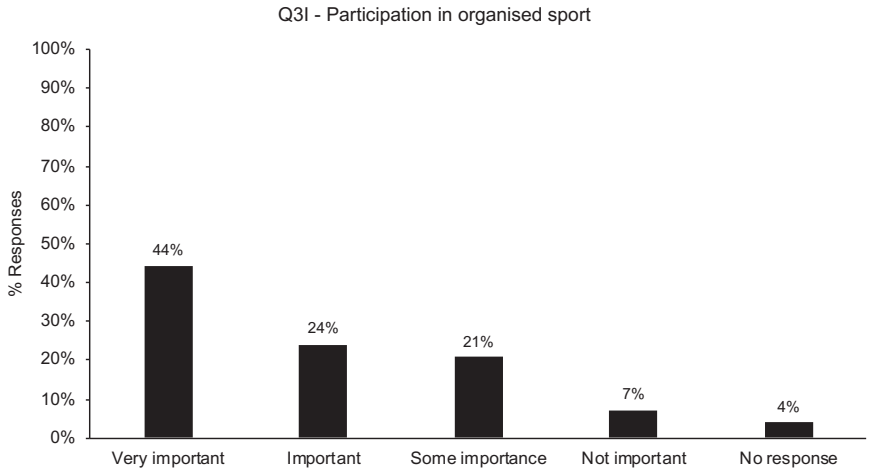
No.	Comments regarding improving biodiversity values along waterway corridors
1	Biodiversity - not important in Collingwood - increasing open space is a higher priority
1	Biodiversity - protect and promote native flora and fauna
1	Biodiversity - recognise we live in an urban environment so opportunities to improve are limited
1	Biodiversity - support expansion of native flora
1	Biodiversity - under threat, important to protect and improve
13	**Natural environment**
11	Natural environment - important to protect
1	Natural environment - contributes to health and wellbeing
1	Natural environment - important to connect people and pets with nature
3	**Connectivity**
2	Connectivity - need to improve connectivity for native fauna
1	Connectivity - along waterways important to strengthen habitat
3	**Vegetation**
2	Vegetation - indigenous revegetation important
1	Vegetation - weed control important
1	**Urban agriculture**
1	Urban agriculture - expand opportunity at Abbotsford Convent

2.3.9 Q3I Encourage participation in organised sport

2.3.9a Summary

The full recommendation that survey respondents were asked to indicate the level of importance to was:

- *Encourage participation in organised sport by providing adequate open space and upgrading facilities to be more inclusive for everyone*



Ranked second last of the nine key recommendations in relation to its level of importance, only 44 per cent of respondents identified it is very important. When combined with important, a total of 68 per cent place importance on it. This is not unusual given the lower proportion of the community who participate in structured sport and recreation compared to those who visit open space for other reasons.

The comments made relating to this recommendation noted the benefits of participation in organised sport, particularly being part of a team, health and wellbeing and encouraging young people outdoors. There were also concerns that structured sport facilities should not dominate the open space and the need to be inclusive.

2.3.9b Top five comments

The survey asked people to explain the reason for their answer, and 2.3.9c has a full list of the comments. The top five have been included below in a table with a response to the comments made.

No.	Comment	Response
2.3.9.1	Organised sport - local clubs encourage participation including junior teams (24)	Structured sport and recreation is important for community health and wellbeing including encouraging children to be active. The Strategy Technical Report refers broadly to the health and wellbeing benefits, it does not highlight junior participation in sport.

No.	Comment	Response
		***Proposed change to the Strategy**:* • *Update the text in Section 3.1.5c of the Strategy Technical Report to refer to the importance of the social connectedness and participation in sport by juniors.*
2.3.9.2	Organised sport - participation in team sports strengthens and builds sense of community (24)	Refer to response to 2.3.9.1.
2.3.9.3	Organised sport - adequately provided for (16)	The Strategy does not assess the structured sporting needs, however it does identify the need for new land area for structured sporting use if it is required. During the project, the sport and recreation team at Council advised that additional land area for structured sporting use will be required to meet the needs of the forecast population growth. The Strategy Technical Report includes recommendations to investigate repurposing existing restricted open space and potentially Yarra Bend Park, as described in Section 5.3.5 of the Technical Report. ***Proposed change to the Strategy**:* • *None.*
2.3.9.4	Health and wellbeing - participation in organised sport along with other types of informal recreation all contribute to a healthy community (8)	Refer to 2.3.9.1 regarding health and wellbeing benefits of strucured sport. Informal or unstructured recreation is referred to in the Strategy including in Section 3.1.5, Community use of open space, Section 6.6 Design guidelines for unstructured recreation and throughout Section 7 regarding the use of open space at a precinct level. ***Proposed change to the Strategy**:* • *Add a new Section in 4.5 regarding the need to provide additional facilities and space for both structured and unstructured recreational use by the forecast population.*
2.3.9.5	Organised sport - needs to be inclusive of all (7)	The Strategy Technical Report promotes inclusion in organised sport. This is covered mainly in Section 6.7 in the design and management guidelines for structure sport and recreation use and infrastructure. ***Proposed change to the Strategy**:* • *None.*

2.3.9c List of all comments regarding the open space contribution rate

The following list of comments are assembled into topics and summarised from the full long hand comments provided in the survey. Detail has been retained in the comments to provide more insight into the comments made.

No.	Comments on encouraging participation in organised sport
101	**Support increased participation in organised sport**
24	Organised sport - local clubs encourage participation including junior teams
24	Organised sport - participation in team sports strengthens and builds sense of community
7	Organised sport - needs to be inclusive of all
6	Organised sport - agree with statement
5	Organised sport - facility improvement required for female sports
4	Organised sport - facilities require improvement
3	Organised sport - good for some, but not all
3	Organised sport - more facilities required as population increases
3	Organised sport - participation contributes to mental and physical health and wellbeing
2	Organised sport - additional basketball courts required
2	Organised sport - need to improve the quality of facilities in Richmond
2	Organised sport - support organised sport and informal use of the sports grounds when not being used by clubs
1	Organised sport - additional basketball courts required
1	Organised sport - clubroom design and location requires improvement
1	Organised sport - concerned regarding cost of participation
1	Organised sport - is already inclusive, no change required
1	Organised sport - need to become more adaptable to make better use of existing facilities by programming training etc differently
1	Organised sport - no room for facilities in Collingwood
1	Organised sport - Not council's responsibility
1	Organised sport - opportunities to participate extremely important in high density areas
1	Organised sport - require additional open space to provide additional facilities
1	Organised sport - strongly support community sport
1	Organised sport - support improvement of existing facilities only
1	Organised sport - support increased provision of facilities
1	Organised sport - support statement balanced with provision of adequate space and facilities for informal recreation
1	Organised sport - support the sporting clubs
1	Organised sport - upgrades to address safety
1	Organised sport facilities - increase shared use
18	**Adequate facilities for structured sport already**
16	Organised sport - adequately provided for
1	Organised sport - can be quite intrusive limiting the enjoyment of the space used by others
1	Organised sport - provision of facilities not appropriate in open space focused on informal use, eg Darling Gardens
17	**Health and wellbeing**
8	Health and wellbeing - participation in organised sport along with other types of informal recreation all contribute to a healthy community
6	Health and wellbeing - improvements to green open space will have broader health and wellbeing benefits compared to organised sport

No.	Comments on encouraging participation in organised sport
2	Health and wellbeing - all types of recreation are important including organised sport
1	Health and wellbeing - outdoor gyms are important particularly for older age groups
9	**Sporting grounds**
3	Sporting grounds - Citizens Park need to better manage dogs to make it safe for children to play sport
3	Sporting grounds - cost of establishing and maintaining them is disproportionate to the number of users
1	School grounds - sport facilities in schools to be available for clubs to use
1	Sporting grounds - chemical free maintenance to minimise environment impact
1	Sporting grounds - support non-potable irrigation
3	**Informal recreation**
1	Informal recreation - additional basketball courts required
1	Informal recreation - additional skate facilities required
1	Informal recreation - retain fence at Frank King Park so informal ball games can safely continue
3	**Open space**
1	Open space - informal open space is the priority
1	Open space - natural spaces attract more consistent use from diverse sections of the community than sport participants
1	Open space - required for uses other than organised sport
2	**Dogs**
2	Dogs - prohibit off-leash on sporting fields
2	**Inclusive for everyone**
1	Inclusive for everyone - does not necessarily mean competitive sports
1	Inclusive for everyone - includes older women
1	**Access**
1	Access - concerned about impact of vehicles when organised sport facilities are used by people outside the local area
1	**Art and culture**
1	Art and culture - additional facilities and access required
1	**Indoor recreation facilities**
1	Indoor recreation facilities - water play park and an indoor water facility are much needed
1	**Strategy**
1	Strategy - unclear how this will be delivered

3. Written submissions

3.1 Overview

A total of 10 written submissions were received during the community engagement process from a combination of community organisations and individuals. Some of the key issues raised include:

- Include streets in the definition of public open space.
- Identify specific locations for future street closures to provide new open space in the Strategy.
- Include recommendations to plant more street trees.
- Increase the priority and provision of new open space in Collingwood given the recent and forecast increase in urban densities.
- Support the increase in the public open space contribution rate to 10 per cent.

3.2 Summary of individual submissions

3.2.1 Submission 1

No.	Comment	Response
3.2.1.1	The submitter proposes that streets should be included in the definition of open space.	Streets are set aside primarily for transport purposes while public open space is set aside primarily for the sport, recreation and nature conservation purposes. The Strategy acknowledges that streets provide excellent connectivity between open spaces and in some locations are closed to transport and converted too public open space. Where streets remain open to traffic, they are referred to as ancillary open space in the Strategy. Council has previously closed parts of some streets to create small parcels of open space. Where this occurs and the land can be rezoned for public open space, then these parcels are included in the open space network. Refer to the Technical Report Sections 1.21 and 1.2.3 for further information regarding this. ***Proposed change to the Strategy**:* • *No change*
3.2.1.2	The Strategy needs to include the role streetscapes have in providing linear connections between open space reserves.	The Strategy makes reference to the role streetscapes have in providing connectivity and access to the open space network in Section 1.2.3 regarding the definition of Ancillary open space and Section 3.5.1 regarding the gaps in the open space network and Section 6.4.3 regarding improving access to open space. ***Proposed change to the Strategy**:* • *An additional section will be added to the Strategy in Section 3.1.7 in relation to urban context. This will provide an overview of the influence of urban layout*

No.	Comment	Response
		including streetscapes and densities accessibility to open space. • *Additional information added to the definition of Ancillary open space, refer to Section 1.2.3.*
3.2.1.3	Proposes that the Gap Analysis in the Strategy should be prepared based on the LAPM (Local Area Place Making). The submitter proposes that the precincts in the Strategy are too large and require a finer grain of the LAPM.	The open space needs analysis is at a sub precinct level, some of which aligns with LAPM's but many are at a finer grain. They are based on walkability to open space and are also consistent with the Yarra Community Profile Precincts as shown on the .id Forecast site. The open space precincts are tailored to be the best fit for assessing walkability to open space. ***Proposed change to the Strategy**:* • *No change*
3.2.1.4	Inequitable to propose new open space in North Carlton and North Fitzroy compared to Cremorne, Collingwood and Richmond.	The basis of the recommendation for new open space is not only based on the total percentage of land area as open space, but also whether people live and work within a safe and easy walk of open space. Gaps in the provision of open space are identified in North Carlton and North Fitzroy along with Fitzroy, Richmond and Collingwood. While many of the road reserves are wider in Carlton North and North Fitzroy which improves their pedestrian and cycle amenity value, they do not replace the need for public open space. ***Proposed change to the Strategy**:* • *No change*
3.2.1.5	The proposed open space contribution rate should be applied to large commercial redevelopment sites that do not subdivide.	The public open space contribution rate that is proposed as part of the Strategy does not apply to properties that do not subdivide**.** This is a feature of the legislation and Council is not able to change this. ***Proposed change to the Strategy**:* • *No change*
3.2.1.6	The Yarra Open Space Strategy Gap Analysis and recommendations for new open space need to be reflected in the VPA Precinct Plan for Cremorne.	Noted. Council officers advise that the Gap Analysis and the Draft Strategy were considered in the preparation of the Cremorne Place Implementation Plan which recognises the need for additional open space and improved connections to existing adjacent open spaces. ***Proposed change to the Strategy**:* • *No change*
3.2.1.7	Concern that open space contributions payable in Cremorne will be minimal due to large scale commercial developments that do not subdivide.	Refer to response to 3.2.1.5. ***Proposed change to the Strategy**:* • *No change*

3.2.2 Submission 2

No.	Comment	Response
3.2.2.1	Yarra Open Space Strategy should be renamed to Yarra Public Open Space Strategy	The definition on Page 3 of the Technical Report describes that the term 'open space' is used in place of 'public open space', for ease of reference throughout. This is accepted industry practice. ***Proposed change to the Strategy**:* • *No change*
3.2.2.2	Ancillary open space should be addressed as part of the public open space.	Ancillary open space is different from public open space. This is defined in Section 1.2 of the Strategy. Refer also to the response in 3.2.1.1 of this report. ***Proposed change to the Strategy**:* • *No change*
3.2.2.3	The submitter would like to see new road closures identified on the plan, rather than areas in which new open space is required. Concern that without showing the detail, the new open space will not be provided.	The Strategy proposes the type and area in which new public open space is required. It has not identified specific sites as this needs to be determined during implementation of the Strategy. Some of the new open spaces may not include road closures and may require land contributions or land purchase. This is described in the Strategy Technical Report in Section 5.3 - Provision of new open space. ***Proposed change to the Strategy**:* • *No change*
3.2.2.4	Include laneways as public open space.	Laneways are public spaces and provide good connectivity between streets, public spaces and public open space. They also provide access to properties. As noted in Section 1.2 of the Strategy Technical Report, laneways are different from public open space given they primarily provide access rather than primarily being for recreation and nature conservation. Refer to response to 3.2.1.2 in this consultation report. ***Proposed change to the Strategy**:* • *Refer to response to 3.2.1.2 in this consultation report.*

3.2.3 Submission 3

No.	Comment	Response
3.2.3.1	Collingwood B Precinct spaces requires major change to vehicle traffic management in order to expand the size of the existing open spaces and create new open space.	The Strategy Technical Report has identified the need for additional open space and expansion to the size of existing open spaces in Collingwood. The level of detailed analysis to determine how to achieve this will be undertaken during the implementation of the Strategy. ***Proposed change to the Strategy**:* • *Additional open space is proposed in Collingwood. Refer to response to 2.3.1.3 in this consultation report for further information.*

3.2.4 Submission 4

No.	Comment	Response
3.2.4.1	Collingwood B Precinct spaces requires major change to vehicle traffic management in order to expand the size of the existing open spaces and create new open space.	Refer to response 3.2.3.1 ***Proposed change to the Strategy**:* • *Refer to response 3.2.3.1.*

3.2.5 Submission 5

No.	Comment	Response
3.2.5.1	Collingwood has the lowest percentage of open space in the City of Yarra. It has also been established through research that open space makes a significant contribution to health and well-being of communities. The submitter proposes that it is irresponsible to allow increased urban densities without addressing significant shortfall in open space. The submitter proposes: • Collingwood be given highest priority for new open space. • The Victorian Government owned Police Workshops be a priority for new open space.	Noted, the Strategy Technical Report at Table 3-3 identifies that Collingwood has the lowest percentage of open space as a proportion of land area in Yarra. Section 7.5 of the Strategy Technical Report identifies a range of Actions for Collingwood - including the provision of new open space and expanding the size of existing open space. The priorities vary according to the growth forecast to occur in the different parts of Collingwood. Based on the combination of all the feedback received during the community engagement process, an additional Small Local open space has been added to Collingwood B precinct, and the Police Workshops are specifically named in the actions to provide a new Local open space in Collingwood B. ***Proposed change to the Strategy**:* • *Refer to response to 2.3.1.3 in this report regarding provision of an additional Small Local open space in Collingwood B.* • *Action 7.5A in the Technical Report has been updated to reference the Police Workshops and Stanley Street specifically.*
3.2.5.3	A higher priority for new open space actions be given in precincts where the provision of open space falls below 10.1 sqm per person.	The Strategy Technical Report describes there are different measures used to assess and determine the need for new open space in established urban areas. This includes the quality and type of open space, its distribution, provision of open space in adjoining precincts, existing and proposed urban densities, community feedback on the existing open space network and the level of forecast change. To provide one measure of the quantity of open space relative to population density as the only tool to determine priorities does not acknowledge the other influences. ***Proposed change to the Strategy**:* • *No change*
3.2.5.3	Concern that the amount of open space relative to the residential population density has not been included in the precinct chapters.	Noted. The quantity of open space relative to residential density will be added to each precinct rather than only referenced in Section 3. ***Proposed change to the Strategy**:* • *Update Section 7 to include reference to the quantity of open space relative to residential population*

No.	Comment	Response
		density in each precinct from Table 3-3 in the Strategy.
3.2.5.4	Strongly support winter sunlight access to open space.	Noted. ***Proposed change to the Strategy**:* • *No change*
3.2.5.5	There needs to be improved heritage protection measures for heritage values in open space and streetscapes.	The Strategy Technical Report identifies the need for protecting heritage and nature conservation values in open space in Sections 6.8 and 6.10.4. There is a list of the existing open spaces that are identified to have heritage significance with some heritage controls in Table 6-2 in the Report. ***Proposed change to the Strategy**:* • *No change*
3.2.5.6	Increase urban greening in Collingwood with additional street trees, promotion of planter boxes and managing surface water runoff.	The comments relate to the implementation of other Council Strategies including the Urban Forest Strategy. Reference to improved urban greening and urban agriculture are included throughout Section 6, Design and Management Guidelines in the Strategy Technical Report. ***Proposed change to the Strategy**:* • *No change*
3.2.5.7	Support an increase in the public open space contribution rate to 10 per cent, and the expansion of the contribution rate being applicable to non-residential development as well.	Noted. ***Proposed change to the Strategy**:* • *No change*

3.2.6 Submission 6

No.	Comment	Response
3.2.6.1	Fence to Frank King Park makes it a secure park for young children and is also used by the John Street Community Early Childhood Co-op. Therefore the submitter does not support removing the fence.	While the fence is valued by younger children, it is uncommon for public open spaces to be fenced. Given the community concern regarding the fence, this will be removed. The recommendation has also been updated to include investigating the expansion of the size of Frank King Park to increase its capacity to cater to the increased levels of use as a result of the forecast additional residents and workers in Fitzroy. ***Proposed change to the Strategy**:* • *Remove reference to fence removal and investigate options to expand the size of the reserve into the adjoining road reserve to increase its capacity to cater to the forecast additional population.*

3.2.7 Submission 7

No.	Comment	Response
3.2.7.1	Proposes that streets and lanes should be included as public open space.	Refer to Response to 3.2.1.1 ***Proposed change to the Strategy**:* • *Refer to Response to 3.2.1.1.*
3.2.7.2	Heritage values and issues have not been included in the Strategy, including the connection to Carlton Gardens and the Exhibition Buildings as key adjoining open space.	Carlton Gardens are shown on the diagrams and plans included in the Strategy Technical Report. Specific reference to them will be added to Section 7.8 in the Strategy Technical Report. ***Proposed change to the Strategy**:* • *.Update Section 7.8 Fitzroy to reference the adjoining Carlton Gardens and Exhibition Buildings.*

3.2.8 Submission 8

No.	Comment	Response
3.2.8.1	The trees and vegetation in Burnley Park are in poor condition and their heritage values are not recognised or interpreted.	The strategy recommends preparation of a Masterplan incorporating recommendations from the Heritage Conservation Management Plan. The Masterplan will address plantings and vegetation management and health. ***Proposed change to the Strategy**:* • *No change*

3.2.9 Submission 9

No.	Comment	Response
3.2.9.1	Recognise the need to convert sections of streets to create new open space	Refer to response 3.2.1.1 ***Proposed change to the Strategy**:* • *No change.*
3.2.9.2	Additional streetscape planting should be included in the Strategy.	The City of Yarra has an Urban Forest Strategy which guides the street tree planting and urban greening program and the Strategy Technical Report refers to and supports the implementation of the Urban Forest Strategy. It is referred to in the Strategy Technical Report in Section 2.1.2d, Section 3.1.5a, Section 6.2, Section 6.2.3 and Section 6.11.1. ***Proposed change to the Strategy**:* • *No change*
3.2.9.3	Encourage planter boxes in the streets.	Refer to 3.2.9.2 ***Proposed change to the Strategy**:* • *No change*
3.2.9.4	Roof top gardens in major developments should not be considered as a replacement for open space at ground level.	Noted. Roof top gardens are not a replacement for public open space at ground level and the Strategy does not recommend they are accepted as that. The reasons for not accepting roof top gardens as a replacement for public open space at ground level includes: • They are not as visible and accessible to the general public as public open space at ground level

No.	Comment	Response
		• Public open space contributes to the neighbourhood character and urban greening, whereas roof gardens are not as visible and the greening benefits are limited. • Roof gardens do not have the longevity and certainty associated with the provision of pubic open space at ground level for future generations, as they are linked to the longevity of the building • Open space at ground level is capable of supporting large, long-lived canopy trees that are beneficial to air quality, mitigating urban heat and carbon sequestration. ***Proposed change to the Strategy**:* • *No change*
3.2.9.5	Streets to be included as public open space.	Refer to response 3.2.1.1. ***Proposed change to the Strategy**:* • *No change*
3.2.9.6	Winter sunlight access to open space.	Section 4.4.3 of the Strategy Technical Report includes the benefits of winter sunlight access to public open space. It also includes recommendations for winter sunlight protection to open space in Table 5-2 Criteria to assess suitability of land as open space and Section 5.4.2 and Action 5.4-2. ***Proposed change to the Strategy**:* • *No change*

3.2.10 Submission 10

No.	Comment	Response
3.2.10.1	Concern about the build-up of traffic in Collingwood given the increased urban densities without any change to traffic management to decrease the impact of increased traffic on the local area.	The issue raised by the submitter highlights the reason why streets are not included as open space in the Strategy. While they are publicly owned, their primary role and purpose is to provide access through and within the urban areas including access to people's properties. ***Proposed change to the Strategy**:* • *No change*
3.2.10.2	Concern that prioritising cycle access is not necessarily inclusive for everyone as people with limited mobility cannot cycle, and for some, vehicles are the only safe and accessible form of transport.	Refer to response to 3.2.10.1. ***Proposed change to the Strategy**:* • *No change*

Attachment A

Extract of key changes made to the Yarra Open Space Strategy 2020 Technical Report

The following extracts show the amended text with yellow highlight. We have included the whole section in which the change is made for context and ease of reference back to the main document.

1. Introduction

Extract of key changes

1.2.3 Ancillary open space

The term ancillary open space is used to differentiate parts of the public realm that are not included in the definition of public open space. This includes streetscapes, urban spaces between buildings, school and educational facility grounds, along with community facility grounds, for example, neighbourhood houses.

Streetscapes

Streets are used by people to socialise and exercise including walking and cycling, and while these are common to activities that are also undertaken in open space, the streets are primarily set-aside for their transport and travel function and purpose. Streets complement the open space network by providing transport and tree canopy links between them. The community use the streets to walk or cycle along to reach open space and other destinations in the neighbourhood. Many of the streets include street trees that make a contribution to the landscape character and urban greening in Yarra. While streets complement the open space network, they do not replace the need for open space. The local street network is owned by Council and parts of them can be converted to open space where they are no longer required for transport and travel purposes and meet the criteria for open space. In this situation the street would change its designation and become public open space.

Overall the streets and roads in Yarra are managed by an overarching *Road Management Plan 2017-2021*, along with a series of more detailed Local Area Place Making Plans. The street tree planting is managed through the implementation of the *Urban Forest Strategy 2017* and other more detailed plans and policies.

School grounds

This Strategy recognises the contribution that ancillary open space provides including opportunities such as schools that can partner with Council, however school land is not reserved for open space and can be sold for other purposes or converted through building construction. The lack of certainty over this land being available to supplement

the open space system is the reason the use of school grounds is not referred to in the Strategy as it does not replace the need for public open space.

Other public land

Other public land that falls into the ancillary open space category is railway corridors where they have not already been developed and secured as public open space. A simple test for distinguishing public open space from other public land is whether the land is suitable for inclusion in the Public Parks and Recreation Zone or the Public Conservation and Resource Zone.

This Strategy focuses on planning for the adequate provision, design and management of a public open space network that is secured for future generations to enjoy. This means that the open space is publicly owned, without the ability for that land to be sold or converted to another use without clear demonstration that it is no longer required by the community as open space.

The future provision, design and funding for ancillary open space is guided by a range of other plans and strategies prepared by Council and other State Government agencies and will not form part of the open space capital works program in this Strategy.

1.2.4 Publicly accessible private open space

Some publicly accessible private open space complements the public open space system including church grounds and private forecourts to buildings. These are referred to as publicly accessible private open space. They can complement the public open space network, but they cannot be relied on as a replacement for public open space as Council does not have direct control over them and they can potentially be converted to another use, or sold.

Other private land that contributes to the open space system is private golf courses, which are available to members on a fee paying basis. La Trobe Golf Club in Alphington is located within the City of Yarra, and there are additional privately owned golf courses adjoining municipality. Golf courses contribute to the natural and unbuilt quality of the landscape, have some benefits in mitigating urban heat island effect associated with climate change, and contribute to the environmental values and landscape character of an area. They are not a replacement for public open space as they can potentially be converted to different uses in the future, given they are privately owned.

2. Policy context
Extract of key changes

2.1.1f *Yarra River Protection (Willip-gin Birrarung Murron) Act 2017*

The Act enshrines the protection of the Yarra River, recognising its great importance to Melbourne and Victoria and the Wurundjeri Woi Wurrung language is used in the title of the Act in recognition of Traditional Owners' custodianship of the river and connection to the lands through which the river flows.

The Act underlines the importance of the public parklands and open spaces along the Yarra River within metropolitan Melbourne and allows these to be collectively declared as the Greater Yarra Urban Parklands.

A number of guiding principles are set out in the Act which must be used by agencies with responsibilities for managing the river and parklands. Two important purposes of the Act are:

- requiring the development and implementation of a *Yarra Strategic Plan* as an overarching policy and planning framework; and
- establishing the Birrarung Council to provide advice to government and to report annually on the implementation of the proposed *Yarra Strategic Plan*.

The Act will affect how Council protects and manages the Yarra River and the associated parklands. The importance of the river and parklands is elevated and the Act places additional obligations and accountabilities on Council, as a land owner and manager, in the way it plans and manages the river and parklands in accordance with the principles under the Act.

2.1.1g Draft Yarra Strategic Plan (2020)

Melbourne Water is leading the development of the *Yarra Strategic Plan* which will give effect to the community's 50 year long-term vision for the Yarra River and provide the basis for future planning of the river corridor and each of its reaches.

The *Draft Yarra Strategic Plan* is the first integrated corridor plan developed collaboratively by the Wurundjeri Woi Wurrung Cultural Heritage Aboriginal Corporation and all 15 state and local government agencies involved in managing the river. Central to elevating the significance of the Yarra River and parklands, and managing it as "one living and integrated natural entity" is the development of the Plan. The Plan responds to the key challenges of climate change and population growth and provides a 10 year regional strategy that supports the 50 year community vision for the river and provides overarching guidance for responsible agencies to achieve the community vision and the aspirations of traditional owners.

The plan works towards meeting the 50 year Community Vision and the Birrarung Water Policy *Nhanbu narrun ba ngargunin twarn Birrarung (Ancient spirit and lore of the Yarra).*

It identifies immediate actions for the river, enables long-term collaborative management between agencies and Traditional Owners and guides local planning.

There are four 10 year performance objectives to deliver the 50 year Community Vision that is outlined Yarra River Strategic Plan:

- A healthy river and lands
  Improving the water quality of the Yarra River and protecting its land, floodplains and billabongs to achieve greater biodiversity.
- A culturally diverse river corridor
  Acknowledging, protecting and commemorating the rich heritage of the Birrarung and its stories.
- Quality parklands for a growing population
  Improving the river's parklands to support community wellbeing and strengthen the relationship between the Yarra River, its community and visitors.
- Protecting the natural beauty of the Yarra River corridor
  Respecting the significance of the Yarra River's landscapes. Where we build, we protect and celebrate the river's natural beauty, landscapes and views.

The plan includes a Yarra River 50 Year Community Vision along with a vision for all the four main reaches. The City of Yarra is located predominantly in the Inner City Reach, and the vision for this reach is extracted below:

> ***Yarra River Inner City Reach 50 Year Community Vision***
>
> *Our Yarra River, Birrarung is a thriving river for our thriving city.*
>
> *It provides a unique place of transition, both spiritually and physically. Here the river and its treasured banks and backdrops are Melbourne's meeting place; an inclusive and iconic place for connection, celebration, recreation and learning.*
>
> *Our love for its vast and expanding green spaces and clean waters provide a healthy habitat for all.*

While still being finalised, the Plan is expected to change the way in which Council and other agencies conceive and manage the Yarra River and its parklands. There will be an increasing focus on how council manages the river and parklands as a single living entity and how it achieves the new statutory obligations. Greater coordination with other agencies and improved management will be expected as will be the participation and involvement of tradition owners.

The *Yarra Strategic Plan* will bring opportunities for stronger collaboration, more holistic and integrated management of the river corridor, improved health of the river and greater recognition of the cultural values of the river and parklands.

2.1.2f *Yana Ngargna* Plan 2020-2023

The *Yana Ngargna Plan 2020-2023* is the fourth partnerships policy and this plan continues to build upon the successes and challenges of previous plans. Formerly known as the Aboriginal Partnerships Plans, Yarra's official policy will from here-on-in be known as the *Yana Ngargna Plan*. *Yana Ngargna* is a Wurundjeri Woi Wurrung phrase meaning 'continuing connection'. This refers to the Wurundjeri Woi Wurrung's continuing

connection to culture, country and identity – as well as Council's commitment to developing continuing connections with Wurundjeri Woi Wurring, Aboriginal and Torres Strait Islander people, communities and organisations. The plan was renamed in 2019, the International Year of Indigenous Languages.

The plan has important notes and clarifications on terminology, Welcome to Country and Official Acknowledgement of Country. The Plan clearly sets of the role of the *Yana Ngargna* Advisory Group and the *Yana Ngargna* Working Group who guide and action, including coordinating projects that build cultural awareness and confidence across the Council. It also sets out the broader Social and Political context, along with National and State Policies, Acts and Commitments.

The Plan includes four priority areas, commitments, context and actions:

- **Priority 1 – Relationships** – supporting community connections, promoting culture and protecting important places.
- **Priority 2 – A Visible Culture** – increasing the visibility of Wurundjeri Woi Wurrung, Aboriginal and Torres Strait islander people, culture, issues and achievements in Yarra.
- **Priority 3 – Community Health and Wellbeing** – working towards improved health and wellbeing outcomes for the Wurundjeri Woi Wurrung, Aboriginal and Torres Strait Islander people in Yarra.
- **Priority 4 – Organisational Development** – increasing Council's capacity, confidence and connection through improved Wurundjeri Woi Wurrung, Aboriginal and Torres Strait Islander employment pathways, cultural awareness and internal coordination.

3. Existing open space network
Extract of key changes

3.1.5a Community open space survey outcomes

The community consultation outcomes about open space have identified that trees are at the top of list of what the community value about open space. This is followed by open space being a place to relax and unwind and the feeling of space. When comparing this to the outcomes of what people most valued in 2006, trees were fifth, so their level of importance is now higher than it was then. The *Yarra Urban Forest Strategy* provides a clear direction for the future care and management of trees in the City. Since the 2006 Strategy, the relationship between the importance of trees in mitigating the effects of climate change has become more prominent and may explain the increased awareness and value of trees by the community. The open space network provides opportunities to plant and retain large canopy trees that are more difficult to manage in the local street network due to space constraints. The *Yarra Urban Forest Strategy* also confirms that the canopy cover of trees in open space is an important component of the total canopy cover in the city.

Small local parks are the most visited type of open space in the current survey, which has increased since 2006, where small local parks were ranked as being the fourth most visited. Since the preparation of the Strategy, an additional six Small Local open spaces have been added to the network, which may also have influenced the levels of use of these small spaces. In Collingwood, the most visited open space is now Peel Street Park compared with Fitzroy Gardens when the survey was completed in 2006. This supports valuable contribution that Small Local open spaces make to the open space network, and people will use these small spaces regularly if they are provided.

As part of the research for the Strategy, the worker community was surveyed regarding their use patterns of open space. The surveys have confirmed that more than 80 per cent of workers use open space during the time they spend at work, and that it is important to them. This is different from the 2006 Strategy, where less than 50 per cent of workers surveyed visited open space during their time at work. In Collingwood, additional Small Local open space has been added to the network that is noted as being well used by the worker community, however they are requesting additional open space.

In relation to the reasons residents visit open space, there is a greater diversity of reasons they visit, with socialising, relaxing and dog walking more frequently mentioned than the previous survey in 2006.

The resident survey results have been summarised at a detailed precinct level, which has informed the precinct recommendations and 15-year Action Plan in Section 7 of the Strategy. The worker survey results have been summarised at a more detailed level by each of the four employment precincts and these have informed the Precinct Recommendations in Section 7 of the Strategy.

Council sought community feedback on the Draft Strategy. This feedback confirmed there was a strong level of support for increasing natural features including trees, garden beds

and grassed areas to increase urban greening and assist to mitigate urban heat. There was also a strong level of support for providing additional open space in the locations where medium and high density development is forecast to continue. The feedback highlighted the importance of open space as a place to relax and unwind, and so while many people support the increased provision of facilities to encourage people to keep fit, socialise and use open space, they noted that it is also equally important to retain the natural qualities and character in open space. Refer to the Design and Management Guidelines in Section 6 of this Strategy which promotes the inclusion of natural features and urban greening in existing and new open space. Also refer to the Precinct Recommendations in Section 7 which include actions to add new open space to the network.

3.1.5c Structured sport and recreation use

Structured sport and recreational use of open space is important to community health and wellbeing. It is provided for in the large Regional and City-wide open spaces across Yarra including Victoria Park, George Knott Reserve, Kevin Bartlett Reserve, Coulson Reserve, Quarries Park, Ramsden Street Reserve, Alphington Park, Fairfield Park, Yarra Bend Park, Edinburgh Gardens, Citizens Park, Burnley Park, Alan Bain Reserve, Ryans Reserve, Yarra Bend Golf Course and Burnley Golf Course. There are also some key sporting reserves that adjoin the City of Yarra including Princes Park, Northcote Park, Gosch's Paddock and Como Park. Structured sport and recreation not only encourages participation in physical activity, it also promotes social connectedness in the community associated with attending training and matches and club based activities.

3.1.6 Cultural heritage values

3.1.6a Wurundjeri Woi Wurrung, Aboriginal and Torres Strait Islander cultural heritage values

The Wurundjeri Woi Wurriing's unique connection to the land and waterways in Yarra extends back tends of thousands of years to the time when their creator spirit, Bunjil, created the land, the people and all living things. Given this enduring and special connection, it is vital that Council continues to develop a stronger relationship with the Wurundjeri Woi Wurring people and especially with the Wurundjeri Woi Wurruing Land and Compensation Cultural Heritage Council Aboriginal Corporation (the Wurundjeri Woi Wurrung Corporation).

Council also deeply values it relationships with the broader Aboriginal and Torres Strait Islander community connected to Yarra. The area remains an important place for members of this community, who live, work and spend time in the area. The Aboriginal and Torres Strait Islander history of Fitzroy maintains a deep resonance with the community. And it is perhaps because of the Aboriginal and Torres Strait Islander community's pride in and connection to Fitzroy that Yarra has developed such a strong relationships with and commitment to the community. (*Yana Ngargna Plan 2020-2023*).

The waterway corridors, wetlands and open plains and forests in Yarra were the natural features of the landscape, which have now largely been destroyed or modified by urbanisation. The Yarra River offered a permanent water source along with the streams of the Merri and Darebin Creeks and made the surrounding land desirable. Despite the enormous change and devastating effects of European occupation including diseases, forced removal from traditional lands, family and lifestyle, Wurundjeri Woi Wurrung traditions and culture continues in Yarra today. Wurundjeri Woi Wurrung, Aboriginal and Torres Strait Islander people continue to live in the suburbs of Collingwood and Fitzroy. (Yarra Aboriginal Partnership Plan, 2004).

Remaining notable cultural features in the City identified to date include the Burnley Park Corroboree Tree, Scar trees (Coate Park/Rudder Grange and Studley Park), Dights Falls Mission School and Native Police Corps, the potential Merri Creek Treaty Site opposite Rushall Station (just outside the City boundaries), the confluence of the Yarra River and Merri Creek and the Fig Tree in Carlton Gardens where many legendary Aboriginal speakers addressed gatherings from the 1920s to the 1940s *(Aboriginal Partnerships Plan 2015-18*).

Some of these are described in more detail below.

- **Burnley Park Corroboree Tree** - In 1926 a young boy found a boomerang wedged in the branch of the giant Burnley Park Corroboree tree when he climbed it. In 1991 his brother returned the boomerang to a Wurundjeri elder, Marth Nicholson, in a ceremony at the tree site. The tree is now dead, but it is believed it was a meeting and corroboree place for many Aboriginal clans until well after European settlement. (Eidelson, 1997)
- **Dights Falls Mission School***,* which wattle-and-daub school hut, opened on January 1, 1846 by the Collins Street Baptist Church. Nearby was the Dights Mill which provided flour for the colony. The location was already a popular meeting and trading place for Aboriginal clans in and around Melbourne. The school closed in 1851 after devastating floods in 1850 washed away the cultivated gardens and footbridge over the river. (Eidelson, 1997)
- **Dights Falls Native Police Corps** was set up in 1837 as a regional base from their main base in Dandenong Creek flats. Elders of the clans around Melbourne participated as it offered prestige. It was set up as a military encampment with rows of up to 50 tents/shelters and their role was to act as official escorts, tracking lost people and guard duty at the Pentridge Stockade. The camp was disbanded three times, the last in 1853. (Eidelson, 1997)

Fitzroy stands alongside Redfern in itis stature as an urban area of special significance. Aboriginal and Torres Strait Islander leaders gained influence and important organisations were born in and around the streets of Fitzroy. The area has seen Stolen Generations and estranged families reunited and it has given rise to renowned artists, activists and athletes. The positive impacts that ripple out from this community continue to be felt today. Many of the community members that advise and partner with Council today are the descendants of Elders and political activists who have led great social change. Many are strong social justice advocates in their own right. The Wurundjeri Woi Wurrung, Aboriginal and Torres Strait Islander community connection to the area is under pressure due to forecast increased growth that is causing property prices up and making it unaffordable for the community to continue to stay in the area. (*Yana Ngargna Plan 2020-2023*)

3.1.7 Urban context

The urban context and densities in the City of Yarra vary from predominantly medium to high density inner-city areas of Collingwood, Richmond and Fitzroy to the medium density areas of Princes Hill, Carlton North, North Fitzroy and Clifton Hill. Fairfield and Alphington have a predominance of detached dwellings with a more suburban character.

The historical land use and urban development patterns influence the provision, layout and access to public open space. Suburbs that were principally laid out as residential neighbourhoods from the start incorporate public gardens and parks as an integral part of the layout. In the areas of the City that were predominantly commercial and industrial land use, open space was not generally included. Broadly, the suburbs north of Alexandra Parade and the Eastern Freeway were established primarily for residential use. While they are more nuanced than this, overall these suburbs have a network of established parks and gardens that date back to the early subdivision of land. Many of the streets in Princes Hill, Carlton North and Fitzroy North have large road reserves with established avenues of street trees. This contributes to the ease of walking and cycle access through these neighbourhoods along with overall urban greening.

In the areas south of Alexandra Parade and the Eastern Freeway, the historical land use patterns included major areas of industrial and commercial use with pockets of residential, mainly to house the worker community for the industrial and commercial precincts. The subdivision of land for non-residential purposes generally did not include public open space as part of it. A limited number and size of parks and gardens were included in the layout of the former residential areas in amongst the industrial and manufacturing uses.

In more recent times the conversion of the commercial and industrial land use to high density mixed use settings has resulted in a much larger population working and living in areas with limited or no open space. As part of this more recent conversion of land use it has been difficult for Council to secure enough new open space to adequately cater to the significant population increase. As such, in the areas south of Alexandra Parade and the Eastern Freeway the built form has a greater predominance than in the north and overall there is less greening. This is also due to the predominance of smaller road reserves and lack of mature street trees - as street tree planting was not a priority in the former industrial areas of the City. While generally the streets are narrower they are in a grid layout which contributes to the ease of access and connectivity. There are some pockets, however, where larger land holdings have meant the street layout is disjointed and access is not as easy via the street network.

The Yarra River, Merri Creek and Darebin Creek provide excellent habitat, cultural and open space connectivity through the City. The presence of the waterways has influenced the historical land use and urban layout of the City. As land use continues to change and redevelop it creates opportunities to improve the interface between urban development and the waterways thereby strengthening their cultural significance, biodiversity and recreational values and contribution to the urban character and identity of the City. The *Yarra Strategic Plan* will assist to deliver an improved urban interface to the Yarra River corridor.

As the City continues to grow over the next 15 years there are opportunities to expand the open space network to improve the sustainability and liveability of Yarra in the future, particularly in the parts of the City where land use is changing. Key to this is to implement the actions for the provision of new open space shown in Section 7 of the Strategy consistent with the design guidelines in Section 6 that promote increased urban greening and diversity. It will also be important to continue to implement the other key strategies and plans that strengthen and improve the quality and greening of other parts of the public realm including the streetscapes.

3.6 Quality of open space

3.6.1 Overview

The quality of open space is important as it influences whether the open space makes a valuable contribution to the open space network.

The quality and character of each open space is influenced and formed by a range of factors including its inherent physical and natural qualities, the urban context, its size, form, use, position, design and history. These factors are measured against the outcomes of the community survey and other research including the biodiversity and nature conservation values.

3.6.2 Quality assessment and recommendations

The three main methods used to gather data on the quality of open space are the site assessments; the community and council stakeholder engagement outcomes; and the background document research.

During the site assessments each open space is evaluated against the same set of criteria in relation to the following:

- Location
- Existing landscape character and overall condition
- Topography and views
- Adjoining land use
- The urban context and influences including built form, public access points and interface treatments.
- Forecast change
- Existing infrastructure and facilities
- Vegetation character and values

Following the site assessment work, the background research and consultation outcomes then informs the quality and context of each individual open space.

The quality of each open space is assessed in the context of the network as a whole - both in relation to the existing context and also in the context of the forecast change that is planned over the next 15 years. If the quality of the open space is assessed as being

adequate, there will be no specific actions or upgrade works required. Where the quality of the open space is assessed as being inadequate, recommendations are developed to provide guidance on the extent of change proposed. This may include a minor upgrade to existing facilities or a major change to the facilities and/or the landscape character and function of the open space, and in some locations expansion to its size.

The recommendations for all the existing open spaces in the City are made in Section 7 of this Strategy. Refer also to Section 4.5 regarding the issues of for increased levels of use in open space.

4. Forecast change and implications on open space planning

Extract of key changes

4.2.6 Population growth not included in the forecasts

Additional population growth beyond the forecasts used in the Strategy can be expected beyond the planning period. This has been demonstrated with the high level of population growth that occurred following the adoption of the Open Space Strategy 2006. There will also be locations not currently anticipated for redevelopment or included in the forecasts at this time but that will come forward in their redevelopment timing due to land sales, market trends, availability of investment finance and other factors. Redevelopment in the City of Yarra is high density in nature and increases the need to provide an adequate amount of quality open space that is easily accessible for residents and workers.

Council expects that additional new open space is likely to be needed if higher density redevelopment occurs beyond what is anticipated in the forecast numbers. This will become particularly evident in locations that currently do not have safe and easy walking access to the existing open space network or where the existing network is reaching capacity. The recommendations for new open space in Section 7 of this Strategy will need to be supplemented if additional population growth occurs beyond the level forecast.

4.4.4 Vegetation management

The changing climate, including the forecast increase in severe weather events, impacts on plant health and survival. The inclusion of sustainable water harvesting and reuse will assist with managing vegetation. Other major impacts will be forecast increase in storm events with increased wind velocities and changing patterns of rainfall that will potentially damage existing mature trees.

Balancing the need to retain existing large canopy trees for habitat, shade and evapotranspiration will mean that a focus on the ongoing management of tree health, including adaptive management, will be required in the future. The changing climate will likely impact on the health of remnant indigenous vegetation as well as planted vegetation.

The future management of large canopy trees and vegetation will be implemented through the *Urban Forest Strategy* and the *Yarra Street Tree Policy.*

4.5 Increased levels of use of open space

4.5.1 Overview

With the forecast increase in urban densities and population growth the existing open space network will need to cater to increased numbers of people using it. While additional open space is also proposed, the intensity and levels of use in the existing and new open space is anticipated to continue to increase. At the same time, the important role open space plays in the health and wellbeing of the community, particularly in high density precincts is also now better understood. One of the key factors in open space continuing to make an important contribution to liveability is the inclusion of natural features including large mature canopy trees, garden beds and grassed areas. The natural features require more ongoing maintenance as they are not as robust as built features and paving. This has implications for the design, management and maintenance of open space.

The community feedback during the exhibition of the Draft Strategy reinforced the importance of public open space for both the mental and physical health and wellbeing of the community. There is also strong support for maximising urban greening in open space including trees, garden beds and grassed areas and supporting this with sustainable stormwater harvesting and reuse.

4.5.2 Diversity of facilities balanced with the natural character

Providing additional facilities in open space to cater to more people using it will be required. The facilities will encourage the community outdoors to exercise and socialise in open space and include paths, fitness stations, multi-use courts, playspaces, seats, picnic shelters and barbecues. Balanced with the facilities, is also the need to retain a sense of space and naturalness so that people can relax and unwind and have a break from built form. The need to achieve this balance is the reason why additional open space is required. This is based on the need to increase the total amount of open space that is available to accommodate the thousands of additional residents and workers benefiting from it and using it. This is why in some precincts additional new open space is recommended, even though it may not actually be a gap area. Refer to Section 3.5.1 for a description of the gap areas.

4.5.3 Increased costs associated with managing natural features in open space in the context of climate change and forecast growth

Managing and maintaining natural features in the context of high levels of use and in this changing climate is challenging. For example open grassed areas are increasingly being used for informal and casual ball sports as per the changing trends in the way people participate in exercise. This increases the wear and tear on them and creates the need to irrigate them during summer so they can cope with the additional levels of use. In the current context of the climate emergency and changing rainfall, water is an increasingly valuable resource. Therefore, the preference is for future irrigation to be sourced from

sustainable water harvesting and reuse. The infrastructure and investigation to do this increases the capital cost of providing open space that can more sustainably accommodate higher levels of use throughout the year.

As part of the future planning for open space, the capital works budgets will allow for the inclusion of the additional infrastructure for sustainable water harvesting and reuse.

Section 6 of this Strategy provides guidance regarding the design and management of existing and new open space. Section 7 of this Strategy includes the recommendations to upgrade existing open space and the provision of new open space to meet the open space needs of the existing and forecast population.

5. Open space framework recommendations

Extract of key changes

5.3 Provision of new open space

5.3.1 Overview

This Strategy has identified where additional open space is required to 2031 for both the existing and forecast community. Some of the additional open space is to be provided primarily for the forecast population, and others are proposed to meet both the needs of the existing and forecast population. The method to secure additional land area as open space can be a combination of different mechanisms including contribution of land area by larger redevelopment sites, the purchase of undeveloped land, the purchase of developed sites and conversion of public land to open space.

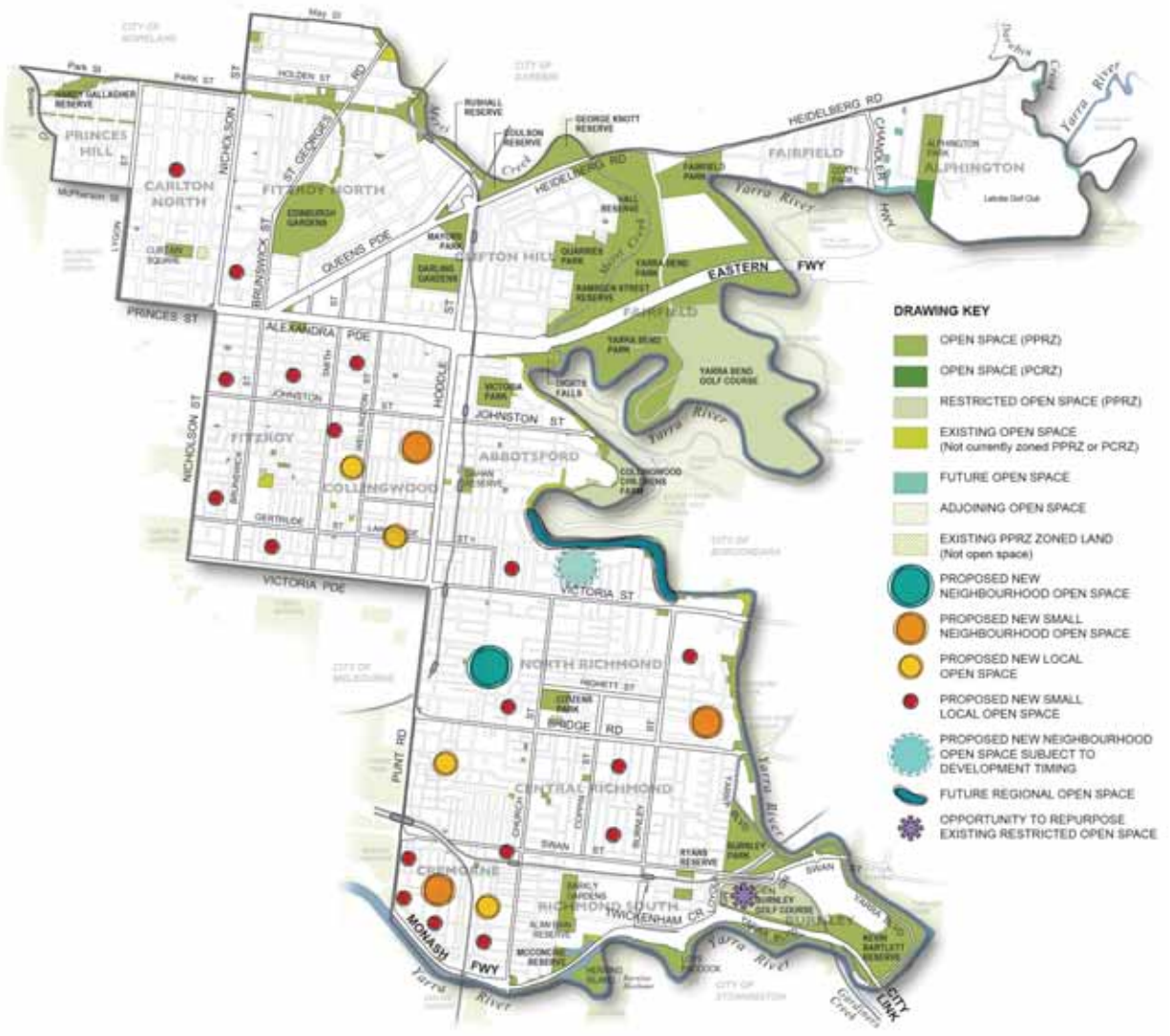


Figure 5A Schematic plan illustrating the type and location of proposed new open space

6. Open space design and management recommendations

Extract of key changes

6.2 The climate emergency and urban greening

As described in Section 4.4 of this Strategy, open space is influenced by the changing climate and also has an important role to play in mitigating and adapting to its effects. This includes supporting a significant tree canopy cover which provides multiple benefits to the character and liveability of Yarra. The *City of Yarra Urban Forest Strategy 2017* provides a clear charter for the future custodianship of Yarra's street and park tree population. The Urban Forest Strategy highlights the multiple benefits of trees including the health and wellbeing benefits, environmental benefits and the economic benefits.

Additional to the importance of canopy trees is the positive effects that open space can have on urban cooling in this time of climate change, particularly during periods of extended extreme heat. For open space to assist with mitigating urban heat, ideally it is well distributed across the urban areas, retains moisture through the inclusion of moisture absorbing surfaces such as grass and garden beds and includes large broad spreading canopy trees that will transpire overnight and effectively cool the higher density urban areas. This is one of the key reasons that the Strategy recommends additional small, distributed areas of open space across the higher density precincts, particularly in the areas where growth is forecast. The other key reason is that they will provide open space that is within easy and safe walking distance of residents and workers.

In order for these open spaces to be effective in mitigating urban heat they need to have retained moisture, preferably in garden beds and grassed areas, large mature canopy trees combined with some open areas within them so there is room for air circulation and effective evapotranspiration.

6.4.1 Sustainable water use in open space

Key issues include:

- The City of Yarra supports a water sensitive city approach to water use and this needs to be reflected in future open space design and upgrades.
- In order to assist with urban greening and cooling there is a need to investigate options to increase sustainable water use in open space. The scope and need for these projects will deliver multiple benefits and requires a partnership across the different disciplines and teams at Council. Refer also to Section 6.2, Climate change and urban greening.
- High levels of informal use of open grassed areas in the municipality which is forecast to continue to increase over time. There is a need to consider irrigating in high use areas so they remain viable and useable in the summer.

- Conversion of sports fields to warm seasons grasses, which has been difficult to manage during the winter sports season.
- The high cost of stormwater re-use projects limits their implementation to all sites, however appropriate external funding will be sourced to assist and maximise implementation where feasible. As an alternative, in situations where stormwater re-use is not viable or where funding is not available in the short term, investigate passive irrigation a short-term method of improving urban greening in open space without always necessarily meeting water quality improvement objectives.
- Council has a *Water Sensitive Urban Design (WSUD) Policy for Council Infrastructure Assets* that may be of assistance in open new open space projects.

Guidelines regarding sustainable water use in open space:

a) Incorporate best practice principles for stormwater reuse in open space using passive irrigation principles. This includes redirecting stormwater and rainwater runoff from buildings and paved surfaces within the open space and the surrounding local catchment to the open space.

b) For new open space and upgrades to existing open space in medium and high density areas, consider the multiple benefits of mitigating urban heat as part of the evaluation of appropriate stormwater reuse and treatment systems proposed for open space.

c) Maximise the use of porous paving and permeable surface treatments to reduce concentrations of stormwater runoff and improve the moisture retaining (and passive cooling) qualities of open space.

d) Where car parking is provided the stormwater runoff is to be reused within the open space.

e) Water features in open space will need to demonstrate they meet the principles of sustainable water use/re-use and that they contributes to the landscape character, amenity and urban cooling qualities of the open space.

f) Water tanks/storage devices, where required, are to be preferably located underground. If this is not feasible, the second preference is to co-locate them with other built form and infrastructure in the open space. If they are the only built feature in the reserve, then their siting, size, material selection, colour and design is to complement the character of the open space. Tanks are to minimise impact on major view sheds of the open space from the surrounding area and viewlines into the open space from entries and paths/trails.

g) Consider synthetic surfaces at selected locations to reduce pressure and irrigation requirements for natural turf sports fields. This will require the development of an agreed assessment method for determining suitable locations for synthetic surfaces. Refer to Guidelines for Synthetic Sports Surfaces in Section 6.7.6 of this Strategy.

No.	Recommendation	Respon-sibility	Priority
6.4-1	**Irrigation guidelines** Develop guidelines to determine where and what scale of irrigation is appropriate in the different types of open space. This is to specifically address the need for increased urban greening in all types of open space including Small Local open space in high density neighbourhoods and other principles outlined and described in Section 6 of this Strategy.	YCC	Very HIgh

6.6.3 Provision of unstructured recreation facilities

The open space survey undertaken for this project identified that people visit open space for a diversity of reasons with the most popular reasons including walking, dog walking, relaxing, playgrounds and social reasons. In answer to the question about why people don't visit open space a number of reasons were given including that the open space was unappealing. Therefore, the guidelines in this Strategy encourage the inclusion of a range of different facilities that encourage people to use them and improve their physical fitness and health. This is balanced with the need to retain the natural qualities and character of the open space as described in Section 6.2

Guidelines to promote and increase unstructured recreational use of open space:

a) Refer to guidelines in 6.5.3 regarding encourage a diversity of facilities in open space.

b) Location and type of active unstructured recreation facilities to complement other identified structured, unstructured and informal uses in the open space and the overall character.

c) Include associated facilities that support and encourage participation in exercise including seats of different types, drinking fountains and shade. This is so that people of all levels of ability and fitness are encouraged to exercise and improve their fitness by providing opportunities for people to rest while exercising.

d) Placement and design of these facilities is to demonstrate they minimise visual and noise impacts on adjoining land, particularly in relation to noise and activity in proximity to adjoining residents and nature conservation areas.

e) Placement and design of these facilities is to demonstrate they are balanced with retaining the natural and unbuilt qualities of the open space.

7. Precinct analysis and recommendations

Extract of key changes

7.5.5b Precinct Actions for Collingwood

A Additional open space

No.	Action	Respons-ibility	Priority
7.5A-1	Provide a new Small Local open space between Smith and Wellington Streets in open space precinct Collingwood A to cater to the existing and forecast population.	YCC Developer	Very High
7.5A-2	Investigate options to expand the size of McNamara Reserve to increase it to a Local open space size to provide space to include diversity of facilities that appeal to both the existing and forecast community.	YCC Developer	Medium
7.5A-3	Investigate options to expand the size of Alexander Street Reserve in Collingwood A to make it more accessible and useable. Alternatively provide a new Small Local open space for both the existing and forecast population in a more accessible and visible location in Collingwood A sub-precinct. This can either be in addition to Alexandra Reserve, or to replace it.	YCC	Medium
7.5A-4	Provide a new Local open space in the northern part of open space precinct Collingwood B in the vicinity of the Former Victoria Police Workshop on Stanley Street. This is to cater primarily for the forecast new population.	YCC Developer	Very High
7.5A-5	Increase the size of Peel Street Park and Cambridge Street Reserve to accommodate additional facilities and people, given both these open spaces are experiencing signs of over-development.	YCC Developer	Very High
7.5A-6	Provide a new Small Neighbourhood open space in Collingwood C. The future open space will need to be accessible to the moderate change area associated with Johnson Street to the north and any future change to the social housing estate. This can be staged so that it firstly provides a Local open space and can be expanded later to a Small Neighbourhood to cater to the 2041 forecast population	YCC Developer	High
7.5A-7	Provide a new Small Local open space between Gipps and Langridge Streets for both the existing and forecast worker population in Collingwood D.	YCC Developer	High
7.5A-8	Provide a new Small Local open space in Collingwood B south of Langridge Street within the high change area identified in the *Yarra Housing Strategy 2018*. This is primarily for the forecast population	YCC Developer	Very High

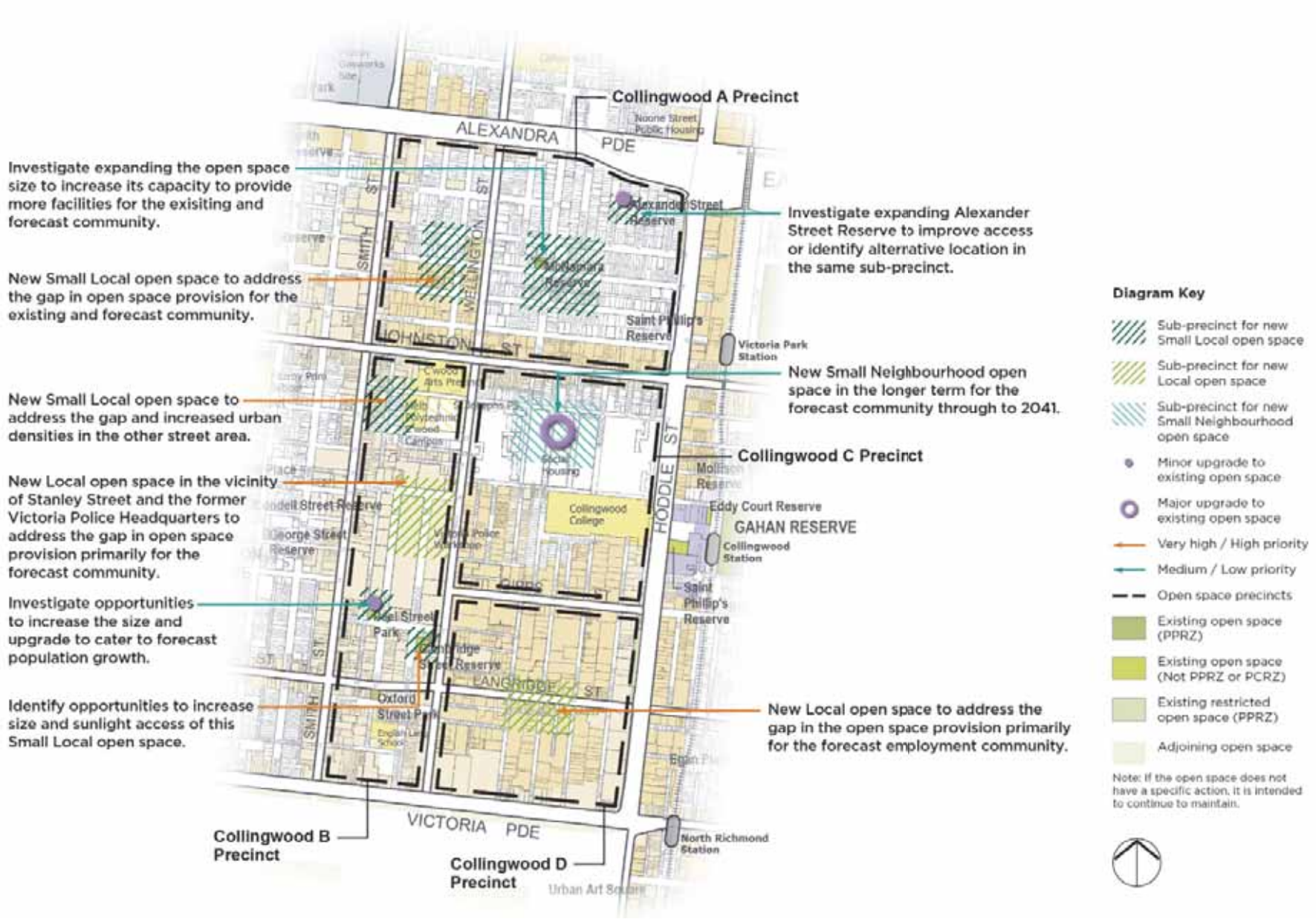


Figure 7.5F Recommendations for Collingwood

7.8 Fitzroy

7.8.1 Introduction

Fitzroy is bounded to the north by Alexandra Parade, to the South by Victoria Parade, the west by Nicholson Street and the east by Smith Street. The land is gently undulating with Brunswick Street on a ridgeline.

The land use of Fitzroy is mixed with core residential precincts combined with the commercial spines running north south and east west along the major roads. Fitzroy has intact original residential pockets of Victorian terraces amongst mixed land use including former small scale manufacturing and warehouses, many of which today are converted to residential use. Along Nicholson Street the substantial larger historical terraces opposite the Carlton Gardens and the World Heritage Listed Royal Exhibition Buildings contribute to the character and context of Fitzroy. There are large pockets of mixed use and an area of social housing known as the Atherton Gardens Estate. Other key land use includes St Vincents Hospital and the Australian Catholic University along Victoria Parade. Brunswick Street, Gertrude Street, Smith Street and Johnston Street are key commercial and retail precincts with cafes and restaurants along with a vibrant art scene including galleries and studios.

Fitzroy is identified as an urban area of special significance to the Wurundjeri Woi Wurrung, Aboriginal and Torres Strait Islander people. Aboriginal and Torres Strait Islander leaders gained influence and important organisations were born in and around the streets of Fitzroy. The area has seen Stolen Generations and estranged families reunited and it has given rise to renowned artists, activists and athletes.

The *Smith Street Structure Plan*, adopted by Council in November 2008, provides the key direction for the future expansion and change within it. The *Yarra Housing Strategy* (2018) provides direction on the future level of change for residential use within the precinct.

With the mixed land use, there is a significant worker population in Fitzroy which is greater than the resident population as shown below:

- Existing residential population 2016: 11,485 (*Source: .id Consulting population forecasts, 2018*)
- Existing estimated worker population 2016: 17,314 (*Source: SEES, SGS 2018)*

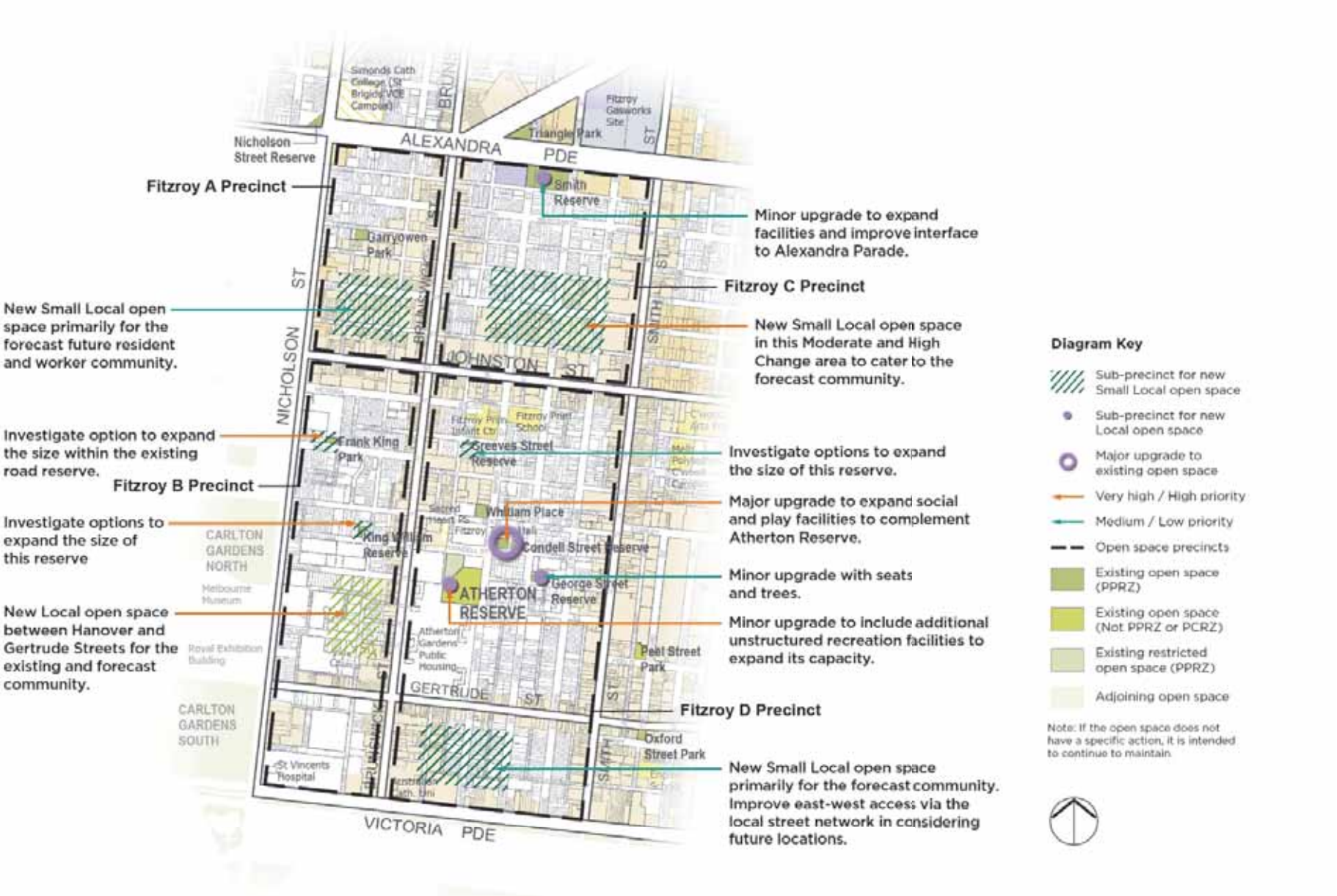


Figure 7.8F Recommendations for Fitzroy

7.10.6 North Richmond Recommendations

7.10.6a Summary of overall intent

Provision and distribution

Citizens Park and the system of open space along the Yarra River contribute significantly to the open space character of North Richmond. With the forecast substantial increase in the resident and worker population in North Richmond. Key recommendations include to provide a new Neighbourhood open space on the DHHS land between Punt Road and Church Street. This will primarily cater to the forecast population and better meet the open space needs of the existing community. With substantial change forecast east of Burnley Street, a new Small Neighbourhood open space is proposed towards the southern part of North Richmond C. This will cater to the forecast growth associated with the eastern end of the Bridge Road Activity Centre and for the forecast change within the sub-precinct as a whole. An additional Small Local open space is proposed in the vicinity of Doonside Street to address the recent and forecast change to high density development in this area.

Quality and design

There is potential to improve the recreational quality and diversity of facilities in the existing Local and Small Local open spaces in North Richmond. The additional open space can be designed to provide a diversity of facilities for the existing and future population and contribute positively to mitigating urban heat island effect.

Refer to Figure 7.10F for the spatial location of recommendations for North Richmond.

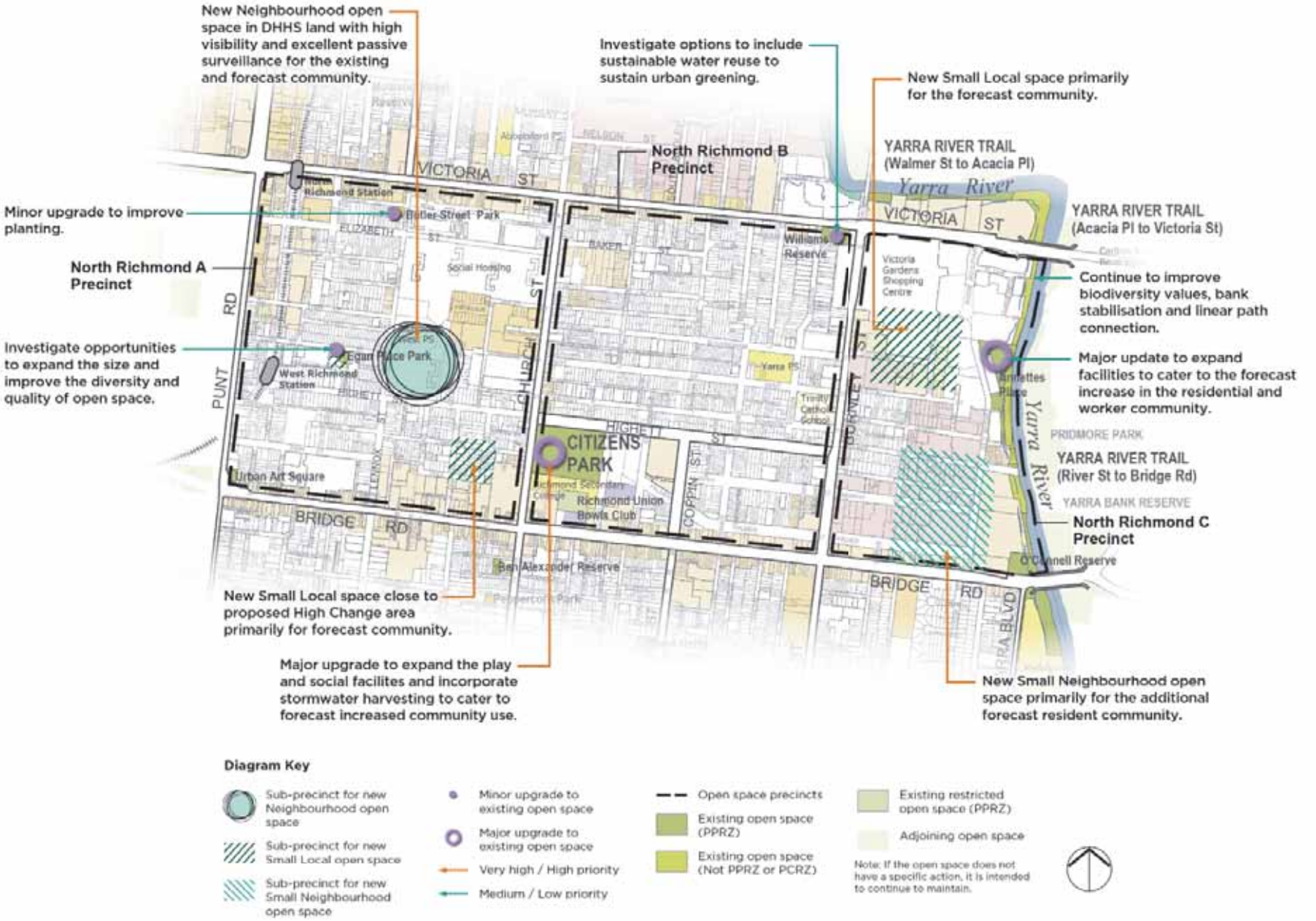


Figure 7.10F Recommendations for North Richmond

7.10.5b Precinct Actions for North Richmond

A Additional open space

No.	Action	Respons-ibility	Priority
7.10A-1	Provide a new Neighbourhood open space in sub-precinct North Richmond A. There is potential to provide this on the DHHS land, central to the sub-precinct and accessible to the existing and forecast new population.	YCC DHHS Developer	Very High
7.10A-2	Provide a new Small Local open space in sub-precinct North Richmond A, in the Bosisto/Cameron Street area north of Bridge Road as shown in Figure 7.10F. This is to cater primarily to the forecast new population in the high change area in the south east portion of the sub-precinct.	YCC Developer	Very High
7.10A-3	Provide a new Small Neighbourhood open space in sub-precinct North Richmond C primarily for the forecast population. This is to be located in the south east area of the sub-precinct in the vicinity of Murphy Street and improve the north south pedestrian connectivity between Bridge Road Murphy Street if feasible.	YCC Developer	Very High
7.10A-4	Provide a new Small Local open space in sub-precinct North Richmond C primarily for the forecast population. This is to be located in the northern part of the sub-precinct in the vicinity of Doonside Street/Victoria Gardens.	YCC Developer	Very High

8. Funding and open space contributions

Extract of key changes

8.3.1 Development of a new contribution rate

This Strategy updates the City of Yarra's open space program. It is timely to review the contribution rate to ensure it will support Council's implementation of the new Strategy.

New open space contribution rates will be used to update the Yarra Planning Scheme and reflect the changes in the open space program going forward. In calculating the rate options, several factors are being considered including:

- The existing open space reserves, their function, location and qualities, and the improvements to open space that the City of Yarra has undertaken since the adoption of the 2006 Strategy.
- The significant population growth, demographic change and land use change that has occurred in Yarra since the adoption of the 2006 Strategy.
- The increased open space use by the employment population in Yarra.
- The substantial redevelopment that will occur in Yarra in the short and medium term, leading to the forecast increases in both residential and employment populations.
- The need for the City of Yarra to acquire land for new open space and fund capital improvements to open space based on the detailed analysis undertaken for this Strategy.
- The value of providing an updated set of open space upgrades and new open space to respond to the changes in Yarra for a 15 year period to 2031 and beyond.
- The expectation that contributions should fund a reasonable proportion of the future open space program having regard to population growth and demographic changes, so that the open space contributions levied provide for the open space needs of the population on whose behalf the contributions are collected.
- The value of land purchase for new open space is to be included in the calculation of the new contribution rate.
- The rate should apply to all eligible subdivisions in the City of Yarra irrespective of land use type.
- The benefits of implementing a higher single municipal rate to apply to all eligible subdivisions.
- Development outside the existing residential and employment population growth forecasts may trigger the need for expanded or additional open space beyond the specific recommendations in Section 7 of this Strategy.

It is anticipated that a higher municipal open space contribution rate would be in the order of 10 per cent. This is due to the high level of population growth that the Strategy plans for and the density of development in the City of Yarra, both of which are factors in the need for Council to provide new open space in the future. It is noted that the former

Amcor Alphington Paper Mill Site and the Former Fitzroy Gasworks Site would be exempt from any change in the current rate because the open space contribution requirements for these sites have been established separately.

Attachment B

Open space survey / feedback form

YOUR SAY YARRA

CITY OF YaRRA

Draft Yarra Open Space Strategy

This draft open space strategy was informed by nearly 3000 participants in our consultation across 2018/2019. Now we'd like to hear what you think of the draft before the final strategy is formally endorsed by Council.
Use this form to have your say by 15 March 2020 or visit yoursayyarra.com.au/openspace.

Q1 What is the postcode where you live?

Postcode ☐☐☐☐

Q2 What is the postcode where you work?

Postcode ☐☐☐☐

Q3 Below is a summary of the overall directions in the draft strategy. Tell us how important each of them are to you and why.

Overall directions	Very important	Important	Some importance	Not important	Comment
A Provide additional open space so that the majority of people who live and work in the City of Yarra are within easy walking distance of open space (Diagram C in the Strategy).					
B Encourage people to be outdoors and to exercise and keep fit by providing a diverse range of facilities in open space.					
C Increase opportunities for people of all ages, abilities and cultural backgrounds to access, participate and enjoy open space.					
D Maximise opportunities for open space to have large canopy shade trees and natural features including grass and garden beds to keep them cooler in the summer and mitigate urban heat.					
E Investigate the provision of additional dog off-leash areas as part of the future review of the Domestic Animal Management Plan.					
F Implement an open space contribution rate of up to 10 per cent in the Yarra Planning Scheme that applies to new development. This is so the new population contributes fairly to new open space and improvements to existing open space.					
G Continue to deliver sustainable water harvesting and reuse, contributing to increased urban greening in open space, particularly in higher density areas.					
H Improve biodiversity values along waterway corridors, including the Yarra River, Merri Creek and Darebin Creek with appropriate revegetation.					
I Encourage participation in organised sport by providing adequate open space and upgrading facilities to be more inclusive for everyone.					

If you would like to be kept informed about the project directly, please supply your contact details.

Name: .....

Email: | | | | | | | | | | | | | | | | | | | | | | | | | | |

Address: ..... Postcode: | | | | |

Q4 **Age range** (Please tick appropriate box)

- ☐ 0-11
- ☐ 12-17
- ☐ 18-24
- ☐ 25-34
- ☐ 35-49
- ☐ 50-59
- ☐ 60-69
- ☐ 70-84
- ☐ 85+

Q5 **Gender** (Please tick appropriate box)

- ☐ Male
- ☐ Female
- ☐ Other
- ☐ Prefer not to say

first fold over

Q6 **Are there any other comments you would like to make on the draft strategy?**

.....

.....

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Thank you for taking the time to provide us with feedback on the Draft Strategy. Please fold in accordance with the diagram below, hold it closed with a small piece of tape (no staples please) and return free of charge via the post by Sunday 15 March 2020.

Note: Your name and address will be entered onto a separate data base and will not be linked to the information contained in this survey.

The personal information requested on this form is being collected by the City of Yarra for the purpose of understanding community views about open space provision in the municipality. The personal information will be used solely by Council for that primary purpose or directly related purposes.

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Summary Report

Community engagement
Draft Yarra Open Space Strategy 2019

Prepared by:

Thompson Berrill Landscape Design Pty Ltd

July 2020

Table of contents

1.	**Introduction**	**3**
1.1	Scope of the community engagement	
1.2	Combined summary of key outcomes	
1.3	Summary of key changes made to the Strategy	
2.	**Survey results**	**8**
2.1	Summary of key outcomes	
2.2	Survey method and respondents	
2.3	Results of each question	
3.	**Written submissions**	**46**
3.1	Overview	
3.2	Summary of individual submissions	

Attachments

A	Proposed changes and additional text for the final version of the Yarra Open Space Strategy Technical Report
B	Copy of the feedback form / survey

1. Introduction

1.1 Scope of the community engagement

1.1.1 Summary of the community engagement process

Council endorsed the Draft Yarra Open Space Strategy 2019 for consultation in December 2019 and it was available for public consultation from 20 January to 15 March 2020. The engagement process involved a range of consultation methods described below.

1.1.1a Your Say Yarra Website page

A Your Say Yarra Website page for the Draft Strategy was the main tool used to provide information and collect feedback. The page contained essential information around the overall direction and the proposed recommendations within each of the 10 open space precincts. There were interactive maps for each of the open space precincts and the community could also access the Daft Strategy documents via the website along with a Frequently Asked Questions page and other related Yarra Strategies.

The community was invited to participate via:

- Direct emails and letters to previous participants from the first round of consultation.
- Social media posts.
- Postcards on Access Yarra counters, libraries, neighbourhood houses, letter box drops as well as other community and service centres.
- Physical copies of the Strategy and surveys were available at the Yarra service centres.
- Direct emails to key stakeholder groups such as schools, friends of groups, sporting groups and internal advisory committees.
- Contacting service agencies that assisted with the first round of consultation including St Mark's and St Mary's House of Welcome.
- Articles in the Yarra News and associated Yarra e-newsletters.

1.1.1b Advisory committee meetings

Council officers attended advisory committee meetings where invited including the:

- Aboriginal Advisory Group
- Active Ageing Advisory Group
- Disability Advisory Committee
- Early Years Reference Group
- Heritage Advisory Committee
- Yarra Environment Advisory Committee
- Yarra Multicultural Advisory Group.

At the advisory committee meetings, Council officers provided an overview of the Strategy and invited members to participate in the on-line survey. They also provided information specifically on where the Strategy intersected with the relevant strategic documents of that group and asked them to test the recommendations to ensure they were aligned.

1.1.1c Pop up sessions

Council officers attended four pop up sessions to provide information, encourage particpation in the survey and provide copies of the Draft Strategy. These sessions were held at the following locations:

- Connie Benn Centre, 160 Brunswick Street, Fitzroy
- Citizens Park, Richmond
- Edinburgh Gardens, Fitzroy North
- Peel Street Park, Collingwood

The majority of those who attended the pop-up sessions completed the on-line survey. Notes of comments heard more than once were also recorded.

1.1.2 Survey / Feedback form

A hard copy and on-line survey was prepared to encourage feedback on the key recommendations in the Draft Strategy. The key strategy recommendations were listed in the survey and respondents were asked to rate the level of importance of each key recommendation. Refer to Attachment B for a copy of survey. Everyone who left their details during the first round of consultation was notified of the exhibition of the Draft Strategy and were encouraged to complete the survey.

A total of **284** surveys were completed and the results of the survey are summarised in Section 2 of this report. The Final Strategy has taken the results of this survey into consideration and this report identifies what changes have been made in response to it.

1.1.3 Written submissions

A total of ten written submission were received during the public exhibition process. These are summarised in Section 3 of this report.

1.2 Combined summary of the key outcomes from the consultation

Overall, there was support for all the key recommendations in the Draft Strategy. In particular, there is a strong level of support for maximising opportunities to include natural features including trees, garden bed and grass in open space to assist mitigation of urban heat island effect. Providing additional open space and increasing opportunities for inclusive design of open space so everyone is able to use it also received a high level of support.

The top key issues raised in the consultation include:

- Increasing urban densities and the impact this has on neighbourhood character including overshadowing and over use of open space, the visual dominance of built form without adequate levels of greening and more vehicles and traffic.
- Lack of existing open space to adequately cater to the recent and future development and increased population.
- The need to balance the provision of increased facilities for fitness and exercise with the unbuilt and natural qualities of green space which is highly valued as a place to relax and unwind.
- Dogs off-leash in open space leading to personal safety and health issues, particularly in relation to children, while others note the importance to provide off-leash areas given pets are important for community health and wellbeing.

1.3 Summary of the key changes made to the Strategy based on the consultation outcomes

1.3.1 Provision of additional open space

The open space survey outcomes and written submissions confirm the community support the need for providing additional open space, particularly in the high density precincts. In response to this, TBLD has reviewed the open space needs assessments undertaken to determine if any additional open space required beyond the 24 new public open spaces already proposed in the strategy. Based on this review, two additional open space have been added to the updated Strategy including:

- **Collingwood**
  A proposed additional new Small Local open space in open space sub-precinct Collingwood B. This is due to the quantum of forecast growth planned for in this sub-precinct, and the concern expressed by the community about the need for more open space, the loss of urban greening and views to the sky as a result of increased urban densities. Additionally, the recommendation for a new Local open space in open space sub-precinct Collingwood B has been updated to specifically reference this potentially being located in the vicinity of the Former Police Workshop on Wellington and Stanley Streets.

- **Richmond**
  A proposed additional new Small Local open space is included in open space sub-precinct North Richmond C. This is due to the quantum of forecast growth planned for this sub precinct, and particularly, the quantum of growth and density proposed in the northern section of it. While the existing Annette's Place Reserve can accommodate some additional use, the proximity of residential use and lack of passive surveillance will continue to limit the visibility, accessibility and diversity of uses that can be undertaken at that reserve in the future.

Figure 5A which schematically illustrates the type and location of new open space has been updated with the new open space and included in the Attachment A. Figure 7.5F - Recommendations for Collingwood and Figure 7.10F Recommendations for North Richmond have also been updated, and are included in Attachment A.

Refer to Attachment A which includes extracts from the Strategy Technical Report highlighting the updated recommendations referred to above.

1.3.2 Urban greening

The key recommendation to increase the presence of natural features in public open space, particularly in high density precincts was strongly supported during the consultation. In the feedback, people noted the importance of green open space as a contrast to the high density precincts, and the lack of overall greening in the streetscapes and on the recent development sites.

The Draft Strategy identifies the importance of green open space and incudes design guidelines in Section 6 of the Technical Report in support of increased natural features in existing and new open space. Future open space design upgrades and designs of new open space as part of development sites will need to demonstrate they adhere to the design guidelines regarding natural features and urban greening. Refer to Section 6.2.1. Additional text has been added to the Strategy Technical Report to note the high level of community support for urban greening.

Refer to Attachment A for the extract of Section 3.1.5.

1.3.3 Streetscapes

The consultation outcomes included requests for streetscapes to be included as public open space. Section 1.2.3 of the Strategy Technical Report explains the difference between public open space and streetscapes, and the reason they have distinctly different roles in the public realm. This Section has been revised to provide a more detailed description why streetscapes are not included as public open space, and the existing plans and strategies that guide the future design and management of streetscapes in the City of Yarra.

The Strategy acknowledges the important contribution of streetscapes to neighbourhood character, urban greening and accessibility to open space. An additional section has been added to the Strategy in Section 3.1.7 Urban context.

Refer to Attachment A for the extracts of updates to Section 1.2.3 and the new Section 3.1.7.

1.3.4 Increased urban densities

Many people expressed concern about the impact on increased urban densities on neighbourhood character. They generally acknowledged the need for increased densities, but are concerned at the lack of planning and improvements to public open space and other parts of the public realm including the streetscapes to adequately offset the impact. The Strategy has addressed the issues of increased urban densities by planning ahead for the forecast change. This is described in Section 4 of the Strategy Technical Report. An additional Section has been added to specifically to highlight the issue of the impacts of increased levels of use of open space.

Refer to Attachment A for the new Section 4.5.

1.3.5 Open space contribution program

The open space contribution program and rate is directly linked to the projects included in the Open Space Strategy. A number of submissions made the suggestion that Council should only spend open space contributions on land acquisition.

As described in the Strategy and in this report, the open space contribution program is based around the provision of additional land area for open space and also for capital works costs to establish new open space and upgrade facilities in existing open space where appropriate to meet the additional needs of the forecast population.

The open space contribution program has been updated to reflect the additional projects as a result of the community and council officer consultation on the Draft Strategy 2019. Based on the additional projects, the contribution rate will be increased to accommodate the additional projects.

Refer to Attachment A which includes extracts from Section of the Strategy Technical Report highlighting the updated text referred to above.

The open space contribution program and rate is directly linked to the projects included in the Open Space Strategy. A number of submissions made the suggestion that Council should only spend open space contributions on land acquisition.

2. Survey results

2.1 Summary of key outcomes

Overall the majority of respondents considered the key recommendations from the Draft Strategy to be either Very important or Important. Only two recommendations were rated as being of lower importance - which are the provision of additional dog off-leash areas and encouraging participation in structured sport.

Rank	%	Recommendation
1.	**95%**	*Maximise opportunities to have large canopy shade trees and natural features including grass and garden beds to keep open space cooler in the summer and mitigate urban heat.*
2.	**91%**	*Provide additional open space so that the majority of people who live and work in the City of Yarra are within easy walking distance of open space.*
3.	**90%**	*Increase opportunities for people of all ages, abilities and cultural backgrounds to access, participate and enjoy open space.*
4.	**89%**	*Improve biodiversity values along waterway corridors including the Yarra River, Merri Creek and Darebin Creek with appropriate revegetation.*
5.	**88%**	*Continue to deliver sustainable water harvesting and reuse, contributing to increased urban greening in open space, particularly in higher density areas.*
6.	**87%**	*Implement an open space contribution rate of up to 10 per cent in the Yarra Planning Scheme that applies to new development. This is so the new population contributes fairly to new open space and improvements to existing open space.*
7.	**86%**	*Encourage people to be outdoors and to exercise and keep fit by providing a diverse range of facilities in open space*
8.	**68%**	*Encourage participation in organised sport by providing adequate open space and upgrading facilities to be more inclusive for everyone.*
9.	**55%**	*Investigate the provision additional dog off-leash areas as part of the future review of the Domestic Animal Management Plan.*

2.2 Survey method and respondents

2.2.1 Survey method and content

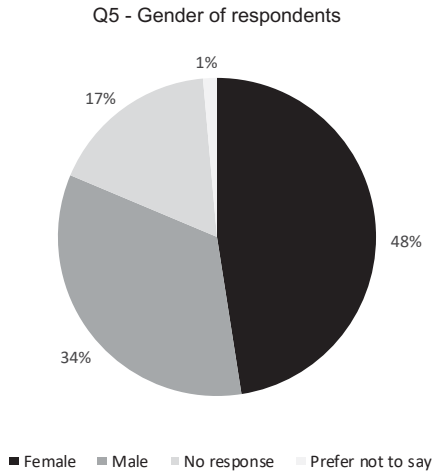
A total of **284** surveys were completed, with 36 of these completed online. The survey included a list of key recommendations from the Draft Strategy that respondents were asked to rate in terms of level of importance to them. The four categories of importance were:

- Very important
- Important
- Some importance
- Not important

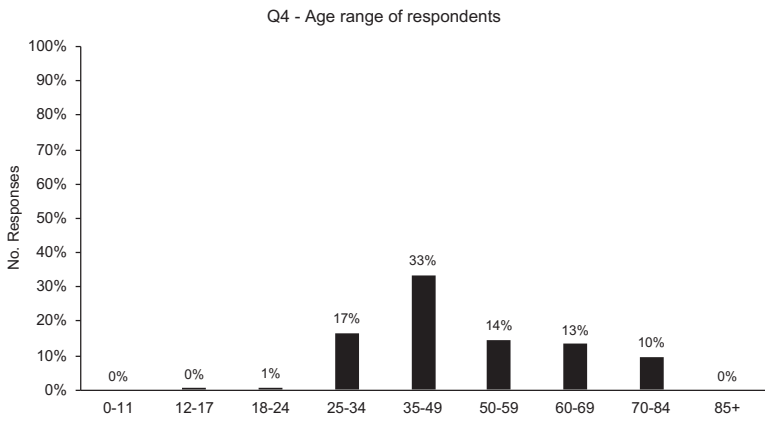
Next to each recommendation, respondents were invited to make any comments on their answer. There was also space for people to make general comments on the Draft Strategy. The other simple multiple choice questions included were to gain an understanding of who completed the survey to confirm whether a representative sample was received.

2.2.2 Who completed the survey

2.2.2a Gender

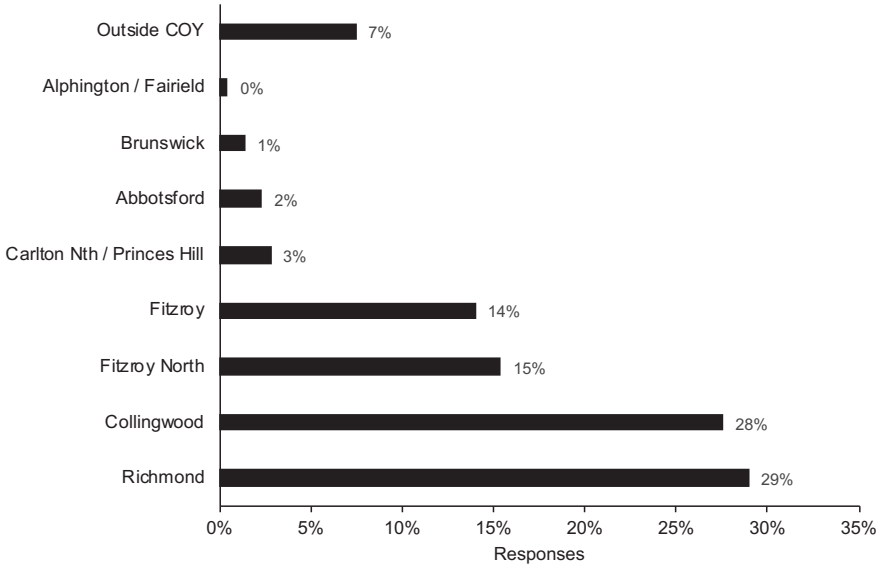


2.2.2b Age range



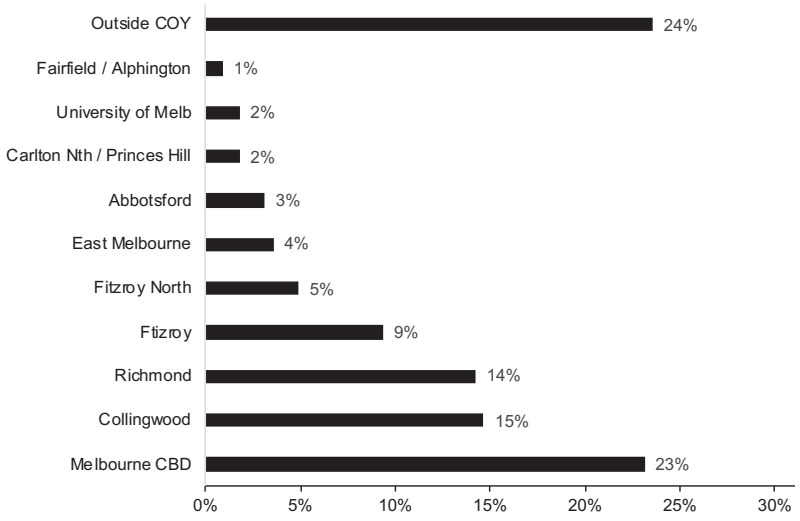
Typically these household surveys do not attract a high response rate from people under the age of 25 and there is a reasonable representation of other age groups between 25 and 84.

2.2.2c Where they live



The majority of the surveys were completed by residents from the City of Yarra, with representation from all suburbs. Please note that with 1No. survey received from Fairfield / Alphington, which is the reason the percentage appears as 0%. The highest percentage of results were received from Richmond and Collingwood as shown.

2.2.2d Where they work



Just over half of the survey respondents work outside the City of Yarra, with nearly half of them working in Melbourne CBD, and other key places being East Melbourne and at the University of Melbourne. Of the 49 per cent of those who work in the City of Yarra, they are spread across all suburbs with the majority being in Collingwood and Richmond.

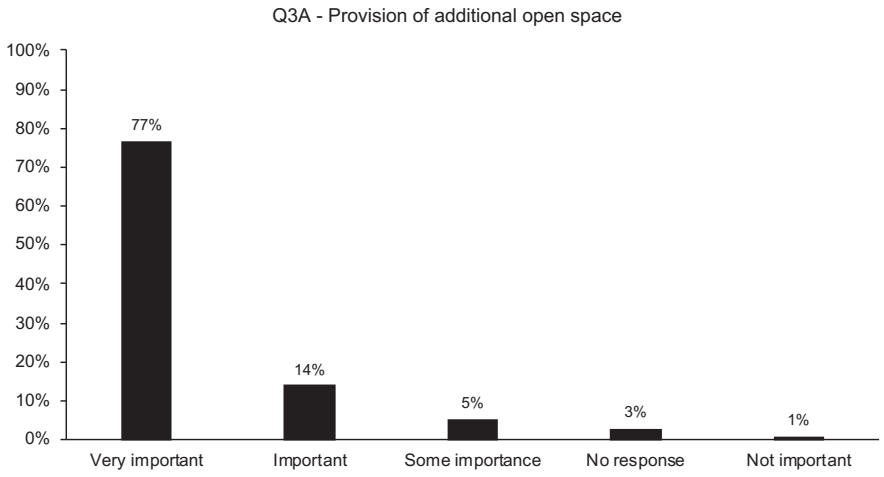
2.3 Results of each question

2.3.1 Q3A Provision of additional open space

2.3.1a Summary

The full recommendation that survey respondents were asked to indicate the level of importance to was:

- *Provide additional open space so that the majority of people who live and work in the City of Yarra are within easy walking distance of open space*



Overall there is a high level of support for the provision of additional open space and is ranked second highest out of the nine key recommendations, with a combined total of 91 per cent of respondents stating it is important. The comments associated with this rating indicate there that open space is highly valued and that additional open space is required, particularly as urban densities increase.

The survey asked people to explain the reason for their answer, and 2.3.1c has a full list of the comments. The top five have been included below in a table with a response to the comments made.

2.3.1b Top five comments

No.	Comment	Response
2.3.1.1	Green open space beneficial to health and wellbeing (30).	Respondents highly value the contribution that green open space makes to their health and wellbeing. It reinforces the importance of incorporating natural features including trees, garden beds and grass into open space upgrades and new open space. This is consistent with the Strategy including Section 1.3 Objectives and principles, Section 1.4 the importance of open space, Section 2.4 research into the health and wellbeing benefits of open space, Section 4.3 Urban densities and open space and Section 6.2 Climate change and urban greening.

No.	Comment	Response
		***Proposed change to the Strategy**:* • *Section 1.4 will be updated to reference the support of the benefits of green open space to community health and wellbeing during the consultation on the Draft Strategy.*
2.3.1.2	Open space - beneficial for health and wellbeing (29).	This is similar to 2.3.1.1, however the key difference is that in 2.3.1.1 respondents specifically noted green open space as distinct from open space in general. Many of these comments were supported by comments related to being places to exercise, socialise and to relax and unwind. The Strategy supports these principles throughout the document. ***Proposed change to the Strategy**:* • *None*
2.3.1.3	Open space - additional required as density increases (19).	Provision of additional open space is strongly supported particularly in the higher density areas including Collingwood, Fitzroy and Richmond. There were extensive comments from people noticing the increased rate of change with taller built form leading to more people and also loss of light, longer views, urban greening and sunlight. ***Proposed change to the Strategy:*** • *Add an additional Small Local open space in Collingwood B sub-precinct given the level of specific comments and concerns regarding the lack of open space as urban densities increase in Collingwood.* • *Add an additional Small Local open space in North Richmond C as in response to the need for additional open space where urban densities are increasing.*
2.3.1.4	Open space - important as density increases (14)	Refer to the response 2.3.1.3 above.
2.3.1.5	Green open space important to mitigate urban heat island effect (14).	The comment supports the Strategy direction to identify mitigating urban heat island effect as a key role of public open space in the future. Critical to its function for this is for the open space to incorporate moisture retaining surfaces and large trees to promote evapotranspiration for effective cooling during periods of extended heat. This is included in the Strategy in Sections 1.4, 3.3.3, 4.4, 4.4.2 and 6.2. ***Proposed change to the Strategy:*** • *None*

2.3.1c List of all comments regarding additional open space

The following list of comments are assembled into topics and summarised from the full long hand comments provided in the survey. Detail has been retained in the comments to provide more insight into the comments made.

No.	Comments regarding provision of additional open space
123	**Importance of open space**
29	Open space - beneficial for health and wellbeing
14	Open space - important as density increases
11	Open space - contributes to sense of community
8	Open space - for childrens play
7	Open space - essential to liveability
6	Open space - no additional open space required in my area
5	Open space - for socialisation / meeting friends
5	Open space - important for exercising pets
3	Open space - highly valued
3	Open space - trees and plants are highly valued in open space
2	Open space - beneficial to physical health
2	Open space - important due to high density living and lack of private open space
2	Open space - being outdoors is beneficial to health and wellbeing
1	Open space - buildings and roads increase the heat in Fitzroy
1	Open space - appreciate them
1	Open space - beneficial to health and wellbeing in high density areas
1	Open space - beneficial to health and wellbeing (residents and workers)
1	Open space - contact with nature
1	Open space - contributes to aesthetics
1	Open space - contributes to sustainability
1	Open space - diversity of types valued
1	Open space - dog socialisation
1	Open space - essential for work/life balance
1	Open space - for adults exercise
1	Open space - for biodiversity
1	Open space - for childrens play given no private open space
1	Open space - for fresh air
1	Open space - for outdoor activities
1	Open space - healing when you are ill
1	Open space - important access for young children
1	Open space - important every day including during the week and weekends
1	Open space - important to relax and exercise outdoors
1	Open space - improve knowledge of local eco-system
1	Open space - see the sky
1	Open space - spaces for walking valued
1	Open space - trees improve air quality
1	Open space - protect sunlight access to open space
1	Open space - unstructured and informal spaces valued
1	Open space - urban plazas are important
88	**Importance of green open space**
30	Green open space beneficial to health and wellbeing
14	Green open space important to mitigate urban heat island effect
11	Green open space important for biodiversity
7	Green open space that is easily accessible is important
3	Green open spaces are beautiful
3	Green open space as a break from traffic noise and pollution

No.	Comments regarding provision of additional open space
3	Green open space contributes to sense of community
2	Green open space important for physical health and fitness
2	Green open space improves air quality
2	Green open space is important for families
3	Green open space to relax and unwind
1	Green open space to absorb rainfall
1	Green open space as a break from built form
1	Green open space contributes to liveability
1	Green open space for childrens play
1	Green open space important as urban density increases
1	Green open space important for exercising pets
1	Green open space important for trees
1	Green open space important place for meeting friends
74	**Additional open space required**
19	Open space - additional required as density increases
9	Open space - additional green open space required as density increases
6	Open space - additional required in Collingwood
5	Open space - Edinburgh Gardens is too crowded so additional open space required to offset this
4	Open space - additional required as density increases in Fitzroy
3	Open space - additional open space required within walking distance
3	Open space - important as no access to private open space
3	Open space - important to easily reach open space for health and wellbeing
3	Open space - additional green open space required in Collingwood
1	Open space - additional open space for future generations
1	Open space - additional required in Richmond
1	Open space - additional required in Richmond Hill
1	Open space - additional required, however it is too late as urban densities are too high and land is too expensive
1	Open space - Citizens Park is overused and additional open space is required to offset this
1	Open space - convert car parks to public plazas
1	Open space - convert existing public land to open space so it is not as expensive
1	Open space - convert on-street parking to green open space and wider footpaths
1	Open space - existing open space is very busy
1	Open space - important to mitigate urban heat island effect in Collingwood
1	Open space - increase size of Greeves St Reserve in Fitzroy
1	Open space - increase the size of Napier St road closure at Webb St in Fitzroy
1	Open space - is our backyard
1	Open space - lack of open space in Collingwood impacts on ability to live there and raise a family
1	Open space - more required due to no private gardens/backyards
1	Open space - need space to kick a ball in Collingwood
1	Open space - Oxford St Collingwood to be a park
1	Open space - providing more agree with but not in locations suggested
1	Open space - support providing more that is within easy walking distance
20	**Open space within easy walking distance is important**
7	Open space - proximity to home valued
2	Open space - access nearby valued so you can walk there
2	Open space - accessible to everyone
1	Open space - access for workers is important
1	Open space - access to green open space reduces stress
1	Open space - access to nature contributes to sense of community
1	Open space - access to open space important to liveability

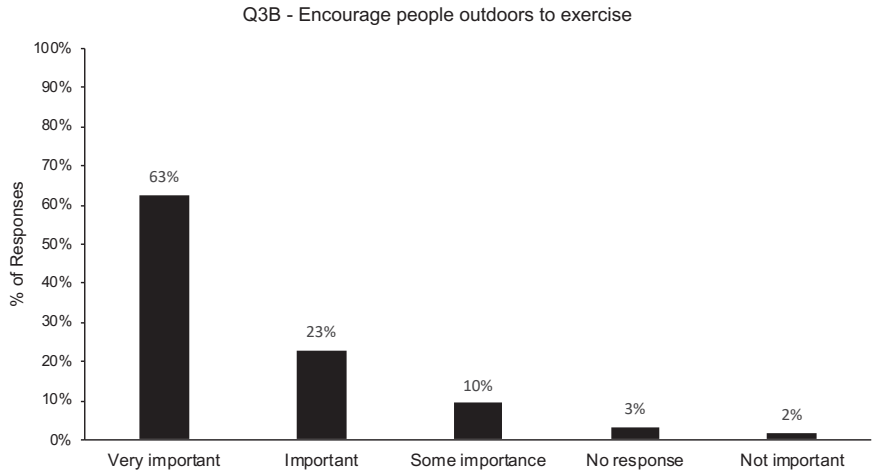
No.	Comments regarding provision of additional open space
1	Open space - access to the sky important
1	Open space - access within 300 metres of all residents a good aim
1	Access - access close to home is appreciated as I cannot walk far
1	Access - encourages use of open space
1	Open space - nearby important for wellbeing
19	**Improve utilisation and quality of existing open space rather than provide additional**
4	Open space - improved utilisation of existing open space required
2	Open space - quality open space is important
2	Open space - well maintained is important
2	Open space - visit open space in adjoining municipalities instead of new open space
1	Open space - consider those in adjoining areas
1	Open space - currently does not encourage community
1	Open space - currently not used to capacity
1	Open space - improve the quality of what is there rather than provide new
1	Open space - important to improve the quality of open space around the safe injecting room in Richmond
1	Open space - improve existing facilities
1	Open space - proposed open space in Central Richmond is too expensive.
1	Open space - underutilised in Richmond
1	Open space - upgrade existing open space
7	**Streets**
1	Streets - close streets reduce parking convert to open space
1	Streets – improve pedestrian amenity in streets in Fitzroy
1	Streets - increase planting in streetscapes in Fitzroy
1	Streets - reduce clutter from private bins left on footpaths in Fitzroy
1	Open space - improve access via local street network to major areas of open space
1	Open space - improve public road access to open space so it is safer and easier to see
1	Open space - needs to include streetscapes
5	**Dogs**
1	Fenced off-leash area required in Collingwood
1	Dog owners to be in control of their dog
1	Dog owners to be responsible for dog waste
1	Dog on leash area required at Citizens Park
1	Provide additional fenced dog off-leash areas
3	**Impacts of additional open space on traffic and roads**
1	Open space - additional would compromise traffic flow
1	Open space - need to consider traffic flow and parking.
1	Open space - retain car parking
2	**Trees**
1	Additional street trees to mitigate urban heat island effect required
1	Additional trees in open space to reduce carbon footprint
1	**Unstructured recreation facilities**
1	Unstructured recreation facilities - consider other facilities nearby so they are not duplicated

2.3.2 Q3B Provide a diversity of facilities to encourage people to exercise outdoors

2.3.2a Summary

The full recommendation that survey respondents were asked to indicate the level of importance to was:

- *Encourage people to be outdoors and exercise and keep fit by providing a diverse range of facilities in open space*



While important, this was ranked seventh out of the nine recommendations. The comments made clarify that while exercise and keeping fit are important, so too is the peace and quiet that open space provides along with the social aspects of open space. Survey respondents raised issues of the need to balance facilities with natural features and green space. The highest level of importance placed on the key recommendation to maximise natural features and urban greening reinforces the need to ensure the natural features, particularly trees are retained and are not removed at the expense of facilities.

2.3.2b Top five comments

The survey asked people to explain the reason for their answer, and 2.3.2c has a full list of the comments. The top 5 have been included below in a table with a response to the comments made.

No.	Comment	Response
2.3.2.1	Exercise is important for health and wellbeing (26)	The Strategy acknowledges that exercise is important for health and wellbeing, including in Section 1.2 and 3.1.5. The Strategy does not have a specific section that identifies this as a key influence on open space. ***Proposed change to the Strategy**:* • *Add a new Section 4.5 that confirms the importance of the provision of facilities for unstructured recreational use balanced with the protection of natural features and contemplative spaces in open space for people to relax and unwind.*

No.	Comment	Response
2.3.2.2	Diversity of facilities - agree they are important (22)	As noted in 2.3.2.1.
2.3.2.3	Diversity of facilities - important to encourage people outdoors to exercise.	There is recognition that the provision of facilities encourages people to be outdoors and participate in activities. There are other comments that express concern that a balance needs to be retained between the provision of facilities for exercise and other values of open space, particularly for its naturalness, peace and quiet and the social connectedness. ***Proposed change to the Strategy**:* • *Update Section 6.3 to refer to the balance of the provision of facilities that encourage fitness are balanced the protection and maintenance of natural features and green open space.*
2.3.2.4	Diversity of facilities - prefer to have grass and trees so there is more space (9)	This include comments in relation to the small size of exiting open space and that facilities can easily over-dominate the space, which people note is very important for being able to visit to relax and unwind. The need for green open space with natural features has been included and referenced throughout the Strategy. ***Proposed change to the Strategy**:* • *None.*
2.3.2.5	Health - encouraging people to exercise reduces stress on public health system	This is noted, and is described in Section 1.4, Importance of open space in the Draft Strategy. It is also supported by the Council Plan objectives, included in Section 1.3.1 of the Strategy Technical Report which are adopted as key objectives to meet for the Open Space Strategy. ***Proposed change to the Strategy**:* • *None*

2.3.2c List of all comments regarding diversity of facilities in open space

The following list of comments are assembled into topics and summarised from the full long hand comments provided in the survey. Detail has been retained in the comments to provide more insight into the comments made.

No.	Comments regarding provision of a diversity of facilities in open space
126	**Support a diversity of facilities**
26	Diversity of facilities - exercise important for health and wellbeing
22	Diversity of facilities - agree they are important
15	Diversity of facilities - important to encourage people outdoors to exercise
8	Diversity of facilities - agree they are important but also need green space and trees for peace and quiet
6	Diversity of facilities - important they are accessible and free
6	Diversity of facilities - participating in exercise contributes to sense of community
6	Diversity of facilities - exercise important for social contact as well
2	Diversity of facilities - agree important and currently do not have access to this
2	Diversity of facilities - basketball rings important
2	Diversity of facilities - cycle and walking paths are important
2	Diversity of facilities - fitness is important for mental health and happiness
2	Diversity of facilities - important for children

No.	Comments regarding provision of a diversity of facilities in open space
2	Diversity of facilities - important they are outdoors
2	Diversity of facilities - important as they encourage people in older age groups outdoors
2	Diversity of facilities - tree lined paths important
1	Diversity of facilities - agree they are important as long as they feel safe to use especially women
1	Diversity of facilities - agree they are important for all age groups
1	Diversity of facilities - can be for other reasons including enjoying the arts, play, socialise
1	Diversity of facilities - exercise is important to my family
1	Diversity of facilities - important as they encourage us outdoors to exercise, especially Princes Park
1	Diversity of facilities - important for exercising dogs
1	Diversity of facilities - important for health but only in the large parks
1	Diversity of facilities - important for health, but hard to find time to do it
1	Diversity of facilities - important for health, but less options in the inner city
1	Diversity of facilities - important for health, request a major outdoor fitness station
1	Diversity of facilities - important people can walk to them to reduce vehicle use
1	Diversity of facilities - important they are close to home as I have no car
1	Diversity of facilities - important to exercise away from the traffic
1	Diversity of facilities - important to exercise in the sun for Vitamin D
1	Diversity of facilities - important to include programmed activities for older women
1	Diversity of facilities - improves accessibility to everyone
1	Diversity of facilities - more required as density increases
1	Diversity of facilities - nature play important
1	Diversity of facilities - not all open space needs to be for exercise - social contact and meeting places also important
1	Diversity of facilities - skate facilities important
1	Diversity of facilities - strategy needs more about how they will be implemented.
28	**Open space and natural character**
9	Diversity of facilities - prefer to have grass and trees so there is more space
3	Open space - green space is the most important, facilities are of secondary importance
2	Diversity of facilities - open grassed areas important
2	Open space - green open space with paths, trees and vegetation is a priority
2	Open space - green space encourages people to socialise and sense of community
2	Open space - large parks and gardens provide diversity of facilities and spaces that are important for community health and wellbeing
1	Open space - additional required
1	Open space - additional required in Collingwood
1	Open space - create it and people will use it and find a variety of uses for it
1	Open space - ensure ongoing maintenance
1	Open space - for children's play
1	Open space - important for workers and residents
1	Open space - people value open space when they use it
1	Open space - query whether they are already well used
12	**Unstructured recreation**
6	Unstructured recreation - beneficial to mental and physical health and wellbeing
2	Unstructured recreation - important to encourage people outdoors and stay active
1	Unstructured recreation - contributes to sense of community and social contact

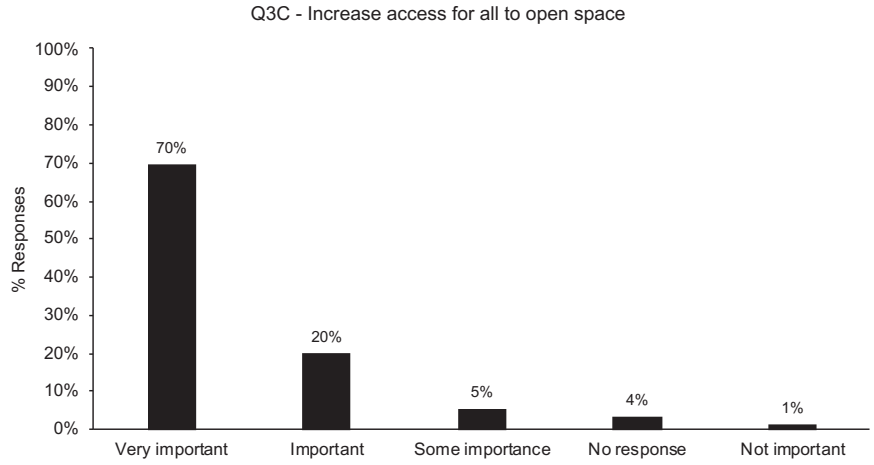
No.	Comments regarding provision of a diversity of facilities in open space
1	Unstructured recreation - important for children to access parks nearby to run and play
1	Unstructured recreation - important to keep people active
1	Unstructured recreation - personal trainers use open space
9	**Health**
9	Health - encouraging people to exercise reduces stress on public health system
7	**Disagree with a diversity of facilities**
2	Diversity of facilities - don't agree with this
1	Diversity of facilities - should not take up existing outdoor space
1	Diversity of facilities - inviting open spaces are more important than equipment
2	Diversity of facilities - no additional facilities are required
1	Diversity of facilities - don't agree with this as parks are too small
6	**Paths**
2	Paths - remove the commuter cycle paths from open space
1	Paths - good quality required
1	Paths - have separate cycle and pedestrian paths along the Capital City Trail
1	Paths - priority to have cycle paths
1	Paths - priority to pedestrians, bicycles and public transport
6	**Structured sport**
2	Structured sport - important for kids to keep fit
1	Structured sport and recreation - key reason for open space
1	Structured sport and recreation - personal trainers should not be charged to use the park
1	Sport and recreation - beneficial to mental and physical health and wellbeing
1	Sport and recreation - contributes to sense of community
5	**Informal use**
4	Informal use - just being outdoors is important for health and wellbeing
1	Informal use - spaces for families to enjoy as a relief from the built form
3	**Indoor recreation facilities**
2	Indoor recreation facilities - expensive and many cannot afford them
1	Indoor recreation facilities - important for diversity
2	**Physical activity**
1	Paths - walking and cycling paths are important to encourage people outdoors to exercise
1	Physical activity - improves quality of life
1	**Other comments**
1	Community gardens - important in open space
1	Dogs - dog walking encourages people outdoors to exercise
1	Drinking fountains - additional required
1	Electronic devices - should be banned in parks so people exercise
1	Facilities - quality of facilities is important
1	Nature - important for health and wellbeing
1	Play equipment - good quality required
1	Streetscapes - local streets are popular for walking
1	Weather - detracts from being outdoors

2.3.3 Q3C Increase access for everyone to open space

2.3.3a Summary

The full recommendation that survey respondents were asked to indicate the level of importance to was:

- *Increase opportunities for people of all ages, abilities and cultural backgrounds to access, participate and enjoy open space*



Ranked third out of nine key recommendations, the combined very important and important total is 90 per cent. The comments clarify that access and inclusion are important to the survey respondents. Improving access covers all aspects of this including:

- open space being nearby and therefore accessible
- ensuring open space is physically accessible for people with limited mobility
- ensuring open space is safe and welcoming for people to use
- it is free and therefore socially equitable
- is important to build a sense of community.

2.3.3b Top five comments

The survey asked people to explain the reason for their answer, and 2.3.3c has a full list of the comments. The top five have been included below in a table with a response to the comments made.

No.	Comment	Response
2.3.3.1	Access - important for everyone including all abilities (24)	This supports on the key principles in Section 1.3.2 of the Strategy to ensure it is accessible. There were more specific comments around ensuring that open space is accessible for people with limited mobility, in wheelchairs and the for those who cannot walk far. The design guidelines in Section 6.6 encourage the inclusion of a diversity of facilities that appeal to all the different parts of our community. Section 6.7 encourages structured sport and recreation facilities to be inclusive and accessible.

No.	Comment	Response
		***Proposed change to the Strategy**:* • *None*
2.3.3.2	Access - important to build a sense of community as they are equitable (23)	The more detailed descriptions associated with this comment related to open space being a place where everyone can gather and socialise irrespective of their income, cultural background, gender, age and physical ability. Having spaces that are publicly owned and bring communities together is referenced throughout the Strategy, however there is potential to strengthen it by include equitable as one of the core principles in Section 1.3.2. ***Proposed change to the Strategy**:* • *Add 'equitable' as a key principle to the Section 1.3.2, with the aim being - To ensure the public open space network is inclusive and accessible to everyone. .*
2.3.3.3	Access and inclusion – very important consideration for all open space (22)	Noted, refer to Response and proposed change in 2.3.3.2 above.
2.3.3.4	Access - important to celebrate our cultural diversity (13)	Noted, refer to 2.3.3.2 above.
2.3.3.5	Access - to green open space as well as facilities (9)	Noted, refer to response in 2.3.2.1. ***Proposed change to the Strategy**:* • *Refer to 2.3.2.1.*

2.3.3c List of all comments regarding diversity of facilities in open space

The following list of comments are assembled into topics and summarised from the full long hand comments provided in the survey. Detail has been retained in the comments to provide more insight into the comments made.

No.	Comments regarding diversity of facilities in open space
145	**Recognise and support increasing access for all**
24	Access - important for everyone including all abilities
23	Access - important to build a sense of community as they are equitable
22	Access and inclusion – very important consideration for all open space
13	Access - important to celebrate our cultural diversity
9	Access - to green open space as well as facilities
6	Access - important for all ages including young and old
5	Access - important as it is free and equitable
4	Access - important as urban densities increase
4	Access - recognise difficult to make it accessible for everyone
3	Access - important for everyone to feel safe
2	Access - fitness important for everyone including all ages, abilities and cultural backgrounds
2	Access - important especially for children
2	Access - important especially for children to access it independently
2	Access - important for residents and workers
2	Access - important for social contact
2	Access - important to celebrate diversity of our community
2	Access - more grassed areas required
2	Access - open space to be within a safe and easy walk of everyone
1	Access - all ability access in playgrounds

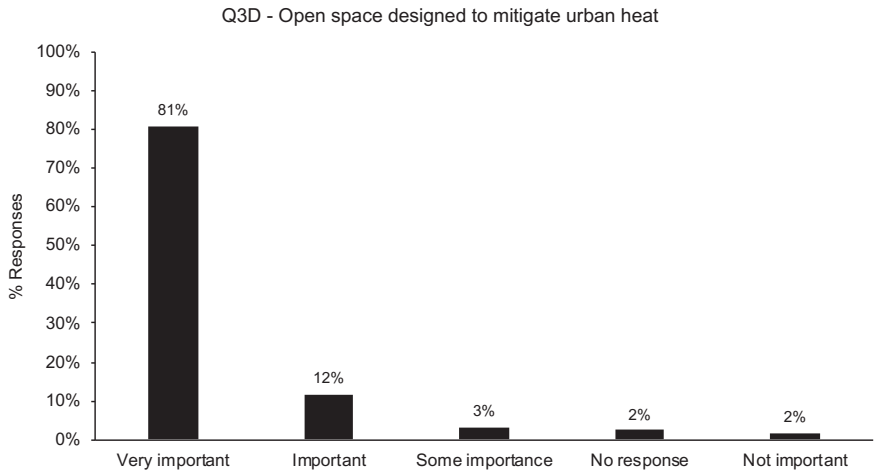
No.	Comments regarding diversity of facilities in open space
1	Access - all ability access to paths and trails important
1	Access - cobblestones in laneways difficult for people in with limited ability
1	Access - consider adjoining residents in relation to placement of facilities so it minimises noise impacts on them
1	Access - convert all of Peel Street to open space to hold community events
1	Access - Darling Gardens is a good example of an open space that is accessible for everyone
1	Access - fence playgrounds for young children
1	Access - important for community health and wellbeing of everyone
1	Access - important for everyone and Yarra does this well
1	Access - important for everyone to feel welcome and not be dominated by children's playgrounds
1	Access - important to access sports grounds
1	Access - important to ensure families can stay in the area
1	Access - increase the diversity of programs in open space - eg outdoor classes
1	Access - Rushall Reserve is not accessible for all
1	Access - safe injecting room impacts on our safe access and use of green open space
1	Access - Strategy needs to explain how this is to be implemented
1	Access - some open space is underutilised as the design and facilities are not targeted to the local demographics
1	Access - important they are well maintained to ensure they are accessible
8	**Open space**
3	Open space - additional open space in Collingwood required to promote access
1	Open space - additional open space required in Balmain Street Cremorne
1	Open space - additional required
1	Open space - contributes to liveability
1	Open space - contributes to the sense of place
1	Open space - improves health and well being
6	**No increase in access required**
3	Access - adequate now
1	Access - not important for me
1	Access - sufficient as vehicle access to roads needs to be retained
1	Structured sport - not necessary for Council to increase participation in sport
4	**Dogs**
1	Dogs - enforce dog off-leash regulations
1	Dogs - enforce off-leash areas at Edinburgh Gardens
1	Dogs - off-leash and dog excrement limit access for others
1	Dogs - off-leash near playgrounds limits safe access for children
1	**Paths**
1	Paths - separate cycle and walking paths, no shared paths

2.3.4 Q3D Open space designed to assist mitigating urban heat island effect

2.3.4a Summary

The full recommendation that survey respondents were asked to indicate the level of importance to was:

- *Maximise opportunities to have large canopy shade trees and natural features including grass and garden beds to keep open space cooler in the summer and mitigate urban heat*



With 81 per cent stating that mitigating urban heat is very important to them demonstrates the highest level of support for this recommendation. Combining the Very Important and Important totals results in 95 per cent of respondents identifying this is important.

Comments demonstrate that respondents understand the important role that trees and urban greening plays in liveability, particularly during periods of extended heat.

2.3.4b Top five comments

The survey asked people to explain the reason for their answer, and 2.3.5c has a full list of the comments. The top five have been included below in a table with a response to the comments made.

No.	Comment	Response
2.3.4.1	Important to make the city more liveable in the context of climate change (37)	Noted, and this is consistent with the Strategy. ***Proposed change to the Strategy**:* • *Update Section 1.4 and 3.1.5 of the Strategy text to reference the high level of community support for open space for inclusion of natural features that contribute to mitigating urban heat.*

No.	Comment	Response
2.3.4.2	Trees - plant more canopy shade trees important to retain liveability with climate change (33)	Noted, and this is consistent with the recommendations in the Strategy. This includes 1.1.1 where trees were identified as being important to the community and more highly valued compared the consultation results in 2006. The Principles reference the importance of trees, similarly in Section 1.4 regarding the importance of open space. The importance of trees is referred to throughout the Strategy including support for protecting and planting more throughout Section 6 Design and Management Guidelines. ***Proposed change to the Strategy**:* • *None*
2.3.4.3	Support green spaces and large trees to mitigate forecast temperature rise (22)	Refer to response to 2.3.4.1 and 2.3.4.2. ***Proposed change to the Strategy**:* • *Refer to response to 2.3.4.1 and 2.3.4.2.*
2.3.4.4	Streetscapes - plant canopy trees for shade, particularly in high density areas (13)	This Strategy refers to the recently prepared the Urban Forest Strategy 2017, and supports its implementation with promotes planting additional street trees. This is referred to in Section 2.1.2d with a summary of the Urban Forest Strategy 2017, Section 6.2 Climate change and urban greening, Section 6.11 Open space maintenance, ***Proposed change to the Strategy**:* • *None*
2.3.4.5	Open space - additional trees and greening will make open space more usable and attractive (12)	This comment supports the recommendations in the Strategy, particularly the need for Council to focus on maximising urban greening and space for additional trees in future public open space design. Refer to Response to 2.3.4.4. ***Proposed change to the Strategy**:* • *None*

2.3.4c List of all comments regarding mitigating urban heat island effect

The following list of comments are assembled into topics and summarised from the full long hand comments provided in the survey. Detail has been retained in the comments to provide more insight into the comments made.

No.	Comments – open space designed to assist mitigating urban heat island effect
66	**Support greening of open space to assist to mitigate urban heat island effect**
37	Important to make the city more liveable in the context of climate change
22	Support green spaces and large trees to mitigate forecast temperature rise
3	Important given the weather is getting hotter
2	Require new developments to include urban greening requirements including green walls, roof gardens and greening between the street and the building
1	Stop approving small apartments
1	An increase in natural features will improve carbon sequestration in context of climate change
39	**Trees**
33	Trees - plant more canopy shade trees important to retain liveability with climate change
1	Trees - important and need to be selected well and maintained by qualified Arborist

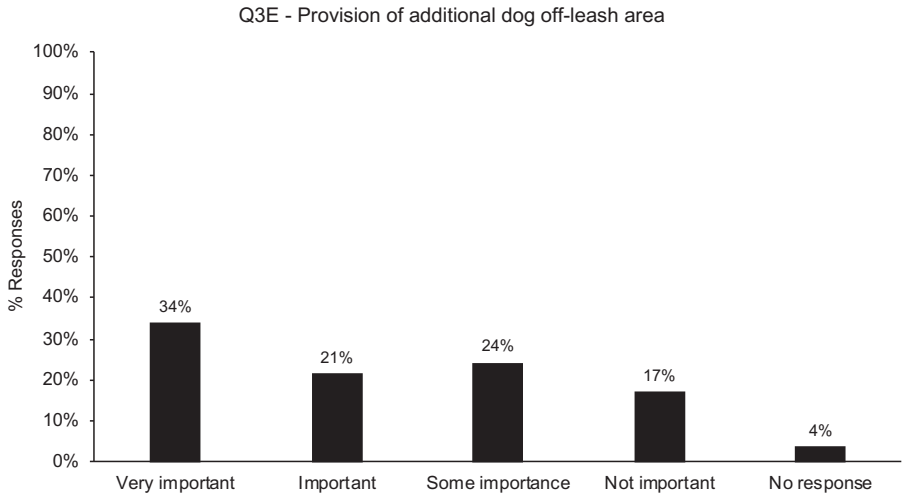
No.	Comments – open space designed to assist mitigating urban heat island effect
1	Trees - introduce mandatory protection on private land
1	Trees - need careful selection to avoid damage to infrastructure
1	Trees - plant more large canopy shade trees important to retain liveability with climate change especially in Collingwood
1	Trees - require minimum of 1 large canopy tree in front gardens
1	Trees - shade is important in high density areas.
19	**Open space**
12	Open space - additional trees and greening will make open space more usable and attractive
3	Include additional planting along the waterways as well
1	Ensure adequate sunlight to open space is retained
1	Open space - ensure it remains practical to use with urban greening
1	Open space - need additional large green space in Richmond
1	Open space - plant native trees and plants
5	**Water use**
2	Native fauna - important to provide water in open space on hot days for fauna including birds
1	Open space - grass is supported but concern to maintain with drier climate
1	Open space - recommend use of low water use native plants
1	Open space - support improved level of irrigation in open space to support grass cover year round
18	**Streetscapes**
13	Streetscapes - plant canopy trees for shade, particularly in high density areas
2	Streetscapes - replace footpaths with permeable surfaces
1	Streetscapes - close Gertrude Street and plant with trees for shade
1	Streetscapes - don't support converting them to open space
1	Streetscapes - existing garden beds poorly maintained
9	**Health and wellbeing**
8	Health and wellbeing - natural features aesthetically pleasing and beneficial for mental health
1	Health and wellbeing - green spaces are essential for health and wellbeing
4	**Biodiversity**
2	Biodiversity - additional natural features improve biodiversity
2	Biodiversity - additional natural features will benefit wildlife including bees
3	**Health**
3	Health - additional shade will provide protect the community from the sun in summer
3	**Urban agriculture**
3	Urban agriculture - including edible fruit trees, vegetables and herbs
1	**Dogs**
1	Dogs - owners to clean up after dogs so natural spaces are useable by all
1	**Sport**
1	Sport - maximise opportunities for natural features as long as there is room for sporting activities

2.3.5 Q3E Provision of additional dog off-leash areas

2.3.5a Summary

The full recommendation that survey respondents were asked to indicate the level of importance to was:

- *Investigate the provision of additional dog off-leash areas as part of the future review of the Domestic Animal Management Plan*



This recommendation had the lowest level of importance compared with the others and was ranked last out of the nine key recommendations.

The comments identify that there is a clear divide between people who agree with providing additional dog off-leash areas and those that do not want this due to the impacts dogs off-leash have on other recreational use and values of open space. There are also numerous comments in relation to the conflicts and issues associated with dogs off-leash on sports grounds, particularly at Citizens Park.

2.3.5b Top five comments

The survey asked people to explain the reason for their answer, and 2.3.5c has a full list of the comments. The top five have been included below in a table with a response to the comments made.

No.	Comment	Response
2.3.5.1	Dogs - no additional off-leash areas required (24)	The response reflects the negative experience people have of dog owners not effectively controlling their dogs in public open space. Many of the comments associated with this statement refer to issues of dogs off-leash impacting on the ability to use the public open space for other purposes. Sharing is a core principle underpinning the Strategy and will continue to be an important guide as urban densities increase and open space is used by more people. By recommending that Council investigate options for additional dog off-leash areas in the Domestic Animal Management Strategy means that there will be a thorough consultation process focused on resolving the dog management issues in the City, including in public

No.	Comment	Response
		open space. This recommendation is located in Section 6.6 of the Strategy. ***Proposed change to the Strategy**:* • *None*
2.3.5.2	Citizens Park is overrun with dogs (19)	The survey responses raised many concerns regarding the dog off-leash arrangements at Citizens Park. Being one of the most popular parks in the City of Yarra, and located within an area with substantial forecast growth, it is important to resolve the appropriate shared use of this space. The need for and provision of both additional open space and repurposing of existing reserves will assist to reduce the future pressure on Citizens Park. The need to resolve the dog management issues at Citizens Park are urgent and should be undertaken in the context of all the issues as part of the Domestic Animal Management Plan. This recommendation is located in Section 6.6 of the Strategy. ***Proposed change to the Strategy**:* • *None*
2.3.5.3	Dogs - owners to be responsible for dog waste (15)	The survey respondents are concerned about the health hazards from dog waste in open space and also that it limits effective use of open space for other purposes. This issue appropriate to review as part of the revisions to the next Domestic Animal Management Plan. ***Proposed change to the Strategy*** • *None*
2.3.5.4	Dogs - additional off-leash areas required (13)	The comment reflects the need that dog owners have to exercise their dogs off-leash. As the population increases so will the number of people who own dogs and need to exercise them. As per the response in 2.3.5.2, the Strategy recommends the identification of appropriate locations for off-leash areas is to be addressed as part of the Domestic Animal Management Plan. ***Proposed change to the Strategy*** • *None*
2.3.5.5	Dogs - off-leash personal safety concerns, particularly children (12)	Dogs off-leash and not under effective control of their owners can be intimidating for other park users. This issue needs to be addressed more effectively by the Domestic Animal Management Plan. The Strategy recommends a major update of the Domestic Animal Management Plan, refer to Recommendation 6.6-1. ***Proposed change to the Strategy*** • *None.*

2.3.5c List of all comments regarding provision of additional dog off-leash areas

The following list of comments are assembled into topics and summarised from the full long hand comments provided in the survey. Detail has been retained in the comments to provide more insight into the comments made.

No	Comments regarding provision of additional dog off-leash areas
80	**Concerns regarding dog off-leash areas**
24	Dogs - no additional off-leash areas required
12	Dogs - off-leash personal safety concerns, particularly children
11	Dogs - owners to be responsible for controlling their dogs
5	Dogs - discourage dog ownership in Yarra given lack of space
4	Dogs - off-leash areas exclude other users
4	Access - unfair to create more off-leash areas as it excludes other users
3	Dogs - not important given we need access to green space
3	Dogs - need a balance of dog off-leash and dog free areas
2	Dogs - easily exercised on-leash walking in the streets
2	Dogs - increase dog on-lead or dog-free areas
2	Dog - no additional off-leash areas as they impact on wildlife
1	Dogs - off-leash areas impact on informal use of open space
1	Dogs - additional off-leash areas are not a priority
1	Dogs - adequate off-leash areas in Cremorne
1	Dogs - Edinburgh Gardens - access by dogs limits human use of park
1	Dog - owners to ensure their dog is under effective control in open space
1	Dogs - more spaces for children required
1	Dogs - not a priority
1	Dogs - support dogs exercised on-lead
73	**Support the provision of additional dog off-leash areas**
13	Dogs - additional off-leash areas required
5	Dogs - additional off-leash areas required in Fitzroy
5	Dogs - dog off-leash areas are important for socialisation of people and dogs
8	Dogs - additional off-leash areas required as urban densities increase
7	Dogs - additional fenced off-leash areas required
6	Dogs - off-leash areas valued
2	Dogs - additional dog drinking facilities required
2	Dogs - enlarge off-leash areas so they are effective
5	Dogs - important for socialisation of people and dogs
2	Dogs - off-leash areas means there should be no-dog areas as well
1	Dogs - additional off-lead facilities required in North Fitzroy
1	Dogs - additional off-leash area required as urban densities increase in Collingwood
1	Dogs - additional off-leash area required to support responsible pet ownership
1	Dogs - additional off-leash areas could be investigated
1	Dogs - additional off-leash areas required in large parks only
1	Dogs - adopt the UK approach of universal dog friendliness
1	Dogs - all parks and gardens to be off-leash
1	Dogs - encourage people outdoors to exercise and socialise
1	Dogs - exercising my dog is important for me
1	Dogs - important to exercise them close to home
1	Dogs - improve amenity for dogs and their owners to improve existing off-leash areas
1	Dogs - improve condition of fenced dog off-leash areas, regarding Curtain Square
1	Dogs - off-leash and on-leash areas valued

No	Comments regarding provision of additional dog off-leash areas
1	Dogs - off-leash areas additional required to reduce pressure existing small open spaces
1	Dogs - Ottery Park closed to dogs has reduced off-leash areas
1	Pets - pet owners important to have an area where they can socialise (including cats)
1	Dogs - support dog parks so that other parks don't become unusable due dog excrement - for example Peel Street Park
1	Dogs - to share spaces with community sporting activity
40	**Citizens Park dog off-leash issues**
19	Citizens Park is overrun with dogs
10	Citizens Park - dog waste and holes in the oval is a health hazard for sporting use of oval
3	Citizens Park - owners to take responsibility for their dogs
2	Citizens Park - ban dogs from the oval
2	Citizens Park - remove fence to oval so that owners effectively control dogs
2	Citizens Park - needs to have more time allocated to sporting use without dogs
1	Citizens Park - I don't take my dog there as it is overcrowded
1	Citizens Park - oval to be on-leash
1	Citizens Park - additional off-leash area required in Richmond to replace Citizens Park
1	Citizens Park - Dogs off-leash to be removed from this park given impact on sporting oval
25	**Dog waste**
15	Dogs - owners to be responsible for dog waste
4	Dogs - waste makes some areas of open space unusable by others
1	Dogs - waste not picked up hazard for children
1	Dogs - waste not picked up is a health hazard
2	Dogs - owners to be responsible for collecting dog waste
1	Dogs - additional waste bags/bins required
1	Dogs - waste makes it hard to enjoy outdoor open space
14	**Sporting grounds and dogs**
3	Dogs - prohibit on sporting fields
3	Dogs - remove off-leash areas from sports ovals to improve safety of sport
2	Dogs - Atherton Gardens is not appropriate as an off-leash area given sporting use
2	Dogs - ban dogs on sporting fields
2	Dogs - additional off-leash areas required to reduce conflict with sporting use
2	Dogs - health and safety issue of dog excrement and holes on sporting fields
8	**Enforce dog regulations**
4	Dogs - enforce off-leash regulations
2	Dogs - enforce regulations
1	Dogs - Council to enforce off-leash regulations
1	Dogs - owners to be more responsible in selection of their dog in a high density environment
6	**Open space**
1	Open space - dog waste limits the use of parks near home
1	Open space - more required as density increases
1	Open space - no dog-free parks close to my home
1	Dogs - Cremorne no open space is large enough to provide off-leash areas
1	Dogs - lack of open space limits potential for additional off-leash areas
1	Dogs - need access to quiet, safe open spaces

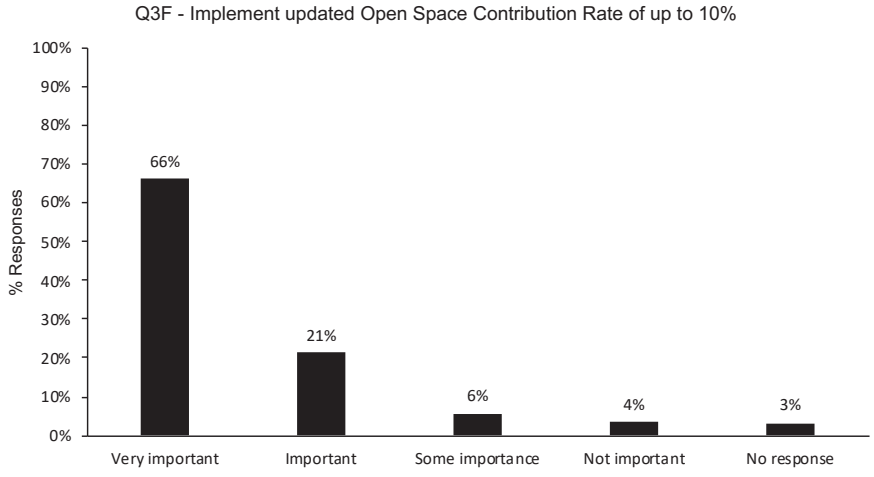
No	Comments regarding provision of additional dog off-leash areas
4	**Fenced dog areas**
1	Dogs - additional fenced dog parks required for training dogs
1	Dogs - additional fenced off-leash areas established by removing on-street parking adjacent to open space
1	Dogs - fenced off-leash areas away from waterways due to risk of snakes
1	Dogs -fenced off-leash areas required
3	**Benefits of dog ownership**
2	Dogs - ownership provides range of benefits to owners
1	Dogs - increased ownership provides range of benefits to owners
1	**Playgrounds**
1	Playgrounds - fenced to prevent dog access

2.3.6 Q3F Implement an open space contribution rate of up to 10 per cent

2.3.6a Summary

The full recommendation that survey respondents were asked to indicate the level of importance to was:

- *Implement an open space contribution rate of up to 10 per cent in the Yarra Planning Scheme that applies to new development. This is so the new population contributes fairly to new open space and improvements to existing open space.*



This recommendation is ranked sixth out of nine of the key recommendations in relation to its level of importance, with a combined total of 87 per cent.

The comments were mainly in relation to concern regarding the impact of high density development on the levels of use and quality of existing open space. The comments also reinforced the need for the provision of new open space, and specifically green open space. There were also a number of comments about the need to improve the interface between the high density development and the streetscape, requesting setbacks with planting and trees.

The comments also indicated that some people misunderstood the intent of the contribution rate. The full comments are listed in the 2.3.6c.

2.3.6b Top five comments

The survey asked people to explain the reason for their answer, and 2.3.6c has a full list of the comments. The top five have been included below in a table with a response to the comments made.

No.	Comment	Response
2.3.6.1	Contribution rate - agree with statement (50)	Noted. ***Proposed change to the Strategy**:* • *None*

No.	Comment	Response
2.3.6.2	Contribution rate - 10 per cent too low given high density development (12)	The statement reflects the sentiment of many of the 109 comments about the rate. This includes the concern regarding the intensity of recent and forecast development and the impact this will have on the existing open space. The Strategy specifically addresses the forecast increased urban densities and population growth in Section 4.3 of the Strategy Technical Report. The forecast growth is a key consideration in the precinct based open space needs assessments and recommendations. Refer to Section 7 of the Strategy Technical Report. ***Proposed change to the Strategy**:* • *None.*
2.3.6.3	Open space - additional green open space required as density increases (11)	There is strong support in this and other related comments for the inclusion of more green public open space and also additional trees and greening on development sites. The Strategy addresses the need for greening of new open space in the Design and Management Guidelines in Section 6. Section 5.4.1 of the Strategy Technical Report includes guidelines for development adjoining or nearby public open space. ***Proposed change to the Strategy**:* • *None.*
2.3.6.4	Development - must include green open space on the development sites (9)	Refer to response to 2.3.6.3
2.3.6.5	Contribution rate - agree with statement given high density development (7)	Refer to response to 2.3.6.1.

2.3.6c List of all comments regarding the open space contribution rate

The following list of comments are assembled into topics and summarised from the full long hand comments provided in the survey. Detail has been retained in the comments to provide more insight into the comments made.

No.	Comments regarding the open space contribution rate
109	**Support the proposed contribution rate**
50	Contribution rate - agree with statement
12	Contribution rate - 10 per cent too low given high density development
7	Contribution rate - agree with statement given high density development
6	Contribution rate - contributions should be spent on new green open space close to the development
3	Contribution rate - fair and reasonable that developers contribute to new open space
3	Contribution rate - open space needs to be mandated, not just preferred
2	Contribution rate - agree due to the need for new open space to meet the needs of the new population
2	Contribution rate - agree with statement given high density development in Cremorne
2	Contribution rate - agree with statement given high density development in Collingwood and need for new green public open space
2	Contribution rate - agree with statement and include business as well as residential use
2	Contribution rate - agree with the rate for large developers, but not small developers

No.	Comments regarding the open space contribution rate
2	Contribution rate - shouldn't impact residents financially
2	Contribution rate - to be reserved for acquisition of new open space
1	Contribution rate - 10 per cent too low given high density development in Collingwood
1	Contribution rate - 10 per cent too low given high density development in Fitzroy
1	Contribution rate - agree but will only provide small areas of open space not large sporting reserves
1	Contribution rate - agree if it is a land contribution so some greening occurs for each development
1	Contribution rate - agree that the community benefit will be seen if implemented well
1	Contribution rate - agree with statement, need to do this as a priority
1	Contribution rate - all residents need to contribute
1	Contribution rate - either contribute land or cash towards purchase of open space
1	Contribution rate - everyone to contribute fully
1	Contribution rate - needs to increase relative to the density proposed on the site
1	Contribution rate - to be reserved for extraordinary capital improvement project
1	Contribution rate - too late, most of the area has been redeveloped
1	Contribution rate - use funds generated quickly
1	Development - must include open space to protect liveability of the neighbourhood
29	**Open space**
11	Open space - additional green open space required as density increases
3	Open space - existing open space already overcrowded
2	Open space - important it is public open space, not private open space
2	Open space - important to protect existing open space
2	Open space - provision of should be mandated as part of planning approvals
1	Open space - contributes to liveability
1	Open space - disappointed to see lack of a new larger open space in North Fitzroy
1	Open space - environmental benefits
1	Open space - important for outdoor exercise
1	Open space - important for socialisation
1	Open space - increase programming in existing open space instead of new open space
1	Open space - provide shade/habitat for wildlife
1	Open space - retain and improve existing open space to reduce costs
1	Open space - valuable but not instead of roads
27	**Development**
9	Development - must include green open space on the development sites
3	Development - to contribute to mitigating urban heat island effect
3	Development - development should also provide rooftop gardens and courtyards the public can use
2	Development - interface to streetscape needs improvement with increased greening
2	Development - needs space for trees to contribute to mitigating urban heat on the development sites
1	Development - avoid multi level towers
1	Development - concerned about the scale of high density development on the Gasworks Site in North Fitzroy
1	Development - concerned about the scale of recent development and no open space provided
1	Development - contribute to community facilities
1	Development - high density development in Collingwood is diminishing appeal of area
1	Development - need better planning to ensure balance of high density and open space
1	Development - prefer larger dwellings and less of them
1	Development - significant increase in urban densities without significant increase in green open space

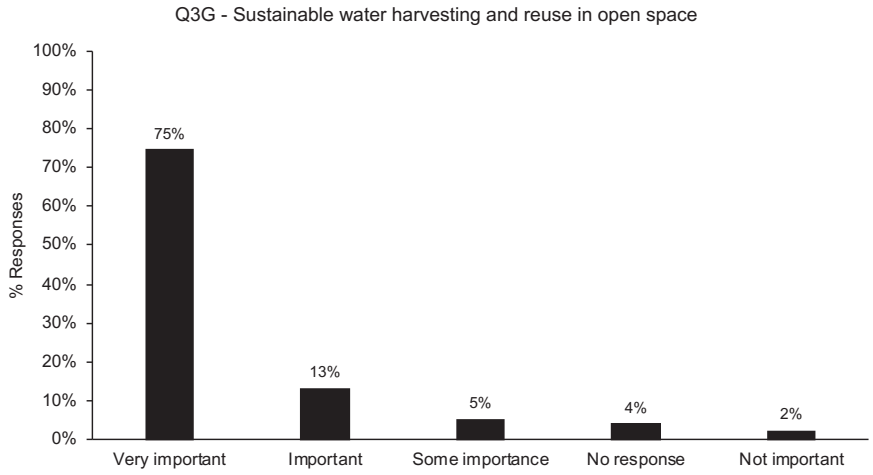
No.	Comments regarding the open space contribution rate
11	**Lack of understanding about the contribution rate**
7	Contribution rate - don't understand
2	Contribution rate - how is the figure calculated
1	Contribution rate - as a ratepayer cannot afford to pay more
1	Contribution rate - existing residents should not have to pay this
3	**Contributions and allocation to projects**
2	Contribution rate - concern about where the funds have been spent
1	Contribution rate - concern about where the funds been spent in Collingwood
3	**Do not agree with the contribution rate**
1	Contribution rate - don't agree as the cost will be passed onto owners and make it less affordable
1	Development - unfair to blame new residents for lack of open space - historical lack of provision
1	Contribution rate - strategy needs to further justify increase
1	**Parking**
1	Parking - key issue

2.3.7 Q3G Continue to deliver sustainable harvesting and reuse to increase urban greening

2.3.7a Summary

The full recommendation that survey respondents were asked to indicate the level of importance to was:

- *Continue to deliver sustainable water harvesting and reuse, contributing to increased urban greening in open space, particularly in higher density areas.*



75 per cent of respondents rated this recommendation as very important and when combined with important, a total of 88 per cent place importance on it. It is ranked fifth out of the nine key recommendations.

The comments made relating to this recommendation were mainly in relation to recognising the importance to making best use of water and to ensure sustainability into the future. Other comments support irrigating open space, including small local open spaces so they are green in summer as well. There were a few comments noting the need to ensure it is implemented well and that the infrastructure associated with it does not impact on the useability of the open space.

2.3.7b Top five comments

The survey asked people to explain the reason for their answer, and 2.3.7c has a full list of the comments. The top five have been included below in a table with a response to the comments made.

No.	Comment	Response
2.3.7.1	Sustainable water use - important (17)	The Draft Strategy already notes the importance of sustainable water use. This referred to in relation to the importance of urban greening to community health and wellbeing and mitigating urban heat island effect. This is noted in Section 1.4 about the importance of open space, Section 4.4 regarding issues associated with the impacts of climate change on open space and Section 6.4

No.	Comment	Response
		regarding sustainable water use in the design guidelines for open space. ***Proposed change to the Strategy**:* • *None*
2.3.7.2	Sustainable water use - important for green spaces and urban cooling in the longer term (16)	The importance of green open space and its role in mitigating urban heat island effect has been incorporated into the Strategy in the Sections noted in 2.3.7.1. Additionally, Section 6.2 includes design guidelines responding to climate change and promoting urban greening. ***Proposed change to the Strategy**:* • *None*
2.3.7.3	Sustainable water use - important for sustainability (14)	The Strategy identifies the importance of the sustainability, with Sustainable being one of the key Strategy Principles referred to in Section 1.3.2 of the Strategy Technical Report. Sustainable water use is also specifically addressed in Section 6.4 of the design and management guidelines in the Strategy. ***Proposed change to the Strategy**:* • *None*
2.3.7.4	Sustainable water use - important as a precious resource (10)	Refer to Response in 2.3.7.3
2.3.7.5	Sustainable water use - important given drought and dry climate (10)	Refer to Response in 2.3.7.3

2.3.7c List of all comments regarding sustainable water harvesting and reuse

The following list of comments are assembled into topics and summarised from the full long hand comments provided in the survey. Detail has been retained in the comments to provide more insight into the comments made.

No.	Comments regarding sustainable water harvesting and reuse
119	**Support sustainable water harvesting and reuse**
17	Sustainable water use - important
16	Sustainable water use - important for green spaces and urban cooling in the longer term
14	Sustainable water use - important for sustainability
10	Sustainable water use - important as a precious resource
10	Sustainable water use - important given drought and dry climate
6	Sustainable water use - important contribution to environmental goals for Yarra
9	Sustainable water use - important in the context of climate change
2	Sustainable water use - important everywhere not just high density areas
2	Sustainable water use - concern about the costs
2	Sustainable water use - important in the context of increased urban densities
2	Sustainable water use - include in every green open space, not only high density areas
2	Sustainable water use - priority to establish green open space and trees
2	Sustainable water use - green open space irrigated with sustainable water supply supported

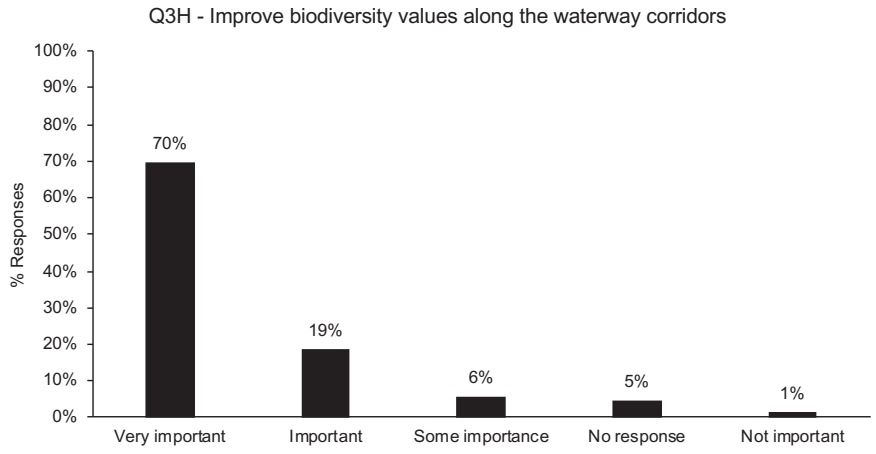
No.	Comments regarding sustainable water harvesting and reuse
2	Sustainable water use - concern at loss of open space to infrastructure associated with water harvesting
1	Sustainable water use - could be implemented on a larger scale
1	Sustainable water use - community education required
1	Sustainable water use - concern about leaking water pipes in Abbotsford area
1	Sustainable water use - concern it will cause flooding
1	Sustainable water use - consider improving water quality
1	Sustainable water use - Council can show leadership on this
1	Sustainable water use - developments to incorporate sustainable water reuse
1	Sustainable water use - happy with existing program - no need to expand
1	Sustainable water use - important for broader environmental benefits including for wildlife during hot dry weather
1	Sustainable water use - important for sustainability including supporting wildlife
1	Sustainable water use - important for urban agriculture
1	Sustainable water use - important to keep grass cover in summer in small local parks
1	Sustainable water use - important to reduce impact on waterways
1	Sustainable water use - important to research and implement successfully
1	Sustainable water use - important to store water during flood events and reuse
1	Sustainable water use - important to use the precious resources we have
1	Sustainable water use - investigate synthetic turf for sports fields
1	Sustainable water use - is it feasible in high density areas such as Cremorne
1	Sustainable water use - should be developers responsibility not Council
1	Sustainable water use - support in principle
1	Sustainable water use - support more permeable paved surfaces used in streets
1	Sustainable water use - support rainwater harvesting
1	Sustainable water use - we are all responsible
4	**Not supportive of increasing sustainable water reuse**
2	Poor implementation - WSUD works Clifton Ave/Roseneath St ineffective
1	Poor implementation - WSUD works in Stanley Street have been ineffective
1	Sustainable water use - reduce the population and decrease water use
1	**High density**
1	High density - stop over populating City of Yarra
1	**Open space**
1	Open space - need green open space
1	**Trees**
1	Trees - benefit from additional watering
1	**Vegetation**
1	Vegetation - use species designed to meet the natural rainfall

2.3.8 Q3H Improve biodiversity values along the waterway corridors

2.3.8a Summary

The full recommendation that survey respondents were asked to indicate the level of importance to was:

- *Improve biodiversity values along waterway corridors, including the Yarra River, Merri Creek and Darebin Creek with appropriate revegetation*



Ranked fourth out of nine key recommendations, 70 per cent of respondents rated this recommendation as very important and when combined with important, a total of 89 per cent place importance on it.

The comments support the importance to protect the existing values and expand them with revegetation and improving water quality. They also highlight the importance of the natural values of the waterway corridors in contrast to an urban setting and are highly valued for this.

2.3.8b Top five comments

The survey asked people to explain the reason for their answer, and 2.3.8c has a full list of the comments. The top five have been included below in a table with a response to the comments made.

No.	Comment	Response
2.3.8.1	Waterways - support indigenous revegetation to improve riparian zone and habitat values (11)	The Draft Strategy highlights the importance of protecting and strengthening the biodiversity values along the waterway corridors. It also acknowledges the importance of protecting and improving the biodiversity values in other open space reserves within the context of character types. This is described in Section 6.3, of the Strategy Technical Report.

No.	Comment	Response
		***Proposed change to the Strategy**:* • *None*
2.3.8.2	Natural environment - important to protect (11)	As noted in the response to 2.3.8.1, protecting the natural environment is strongly supported. The existing values are described in Sections 3.1.3 and 3.1.4 of the Strategy Technical Report. Recommendations regarding their protection and improvement are contained in Section 5.4.3, Section 6.3 and 6.10.4. ***Proposed change to the Strategy**:* • *None*
2.3.8.3	Biodiversity - protect and improve is an important goal (8)	The Draft Strategy Technical Report has Ecological as one of the key Open Space Principles in Section 1.3.2 of the Strategy. ***Proposed change to the Strategy**:* • *None*
2.3.8.4	Waterways - support improvement to water quality and riparian zone to protect native fauna (6)	The Draft Strategy Technical Report refers to the waterways, including the importance of the water quality and riparian zone in Section 3.1.4. Liaison with other agencies in relation to the waterway itself is included in Section 6.12.2 of the Strategy including liaison Melbourne Water and other agencies including adjoining municipalities and Parks Victoria. ***Proposed change to the Strategy**:* • *None*
2.3.8.5	Waterways - lungs of the city and require ongoing protection (5)	This comment refers to the importance of the waterways to the quality and character of the City. Section 3.1 in the Strategy Technical Report describes the existing open space network and highlights the importance of the Yarra River and the waterways to the character and open space system. ***Proposed change to the Strategy**:* • *None*

2.3.8c List of all comments regarding improving biodiversity values along the waterway corridors

The following list of comments are assembled into topics and summarised from the full long hand comments provided in the survey. Detail has been retained in the comments to provide more insight into the comments made.

No.	Comments regarding improving biodiversity values along waterway corridors
57	**Waterways**
11	Waterways - support indigenous revegetation to improve riparian zone and habitat values
6	Waterways - support improvement to water quality and riparian zone to protect native fauna
5	Waterways - lungs of the city and require ongoing protection
5	Waterways - lungs of the city and require on+A3:B15going protection
4	Waterways - highly valued for their natural environmental qualities require protection
3	Waterways - support community participation in revegetation and clean up
2	Waterways - continue the successful revegetation works already underway
2	Waterways - improvements will encourage more people to use the trails and advocate for their protection
2	Waterways - protect including to prevent erosion
2	Waterways - recognise, respect and consult with traditional owners
2	Waterways - stop approving developments so close to the Yarra River which impact on natural values
1	Waterways - concern about the noise generated by rowing clubs and commuter cyclists
1	Waterways - concern that increase in snakes is a threat to children and pets
1	Waterways - continue to maintain
1	Waterways - Council advocate to remove concrete lined channels and naturalise them
1	Waterways - ensure no loss of native trees
1	Waterways - habitat values including for insects very important
1	Waterways - implement existing plans for them
1	Waterways - introduce electric boats and phase out motor boats to improve water quality
1	Waterways - litter removal a priority
1	Waterways - Melbourne Water to improve
1	Waterways - need to address poor stormwater quality entering the waterways at the source
1	Waterways - priority to improve natural values
1	Waterways - State Government responsibility
30	**Biodiversity**
8	Biodiversity - protect and improve is an important goal
4	Biodiversity - important in the context of climate change
4	Biodiversity - important to protect and support the ecosystem including native fauna
2	Biodiversity - important to protect and improve for both the environment and enjoyment of open space
1	Biodiversity - important to protect bee population
1	Biodiversity - important to protect for future generations
1	Biodiversity - important to reduce introduced species and protect native fauna
1	Biodiversity - improve connectivity between Princes Park and Edinburgh Gardens
1	Biodiversity - improving and protecting will make it more sustainable in the longer term
1	Biodiversity - increase garden beds with native shrubs in larger parks and gardens to encourage smaller birds
1	Biodiversity - increasingly important in inner city due to loss in the peri-urban and regional areas

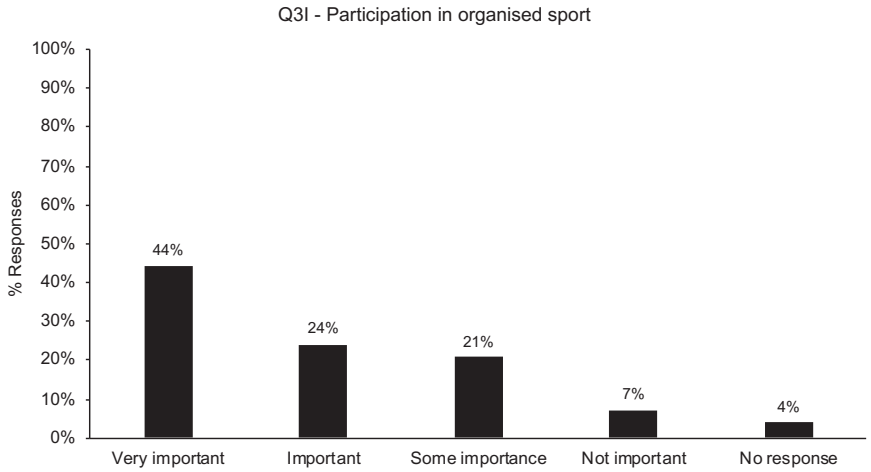
No.	Comments regarding improving biodiversity values along waterway corridors
1	Biodiversity - not important in Collingwood - increasing open space is a higher priority
1	Biodiversity - protect and promote native flora and fauna
1	Biodiversity - recognise we live in an urban environment so opportunities to improve are limited
1	Biodiversity - support expansion of native flora
1	Biodiversity - under threat, important to protect and improve
13	**Natural environment**
11	Natural environment - important to protect
1	Natural environment - contributes to health and wellbeing
1	Natural environment - important to connect people and pets with nature
3	**Connectivity**
2	Connectivity - need to improve connectivity for native fauna
1	Connectivity - along waterways important to strengthen habitat
3	**Vegetation**
2	Vegetation - indigenous revegetation important
1	Vegetation - weed control important
1	**Urban agriculture**
1	Urban agriculture - expand opportunity at Abbotsford Convent

2.3.9 Q3I Encourage participation in organised sport

2.3.9a Summary

The full recommendation that survey respondents were asked to indicate the level of importance to was:

- *Encourage participation in organised sport by providing adequate open space and upgrading facilities to be more inclusive for everyone*



Ranked second last of the nine key recommendations in relation to its level of importance, only 44 per cent of respondents identified it is very important. When combined with important, a total of 68 per cent place importance on it. This is not unusual given the lower proportion of the community who participate in structured sport and recreation compared to those who visit open space for other reasons.

The comments made relating to this recommendation noted the benefits of participation in organised sport, particularly being part of a team, health and wellbeing and encouraging young people outdoors. There were also concerns that structured sport facilities should not dominate the open space and the need to be inclusive.

2.3.9b Top five comments

The survey asked people to explain the reason for their answer, and 2.3.9c has a full list of the comments. The top five have been included below in a table with a response to the comments made.

No.	Comment	Response
2.3.9.1	Organised sport - local clubs encourage participation including junior teams (24)	Structured sport and recreation is important for community health and wellbeing including encouraging children to be active. The Strategy Technical Report refers broadly to the health and wellbeing benefits, it does not highlight junior participation in sport.

No.	Comment	Response
		***Proposed change to the Strategy**:* • *Update the text in Section 3.1.5c of the Strategy Technical Report to refer to the importance of the social connectedness and participation in sport by juniors.*
2.3.9.2	Organised sport - participation in team sports strengthens and builds sense of community (24)	Refer to response to 2.3.9.1.
2.3.9.3	Organised sport - adequately provided for (16)	The Strategy does not assess the structured sporting needs, however it does identify the need for new land area for structured sporting use if it is required. During the project, the sport and recreation team at Council advised that additional land area for structured sporting use will be required to meet the needs of the forecast population growth. The Strategy Technical Report includes recommendations to investigate repurposing existing restricted open space and potentially Yarra Bend Park, as described in Section 5.3.5 of the Technical Report. ***Proposed change to the Strategy**:* • *None.*
2.3.9.4	Health and wellbeing - participation in organised sport along with other types of informal recreation all contribute to a healthy community (8)	Refer to 2.3.9.1 regarding health and wellbeing benefits of strucured sport. Informal or unstructured recreation is referred to in the Strategy including in Section 3.1.5, Community use of open space, Section 6.6 Design guidelines for unstructured recreation and throughout Section 7 regarding the use of open space at a precinct level. ***Proposed change to the Strategy**:* • *Add a new Section in 4.5 regarding the need to provide additional facilities and space for both structured and unstructured recreational use by the forecast population.*
2.3.9.5	Organised sport - needs to be inclusive of all (7)	The Strategy Technical Report promotes inclusion in organised sport. This is covered mainly in Section 6.7 in the design and management guidelines for structure sport and recreation use and infrastructure. ***Proposed change to the Strategy**:* • *None.*

2.3.9c List of all comments regarding the open space contribution rate

The following list of comments are assembled into topics and summarised from the full long hand comments provided in the survey. Detail has been retained in the comments to provide more insight into the comments made.

No.	Comments on encouraging participation in organised sport
101	**Support increased participation in organised sport**
24	Organised sport - local clubs encourage participation including junior teams
24	Organised sport - participation in team sports strengthens and builds sense of community
7	Organised sport - needs to be inclusive of all
6	Organised sport - agree with statement
5	Organised sport - facility improvement required for female sports
4	Organised sport - facilities require improvement
3	Organised sport - good for some, but not all
3	Organised sport - more facilities required as population increases
3	Organised sport - participation contributes to mental and physical health and wellbeing
2	Organised sport - additional basketball courts required
2	Organised sport - need to improve the quality of facilities in Richmond
2	Organised sport - support organised sport and informal use of the sports grounds when not being used by clubs
1	Organised sport - additional basketball courts required
1	Organised sport - clubroom design and location requires improvement
1	Organised sport - concerned regarding cost of participation
1	Organised sport - is already inclusive, no change required
1	Organised sport - need to become more adaptable to make better use of existing facilities by programming training etc differently
1	Organised sport - no room for facilities in Collingwood
1	Organised sport - Not council's responsibility
1	Organised sport - opportunities to participate extremely important in high density areas
1	Organised sport - require additional open space to provide additional facilities
1	Organised sport - strongly support community sport
1	Organised sport - support improvement of existing facilities only
1	Organised sport - support increased provision of facilities
1	Organised sport - support statement balanced with provision of adequate space and facilities for informal recreation
1	Organised sport - support the sporting clubs
1	Organised sport - upgrades to address safety
1	Organised sport facilities - increase shared use
18	**Adequate facilities for structured sport already**
16	Organised sport - adequately provided for
1	Organised sport - can be quite intrusive limiting the enjoyment of the space used by others
1	Organised sport - provision of facilities not appropriate in open space focused on informal use, eg Darling Gardens
17	**Health and wellbeing**
8	Health and wellbeing - participation in organised sport along with other types of informal recreation all contribute to a healthy community
6	Health and wellbeing - improvements to green open space will have broader health and wellbeing benefits compared to organised sport

No.	Comments on encouraging participation in organised sport
2	Health and wellbeing - all types of recreation are important including organised sport
1	Health and wellbeing - outdoor gyms are important particularly for older age groups
9	**Sporting grounds**
3	Sporting grounds - Citizens Park need to better manage dogs to make it safe for children to play sport
3	Sporting grounds - cost of establishing and maintaining them is disproportionate to the number of users
1	School grounds - sport facilities in schools to be available for clubs to use
1	Sporting grounds - chemical free maintenance to minimise environment impact
1	Sporting grounds - support non-potable irrigation
3	**Informal recreation**
1	Informal recreation - additional basketball courts required
1	Informal recreation - additional skate facilities required
1	Informal recreation - retain fence at Frank King Park so informal ball games can safely continue
3	**Open space**
1	Open space - informal open space is the priority
1	Open space - natural spaces attract more consistent use from diverse sections of the community than sport participants
1	Open space - required for uses other than organised sport
2	**Dogs**
2	Dogs - prohibit off-leash on sporting fields
2	**Inclusive for everyone**
1	Inclusive for everyone - does not necessarily mean competitive sports
1	Inclusive for everyone - includes older women
1	**Access**
1	Access - concerned about impact of vehicles when organised sport facilities are used by people outside the local area
1	**Art and culture**
1	Art and culture - additional facilities and access required
1	**Indoor recreation facilities**
1	Indoor recreation facilities - water play park and an indoor water facility are much needed
1	**Strategy**
1	Strategy - unclear how this will be delivered

3. Written submissions

3.1 Overview

A total of 10 written submissions were received during the community engagement process from a combination of community organisations and individuals. Some of the key issues raised include:

- Include streets in the definition of public open space.
- Identify specific locations for future street closures to provide new open space in the Strategy.
- Include recommendations to plant more street trees.
- Increase the priority and provision of new open space in Collingwood given the recent and forecast increase in urban densities.
- Support the increase in the public open space contribution rate to 10 per cent.

3.2 Summary of individual submissions

3.2.1 Submission 1

No.	Comment	Response
3.2.1.1	The submitter proposes that streets should be included in the definition of open space.	Streets are set aside primarily for transport purposes while public open space is set aside primarily for the sport, recreation and nature conservation purposes. The Strategy acknowledges that streets provide excellent connectivity between open spaces and in some locations are closed to transport and converted too public open space. Where streets remain open to traffic, they are referred to as ancillary open space in the Strategy. Council has previously closed parts of some streets to create small parcels of open space. Where this occurs and the land can be rezoned for public open space, then these parcels are included in the open space network. Refer to the Technical Report Sections 1.21 and 1.2.3 for further information regarding this. ***Proposed change to the Strategy**:* • *No change*
3.2.1.2	The Strategy needs to include the role streetscapes have in providing linear connections between open space reserves.	The Strategy makes reference to the role streetscapes have in providing connectivity and access to the open space network in Section 1.2.3 regarding the definition of Ancillary open space and Section 3.5.1 regarding the gaps in the open space network and Section 6.4.3 regarding improving access to open space. ***Proposed change to the Strategy**:* • *An additional section will be added to the Strategy in Section 3.1.7 in relation to urban context. This will provide an overview of the influence of urban layout*

No.	Comment	Response
		including streetscapes and densities accessibility to open space. • *Additional information added to the definition of Ancillary open space, refer to Section 1.2.3.*
3.2.1.3	Proposes that the Gap Analysis in the Strategy should be prepared based on the LAPM (Local Area Place Making). The submitter proposes that the precincts in the Strategy are too large and require a finer grain of the LAPM.	The open space needs analysis is at a sub precinct level, some of which aligns with LAPM's but many are at a finer grain. They are based on walkability to open space and are also consistent with the Yarra Community Profile Precincts as shown on the .id Forecast site. The open space precincts are tailored to be the best fit for assessing walkability to open space. ***Proposed change to the Strategy**:* • *No change*
3.2.1.4	Inequitable to propose new open space in North Carlton and North Fitzroy compared to Cremorne, Collingwood and Richmond.	The basis of the recommendation for new open space is not only based on the total percentage of land area as open space, but also whether people live and work within a safe and easy walk of open space. Gaps in the provision of open space are identified in North Carlton and North Fitzroy along with Fitzroy, Richmond and Collingwood. While many of the road reserves are wider in Carlton North and North Fitzroy which improves their pedestrian and cycle amenity value, they do not replace the need for public open space. ***Proposed change to the Strategy**:* • *No change*
3.2.1.5	The proposed open space contribution rate should be applied to large commercial redevelopment sites that do not subdivide.	The public open space contribution rate that is proposed as part of the Strategy does not apply to properties that do not subdivide**.** This is a feature of the legislation and Council is not able to change this. ***Proposed change to the Strategy**:* • *No change*
3.2.1.6	The Yarra Open Space Strategy Gap Analysis and recommendations for new open space need to be reflected in the VPA Precinct Plan for Cremorne.	Noted. Council officers advise that the Gap Analysis and the Draft Strategy were considered in the preparation of the Cremorne Place Implementation Plan which recognises the need for additional open space and improved connections to existing adjacent open spaces. ***Proposed change to the Strategy**:* • *No change*
3.2.1.7	Concern that open space contributions payable in Cremorne will be minimal due to large scale commercial developments that do not subdivide.	Refer to response to 3.2.1.5. ***Proposed change to the Strategy**:* • *No change*

3.2.2 Submission 2

No.	Comment	Response
3.2.2.1	Yarra Open Space Strategy should be renamed to Yarra Public Open Space Strategy	The definition on Page 3 of the Technical Report describes that the term 'open space' is used in place of 'public open space', for ease of reference throughout. This is accepted industry practice. ***Proposed change to the Strategy**:* • *No change*
3.2.2.2	Ancillary open space should be addressed as part of the public open space.	Ancillary open space is different from public open space. This is defined in Section 1.2 of the Strategy. Refer also to the response in 3.2.1.1 of this report. ***Proposed change to the Strategy**:* • *No change*
3.2.2.3	The submitter would like to see new road closures identified on the plan, rather than areas in which new open space is required. Concern that without showing the detail, the new open space will not be provided.	The Strategy proposes the type and area in which new public open space is required. It has not identified specific sites as this needs to be determined during implementation of the Strategy. Some of the new open spaces may not include road closures and may require land contributions or land purchase. This is described in the Strategy Technical Report in Section 5.3 - Provision of new open space. ***Proposed change to the Strategy**:* • *No change*
3.2.2.4	Include laneways as public open space.	Laneways are public spaces and provide good connectivity between streets, public spaces and public open space. They also provide access to properties. As noted in Section 1.2 of the Strategy Technical Report, laneways are different from public open space given they primarily provide access rather than primarily being for recreation and nature conservation. Refer to response to 3.2.1.2 in this consultation report. ***Proposed change to the Strategy**:* • *Refer to response to 3.2.1.2 in this consultation report.*

3.2.3 Submission 3

No.	Comment	Response
3.2.3.1	Collingwood B Precinct spaces requires major change to vehicle traffic management in order to expand the size of the existing open spaces and create new open space.	The Strategy Technical Report has identified the need for additional open space and expansion to the size of existing open spaces in Collingwood. The level of detailed analysis to determine how to achieve this will be undertaken during the implementation of the Strategy. ***Proposed change to the Strategy**:* • *Additional open space is proposed in Collingwood. Refer to response to 2.3.1.3 in this consultation report for further information.*

3.2.4 Submission 4

No.	Comment	Response
3.2.4.1	Collingwood B Precinct spaces requires major change to vehicle traffic management in order to expand the size of the existing open spaces and create new open space.	Refer to response 3.2.3.1 ***Proposed change to the Strategy**:* • *Refer to response 3.2.3.1.*

3.2.5 Submission 5

No.	Comment	Response
3.2.5.1	Collingwood has the lowest percentage of open space in the City of Yarra. It has also been established through research that open space makes a significant contribution to health and well-being of communities. The submitter proposes that it is irresponsible to allow increased urban densities without addressing significant shortfall in open space. The submitter proposes: • Collingwood be given highest priority for new open space. • The Victorian Government owned Police Workshops be a priority for new open space.	Noted, the Strategy Technical Report at Table 3-3 identifies that Collingwood has the lowest percentage of open space as a proportion of land area in Yarra. Section 7.5 of the Strategy Technical Report identifies a range of Actions for Collingwood - including the provision of new open space and expanding the size of existing open space. The priorities vary according to the growth forecast to occur in the different parts of Collingwood. Based on the combination of all the feedback received during the community engagement process, an additional Small Local open space has been added to Collingwood B precinct, and the Police Workshops are specifically named in the actions to provide a new Local open space in Collingwood B. ***Proposed change to the Strategy**:* • *Refer to response to 2.3.1.3 in this report regarding provision of an additional Small Local open space in Collingwood B.* • *Action 7.5A in the Technical Report has been updated to reference the Police Workshops and Stanley Street specifically.*
3.2.5.3	A higher priority for new open space actions be given in precincts where the provision of open space falls below 10.1 sqm per person.	The Strategy Technical Report describes there are different measures used to assess and determine the need for new open space in established urban areas. This includes the quality and type of open space, its distribution, provision of open space in adjoining precincts, existing and proposed urban densities, community feedback on the existing open space network and the level of forecast change. To provide one measure of the quantity of open space relative to population density as the only tool to determine priorities does not acknowledge the other influences. ***Proposed change to the Strategy**:* • *No change*
3.2.5.3	Concern that the amount of open space relative to the residential population density has not been included in the precinct chapters.	Noted. The quantity of open space relative to residential density will be added to each precinct rather than only referenced in Section 3. ***Proposed change to the Strategy**:* • *Update Section 7 to include reference to the quantity of open space relative to residential population*

No.	Comment	Response
		density in each precinct from Table 3-3 in the Strategy.
3.2.5.4	Strongly support winter sunlight access to open space.	Noted. ***Proposed change to the Strategy**:* • *No change*
3.2.5.5	There needs to be improved heritage protection measures for heritage values in open space and streetscapes.	The Strategy Technical Report identifies the need for protecting heritage and nature conservation values in open space in Sections 6.8 and 6.10.4. There is a list of the existing open spaces that are identified to have heritage significance with some heritage controls in Table 6-2 in the Report. ***Proposed change to the Strategy**:* • *No change*
3.2.5.6	Increase urban greening in Collingwood with additional street trees, promotion of planter boxes and managing surface water runoff.	The comments relate to the implementation of other Council Strategies including the Urban Forest Strategy. Reference to improved urban greening and urban agriculture are included throughout Section 6, Design and Management Guidelines in the Strategy Technical Report. ***Proposed change to the Strategy**:* • *No change*
3.2.5.7	Support an increase in the public open space contribution rate to 10 per cent, and the expansion of the contribution rate being applicable to non-residential development as well.	Noted. ***Proposed change to the Strategy**:* • *No change*

3.2.6 Submission 6

No.	Comment	Response
3.2.6.1	Fence to Frank King Park makes it a secure park for young children and is also used by the John Street Community Early Childhood Co-op. Therefore the submitter does not support removing the fence.	While the fence is valued by younger children, it is uncommon for public open spaces to be fenced. Given the community concern regarding the fence, this will be removed. The recommendation has also been updated to include investigating the expansion of the size of Frank King Park to increase its capacity to cater to the increased levels of use as a result of the forecast additional residents and workers in Fitzroy. ***Proposed change to the Strategy**:* • *Remove reference to fence removal and investigate options to expand the size of the reserve into the adjoining road reserve to increase its capacity to cater to the forecast additional population.*

3.2.7 Submission 7

No.	Comment	Response
3.2.7.1	Proposes that streets and lanes should be included as public open space.	Refer to Response to 3.2.1.1 ***Proposed change to the Strategy**:* • *Refer to Response to 3.2.1.1.*
3.2.7.2	Heritage values and issues have not been included in the Strategy, including the connection to Carlton Gardens and the Exhibition Buildings as key adjoining open space.	Carlton Gardens are shown on the diagrams and plans included in the Strategy Technical Report. Specific reference to them will be added to Section 7.8 in the Strategy Technical Report. ***Proposed change to the Strategy**:* • *.Update Section 7.8 Fitzroy to reference the adjoining Carlton Gardens and Exhibition Buildings.*

3.2.8 Submission 8

No.	Comment	Response
3.2.8.1	The trees and vegetation in Burnley Park are in poor condition and their heritage values are not recognised or interpreted.	The strategy recommends preparation of a Masterplan incorporating recommendations from the Heritage Conservation Management Plan. The Masterplan will address plantings and vegetation management and health. ***Proposed change to the Strategy**:* • *No change*

3.2.9 Submission 9

No.	Comment	Response
3.2.9.1	Recognise the need to convert sections of streets to create new open space	Refer to response 3.2.1.1 ***Proposed change to the Strategy**:* • *No change.*
3.2.9.2	Additional streetscape planting should be included in the Strategy.	The City of Yarra has an Urban Forest Strategy which guides the street tree planting and urban greening program and the Strategy Technical Report refers to and supports the implementation of the Urban Forest Strategy. It is referred to in the Strategy Technical Report in Section 2.1.2d, Section 3.1.5a, Section 6.2, Section 6.2.3 and Section 6.11.1. ***Proposed change to the Strategy**:* • *No change*
3.2.9.3	Encourage planter boxes in the streets.	Refer to 3.2.9.2 ***Proposed change to the Strategy**:* • *No change*
3.2.9.4	Roof top gardens in major developments should not be considered as a replacement for open space at ground level.	Noted. Roof top gardens are not a replacement for public open space at ground level and the Strategy does not recommend they are accepted as that. The reasons for not accepting roof top gardens as a replacement for public open space at ground level includes: • They are not as visible and accessible to the general public as public open space at ground level

No.	Comment	Response
		• Public open space contributes to the neighbourhood character and urban greening, whereas roof gardens are not as visible and the greening benefits are limited. • Roof gardens do not have the longevity and certainty associated with the provision of pubic open space at ground level for future generations, as they are linked to the longevity of the building • Open space at ground level is capable of supporting large, long-lived canopy trees that are beneficial to air quality, mitigating urban heat and carbon sequestration. ***Proposed change to the Strategy**:* • *No change*
3.2.9.5	Streets to be included as public open space.	Refer to response 3.2.1.1. ***Proposed change to the Strategy**:* • *No change*
3.2.9.6	Winter sunlight access to open space.	Section 4.4.3 of the Strategy Technical Report includes the benefits of winter sunlight access to public open space. It also includes recommendations for winter sunlight protection to open space in Table 5-2 Criteria to assess suitability of land as open space and Section 5.4.2 and Action 5.4-2. ***Proposed change to the Strategy**:* • *No change*

3.2.10 Submission 10

No.	Comment	Response
3.2.10.1	Concern about the build-up of traffic in Collingwood given the increased urban densities without any change to traffic management to decrease the impact of increased traffic on the local area.	The issue raised by the submitter highlights the reason why streets are not included as open space in the Strategy. While they are publicly owned, their primary role and purpose is to provide access through and within the urban areas including access to people's properties. ***Proposed change to the Strategy**:* • *No change*
3.2.10.2	Concern that prioritising cycle access is not necessarily inclusive for everyone as people with limited mobility cannot cycle, and for some, vehicles are the only safe and accessible form of transport.	Refer to response to 3.2.10.1. ***Proposed change to the Strategy**:* • *No change*

Attachment A

Extract of key changes made to the Yarra Open Space Strategy 2020 Technical Report

The following extracts show the amended text with yellow highlight. We have included the whole section in which the change is made for context and ease of reference back to the main document.

1. Introduction

Extract of key changes

1.2.3 Ancillary open space

The term ancillary open space is used to differentiate parts of the public realm that are not included in the definition of public open space. This includes streetscapes, urban spaces between buildings, school and educational facility grounds, along with community facility grounds, for example, neighbourhood houses.

Streetscapes

Streets are used by people to socialise and exercise including walking and cycling, and while these are common to activities that are also undertaken in open space, the streets are primarily set-aside for their transport and travel function and purpose. Streets complement the open space network by providing transport and tree canopy links between them. The community use the streets to walk or cycle along to reach open space and other destinations in the neighbourhood. Many of the streets include street trees that make a contribution to the landscape character and urban greening in Yarra. While streets complement the open space network, they do not replace the need for open space. The local street network is owned by Council and parts of them can be converted to open space where they are no longer required for transport and travel purposes and meet the criteria for open space. In this situation the street would change its designation and become public open space.

Overall the streets and roads in Yarra are managed by an overarching *Road Management Plan 2017-2021*, along with a series of more detailed Local Area Place Making Plans. The street tree planting is managed through the implementation of the *Urban Forest Strategy 2017* and other more detailed plans and policies.

School grounds

This Strategy recognises the contribution that ancillary open space provides including opportunities such as schools that can partner with Council, however school land is not reserved for open space and can be sold for other purposes or converted through building construction. The lack of certainty over this land being available to supplement

the open space system is the reason the use of school grounds is not referred to in the Strategy as it does not replace the need for public open space.

Other public land

Other public land that falls into the ancillary open space category is railway corridors where they have not already been developed and secured as public open space. A simple test for distinguishing public open space from other public land is whether the land is suitable for inclusion in the Public Parks and Recreation Zone or the Public Conservation and Resource Zone.

This Strategy focuses on planning for the adequate provision, design and management of a public open space network that is secured for future generations to enjoy. This means that the open space is publicly owned, without the ability for that land to be sold or converted to another use without clear demonstration that it is no longer required by the community as open space.

The future provision, design and funding for ancillary open space is guided by a range of other plans and strategies prepared by Council and other State Government agencies and will not form part of the open space capital works program in this Strategy.

1.2.4 Publicly accessible private open space

Some publicly accessible private open space complements the public open space system including church grounds and private forecourts to buildings. These are referred to as publicly accessible private open space. They can complement the public open space network, but they cannot be relied on as a replacement for public open space as Council does not have direct control over them and they can potentially be converted to another use, or sold.

Other private land that contributes to the open space system is private golf courses, which are available to members on a fee paying basis. La Trobe Golf Club in Alphington is located within the City of Yarra, and there are additional privately owned golf courses adjoining municipality. Golf courses contribute to the natural and unbuilt quality of the landscape, have some benefits in mitigating urban heat island effect associated with climate change, and contribute to the environmental values and landscape character of an area. They are not a replacement for public open space as they can potentially be converted to different uses in the future, given they are privately owned.

2. Policy context
Extract of key changes

2.1.1f *Yarra River Protection (Willip-gin Birrarung Murron) Act 2017*

The Act enshrines the protection of the Yarra River, recognising its great importance to Melbourne and Victoria and the Wurundjeri Woi Wurrung language is used in the title of the Act in recognition of Traditional Owners' custodianship of the river and connection to the lands through which the river flows.

The Act underlines the importance of the public parklands and open spaces along the Yarra River within metropolitan Melbourne and allows these to be collectively declared as the Greater Yarra Urban Parklands.

A number of guiding principles are set out in the Act which must be used by agencies with responsibilities for managing the river and parklands. Two important purposes of the Act are:

- requiring the development and implementation of a *Yarra Strategic Plan* as an overarching policy and planning framework; and
- establishing the Birrarung Council to provide advice to government and to report annually on the implementation of the proposed *Yarra Strategic Plan*.

The Act will affect how Council protects and manages the Yarra River and the associated parklands. The importance of the river and parklands is elevated and the Act places additional obligations and accountabilities on Council, as a land owner and manager, in the way it plans and manages the river and parklands in accordance with the principles under the Act.

2.1.1g Draft Yarra Strategic Plan (2020)

Melbourne Water is leading the development of the *Yarra Strategic Plan* which will give effect to the community's 50 year long-term vision for the Yarra River and provide the basis for future planning of the river corridor and each of its reaches.

The *Draft Yarra Strategic Plan* is the first integrated corridor plan developed collaboratively by the Wurundjeri Woi Wurrung Cultural Heritage Aboriginal Corporation and all 15 state and local government agencies involved in managing the river. Central to elevating the significance of the Yarra River and parklands, and managing it as "one living and integrated natural entity" is the development of the Plan. The Plan responds to the key challenges of climate change and population growth and provides a 10 year regional strategy that supports the 50 year community vision for the river and provides overarching guidance for responsible agencies to achieve the community vision and the aspirations of traditional owners.

The plan works towards meeting the 50 year Community Vision and the Birrarung Water Policy *Nhanbu narrun ba ngargunin twarn Birrarung (Ancient spirit and lore of the Yarra).*

It identifies immediate actions for the river, enables long-term collaborative management between agencies and Traditional Owners and guides local planning.

There are four 10 year performance objectives to deliver the 50 year Community Vision that is outlined Yarra River Strategic Plan:

- A healthy river and lands
  Improving the water quality of the Yarra River and protecting its land, floodplains and billabongs to achieve greater biodiversity.
- A culturally diverse river corridor
  Acknowledging, protecting and commemorating the rich heritage of the Birrarung and its stories.
- Quality parklands for a growing population
  Improving the river's parklands to support community wellbeing and strengthen the relationship between the Yarra River, its community and visitors.
- Protecting the natural beauty of the Yarra River corridor
  Respecting the significance of the Yarra River's landscapes. Where we build, we protect and celebrate the river's natural beauty, landscapes and views.

The plan includes a Yarra River 50 Year Community Vision along with a vision for all the four main reaches. The City of Yarra is located predominantly in the Inner City Reach, and the vision for this reach is extracted below:

> ***Yarra River Inner City Reach 50 Year Community Vision***
>
> *Our Yarra River, Birrarung is a thriving river for our thriving city.*
>
> *It provides a unique place of transition, both spiritually and physically. Here the river and its treasured banks and backdrops are Melbourne's meeting place; an inclusive and iconic place for connection, celebration, recreation and learning.*
>
> *Our love for its vast and expanding green spaces and clean waters provide a healthy habitat for all.*

While still being finalised, the Plan is expected to change the way in which Council and other agencies conceive and manage the Yarra River and its parklands. There will be an increasing focus on how council manages the river and parklands as a single living entity and how it achieves the new statutory obligations. Greater coordination with other agencies and improved management will be expected as will be the participation and involvement of tradition owners.

The *Yarra Strategic Plan* will bring opportunities for stronger collaboration, more holistic and integrated management of the river corridor, improved health of the river and greater recognition of the cultural values of the river and parklands.

2.1.2f *Yana Ngargna* Plan 2020-2023

The *Yana Ngargna Plan 2020-2023* is the fourth partnerships policy and this plan continues to build upon the successes and challenges of previous plans. Formerly known as the Aboriginal Partnerships Plans, Yarra's official policy will from here-on-in be known as the *Yana Ngargna Plan*. *Yana Ngargna* is a Wurundjeri Woi Wurrung phrase meaning 'continuing connection'. This refers to the Wurundjeri Woi Wurrung's continuing

connection to culture, country and identity – as well as Council's commitment to developing continuing connections with Wurundjeri Woi Wurring, Aboriginal and Torres Strait Islander people, communities and organisations. The plan was renamed in 2019, the International Year of Indigenous Languages.

The plan has important notes and clarifications on terminology, Welcome to Country and Official Acknowledgement of Country. The Plan clearly sets of the role of the *Yana Ngargna* Advisory Group and the *Yana Ngargna* Working Group who guide and action, including coordinating projects that build cultural awareness and confidence across the Council. It also sets out the broader Social and Political context, along with National and State Policies, Acts and Commitments.

The Plan includes four priority areas, commitments, context and actions:

- **Priority 1 – Relationships** – supporting community connections, promoting culture and protecting important places.
- **Priority 2 – A Visible Culture** – increasing the visibility of Wurundjeri Woi Wurrung, Aboriginal and Torres Strait islander people, culture, issues and achievements in Yarra.
- **Priority 3 – Community Health and Wellbeing** – working towards improved health and wellbeing outcomes for the Wurundjeri Woi Wurrung, Aboriginal and Torres Strait Islander people in Yarra.
- **Priority 4 – Organisational Development** – increasing Council's capacity, confidence and connection through improved Wurundjeri Woi Wurrung, Aboriginal and Torres Strait Islander employment pathways, cultural awareness and internal coordination.

3. Existing open space network
Extract of key changes

3.1.5a Community open space survey outcomes

The community consultation outcomes about open space have identified that trees are at the top of list of what the community value about open space. This is followed by open space being a place to relax and unwind and the feeling of space. When comparing this to the outcomes of what people most valued in 2006, trees were fifth, so their level of importance is now higher than it was then. The *Yarra Urban Forest Strategy* provides a clear direction for the future care and management of trees in the City. Since the 2006 Strategy, the relationship between the importance of trees in mitigating the effects of climate change has become more prominent and may explain the increased awareness and value of trees by the community. The open space network provides opportunities to plant and retain large canopy trees that are more difficult to manage in the local street network due to space constraints. The *Yarra Urban Forest Strategy* also confirms that the canopy cover of trees in open space is an important component of the total canopy cover in the city.

Small local parks are the most visited type of open space in the current survey, which has increased since 2006, where small local parks were ranked as being the fourth most visited. Since the preparation of the Strategy, an additional six Small Local open spaces have been added to the network, which may also have influenced the levels of use of these small spaces. In Collingwood, the most visited open space is now Peel Street Park compared with Fitzroy Gardens when the survey was completed in 2006. This supports valuable contribution that Small Local open spaces make to the open space network, and people will use these small spaces regularly if they are provided.

As part of the research for the Strategy, the worker community was surveyed regarding their use patterns of open space. The surveys have confirmed that more than 80 per cent of workers use open space during the time they spend at work, and that it is important to them. This is different from the 2006 Strategy, where less than 50 per cent of workers surveyed visited open space during their time at work. In Collingwood, additional Small Local open space has been added to the network that is noted as being well used by the worker community, however they are requesting additional open space.

In relation to the reasons residents visit open space, there is a greater diversity of reasons they visit, with socialising, relaxing and dog walking more frequently mentioned than the previous survey in 2006.

The resident survey results have been summarised at a detailed precinct level, which has informed the precinct recommendations and 15-year Action Plan in Section 7 of the Strategy. The worker survey results have been summarised at a more detailed level by each of the four employment precincts and these have informed the Precinct Recommendations in Section 7 of the Strategy.

Council sought community feedback on the Draft Strategy. This feedback confirmed there was a strong level of support for increasing natural features including trees, garden beds

and grassed areas to increase urban greening and assist to mitigate urban heat. There was also a strong level of support for providing additional open space in the locations where medium and high density development is forecast to continue. The feedback highlighted the importance of open space as a place to relax and unwind, and so while many people support the increased provision of facilities to encourage people to keep fit, socialise and use open space, they noted that it is also equally important to retain the natural qualities and character in open space. Refer to the Design and Management Guidelines in Section 6 of this Strategy which promotes the inclusion of natural features and urban greening in existing and new open space. Also refer to the Precinct Recommendations in Section 7 which include actions to add new open space to the network.

3.1.5c Structured sport and recreation use

Structured sport and recreational use of open space is important to community health and wellbeing. It is provided for in the large Regional and City-wide open spaces across Yarra including Victoria Park, George Knott Reserve, Kevin Bartlett Reserve, Coulson Reserve, Quarries Park, Ramsden Street Reserve, Alphington Park, Fairfield Park, Yarra Bend Park, Edinburgh Gardens, Citizens Park, Burnley Park, Alan Bain Reserve, Ryans Reserve, Yarra Bend Golf Course and Burnley Golf Course. There are also some key sporting reserves that adjoin the City of Yarra including Princes Park, Northcote Park, Gosch's Paddock and Como Park. Structured sport and recreation not only encourages participation in physical activity, it also promotes social connectedness in the community associated with attending training and matches and club based activities.

3.1.6 Cultural heritage values

3.1.6a Wurundjeri Woi Wurrung, Aboriginal and Torres Strait Islander cultural heritage values

The Wurundjeri Woi Wurriing's unique connection to the land and waterways in Yarra extends back tends of thousands of years to the time when their creator spirit, Bunjil, created the land, the people and all living things. Given this enduring and special connection, it is vital that Council continues to develop a stronger relationship with the Wurundjeri Woi Wurring people and especially with the Wurundjeri Woi Wurruing Land and Compensation Cultural Heritage Council Aboriginal Corporation (the Wurundjeri Woi Wurrung Corporation).

Council also deeply values it relationships with the broader Aboriginal and Torres Strait Islander community connected to Yarra. The area remains an important place for members of this community, who live, work and spend time in the area. The Aboriginal and Torres Strait Islander history of Fitzroy maintains a deep resonance with the community. And it is perhaps because of the Aboriginal and Torres Strait Islander community's pride in and connection to Fitzroy that Yarra has developed such a strong relationships with and commitment to the community. (*Yana Ngargna Plan 2020-2023*).

The waterway corridors, wetlands and open plains and forests in Yarra were the natural features of the landscape, which have now largely been destroyed or modified by urbanisation. The Yarra River offered a permanent water source along with the streams of the Merri and Darebin Creeks and made the surrounding land desirable. Despite the enormous change and devastating effects of European occupation including diseases, forced removal from traditional lands, family and lifestyle, Wurundjeri Woi Wurrung traditions and culture continues in Yarra today. Wurundjeri Woi Wurrung, Aboriginal and Torres Strait Islander people continue to live in the suburbs of Collingwood and Fitzroy. (Yarra Aboriginal Partnership Plan, 2004).

Remaining notable cultural features in the City identified to date include the Burnley Park Corroboree Tree, Scar trees (Coate Park/Rudder Grange and Studley Park), Dights Falls Mission School and Native Police Corps, the potential Merri Creek Treaty Site opposite Rushall Station (just outside the City boundaries), the confluence of the Yarra River and Merri Creek and the Fig Tree in Carlton Gardens where many legendary Aboriginal speakers addressed gatherings from the 1920s to the 1940s *(Aboriginal Partnerships Plan 2015-18*).

Some of these are described in more detail below.

- **Burnley Park Corroboree Tree** - In 1926 a young boy found a boomerang wedged in the branch of the giant Burnley Park Corroboree tree when he climbed it. In 1991 his brother returned the boomerang to a Wurundjeri elder, Marth Nicholson, in a ceremony at the tree site. The tree is now dead, but it is believed it was a meeting and corroboree place for many Aboriginal clans until well after European settlement. (Eidelson, 1997)
- **Dights Falls Mission School***,* which wattle-and-daub school hut, opened on January 1, 1846 by the Collins Street Baptist Church. Nearby was the Dights Mill which provided flour for the colony. The location was already a popular meeting and trading place for Aboriginal clans in and around Melbourne. The school closed in 1851 after devastating floods in 1850 washed away the cultivated gardens and footbridge over the river. (Eidelson, 1997)
- **Dights Falls Native Police Corps** was set up in 1837 as a regional base from their main base in Dandenong Creek flats. Elders of the clans around Melbourne participated as it offered prestige. It was set up as a military encampment with rows of up to 50 tents/shelters and their role was to act as official escorts, tracking lost people and guard duty at the Pentridge Stockade. The camp was disbanded three times, the last in 1853. (Eidelson, 1997)

Fitzroy stands alongside Redfern in itis stature as an urban area of special significance. Aboriginal and Torres Strait Islander leaders gained influence and important organisations were born in and around the streets of Fitzroy. The area has seen Stolen Generations and estranged families reunited and it has given rise to renowned artists, activists and athletes. The positive impacts that ripple out from this community continue to be felt today. Many of the community members that advise and partner with Council today are the descendants of Elders and political activists who have led great social change. Many are strong social justice advocates in their own right. The Wurundjeri Woi Wurrung, Aboriginal and Torres Strait Islander community connection to the area is under pressure due to forecast increased growth that is causing property prices up and making it unaffordable for the community to continue to stay in the area. (*Yana Ngargna Plan 2020-2023*)

3.1.7 Urban context

The urban context and densities in the City of Yarra vary from predominantly medium to high density inner-city areas of Collingwood, Richmond and Fitzroy to the medium density areas of Princes Hill, Carlton North, North Fitzroy and Clifton Hill. Fairfield and Alphington have a predominance of detached dwellings with a more suburban character.

The historical land use and urban development patterns influence the provision, layout and access to public open space. Suburbs that were principally laid out as residential neighbourhoods from the start incorporate public gardens and parks as an integral part of the layout. In the areas of the City that were predominantly commercial and industrial land use, open space was not generally included. Broadly, the suburbs north of Alexandra Parade and the Eastern Freeway were established primarily for residential use. While they are more nuanced than this, overall these suburbs have a network of established parks and gardens that date back to the early subdivision of land. Many of the streets in Princes Hill, Carlton North and Fitzroy North have large road reserves with established avenues of street trees. This contributes to the ease of walking and cycle access through these neighbourhoods along with overall urban greening.

In the areas south of Alexandra Parade and the Eastern Freeway, the historical land use patterns included major areas of industrial and commercial use with pockets of residential, mainly to house the worker community for the industrial and commercial precincts. The subdivision of land for non-residential purposes generally did not include public open space as part of it. A limited number and size of parks and gardens were included in the layout of the former residential areas in amongst the industrial and manufacturing uses.

In more recent times the conversion of the commercial and industrial land use to high density mixed use settings has resulted in a much larger population working and living in areas with limited or no open space. As part of this more recent conversion of land use it has been difficult for Council to secure enough new open space to adequately cater to the significant population increase. As such, in the areas south of Alexandra Parade and the Eastern Freeway the built form has a greater predominance than in the north and overall there is less greening. This is also due to the predominance of smaller road reserves and lack of mature street trees - as street tree planting was not a priority in the former industrial areas of the City. While generally the streets are narrower they are in a grid layout which contributes to the ease of access and connectivity. There are some pockets, however, where larger land holdings have meant the street layout is disjointed and access is not as easy via the street network.

The Yarra River, Merri Creek and Darebin Creek provide excellent habitat, cultural and open space connectivity through the City. The presence of the waterways has influenced the historical land use and urban layout of the City. As land use continues to change and redevelop it creates opportunities to improve the interface between urban development and the waterways thereby strengthening their cultural significance, biodiversity and recreational values and contribution to the urban character and identity of the City. The *Yarra Strategic Plan* will assist to deliver an improved urban interface to the Yarra River corridor.

As the City continues to grow over the next 15 years there are opportunities to expand the open space network to improve the sustainability and liveability of Yarra in the future, particularly in the parts of the City where land use is changing. Key to this is to implement the actions for the provision of new open space shown in Section 7 of the Strategy consistent with the design guidelines in Section 6 that promote increased urban greening and diversity. It will also be important to continue to implement the other key strategies and plans that strengthen and improve the quality and greening of other parts of the public realm including the streetscapes.

3.6 Quality of open space

3.6.1 Overview

The quality of open space is important as it influences whether the open space makes a valuable contribution to the open space network.

The quality and character of each open space is influenced and formed by a range of factors including its inherent physical and natural qualities, the urban context, its size, form, use, position, design and history. These factors are measured against the outcomes of the community survey and other research including the biodiversity and nature conservation values.

3.6.2 Quality assessment and recommendations

The three main methods used to gather data on the quality of open space are the site assessments; the community and council stakeholder engagement outcomes; and the background document research.

During the site assessments each open space is evaluated against the same set of criteria in relation to the following:

- Location
- Existing landscape character and overall condition
- Topography and views
- Adjoining land use
- The urban context and influences including built form, public access points and interface treatments.
- Forecast change
- Existing infrastructure and facilities
- Vegetation character and values

Following the site assessment work, the background research and consultation outcomes then informs the quality and context of each individual open space.

The quality of each open space is assessed in the context of the network as a whole - both in relation to the existing context and also in the context of the forecast change that is planned over the next 15 years. If the quality of the open space is assessed as being

adequate, there will be no specific actions or upgrade works required. Where the quality of the open space is assessed as being inadequate, recommendations are developed to provide guidance on the extent of change proposed. This may include a minor upgrade to existing facilities or a major change to the facilities and/or the landscape character and function of the open space, and in some locations expansion to its size.

The recommendations for all the existing open spaces in the City are made in Section 7 of this Strategy. Refer also to Section 4.5 regarding the issues of for increased levels of use in open space.

4. Forecast change and implications on open space planning

Extract of key changes

4.2.6 Population growth not included in the forecasts

Additional population growth beyond the forecasts used in the Strategy can be expected beyond the planning period. This has been demonstrated with the high level of population growth that occurred following the adoption of the Open Space Strategy 2006. There will also be locations not currently anticipated for redevelopment or included in the forecasts at this time but that will come forward in their redevelopment timing due to land sales, market trends, availability of investment finance and other factors. Redevelopment in the City of Yarra is high density in nature and increases the need to provide an adequate amount of quality open space that is easily accessible for residents and workers.

Council expects that additional new open space is likely to be needed if higher density redevelopment occurs beyond what is anticipated in the forecast numbers. This will become particularly evident in locations that currently do not have safe and easy walking access to the existing open space network or where the existing network is reaching capacity. The recommendations for new open space in Section 7 of this Strategy will need to be supplemented if additional population growth occurs beyond the level forecast.

4.4.4 Vegetation management

The changing climate, including the forecast increase in severe weather events, impacts on plant health and survival. The inclusion of sustainable water harvesting and reuse will assist with managing vegetation. Other major impacts will be forecast increase in storm events with increased wind velocities and changing patterns of rainfall that will potentially damage existing mature trees.

Balancing the need to retain existing large canopy trees for habitat, shade and evapotranspiration will mean that a focus on the ongoing management of tree health, including adaptive management, will be required in the future. The changing climate will likely impact on the health of remnant indigenous vegetation as well as planted vegetation.

The future management of large canopy trees and vegetation will be implemented through the *Urban Forest Strategy* and the *Yarra Street Tree Policy.*

4.5 Increased levels of use of open space

4.5.1 Overview

With the forecast increase in urban densities and population growth the existing open space network will need to cater to increased numbers of people using it. While additional open space is also proposed, the intensity and levels of use in the existing and new open space is anticipated to continue to increase. At the same time, the important role open space plays in the health and wellbeing of the community, particularly in high density precincts is also now better understood. One of the key factors in open space continuing to make an important contribution to liveability is the inclusion of natural features including large mature canopy trees, garden beds and grassed areas. The natural features require more ongoing maintenance as they are not as robust as built features and paving. This has implications for the design, management and maintenance of open space.

The community feedback during the exhibition of the Draft Strategy reinforced the importance of public open space for both the mental and physical health and wellbeing of the community. There is also strong support for maximising urban greening in open space including trees, garden beds and grassed areas and supporting this with sustainable stormwater harvesting and reuse.

4.5.2 Diversity of facilities balanced with the natural character

Providing additional facilities in open space to cater to more people using it will be required. The facilities will encourage the community outdoors to exercise and socialise in open space and include paths, fitness stations, multi-use courts, playspaces, seats, picnic shelters and barbecues. Balanced with the facilities, is also the need to retain a sense of space and naturalness so that people can relax and unwind and have a break from built form. The need to achieve this balance is the reason why additional open space is required. This is based on the need to increase the total amount of open space that is available to accommodate the thousands of additional residents and workers benefiting from it and using it. This is why in some precincts additional new open space is recommended, even though it may not actually be a gap area. Refer to Section 3.5.1 for a description of the gap areas.

4.5.3 Increased costs associated with managing natural features in open space in the context of climate change and forecast growth

Managing and maintaining natural features in the context of high levels of use and in this changing climate is challenging. For example open grassed areas are increasingly being used for informal and casual ball sports as per the changing trends in the way people participate in exercise. This increases the wear and tear on them and creates the need to irrigate them during summer so they can cope with the additional levels of use. In the current context of the climate emergency and changing rainfall, water is an increasingly valuable resource. Therefore, the preference is for future irrigation to be sourced from

sustainable water harvesting and reuse. The infrastructure and investigation to do this increases the capital cost of providing open space that can more sustainably accommodate higher levels of use throughout the year.

As part of the future planning for open space, the capital works budgets will allow for the inclusion of the additional infrastructure for sustainable water harvesting and reuse.

Section 6 of this Strategy provides guidance regarding the design and management of existing and new open space. Section 7 of this Strategy includes the recommendations to upgrade existing open space and the provision of new open space to meet the open space needs of the existing and forecast population.

5. Open space framework recommendations

Extract of key changes

5.3 Provision of new open space

5.3.1 Overview

This Strategy has identified where additional open space is required to 2031 for both the existing and forecast community. Some of the additional open space is to be provided primarily for the forecast population, and others are proposed to meet both the needs of the existing and forecast population. The method to secure additional land area as open space can be a combination of different mechanisms including contribution of land area by larger redevelopment sites, the purchase of undeveloped land, the purchase of developed sites and conversion of public land to open space.

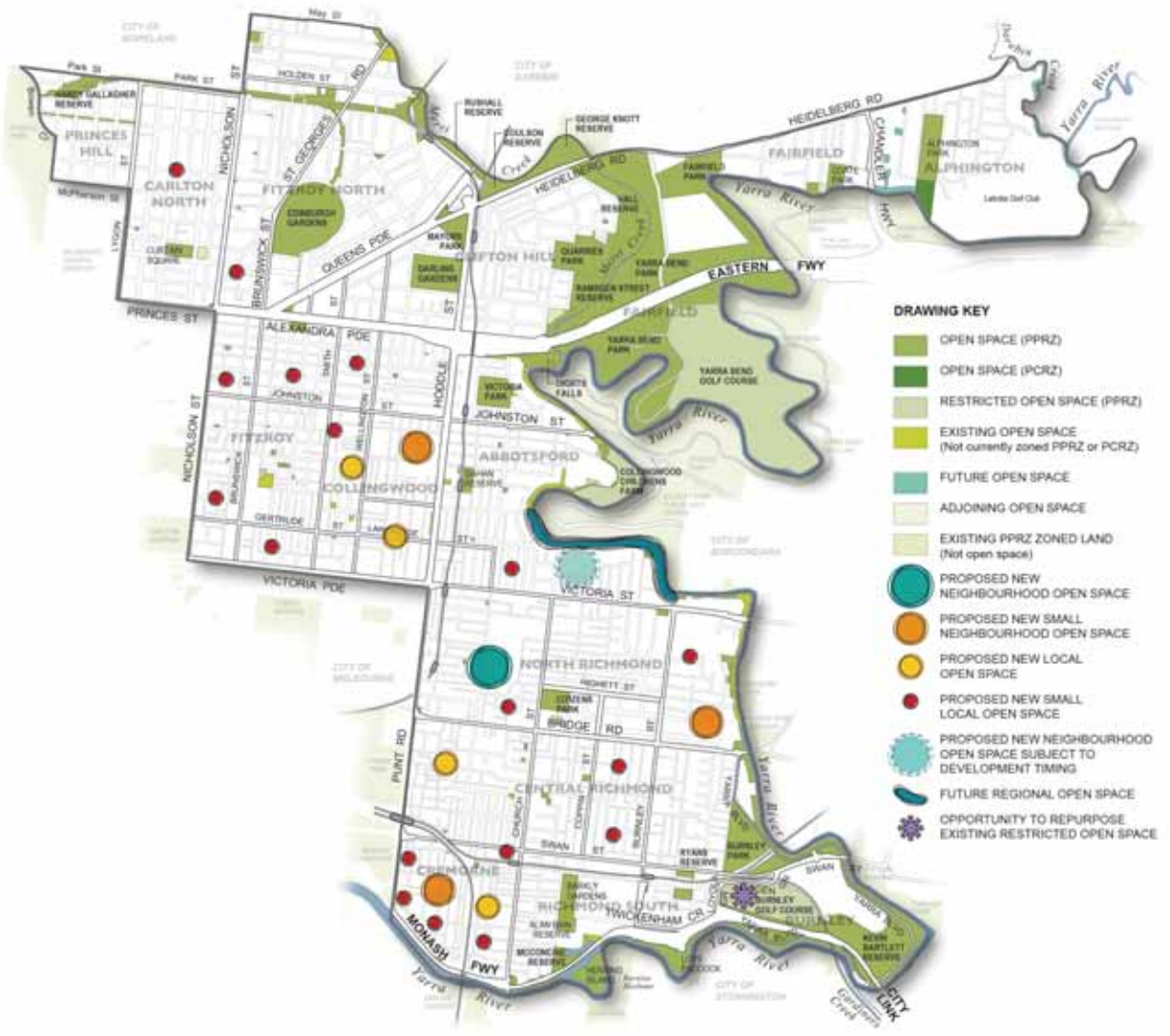


Figure 5A Schematic plan illustrating the type and location of proposed new open space

6. Open space design and management recommendations

Extract of key changes

6.2 The climate emergency and urban greening

As described in Section 4.4 of this Strategy, open space is influenced by the changing climate and also has an important role to play in mitigating and adapting to its effects. This includes supporting a significant tree canopy cover which provides multiple benefits to the character and liveability of Yarra. The *City of Yarra Urban Forest Strategy 2017* provides a clear charter for the future custodianship of Yarra's street and park tree population. The Urban Forest Strategy highlights the multiple benefits of trees including the health and wellbeing benefits, environmental benefits and the economic benefits.

Additional to the importance of canopy trees is the positive effects that open space can have on urban cooling in this time of climate change, particularly during periods of extended extreme heat. For open space to assist with mitigating urban heat, ideally it is well distributed across the urban areas, retains moisture through the inclusion of moisture absorbing surfaces such as grass and garden beds and includes large broad spreading canopy trees that will transpire overnight and effectively cool the higher density urban areas. This is one of the key reasons that the Strategy recommends additional small, distributed areas of open space across the higher density precincts, particularly in the areas where growth is forecast. The other key reason is that they will provide open space that is within easy and safe walking distance of residents and workers.

In order for these open spaces to be effective in mitigating urban heat they need to have retained moisture, preferably in garden beds and grassed areas, large mature canopy trees combined with some open areas within them so there is room for air circulation and effective evapotranspiration.

6.4.1 Sustainable water use in open space

Key issues include:

- The City of Yarra supports a water sensitive city approach to water use and this needs to be reflected in future open space design and upgrades.
- In order to assist with urban greening and cooling there is a need to investigate options to increase sustainable water use in open space. The scope and need for these projects will deliver multiple benefits and requires a partnership across the different disciplines and teams at Council. Refer also to Section 6.2, Climate change and urban greening.
- High levels of informal use of open grassed areas in the municipality which is forecast to continue to increase over time. There is a need to consider irrigating in high use areas so they remain viable and useable in the summer.

- Conversion of sports fields to warm seasons grasses, which has been difficult to manage during the winter sports season.
- The high cost of stormwater re-use projects limits their implementation to all sites, however appropriate external funding will be sourced to assist and maximise implementation where feasible. As an alternative, in situations where stormwater re-use is not viable or where funding is not available in the short term, investigate passive irrigation a short-term method of improving urban greening in open space without always necessarily meeting water quality improvement objectives.
- Council has a *Water Sensitive Urban Design (WSUD) Policy for Council Infrastructure Assets* that may be of assistance in open new open space projects.

Guidelines regarding sustainable water use in open space:

a) Incorporate best practice principles for stormwater reuse in open space using passive irrigation principles. This includes redirecting stormwater and rainwater runoff from buildings and paved surfaces within the open space and the surrounding local catchment to the open space.

b) For new open space and upgrades to existing open space in medium and high density areas, consider the multiple benefits of mitigating urban heat as part of the evaluation of appropriate stormwater reuse and treatment systems proposed for open space.

c) Maximise the use of porous paving and permeable surface treatments to reduce concentrations of stormwater runoff and improve the moisture retaining (and passive cooling) qualities of open space.

d) Where car parking is provided the stormwater runoff is to be reused within the open space.

e) Water features in open space will need to demonstrate they meet the principles of sustainable water use/re-use and that they contributes to the landscape character, amenity and urban cooling qualities of the open space.

f) Water tanks/storage devices, where required, are to be preferably located underground. If this is not feasible, the second preference is to co-locate them with other built form and infrastructure in the open space. If they are the only built feature in the reserve, then their siting, size, material selection, colour and design is to complement the character of the open space. Tanks are to minimise impact on major view sheds of the open space from the surrounding area and viewlines into the open space from entries and paths/trails.

g) Consider synthetic surfaces at selected locations to reduce pressure and irrigation requirements for natural turf sports fields. This will require the development of an agreed assessment method for determining suitable locations for synthetic surfaces. Refer to Guidelines for Synthetic Sports Surfaces in Section 6.7.6 of this Strategy.

No.	Recommendation	Respon-sibility	Priority
6.4-1	**Irrigation guidelines** Develop guidelines to determine where and what scale of irrigation is appropriate in the different types of open space. This is to specifically address the need for increased urban greening in all types of open space including Small Local open space in high density neighbourhoods and other principles outlined and described in Section 6 of this Strategy.	YCC	Very HIgh

6.6.3 Provision of unstructured recreation facilities

The open space survey undertaken for this project identified that people visit open space for a diversity of reasons with the most popular reasons including walking, dog walking, relaxing, playgrounds and social reasons. In answer to the question about why people don't visit open space a number of reasons were given including that the open space was unappealing. Therefore, the guidelines in this Strategy encourage the inclusion of a range of different facilities that encourage people to use them and improve their physical fitness and health. This is balanced with the need to retain the natural qualities and character of the open space as described in Section 6.2

Guidelines to promote and increase unstructured recreational use of open space:

a) Refer to guidelines in 6.5.3 regarding encourage a diversity of facilities in open space.

b) Location and type of active unstructured recreation facilities to complement other identified structured, unstructured and informal uses in the open space and the overall character.

c) Include associated facilities that support and encourage participation in exercise including seats of different types, drinking fountains and shade. This is so that people of all levels of ability and fitness are encouraged to exercise and improve their fitness by providing opportunities for people to rest while exercising.

d) Placement and design of these facilities is to demonstrate they minimise visual and noise impacts on adjoining land, particularly in relation to noise and activity in proximity to adjoining residents and nature conservation areas.

e) Placement and design of these facilities is to demonstrate they are balanced with retaining the natural and unbuilt qualities of the open space.

7. Precinct analysis and recommendations

Extract of key changes

7.5.5b Precinct Actions for Collingwood

A Additional open space

No.	Action	Respons-ibility	Priority
7.5A-1	Provide a new Small Local open space between Smith and Wellington Streets in open space precinct Collingwood A to cater to the existing and forecast population.	YCC Developer	Very High
7.5A-2	Investigate options to expand the size of McNamara Reserve to increase it to a Local open space size to provide space to include diversity of facilities that appeal to both the existing and forecast community.	YCC Developer	Medium
7.5A-3	Investigate options to expand the size of Alexander Street Reserve in Collingwood A to make it more accessible and useable. Alternatively provide a new Small Local open space for both the existing and forecast population in a more accessible and visible location in Collingwood A sub-precinct. This can either be in addition to Alexandra Reserve, or to replace it.	YCC	Medium
7.5A-4	Provide a new Local open space in the northern part of open space precinct Collingwood B in the vicinity of the Former Victoria Police Workshop on Stanley Street. This is to cater primarily for the forecast new population.	YCC Developer	Very High
7.5A-5	Increase the size of Peel Street Park and Cambridge Street Reserve to accommodate additional facilities and people, given both these open spaces are experiencing signs of over-development.	YCC Developer	Very High
7.5A-6	Provide a new Small Neighbourhood open space in Collingwood C. The future open space will need to be accessible to the moderate change area associated with Johnson Street to the north and any future change to the social housing estate. This can be staged so that it firstly provides a Local open space and can be expanded later to a Small Neighbourhood to cater to the 2041 forecast population	YCC Developer	High
7.5A-7	Provide a new Small Local open space between Gipps and Langridge Streets for both the existing and forecast worker population in Collingwood D.	YCC Developer	High
7.5A-8	Provide a new Small Local open space in Collingwood B south of Langridge Street within the high change area identified in the *Yarra Housing Strategy 2018*. This is primarily for the forecast population	YCC Developer	Very High

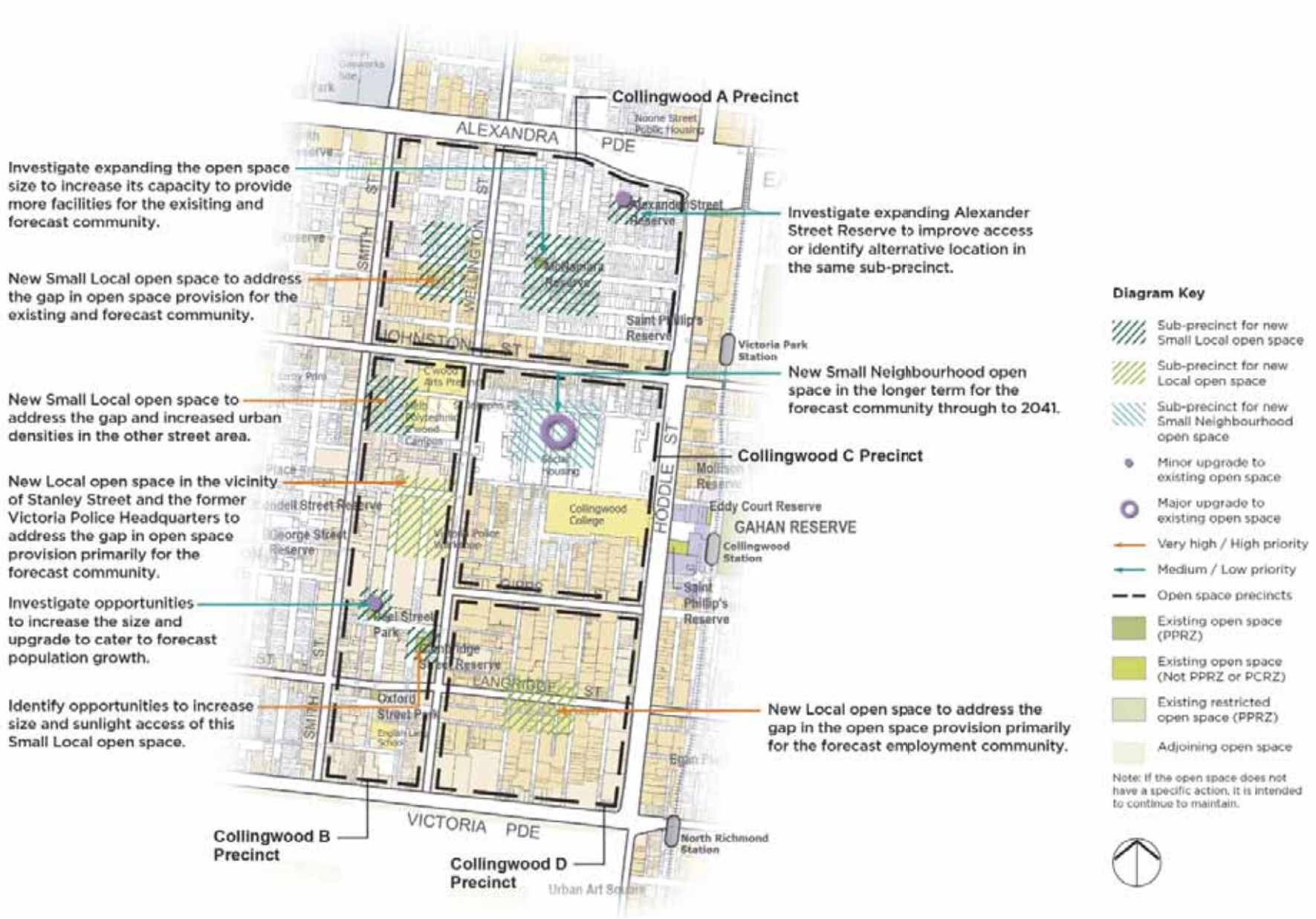


Figure 7.5F Recommendations for Collingwood

7.8 Fitzroy

7.8.1 Introduction

Fitzroy is bounded to the north by Alexandra Parade, to the South by Victoria Parade, the west by Nicholson Street and the east by Smith Street. The land is gently undulating with Brunswick Street on a ridgeline.

The land use of Fitzroy is mixed with core residential precincts combined with the commercial spines running north south and east west along the major roads. Fitzroy has intact original residential pockets of Victorian terraces amongst mixed land use including former small scale manufacturing and warehouses, many of which today are converted to residential use. Along Nicholson Street the substantial larger historical terraces opposite the Carlton Gardens and the World Heritage Listed Royal Exhibition Buildings contribute to the character and context of Fitzroy. There are large pockets of mixed use and an area of social housing known as the Atherton Gardens Estate. Other key land use includes St Vincents Hospital and the Australian Catholic University along Victoria Parade. Brunswick Street, Gertrude Street, Smith Street and Johnston Street are key commercial and retail precincts with cafes and restaurants along with a vibrant art scene including galleries and studios.

Fitzroy is identified as an urban area of special significance to the Wurundjeri Woi Wurrung, Aboriginal and Torres Strait Islander people. Aboriginal and Torres Strait Islander leaders gained influence and important organisations were born in and around the streets of Fitzroy. The area has seen Stolen Generations and estranged families reunited and it has given rise to renowned artists, activists and athletes.

The *Smith Street Structure Plan*, adopted by Council in November 2008, provides the key direction for the future expansion and change within it. The *Yarra Housing Strategy* (2018) provides direction on the future level of change for residential use within the precinct.

With the mixed land use, there is a significant worker population in Fitzroy which is greater than the resident population as shown below:

- Existing residential population 2016: 11,485 (*Source: .id Consulting population forecasts, 2018*)
- Existing estimated worker population 2016: 17,314 (*Source: SEES, SGS 2018)*

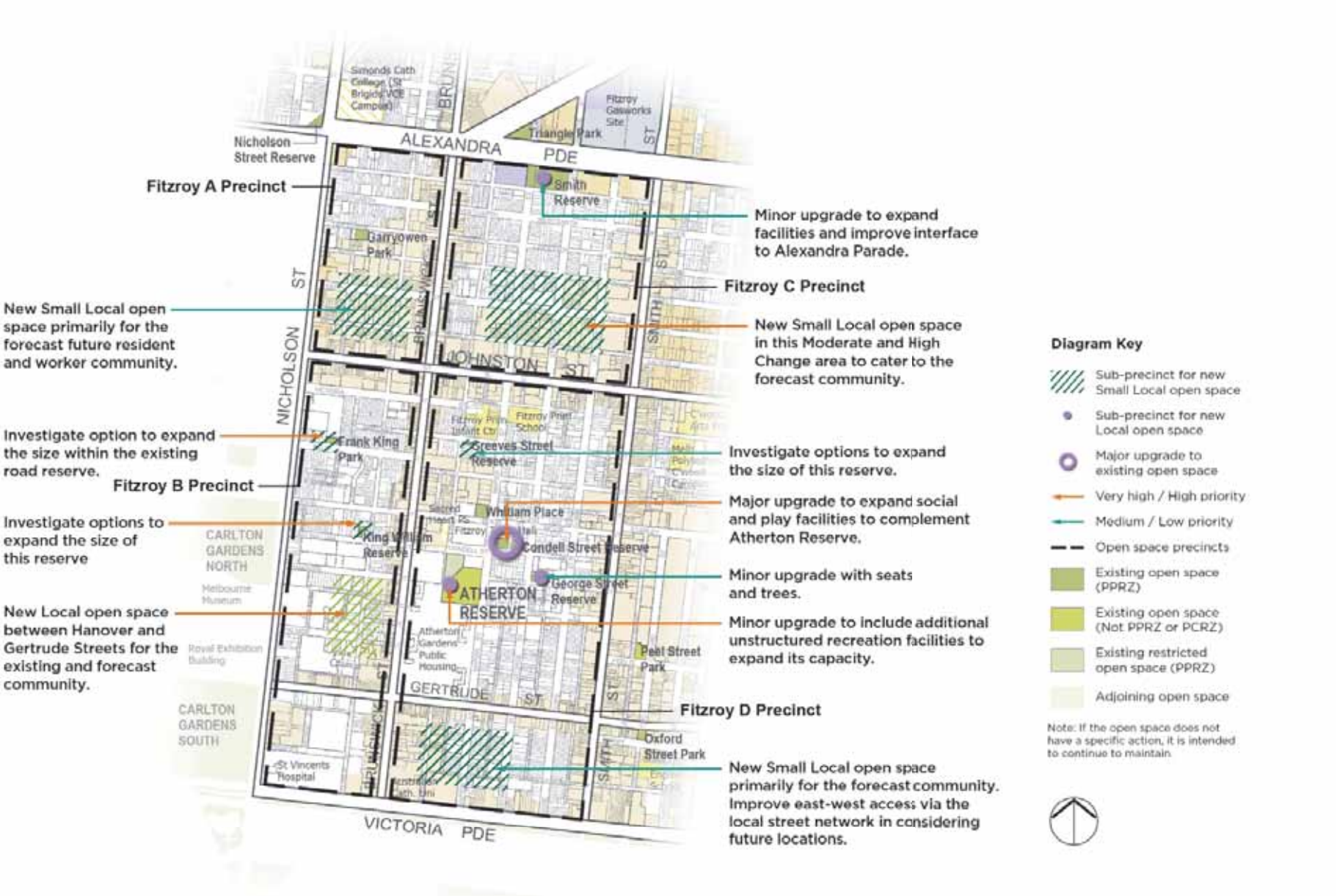


Figure 7.8F Recommendations for Fitzroy

7.10.6 North Richmond Recommendations

7.10.6a Summary of overall intent

Provision and distribution

Citizens Park and the system of open space along the Yarra River contribute significantly to the open space character of North Richmond. With the forecast substantial increase in the resident and worker population in North Richmond. Key recommendations include to provide a new Neighbourhood open space on the DHHS land between Punt Road and Church Street. This will primarily cater to the forecast population and better meet the open space needs of the existing community. With substantial change forecast east of Burnley Street, a new Small Neighbourhood open space is proposed towards the southern part of North Richmond C. This will cater to the forecast growth associated with the eastern end of the Bridge Road Activity Centre and for the forecast change within the sub-precinct as a whole. An additional Small Local open space is proposed in the vicinity of Doonside Street to address the recent and forecast change to high density development in this area.

Quality and design

There is potential to improve the recreational quality and diversity of facilities in the existing Local and Small Local open spaces in North Richmond. The additional open space can be designed to provide a diversity of facilities for the existing and future population and contribute positively to mitigating urban heat island effect.

Refer to Figure 7.10F for the spatial location of recommendations for North Richmond.

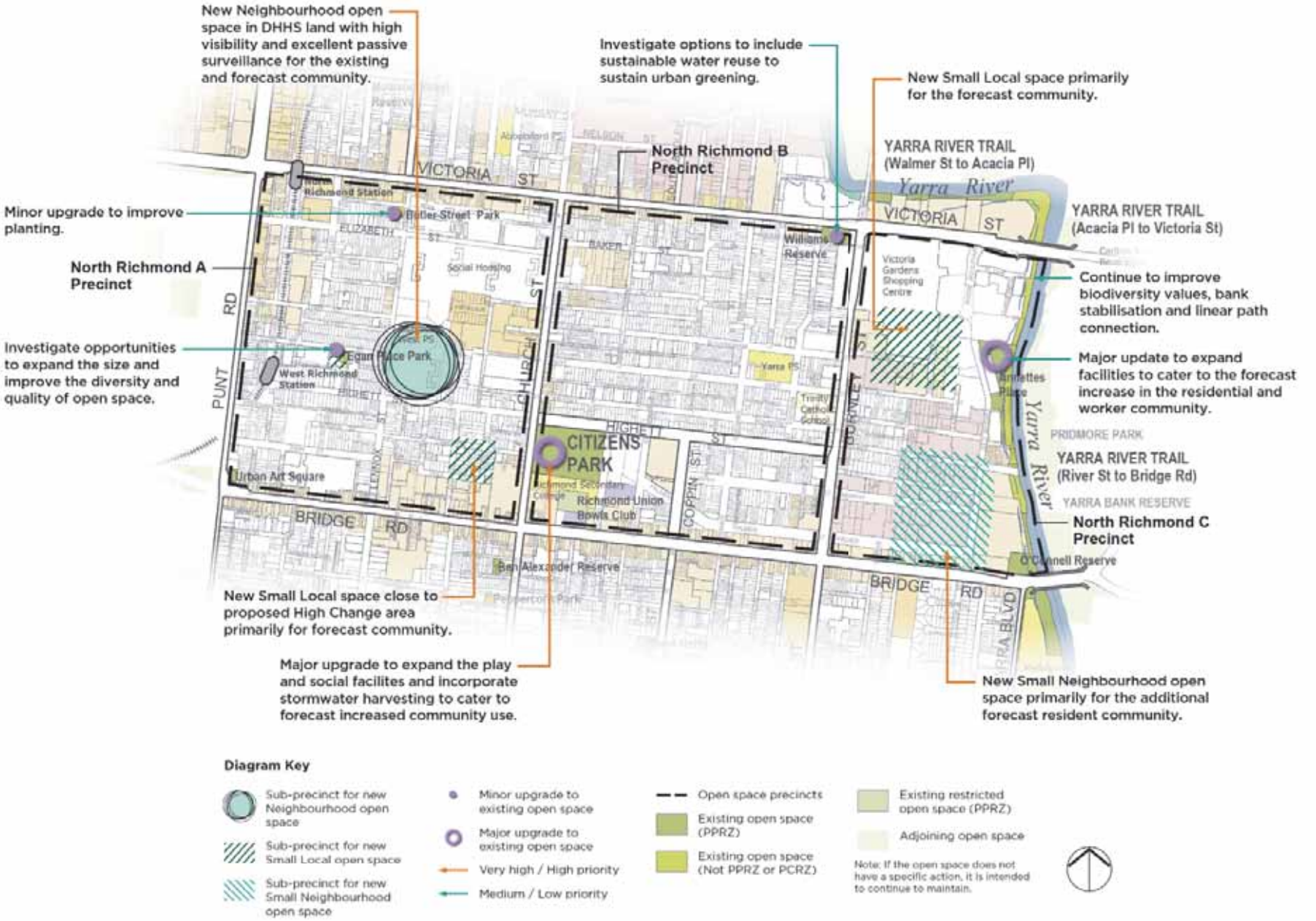


Figure 7.10F Recommendations for North Richmond

7.10.5b Precinct Actions for North Richmond

A Additional open space

No.	Action	Respons-ibility	Priority
7.10A-1	Provide a new Neighbourhood open space in sub-precinct North Richmond A. There is potential to provide this on the DHHS land, central to the sub-precinct and accessible to the existing and forecast new population.	YCC DHHS Developer	Very High
7.10A-2	Provide a new Small Local open space in sub-precinct North Richmond A, in the Bosisto/Cameron Street area north of Bridge Road as shown in Figure 7.10F. This is to cater primarily to the forecast new population in the high change area in the south east portion of the sub-precinct.	YCC Developer	Very High
7.10A-3	Provide a new Small Neighbourhood open space in sub-precinct North Richmond C primarily for the forecast population. This is to be located in the south east area of the sub-precinct in the vicinity of Murphy Street and improve the north south pedestrian connectivity between Bridge Road Murphy Street if feasible.	YCC Developer	Very High
7.10A-4	Provide a new Small Local open space in sub-precinct North Richmond C primarily for the forecast population. This is to be located in the northern part of the sub-precinct in the vicinity of Doonside Street/Victoria Gardens.	YCC Developer	Very High

8. Funding and open space contributions

Extract of key changes

8.3.1 Development of a new contribution rate

This Strategy updates the City of Yarra's open space program. It is timely to review the contribution rate to ensure it will support Council's implementation of the new Strategy.

New open space contribution rates will be used to update the Yarra Planning Scheme and reflect the changes in the open space program going forward. In calculating the rate options, several factors are being considered including:

- The existing open space reserves, their function, location and qualities, and the improvements to open space that the City of Yarra has undertaken since the adoption of the 2006 Strategy.
- The significant population growth, demographic change and land use change that has occurred in Yarra since the adoption of the 2006 Strategy.
- The increased open space use by the employment population in Yarra.
- The substantial redevelopment that will occur in Yarra in the short and medium term, leading to the forecast increases in both residential and employment populations.
- The need for the City of Yarra to acquire land for new open space and fund capital improvements to open space based on the detailed analysis undertaken for this Strategy.
- The value of providing an updated set of open space upgrades and new open space to respond to the changes in Yarra for a 15 year period to 2031 and beyond.
- The expectation that contributions should fund a reasonable proportion of the future open space program having regard to population growth and demographic changes, so that the open space contributions levied provide for the open space needs of the population on whose behalf the contributions are collected.
- The value of land purchase for new open space is to be included in the calculation of the new contribution rate.
- The rate should apply to all eligible subdivisions in the City of Yarra irrespective of land use type.
- The benefits of implementing a higher single municipal rate to apply to all eligible subdivisions.
- Development outside the existing residential and employment population growth forecasts may trigger the need for expanded or additional open space beyond the specific recommendations in Section 7 of this Strategy.

It is anticipated that a higher municipal open space contribution rate would be in the order of 10 per cent. This is due to the high level of population growth that the Strategy plans for and the density of development in the City of Yarra, both of which are factors in the need for Council to provide new open space in the future. It is noted that the former

Amcor Alphington Paper Mill Site and the Former Fitzroy Gasworks Site would be exempt from any change in the current rate because the open space contribution requirements for these sites have been established separately.

Attachment B

Open space survey / feedback form

YOUR SAY YARRA

CITY OF YaRRA

Draft Yarra Open Space Strategy

This draft open space strategy was informed by nearly 3000 participants in our consultation across 2018/2019. Now we'd like to hear what you think of the draft before the final strategy is formally endorsed by Council.
Use this form to have your say by 15 March 2020 or visit yoursayyarra.com.au/openspace.

Q1 What is the postcode where you live?

Postcode ☐☐☐☐

Q2 What is the postcode where you work?

Postcode ☐☐☐☐

Q3 Below is a summary of the overall directions in the draft strategy. Tell us how important each of them are to you and why.

Overall directions	Very important	Important	Some importance	Not important	Comment
A Provide additional open space so that the majority of people who live and work in the City of Yarra are within easy walking distance of open space (Diagram C in the Strategy).					
B Encourage people to be outdoors and to exercise and keep fit by providing a diverse range of facilities in open space.					
C Increase opportunities for people of all ages, abilities and cultural backgrounds to access, participate and enjoy open space.					
D Maximise opportunities for open space to have large canopy shade trees and natural features including grass and garden beds to keep them cooler in the summer and mitigate urban heat.					
E Investigate the provision of additional dog off-leash areas as part of the future review of the Domestic Animal Management Plan.					
F Implement an open space contribution rate of up to 10 per cent in the Yarra Planning Scheme that applies to new development. This is so the new population contributes fairly to new open space and improvements to existing open space.					
G Continue to deliver sustainable water harvesting and reuse, contributing to increased urban greening in open space, particularly in higher density areas.					
H Improve biodiversity values along waterway corridors, including the Yarra River, Merri Creek and Darebin Creek with appropriate revegetation.					
I Encourage participation in organised sport by providing adequate open space and upgrading facilities to be more inclusive for everyone.					

If you would like to be kept informed about the project directly, please supply your contact details.

Name: .....

Email: | | | | | | | | | | | | | | | | | | | | | | | | | | |

Address: ..... Postcode: | | | | |

Q4 **Age range** (Please tick appropriate box)

- ☐ 0-11
- ☐ 12-17
- ☐ 18-24
- ☐ 25-34
- ☐ 35-49
- ☐ 50-59
- ☐ 60-69
- ☐ 70-84
- ☐ 85+

Q5 **Gender** (Please tick appropriate box)

- ☐ Male
- ☐ Female
- ☐ Other
- ☐ Prefer not to say

first fold over

Q6 **Are there any other comments you would like to make on the draft strategy?**

.....

.....

.....

Thank you for taking the time to provide us with feedback on the Draft Strategy. Please fold in accordance with the diagram below, hold it closed with a small piece of tape (no staples please) and return free of charge via the post by Sunday 15 March 2020.

Note: Your name and address will be entered onto a separate data base and will not be linked to the information contained in this survey.

The personal information requested on this form is being collected by the City of Yarra for the purpose of understanding community views about open space provision in the municipality. The personal information will be used solely by Council for that primary purpose or directly related purposes.

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For information in your language, please call 9280 1940 and quote the **REF** number below. | 欲知粵語版本的資訊，請致電9280 1932並報上下列**REF**號碼。| Για πληροφορίες στα Ελληνικά, παρακαλούμε καλέστε το 9280 1934 και αναφέρετε τον αριθμό **REF** παρακάτω. | Per informazioni in italiano siete pregati di chiamare il numero 9280 1931 e di citare il numero di riferimento (**REF** number) sottoindicato. | 欲知普通话版本的信息，请致电9280 1937并报上下列**REF**号码。| Para información en castellano, llame al 9280 1935 y cite el número de **REF**. De más adelante. | Để biết thông tin bằng tiếng việt, xin hãy gọi số 9280 1939 và nói số **REF** dưới đây. | للمعلومات باللغة العربية، يُرجى الإتصال هاتفيا بالرقم 9280 1930 والإشارة الى رقم المرجع **REF** المذكور أدناه.

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Delivery Address:
PO Box 168
RICHMOND VIC 3121

FOLD DIAGRAM

Once completed fold survey as shown in diagram:



No stamp required if posted in Australia

City of Yarra
Reply Paid 168
RICHMOND VIC 3121

7.7 Graffiti Management Framework 2020 - 2023

Reference: D20/132661
Authoriser: Director City Works and Assets

Purpose

1. The purpose of this report is to present to Council the Draft Graffiti Management Framework 2020 – 2023 following consultation feedback, including submissions from the Fitzroy Residents Association (FRA), community graffiti management trials, a restructure of the methodology used for graffiti removal and graffiti audits across the municipality.

Background

2. The updated Draft Graffiti Management Framework 2020-2023 was presented to Council (as the Draft Graffiti Management Framework 2019-2022) for adoption on the 2nd July 2019, following a public consultation process. The adoption of the draft updated Framework was delayed to allow the consideration of a late submission from the Fitzroy Residents Association (FRA) and to further clarify aspects of the draft Framework.

3. At the Council Meeting on the 2 July 2019 the below resolution was adopted;

   COUNCIL RESOLUTION

   Moved: *Councillor Coleman* ***Seconded:*** *Councillor Jolly*

   Request a deferral of this report for one month to ensure that:

   (a) areas of the policy which are currently unclear are clarified;

   (b) that areas such as the heritage dimensions are more carefully considered; and

   (c) that the submission from the Fitzroy Residents Association and others today are considered by officers for potential inclusion by officers in the revised report.

4. It was subsequently agreed with the CEO that the report would be deferred for a longer period to allow additional information from Graffiti trials and audits being undertaken, to be considered and to inform the final Draft Graffiti Management Framework 2020-2023.

Graffiti Management Service Review

5. In early 2018 City Works undertook a review of the graffiti management operations to identify potential improvements in the way that the service was delivered.

6. The key finding of the review were:

   (a) graffiti removal was not being carried out in strict accordance with the Graffiti Management Framework 2015 – 2018;

   (b) the framework required residents to remove graffiti from private property;

   (c) a high percentage of the resources were being utilised to remove graffiti from private property and in particular from rear laneways (Night soil laneways – I.e. laneways that run behind properties, rather than those that now provide frontage to some properties) due to resident pressure;

   (d) paint matching was consuming a disproportionate amount of time which lowered productivity rates;

   (e) the purchase of paint was expensive and not efficient as Council became a storehouse for excessive volumes of paint that had been matched to specific addresses;

   (f) high priority areas were not receiving the appropriate levels of service in accordance with the Graffiti Management Framework 2015-2018; and

(g) the service was not providing Council or the community with value for money outcomes.

Community Graffiti Management Trials

7. In June 2018 City Works commenced 12 month graffiti management trials in collaboration with the Yarra community across six areas including Abbotsford, Collingwood, Fitzroy, Fitzroy North, Richmond and Richmond North.

8. The objectives of the trials were to:

   (a) work in collaboration with the Yarra community to identify better ways to manage and prevent graffiti within Yarra;

   (b) to identify proactive methods to improve the appearance of the City of Yarra and to enhance the environment and liveability of our City;

   (c) to stimulate civic pride within the City of Yarra Community;

   (d) to support the community with free graffiti removal kits, paint vouchers and practical advice;

   (e) to test the effectiveness of quick removal as a preventative measure;

   (f) to seek alternative methods of graffiti prevention to include, but may not be limited to, quick removal, various wall treatment including plants, colours to deter graffiti, stakeholder engagement, signage, murals, surveillance and enforcement; and

   (g) to gather information and data that could be utilised to inform the updated Graffiti Management Framework 2020-2023.

Trial Methodology

9. Six trial areas were established with core groups as representative for their respective areas. The areas had specific boundaries and a letter was delivered to each property within the trial areas explaining the purpose of the trial and the expectations from the community and from Council during the trial period. All graffiti was removed by Council within the boundaries of the six areas to provide a base starting point for data collection.

10. Expectations from the community within the trial areas were:

    (a) monitor the respective area for graffiti;

    (b) take a photo of identified graffiti and email to Council with details of time, date and location;

    (c) property owners to clean the graffiti or paint over the graffiti ASAP and send details to Council; and

    (d) property tenants to clean the graffiti or paint over the graffiti ASAP and send details to Council.

11. Expectations of Council within the trial areas were:

    (a) provide residents with free graffiti removal kits or free $50 paint voucher;

    (b) remove graffiti or paint over graffiti from all other non-private assets as soon as possible;

    (c) remove graffiti or paint over graffiti from private property where residents were elderly, had physical constraints or the graffiti was excessive in size as soon as possible;

    (d) record data for analysis and research;

    (e) facilitate trial stakeholders;

    (f) set up a Facebook group for trial participants to communicate and share ideas;

    (g) work with trial groups to trial ideas for graffiti management in each trial area;

    (h) use trial learnings to feed into the updated Graffiti Management Framework 2020-2023;

(i) arrange and facilitate group meetings as required; and

(j) provide data reports and progress reports as required.

Trial Results

12. The key findings of the community Graffiti Management Trials include:

(a) quick removal of graffiti is the most effective preventative method;

(b) graffiti attracts graffiti;

(c) the return hit rate within the trial areas was an average of approximately 25%;

(d) proactive graffiti removal programs are more effective than reactive programs;

(e) self-removal of graffiti is effective for small areas up to 1 square metre in size;

(f) some residents have expressed an appetite to pay for a Council graffiti removal service, in other words, fee for service;

(g) property owners are more engaged than rental tenants;

(h) civic pride is generally important to property owners; and

(i) the community is more likely to self-remove with the appropriate level of support from Council.

Graffiti Information Workshops

13. Since June 2018 City Works staff have held graffiti information workshops at Bunnings Collingwood on a monthly basis. The focus of the workshops is to provide Yarra residents with free graffiti removal kits, paint vouchers and practical advice to assist with graffiti removal. The workshops have attracted positive feedback from the Yarra community and provides a positive platform for residents to engage with Yarra staff.

Yarra Graffiti Audit – August 2018

14. In August 2018 a graffiti audit was completed across the entire Yarra municipality. The snapshot across Yarra in August 2018 is provided in table 1 below:

Table 1

TOTAL GRAFFITI - SQUARE METRES	**109,000**	
CATEGORY	**SQUARE METRES**	**% OF TOTAL**
Ground Level	102,500	94%
Second Level	6,500	6%
Rear of property (Night soil laneways)	39,000	36%
On property line ground floor	57,000	52%

Graffiti Service Restructure

15. In September 2018, the method of service delivery for graffiti removal was restructured into two components:

(a) a proactive program for retail strips and high priority areas (delivered by a Contractor);

(b) Council owned property and other reactive removal (delivered by in house team);

(c) the total budget remained the same and was distributed between contractor work and in house work;

(d) this was a shift away from a reactive service, to a proactive service for high priority areas; and

(e) this allowed the busy retail areas to be cleaned overnight when there is less pedestrian activity. This was difficult to arrange with in house staff due to industrial relations limitations.

Result of the Service Restructure

16. The result of the restructure was an increase in productivity by over 200%. This was due to economies of scale gained by a proactive approach and a change in work times to allow better access for graffiti removal in high priority areas. For the contractor, graffiti removal represents 80% of their total business so they have a deeper skill level and are better equipped with paint mixing and matching equipment so all jobs can be done on the spot.

Audit December 2019

17. Since the graffiti audit in August 2018 and the service delivery restructure in September 2018, the focus has been graffiti removal surfaces on property lines on the ground floor. There has been no removal of graffiti from rear night soil laneways or from second story levels. Laneways are not considered priority and second story surfaces present significant OH&S risks.

18. In December 2019, another graffiti audit was completed across Yarra. The focus of this audit was to measure graffiti on property lines on the ground floor to provide an understanding of how effective the proactive approach has been over the past 15 months. The results of the August 2018 audit and the December 2019 audit for this specific category are compared in table 2 below.

Table 2

AUDIT CATEGORY	SQUARE METRES AUGUST 2018	SQUARE METRES DECEMBER 2019	% IMPROVEMENT
On property line ground floor	57,000	40,000	30%

19. The information in table 2 above demonstrates that the restructure of the method of delivery for graffiti removal combined with a consistent and proactive approach has reduced the volume of graffiti within Yarra. Improvements in the status of graffiti has been achieved with more efficient use of resources and without an increase in budget.

Draft Graffiti Management Framework 2020 - 2023 – Further Review

20. The Draft Graffiti Management Framework 2020-2023 has been further reviewed and updated based on a number of considerations including:

    (a) the submission from the FRA on the 2 July 2019;

    (b) further discussions with the FRA;

    (c) learnings from the Community Graffiti Management trials;

    (d) the restructure and methodology of graffiti removal over the past 18 months;

    (e) results from the graffiti Audit completed in December 2019; and

    (f) feedback from Yarra residents at the Graffiti Management Workshops held at Bunnings Collingwood since June 2018.

21. A Copy of updated Draft Graffiti Management Framework 2020 – 2023 can be found as Attachment 1.

Categories of updates within the Draft Graffiti Management Framework 2020 – 2023

22. There were 2 major areas of concern identified by the FRA:

    (a) the treatment of graffiti on heritage buildings; and

    (b) assistance for graffiti removal from private property outside of the high prominence zones.

Heritage Buildings

23. The section on Heritage has been updated within the draft framework to clarify Councils position regarding heritage buildings. Further clarity is provided regarding the removal of graffiti from heritage buildings which includes a reference to Heritage Victoria Guidelines. The World Heritage area in Fitzroy has also been included as part of the High Prominence category to ensure a more proactive graffiti management approach.

Graffiti on private property outside of High Prominence Zones

24. The FRA has noted that they appreciate that Council needs to focus on high priority areas, however they also feel that the high prominence zones are being subsidised by the ratepayers and that the areas outside of high prominence zones are not receiving a fair share of graffiti removal resources.

25. The attached draft Framework has been updated to clarify the treatment of graffiti removal for private property outside of the high prominence zones.

Graffiti on private property outside of High Prominence Zones

26. The attached draft Framework has been updated to clarify the treatment of graffiti removal for private property outside of the high prominence zones.

27. In summary the updated Framework reflects that Council will support residents outside of high prominence zones with graffiti removal in accordance with guidelines set out below.

28. Guidelines include:

    (a) Council will provide a graffiti removal service to private property outside of high prominence zones by request a maximum of 2 times per annum;

    (b) this will only apply to surfaces on footpath building lines such as walls and fences;

    (c) graffiti behind building lines will not be removed by Council;

    (d) Council will not remove graffiti above 3 metres in height;

    (e) Council will not remove graffiti from second storey surfaces;

    (f) Council will not remove graffiti from rear laneways (Night Soil Laneways);

    (g) Council will explore the potential for an on-request, cost-neutral to Council, fee for service for removal of graffiti from private property outside of high prominence zones, beyond the 2 allowable removals per annum by June 2021;

    (h) removal of graffiti will be consistent with heritage conservation principles and graffiti treatment on heritage buildings will be in accordance with Heritage Victoria Guidelines; and

    (i) graffiti removal will be in accordance with the Graffiti Prevention Act 2007.

29. This process will be reviewed after a 12 month period to identify efficacy and any potential impacts on budgets. The updated Draft Graffiti Management Framework 2020 – 2023 reflects that there will be a review after a 12 month period.

Alternative Measures to Assist Graffiti Management – Green Walls

30. There is an interest from some residents to use ‘green walls’ as a preventative graffiti management methodology. Currently there is no formal guidance on best practice for residents interested in plantings on walls/fences on private property to prevent or deter graffiti. A number of residents have requested support and advice from Council to assist them with the greening of walls/fences on their property.

31. There would be a number of considerations for this process including those of safety, asset management, efficacy and liability. The approach to safe and effective plantings to prevent or deter graffiti requires consideration of permits and approvals, and may involve footpath cutting, species selection, soil volumes, sunlight/shade, maintenance requirements, compliance to space requirements and tactile interference for the visually impaired. The

greening of walls and/or fences has been considered within the draft Framework, including an action to establish a process and guidance to support plantings on private property during year 1 of the framework.

External Consultation

32. The external consultation process included the Yarra Community at large, the participants involved in the Community Graffiti Management Trials, the FRA, other Councils, Council's graffiti removal contractor and the MAV.

Internal Consultation (One Yarra)

33. The internal consultation process included the Executive Team, Compliance, Arts & Culture and City Works.

Financial Implications

34. There are no financial implications for the purposes of this report, presuming Council endorses the options proposed within the Framework. Any variance from this has potential to add costs which have at this point, not been budgeted for.

Economic Implications

35. There are no economic implications for the purposes of this report.

Sustainability Implications

36. There are no sustainability implications for the purposes of this report.

Climate Emergency Implications

37. There are no climate emergency implications for the purposes of this report.

Social Implications

38. There are no social implications explored in detail within this report. It is acknowledged that graffiti is viewed differently by people in the community, and that street art is valued by many, whilst tagging is generally considered to be vandalism and seen as detrimental.

Human Rights Implications

39. There are no human rights implications for the purposes of this report.

Communications with CALD Communities Implications

40. There are no CALD Communities implications for the purposes of this report.

Council Plan, Strategy and Policy Implications

41. There are proposed updates to the Graffiti Management Framework 2020 – 2023 as outlined within this report.

Legal Implications

42. There are no legal implications for the purposes of this report, however legal advice will be sought to inform the option of applying a Local Law to compel owners to clean Graffiti off their property, as per Action 5.3 of the Draft Framework.

Other Issues

43. No other issues have been identified.

Options

44. The options for consideration are, either to:

    (a) adopt the updated Graffiti Management Framework 2020 – 2023 that addresses community feedback, including input from the Fitzroy Residents Association (FRA); or

    (b) not adopt the updated Graffiti Management Framework 2020 – 2023.

Conclusion

45. Graffiti management is a contentious issue for some Yarra residents. It is a challenge to reach a balance between what is or is not an acceptable level of graffiti and the available budget and resources available for graffiti management.

46. Trials within the City of Yarra in collaboration with community members identified that quick removal of graffiti is a strong preventative measure. A restructure of the service delivery methodology for graffiti removal with a focus on more efficient use of resources has resulted in productivity improvements and an overall reduction of the volume of graffiti within Yarra.

47. Part of the productivity gain has been achieved by not removing graffiti from rear laneways (Night soil laneways) that run behind the rear of properties. This has allowed a more proactive approach in the high prominence zones.

48. The two key areas of concern from the FRA regarding the draft Graffiti Management Framework 2020 – 2023 presented to Council for adoption on the 2 July 2019 were the treatment of heritage buildings and the level of graffiti removal support provided to private properties outside the high prominence zones. There has been significant consultation with the FRA regarding the attached updated Graffiti Management Framework 2020 – 2023.

49. The updated framework addresses concerns regarding heritage buildings and particularly the World Heritage Area in Fitzroy. Allowing 2 graffiti removal services per annum per property for areas outside of the high prominence zones provides an additional level of support. Not servicing rear laneways (Night soil laneways) allows resources to be used in areas that have a much greater impact.

50. The focus of Councils efforts and this Framework is to incrementally reduce the level of graffiti across Yarra by taking a proactive approach and utilising resources in a more flexible and efficient manner. The challenge is to manage graffiti in a cost effective way, while improving the amenity of across the municipality. The Graffiti Management Framework seeks to achieve this.

RECOMMENDATION

1. That:

   (a) Council endorse the updated Graffiti Management Framework 2020 – 2023; and

   (b) subject to endorsement, the services proposed in the Graffiti Management Framework 2020-2023 take effect from the 5th October 2020 to allow appropriate workflows and practice notes to be implemented.

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Attachments

1 Draft Graffiti Management Framework 2020-2023

Graffiti Management Framework

2020 - 2023

Contents

1 Purpose 3

2 Scope 3

3 Definitions 3

4 Council Policy 10

4.1 Preamble 10

4.2 Policy 11

4.2.1 Graffiti Removal 11

4.2.2 Place Management 155

4.2.3 Education & Capacity Building 155

4.2.4 Promotion 155

4.2.5 Planning and Enforcement 155

4.2.6 Monitoring and Evaluation 165

5 Consultation 16

5.1 Related documents and attachments 16

6 Graffiti Management Framework 2020 -2023 17

1 Purpose

To reduce the incidents of illegal graffiti within the City of Yarra.

2 Scope

The scope of this framework includes a set of key outcome areas for graffiti management comprising:

- graffiti removal
- place management
- education and capacity building
- promotion
- planning and enforcement
- monitoring and evaluation.

This framework applies to all Officers and Councillors of the City of Yarra, and guides Councils work from 2020 – 2023.

3 Definitions

In alphabetical order, the following section lists the terms which are commonly used within the context of illegal graffiti management. This list is not exhaustive.

Crime Prevention through Environmental Design

Crime Prevention through Environmental Design (CPTED) is an approach to crime prevention that takes into account the relationship between the physical environment and the users of that environment. The use of design principles to address issues of crime and antisocial behaviour has been associated with best practise initiatives both internationally and throughout Australia.

An example of CPTED is Council's use of treatments to manage graffiti, whereby a mural or other type of legal street art is used to improve the appearance of outdoor walls and spaces covered in tagging and as a result, reduce the chance of future incidents occurring.

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Examples of treatments on traffic signal boxes:



Criminal Justice Diversion Program

The Criminal Justice Diversion Program is governed the Criminal Procedure Act 2009. The Program provides mainly first time offenders with the opportunity to avoid a criminal record by undertaking conditions that benefit the offender, victim and the community as a whole.
The offender benefits from the program by avoiding an accessible criminal record, by receiving appropriate assistance through rehabilitation, counselling and/or treatment, whilst the community benefits by way of donations or unpaid community work to various charities or local community projects.

Council is referred people from the Criminal Justice Diversion Program, however these offers are considered on a case-by-case basis.

Curated Street Art

Curated Street Art is planned, legal graffiti that prioritises an artistic approach in the work. These works can be commissioned by Council or privately (businesses, community members), always involve people with curatorial expertise, most often involve professional artists and sometimes involves professional artists working with non-professional artists, including young people.

Curated street art:

- can often require consultation as works are generally large scale and high profile
- can be temporary or permanent
- in certain cases, will be maintained by Council for its lifespan
- is coordinated by Arts & Culture.

In special cases, curated legal street art can form a part of Council's Art & Heritage Collection; this occurs when a permanent commission is deemed significant by the Arts & Culture team and it meets acquisition criteria within Council's Collection Management Policy.

Further information around curated street art can be found in the *Yarra Public Art Policy 2015-2020*.

Example of curated street art at Fitzroy Pool:



Graffiti

Graffiti can be an inscription, figure or mark written, painted, drawn or otherwise displayed on any surface. Tagging, a common practice of graffiti, is a calligraphic signature often illegally placed on public and private property.

Street art is a public visual art form that has grown out of the graffiti movement and refers to works that sit outside of traditional art establishments.

Traditionally both forms have been unsanctioned and illegal however contemporary understandings have accepted street art for its broader aesthetic appeal over graffiti. The cultural nature of graffiti maintains an illegal context to its practice; however works can be both sanctioned and unsanctioned.

*For the purpose of this policy it can be assumed that reference to management and removal of graffiti indicates the removal and management of **illegal** graffiti.*

Graffiti occurs in a variety of forms, with common types described in Table 1 overleaf.

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Table 1: Types of Graffiti

Religious / political slogans	Any graffiti which could be offensive to particular members of the general public. This would include any obscene, racist, political or religious graffiti.
Tags	Tagging is the most common type of graffiti. It is quick, usually in spray paint or paint marker pen or simple throw-ups (outlines of bubble letters) and simple motifs. It is a way of saying "I was here" and is used in some cases to mark out territory. They are stylised personal graphic identifiers depicting names or nicknames, which are often large and in bold colours. Tags can be pictorial, drawn free hand or using stencils, and are usually painted with spray cans, drawn with marker pens, or scratched into windows and the like by sharp implements (such as keys). Tagging is highly prolific, occurs in high numbers, and can escalate rapidly. It is frequently seen in public places with high visibility.
Capping	Capping involves covering an existing graffiti piece with paint.
Scratching	Scratching refers to the scratching or etching in to surfaces which is then extremely costly to remove or repair.
Juvenile	Generally takes the form of 'x loves y' types messages of lists of first names. They are usually written with felt tip or marker pens.
Toilet/desk graffiti	Largely involving jokes, public debate, insults and banter between anonymous contributors. The content differs according to location (school or university desks, public toilets, bus shelters) and typically involves the use of pens and markers.
Stickers	Pre-designed art, printed on stickers, and applied in public spaces. Stickers in recent years have significantly increased and generally occur in high numbers throughout particular areas.
Piece	Piece, short for the word 'masterpiece', refers to large-scale multi-coloured graffiti art containing a combination of images, patterns, symbols, and letters. Piece graffiti commonly occurs along rail corridors and other highly visible locations.
Posters	Pre-designed art, printed on large posters, and applied with glue in public spaces. Similarly to stickers, the use of posters in recent years has also increased.
Stencils	Pre-designed art which is sprayed through a stencil. Stencils are commonly applied to footpaths and walls and can vary greatly in their complexity. In recent years, stencil art has become popular with a range of artists and continues to gain recognition in the public arts space.
Throw Ups	Fat bubble style outline of a word (usually a tag name) drawn quickly.
Murals	Murals are works on walls or similar types of surfaces, generally larger in scale and can be painted, printed or involve mix media. There is usually a single theme/design for the work.
Political / protest graffiti	Political graffiti communicates a viewpoint and can challenge the legitimacy of the current political stance. It is often associated with more sophisticated street art pieces, involving highly emotive content (pictures of tanks, bombs etc.).

Graffiti Hotspots

Graffiti Hotspots are strategic or highly visible areas within the municipality (such as gateways to the municipality and retail precincts) with extreme levels of illegal graffiti determined through audit and monitoring processes. These areas are subject to change and are monitored and scheduled for servicing at the operational level as required.

Graffiti Prevention Act 2007

The Graffiti Prevention Act 2007 (*the Act*) is a key aspect of the State Government's graffiti management approach. *The Act* is a key piece of legislation that graffiti related local government local laws and policies must be consistent with.

As at 2020 offenses under *the Act* include:

1) 'marking publicly visible graffiti, or offensive graffiti, on private property without the owner's consent – up to 2 years prison and a maximum fine of $39,653
2) possessing, without lawful excuse, a spray paint can while on or adjacent to public transport property or infrastructure, or where the person is trespassing on private property – a maximum fine of $4,130 or an on-the-spot fine of $826
3) possessing a graffiti implement with the intention of marking graffiti – a maximum fine of $4,130
4) selling a spray paint can to anyone under 18 years of age other than in circumstances where the person can demonstrate they need the paint for employment purposes – a maximum fine of $3,304 or an on-the-spot fine of $330.

Offenders may also be charged with property damage offences under the Summary Offences Act 1966.

Under *the Act*, a person must not sell spray paint to a minor unless the minor has a letter or statutory declaration from their employer stating that they require spray paint for the purposes of their employment; an authorised Council Officer may serve an infringement notice on a person who the Officer has reason to believe has committed this offence.

The Act carries significant penalties including imprisonment or fines of up to fifty penalty points.

Under *the Act*, Council is required to give notice to a property owner of its intention to remove graffiti from private property. If a property owner does not give their permission, Council cannot remove it.

Nothing in *the Act* imposes a duty on Council to remove graffiti from private property.

NOTE: The enforcement of *the Graffiti Prevention Act* is the role of Victoria Police.

http://classic.austlii.edu.au/cgi-bin/download.cgi/au/legis/vic/consol_act/gpa2007217

Heritage Overlays

The Yarra Planning Scheme includes heritage overlays which are planning controls applied to places, mostly buildings, which have cultural heritage significance. They can apply to individual buildings or precincts. The heritage overlay helps to protect heritage properties by requiring a planning permit for external changes and through the permit application the impact on the heritage values can be considered.

External painting of any previously unpainted surfaces associated with a property located within a heritage overlay should be avoided.

Planning approval is required to paint a previously painted surface if the associated property is located within a heritage overlay with external paint controls. However, it should be noted that an exemption applies when art work is carried out by, or on behalf of Council.

Treatment of graffiti on heritage buildings will be carried out in accordance with Heritage Victoria Guidelines.

World Heritage Environs Area - Fitzroy

Under *the Heritage Act 2017*, the World Heritage Environs Area Strategy Plan (WHEA SP), applies to the area surrounding the Royal Exhibition Building (REB) and Carlton Gardens.

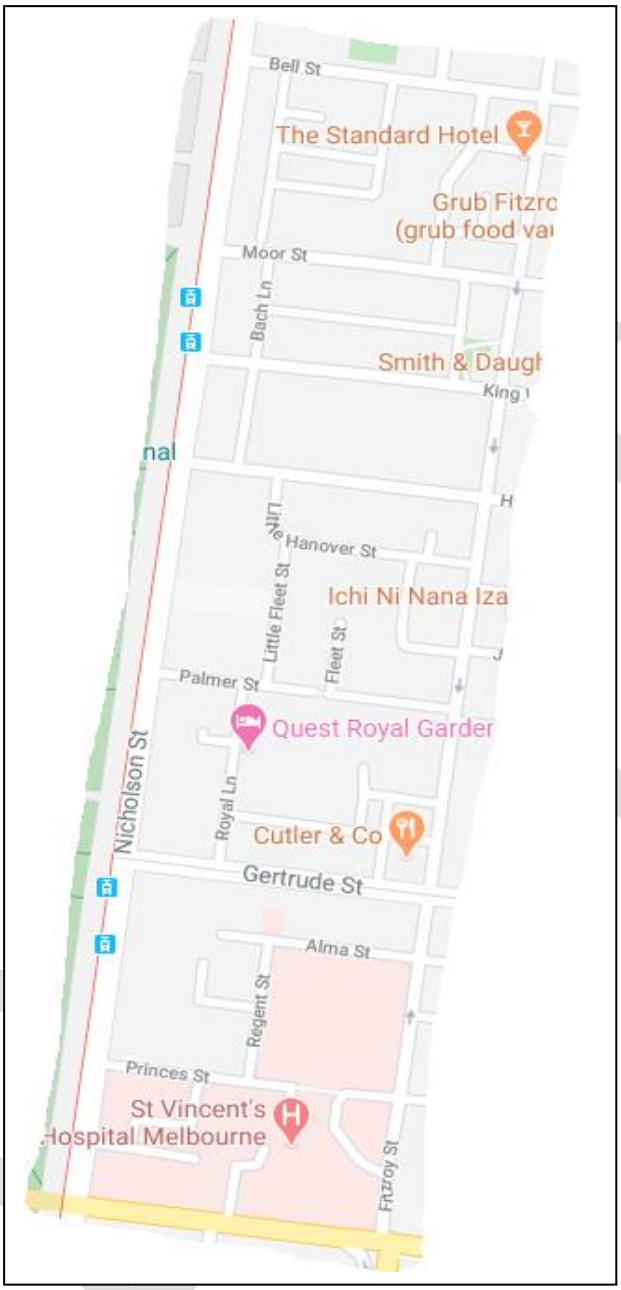
- The WHEA acts as a buffer zone for the REB and Carlton Gardens and helps protect and transmit the WH values of the site.
- The Framework explains the strategies used to protect WH values. These strategies include planning scheme amendments to council's planning laws for the EA and significant views.

Yarra has responsibility for the section of the buffer zone, to the east of the REB and Carlton Gardens. See Figure 1 Page 10.

The WHEA SP is inclusive of the South Fitzroy HO 334, and the additional HOs in place for all individually significant places in the EA. The WHEA is the area of highest heritage significance in the City of Yarra. It therefore affords the highest levels of conservation and protection.

For these reasons, the WHEA, and with particular reference to the precinct of greatest sensitivity, is defined as a high prominence zone in the graffiti policy. In addition, properties in the EA, which are on the Victorian Heritage Register (VHR) require permission from Heritage Victoria (HV) for changes to the property. These changes include any development, repairs and treatment of the external walls and fabrics. The HV policy on graffiti will apply to these properties. As noted, Yarra is committed to using the HV policies for graffiti removal for its entire heritage areas.

Figure 1 – World Heritage Environs Fitzroy



NOTE: This area will be included within the High Prominence Zones to ensure an appropriate level of graffiti removal.

Place Management

Place Management involves the participation of multiple stakeholders in the development of specific responses to address local issues. This approach could be adopted as a response to unwanted graffiti or as a proactive way to minimise the occurrence of graffiti. This includes urban design elements, heritage overlays, activity centre review, physical infrastructure (e.g. planting, and lighting access to the particular site).

4 Council Policy

4.1 Preamble

Everyone reacts differently to graffiti. For some, graffiti can have real impacts on perceptions of safety. For others it represents a vibrant culture; an important form of artistic and political expression in the urban environment.

The debate between what constitutes 'art', as opposed to 'graffiti' (in its illegal sense) is heavily debated and perceptions of whether a graffiti piece is art or crime are inherently subjective. Graffiti art is a crime if the property owner has not given consent. There is also a clear distinction between tagging and graffiti art. Tagging which is considered to be vandalism.

Tolerance to graffiti is also subjective – Council's Annual Customer Satisfaction Surveys consistently show that residents in areas with high levels of graffiti are less likely to identify it as an issue.

Yarra City Council recognises the aspirations of property owners to have their properties free from defacement and broader community desires for well-maintained local streets and neighbourhoods.

At the same time Council supports the right to and importance of freedom of political and artistic expression, including the rights of street artists to undertake legal artwork. Yarra City Council respects both of these sets of values, and seeks to balance them in the context of a corporate philosophy, valuing inclusion and diversity.

Graffiti on private property without consent is illegal. Private property owners are responsible for their property, including maintaining public amenity. Council does however have a responsibility to the community to encourage property owners to maintain their property to appropriate standards.

Graffiti, especially tagging, is a problem for some sectors of the community because it has an impact on their perception of safety. Some people feel that an area with graffiti is unsafe and therefore they may avoid areas where graffiti is present. It can increase feelings of fear and disorder in the local community and distort perceptions around the actual level of crime and safety. Graffiti can have a negative impact on the amenity and general sense of safety in the community.

Effective management of graffiti is important to create and maintain quality open and public spaces and to engender civic pride.

The Graffiti Management Framework consists of 6 key result areas: graffiti removal, place management, education and capacity building, promotion, planning and enforcement, and monitoring and evaluation.

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4.2 Policy

4.2.1 Graffiti Removal

4.1.1.1 Council Property

- Council will prioritise removal of offensive graffiti (defamatory or degrading remarks or graphics about race, religion, sex or personal privacy) from Council property.
- Council will remove inoffensive graffiti from Council property as soon as possible.
- Council commits to management of graffiti on its property through effective environmental design Crime Prevention through Environmental Design (CPTED) and the application of 'place management' principles.

4.1.1.2 Private Property

Council will work with the community to remove graffiti from private premises where it has a significant impact on public amenity (for example, where it is deemed offensive), and/or is a shopping centre, a gateway or an area of high prominence. See Figure 1 below for high prominence zones) OR where residents are frail aged or living with a disability.

Council will support the community by providing two graffiti removal services per property per annum for private property outside of High prominence Zones. This will only apply to surfaces on the footpath building lines. Laneways (Night soil type), surfaces behind building lines and surfaces above 3 metres are excluded. Council will also provide free graffiti removal kits and paint vouchers to assist residents with self-removal. Property owners will still be responsible for graffiti removal outside of the two services per annum provided by Council. Refer to further details on page 14 of this document.

Offensive Graffiti

NOTE: Offensive graffiti will be removed ASAP from all property. Offensive graffiti can only be removed by Council if it is accessible and does not pose any OH&S risks. Assessment of risk will be at the discretion of Council or the party engaged to remove the graffiti. The risk assessment shall be in accordance with the OH&S Act and all regulatory requirements.

Community Graffiti Management Trials

Graffiti removal from private property is the responsibility of the property owner, however Council wishes to encourage civic pride within the community and a collaborative approach to improve the amenity of Yarra.

In June 2018 City works commenced a 12 month graffiti management trials in collaboration with the Yarra community across six areas including Abbotsford, Collingwood, Fitzroy, Fitzroy Nth, Richmond and Richmond Nth.

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The aim of the trials was to:

- Work in collaboration with the Yarra community to identify better ways to manage and prevent graffiti within Yarra;
- To identify proactive methods to improve the appearance of the City of Yarra and to enhance the environment and liveability of our City;
- To stimulate civic pride within the City of Yarra Community;
- To support the community with free graffiti removal kits, paint vouchers and practical advice;
- To test the effectiveness of quick removal as a preventative measure;
- To seek alternative methods of graffiti prevention to include but may not be limited to quick removal, various wall treatment including plants, colours to deter graffiti, stakeholder engagement, signage, murals, surveillance and enforcement; and
- To gather information and data that could be utilised to inform the updated Graffiti Management Framework 2020-2023.

The trials identified that quick identification and removal of graffiti is an effective method for graffiti prevention. The collaboration between Council and the community in the trial area generated an increased civic pride and community engagement. The guidelines below are based on striking a balance between property owner responsibility and Council support. They are also intended to provide clarity around the level of support Council can provide for graffiti removal to various categories of properties that fall outside of high prominence zones.

Graffiti Removal - Private Property outside of High Prominence Zones

Council will provide a graffiti removal service to residential property outside of high prominence zones a maximum of 2 times per annum. Graffiti removal will be carried out in accordance with the Graffiti Prevention Act 2007. Graffiti removal is still the responsibility of the property owner.

Council will explore the potential for a fee for service for removal of graffiti from private property outside of high prominence zones. A fee structure would be based on a cost recovery only model.

Scope of Graffiti Removal on Private Property outside of High Prominence Zones

- Council will only remove graffiti from surfaces on footpath building lines;
- Graffiti behind building lines will **not** be removed by Council;
- Council will remove graffiti up to 3 metres in height or a height that can be reached from the ground (in accordance with OH&S compliance);
- Council will not remove graffiti from second storey surfaces;
- Council will not remove graffiti from rear laneways (Night Soil Laneways).

NOTE: This service will be reviewed after a 12 month period to assess efficacy and any potential impacts on budget.

Graffiti on Second Storey Surfaces

Graffiti removal from second storey surfaces is very high risk including but limited to:

- OH&S Risks
- Working at heights
- High Voltage Electrical Infrastructure
- Tram Lines
- Traffic Management Requirements

As a general rule Council will not remove graffiti from second storey surfaces and this is the responsibility of the property owner. There may be some second storey surfaces that are low risk and these would be considered on a case by case basis. The risk assessment and decision regarding second storey surfaces will be at the discretion of Council and the graffiti removal contractor if applicable. Any requests for graffiti removal on second storey surfaces will be assessed on a case by case basis.

The other category of risk associated with second story graffiti is the potential for perpetrators to incur serious injury, permanent disability or death if they were to fall. The risk management and prevention of second storey tagging will require further exploration and discussions with a range of relevant stakeholders.

Graffiti in Rear Laneways (Night Soil Laneways)

Council will not remove graffiti in rear laneways. This applies to night soil laneways that generally run behind properties. Laneways which have property frontages will be treated as a normal street.

Graffiti Removal from Fragile or at Risk Surfaces

Council will not remove graffiti from surfaces that may be damaged during the process of removal, for example special coatings or fragile surfaces. This will be assessed by the qualified graffiti remover who will assess surfaces on a case by case basis. The decision to refuse graffiti removal from these types of services will be at the discretion of the Council or the party responsible for the graffiti removal.

Additional Support beyond 2 graffiti removals per annum

Any graffiti removal beyond the 2 services per annum provided by Council will be the responsibility of the property owner.

- Council will support private property owners to self-remove graffiti from their properties through provision of graffiti removal kits and paint vouchers.
- Council will provide support to property owners through community education and urban design advice that avoids and reduces incidents of graffiti.
- Council will support local community-driven initiatives which help mitigate negative impacts of graffiti to residents and property owners.

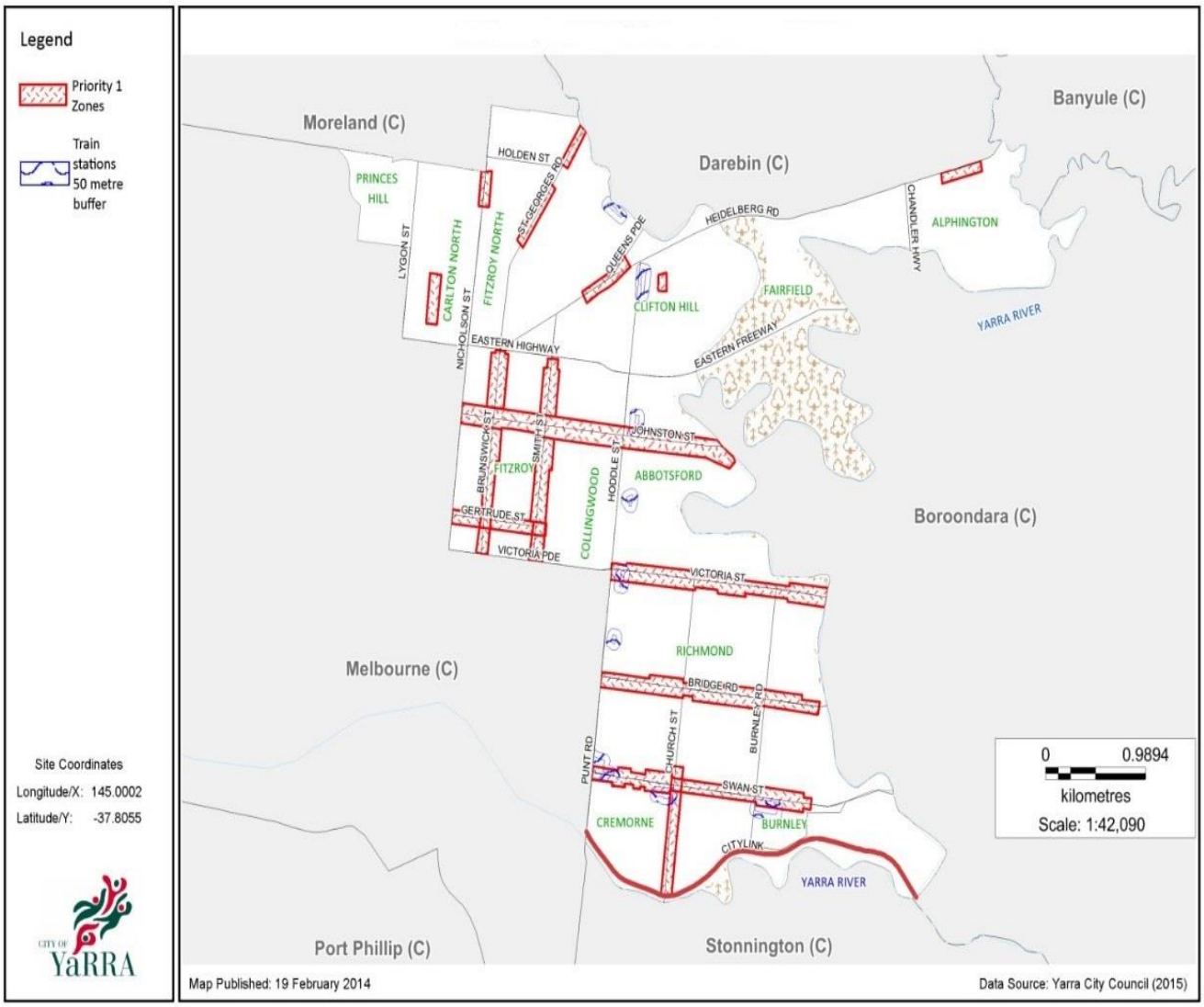
Council will explore the potential for a fee for service graffiti removal service for residential property outside of high prominence zones beyond the 2 allowable removals per annum by June 2021. A fee structure would be based on a cost recovery only model.

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High Prominence Zones

Priority will be given to areas that are high prominence such as retail strips and gateways. These are high traffic areas which attract a high volume of visitors and generate local economy. These areas are highlighted in Figure 2 below.

Figure 2: Graffiti Management in High Prominence Zones



Alternative Measures to Assist Graffiti Management – Green Walls

There is an interest from some residents to use 'green walls' as a preventative graffiti management methodology. Currently there is no formal guidance on best practice for residents interested in plantings on walls/fences on private property to prevent or deter graffiti.

There are a number of considerations for this process including those of safety, asset management, efficacy and liability. The approach to safe and effective plantings to prevent or deter graffiti requires consideration of permits and approvals, and may involve footpath cutting, species selection, soil volumes, sunlight/shade, maintenance requirements, compliance to space requirements and tactile interference for the visually impaired. Council will establish a best practice process to support and advise residents who have an interest in greening their walls/fences.

4.2.2 Place Management

- Across the municipality, Council will deliver place-based interventions in consultation with the community.
- Council will recognise, celebrate and cultivate the unique public art in Yarra's urban environment.
- Council will use a range of approaches to reduce the negative impact of graffiti in public places including urban design, landscaping, and treatments.

4.2.3 Education & Capacity Building

- Council's Graffiti Coordination group will contribute to effective management of public spaces, considering CPTED through statutory planning, landscaping, open space, urban design, and properties and building.
- Council will support delivery of community education, prevention, diversion, awareness and promotion programs on graffiti management including steps that residents, businesses and property owners can take to remove graffiti from private property.

4.2.4 Promotion

- Council acknowledges the considerable interest in Yarra's street art and graffiti and will support its promotion where appropriate.

4.2.5 Planning and Enforcement

- Illegal graffiti is a criminal offence that is dealt with under the provisions of the Graffiti Prevention Act 2007.
- Where it is bought to Council's attention, Council will refer complaints regarding appropriate maintenance of their property to the relevant statutory authorities.

4.2.6 Monitoring and Evaluation

- The Graffiti Management Framework will be advanced by active monitoring and improved through robust and strategic evaluation.
- Evidence from the evaluation will be used to plan activities, monitor and improve their implementation, make judgements about their impact and the allocation of resources.
- Council will continue to monitor best practice.

5 Consultation

Yarra City Council City Works, Community Partnerships, Open Space, Arts & Culture, Youth Services, Economic Development and Statutory Planning branches and the Yarra Community have provided input into this Framework.

5.2 Related documents and attachments

The Graffiti Management Framework is not an exhaustive list of all graffiti related activity at Yarra. Rather, it provides a means for Council to prioritise and drive forward strategies related to graffiti management and removal.

Other associated documents include:

- Yarra Youth Arts Program 2012-2015
- Arts and Cultural Strategy 2016-2020
- Council Plan 2017-2021
- Asset Management Policy 2011
- Yarra Youth Policy 2013-2016
- Public Art Policy 2015-2020
- Yarra Economic Development Strategy 2015-2020
- Yarra Heritage Strategy 2015-2018
- Graffiti Prevention Act 2007

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6 Graffiti Management Framework Actions – 2020-2023

Key Result Area	Action	Responsible Unit/s	Timeline	Resources
1. Graffiti Removal	**1.1** Continue removal of offensive graffiti (defamatory or degrading remarks or graphics about race, religion, sex or personal privacy) from Council property within 4 hours of notification	City Works	Ongoing	Existing
	1.2 Continue removal of inoffensive graffiti from Council property ASAP within operational scheduling	City Works	Ongoing	Existing
	1.3 Respond to service requests in accordance with the Framework and operational scheduling.	City Works	Ongoing	Existing
	1.4 Continue removal of graffiti from Council property including road signs, street furniture and bollards	City Works	Ongoing	Existing
	1.5 Create a workflow and process that eliminates delaying the removal of graffiti and posters in retail strips due to requiring permission of the property owner	City Works	Year 1	Existing
	1.6 Continue removal of graffiti from street litterbins and park assets including playgrounds, furniture and signs	Open Space & City Works	Ongoing	Existing
	1.7 Continue removal of graffiti and posters from all surfaces in high profile retail strips, Council property/Private property at building lines	City Works	Ongoing	Existing
	1.8 Continue to fund designated positions to identify, audit and carry out clean-up work throughout retail precincts and commercial gateways across Yarra	City Works	Ongoing	Existing
	1.9 Utilise the Department of Justice Graffiti Removal Services where applicable	City Works	Year 1 – 4	Existing
	1.10 Implement and evaluate a process to assess the criteria for removing	City Works	Year 1	Existing

Key Result Area	Action	Responsible Unit/s	Timeline	Resources
	graffiti from private property outside of high prominence zones: • Council will provide a graffiti removal service to private property outside of high prominence zones 2 times per annum. This will only apply to surfaces on footpath building lines such as walls and fences. • Graffiti behind building lines will **not** be cleaned by Council. • Council will not clean graffiti above 3 metres in height or at a height that can be reached from the ground. • Council will not clean graffiti from rear laneways (Night Soil Laneways). Explore a fee for service for private property for graffiti removal beyond the 2 per year limit			
	1.11 Seek to establish relevant MOUs with other authorities /asset owners where required to allow ongoing removal of graffiti. Provide a list of graffiti removal contractors operating in Yarra on the Council website.	City Works	Year 1	Existing
	1.12 Establish workflows that focus on proactive removal and prevention rather than reactive removal	City Works	Ongoing	Existing
	1.13 Continue to provide free graffiti removal kits and discount paint vouchers to local residents	City Works	Ongoing	Existing
	1.14 Carry out collaborative quick removal trials with the community to identify the most effective methods of minimising graffiti	City Works	Year 1	Existing
	1.15 Investigate the feasibility of entrepreneurial and innovative solutions/enterprises for removal and treatments of graffiti and tagging e.g. fee for service	Youth Services	Ongoing	Existing

Key Result Area	Action	Responsible Unit/s	Timeline	Resources
	1.16 As part of Council's community grants program, fund community-based initiatives that seek to reduce the impact of graffiti	Community Partnerships	Ongoing	Existing
	1.17 Develop and maintain a quality assurance process to monitor graffiti removal and associated costs	City Works	Year 1	Existing
	1.18 Promote the implementation of the Graffiti Management Framework	City Works	Ongoing	Existing
	1.19 Access Yarra will encourage the community to report graffiti to the organisation responsible for the assets via the Council website	Access Yarra	Ongoing	Existing
2. Place Management *Deliver Place Based Interventions* *Engage the Community* *Alternative Treatments*	**2.1** Identify opportunities to implement place management strategies for illegal graffiti hotspots and places with emerging graffiti issues.	City Works, Recreation & Open Space, Asset Management, Urban Design, Arts & Culture, Youth Services	Ongoing	Existing
	2.2 Conduct programmed graffiti removal in retail precincts in partnership with business and property owners	City Works	Ongoing	Existing
	2.3 Continue to use alternative treatments such as traffic signal boxes and murals as diversionary/early intervention/prevention strategies and for precinct amenity improvement.	City Works, Arts & Culture, Youth Services	Ongoing	Existing
	2.4 Develop a process for implementation and oversight of treatments including consideration of an external working group to manage this	City Works, Arts & Culture	Year 1	Existing
	2.5 Establish a process to support and guide residents who have an interest in greening walls/fences on their property.	City Works, Recreation & Open Space, Asset Management, Urban Design	Year 1	Existing

Key Result Area	Action	Responsible Unit/s	Timeline	Resources
3. Education & Capacity Building *Strategically Coordinate Graffiti Deliver Community Education*	**3.1** Continue to strategically coordinate graffiti based projects across Council and good management of public spaces, through the Graffiti Coordination Group	City Works	Ongoing	Existing
	3.2 Continue to plan, develop and deliver a youth-led treatments, stencil and mural projects that enhance young people's engagement, health and wellbeing	Youth Services	Ongoing	Existing
	3.3 Identify a suitable site for, and implement, a legal graffiti site within the municipality	City Works, Youth Services	Year 2	Existing
	3.4 Work in partnership with local organisations to build capacity around graffiti education/awareness	Youth Services	Ongoing	Existing
	3.5 Regularly update and maintain graffiti-related information on Council's website	City Works, Advocacy & Engagement	Ongoing	Existing
	3.6 Provide advice and information to residents on commissioning of murals on private properties	Arts and Culture	Ongoing	Existing
	3.7 Provide advice and information to property owners on graffiti removal and prevention in heritage areas	Customer Service / Strategic Planning (Heritage)	Ongoing	Existing
	3.8 Implement community education programs such as information workshops on graffiti management	City Works	Ongoing	Existing
	3.9 Create a culture of civic pride to encourage residents to remove graffiti from private property	City Works	Year 1 - 4	Existing
	3.10 Continue to enhance a mechanism for the community to report graffiti to the Council, leveraging new technology Test the VANDAL TRAK system & the State based Graffiti Reporting System (Currently in testing phase)	City Works	Year 1	Existing

Key Result Area	Action	Responsible Unit/s	Timeline	Resources
4. Research & Advocacy *Leverage social media and other sources to identify, document and promote legal graffiti and street art within Yarra.*	**4.1** Leverage social media to identify, document and promote legal graffiti and street art within Yarra	Advocacy Engagement & Media	Ongoing	Existing
	4.2 Support and advocate for significant street art, both historical and contemporary, including commissioning and scoping preservation and restoration with stakeholders.	Arts & Culture	Year 1 – 4	Existing
	4.3. Support and Advocate for significant heritage within Yarra, including commissioning and scoping preservation and restoration with stakeholders.	Strategic Planning	Year 1 – 4	Existing
5. Planning & Enforcement	**5.1** Regularly update Victoria Police with information on illegal graffiti incidents such as tagging This will be achieved by use of the reporting systems	City Works	Year 1 - 4	Existing
	5.2 Investigate technology that will assist with monitoring and prevention	City Works	Year 1	Existing
	5.3 Investigate the use of local laws to manage graffiti on building sites, abandoned buildings and private property informed by processes under Council's existing local laws on managing works on sites, dilapidated buildings detrimental to the amenity of the neighbourhood.	City Works, Compliance	Year 1	Existing
6. Monitoring & Evaluation	**6.1** Council will undertake evaluations of projects as required	City Works, Arts & Culture, Youth Services	Ongoing	Existing
	6.2 The Coordination Group will undertake timely reviews of the Policy and report to Council on the results	City Works	Ongoing	Existing

Key Result Area	Action	Responsible Unit/s	Timeline	Resources
	6.3 Council will investigate the best means of improving a 'live' register of legal street / public art installations and introducing a prospective register of treatments	Arts & Culture, City Works	Ongoing	Existing

7.8 Proposed Discontinuance of Roads abutting 53-77 Burnley Street, Richmond.

Reference: D20/131103
Authoriser: Chief Financial Officer

Purpose

1. For Council to consider whether the roads shown as lot 1 on the title plan attached as Attachment 1 to this report (**Burnley Street Laneway**), being the whole of the land contained in Conveyance Book 227 No. 672 and lot 1 on the title plan attached as Attachment 2 to this report (**Doonside Street Laneway**), being part of the land contained in certificate of title volume 9214 folio 439, (together the **Roads**), should be discontinued pursuant to the *Local Government Act 1989* (**Act**) and sold to the owners of 53-77 Burnley Street, Richmond.

Background

2. The Burnley Street Laneway is shown as the area coloured purple, and the Doonside Street laneway as the area coloured red, on the plan attached as Attachment 3 to this report (Site Plan). Copies of the title searches of the Roads are attached as Attachment 4 to this report.
3. Vicinity Manager Pty Ltd (**Owner**) is the registered proprietor of all of the properties which abut the Roads, shown delineated blue on the Site Plan, and being the land known as 620 Victoria Street, Richmond, 53 Burnley Street, Richmond, 61 Burnley Street, Richmond, 65 Burnley Street, Richmond, 67 Burnley Street, Richmond, 77-79 Burnley Street, Richmond and 1-9 Doonside Street, Richmond, (together, the **Owner's Properties**).
4. The ownership structure of the Owner is a follows:
   (a) the Owner is the trustee of the Victoria Gardens Retail Trust;
   (b) the unitholders (in equal shares) of the Victoria Gardens Retail Trust are the Victoria Gardens Trust No. 1 and the Victoria Gardens Trust No. 2;
   (c) the unitholders (in equal shares) of each of the Victoria Gardens Trust No 1 and the Victoria Gardens Trust No 2 are the Vicinity Centres Trust and the Victoria Gardens Property Trust;
   (d) Vicinity Centre Trust is part of the publicly listed Vicinity Limited; and
   (e) the sole beneficiary of the Victoria Gardens Property Trust is Taras Nominees Pty Ltd, which is ultimately owned by Salvatore (Sam) John Tarascio.
5. The Owner has requested that Council discontinue the Roads and sell the Roads to the Owner (**Proposal**).
6. The Owner agreed to pay Council's costs and disbursements associated with the proposed discontinuance of the Roads, together with the market value (plus GST) as determined by the Act for the transfer of the discontinued Roads to the Owner.

<u>Road Status</u>

7. The Burnley Street Laneway is known to title as a 'road' and is registered in the name of John Cornish since 14 March 1873, constructed in concrete and partially obstructed by a chain across its entrance at Burnley Street.
8. The Doonside Street Laneway is known to title as a 'road' and is registered in the name of Finklands Nominees Pty Ltd since March 1981, constructed in bitumen and gravel and partially obstructed by a gate approximately 35 metres from its entrance at Doonside Street.
9. It is considered that the Roads are not reasonably required for public use as:
   (a) The Burnley Street Laneway:
      (i) only provides access to the Owner's Property at 53 Burnley Street;

(ii) is not available for vehicular access by the public due to a chain obstructing its entrance from Burnley Street; and

(iii) is a dead end and does not provide public access to any other public road as a thoroughfare.

(b) The Doonside Street Laneway:

(i) only provides access to the Owner's Properties at 1-9 Doonside Street and 53, 61, 65, 67 and 77-79 Burnley Street; and

(ii) does not provide public access to any other public road as a thoroughfare as it is obstructed by a gate approximately 35 metres from its entrance.

10. The Roads are 'roads' for the purpose of the Act, and Council has the statutory power to consider discontinuing the Roads. If the Roads are discontinued, the Roads will vest in Council.

11. At its meeting on 5 May 2020, Council resolved to:

(a) remove the Roads from Council's register of public roads pursuant to section 17(4) of the *Road Management Act 2004.* Council is required to remove roads from its road register prior to considering their discontinuance; and

(b) commence the statutory procedures and give notice pursuant to section 207A and 223 of the Act of its intention to discontinue and sell the Roads to the Applicant.

Public Notice

12. The required public notice was placed in the Age Newspaper on 29 May 2020, Council's Facebook page and Council's Website. Two large yellow copies of the public notice were displayed prominently at the entrance of each laneway.

13. No Submissions were received by Council in response to the public notice.

Adjoining Owners

14. As the Owner is the owner of all properties which abut the Roads, the Owner was not required by Council to seek the consent of any adjoining landowners to the Proposal.

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 exiting assets in the Roads that should be saved under section 207C of the Act; City West Water; Melbourne Water; CitiPower; United Energy; Multinet Gas; Telstra; Optus; APA Gas; Ausnet and Yarra City Council.

16. Council, Ausnet Services, Melbourne Water, CitiPower, United Energy, Multinet Gas and Optus have advised that they have no assets in or above the Roads and no objection to the Proposal.

17. After initially requiring an easement for gas infrastructure over the Doonside Street Laneway, APA Gas advised that the gas infrastructure has been abandoned and that it no longer requires an easement over the Doonside Street Laneway.

18. City West Water (**CWW**) advised that it has sewer assets in the Roads. CWW advised that it did not object to the Proposal, subject to the following conditions:

(a) a 2 metre wide sewerage easement is created over the sewer main located in the Roads in favour of CWW;

(b) any proposed fences must be located a minimum distance of 800mm clear of the centreline of the existing sewer mains;

(c) any proposed fence lines must be located a minimum of 1 metre from sewer manholes and/or inspection shafts; and

(d) any proposal to build over CWW assets requires CWW's prior written consent.

19. The title plan for the Burnley Street Laneway was prepared to include the easement in favour of CWW as requested by CWW.

20. Telstra advised that it has assets located in the vicinity of the Roads, and no objection to the Proposal, provided that the Owner:

    (a) calls Dial Before You Dig for a detailed site plan and a list of Telstra Accredited Plant Locators to establish the exact location of Telstra assets;

    (b) in the event that Telstra's assets require relocation, obtain a quote from Telstra's asset relocation team; and

    (c) pay Telstra's costs for any relocation of Telstra assets.

External Consultation

21. No external consultation is required for this report.

Internal Consultation (One Yarra)

22. No internal consultation is required for this report.

Financial Implications

23. The Owner/Applicant has agreed to acquire the Roads for their market value (plus GST) as determined by the Act.

24. In addition to the market value (plus GST) the Owner/Applicant has agreed to pay Council's costs and disbursements associated with the Proposal.

Economic Implications

25. There are no economic implications arising from this report.

Sustainability Implications

26. There are no sustainability implications arising from this report.

Climate Emergency Implications

27. There are no climate emergency implications arising from this report.

Social Implications

28. There are no social implications arising from this report.

Human Rights Implications

29. There are no human rights implications arising from this report.

Communications with CALD Communities Implications

30. All notices and correspondence issued in respect of this Proposal will contain a reference to National Relay Service.

Council Plan, Strategy and Policy Implications

31. There are no Council Plan, Strategy and Policy implications

Legal Implications

32. There are no legal implications for this report.

Other Issues

33. There are no other issues.

Options

34. There are no options associated with this report.

Conclusion

35. Council must now determine whether the Roads are reasonably required for public use in order to decide whether the Roads should be discontinued and sold pursuant to clause 3 of schedule 10 of the Act.

RECOMMENDATION

1. That Council acting under clause 3 of schedule 10 of the *Local Government Act 1989* (**Act**):

   (a) resolves, 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 roads abutting 53-77 Burnley Street, Richmond (shown marked lot 1 on the title plan attached as Attachment 1, and lot 1 on the title plan attached as Attachment 2 to this report, respectively (**Roads**)) are not reasonably required for public use for reasons set out in this report, to discontinue the Roads;

   (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 Roads be transferred to the adjoining owner of 53-77 Burnley Street, Richmond (**Owner**), for no less than the market value (plus GST) as determined by the Act;

   (d) directs that the CEO sign any transfer or transfers of the Roads and any other documents required to be signed in connection with the discontinuance of the Roads and their subsequent transfer to the Owner;

   (e) any easements, rights or interests required to be created or saved over Roads by any authority be done so and not be affected by the discontinuance and sale of the Roads; and

   (f) directs that the Owner be required to consolidate the titles to the discontinued Roads with the Owner's adjoining property, by no later than 6 months after the date of transfer of the discontinued Roads.

CONTACT OFFICER: **Bill Graham**
TITLE: **Coordinator Valuations**
TEL: **9205 5270**

Attachments

1 Title Plan - Burnley Street
2 Title Plan Doonside Street
3 Site Plan
4 Title Searches

TITLE PLAN

EDITION	TP

LOCATION OF LAND

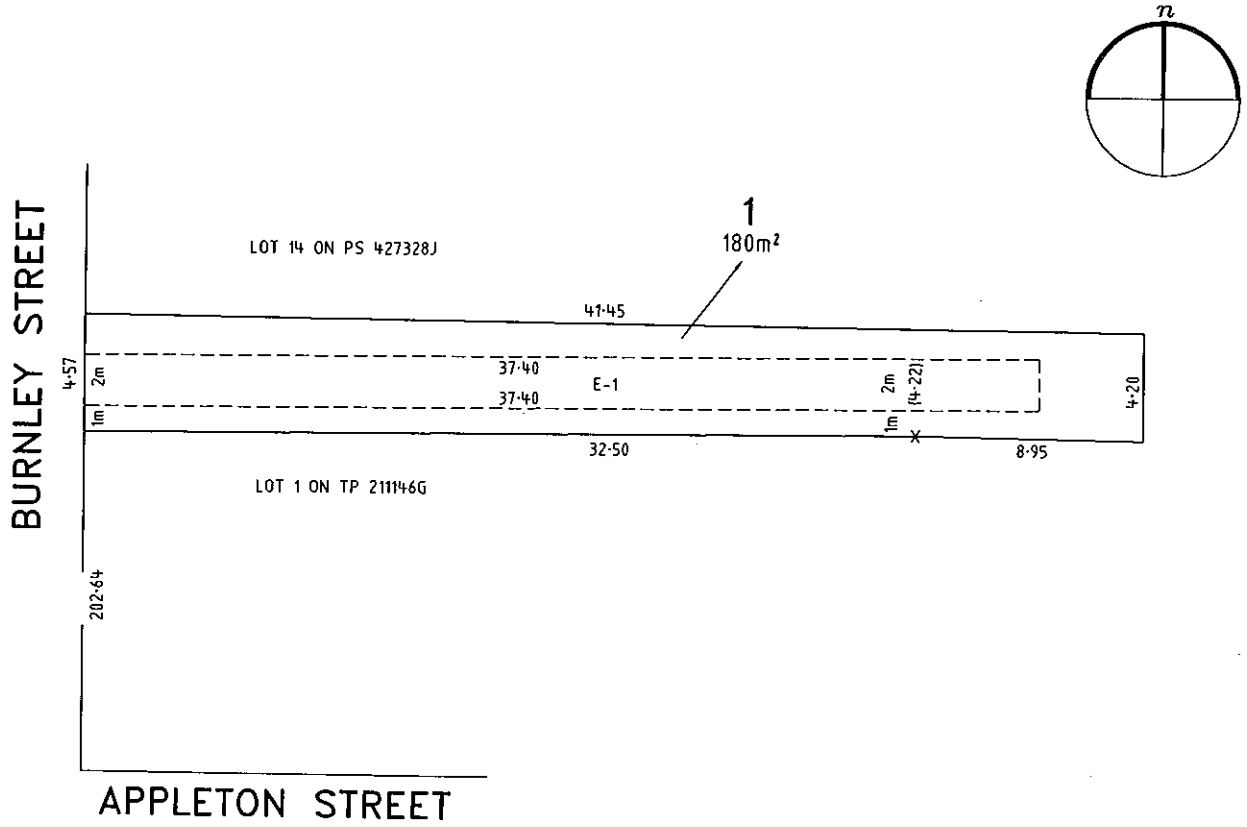
PARISH:	JIKA JIKA AT RICHMOND
SECTION:	-
CROWN ALLOTMENT:	-
CROWN PORTION:	42 part
TITLE REFERENCE:	BOOK 227 No. 672 (PART)
LAST PLAN REFERENCE:	APPN 40012
MGA 94 CO-ORDINATES: (approx. centre of land in plan)	E 324 810 ZONE: 55 N 5 813 010
DEPTH LIMITATION	DOES NOT APPLY

NOTATIONS

THIS PLAN HAS BEEN PREPARED BY VERIS FOR LAND VICTORIA FOR TITLE DIAGRAM PURPOSES.

EASEMENT INFORMATION

SUBJECT LAND	PURPOSE	WIDTH (metres)	ORIGIN	LAND BENEFITED/IN FAVOUR OF
E-1	AS PROVIDED FOR IN SEC 207C LGA 1989	SEE DIAG	SEC 207C LGA 1989	CITY WEST WATER CORPORATION



DATE	11/12/19	REFERENCE	32197003
VERSION	B	DRAWING	3219700AB

LICENSED SURVEYOR ANDREI FIJAN	ORIGINAL SHEET SIZE A3
CERTIFICATION BY SURVEYOR	SHEET 1 OF 1 SHEETS

SCALE 1:200

2 0 4 8
LENGTHS ARE IN METRES

Level 3, 1 Southbank Boulevard
Southbank, Victoria 3006
03) 7019 8400
www.veris.com.au

DEVELOP WITH CONFIDENCE ™

Formerly Bosco Jonson

veris

TITLE PLAN

EDITION	TP

Location of Land

Parish: JIKA JIKA
AT RICHMOND

Section –

Crown Allotment: –

Crown Portion: 42 PART

Last Plan Reference: LOT R2 ON LP 13552

Title Reference:

MGA 94 Co-ordinates E 324 900
(of approx. centre of land in plan) N 5 812 950 Zone: 55

Depth Limitation: DOES NOT APPLY

Notations

Easement Information

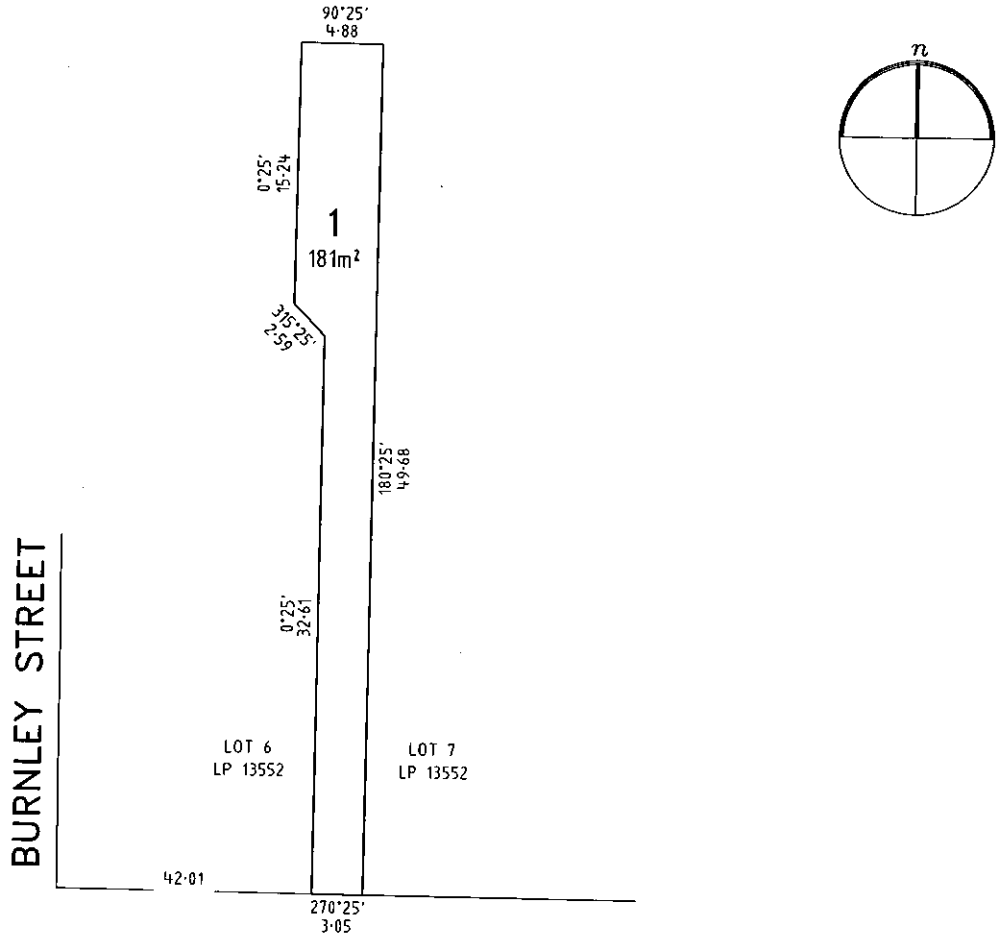
Easement References	Purpose/Authority	Width (Metres)	Origin	Land benefited/In favour of

THIS PLAN HAS BEEN PREPARED BY BOSCO JONSON PTY LTD FOR LAND VICTORIA FOR TITLE DIAGRAM PURPOSES.

CHECKED BY.....

DATE: / /

ASSISTANT REGISTRAR OF TITLES



I, ANDREI FIJAN of 16 Eastern Road South Melbourne, certify that this plan correctly represents the information obtained by me from the sources indicated on this plan.

LICENSED SURVEYOR, SURVEYING ACT 2004. DIGITALLY SIGNED DATE

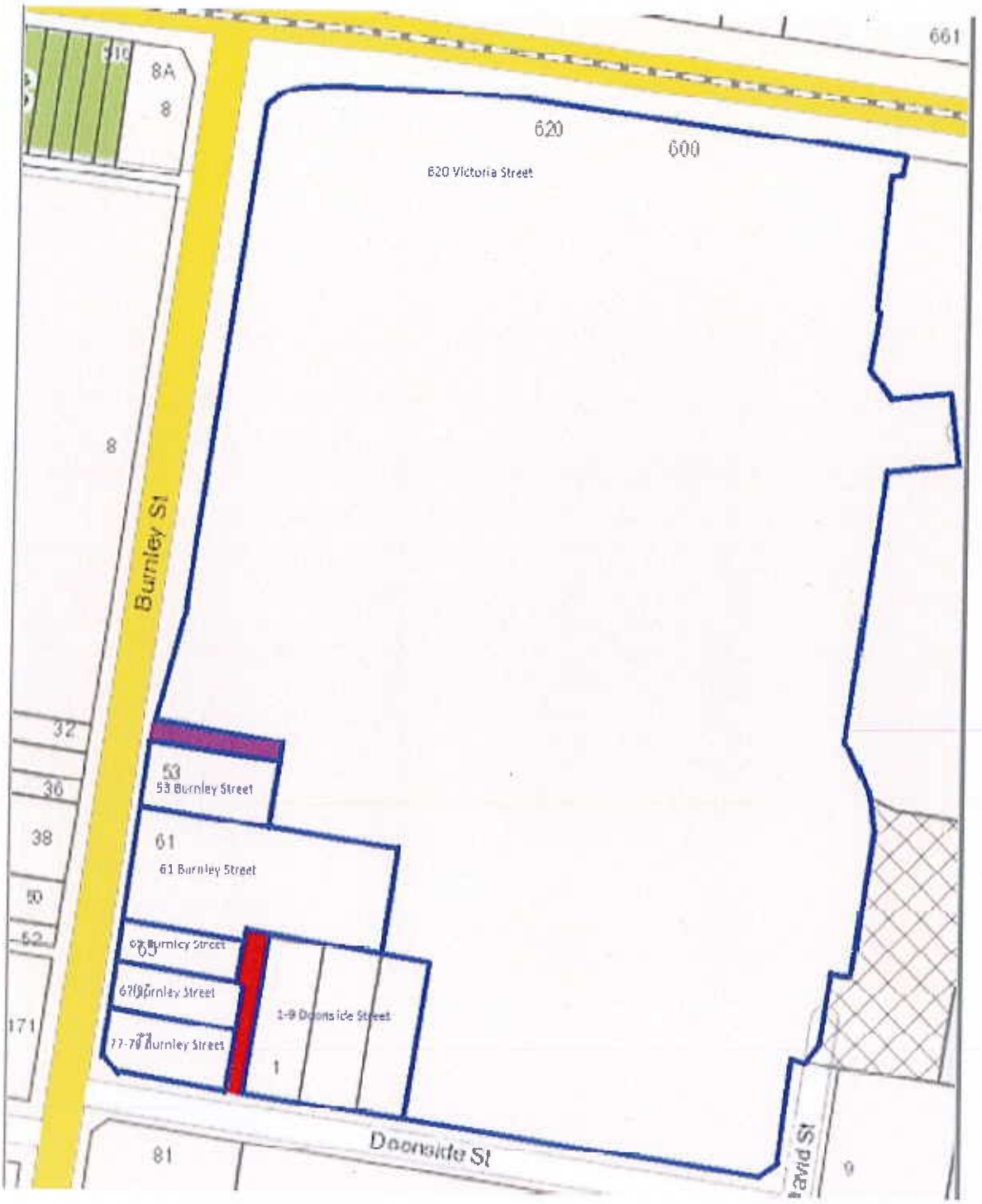
SURVEYORS REF.
DATE 27/11/17
DWG 3219700CA
REF 32197003

SCALE
3 0 6 12
LENGTHS ARE IN METRES

SCALE 1:300

SHEET 1 OF 1

SHEET SIZE A3


661
620
600
620 Victoria Street
8A
8
8
Burnley St
32
36
38
50
52
171
53
53 Burnley Street
61
61 Burnley Street
63 Burnley Street
67 Burnley Street
77-79 Burnley Street
1-9 Doonside Street
1
81
Doonside St
9

(1)

CONVEYANCE

BOOK 227 No. 672

DATE 13TH / MAR / 1873

REG 14TH / MAR / 1873

CONSIDERATION £200

RECITALS NIL

PARTIES

JOHN SUTLIFF

JANE JONES

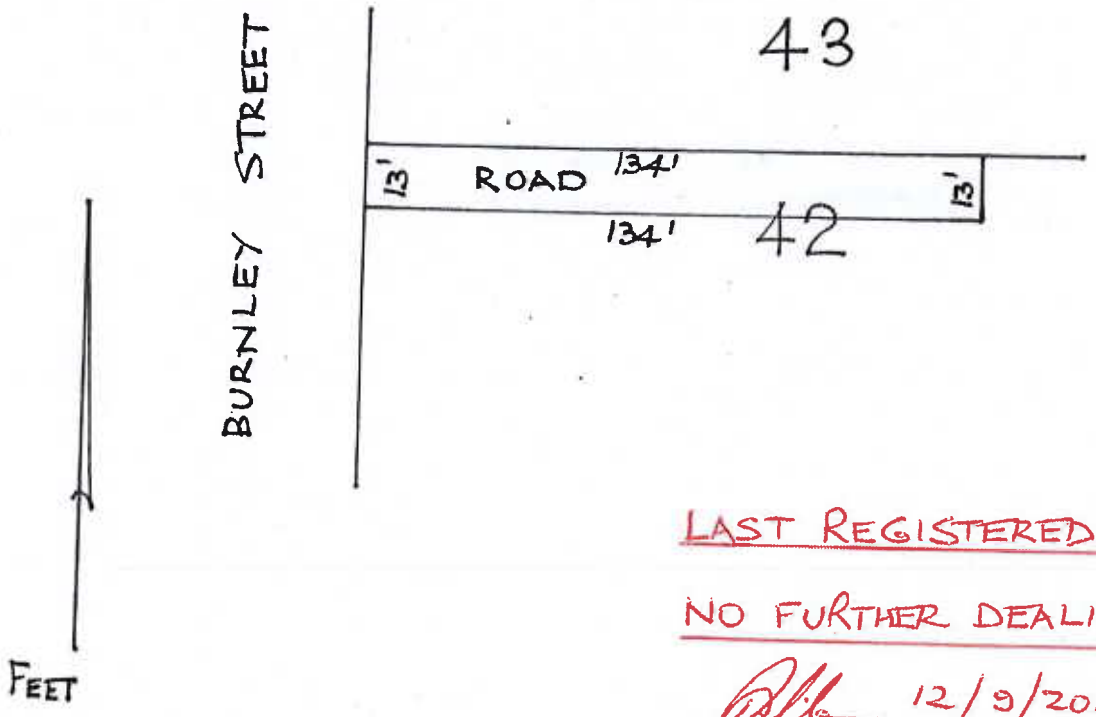
(1ST PART)

&

JOHN CORNISH

(2ND PART)

LAND PARISH OF JIKA JIKA
COUNTY OF BOURKE BEING PART
OF PORTION 42



LAST REGISTERED OWNER

NO FURTHER DEALINGS

12/9/2019

MEMORIAL.

No. 672 Book 227

IT.	NATURE OF INSTRUMENT.	NAMES OF THE PARTIES.	NAMES OF THE WITNESSES.	DESCRIPTION OF THE LANDS OR PROPERTY CONVEYED.	CONSIDERATION, AND HOW PAID.	ANY OTHER PARTICULARS THAT THE CASE MAY REQUIRE.
day of r Lord, said there	Conveyance	John Sutcliff and Jane Jones to John Corrish	Charles Roy Solicitor Melbourne	All that piece or parcel of land being and situate in the parish of Lilydale in the County of Bourke in the Colony of Victoria being part of portion of suburban allotment Number forty two and commencing at the North Western corner of said allotment and bounded thence Easterly by a line at right angles to the last line one hundred and Eighty five links thence by a line at right angles to the last line Northerly one hundred and Eighty five links to a Government road thence by a line at right angles to the last line Westerly said Government road three hundred links to the commencing point and containing according to admeasurement two acres three roods and Seven three perches	In consideration of the sum of one hundred pounds paid by the said John Corrish to the said John Sutcliff and Jane Jones to be well and truly paid in satisfaction of certain other Encumbrances registered against the said land and immediately before the execution of the memorial in part mentioned	

Court
&.

I Charles Roy of Melbourne in the Colony of Victoria Solicitor
the same person mentioned in the above Memorial do make oath and say that I did see the
above named John Sutcliff and Jane Jones
duly execute the same and that the above Memorial contains a just and true account of the several particulars therein set forth.

Sworn at Melbourne in the
Colony of Victoria this 11th day of
November in the year of
our Lord One thousand
eight hundred and eighty

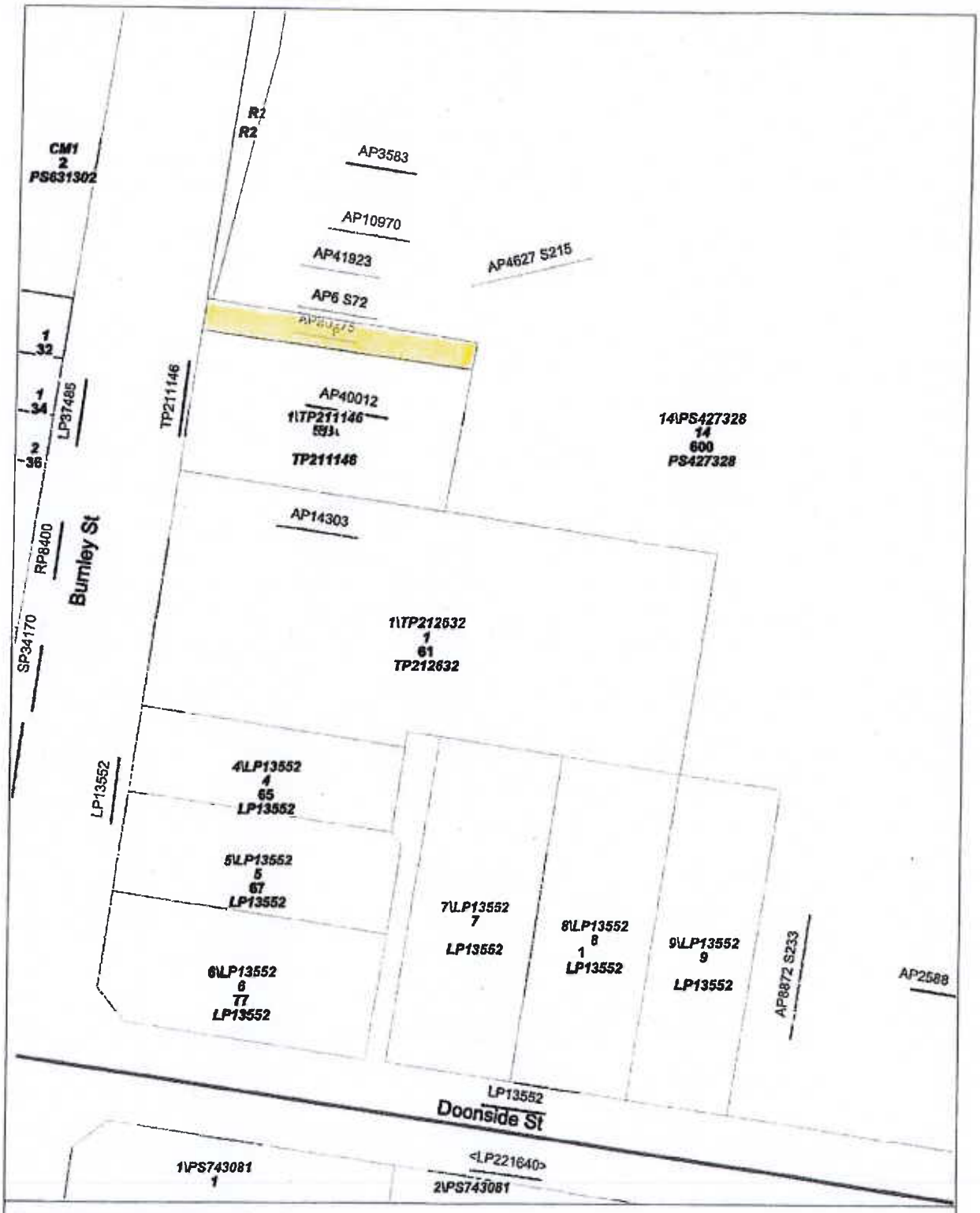
Before me

Charles Roy

Edm Simon

A Commissioner of the Supreme Court of the Colony of Victoria for verifying Memorials.

John Corrish

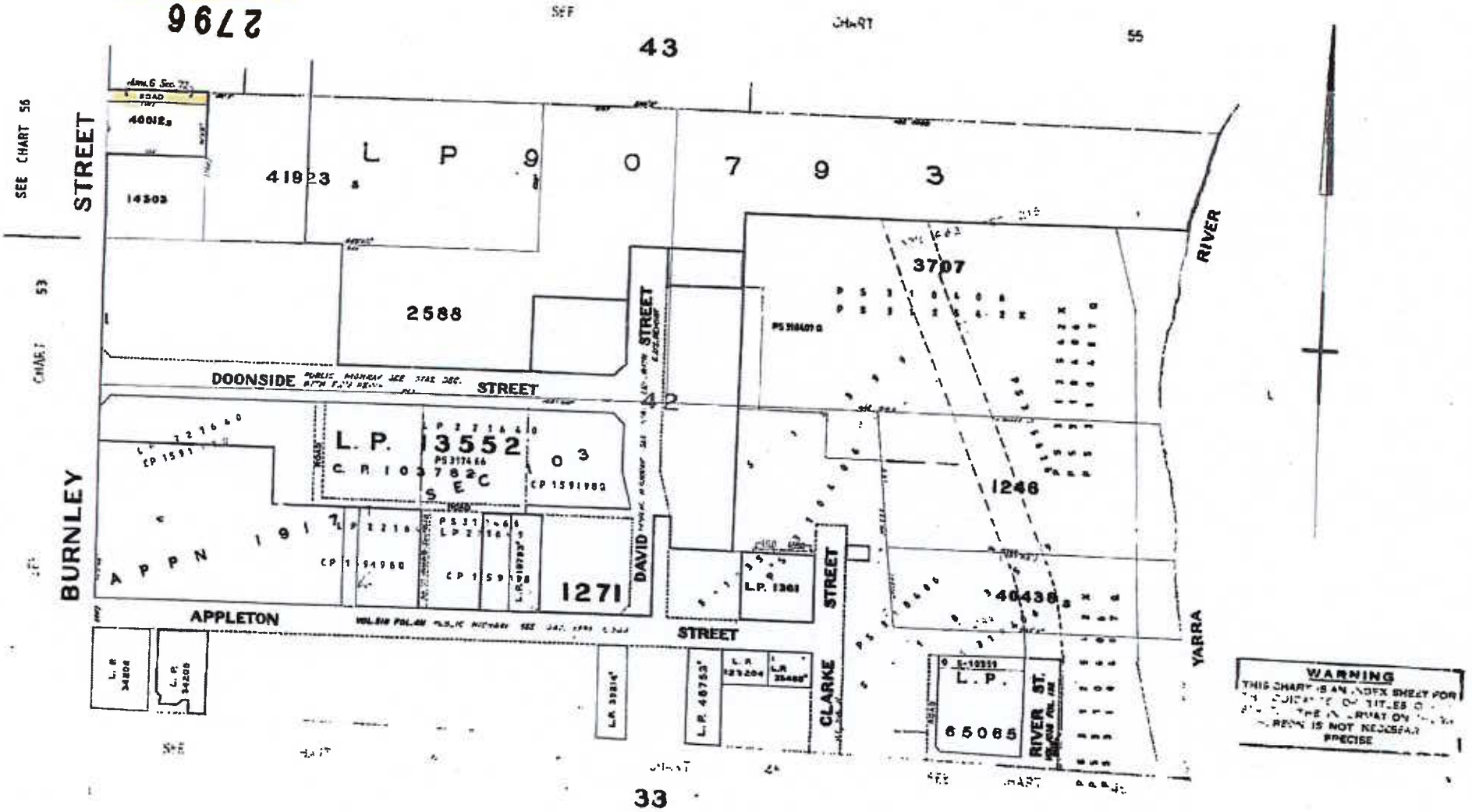


Data Source: Vicmap Property

0 5 10 15 20 25 30 35 40 45 50m
Scale of Metres (1:600)

MGA Zone 55
Melways- 2H F3 (ed.42) Vicroads- 437 D9 (ed.6)
Created 10:29 AM on Sep 9, 2019

Co-ordinates of Plot Corners	WARNING:	Co-ordinates of Plot Corners
NW 324762,5813059	No warranty is given as to the accuracy or completeness of this map.	NE 324905,5813062
SW 324766,5812880	Dimensions are approximate.	SE 324909,5812883
MGA Zone 55	For property dimensions, undertake a Title search.	MGA Zone 55


JIKA JIKA
PORTION 42
2796
43
SEE CHART 55
SEE CHART 56
CHART 53
STREET
BURNLEY
DOONSIDE STREET
APPLETON
STREET
DAVID STREET
CLARKE STREET
RIVER
YARRA
RIVER ST.
L P 9 0 7 9 3
L. P. 13552
PS 317466
CR 103782C
SEC
A P P N 191
L.P. 1361
L. P. 65065
2588
3707
1246
1271
40438
41823
14503
42
33
WARNING
THIS CHART IS AN INDEX SHEET FOR
SCALE: 80 FEET TO 1 INCH
2796
JIKA JIKA
PORTION 42

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(2)

REGISTER SEARCH STATEMENT (Title Search) Transfer of Land Act 1958

VOLUME 09214 FOLIO 439

Security no : 124079209304J
Produced 09/09/2019 01:10 PM

LAND DESCRIPTION

Roads R1 and R2 on Plan of Subdivision 013552.
PARENT TITLE Volume 05755 Folio 841
Created by instrument G444013 15/12/1976

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
FINKLANDS NOMINEES PTY LTD of 1 DOONSIDE ST. RICHMOND 3121
J402235 31/03/1981

ENCUMBRANCES, CAVEATS AND NOTICES

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 24 Subdivision Act 1988 and any other encumbrances shown or entered on the plan or imaged folio set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE LP013552 FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

DOCUMENT END

Delivered from the LANDATA® System by InfoTrack Pty Ltd.

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FEIGL & NEWELL
Title Searchers
GPO BOX 2343
Melb 3001

Ph. 9629 3011

PLAN OF SUBDIVISION

SHEET 1 of 2

OF PART OF CROWN PORTIONS 42 & 43

— AT RICHMOND —

PARISH OF JIKA JIKA

COUNTY OF BOURKE

VOL. 5755 FOL. 841

Measurements are in Feet & Inches

Conversion Factor

FEET X 0.3048 = METRES

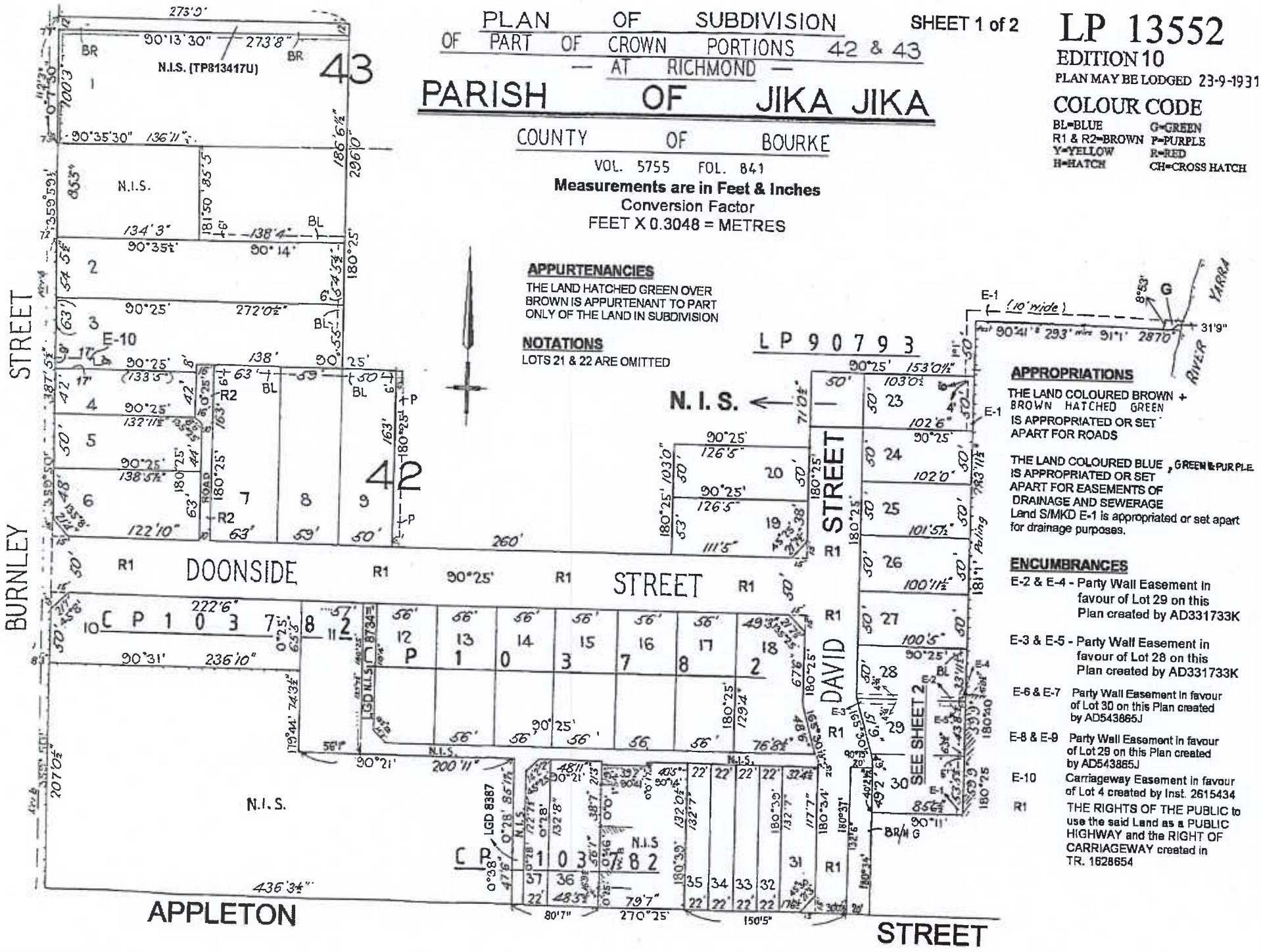
LP 13552

EDITION 10

PLAN MAY BE LODGED 23-9-1931

COLOUR CODE

BL=BLUE	G=GREEN
R1 & R2=BROWN	P=PURPLE
Y=YELLOW	R=RED
H=HATCH	CH=CROSS HATCH



APPURTENANCIES

THE LAND HATCHED GREEN OVER BROWN IS APPURTENANT TO PART ONLY OF THE LAND IN SUBDIVISION

NOTATIONS

LOTS 21 & 22 ARE OMITTED

APPROPRIATIONS

THE LAND COLOURED BROWN + BROWN HATCHED GREEN IS APPROPRIATED OR SET APART FOR ROADS

THE LAND COLOURED BLUE, GREEN & PURPLE IS APPROPRIATED OR SET APART FOR EASEMENTS OF DRAINAGE AND SEWERAGE

Land S/MKD E-1 is appropriated or set apart for drainage purposes.

ENCUMBRANCES

E-2 & E-4 - Party Wall Easement in favour of Lot 29 on this Plan created by AD331733K

E-3 & E-5 - Party Wall Easement in favour of Lot 28 on this Plan created by AD331733K

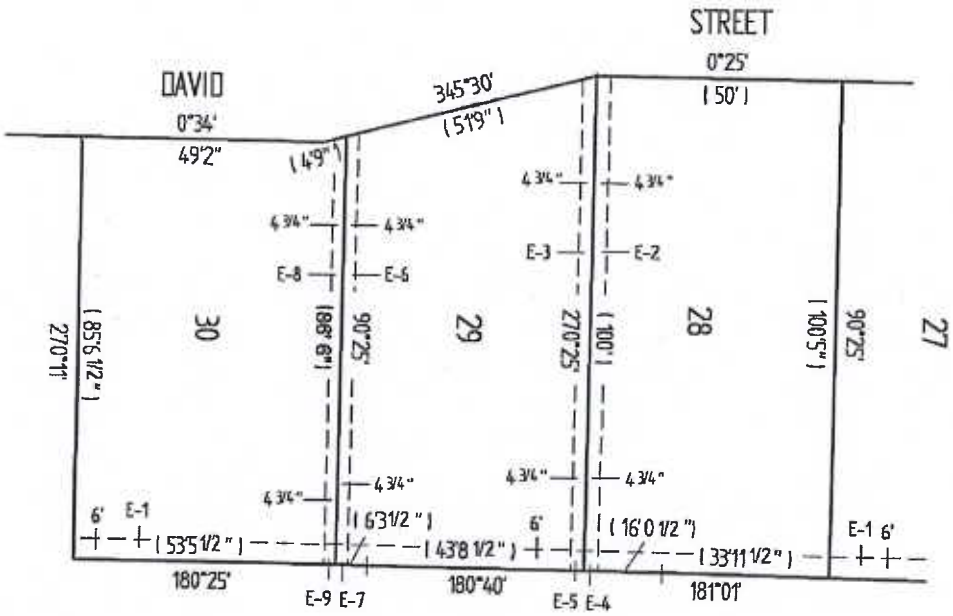
E-6 & E-7 Party Wall Easement in favour of Lot 30 on this Plan created by AD543865J

E-8 & E-9 Party Wall Easement in favour of Lot 29 on this Plan created by AD543865J

E-10 Carriageway Easement in favour of Lot 4 created by Inst. 2615434

R1 THE RIGHTS OF THE PUBLIC to use the said Land as a PUBLIC HIGHWAY and the RIGHT OF CARRIAGEWAY created in TR. 1628654

Delivered by LANDATA®, Land Use Victoria timestamp 09/09/2019 13:11 Page 1 of 4
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LP13552

SHEET 2 OF 2

MODIFICATION TABLE

RECORD OF ALL ADDITIONS OR CHANGES TO THE PLAN

WARNING: THE IMAGE OF THIS PLAN/DOCUMENT HAS BEEN DIGITALLY AMENDED. NO FURTHER AMENDMENTS ARE TO BE MADE TO THE ORIGINAL PLAN/DOCUMENT.

PLAN NUMBER

LP13552

AFFECTED LAND / PARCEL (FORMER DESCRIPTION)	LAND / PARCEL / IDENTIFIER CREATED	MODIFICATION	DEALING NUMBER	DATE	TIME	EDITION NUMBER	ASSISTANT REGISTRAR OF TITLES
		EASEMENT EXCISED	C.O. 34383 18-11-1938			1	AD
		EASEMENT INSERTED	C.O. 34383 18-11-1938			1	AD
LOT 11 (PART)		ROAD CLOSED	C.O. 29063 5-10-1932			1	AD
LOT 11 (PART)		ROAD OPENED	C.O. 29063 5 10 1932			1	AD
ROAD (PART)		ROAD EXCISED	A.O. in D108113 (SEC. 528 LGA) SEE LGD 8734			1	AD
ROAD		ROAD EXCISED	A.O. 45564			1	AD
ROAD (PART)		ROAD EXCISED	A.O. 46684 - Nº 316 SEC. 528 SEE LGD 8547			1	AD
ROAD (PART)		ROAD EXCISED	A.O. 46911 23-12-1965			1	AD
ROAD		ROAD DISCONTINUANCE (TP813417U)	AB20729C	16-01-02		2	MAB
ROAD		DISCONTINUED AS TO PART (TP814559S)	AB20742L			3	IT
Lot 23 & Appurtenant E'ment		Removal of sewerage Easement	PS500667D	25/06/03		4	K.Bond
Lot 28 & Lot 29	E-2 E-3 E-4 & E-5	CREATION OF EASEMENT	AD331733K			5	C G

Delivered by LANDATA®. Land Use Victoria timestamp 09/09/2019 13:12 Page 3 of 4

MODIFICATION TABLE

RECORD OF ALL ADDITIONS OR CHANGES TO THE PLAN

PLAN NUMBER

LP13552

WARNING: THE IMAGE OF THIS DOCUMENT OF THE REGISTER HAS BEEN DIGITALLY AMENDED. NO FURTHER AMENDMENTS ARE TO BE MADE TO THE ORIGINAL DOCUMENT OF THE REGISTER.

AFFECTED LAND/PARCEL	LAND/PARCEL IDENTIFIER CREATED	MODIFICATION	DEALING NUMBER	DATE	EDITION NUMBER	ASSISTANT REGISTRAR OF TITLES
LOTS 29 & 30	E-6, E-7, E-8 & E-9	CREATION OF EASEMENT	AD543865J	14.4.05	6	HJR
LOT 3	E-10	CREATION OF EASEMENT	2615434		7	AD
ROADS	R1	NOTIFICATION OF PUBLIC H/WAY & CREATION OF EASEMENT	1628854		7	AD
LOT 23	-	REMOVAL OF EASEMENT	AF371998C	2/10/07	8	M.M.C
LOT 28	N/A	RECTIFICATION - AMEND DIMENSION	AL997910C	30/06/15	9	D.B.B.
LOTS 24, 25, 26 & 27		REMOVAL OF EASEMENT	PC369819X	11/10/18	10	DSG
LOTS 29 & 30		DIMENSION AMENDED	A.O. IN PC369819X	15/10/18	10	DSG

7.9 Economic Development Strategy 2020 - 2025

Executive Summary

Purpose

To seek the Council endorsement of a new Economic Development Strategy**.**

Key Issues

(a) The current EDS 2015 – 2020 concluded in July, 2020; and

(b) A new EDS will provide clarity and direction, and in particular help facilitate recovery from the impacts of COVID-19.

Some adjustments have been made to the exhibited draft in response to the feedback received.

Background

A process for a new strategy began in 2019 with background research and some early community engagement to enable a new strategy to be considered by Council in 2020.

Urban Enterprise (Consultants), on Councils behalf, undertook a review of the actions from the previous strategy, as well as high level analysis of the macro economic trends relevant to Yarra.

Significant consultation with a wide range of stakeholders, both internal and external, was also undertaken to shape a new draft Strategy.

This consultation included an online survey, in-depth 1-1 meetings, engagement with Councils Business Advisory Group, as well as a broad range of internal stakeholders and groups.

The early consultation provided qualitative analysis of how key trends in the economy are impacting on business locally, and helped shape the overarching themes and supporting actions.

Whilst the initial background report and initial draft strategy were both prepared pre COVID-19, the final draft that was placed on exhibition in the middle of this year contained a number of references to address this throughout the strategy.

Importantly, the exhibited version of the proposed strategy includes a key strategy regarding a recovery period due to the COVID pandemic impact – further, all the other strategies and actions provide stimuli to the local economy to assist in this recovery phase once restrictions are relaxed.

The draft Strategy has been on exhibition for a period of four weeks, to seek further community feedback. Overall the feedback received provided clear indication from respondents that:

(a) the overall strategy is supported (73.68%), and

(b) the three supporting themes are strongly supported (all scoring 84% or above).

The proposed new EDS (**Attachment 1**) intends to build on the work that has already occurred through the implementation of current EDS, Council Plan and Spatial Economic Employment Strategy (SEES). It provides a good basis to plan for the future while responding to the very real challenges and opportunities presented within the current economic context.

Financial Implications

There are no direct financial implications to Council in the development of the EDS. The actions will be mainly followed through by current services and also through internal collaboration with other units to pursue actions.

PROPOSAL

For Council to consider the proposed new Economic Development Strategy 2020 – 2025 for adoption.

7.9 Economic Development Strategy 2020 - 2025

Reference: D20/135940
Authoriser: Director Planning and Place Making

Purpose

1. Yarra's current Economic Development Strategy 2015 – 2020, has been the key strategic document that outlines how Council can assist and empower local business to grow Yarra's economy, boost employment and investment and capitalise on Yarra's unique advantages.
2. The EDS expired in July 2020. A recent review shows that the actions from the EDS have progressed well with most actions successfully implemented and objectives achieved.
3. The process of developing the Draft EDS 2020 - 2025 began with the commissioning of external consultants *'Urban Enterprise'* to undertake a review on the current strategy and high level analysis of the macro economic trends relevant to Yarra. This included the following:
   (a) a review of the current EDS to understand:
      (i) the strategies and actions that have been implemented and their outcomes;
      (ii) strategies and actions that are yet to be implemented, remain relevant and can be further progressed; and
      (iii) new and emerging opportunities that can be implemented over the next 5 years.
   (b) review of relevant strategic and policy documents to ensure that the EDS aligns with current priorities across State Government, Council and regional partnership organisations, and
   (c) extensive research and analysis of macroeconomic trends and outlook and factors influencing the Yarra economy including trends in economic indicators and demographics.
4. The next phase entailed the early consultation with Council's Business Advisory Group (BAG) to inform the development of the Draft EDS.

Background

5. It is important to note that the Background Report (Report) (**Attachment 2)** was prepared pre COVID and was designed to form part of the evidence base to support and inform the development of Council's EDS for the next five years.
6. Whilst COVID has had a crippling effect on the economy, a new EDS with a medium focus is still very important for committing to the required work that will assist the local economy once the severe effects of the COVID pandemic have passed.
7. In this regard, the aim of the background report was to understand the following:
   (a) key macro-economic trends which will influence economic growth over the next five years;
   (b) major projects that are planned or currently underway in the City of Yarra;
   (c) major strategies and policies which will need to be considered in the development of a new Strategy;
   (d) major demographic trends to understand any changes to the resident profile and the potential implications for the labour force and local economy;

(e) the local economic and business profile, in order to identify industries that are driving the economy, emerging growth sectors, as well as industries that may be in decline or in transition. In particular, to identify any notable changes/trends since the last EDS was prepared;

(f) employment, business and industry activities that are occurring within specific locations;

(g) trends in tourism and visitation; and

(h) key considerations which will need to be addressed in the Economic Development Strategy.

8. The Background Report also provided preliminary findings to assist in the consultation process with stakeholders.

9. Following the completion of the Background Report and consultation, a draft EDS (**Attachment 1)** has been prepared to provide an achievable, evidence based plan for the future while responding to the very real current challenges, but also opportunities presented in a local context.

10. An additional component relating to the impact of coronavirus (COVID-19) was added into the draft strategy prior to its exhibition seeking comment – this was to acknowledge and respond to the significant effect it has had on economies, and outlines Yarra's initial response via the support package that Council adopted a few months ago.

Key trends and considerations

11. The following lists the key macroeconomic trends identified within the Report that will have implications for Yarra's economy over the next five years:

(a) COVID-19 and what recovery looks like;

(b) the Victorian economy has been diversifying (pre COVID);

(c) automation (AI and robotics) has been revolutionising some industry sectors;

(d) the importance of Small to Medium Enterprises (SME's) to the health of the economy;

(e) the Gig Economy has been transforming employment;

(f) growth in start-ups/co-working spaces up to recent times;

(g) Melbourne's CBD and CBD fringe office market (that has been showing strong growth);

(h) a low carbon economy which presents opportunities for business;

(i) the growing demand for health care;

(j) manufacturing remains an important industry in Victoria in terms of export value and value added;

(k) business mix and occupancy rates in retail and service precincts constantly changing; and

(l) rising property and rental values affecting affordability for some businesses.

12. Yarra's workforce has largely consisted of 'white collar' professionals that work in knowledge-based and service-oriented industries, drawing on a highly skilled, educated and professional workforce.

13. Some of the industries that have been impacted by automation, globalisation and collaboration are considered to be Yarra's industry strengths, including professional services, information, media and communication, technology and financial services.

14. Demand for co-working spaces has until recently been predominantly been driven by growth in tech and creative industries but has also become popular with professional and financial service industries.

15. Yarra has a significant number of co-working spaces, particularly in Richmond, Abbotsford and Cremorne. Collingwood and Fitzroy also have had a growing number of co-working spaces including some niche spaces that cater to specific industries. Whilst the proportion of floorspace dedicated to co-sharing is still relatively small in the inner metropolitan Councils, this model is likely (post COVID) to increase and is suited to the competitive advantages of Yarra.

16. The demand for office floorspace in areas such as Cremorne has been unprecedented which has been highlighted by a 20% increase in rents between 2016 – 2017 and over 200,000 m2 of development applications (approved or under assessment) in the year ending 2017.

17. In terms of office supply, there has been a notable pipeline of office developments proposed for Yarra including key sites on Swan Street, Church Street and Wellington Street / Gipps Street precinct in Collingwood.

18. In recent years Yarra's role in the metropolitan office market has increased significantly to become a preferred inner-city location for high quality office development which has attracted many business headquarters and is particularly notable in Cremorne. However, many of these pipeline projects remain uncommitted and present a risk for office vacancy rates in Yarra. Note: The COVID situation and working from home arrangements that have been occurring in the past few months may also impact on this trend.

19. Environmental leadership is a longstanding value of Yarra. The significant size of Yarra's working population means that business engagement and support for sustainable practices is crucial for the realisation of broader sustainability goals.

20. The healthcare sector has been growing rapidly. Yarra includes two major health precincts Fitzroy (St Vincent's Public and Private Hospitals) and Richmond (Epworth Hospital). With a growing demand for health care and allied services, the importance of these precincts is expected to strengthen in the future.

21. Retail spending has over a number of years played an important role in the local economy and especially for the Yarra retail based activity centres. Again, this has been impacted heavily by the COVID situation at the present time.

22. The retail sector has been providing the goods and services needed by the community and has been contributing to the vitality of centres and provided a significant amount of employment opportunities. This, however, has been hit hard by the pandemic and shop closures and will take some time to rebuild and recover.

23. Household finances have also come under pressure from stagnant wages growth and declining wealth, and this has reduced consumer sentiment and household's inclination to spend (even pre COVID).

24. As a general trend, the number of major retailer defaults have been on the rise in Australia. Further, vacancy rates in retail centres have been on the rise in inner metropolitan retail strips and are now heavily impacted due to the pandemic. This is potentially going to be an entrenched situation for some time due to the impacts of the COVID-19 pandemic.

25. Until recently, health care, wellness and fitness related businesses have increased significantly in Yarra's retail and services precincts, with significant growth in the number of gyms, Pilates / yoga studios and allied health businesses such as osteopaths, chiropractors, remedial massage and natural therapies. It remains to be seen how that sector responds after the full impacts of the COVID pandemic.

26. The median house and unit prices in Yarra indicate that the municipality is less affordable when compared with middle and outer metropolitan areas. The rising property and rental values in Yarra continue to make housing affordability a concern. This particularly affects vulnerable communities, lower income groups and key workers needed to support the local economy.

Proposed EDS 2020 - 2025

27. The proposed new EDS takes into consideration the macro tends identified in the Background Report and intended to be a flexible document that recognises the need to adopt actions that reflect the now severe changes in economic conditions and seek to meet the needs of the business community.

28. As said, the earlier draft EDS was produced prior to coronavirus (COVID-19), so some projections and figures will be inaccurate (perhaps significantly) in regard to the timeframe that they will be achieved. It should be noted, however, that the first strategic action coming out the new strategy is focussed on the implementation of a recovery plan in response to COVID-19.

29. It is proposed that the Council Plan 2017 – 2021, objective 5:

> "*City of Yarra is a place where local businesses prosper and creative and knowledge industries thrive"*

forms the vision statement for the new EDS. This will strengthen the alignment between the EDS and the Council Plan to improve the continuity of longer term initiatives.

30. There are three key themes that have emerged from the background research and consultation that will shape the future economic growth within Yarra, and provide the framework for the draft EDS. These are outlined below:

Theme 1: Thriving and diverse employment precincts

31. After the City of Melbourne, Yarra has the next highest concentration of knowledge sector employment with a significant proportion of workers engaged in knowledge intensive sectors of health and education, architectural and engineering services, finance, advertising and information technology. The rise of the knowledge economy in Victoria is based on a highly educated labour force, sophisticated technologies and innovative products and services.

32. The theme *thriving and diverse employment precincts* is based on locations in Yarra that generate and encourage innovation, productivity and growth in the knowledge economy. These are areas where research institutions, medical precincts, universities and clusters of high-tech and creative firms attract businesses, entrepreneurs and professionals. Within Yarra, there are a number of key locations where this is occurring, and their role and function has strengthened significantly since the previous EDS. These include the Cremorne Precinct, the Fitzroy health/ education cluster, the Richmond health cluster and Collingwood Gipps Street Precinct.

33. Consistent with Council's Spatial Economic and Employment Strategy (SEES) adopted in 2018, the draft EDS aims to support business growth in these areas and enhance the competitive strengths and attraction of these areas.

Theme 2: Vibrant and evolving retail and services precincts

34. Covid-19 has had a significant impact on our retail and services precincts, in particular the food and beverage, and creative sectors. The impact of enforced restrictions, social distancing requirements, poor consumer confidence (fiscal and health related), coupled with the absence of interstate and international tourism, mean these precincts are vulnerable to increased business closures.

35. Yarra's night time economy primarily made up of bars, clubs and live music venues is also under enormous strain due to COVID-19, with enforced closures, social distancing requirements and operational uncertainty.

36. The retail sector and the format of retailing will likely continue (over time) to evolve in response to wider trends and changes. Each retail precinct in Yarra is unique and dynamic, with a business and land use mix that is continually changing.

37. Whilst a number of activity centres are experiencing high vacancy rates, these rates have been comparable with other inner metropolitan retails strips. Generally, lower vacancy rates in Yarra and inner Melbourne are found in tightly held retail strips that include a diverse mix of business types.

38. The proposed EDS seeks to build back resilience into Yarra's retail strips by addressing some of the issues that retailers and retail centres have been experiencing, as well as investigate opportunities for activating the public realm to create a more attractive environment for residents, workers and visitors.

Theme 3: A creative, inclusive and sustainable economy

39. Yarra has long been recognised as a creative and cultural municipality, as it is home to many artists, creative and cultural institutions. It has been hit very hard, however, due to the pandemic and Government restrictions.

40. The sector typically includes activities that are community based, commercially driven and experimental. Creative industries generally relate to art and cultural activities across a range of disciplines including visual arts, music, theatre, performance, literature, public art, software and interactive content, architecture, design, print media, and filmmaking.

41. There are many attractive liveability characteristics in Yarra that have stemmed from the arts and cultural activities in the municipality, including creative spaces, public/street art, galleries, museums, cultural institutions, music and performing arts venues. How Council can support these creative industries will be very important in the next few years.

42. The proposed EDS acknowledges and aims to also address the growing threat of unaffordability in Yarra, including rising property prices and rents for working artists, creative and makers to live and occupy spaces and studios.

43. Environmental leadership is a long standing value of the City of Yarra. Consultation with local business highlighted the important role Council can play in assisting businesses in undertaking practical and efficient measures to reduce their environmental impact and minimising energy costs. The new EDS intends to further strengthen its engagement with business on sustainable business practices through providing relevant and accessible information and resources, as well as connecting businesses through networking and mentoring initiatives.

44. The proposed EDS builds on the current EDS and Council Plan 2017 – 2021, that will hope (in recovery mode) to see the further development of knowledge intensive and also the creative sector as the key driver of Yarra's future economy.

45. The key strategic priorities will need to actively leverage off the ongoing transformation of the inner Melbourne economic structure.

46. The proposed EDS is intended to complement the strategic directions recommended for the management of Yarra's employment lands outlined within Yarra's SEES.

47. The current EDS, Council Plan and SEES have established a strong framework for building on Yarra's economic attributes with many strategic objectives remaining relevant for inclusion into the new EDS to be further progressed.

External Consultation

48. The preparation of the draft EDS included consultation with the local business community and a broad range of key stakeholders. This consultation provided qualitative analysis of how key trends are impacting on business locally and to establish priorities for supporting the local economy. The consultation process (pre COVID) included:

    (a) a workshop with graduates from Yarra's Young Entrepreneurs in the North (YEN) program;

    (b) a workshop with Council's Business Advisory Group (BAG);

(c) one-on-one interviews with a diverse range of industry sectors and members of the business community including representatives from health/medical, creative, retail, education, disability, co-sharing spaces, start-ups.**(Attachment 3);**

(d) meetings with internal Council stakeholders;

(e) meeting with Council's Disability Advisory Committee;

(f) online survey promoted via *Your Say Yarra* engagement portal, Yarra Life e-news, message to Advisory Committee representatives and Yarra's Business e-news; and

(g) follow up telephone interviews with interested online survey respondents.

49. The objectives of the consultation process were to:

(a) encourage community participation in the development of the strategy and a sense of investment in the final product;

(b) receive data that informs and refines the strategy, and ensures that it reflects community priorities and aspirations;

(c) ensure that Council hears from a broad cross-section of people involved in the local economy which includes reaching out to business owners, employees and customers from both traditional and emerging industries; and

(d) promote Council as a champion of local business development, while helping people understand the nature of Council's role and the extent of Council resources.

Business Advisory Group

50. On 19 September 2019, 'Urban Enterprise' attended Council's Business Advisory Group (BAG), to discuss the key findings of the Background report. BAG members raised the following relevant matters for consideration:

(a) consultation on the EDS should include interviewing younger residents;

(b) identify networking opportunities for small businesses that are operating above ground floor level;

(c) consider reviewing policies, strategies, planning frameworks and regulation that may be relevant to business;

(d) use planning zoning to protect balance of residential and commercial;

(e) use parking regulation in retail strips to better reflect business mix; and

(f) consider performance indicators that don't just focus on GDP, such as health indicators etc.

51. In response, the preparation of the proposed EDS has incorporated the suggestions raised by BAG that are within the scope of the Economic Development Strategy.

Online Survey results

52. Council received 147 responses to the *Your Say Yarra* online survey results between 31 October and 3 December 2019.

53. In summary, feedback from the online survey (December 2019) provided a clear indication from survey respondents that:

(a) Council should increase its focus on the creative sector (34% support) and the retail sector (30% support) to help grow the local economy over the next 5 years (Note: this will now need to be a very significant focus);

(b) streetscape improvements (52% support), promoting environmentally sustainable practices to businesses (42% support), promoting Yarra's street life, galleries, public art and cultural activities (39% support) and attracting new businesses to Yarra (38% support) should be considered as priorities to support the local business community; and

(c) to encourage more people to visit local shopping strips, Council should prioritise improving the look and feel of shopping strips (35% support) and make them easier to visit by foot or bike (22% support).

54. Of the 29 survey respondents that indicated that they would like to expand on their feedback in a detailed one-on-one interview with Council staff, only six took the opportunity to do so.

55. The additional comments received from survey respondents (Dec 2019) in the form of free text, and the feedback from the six follow up interviews, were consistent and mostly directed towards support for retail and services precincts, this included:

(a) placemaking;

(b) marketing;

(c) activating empty shops;

(d) street cleaning;

(e) graffiti removal;

(f) concerns about drug taking and feeling unsafe on Victoria Street;

(g) streetscape improvements;

(h) addressing vacancies;

(i) improving pedestrian access, cycling and promoting sustainable transport;

(j) concerns about parking costs, availability and time restrictions; and

(k) impact of large residential development on the amenity.

56. Specific objectives and initiatives for implementation under the theme Vibrant and Evolving Retail and Services Precincts have been developed within the draft EDS, that respond to many of the issues and suggestions raised by the survey respondents.

<u>One-on-one interviews with key industry stakeholders</u>

57. One-on-one interviews were conducted by Council officers with 16 key industry stakeholders and members of the business community including; six traders, Bendigo Kangan Institute, Melbourne Polytechnic, Inspire9, Launchpad, VALID, Compumedics, Abbotsford Convent and Collingwood Arts Precinct.

58. The format of the interviews enabled in depth conversation with the key stakeholders on key issues and opportunities impacting the local economy and the role Council can play in responding to these challenges.

59. This process identified a number of potential partnership opportunities for inclusion in the draft EDS. Again, these interviews were pre COVID, but the intent is still very valid – this includes:

(a) providing support for young entrepreneurs and start-ups;

(b) enhancing visitation through creating art trails that link significant arts and cultural precincts;

(c) building a stronger brand for Cremorne as a place of innovation; and

(d) promoting innovative initiatives that are available for supporting people with disabilities into the local workforce.

60. A workshop was then conducted with participants involved with Young Entrepreneurs in the North (YEN) program on 7 November 2019. Officers from Yarra and Moreland City Council's Economic Development and Youth Services team facilitated discussion on both the YEN program and the role that Council could play in supporting young people into employment.

61. The provision of personalised support, practical resources and links to networks and mentoring support from Council were highly valued by YEN participants.

62. The proposed EDS includes a number of actions that aim to facilitate local level partnerships which create and promote a range of learning, employment and pathway opportunities.

63. The key themes and objectives outlined within the proposed EDS have been shaped to respond to feedback received throughout the consultation process and the COVID situation.

External Exhibition

64. The exhibition period was for a 4 week period to seek feedback on the proposed themes and actions. **(Attachment 4)**

65. The exhibition included:

    (a) a workshop with Councils Business Advisory Group (BAG) held on 16 July 2020;

    (b) an online survey hosted on the *Your Say Yarra* engagement portal, which had 642 unique visits and was promoted via:

        (i) a physical letter drop to 3,800+ business;

        (ii) Yarra Life e-news – mailed to 13,000+ subscribers;

        (iii) Yarra's Business e-news – mailed to 10,000+ subscribers;

        (iv) four posts to Yarra's corporate social media platforms;

        (v) direct email to all previous participants who contributed to the initial consultation, and

        (vi) direct email to all 1,072 *Your Say Yarra* subscribers and community groups including neighbourhood houses, and;

    (c) Meetings with internal Council stakeholders.

Online Survey results

66. Council received 21 responses to the *Your Say Yarra* online survey results between 29 June and 27 July 2020.

67. In summary, feedback from the online survey provided a clear indication from survey respondents that:

    (a) the overall strategy is supported (73.68%), and

    (b) the three supporting themes are strongly supported (all scoring 84% or above).

68. Of the 21 submitters, 12 made additional comments with two of the submitters attaching supporting documents.

69. The additional comments received from survey respondents in the form of free text included support for retail & services precincts. These included:

    (a) parking availability;

    (b) empty shops, and

    (c) graffiti and cleanliness.

70. Additional comments related to COVID-19, as well as highlighting Yarra's competitive advantages including:

    (a) COVID-19 considerations and the usefulness of this strategy, and

    (b) Yarra's proximity to the city.

71. Taking into consideration the feedback received from all stakeholders across the exhibition period, a number of edits and additions were made to the final strategy including;

    (a) inclusions to the overview section and throughout the document, referencing Yarra's strategic location in proximity to the city, and acknowledging the pressures that growth has on liveability;

(b) provided additional context around what Economic Developments role is within the Yarra economy, and included a list of tools and levers that will allow the unit to measure and report on our objectives;

(c) rewrites to the COVID-19 section, providing a more accurate and up to date picture of the economy, outlining recent fiscal responses from all tiers of government, and includes additional considerations due to further lockdown restrictions and how this will impact recovery;

(d) edits to the Melbourne's CBD and CBD fringe office market section, to acknowledge the impact that COVID-19 has had, and the potential flow on effect of more people working from home;

(e) edits to the Low Carbon Economy section, making it clear that there is a triple bottom line benefit to implementing environmentally sustainable practices, such as improved employee wellbeing, meeting environmental targets and significant cost savings;

(f) the inclusion of a project led by the Inner Metro Partnership which aims to support more affordable workspaces and creative uses within Yarra;

(g) inclusions of the Yarra's Arts and Culture unit to jointly lead on a number of actions were also made to reflect the partnership between both the Economic Development and the Arts units; and

(h) minor grammatical edits and removal of industry jargon, replaced with plain English

72. Some of the feedback raised within the exhibition period was not incorporated within this strategy, as they are addressed in detail within other Council strategies such as the Road Management Plan, the Spatial Economic and Employment Strategy and Climate Emergency Plan.

Internal Consultation (One Yarra)

73. Council staff were also consulted for their input towards the new EDS, to make sure that it aligns with corporate objectives and priorities, as well as to identify opportunities to work collaboratively on initiatives that support the new direction.

74. Representatives included staff from Strategic Planning, Social Policy, Community Partnerships, Urban Design, Heritage, Communications and Advocacy, Sustainability, Arts and Culture, Library Services, CityLab and Youth Services.

75. All relevant Council representatives of advisory committees were requested to notify members of the on-line survey. This included Aboriginal Advisory group, Library Advisory Committee, Heritage Advisory Committee, Arts Panel, Disability Advisory Committee, Active Ageing Advisory Group, Bicycle Users Advisory Group, Environment Advisory Group, Multicultural Diversity Group, Health and Wellbeing Advisory Group, Neighbourhood House Network and the Liquor Forum.

76. A presentation was made to the Disability Advisory Committee (DAC) on 19 November 2019, seeking their input and feedback regarding priorities for people with a disability. Some of the matters raised by DAC members were beyond the scope of the EDS as they related to the provision of disabled parking. Relevant issues included greater advocacy to local business operators for improved physical access and practical support for people with disability, particularly in relation to retail premises.

77. The proposed new EDS includes actions that aim to promote the need for better access to local business. Articles on ways that business can improve access and inclusion of people with disabilities are to be featured in future business e-bulletins.

Financial Implications

78. The Economic Development team provide a service to promote and assist, where possible, small commercial operators and in particular the retail sector.

79. The Yarra Business Application Support (YBAS) has now also been operational for some 12 months through the economic development team actively assisting new businesses with what approvals are required, and also linking those persons with the relevant staff member to discuss particular aspects.

80. There are no direct financial implications to Council in the development of the EDS. The actions will be followed through mainly through current services and also through internal collaboration of other units to pursue actions.

Economic Implications

81. The proposed new EDS will provide Council with clear strategic goals and priorities for how it will stimulate, attract and maintain business activity and employment within the municipality. This is particularly important in assisting the local economy recover from the COVID situation.

82. Actions have been outlined to achieve the following ten strategic objectives:

    (a) retain and grow Yarra's employment precincts and unlock economic development opportunities through strategic planning processes;

    (b) support and encourage innovative and entrepreneurial activities across Yarra's employment precincts;

    (c) encourage a resilient community through capacity building and business support programs and initiatives;

    (d) strengthen Yarra's retail and services precincts through improved streetscapes and amenity, to attract more people who visit, recreate, dwell and spend;

    (e) nurture resilience in the retail industry and appropriately equip businesses to respond and adapt to structural changes in the industry;

    (f) grow the night-time economy and proactively manage safety and amenity challenges to enhance people's experience when visiting Yarra's night-time precincts;

    (g) grow and protect local creative industries and strengthen Yarra as a destination for arts and culture;

    (h) encourage sustainable business practices across Yarra;

    (i) facilitate local partnerships which create and promote a range of learning, employment and other pathway opportunities for businesses, workers and residents; and

    (j) support employment pathways and career development opportunities for people who are disadvantaged.

Sustainability Implications

83. The proposed new EDS also includes reference to a number of important actions that support local businesses to be more sustainable and resilient to climate change, these include:

    (a) working in partnership with Council's sustainability unit to develop a program that supports local businesses to be more sustainable that will be delivered over the life of the EDS;

    (b) promoting environmentally sustainable practices to businesses with relevant and accessible information in regard to energy, water and waste efficiency, and

    (c) continuing to support energy and resource efficiency programs that help reduce business costs and improve environmental outcomes in collaboration with Yarra Energy Foundation (YEF) and other organisations as appropriate.

84. In preparing the new EDS, the implications of sustainability has been considered within the broader context of social, environment, economic and climate adaption through the application of Yarra's recently adopted Quadruple Bottom Line (QBL) Assessment Tool. The tool results demonstrate that reasonable consideration was given to all four key pillars.

Climate Emergency Implications

85. The EDS has key strategies and actions that address the importance of the climate emergency, and to build off the Climate Emergency Action Pan.

Social Implications

86. The active implementation of the EDS will seek to provide a range of social benefits, particularly in relation to strategic priorities that aim to support employment pathways, affordable spaces for the creative sector and supporting growth in Yarra's activity centres.

87. This is important to assist the constantly evolving retail, entertainment, hospitality and commercial services to meet the needs of visitors and residents and to seek to assist in the recovery stage from the impact of the COVID pandemic.

Human Rights Implications

88. There are no known human rights implications.

Communications with CALD Communities Implications

89. Yarra's Multicultural Diversity Group have been consulted for their feedback and input. The issue of empty shops on Victoria Street was raised. This is an ongoing topic and along with some other centres needs further careful analysis.

Council Plan, Strategy and Policy Implications

90. The EDS is consistent with and responds to the strategic directions set out in the following Council Strategies and plans;

    (a) Spatial Economic and Employment Strategy 2018;

    (b) Council Plan 2017 -2021;

    (c) Yarra Housing Strategy 2018;

    (d) Night Time Economy Strategy 2014; and

    (e) Climate Action Plan 2020 – 2024.

91. It is also consistent with the Council support package to the local economy due to the COVID situation.

Legal Implications

92. There are no anticipated legal implications.

Other Issues

Victorian Auditor-General's Office

93. The Victorian Auditor-General's Office (VAGO) report on Local Government and Economic Development was tabled in the Victorian Parliament on 8 March 2018.

94. The audit sought to assess whether local government economic development activities help to improve the economic viability and sustainability of their municipalities. Specifically, they assessed whether Council's actions to improve economic viability and sustainability are strategic and achieve their intended outcomes.

95. Although Yarra City Council was not one of the Councils audited, the audit findings and recommendations need to be considered in the development of Yarra's new EDS.

96. The report made eight recommendations, with three for Regional Development Victoria, two for Regional Development Victoria and Local Government Victoria and the remaining three for the local government sector.

97. The following VAGO recommendations have been considered in the preparation of the draft EDS:

Recommendation	Response
Recommendation 6 "*regularly review alignment between economic development strategies and council plans to improve the continuity of longer term initiatives.*	Council Plan 2017 – 2021 Objective 5: "*City of Yarra is a place where local businesses prosper and creative and knowledge industries thrive"* forms the vision statement for the new EDS.
Recommendation 7 "*develop comprehensive performance measures for economic development with clearly articulated targets and benchmarks"*	High-level targets are provided under each theme and are in-line with historical growth rates (where applicable). Each target proposes an indicator to monitor in order to track progress at key intervals. Several broader indicators will be reported to give a more general picture of Yarra's economy and its performance compared with Melbourne/Victoria/Australia as a whole. These indicators will include: • Unemployment rate (Department of Employment); • Estimated resident population growth, current and projected (ABS); • Housing and non-housing building investment (ABS); • Latest estimate of Gross Regional Product for Yarra; • Latest estimate of local jobs; • Latest estimate of local businesses, and • Latest estimate of employed residents
Recommendation 8 "*monitor and report on economic development outcomes and clearly link actions to intended outcomes".*	Annual progress reports on the implementation of the EDS will be presented to Council's Business Advisory Group and Council.

Richmond Retail Revitalisation Project

98. The Victorian Government through the Hon Richard Wynne MP established the *Richmond Retail Revitalisation Project* to revitalise Bridge Road and Victoria Street precincts. The Department of Environment, Land, Water and Planning (DELWP) has been leading the project and is finalising a report. The focus is to identify the problems affecting the precincts and recommend ways to address the problems, including recommendations to improve the immediate and long-term economic, environmental, social, logistical and cultural health of the precincts.

99. It is understood that the draft report is with the Minister for Planning and will be shortly released.

100. The final recommendations will be considered as part of the first year implementation of the Economic Development Strategy.

COVID-19 dashboard - commercial vacancy rates

101. The Inner Metropolitan Action Plan (IMAP), have commenced the process of commissioning a dashboard to track the impacts that COVID-19 has, and is having on the economy. Part of this work will look at commercial vacancy rates on ground floor premises in retail precincts. The expected project outcomes (again pre COVID) have been set to:

(a) confirm the level of commercial vacancies in activity centres in inner Melbourne across IMAP municipalities;

(b) highlight the constraints and disincentives on landlords that discourage them from unlocking their properties;

(c) identify changes or incentives at a policy or program level that could be employed across the three tiers of government to encourage activation of commercial vacancies or compel them to do so in addition to incentivising high street curation opportunities;

(d) identify potential future uses of vacant shops and the associated planning/regulatory requirements; and

(e) develop an advocacy platform for State and Federal Government changes.

102. The project is scheduled to be completed later in 2020 and will also be considered in the first year implementation of the Strategy.

Conclusion

103. The draft EDS was developed (pre COVID) through extensive quantitative research that provided a high level analysis of the Yarra economy and identified issues and opportunities for economic development in the municipality for the next five years.

104. In addition to the quantitative research, consultation was also undertaken with key industry stakeholders and the community to identify how key trends are impacting on business locally and establish priorities for supporting the local economy.

105. Following on from the exhibition period, a number of changes were made to the draft strategy. These changes included more detail and context around Yarra's comparative strengths, acknowledging pressures such as a growing population, leading to increased infrastructure strains, and the impacts growth has on the areas liveability.

106. It is acknowledged and understood that the research and analysis contained within the draft strategy and accompanying background report was prepared prior to the COVID-19 pandemic, and therefore some figures and projections are in contrast to more recent data, in particular employment figures, household expenditure and visitation numbers.

107. The strategic framework, strategies and associated action plans, however, remain extremely relevant in guiding Yarra's economic recovery post pandemic, and the inclusion of a dedicated strategy directly responding to COVID-19, aims to address issues facing the Yarra business community.

108. The proposed new EDS outlines how Council can best support economic development by empowering local business to grow, boost employment and investment and capitalise on Yarra's unique advantages.

109. The proposed new EDS intends to build on the work that has already occurred through the implementation of current EDS, Council Plan and SEES. It provides a good basis to plan for the future while responding to the very real challenges and opportunities presented within the current economic context.

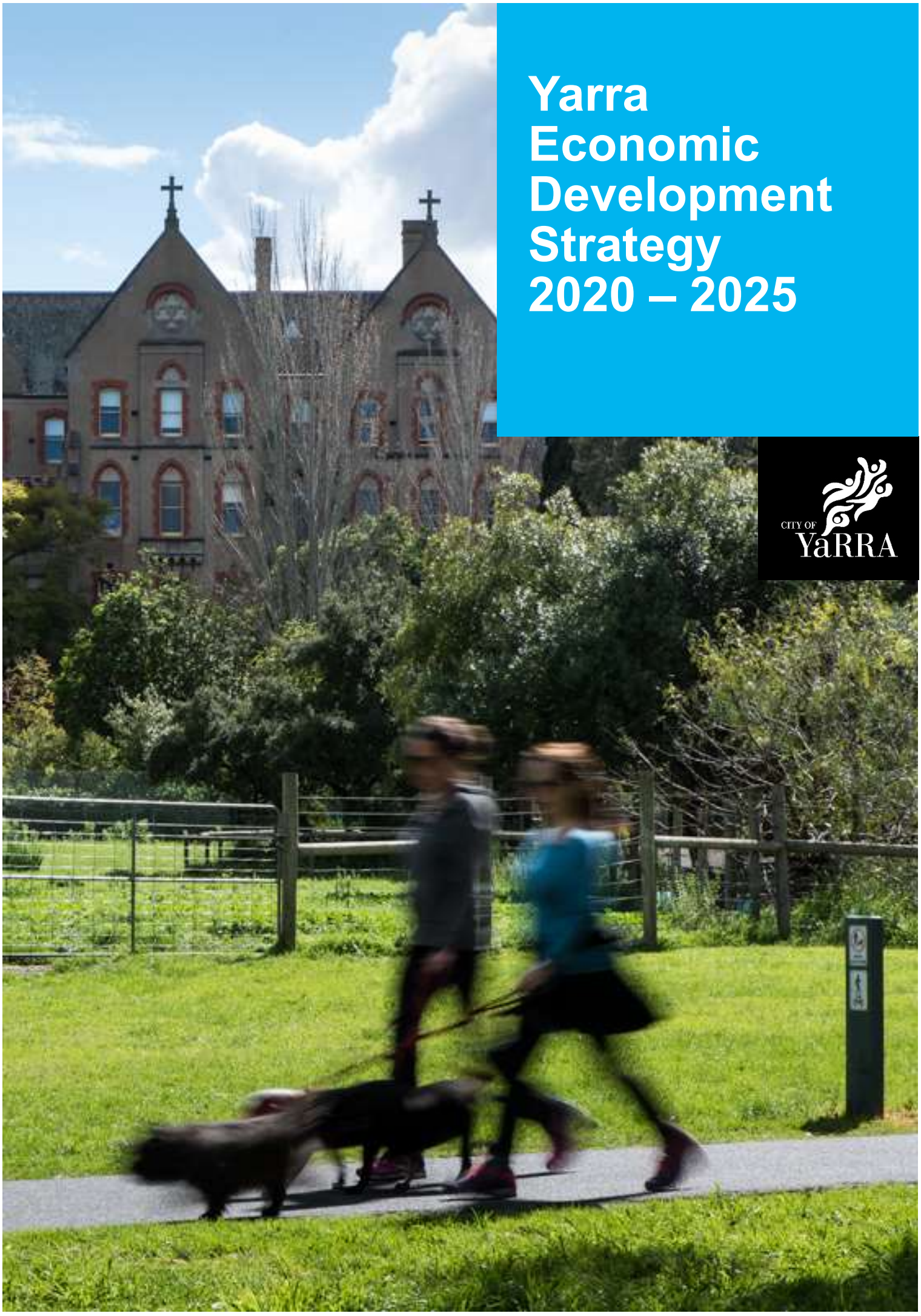
RECOMMENDATION

1. That Council:
   (a) note the report of officers regarding the proposed new Economic Development Strategy;
   (b) note the background documents and the consultation that has been undertaken as part of the work to formulate the new Economic Development Strategy;
   (c) note that, notwithstanding the background research occurring prior to COVID -19, the proposed Economic Development Strategy is still very relevant and important highlighting how Council can assist the local economy through focused actions; and
   (d) note the proposed Economic Development Strategy as outlined in Attachment 1.
2. That in the context of the above, Council now adopt the Economic Development Strategy 2020 – 2025.
3. That officers inform all submitters and the Business Advisory Group of the adoption of the Economic Development Strategy.

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Attachments
1 Attachment 1 - EDS Final
2 Attachment 2 - Background Report
3 Attachment 3 - Consultation report
4 Attachment 4 - Exhibition Report

Yarra Economic Development Strategy 2020 – 2025



Acknowledgements

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

Council gratefully acknowledges the contribution made by stakeholders who contributed to the consultation phase by attending workshops and meetings, and completing surveys, including:

- Community members;
- Local businesses; and
- Yarra City Council.

Introduction

The City of Yarra is planning for the municipality's economic future by preparing an Economic Development Strategy for 2020 to 2025.

Overview

Business and residential growth has been exceptionally strong in Yarra over the last two decades with its central inner-city location. Attractors have been Yarra's proximity to CBD business activity, cultural and sporting centres, fed by Melbourne's radial transport links through Yarra including rail and tram systems. Yarra has benefitted from the CBD focus for investment with new businesses seeking more diverse locations close to, but beyond, the inner core. As Melbourne's population has doubled, generating increased congestion, the demand for housing and business locations in Yarra has escalated, creating infrastructure, property and liveability pressures.

This Economic Development Strategy (Strategy) presents a vision and action plan for Yarra's continued economic development balanced with supporting its existing business community, protecting and enhancing areas of competitive advantage and improving the liveability characteristics of the municipality.

This Strategy considers economic and demographic trends and macroeconomic influences impacting the local and regional economy. The information presented highlights issues that should be addressed and opportunities that could be unlocked to achieve positive outcomes for Yarra's economy and community. This is particularly important in light of the economic challenges coronavirus (COVID-19) restrictions have had on the operation of businesses, especially in hospitality and arts sectors, discussed further below. COVID-19, with its restrictions on travel, together with the use of technology to support working from home, has shifted economic focus away from the CBD towards localities.

This Economic Development Strategy is informed by independent research and analysis, as well as consultation with representatives of community groups, organisations, businesses and government stakeholders. Detailed research and analysis (including definitions of key terms) can be found in the accompanying Background Report.

The Strategy builds on Yarra's Economic Development Strategy 2015-2020 and Council Plan 2017-2021, which see the continued development of knowledge-intensive and creative sectors as key drivers of Yarra's future economy. Key strategic priorities will leverage off the ongoing transformation of the inner Melbourne economic structure.

The Strategy is intended to complement the directions recommended for the management of Yarra's employment land outlined in Yarra's Spatial Economic and Employment Strategy (SEES).

Council's Economic Development Strategy, Council Plan and SEES have established a strong framework for building on Yarra's economic attributes. Many objectives remain relevant and are included in this new Economic Development Strategy (2020 to 2025) to be progressed further.

Providing support and creating opportunities for COVID-19 recovery

On March 11, 2020 the World Health Organization (WHO) declared the novel coronavirus (COVID-19) outbreak a global pandemic.

In response on 18 March 2020, the Prime Minister and Premier of Victoria announced the Governor-General had declared a human biosecurity emergency, resulting in forced closure of any non-essential business, enforced social distancing measures, travel restrictions and required millions to work from home.

The response to the pandemic has had significant impacts on economies across the globe. [1] The International Monetary Fund (IMF) is forecasting the world economy to contract by 3 per cent this year. In contrast, during the GFC in 2009, the global economy shrank by just 0.1 per cent. While the societal and economic impact has yet to be fully realised, it is clear that recovery of the Yarra and broader economy post-pandemic, will require significant ongoing investment from all tiers of government, collaborations and partnerships with the private sector and a clear roadmap with supporting actions, of which many are outlined within this strategy.

Council acknowledges and understands that the research and analysis contained within the Economic Development Strategy and accompanying Background Report were prepared prior to the COVID-19 pandemic. Therefore, some of the data and projections are in contrast to more recent data, in particular employment figures, household expenditure and visitation numbers.

Throughout the Strategy, there are notes alerting the reader that the data is pre-COVID-19 to provide context. However, the strategic framework, strategies and associated action plans remain extremely relevant in guiding Yarra's economic recovery post the COVID-19 pandemic. Inclusion of a dedicated strategy directly responding to COVID-19, aims to address issues facing the Yarra business community.

Federal and state support

The enforced closure of many of Australia's businesses has had a devastating effect on the economy, as many industries came to a halt overnight, and millions were left without work. In response, the Australian Government announced a number of fiscal measures for a six-month period through to September 2020 totalling $320 billion, representing over 16.4 per cent of annual GDP.

Financial supports offered to business from the federal government at over $164 billon to date, include cash flow of up to $100,000 to keep business operations afloat, tax breaks against asset investments, access to low interest rate loans, and increased income support for employers. The $76.6 billion JobKeeper program aimed at ensuring people remain employed for the duration of the pandemic. This is in conjunction with a $14 billion injection of funding into the JobSeeker program to assist 1.6 million people actively searching out work from March 2020 to March 2021.

The Victorian state government initially established an economic survival package totalling over $2 billion dollars for businesses. A few of the support measures implemented included a payroll tax refund, waiving of liquor licenses, a $500 million business support fund, land tax relief, along with banning evictions for the non-payment of rent in commercial properties. (This has since been extended to the end of 2020 for both residential and business leases).

Due to a significant secondary wave of infections, on August 2 2020, a State of Disaster was declared in Victoria, giving police and emergency services broader powers to enforce new coronavirus restrictions, including a Melbourne-wide curfew. This forced all but essential businesses to close or to significantly scale back production.

By increasing the restrictions to Stage 4 for a period of 6 weeks through to 13 September at the earliest, the duration of the economic impact on Yarra businesses is more prolonged than initially expected with consequent longer term impacts on business recovery and the economy.

In addition to state and federal government initiatives, agencies including Victorian Small Business Commission, Small Business Victoria, the Victorian Chamber of Commerce and the Australian Tax Office offered support in the way of waived memberships, mentoring and crisis support, online webinars and training, mediation services and tax advice.

Yarra support

Yarra City Council also plays a pivotal role in providing local support, in particular to areas where the federal and state funding failed to reach. On 6 April 2020, Yarra Council announced a $7.46 million package of immediate financial assistance and medium-term support for both community and local businesses. Business support included the refunding of permit costs, waiving of fees, provision of small business grants, tailored training via webinars, and localised marketing campaigns along with the introduction of a hardship policy.

Quick Response Small Business Grants totalling $410,000 helped over 100 small businesses across all industries and sectors pivot online via e-commerce platforms and website design, digital marketing assistance, minor capital works, adjustments to marketing and business plans as well as training and personal development funding. Additionally, $60,000 in funding was awarded to 16 creative businesses under the Creative Business COVID-19 Quick Response Grants. These grants helped creative businesses to respond, adapt and undertake development in the social distancing climate.

Funding was also allocated to the recovery phase of COVID-19, where ongoing consultation with the business community, industry partners and neighbouring councils will shape and formulate a strategy that supports the recovery of Yarra's businesses and economy.

Economic recovery – directions

What recovery looks like, and the time that it will take is still largely unknown and is difficult to predict. Leading economist, SGS Economics and Planning have forecast that the coronavirus pandemic will shrink Australia's Gross Domestic Product (GDP) by 6.7 per cent in 2019-20 compared to the 2018-19 fiscal year [2]. This estimate is based on current information available on the combined effects of the summer bushfires and the COVID-19 restrictions and the likely flow-on effect on the economy. The estimated decline accounts for the various stimulus measures announced by all levels of government (as of 24 April 2020). Without these stimulus measures, Australia's 2019-20 GDP would likely decline by over 14 per cent [3].

Locally, SGS have projected that Melbourne CBDs GDP is likely to decline anywhere between 10 - 12.5 per cent, where Yarra fares slightly better with an estimated decline in GDP of between 5 - 7.5 per cent. The projected decline for Melbourne is much higher than the national average of 6.7 per cent due to the loss of tourism spending, the closure of cafes, bars and restaurants which were dependent on office workers and the effective closure of major retail centres. The large cluster of higher education activities and major cultural institutions were also severely impacted by the shutdown. Victoria's second COVID-19 wave will intensify these adverse impacts.

Yarra's night time economy primarily made up of restaurants, pubs, clubs and live music venues are currently under enormous strain. Enforced closures and patron limits, difficulty or inability to change their

business model and operational uncertainty under the social distancing requirements each present unique challenges. Council's advocacy role to state and federal governments for continued financial support and collaboration with industry partners and trader groups, will be integral during the recovery process.

Recovery in Yarra will depend on several factors, including:

- When and the extent that restrictions are eased and businesses are allowed to re-open;
- When social distancing restrictions lift and allow the services sector to return;
- The return of students to schools to enable a return to the places of employment, especially office workers;
- The extent of additional support needed for the community services sector;
- The impact on unemployment and under-employment levels;
- Consumer behaviour and expenditure patterns;
- The impact of international migration restrictions on housing demand and the timing when migration might return; and
- Timing, funding and nature of policy responses by federal and state governments to stimulate the economy after restrictions lift.

Yarra will continue to monitor and adjust its response to the ever-changing situation and seek to understand the impacts on businesses. Our knowledge of Yarra's economy brings an awareness of its vulnerabilities, especially in sectors such as hospitality, retail, arts and culture, as well as opportunities for recovery and for supporting a more sustainable economy.

Yarra is partnering with state government and our neighbouring municipalities to share information and deliver programs, activations and campaigns to support our business community. We will continue to monitor the situation closely and respond as a priority in the first year of implementation.

Conclusion

The COVID-19 pandemic recovery phase will present major challenges, many still unknown. However, the recovery also provides opportunities for innovative policies and economic measures, including creative collaboration between Council and the business and community sectors. Through these collaborations and strong leadership and advocacy from Council, the City of Yarra, with its locational advantages, is well positioned to return to a strong economy.

Source

[1] https://www.business.vic.gov.au/disputes-disasters-and-succession-planning/coronavirus-covid-19/coronavirus-business-support

[2] SGS Economics & Planning - COVID-19 and summer bushfires: The economic impact on your suburb and pathways to recovery

[3] SGS Economics & Planning (2019), Economic Performance of Cities & Regions 2018-19.

The process

The process undertaken to prepare the Strategy is summarised in the table.

A number of opportunities and priority projects are presented in this Strategy that directly respond to issues that emerged throughout the research component and were raised during the consultation phase.

Council invites input and feedback from all members of the community on the Strategy.

The process so far

Economic research and analysis

- Key macro-economic trends which will influence economic growth over the next five years
- Strategies and polices which need to be considered in the development of a new Strategy
- Demographic trends which will impact economic development
- The local economic and business profile
- Trends in tourism and visitation
- Key considerations which will need to be addressed

Consultation

Consultation was undertaken with local businesses and key stakeholders to identify issues impacting the local business community.

The consultation process included:

- Workshop with the Yarra Business Advisory Group
- Workshops with internal Council stakeholders
- One-on-one interviews with key businesses
- An online community survey

Background report

Summarises the key trends and considerations which will influence Yarra's economy over the next five years. This is available in the accompanying Background Report

Yarra Economic Development Strategy 2020 - 2025

The role of Council in economic development

At a high-level, the purpose of local government economic development can be described as follows:

"To build up the economic capacity of a local area to improve its economic future and the quality of life for all. It is a process by which public, business and non-government sector partners work collectively to create better conditions for economic growth and employment generation."

What is Council's role in Economic Development?

While it is acknowledged that the private sector remains the primary contributor to economic development driven by a desire to develop business, build the economy and accumulate wealth, Council still has an important role to play. Most councils recognise that although they cannot directly deliver business outcomes, they can facilitate and promote economic development within the context of its wider environmental, social and cultural objectives. As such, Council's role is to influence appropriate investment and business development in line with Council goals and facilitate business through creating an environment conducive to economic activity and investment.

The Economic Development Unit works in partnership with all units across Council to deliver economic development objectives, and is Council's "ear" to the business community.

Council's overarching economic development objectives include:

- supporting the existing business base - promoting growth within the existing business community
- attracting new businesses and jobs - promoting growth by attracting new investment and businesses
- monitoring land supply to support key land uses and business/employment growth (e.g. commercial, retail, residential, industrial)
- supporting liveable, sustainable and economic resilient communities.

Council's primary tools and levers to achieve these objectives include:

- **Civic leadership and vision** – Developing, communicating and implementing a vision for the future of the city.
- **Marketing and promotion** – Taking a proactive approach to marketing the city as a desirable place to invest, work and play.
- **Infrastructure** – Delivering a range of enabling infrastructure and improving the amenity of the city.
- **Planning** – Facilitating an efficient planning system that encourages investment and employment.
- **Business support** – Supporting businesses, especially SMEs, by providing a positive business environment, reducing red tape, and developing a whole-of Council approach to business growth.
- **Monitoring and evaluation** – Utilising data, collected internally and externally, to understand the local economy and anticipate trends and future needs of businesses.

Background

This section summarises the key trends and issues impacting Yarra's economy, including:

- Economic and employment areas;
- Resident and workforce trends;
- Key economic indicators;
- Competitive industry advantages; and
- Key employment clusters.

Detailed research and analysis is provided in the accompanying Background Report.

Economic and employment areas

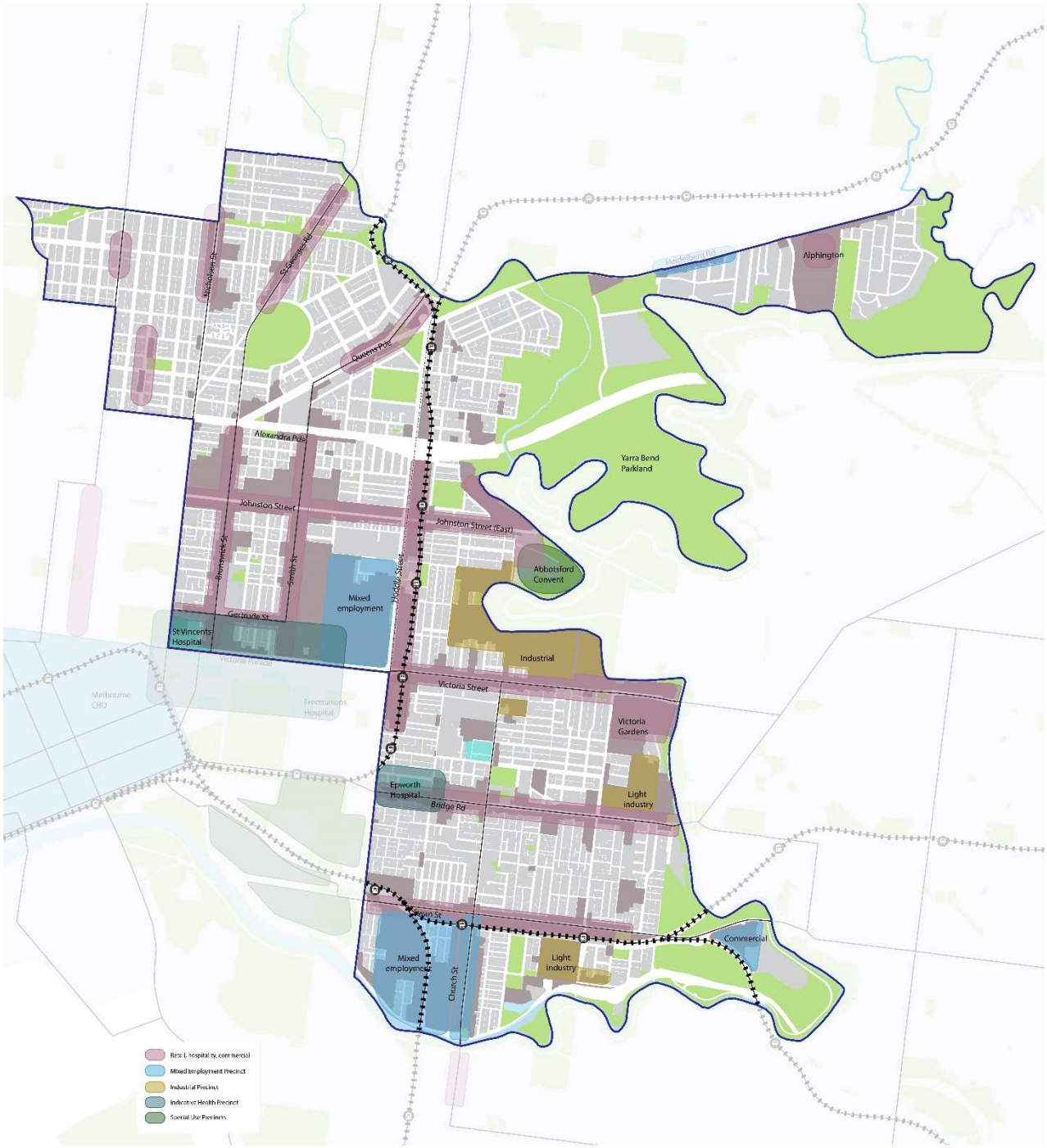
Yarra is an economically diverse and dynamic municipality, accommodating a range of mixed employment precincts, activity centres, industrial and health precincts. The municipality includes the following key employment areas:

- Mixed employment precincts in Richmond/Cremorne and Collingwood.
- Major activity centres at Swan Street, Richmond; Bridge Road, Richmond; Victoria Street, Richmond; Smith Street, Collingwood/Fitzroy and Brunswick Street, Fitzroy.
- Neighbourhood centres at Johnston Street, Collingwood/Abbotsford; Queens Parade, Fitzroy North/ Clifton Hill; Gertrude Street, Fitzroy Heidelberg Road, Alphington; St Georges Road, Fitzroy North and Nicholson Street, Carlton North and Fitzroy North.
- Industrial precincts in Abbotsford (north of Victoria St), Richmond (north of Bridge Rd) and Burnley (south of Swan St).
- Health precincts in Fitzroy (St Vincent's Hospital) and Richmond (Epworth Hospital).

Yarra's employment precincts and activity centres are critical economic areas that support a broad range of business and employment uses. The availability of areas of employment land in Yarra as shown in the map below is a strength and competitive advantage and will be important in accommodating future business and employment growth. Similarly, Yarra's activity centres can support further residential growth. Therefore, Yarra is in a position whereby further population and employment growth can be accommodated.

An overview of Yarra's employment precincts and activity centres are shown overleaf.

Yarra's employment precincts and activity centres



Source: SEES, SGS 2016

Yarra's economic profile

Yarra is one of five municipalities that form part of the Inner Melbourne Action Plan (IMAP), a collaborative economic partnership between the municipalities of Melbourne, Port Phillip, Stonnington, Yarra and Maribyrnong. The IMAP area is one of metropolitan Melbourne's most significant economic regions in regard to population, businesses, jobs and economic output.

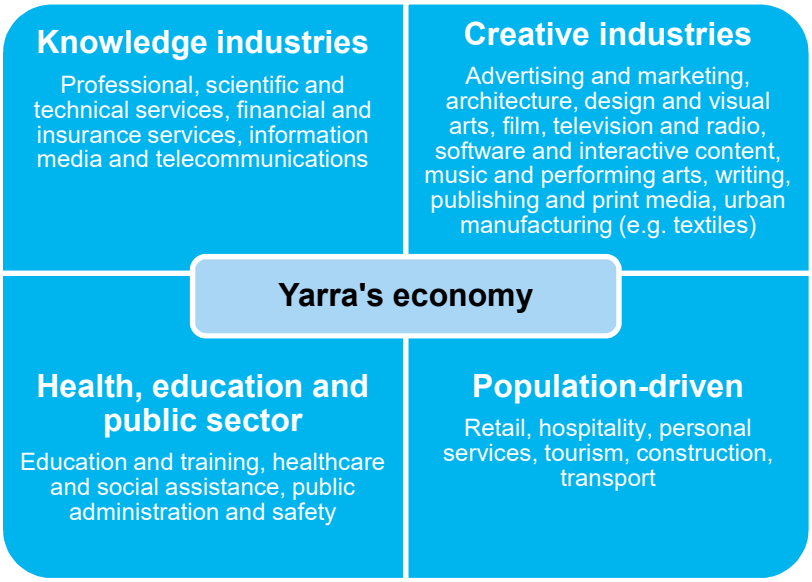
The below table provides a snapshot of Yarra's economy, including population, gross regional product, workers and businesses; and is benchmarked against the IMAP region.

Yarra makes up close to 17% of IMAPs population, 12% of workers, 15% of businesses and generates 10% of Gross Regional Product (GRP).

Economic snapshot – Yarra

		YARRA	IMAP
	**Population**	98,521	589,319
	**Gross Regional Product (GRP)**	$12.3 billion	$127.9 billion
	**Workers**	81,101	686,011
	**Businesses**	15,470	102,488
	Top 3 highest employing sectors (jobs)	1. Healthcare & Social Assistance 2. Professional, Scientific & Technical Services 3. Retail Trade	1. Professional, Scientific & Technical Services 2. Financial & Insurance Services 3. Healthcare & Social Assistance

Yarra is a diverse and dynamic economy, driven by four key areas: knowledge industries, creative industries, population-driven activities and health, education and public sector.



Yarra's comparative industry sector advantages in terms of generating economic output and employment include:

- architectural, engineering, design, advertising and computer systems design systems services
- legal, accounting services and management consulting
- hospital, medical, allied health service and pathology
- retail and hospitality
- urban manufacturing (e.g. food products, printing, niche textiles/fashion)
- creative and performing arts activities.



Employment

Note: the following figures were collated in October 2019, prior to COVID-19.

- There are over 81,000 jobs in Yarra (recent avg. 2,700 jobs added annually).
- Healthcare and social assistance is the highest employing sector in Yarra, accounting for 18% of jobs (14,300), followed by professional, scientific and technical services with 12,422 jobs (15%), retail trade with 9,827 jobs (12%) and accommodation and food services with 6,737 (8%).
- Major employment growth has occurred in knowledge and creative based industries.
- 45% of Yarra's employment is concentrated to Richmond, Cremorne and Burnley, supporting almost 37,000 jobs.
- Fitzroy, Collingwood and Abbotsford are the other major employment areas, supporting approximately 35,500 jobs (44%).

There is a clear clustering of employment areas in Yarra, with the majority of jobs concentrated to dedicated employment precincts and activity centres.

Given the ongoing priority to protect strategic employment land, Yarra is well-placed to accommodate future employment growth.

The growing population will place further importance on Yarra's activity centres to support business, employment and visitation, as well as housing, with intensification of residential uses in strategic locations.

Employment by suburb – City of Yarra

Suburbs	Jobs	% of Yarra's jobs	Top 3 employing industries
Richmond/ Cremorne/ Burnley	36,837	45%	• Professional, scientific and technical services • Retail trade • Healthcare and social assistance
Fitzroy	14,205	18%	• Healthcare and social assistance • Accommodation and food services • Professional, scientific and technical services
Collingwood	11,593	14%	• Professional, scientific and technical services • Retail trade • Transport, postal and warehousing
Abbotsford	9,865	12%	• Professional, scientific and technical services • Financial and insurance services • Retail trade
Fitzroy North	3,631	5%	• Healthcare and social assistance • Professional, scientific and technical services • Accommodation and food services
Clifton Hill/ Alphington	3,211	4%	• Healthcare and social assistance • Education and training • Retail Trade
Carlton North/ Princes Hill	2,048	2%	• Education and training • Accommodation and food services • Arts and recreation services
Total	**81,390**	**100%**	

Source: Industry of Employment, Census of Population and Housing, Australian Bureau of Statistics (ABS), 2011, 2016

Businesses

- In 2018, there were 15,470 businesses registered in the City of Yarra, an increase of 1,148 since 2016.
- Yarra is primarily made up of small businesses but is increasingly attracting larger businesses. Non-employing businesses and small businesses (employing 1-19 people) account for 96% of all registered businesses in the municipality. Between 2016 and 2018, Yarra attracted 9 additional businesses that employ over 200 staff, which was led by information, media, telecommunications (+3), arts and recreation services (+3) and wholesale trade (+3).
- The appeal of Yarra as a CBD fringe employment market, with its locational advantages has strengthened significantly and growth in commercial office floorspace has been unprecedented for the municipality.
- Richmond/Cremorne Precinct is a major creative and tech hub and demand for office space in this Precinct has grown significantly.

Yarra continues to be a popular location for businesses. Favourable attributes include an availability of employment land, close proximity to the CBD and its business activity, cultural and sporting centres, the availability of alternative and unique office and precinct environments, access to a highly-skilled and professional labour force, its heritage character, high-quality amenity and accessible transport options including cycling.









Visitation

Note: the following figures were collated in October 2019, prior to COVID-19.

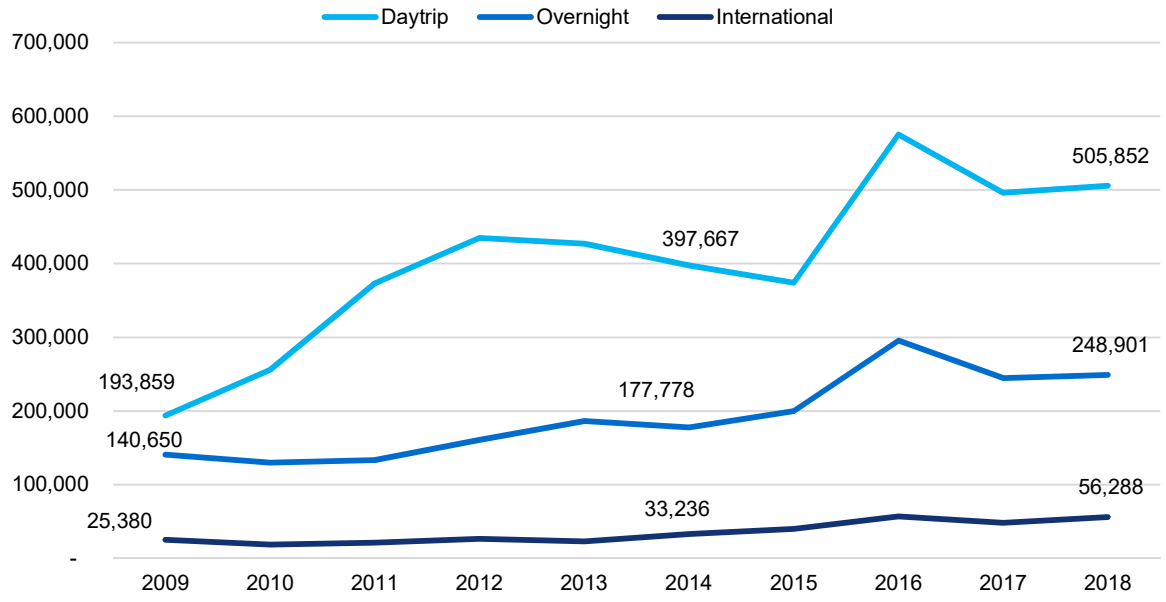
- Over the decade 2009-2019, total visitation to Yarra more than doubled, from 193,859 to 505,852 visitors per annum: an increase of 160% or 450,000 visitors per annum.
- The most significant growth has occurred in the day trip visitor market, attracting an additional 312,000 annual visitors between 2009 and 2018, at an average growth rate of 10% per annum.

Yarra's appeal as a destination is linked to the municipality's product strengths in the arts, hospitality, shopping, music, night-life and events. It will be important for the Strategy to build on the attributes that contribute to Yarra's popularity as a unique place for tourists and non-locals to visit.

Visitation to Yarra by both tourists and non-locals (i.e. from outside of Yarra) is important in attracting additional spending across Yarra's retail strips (e.g. retail, hospitality). Yarra retailers indicated that 20% of their trade originates from local residents, with the balance (80%) generated from workers, visitors and tourists. Further, overnight and night-time related visitation drives demand for accommodation and leisure venues such as bars, restaurants and entertainment.

An increase in visitation to Yarra by tourists and non-locals will translate to additional expenditure in the municipality and stimulate retail, hospitality, entertainment and accommodation businesses.

Visitation Trends – City of Yarra – 2009 to 2018



Source: National Visitor Survey (NVS) & International Visitors Survey (IVS), Tourism Research Australia (TRA), 2009-2018.

Demographic profile

Yarra's resident population and workforce

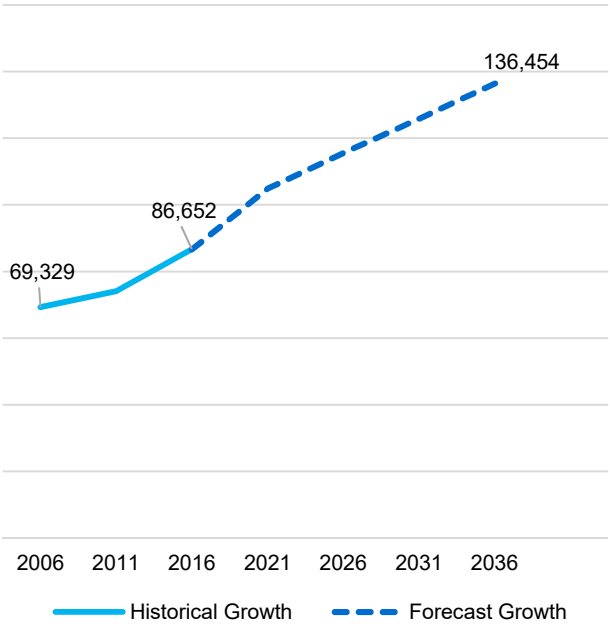
- Yarra's is experiencing strong population growth. The current population is approximately 98,500 persons. Yarra's population is projected to increase by 57%, adding over 50,000 residents by 2036.
- The fastest growing suburbs in Yarra are Richmond, Abbotsford, Collingwood and Fitzroy. Collectively, these areas account for 85% of Yarra's population growth.
- Much of the projected population over the next 15 years is expected to occur in Richmond (+19,000 persons), Alphington (+8,500 persons), Collingwood (+6,000 persons) and Abbotsford (+8,000 persons).
- Yarra has a relatively young population with a median age of 33 years. The municipality has a much higher proportion of residents categorised as 'young workforce' (25 to 34 years) compared with the average for Metropolitan Melbourne.
- Yarra's socio-economic profile has improved, making it the 6th most advantaged municipality in Victoria.
- Whilst the overall socio-economic profile is high relative to the metropolitan Melbourne and Victorian average, pockets of disadvantage still remain within Yarra comprising higher levels of unemployment, underemployment and low income households.
- The unemployment rate in Yarra has been steady since mid-2017 and is currently 5.7% (March 2020).
- The Yarra labour force is highly skilled and highly professional, reflected by the occupations held by employed residents. 43% of occupations are professionals and 17% are managers.
- The job containment rate has increased slightly, meaning that more residents are living and working locally. Whilst a large proportion of jobs are located outside of Yarra, it indicates that more suitable jobs may be available for residents and the proportion of wages and salaries value escaping the municipality is decreasing.

An increase in Yarra's population is expected to generate demand for more housing and a mix of employment needs, and create additional demand for household and personal goods and services including retail, hospitality, health and education, community, open space and civic uses.

The growing resident and worker population will also place further importance on the way people move around, with growing congestion challenges around inner metropolitan areas.

It will be critical to provide for a mix of transport modes (e.g. public, cycling, walking and motor vehicle) in order for workers to efficiently access jobs and for residents and visitors to access activity centres.

Historical and Forecast Population Growth – City of Yarra – 2006 to 2036



Source: Australian Bureau of Statistics 2006, 2011 & 2016 / Victoria in Future 2019

Yarra's housing profile

- Yarra has recorded significant dwelling growth, accommodating an additional 1,400 dwellings per annum.
- Dwelling growth has largely occurred through site specific redevelopments, allowing a significant influx of medium density housing.
- Dwelling growth is forecast to continue in Yarra to 2036. A large proportion of dwelling growth will be accommodated across infill and site specific developments and major urban renewal projects including the former Gasworks site in Collingwood, the former Amcor papermill site in Alphington and the former Richmond Maltings site in Cremorne.
- An increase in medium density housing development has resulted in a shift in the overall dwelling structure across the municipality. The proportion of flats, units and apartments has overtaken semi-detached dwellings as the most common dwelling type, accounting for 47% of dwellings.
- Housing in Yarra is less affordable than metropolitan Melbourne. In 2017, the median house price in the City of Yarra was $1.4 million, increasing by 92% (+$670,000) since 2009.
- There are a growing number of residents who are renting in the municipality, which is likely due to a combination of housing affordability challenges across inner metropolitan areas and the increasing number of apartments and units, providing more affordable leasing options for the high number of young and middle aged cohorts.

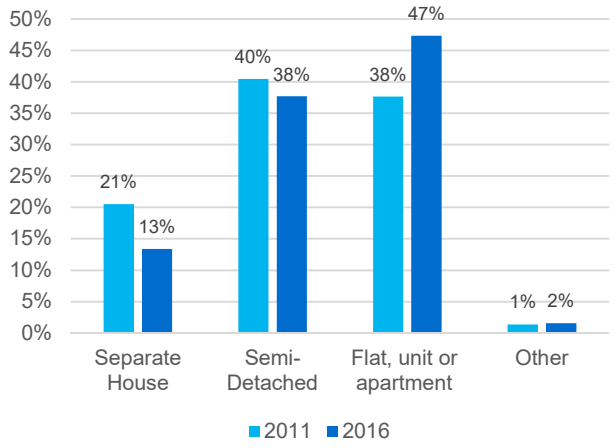
Yarra's housing profile is evolving in certain areas due to the scale of population growth that has occurred in the municipality, resulting in an increase in demand for a range of housing options, including detached and semi-detached dwellings, apartments and units, aged care and retirement housing, rental properties and student accommodation.

Demand for a mix of housing needs is expected to continue over the next 5 years. As per the Housing Strategy, the majority of dwelling growth is expected to be absorbed in urban renewal areas and activity centres.

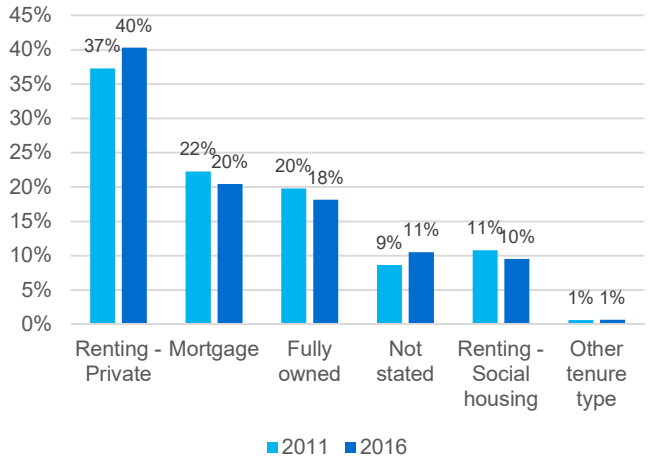
The Housing Strategy acknowledges that Yarra is well-placed to accommodate the projected growth in residents over the next 15 years across suitably zoned land, with no requirement to rezone employment land.

As ongoing population growth materialises in Yarra, housing affordability issues are expected to continue. This may result in a greater need for affordable housing options.

Dwelling structure – City of Yarra - 2011 & 2016



Housing Tenure – City of Yarra - 2011 & 2016



Source: Dwelling structure & housing tenure, Yarra, Profile Id, Id Consulting, 2019

Key trends influencing the economy

There are a number of trends that are influencing the Australian economy, including a transition phase that is occurring across a number of industry sectors due to:

- Structural industry changes led by technological advancements;
- A growing and changing population, both domestically and globally;
- Changing work preferences (i.e. flexibility, collaboration, innovation);
- Environmental challenges (e.g. climate change and sustainable business practices); and
- Macroeconomic conditions.

This section provides an overview of some of the key trends that are impacting the economy and the implications for Yarra.

Please note that the comprehensive assessment of trends is detailed in the accompanying Background Report.

Victoria's economy is diversifying

The Victorian economy is becoming more diversified and service driven. Manufacturing in Victoria accounts for 28% of Australia's manufacturing production and contributes a larger share to the economy relative to other states and territories. However, Victoria is progressively transitioning from an industrial economy that has traditionally been reliant on manufacturing to a more innovative, knowledge and services based economy.

Recent analysis identifies that the sectors forecast to drive future economic growth in Victoria are healthcare, international education, wealth management, agribusiness and tourism. These sectors are well placed to capitalise on growth in Asia. Victoria can also capitalise on its strengths in medical research, ICT, food processing and financial and insurance services.

The rise of the knowledge economy is based on a highly educated labour force, sophisticated technologies and innovative products and services. The industry composition of Victoria's economy will continue to shift toward services in the future. By 2046, it is projected that the most significant employment growth will occur in professional, scientific and technical services, financial and insurance services, healthcare and education.

Given that Yarra is largely a knowledge-based economy with a highly educated and professional workforce and industry composition, Yarra is well placed to respond to the shift in Victoria's economic and industry composition.

Technology is impacting some industry sectors

Automation, globalisation and collaboration are revolutionising the way we work. Technological advancements and the digitalisation of data analytics are creating a step change in technological capabilities, particularly given the advances in robotics, analytics, Artificial Intelligence (AI) and machine learning.

There is an evident disparity in the way in which business and industry are harnessing these technologies as they disrupt global economies. The industries that are most likely to be significantly impacted by digitalisation include information and communication technology, media, professional services, financial and insurance services, wholesale trade and advanced manufacturing. Industries less likely to be impacted include agriculture, construction, hospitality, healthcare and government agencies.

Approximately 70% of young people are entering the workforce in jobs that will be radically affected by automation and 60% of students are being trained in jobs that will be impacted by automation. The types of occupations that have been impacted by automation are generally cognitive and manual routine jobs, whilst non-routine jobs which require interpersonal skills, problem-solving, critical thinking and creativity are less exposed to automation.

Yarra's workforce largely consists of professionals that work in knowledge-based and service-oriented industries, drawing on a highly skilled, educated and professional workforce. Some of the industries that are being impacted by automation, globalisation and collaboration are considered to be Yarra's industry strengths, including professional services, information, media and communication technology and financial services. Yarra is home to some of Australia's most innovative businesses such as REA Group, Seek, CarSales.com and MYOB Group. These businesses are considered to be at the forefront of harnessing technology and encouraging innovation. Yarra is well-placed to capitalise on emerging technologies and harness digitisation to achieve positive business outcomes.



The gig economy

‘The gig economy’ refers to contract, temporary and freelance work. The popularity and regularity of people working within the gig economy is on the rise in Australia. Whilst there are clear examples of the gig economy across platforms such as Uber and Airbnb, it is also extending into roles such as administration, hospitality, marketing and graphic design.

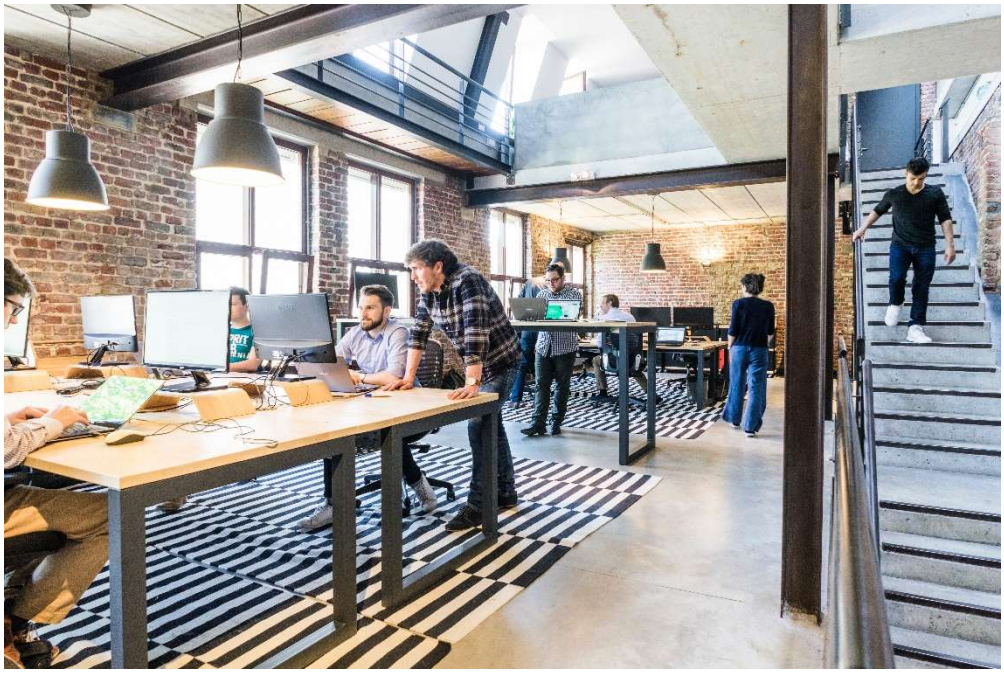
The gig economy is predominantly underpinned by advancements in technology, but is also driven by younger cohorts entering the labour force who seek flexibility, employer preferences, as well as the growing demand for niche skills, particularly across tech and creative industries.

Whilst it is recognised that the gig economy is unlikely to replace permanent working arrangements, there is a need to recognise its growing popularity and understand the work implications, which may extend to a rise in home-based businesses, an increase in co-working spaces, and a lesser requirement for permanent business accommodation due to the ability to work remotely. Further, there may be workforce implications such as an increase in freelance, casual and part-time employment, which may lead to employment insecurity.

The 5G network is the next generation of mobile internet connectivity, offering faster speeds and more reliable connections on smartphones and other devices. As with 4G before it, 5G is focused on mobile data. 5G will provide faster network speeds, lower latency and will allow more devices to connect to the network at the same time.

The 5G network will be rolled out in 2020 and will contribute to a rise in Internet of Things (IoT) technology in Yarra, providing the infrastructure needed to carry significant amounts of data, allowing for a smarter and more connected municipality. This will provide major advantages for businesses in Yarra utilising technologies such as Enterprise Resource Planning (ERP), robotics, drones and 3D printing, as well as supporting growth in the gig economy; providing the infrastructure people require to work remotely.

5G relates specifically to mobile devices and will not replace the fixed infrastructure of the NBN. Whilst 5G is expected to provide a step change for mobile device internet speeds, the planned upgrades for NBN are proposed to match or exceed the capabilities of 5G. Therefore, the NBN remains a critical service for the foreseeable future.



Start-ups and co-working spaces

LaunchVic defines a startup as a ‘business with high impact potential that uses innovation and/or addresses scalable markets’. They are businesses in the early stages of formation, developing an idea into a functioning business that meets market needs and has growth capacity.

Start-ups are experiencing a strong growth phase in Melbourne through increased investment from global markets and an alignment of local skills and qualifications that suit the start-up genome. The growth in start-ups is also highlighted by the funding committed by Government (LaunchVic) to build support infrastructure for start-ups, as well as an increase in the supply and growing popularity of co-working spaces.

Melbourne is known as the start-up capital of Australia. There are approximately 1,100 start-ups in Melbourne with strong performance in advertising technology, biotech and life sciences, and healthtech.

Melbourne is also home to over 170 co-working spaces across the metropolitan area. Co-working spaces provide the critical support infrastructure and services often required for businesses in their infancy to grow and mature. The benefits of the co-working model are associated with creating a space which supports collaboration, openness, knowledge sharing, innovation and the user experience, as well as providing a more affordable alternative to a dedicated business premises.

Demand for co-working spaces is predominantly being driven by growth in tech and creative industries, but is also becoming increasingly popular amongst professional and financial service industries.

Yarra has a significant number of co-working/sharing spaces, particularly in Richmond, Abbotsford and Cremorne. Although geographically small, Cremorne has been labelled "Silicon Yarra" because of the number of start-ups attracted to this area. Collingwood and Fitzroy also have a growing number of co-working spaces including some niche spaces that cater to specific industries.

Whilst the proportion of floorspace dedicated to co-sharing is still relatively minor in the inner metropolitan Councils, the popularity of this model is increasing and is suited to the competitive advantages of Yarra as a creative and tech hub.

Melbourne’s CBD and CBD fringe office market

Melbourne's CBD office market has experienced strong demand, with the vacancy rate hitting a record low of 3.3% in July 2019. Over the last five years, almost 500,000 sqm of office space was absorbed within Melbourne’s CBD, while less than 270,000 sqm was absorbed in Sydney’s CBD.

The Property Council of Australia (PCA) indicated that office uses in the CBD are prevailing over residential uses, largely due to the strong demand and higher returns that can be achieved through pre-committed tenants. Whilst there is a notable level of office floorspace supply forecast to materialise in Melbourne’s CBD over the next 3 years (approx. 250,000 sqm), it is expected to reduce significantly beyond 2021 due to the growing unavailability of sites and the height and setback controls applied by Amendment C270.

Business are continually looking beyond the Melbourne CBD for office space including East Melbourne, St Kilda Road and Richmond/Cremorne. Anecdotally, the appeal of these areas is attributed to more affordable rents (relative to the CBD), vibrant precincts, industry clusters and access to public transport.

The demand and growth in office floorspace in areas such as Cremorne has been unprecedented. According to CBRE, creative and tech firms are less likely to identify with the corporate culture of the CBD and are seeking alternative and unique office and precinct environments in the CBD fringe.

In terms of office supply, there is a notable pipeline of office developments slated for Yarra including key sites on Swan Street, Church Street and Wellington Street. Given that Yarra has prioritised the protection of strategic employment land, the municipality is well placed to accommodate future office floorspace growth in precincts such as Cremorne.

The importance of Small to Medium Enterprise (SME)

Small to medium enterprise are crucial to the health of the Australian economy as they support approximately 7 million ongoing jobs and contribute 57% of the Gross Domestic Product (GDP).

Since 2005, the barriers to start a business are lower. In particular, costs have fallen 65%, encouraging younger people to start a business. Approximately 50% of SME's have been in business 10 years or less with 56% being either millennials or generation X, indicating strong growth in younger business owners.

There is a notable difference between millennial SME's compared with others. Research shows that millennials are more focussed on business investment to facilitate business growth and are heavily reliant on digital channels as a means to generate revenue.

50% of SME's identify competition as one of the key challenges facing business growth, citing that a significant number of competitors in their industry is stymieing growth. However, many SME's believe the competitive advantage of the sector is the ability and capacity to be adaptable and flexible to change.

Whilst the number of larger businesses has increased in Yarra in recent years (i.e. 200+ employees), 96% of businesses remain small to medium (i.e. less than 20 employees) and account for the majority of the business base in the municipality.

A low carbon economy

In 2016, the Victorian Government committed to legislating a long-term target for Victoria of net zero greenhouse gas emissions by 2050. Victoria's Climate Change Act (2017) aims to achieve net-zero greenhouse gas emissions and a climate-resilient community and economy.

In 2017, the Victorian Government legislated renewable energy generation targets of 25% by 2020 and 40% by 2025. This is estimated to reduce average annual power costs for medium-sized businesses by $2,500 and for large companies by $140,000 and reduce Victoria's electricity sector emissions by approximately 16% between 2019/20 and 2034/35.

Environmental leadership is a longstanding value of the City of Yarra. The significant size of Yarra's working population means that business engagement and support for sustainable practices is crucial for the realisation of broader sustainability goals.

Encouraging a sustainable business community will involve strengthening existing renewable energy initiatives and promoting sustainable business practices through the Yarra Sustainability Awards and key Council strategies.

For both public and private sector organisations, implementing environmentally sustainable initiatives may include switching to renewable sources of energy (e.g. solar panels), implications for building design (i.e. energy efficiency), supporting workers to choose sustainable transport options (e.g. active and public transport, ride share) and emphasis on waste reduction.

These initiatives will yield benefits to business in the form of improved employee wellbeing, meeting environmental targets and, most importantly, cost savings particularly in energy and transport.

Growing demand for healthcare

The number of people aged 65 years and over in Victoria is likely to almost triple from 2016 to 2051 as the significant population currently aged between 45 to 65 years moves into ‘senior’ and ‘elderly’ age profiles. The forecast ageing of the population is partly attributed to the increase in life expectancies borne from advancements in healthcare and social assistance.

Global healthcare spending is growing rapidly, increasing from $7 trillion USD in 2015 to a projected $8.7 trillion USD in 2020. Consistent increases in global healthcare spending is attributed to:

- ageing populations in developed economies, resulting in increased health issues
- higher-income households
- increase in chronic diseases (e.g. diabetes, heart disease)
- unprecedented population growth in developing and developed economies.

Growth in healthcare and social assistance services is forecast to occur nationally, but also locally in Yarra, as the population continues to grow and the age profile gets older, with rising life expectancies and technological advancements. This growth affirms the important role of the health sector in Yarra, for major hospitals and allied health alike.

Two major health precincts are situated within Yarra: around St Vincent’s Hospital in Fitzroy and around Epworth Hospital in Richmond. With a growing demand for healthcare and related services, the service role of Yarra’s health and medical facilities will strengthen.



Manufacturing

Employment in traditional, larger-scale manufacturing across Victoria is in decline. The loss in jobs is partly a result of the withdrawal from the automotive industry, but also a broader transition away from traditional manufacturing practices to more technical and advanced manufacturing. This is in response to strong international competition, particularly from Asia.

Manufacturing remains an important industry in Victoria in terms of export value and value-added to the economy. Whilst the manufacturing industry faces notable challenges, it is also in the midst of a transformational change through revolutionary technological advancements.

Other trends in manufacturing, particularly in inner metropolitan areas such as Yarra is the presence of urban manufacturing. Urban manufacturers tend to be small (generally employing fewer than 20 people) and provide a highly specialised or niche product.

REMPLAN data shows that there is a clear clustering of urban manufacturers in and around the Gipps Street Precinct in Collingwood, with activities generally occurring in arts and culture, food and beverage, textiles and fashion, personal services and information media and telecommunications.



Retail

Retail spending is a critical component of the economy, providing economic stimulus through direct expenditure. Despite steady employment growth, household finances have come under pressure from stagnant wages growth and declining wealth, and this has reduced consumer sentiment and households' inclination to spend, particularly on discretionary items such as retail.

Retail turnover growth slowed throughout the second half of 2018 and into 2019. Retail conditions were forecast to decline further in 2020, even before the COVID-19 pandemic and resultant trading restrictions were known. The retail category showing greatest improvement in 2019 was clothing, footwear and accessories; while cafes, restaurants and take away food maintained consistent growth.

In 2018, the number of online purchases in Australia grew by over 20%, indicating that digital retailing is becoming more popular. With the growing prevalence of online retail activity, retailers are increasing their omni-channel retail strategy, enabling people to purchase in-store and online. It was estimated that in 2020, approximately 35% of retail sales would be digitally influenced (even before the COVID-19 pandemic).

Some retail centres and strips are responding to online competition by seeking to improve the shopping "experience". This includes a greater focus on hospitality, entertainment and meeting places co-located with retailers.

Generally, vacancy rates are on the rise in inner metropolitan retail strips. A vacancy rate in the order of 7% to 12% across inner metropolitan retail strips is not uncommon. According to commercial real estate agency Fitzroys' Walk the Strip retail report for 2018/19, well-known retail strips such as Chapel Street (South Yarra and Windsor), Lygon Street (Carlton), Acland Street (St Kilda), Sydney Road (Coburg) and Puckle Street (Moonee Ponds) all recorded a vacancy rate above 8%.

The report also found that retail strips with lower vacancies were those that have evolved from occupying vacancies with food and beverage outlets, and are increasing retail services such as massage, yoga and fitness studios, dentists and medical clinics. More than 85% of surveyed retail strips that recorded an increase in service retail over 2018/19 also recorded a decrease in vacancy.

Retail centres and strips are increasingly adopting a 'place-based' approach to expand the role of strips to include civic and recreational destinations for communities. Traders are working with local councils to improve 'place-making' initiatives to promote a mix of retail and amenities. This aims to better leverage existing community assets such as public open space, recreation and civic spaces, which aims to increase foot traffic and community use, with a view to benefitting retailers and retail strips.

Yarra's retail and service strips share a common economic role and land use mix, with some defining characteristics (e.g. location, built-form, business mix). Whilst some of Yarra's activity centres are experiencing high vacancy rates, this is also common across comparable inner metropolitan retail strips and reflects recent challenges across the sector.

Generally, lower vacancy rates are found in precincts that include a diverse mix of uses including personal services, hospitality, health related services, fashion and some professional services. Healthcare, wellness and fitness related businesses have surged in Yarra's retail and services precincts in recent years, with a growing number of gyms, Pilates/yoga studios and allied health businesses such as osteopaths, chiropractors, remedial massage and natural therapies (e.g. acupuncture).

Strategic framework

This section provides the strategic framework to guide the development of the Yarra Economic Development Strategy 2020 to 2025.

Based on research, analysis and consultation, a vision statement in conjunction with three strategic themes form the framework for the Economic Development Strategy and are guided by three overarching principles.

Vision

The City of Yarra is a place where local businesses prosper, and creative and knowledge industries thrive.

Themes

THEME	1. Thriving and diverse employment precincts	2. Vibrant and evolving retail and services precincts	3. A creative, inclusive and sustainable economy
STRATEGIC GOAL	Yarra's employment precincts are knowledge-based, innovative and diverse. Yarra accommodates and attracts leading businesses, entrepreneurs, professionals and innovators.	Yarra's retail and services precincts are accessible, engaging and connected places. Retail businesses are appropriately equipped to adapt and respond to structural changes in the industry.	Yarra is a destination for artists, creatives and makers to live, work and visit. Yarra continues to be a leader in sustainability and inclusivity.

Thriving and diverse employment precincts

Yarra's employment precincts are knowledge-based, innovative and diverse.

The rise of the knowledge economy in Victoria is based on a highly educated labour force, sophisticated technologies and innovative products and services. By 2046, it is projected that the most significant employment growth will occur in professional, scientific and technical services, financial and insurance services, healthcare and education. This is relevant and applicable to Yarra. The municipality's highest performing sectors in terms of annual economic output and highest employers are knowledge-based.

Yarra's competitive strength as a knowledge economy is based on a clear clustering of areas where research institutions, health and education facilities, high-tech, innovative and creative firms combine to attract leading businesses, entrepreneurs and professionals.

Since the previous Strategy, Council has adopted the Spatial Economic and Employment Strategy (SEES) which identifies the key economic precincts across Yarra and sets strategic directions for their protection and future development to meet their likely growth. The role and function of Yarra's employment precincts have therefore strengthened significantly, including:

- Cremorne Enterprise Precinct;
- Gipps Street/Abbotsford Employment Precinct;
- Burnley Business Park;
- Fitzroy Health and Education Precinct; and
- Richmond Health (Epworth) Precinct.

In addition to these precincts are the existing activity centres and areas zoned for industrial purposes that present further opportunities for additional capacity for commercial development and employment. Yarra has an established and leading role within Victoria's creative arts industry and, while occurring across precincts, is concentrated around the Collingwood Arts Precinct and the Abbottsford Convent.

Key directions:

It will be critical for the Strategy to support the directions in SEES and the sustainable growth in these precincts to protect and enhance the competitive strengths and attractive physical and amenity attributes that are unique to these precincts.

This will need to include managing development within these precincts by ensuring that planning controls are fit for purpose, accommodating future employment growth whilst protecting the precincts' built form characteristics that are attractive to businesses and workers.

Yarra's population and economic growth is increasing the overall travel demands including within these precincts. Council supports reducing the reliance on private vehicles and encouraging the use of sustainable travel modes. Yarra's accessibility to the public transport network and its walkable neighbourhoods can support workers, residents and visitors accessing precincts via public and active transport modes to address the growing travel demands and congestion issues from major population and employment growth.

The growth and development that is occurring also raises issues with the availability of car parking in precincts. This issue can be addressed through the broader precinct planning work by Council and through encouraging alternative transport modes over private vehicles. It needs to be recognised that on-street parking within precincts is generally limited and needs to be considered along with other competing expectations for road space to be used for improved pedestrian spaces and greenery.

Yarra's economic performance and growth highlights the significant role these precincts have in Melbourne's inner-metropolitan economy. Clustering of businesses can bring about specialisations, and this is particularly evident in the knowledge and technology and the creative industries. Working with state and federal

governments to ensure they understand the importance of the role of Yarra's precincts in the innovation and growth of these industries, would help consolidate precincts' positions and attract future government support.

Already Yarra has an established network of co-working and co-sharing facilities that are responding to the demand for diverse work preferences. In addition, they are helping to address the wider issue of work space affordability for some types of businesses and for start-ups. Affordability can have an impact on the mix of businesses (types and size) in Yarra's employment precincts. The state government is undertaking work that is starting to consider this issue and response measures that could be used to retain affordable work spaces. There is opportunity for Yarra to work with the Victorian Government on programs that address the issue of how to retain affordable work spaces.

Action plan

Strategy 1 In response to COVID-19 collaborate with industry and government sectors, to provide tailored support and a clear roadmap to recovery.

Action	Lead	Timeframe
Provide COVID-19 specific small business grants, to assist businesses to adapt to new operating conditions.	Economic Development	Immediate
Provide a two-quarter refund (April to September 2020) on footpath trading permits, food registrations and health registrations.	Economic Development	Immediate
Waive application fees for new footpath trading permits, food registrations and health registrations in 2020.	Economic Development	Immediate
Waive business parking permit fees for 12 months, from 1 April 2020 to 1 April 2021.	Economic Development	Immediate
Collaborate with IMAP councils, industry partners and internal advisory groups to identify strategies and campaigns (shop local) to encourage patronage back to Yarra's retail and services precincts.	Economic Development / Communications	Short term
Investigate and implement improved pedestrian space and cycle routes to local activity centres.	Economic Development	Immediate
Undertake a survey inviting all Yarra businesses to provide information on their response to COVID-19, and what future support they are looking for from council to help shape council's response.	Economic Development	Immediate

Strategy 2 Retain and grow Yarra's employment precincts and unlock economic development opportunities through strategic planning processes.

Action	Lead	Timeframe
Monitor the growth and change in Yarra's employment precincts by monitoring changes in commercial office floorspace, employment growth and planning permit activity.	Strategic Planning	Ongoing
Collect detailed business data (e.g. industry, jobs, floorspace) through the Census of Land Use and Employment (CLUE) survey. Undertake a pilot for one employment precinct (e.g. Cremorne) and investigate the potential for wider application across Yarra's employment precincts.	Economic Development	Medium Term
Strengthen the economic role and function of Yarra's activity centres (also known as retail and services precincts) by developing structure plans which build on the unique character of each precinct.	Strategic Planning	Short Term

Action	Lead	Timeframe
Prepare the Cremorne Place Implementation Plan in partnership with the VPA	Strategic Planning	Short Term
Prepare planning controls for guiding development in Yarra's activity centres that support predictable decision making.	Strategic Planning	Short Term
Undertake preparation of precinct plans to guide the development of key education and health/medical institutions in future structure planning (e.g. St Vincents, Epworth, ACU).	Strategic Planning	Medium Term
Represent Yarra's interests in regional economic forums and regional economic strategies. Collaborate with regional bodies on strategic priorities such as investment attraction, infrastructure delivery, workforce development and destination development.	Economic Development	Ongoing
Participate in state government-led projects assessing work space affordability and potential responses to retain and encourage affordable spaces.	Economic Development Strategic Planning Arts and Cultural Services	Short Term

Strategy 3 Support and encourage innovative and entrepreneurial activities across Yarra's employment precincts

Action	Lead	Timeframe
Recognise the growing role and utilisation of co-working spaces in Yarra by supporting existing operators and supporting new spaces to establish.	Economic Development	Ongoing
Encourage micro-businesses and entrepreneurs to establish in Yarra by promoting Yarra's co-sharing spaces.	Economic Development Arts and Cultural Services	Ongoing
Promote Yarra Libraries as a casual workspace for students, sole operators and micro-businesses. Promote the libraries favourable facilities and amenities including access to free WiFi, wireless printing and bookable working spaces/meeting rooms.	Library Services Economic Development	Ongoing

Strategy 4 Encourage a resilient business community through capacity-building and business support programs and initiatives

Action	Lead	Timeframe
Maintain an online economic and demographic profile of Yarra to inform current and prospective businesses and investors. Information should include business, employment, industry and labour force trends.	Economic Development	Ongoing
Promote state and federal government grant programs such as LaunchVic and Invest Victoria to assist local businesses in accessing funding avenues.	Economic Development Arts and Cultural Services	Short Term
Provide support to small business and entrepreneurs looking to open a business, navigate the permit application process with programs such as the Yarra Business Application Support (YBAS) program that supports the streamlining of the permit application process.	Economic Development	Short Term
Partner with the Victorian Red Tape Commissioner to develop a more streamlined approach to planning applications.	Statutory Planning	Short Term
Work in partnership with business groups and traders associations to provide regular communications on council initiatives.	Economic Development	Ongoing

Targets and monitoring

Target	Indicator
Increasing business and employment growth across Yarra's employment precincts.	Annually, using Australian Bureau of Statistics Australian Business Register (ABR) data and/or Census of Employment and Land Use (CLUE) (if available).
Monitor changes in commercial office floorspace across Yarra's employment precincts.	Annually, using Council's permit and building permit data and CLUE (if available).
An increase in the number of co-working spaces/floorspace.	Annually, using Council's permit, building permit and YBAS data.
A reduction in the median number of days taken to provide a planning permit decision in line with adjoining Councils (e.g. Melbourne, Port Philip, Stonnington).	Annually, using data published by Know Your Council.
Develop and maintain an up-to-date business database.	Review and update annually, using the Australian Business Register (ABR) via Monitor CRMS.

Vibrant and evolving retail and services precincts

Yarra is home to a series of vibrant and evolving retail and services precincts. Each centre in Yarra is unique and dynamic, with a business and land use mix that is continually changing.

Each of Yarra's retail strips has a distinct economic role, land use and business mix. Whilst some of Yarra's retail and services precincts are experiencing high vacancy rates of up to 30%, this is common across comparable inner metropolitan areas.

Generally, lower vacancy rates in Yarra and inner Melbourne are found in tightly held retail strips that include a diverse mix of uses including retail services, food and beverage, health and fitness related services, fashion and professional services.

The Strategy should seek to nurture resilience into Yarra's retail strips by addressing some of the issues that retailers and retail centres are experiencing, as well as investigate opportunities that may improve and activate the public realm to create a more attractive environment for residents, workers and visitors.

Key directions:

- Help Yarra's retail strips transition to more mixed use centres that include convenience-based retail (e.g. fresh produce, groceries), food and beverage, entertainment, professional and health related services, personal services (e.g. hairdressers, beauticians, gym/fitness) and community/recreation uses.
- For Yarra's longer (distance) retail strips, consider the business mix of smaller sub-sections.
- Understand the challenges facing the local retail sector, which may extend to onerous lease arrangements, weakening demand and access/connectivity constraints.
- Appropriately equip local retail businesses to respond and adapt to changing retail conditions, pointing to best practice approaches, including store-based improvements, omni-channel retail strategies, adopting social media for marketing and promotion, and improving the shopper experience.
- Identify place-making initiatives/projects that facilitate an improved streetscape environment and public realm to increase the number of people who visit, recreate, live and shop in each centre.
- Reimagine side street and laneways to create engaging and connected places.
- Protect the 'village feel' of Yarra's retail strips, particularly given that residential intensification is occurring in major activity centres.

Action Plan

Strategy 5 Strengthen Yarra's retail and services precincts through improved streetscapes and amenity, to attract more people to visit, spend time and shop.

Action	Lead	Timeframe
Prepare structure plans for Yarra's major activity centres. Ensure that the plans consider the current economic role and function, land supply and demand for land use.	Strategic Planning	Ongoing
Develop new, and support implementation of, existing streetscape masterplans for activity centres, to provide a design direction and forward programme for future capital works.	Urban Design	Ongoing
In partnership with state and local governments, facilitate the relevant recommendations of the Victorian Government's Richmond Retail Revitalisation Project (to revitalise Bridge Road and Victoria Street) and the IMAP commercial vacancy project.	Economic Development	Ongoing

Strategy 6 Nurture resilience in the retail industry and appropriately equip businesses to respond and adapt to structural changes in the industry.

Action	Lead	Timeframe
Develop a retail precinct engagement plan to outline the specific support and resources that are available to businesses, including collaborative marketing initiatives and events.	Economic Development	Medium Term
Continue the Precinct Pulse program of annual audits across Yarra's retail and services precincts; providing the public with access to trends relating to business mix and vacancy rates.	Economic Development	Ongoing
Investigate the potential to establish a business grants program that supports local retail businesses to undertake collaborative marketing initiatives that contribute to thriving and resilient retail and services precincts.	Economic Development	Medium Term
Minimise the negative impacts of disruptive infrastructure projects on small business by providing support to local businesses in accordance with the Victorian Small Business Engagement Guidelines (SBEG).	Economic Development	Ongoing
Continue to offer and promote business mentoring and counselling support services for local businesses.	Economic Development	Ongoing
Collaborate with CityLab to utilise new and emerging technology to acquire data, for example the installation of pedestrian counters in key retail and services precincts to support capital works bids and inform marketing strategies.	Economic Development	Short Term

Strategy 7 Grow the night-time economy and proactively manage safety and amenity challenges to enhance people's experience when visiting Yarra's night-time precincts.

Action	Lead	Timeframe
Continue to promote the Night time economy	Economic Development	Ongoing
Support the Yarra Liquor Forum to develop policy and practices that promote a safe night life and best practice management of licenced premises.	Social Strategy and Community Development	Ongoing
Continue to provide grant opportunities to live music venues to assist with the costs associated with sound proofing.	Arts and Cultural Services	Ongoing

Targets and monitoring

Targets	Indicators
A decrease in vacancy rates across Yarra's retail and services precincts.	Annually, using Council's Precinct Pulse Program.
An increase in business and employment growth in the retail and hospitality sectors.	Annually, using the Australian Business Register (ABR) and CLUE (if available).
Track and record the number and frequency of engagements with retail businesses.	Quarterly, using Council's subscription to Monitor CRMS.
Increase the average number of attendees and participants at training, mentorship and networking events.	Annually, recording attendance for each session.

A creative, inclusive and sustainable economy

Yarra has long been recognised as a creative, inclusive and sustainable municipality. Creative industries generally relate to art and cultural activities across a range of disciplines including visual arts, music, theatre, performance, literature, public art, design, fashion, filmmaking and craft.

The vision for arts and culture in the municipality, identified in Yarra's Arts and Culture Strategy (2016 – 2020) is *"for arts and culture to be integrated into our City so that it can be an everyday experience and be enjoyed by all of our community, whether as makers, audience members or participants."*

There are many attractive liveability characteristics in Yarra that stem from the burgeoning arts and cultural activities in the municipality, including creative spaces, public/street art, galleries, museums and cultural institutions, as well as music and performing arts venues.

It will be critical for the Strategy to acknowledge and address the growing threat of unaffordability in Yarra, including rising property prices and rents for working artists, creatives and makers to live and occupy spaces and studios. With the creation of a second major creative hub within the Collingwood Creative Precinct, the municipality hosts more creative small to medium sized arts organisations than ever before, organisations who depend on all three levels of government funding to support the provision of creative community services.

Yarra City Council and its community are recognised as leaders in sustainable practices and environmental initiatives. The Climate Emergency Plan 2020 – 2024 aims to achieve zero net emissions across the entire Yarra community by 2030, and ensure that our community is safe and resilient to climate related impacts. The significant size of Yarra's working population means that business engagement and support for sustainable practices is crucial for the realisation of broader sustainability goals.

There are significant business opportunities in addressing the major climate, resource overuse and ecological challenges we face as a society. Shifting towards a low carbon, circular economy has the potential to create jobs, increase competitiveness and generate sustainable business growth.

Considerations:

- Address the affordability issues created by rising property and rental values, which can make it financially unsustainable for working artists and creatives to occupy spaces and studios.
- Yarra as a place to live is unaffordable when compared with the broader metropolitan area, potentially becoming unaffordable for artists and creatives to live in Yarra. This may impact creative 'spill over' that occurs into Yarra's public and community spaces.
- Ensure there are suitable locations to protect and grow the number of niche and specialised urban manufacturers that are clustered in Yarra.
- Protect and enhance Yarra's identity as a destination for artists, creatives and makers to live, work and visit.
- Grow the visitor economy and strengthen Yarra as a destination in its own right, increasing domestic and international visitation.
- Encourage the business community to implement and embed sustainable practices such as solar PV and off site renewable electricity to enhance business competitiveness.
- Improve career pathways for younger cohorts and people who are disadvantaged

Action plan

Strategy 8 Grow and protect local creative industries and strengthen Yarra as a destination for arts and culture.

Action	Lead	Timeframe
Support workspaces for artists and advocate for affordable spaces for artists through the Room to Create program.	Arts and Cultural Services	Ongoing
Develop promotional digital resources that encourage local residents and visitors to explore Yarra's rich street life, public art and cultural institutions.	Arts and Cultural Services Economic Development	Ongoing
Provide support to community arts practitioners and organisations through the annual grants program, networking, brokering partnerships and collaborating on projects.	Arts and Cultural Services	Ongoing
Continue to support arts and cultural festivals and events through grant programs and marketing/promotion.	Arts and Cultural Services	Ongoing
Through strategic planning work, identify opportunities to enhance the creative arts cluster linking Collingwood Yards, Abbotsford Convent, Johnston Street and Gipps Street.	Strategic Planning Economic Development	Medium Term

Strategy 9 Encourage sustainable business practices across Yarra

Action	Lead	Timeframe
Work in partnership with Council's sustainability unit to develop a program that supports local businesses to embed sustainable business practices and transition to a low carbon economy, specifically through improved energy efficiency and 100% renewable power.	Economic Development Sustainability	Short Term
Promote environmentally sustainable practices to businesses having regard to energy, water, resource use, waste and sustainable transport.	Economic Development	Ongoing
Deliver programs and resources that support local businesses to be more resilient to climate-related impacts and extreme weather events (e.g. heatwaves, storms, floods, transport disruptions and power outages)	Economic Development	Ongoing
Continue to support energy and resource efficiency initiatives that help reduce business costs and improve environmental outcomes, including the take up of energy audits, solar energy and buying renewable energy. Facilitate in collaboration with Yarra Energy Foundation (YEF) and other relevant organisations.	Sustainability Economic Development	Ongoing
Promote the Environmental Upgrade Finance program, which provides a preferable finance option to businesses to fund projects relating to renewable energy, water savings and waste reduction.	Sustainability Economic Development	Ongoing

Action	Lead	Timeframe
Encourage residents, visitors and workers to use public and active transport modes by promoting the benefits of sustainable transport through supporting participation in events such as Ride-to-Work and Walk-to-Work Days.	Economic Development Strategic Transport	Ongoing

Strategy 10 Facilitate local partnerships which create and promote a range of learning, employment and other pathway opportunities for businesses, workers and residents.

Action	Lead	Timeframe
Deliver the Future Pathways Program, a weekly program supporting young job seekers to prepare and complete job applications/resumes, and connecting them to local employers.	Youth Services	Short Term
Support the Inner Northern Local Learning and Employment Network (INLLEN) and the Inner North Youth Employment Taskforce through the Jobs for Youth Campaign and Youth Enterprise Hub initiatives.	Youth Services	Short Term
Investigate the potential to establish a Council program that strengthens pathways for young people to gain employment into Yarra City Council.	Youth Services	Medium Term
Continue to support Yarra's Business Advisory Group by facilitating and participating in quarterly meetings. Obtain advice and seek direction in regard to Council's economic development projects and initiatives. Seek input on local issues and trends that are impacting the local business community.	Economic Development	Ongoing

Strategy 11 Support employment pathways and career development opportunities for people who are disadvantaged.

Action	Lead	Timeframe
Promote initiatives/programs that aim to support businesses to improve accessibility (e.g. Design for Dignity Retail Guidelines).	Economic Development	Ongoing
Partner with Neighbourhood Houses to support initiatives around employment pathways for micro business and social enterprises for economically disadvantaged.	Economic Development	Medium Term
Profile businesses in Council's e-bulletin that are industry leaders in providing services and opportunities for people with a disability.	Economic Development	Ongoing

Targets and monitoring

Indicators and Measures	Monitor
Increase the number of creative spaces available for working artists, creatives and musicians.	Annually, via Council's Room to Create Program
Employment and business growth in creative and cultural industries.	Annually, using the Australian Business Register (ABR) and CLUE (if available)
Increase in the number of visitors to Yarra for the purpose of engaging in creative and cultural activities.	Annually, using visitor activity data published by Tourism Research Australia's (TRA) National and International Visitor Survey.
Explore opportunities to increase, and maintain existing annual arts and culture related events.	Annually, monitoring Council's calendar of events.

Implementation

This Economic Development Strategy has been prepared in the context of the municipality's planning framework and Council's broad vision and priorities for the economy and community. The Strategy will be implemented over time in partnership with state and federal government agencies, businesses, trader associations and the community.

Implementation of the Strategy will be guided by the following principles that align with the main policy levers available to Council to influence local economic development. The principles are intended to be adopted across the organisation to embed a whole-of-council approach to economic development:

- **Sustainability** – Continue to be a leader in sustainable practices and environmental initiatives. Embed best practice sustainable approaches in Council's decision-making process.
- **Accessibility** – Ensure that the Strategy prioritises improvements in accessibility for residents, workers and visitors.
- **Liveability** – Maintain and enhance the characteristics that contribute to Yarra's unique and diverse lifestyle.

An indicative timeframe and relevant stakeholders are identified for each action. Timeframes are categorised as follows:

- Immediate
- Short term (1 year);
- Medium term (2 – 3 years);
- Long term (3 – 5 years); and
- Ongoing.

Monitoring and evaluation

The implementation of the Strategy should be regularly monitored and evaluated. High-level indicators and measures are provided under each theme and are in-line with historical growth rates (where applicable). Each target proposes an indicator to monitor in order to track progress at choice intervals.

Learnings also need to be captured to improve future delivery and decision making. The Strategy will be monitored by Council's Economic Development Unit (EDU). The team will work with key stakeholders to undertake an annual review to ensure that the Strategy remains relevant and responsive.

An annual progress report on the strategy's implementation should be considered. Additional information sources that will be used to track progress, include:

- Participant feedback in business and community workshops;
- Business / traders Associations and group meetings;
- Council's open data program and internal information sources;
- The release of ABS Census of Population and Housing; and
- Australian Business Register data.

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YARRA ECONOMIC DEVELOPMENT STRATEGY 2020-2025

BACKGROUND REPORT (FINAL)

CITY OF YARRA | OCTOBER 2019

www.urbanenterprise.com.au

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VERSION

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CONTENTS

EXECUTIVE SUMMARY 1

1. BACKGROUND 6

1.1. INTRODUCTION 6

1.2. STRUCTURE OF THE BACKGROUND REPORT 6

1.3. DATA SOURCES 7

1.4. LOCAL GOVERNMENT'S ROLE IN ECONOMIC DEVELOPMENT 7

1.5. YARRA ECONOMIC DEVELOPMENT STRATEGY 2015 - 2020 10

2. LOCATIONAL CONTEXT 14

2.1. OVERVIEW 14

2.2. ECONOMIC & EMPLOYMENT AREAS 15

2.3. INNER MELBOURNE ACTION PLAN (IMAP) 16

3. STRATEGIC CONTEXT 17

3.1. INTRODUCTION 17

3.2. KEY STRATEGIES 17

4. MACRO-ECONOMIC CONTEXT 21

4.1. BACKGROUND 21

4.1. NATIONAL ECONOMIC OUTLOOK 21

4.2. STATE ECONOMIC OUTLOOK 22

4.3. MAJOR INFRASTRUCTURE / INVESTMENT PROJECTS 23

4.4. GLOBAL TRENDS INFLUENCING YARRA'S ECONOMY 27

5. DEMOGRAPHIC PROFILE 35

5.1. INTRODUCTION 35

5.2. KEY FINDINGS 36

5.3. POPULATION GROWTH 38

5.4. SOCIO-ECONOMIC PROFILE 44

5.5. HOUSING PROFILE 47

5.6. PROPERTY MARKET INDICATORS 49

6. ECONOMIC PROFILE 51

6.1. INTRODUCTION 51

6.2. KEY FINDINGS 52

6.3. KEY INDUSTRY SECTORS 53

6.4. EMPLOYMENT 55

6.5. BUSINESS PROFILE 71

7. THE VISITOR ECONOMY 73

7.1. INTRODUCTION 73

7.2. KEY FINDINGS 73

7.3. OVERVIEW 74

7.4. VISITOR MARKET PROFILE 76

8. CONSIDERATIONS 84

8.1. INTRODUCTION 84

8.2. THRIVING AND DIVERS EMPLOYMENT PRECINCTS 84

8.3. VIBRANT AND EVOLVING RETAIL PRECINCTS 85

8.4. A CREATIVE, INCLUSIVE AND SUSTAINABLE ECONOMY 86

APPENDICES 87

APPENDIX A LITERATURE REVIEW 87

FIGURES

F1. PRIMARY ROLE OF ECONOMIC DEVELOPMENT UNITS – EDA VICTORIA 8
F2. LOCAL CONTEXT 14
F3. ECONOMIC AND EMPLOYMENT CONTEXT - YARRA 15
F4. INNER MELBOURNE ACTION PLAN (IMAP) COUNCILS 16
F5. YARRA HOUSING STRATEGY FRAMEWORK 20
F6. DEMOGRAPHIC SNAPSHOT - YARRA 35
F7. HISTORICAL AND FORECAST POPULATION GROWTH – CITY OF YARRA – 2006 TO 2036 38
F8. HISTORICAL POPULATION – IMAP COUNCILS – 2006 TO 2016 40
F9. FORECAST POPULATION – IMAP COUNCILS – 2016 TO 2036 41
F10. AGE GROUP – CITY OF YARRA – 2011 & 2016 42
F11. AGE GROUP – YARRA & IMAP COUNCILS – 2016 42
F12. AGE GROUP – CITY OF YARRA, 2016 & 2036 43
F13. AGE GROUP – IMAP COUNCILS AVERAGE, 2016 & 2036 43
F14. HOUSEHOLD INCOME- CITY OF YARRA, 2011 & 2016 44
F15. EMPLOYMENT STATUS – CITY OF YARRA, 2011 & 2016 45
F16. UNEMPLOYMENT RATE – IMAP COUNCILS – 2016 TO 2019 45
F17. OCCUPATION – CITY OF YARRA, 2011 & 2016 46
F18. DWELLING STRUCTURE – CITY OF YARRA, 2011 & 2016 48
F19. HOUSING TENURE – CITY OF YARRA, 2011 & 2016 48
F20. HOUSE SALES – IMAP COUNCILS, 2009- 2017 49
F21. APARTMENT SALES – IMAP COUNCILS, 2009- 2017 49
F22. MEDIAN HOUSE PRICE – IMAP COUNCILS, 2009- 2017 50
F23. MEDIAN APARTMENT PRICE – IMAP COUNCILS, 2009- 2017 50
F24. ECONOMIC SNAPSHOT – YARRA & IMAP 51
F25. YARRA'S INDUSTRY COMPOSITION 52
F26. LOCATION QUOTIENT – YARRA & IMAP 69
F27. IN-COMMUTING – CITY OF YARRA - 2016 70
F28. OUT-COMMUTING – CITY OF YARRA - 2016 70
F29. DESTINATION STRENGTHS – YARRA'S VISITOR ECONOMY 74
F30. VISITATION TRENDS – YARRA – 2009 TO 2018 75
F31. VISITATION BY SUBURB - YARRA 75
F32. ANNUAL VISITATION – YARRA & IMAP COUNCILS 76
F33. PURPOSE OF VISIT – DAYTRIPS - YARRA 76
F34. LIFECYCLE GROUP – DAYTRIPS - YARRA 77
F35. AGE GROUP – DAYTRIPS - YARRA 77
F36. ACTIVITIES – DAYTRIPS - YARRA 78
F37. VISITOR ORIGIN – DAYTRIPS - YARRA 79
F38. PURPOSE OF VISIT – OVERNIGHT VISITORS - YARRA 80
F39. LIFECYCLE GROUP – OVERNIGHT VISITORS - YARRA 80
F40. ACTIVITIES – OVERNIGHT VISITORS - YARRA 81
F41. ACCOMMODATION – OVERNIGHT - YARRA 81
F42. VISITOR ORIGIN – OVERNIGHT VISITORS - YARRA 82
F43. VISITOR ORIGIN – OVERNIGHT VISITORS - YARRA 83
F44. CHANGE AREAS – HOUSING STRATEGY 90

TABLES

T1. STRATEGIC GOALS, OBJECTIVES AND PRIORITIES – YARRA EDS – 2014 TO 2019 10
T2. FLOORSPACE DEMAND PROJECTIONS – YARRA – 2016 TO 2031 18
T3. YARRA'S ACTIVITY CENTRES – PRECINCT PULSE SUMMARY - 2019 33
T4. HISTORICAL POPULATION – CITY OF YARRA, 2011 & 2016 39
T5. FORECAST POPULATION – CITY OF YARRA, 2016 & 2036 39
T6. SEIFA – YARRA - 2011 & 2016 44
T7. DWELLING GROWTH –IMAP COUNCILS (EXC. CITY OF MELB), 2011 & 2016 47
T8. DWELLING PROJECTIONS – IMAP COUNCILS (EXC. CITY OF MELB) – 2016 TO 2036 47
T9. INDUSTRY SUMMARY – YARRA - 2018 53
T10. KEY INDUSTRY COMPARISON - YARRA AND IMAP COUNCILS - 2018 54
T11. YARRA EMPLOYMENT BY INDUSTRY - 2011 TO 2016 55
T12. HEALTH CARE AND SOCIAL ASSISTANCE EMPLOYMENT – YARRA 2011 TO 2016 56
T13. PROFESSIONAL, SCIENTIFIC AND TECHNICAL SERVICES EMPLOYMENT – YARRA – 2011 TO 2016 57
T14. RETAIL TRADE EMPLOYMENT – YARRA – 2011 TO 2016 57
T15. ACCOMMODATION AND FOOD SERVICES EMPLOYMENT – YARRA – 2011 TO 2016 58
T16. CONSTRUCTION EMPLOYMENT – YARRA – 2011 TO 2016 58
T17. EDUCATION AND TRAINING EMPLOYMENT – YARRA – 2011 TO 2016 59
T18. MANUFACTURING EMPLOYMENT – YARRA – 2011 TO 2016 59
T19. TRANSPORT, POSTAL AND WAREHOUSING EMPLOYMENT – YARRA – 2011 TO 2016 60
T20. ARTS AND RECREATION SERVICES EMPLOYMENT – YARRA – 2011 TO 2016 60
T21. EMPLOYMENT BY SUBURB – YARRA - 2016 61
T22. EMPLOYMENT BY INDUSTRY – RICHMOND, CREMORNE, BURNLEY – 2011 TO 2016 62
T23. EMPLOYMENT BY INDUSTRY – FITZROY – 2011 TO 2016 63
T24. EMPLOYMENT BY INDUSTRY – COLLINGWOOD – 2011 TO 2016 64
T25. EMPLOYMENT BY INDUSTRY – ABBOTSFORD – 2011 TO 2016 65
T26. EMPLOYMENT BY INDUSTRY - FITZROY NORTH – 2011 TO 2016 66
T27. EMPLOYMENT BY INDUSTRY - CLIFTON HILL / ALPHINGTON – 2011 TO 2016 67
T28. EMPLOYMENT BY INDUSTRY - CARLTON NORTH, PRINCES HILL – 2011 TO 2016 68
T29. NUMBER OF BUSINESSES REGISTERED - YARRA - 2018 71
T30. ADDITIONAL BUSINESSES REGISTERED – YARRA – 2016 TO 2018 72
T31. VISITATION BY VICTORIAN TOURISM REGION – DAYTRIPS – YARRA. MELBOURNE & IMAP 79
T32. AIR BNB LISTINGS - YARRA 82
T33. OVERNIGHT VISITOR ORIGIN, VICTORIAN TOURISM REGION 83
T34. FLOORSPACE DEMAND PROJECTIONS – YARRA – 2016 TO 2031 88

ACRONYMS

ABS	Australian Bureau of Statistics
EDS	Economic Development Strategy
IMAP	Inner Melbourne Action Plan
IVS	International Visitor Survey
LGA	Local Government Authority
NVS	National Visitor Survey
TRA	Tourism Research Australia
SEES	Spatial Economic and Employment Strategy
SEIFA	Socio-Economic Index for Areas

GLOSSARY OF TERMS

Gross Regional Product
The total value of final goods and services produced in the region over the period of one year.

Local Expenditure
Represents the value of intermediate goods and services purchased by local industry sectors within the region. A high level of local expenditure on intermediate goods and services proportionate to total output is indicative of well developed local supply chains and also that any expansion in this sector would typically deliver broad based benefits for the region's economy.

Output
Represents the gross revenue generated by businesses/organisations in each of the industry sectors in a defined region. Gross revenue is also referred to as total sales or total income.

Propulsive Industry
Key drivers of Yarra's economy in terms of regional exports, employment, value-added and local expenditure on goods and services (backward linkages)

Regional Exports
Represents the value ($) of goods and services exported outside of the defined region that have been generated by businesses / organisations in each of the industry sectors within the region.

Value-Added
represents the marginal economic value that is added by each industry sector in a defined region. Value-Added can be calculated by subtracting local expenditure and expenditure on regional imports from the output generated by an industry sector, or alternatively, by adding the Wages & Salaries paid to local employees, the gross operating surplus and taxes on products and production.

Day trip Visitor
Those who travel for a round trip distance of at least 50 kilometres, are away from home for at least 4 hours, and who do not spend a night away from home as part of their travel. Same day travel as part of overnight travel is excluded.

Overnight Visitor
People aged 15 years and over who undertake an overnight trip of one night or more and at least 40 kilometres away from home are referred to as overnight visitors. Only those trips where the respondent is away from home for less than 12 months are in scope of the NVS.

International Visitor
A person is defined as an international visitor to Australia if they are currently a resident overseas, have been in Australia for less than one year and are aged 15 years or over.

EXECUTIVE SUMMARY

YARRA'S RESIDENT POPULATION & HOUSING PROFILE

- Yarra's is experiencing significant population growth. The current population is approximately 98,500 persons. Yarra's population is projected to increase by 57%, adding over 50,000 residents by 2036.
- The fastest growing suburbs are Richmond, Abbotsford, Collingwood and Fitzroy. Collectively, these areas account for 85% of Yarra's growth.
- Much of the projected population is expected to occur in Richmond (+19,000 persons), Clifton Hill / Alphington (+8,500 persons), Collingwood (+6,000 persons) and Abbotsford (+8,000 persons).
- Yarra has a relatively young population. The median age is 33 years. The municipality has a much higher proportion of residents categorised as 'young workforce' (25 to 34 years) compared with the average for Metropolitan Melbourne.
- Yarra's SEIFA increased between 2011 and 2016, making it a more advantaged municipality and the 6th most advantaged Council in Victoria.
- Whilst the overall socio-economic profile is high relative to the metropolitan Melbourne and Victorian average, pockets of disadvantage exist within Yarra (in Collingwood and Fitzroy) with higher unemployment, underemployment and low income households.
- The unemployment rate in Yarra has been steadily improving since mid-2017 and is currently 5.3% (Jun 2019).
- The Yarra labour force is highly skilled and highly professional, reflected by the occupations held by employed residents. 43% of occupations are professionals and a further 17% are managers.
- The job containment rate has increased slightly, meaning that more residents are living and working locally.
- Yarra has recorded significant dwelling growth, accommodating an additional 1,400 dwellings per annum
- Dwelling growth has largely occurred through site specific redevelopments, allowing a significant influx of medium density housing.
- Dwelling growth is forecast to continue in Yarra to 2036. A large proportion of dwelling growth will be absorbed across infill and site specific developments and major urban renewal projects including the former Gasworks site in Collingwood, the former Amcor papermill site in Alphington and the former Richmond Maltings site in Cremorne.
- An increase in medium density housing development has resulted in a shift in the overall dwelling structure across the municipality. The proportion of flats, units and apartments has overtaken semi-detached dwellings as the most common dwelling type, accounting for 47% of dwellings.
- Housing in Yarra is unaffordable relative to metropolitan Melbourne. In 2017, the median house price in the City of Yarra was $1.4 million, increasing by 92% (+$670,000) since 2009.
- There are a growing number of residents who are renting in the municipality, which is likely due to a combination of factors, including the ongoing housing affordability challenges across inner metropolitan areas and the increasing number of apartments and units, providing more affordable leasing options for the high number of young and middle aged cohorts.

YARRA'S INDUSTRY, EMPLOYMENT AND BUSINESS PROFILE

- Yarra is a diverse and dynamic economy; driven by four key areas:
  - Knowledge Industries - Professional, Scientific & Technical Services, Financial & Insurance Services, Information Media & Telecommunications.
  - Creative Industries - Advertising and Marketing, Architecture, Design & Visual Arts, Film, Television & Radio, Software and Interactive Content, Music and Performing Arts, Writing, Publishing & Print Media, Urban Manufacturing (e.g. textiles).
  - Public Sector - Education and Training, Health Care & Social Assistance, Public Administration & Safety.
  - Population-Driven - Retail, Hospitality, Personal Services, Tourism, Construction, Transport.
- There are over 81,000 jobs in Yarra and jobs employment is growing rapidly (+2,700 jobs per annum). Health care and social assistance is the highest employing sector in Yarra, accounting for 18% of jobs (14,300), followed by professional, scientific and technical services with 12,422 jobs (15%), retail trade with 9,827 jobs (12%) and accommodation and food services with 6,737 (8%).
- Major employment growth has occurred in knowledge and creative based industries.
- 45% of Yarra's employment is concentrated to Richmond, Cremorne and Burnley, supporting almost 37,000 jobs.
- Fitzroy, Collingwood and Abbotsford are the other major employment areas, supporting approximately 35,500 jobs (44%).
- In 2018, there were 15,470 businesses registered in the City of Yarra, an increase of 1,148 since 2016.
- Yarra is primarily made up of small businesses but is increasingly attracting larger businesses. Non-employing businesses and small businesses (employing 1-19 people) account for 96% of all registered businesses in the municipality. Between 2016 and 2018, Yarra attracted 9 additional businesses that employ over 200 staff, which was led by information, media, telecommunications (+3), arts and recreation services (+3) and wholesale trade (+3).
- Yarra's comparative industry sector advantages are:
  - Architectural, engineering, design, advertising and computer systems design systems services;
  - Legal, accounting services and management consulting;
  - Hospital, medical, allied health service and pathology;
  - Retail and hospitality;
  - Urban Manufacturing (e.g. food products, printing, niche textiles / fashion);
  - Creative and performing arts activities.
- The appeal of Yarra as a CBD fringe employment market has strengthened significantly and growth in commercial office floorspace is unprecedented for the municipality.
- Richmond/Cremorne Enterprise Precinct is a major creative and tech hub and demand for office space in this Precinct is growing significantly.
- Current retail conditions in Australia are subdued and the changing nature of retail (e.g. digital) is impacting some of Yarra's retail strips (i.e. high vacancy rates).
- The business mix and occupancy rates in Yarra's retail strips are constantly changing.
- Generally, retail strips in inner Melbourne are transitioning to accommodate a greater mix of uses (retail, hospitality, personal services, entertainment, health and fitness, professional services, community and civic uses).
- Visitation to Yarra has grown consistently. Total visitation to Yarra has more than doubled since 2009, increasing by approximately 450,000 visitor per annum.
- The most significant growth has occurred in the day trip visitor market, attracting an additional 312,000 annual visitors between 2009 and 2018, at an average growth rate of 10% per annum.

PROPOSED FRAMEWORK FOR THE EDS

Based on the research in this Background Report, the following themes have emerged and are proposed to form part of the framework for the forthcoming Economic Development Strategy:

1. Thriving and Diverse Employment Precincts;
2. Vibrant and Evolving Retail Precincts; and
3. A Creative, Inclusive and Sustainable Economy.

Each theme includes a series of considerations to be addressed in the Strategy.

THRIVING & DIVERSE EMPLOYMENT PRECINCTS

Yarra's employment precincts are knowledge-based, innovative and diverse. The rise of the knowledge economy in Victoria is based on a highly educated labour force, sophisticated technologies and innovative products and services. By 2046, it is projected that the most significant employment growth will occur in professional, scientific and technical services, financial and insurance services, healthcare and education. This is relevant and applicable to Yarra. The municipality's highest performing sectors in terms of annual economic output and highest employers are knowledge-based.

Yarra's employment precincts are areas that generate and encourage innovation, productivity and growth in the knowledge economy. These are areas where research institutions, medical complexes, universities, and clusters of high-tech and creative firms attract businesses, entrepreneurs and professionals. Within Yarra, there is a clear clustering of these areas, and their role and function has strengthened significantly since the previous EDS. Major smart clusters and precincts in Yarra include the Richmond Cremorne Enterprise Precinct, the Fitzroy Health and Education Cluster, the Richmond Health and Education Cluster and the Gipps Street Precinct.

It will be critical for the EDS to support sustainable growth in these clusters to protect and enhance the competitive strengths and attractive physical and amenity characteristics that are unique to these areas and linked to the ongoing attraction of business and industry growth.

Considerations:

- How to protect and enhance Yarra's competitive industry advantages across the municipality's smart clusters (e.g. creative, professional/financial services and tech firms).
- How to ensure that planning controls are fit for purpose, accommodating future employment growth whilst protecting the unique built form characteristics that are attractive to businesses and workers.
- How to maintain and enhance the high quality precinct amenity (e.g. retail, hospitality, health and wellness).
- How to address parking stresses that have resulted from an increase in the number of residents and workers driving in Yarra, and a reduction in at-grade car parking locations in some areas.
- How to support workers, residents and visitors accessing precincts via public and active transport modes to address growing congestion issues from major population and employment growth.
- How to strengthen the profile of Yarra's precincts with State and Federal Government.
- How to leverage the growing popularity of co-working / co-sharing facilities and spaces to meet diverse work preferences.
- What is Council's role in supporting young entrepreneurs and new businesses to establish in Yarra.

VIBRANT AND EVOLVING RETAIL PRECINCTS

Yarra includes a series of vibrant and evolving retail precincts. Each centre in Yarra is unique and dynamic, with a business and land use mix that is continually changing.

Yarra's retail strips include a distinct economic role, land use and business mix. Whilst some activity centres such as Bridge Road and Victoria Street are experiencing high vacancy rates in the order of 16% to 18%, this rate of vacancy is common across comparable inner metropolitan retail strips such as Chapel Street, Prahran/South Yarra.

Generally, lower vacancy rates in Yarra and inner Melbourne are found in tightly held retail strips that include a diverse mix of uses including retail services, food and beverage, health and fitness related services, fashion and professional services.

The EDS should seek to nurture resilience into the Yarra's retail strips by addressing some of the issues that retailers and retail centres are experiencing, as well as investigate opportunities that may activate the public realm to create a more attractive environment for residents, workers and visitors to visit, dwell and spend.

Considerations to be investigated during consultation:

- How to address the length (distance) of Yarra's retail strips and the differing role and business mix of each sub-section.
- How to transition Yarra's retail strips to more mixed use centres that include convenience-based retail (e.g. fresh produce, groceries), food and beverage, entertainment, professional and health related services, personal services (e.g. hairdressers, beauticians, gym/fitness) and community/recreation uses.
- How to further understand the challenges facing the local retailers, which may extend to onerous lease arrangements, the threat of online retailing, weakening demand and access/connectivity constraints.
- How to appropriately equip local retail businesses to respond and adapt to changing retail conditions, pointing to best practice approaches, including store-based improvements, omni-channel retail strategies, adopting social media for marketing and promotion, and improving the shopper experience.
- The role of place-making initiatives/projects that facilitate an improved streetscape environment and public realm to increase the number of people who visit, recreate and spend in each centre.
- What will have the most significant impact when rethinking side street and laneways that create engaging and connected places.
- How to protect the 'village feel' of Yarra's retail strips, particularly given that residential intensification is occurring in major activity centres.
- How to create an activated ground floor and street frontage with new medium density apartment developments.
- How to continue to grow and promote the night time economy, ensuring that activity centres are vibrant, safe, highly amenable and functional.

A CREATIVE AND CULTURAL CITY

Yarra has long been recognised as a creative, inclusive and sustainable municipality. Creative industries generally relate to a range of disciplines including advertising and marketing, architecture, design & visual arts, film, television & radio, software and interactive content, music and performing arts, writing, publishing & print media, urban manufacturing (e.g. textiles).

The vision for arts and culture in the municipality, identified in Yarra's Arts and Culture Strategy (2016 – 2020) is "for arts and culture to be integrated into our City so that it can be an everyday experience and be enjoyed by all of our community, whether as makers, audience members or participants."

There are many attractive liveability characteristics in Yarra that stem from the burgeoning arts and cultural activities in the municipality, including creative spaces, public/street art, galleries, museums and cultural institutions, as well as music and performing arts venues.

It will be critical for the EDS to acknowledge and address the growing threat of unaffordability in Yarra, including rising property prices and rents for working artists, creatives and makers to live and occupy spaces and studios.

The City of Yarra Council and community is recognised as a leader in sustainable practices and environmental initiatives. The significant size of Yarra's working population means that business engagement and support for sustainable practices is crucial for the realisation of broader sustainability goals.

Encouraging a 'green' business community will involve strengthening existing renewable energy initiatives and promoting green business practice.

Considerations to be investigated during consultation:

- How to address the affordability issues created by rising property and rental values, which can make it financially unsustainable for working artists and creatives to occupy spaces and studios.
- Yarra as a place to live is unaffordable when compared with the broader metropolitan area, potentially becoming unaffordable for artists and creatives to live in Yarra. This may impact creative 'spill over' that occurs into Yarra's public and community spaces.
- Ensure there are suitable locations to protect and grow the number of niche and specialised urban manufacturers that are clustered in Yarra, as they provide horizontally integrated in networks of suppliers, distributors, and subcontractors.
- How to protect and enhance Yarra's identity as a destination for artists, creatives and makers to live, work and visit.
- How to encourage more local residents and visitors to explore Yarra's rich street life, galleries, public art and range of cultural activities.
- How to encourage the business community to implement and embed sustainable practices?
- How to improve career pathways for younger cohorts and people who are disadvantaged?

1. BACKGROUND

1.1. INTRODUCTION

Urban Enterprise have been engaged to prepare an Economic Development Strategy (EDS) for the City of Yarra 2020 to 2025. The Economic Development Strategy will provide a clear vision and action plan for growing Yarra's economy, through supporting the existing business community, capitalising on areas of competitive advantage, improving the liveability characteristics of the municipality and prioritising advocacy efforts.

This Background Report includes technical research and analysis relating to the City's geographic, demographic and economic profile. The purpose of this Report is to provide the evidence base to inform the preparation of the Economic Development Strategy.

The Background Report includes the following:

- Macro-economic trends that are impacting the economy;
- Major strategies and polices which need to be considered in the development of a new Strategy;
- Demographic trends which may impact Yarra's economy
- The local economic, employment and business profile;
- Trends in tourism and visitation; and
- Preliminary findings and next steps.

1.2. STRUCTURE OF THE BACKGROUND REPORT

The structure of this Background Report is as follows:

- Define economic development at a local Government level and identify local Government's role in achieving positive economic development outcomes.
- Summarise the previous Economic Development Strategy for Yarra (2014 – 2019), identifying actions that have the potential to be carried forward.
- Provide the location and regional context having regard to the Inner Melbourne Action Plan.
- Assess Yarra's existing strategies that are relevant to economic development that should align with the EDS.
- Assess the macroeconomic conditions at the state and national level to understand the current state and outlook for the economy.
- Identify major public and private sector investment projects that are underway or proposed in Yarra and IMAP that will provide stimulus to the local economy and have flow on economic benefits.
- Identify and assess domestic trends that are impacting the economy at a local level, including population growth, technological and digital advancements, the changing nature of work and macroeconomic conditions.
- Profile Yarra's demographics, identifying historical and forecast trends that may impact the local economy.
- Profile Yarra's economy using a range of economic indicators (e.g. growth in output, employment, business), identifying historical and forecast trends that may have implications on the local economy.
- Provide an overview of Yarra's visitor economy, assessing the municipalities visitor market and growing role in tourism and related activities.

1.3. DATA SOURCES

This Background Report utilises a range of economic, population and housing data sources:

- Census of Population and Housing, Australian Bureau of Statistics, 2006, 2011, 2016
- Business Counts, Australian Bureau of Statistics (ABS), 2016, 2018
- Profile, Community and Economy id, id Consulting, 2019
- Forecast id, id Consulting, 2019
- REMPLAN Economy, 2019
- Population Projections, Victoria in Future (VIF), 2019
- National Visitor Survey (NVS), International Visitor Survey (IVS), Tourism Research Australia, 2009 – 2018
- A Guide to Property Values, Valuer-General Victoria, 2019

1.4. LOCAL GOVERNMENT'S ROLE IN ECONOMIC DEVELOPMENT

At a high-level, the purpose of economic development at a local government level is:

"To build up the economic capacity of a local area to improve its economic future and the quality of life for all. It is a process by which public, business and non-government sector partners work collectively to create better conditions for economic growth and employment generation"[1]

Local Government plays an important role in facilitating economic growth within their municipalities. Typically, Council's role in economic development includes business engagement and support, business and investment attraction, promoting liveability initiatives and undertaking advocacy efforts.

In terms of investment attraction, It is important for local Governments to provide and encourage an economic environment that is conducive to attracting private investment. Council can assist private investment by providing leadership, creating a consistent and streamlined regulatory environment, conducting market and industry research, and business case development.

Common objectives adopted for economic development across Local Government include:

- Supporting the existing business base (promoting growth within the existing business base);
- Attracting new businesses and jobs (promoting growth by attracting new investment and businesses);
- Promoting liveability and sustainable communities; and
- Undertaking advocacy efforts.

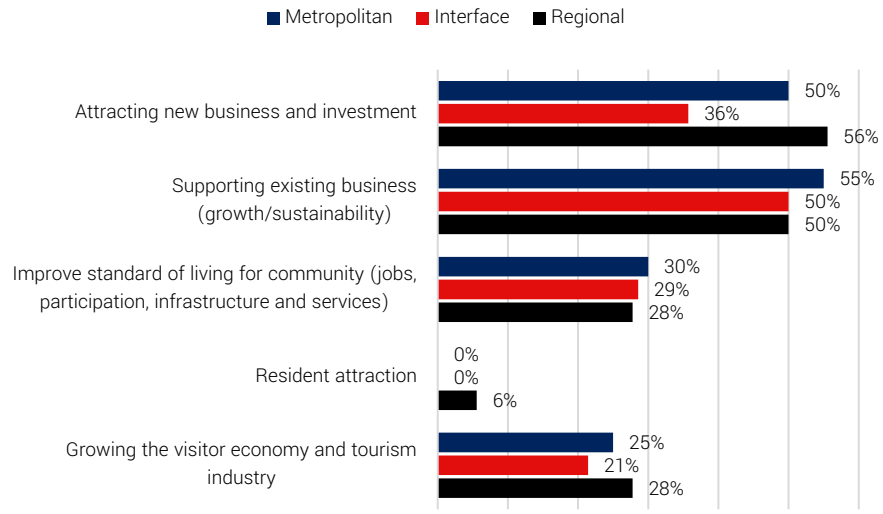
[1] Local Economic Development, The World Bank 2006

ECONOMIC DEVELOPMENT AUSTRALIA (EDA) – ROLE OF ECONOMIC DEVELOPMENT UNITS

Urban Enterprise conducted a survey of metropolitan and regional economic development practitioners in 2016 on behalf of Economic Development Australia (EDA). The purpose of the Survey was to identify the core roles and functions of economic development units, as well as understand the different economic development initiative employed by the various units. The Survey received responses from 41 Victorian Councils (50% metropolitan and 50% regional).

Metropolitan economic development units indicated that supporting the existing business base and attracting new business and investment were the two core functions, as shown in Figure 1.

F1. PRIMARY ROLE OF ECONOMIC DEVELOPMENT UNITS – EDA VICTORIA



Source: Survey of Economic Development Practitioners, Urban Enterprise + Economic Development Australia, 2016

The survey results highlight the suite of initiatives employed by economic development practitioners to achieve key objectives for economic development. These include:

ATTRACTING NEW BUSINESS AND INVESTMENT

- Meeting with prospective businesses
- Provision of research and information to prospective businesses
- Working with the planning unit
- Industry prospectus
- Marketing opportunities

SUPPORTING EXISTING BUSINESSES

- Business training sessions
- Business networking sessions
- Industry newsletters
- Industry research
- Business mentoring
- Business incubator/centre
- Management of shopping strip special rates
- Business efficiency network

IMPROVING THE STANDARD OF LIVING (JOBS, PARTICIPATION, INFRASTRUCTURE)

- Job market facilitation
- Natural disaster recovery (floods, bushfires)
- Skilled migration services
- Careers forums for students
- Economic and community asset development / refurbishment / management

GROWING THE VISITOR ECONOMY

- Destination development
- Marketing and promotions
- Tourism promotion and tourism industry development
- Manage visitor information centre/s and online content

RESIDENT ATTRACTION

- Promotion of location to new residents

1.5. YARRA ECONOMIC DEVELOPMENT STRATEGY 2015 - 2020

The existing Yarra Economic Development Strategy was prepared by Urban Enterprise in 2015. Table 1 summarises the strategic goals, objective and priorities of the Strategy.

The Strategy was focused around three strategic goals:

1. A Smart City;
2. Thriving and Vibrant Precincts; and
3. A Socially Responsible Business Community.

The objectives of the previous EDS shown in Table 1 have mostly been achieved and the majority of actions have been completed and implemented, with a significant proportion achieving positive economic, employment and social outcomes.

It will be critical to identify the actions that remain relevant and have the potential to be carried forward for the Economic Development Strategy (2020 to 2025).

T1. STRATEGIC GOALS, OBJECTIVES AND PRIORITIES – YARRA EDS – 2014 TO 2019

STRATEGIC GOALS	A SMART CITY	THRIVING AND VIBRANT PRECINCTS	A SOCIALLY RESPONSIBLE BUSINESS COMMUNITY
OBJECTIVES	• Facilitate growth in key knowledge and creative sectors • Develop a locally and globally connected economy • Promote Yarra as an innovative and creative business community • Support the growth of SMEs and entrepreneurs • Maintain and improve the competitiveness of Yarra as an attractive business location	• Strengthen the unique character of Yarra's precincts • Support and promote Yarra's arts and cultural assets and experiences • Develop the visitor experience in Yarra • Promote Yarra as a vibrant destination • Grow visitor markets and yield	• Promote employment pathways and training opportunities for socially disadvantaged communities • Increased awareness of sustainable practices • Fostering a local business community • Strengthening of local supply chains
KEY PRIORITIES	• Cluster Development • Partnerships and Collaboration • Industry Development and Support • Organisational Delivery	• Infrastructure and Maintenance • Positioning and Activation • Destination Development	• Local Employment Opportunities • Local Supply Chains • Sustainable Business Practices
TRACKING PROGRESS	• Growth in knowledge sector jobs and businesses • Growth in creative sector jobs and businesses • Improved planning and compliance permit times	• Growth and dispersal of visitation • Improved streetscapes and urban form • Improved viability of precincts • Greater capture of local retail spending • Growth in retail, hospitality and tourism employment	• Unemployment rate of disadvantaged communities • Business participation in employment pathway programs • Business participation in sustainable business programs

Source: Yarra Economic Development Strategy (2014 – 2019), City of Yarra 2014

1.5.1. KEY OUTCOMES OF THE STRATEGY

The Yarra EDS (2015 – 2020) has been largely implemented, resulting in a broad range of positive economic, employment and social outcomes for Yarra residents, workers, businesses and visitors.

The previous EDS has delivered a suite of positive economic, social and community outcomes over the life of the Yarra Economic Development Strategy (2014 to 2019). By monitoring, measuring and benchmarking key indicators, the City of Yarra has been able to track the progress of strategies and actions. A general overview of some of the key outcomes of the Strategy are discussed below.

STRATEGIC GOAL: A SMART CITY

Growth in Key Knowledge and Creative Sectors

- All IMAP Councils experienced employment growth, with the largest increase occurring in Yarra (excluding the City of Melbourne).
- Between 2011 and 2016, employment in Yarra increased by 13,472 workers (+20%). Professional, Technical and Scientific Services experienced the largest growth over this period, with an additional 3,118 workers.
- Each IMAP council experienced growth in the creative services sector, with Yarra increasing at the highest rate (40% between 2011 and 2016). This was led by notable employment growth in the Software and Interactive Content; Advertising and Marketing and Architecture, Design and Visual Arts.

Office demand

- In October 2017, the City Fringe Market vacancy rate declined to 2.1%, the lowest ever recorded for the City Fringe Market. This is the outcome of strong demand and low levels of supply.
- The City of Yarra is currently experiencing a significant increase in office related planning permit activity. There are currently over 24 active planning permits which are under assessment with a total of 193,000 sqm of office floorspace, and an additional 65,000 sqm of office floorspace which has been approved since 2016. Given that over the past seven years, the City of Yarra averaged approximately 20,000 sqm of office floorspace approved per annum, the current level of development interest is unprecedented in the City of Yarra.

Business Activity

- Between 2015 and 2017, there was a net increase of 935 businesses in Yarra. Close to a quarter of the growth was driven by the increase in the Professional, Scientific and Technical Services sector.

Planning for competitive advantage

- The City of Yarra has a significant amount of land in the C2Z, second only to Maribyrnong in the inner-metro Councils. The C2Z does not permit residential use, and therefore limits competition and speculation from residential developers. Office use is generally considered the highest value use in the C2Z (subject to specific site attributes). The C2Z in Yarra has accommodated over 70% of approved office floorspace over the last decade, and accounts for over 80% of floorspace for proposed office developments which are currently under planning assessment.
- Yarra's main office precincts (Cremorne, Collingwood, Richmond) have a good supply of larger sites and older stock which are primed for redevelopment. There are also site-specific opportunities for the development of more boutique and purpose built office developments, which are not available in the CBD or other competing precincts.

OUTPUTS

- A Spatial Employment and Economic Land Strategy developed for Yarra
- Memorandum of Understanding (MoU) established with ACT, MOPT, Epworth, Bendigo Kangan, Royal Flying Doctors Service
- Abbotsford Convent Foundation received $2.7 million to restore the Sacred Heart building
- CoY partnered with CoM on Melbourne Knowledge Week
- Completed Urban Manufacturing Research with Melbourne University
- Building Approval Project completed improving permit times for business

- Cremorne recognised as an Enterprise Precinct by VPA
- CLUE platform enhanced and extended to include access to IMAP.
- Establishment of City Lab to use technology and data to improve and optimise Yarra's services and assets to meet the needs of the community.

STRATEGIC GOAL: THRIVING AND VIBRANT PRECINCTS

Night time Economy

- The night time economy of Yarra supports up to 4,549 jobs.

Tourism

- Of the 84,359 people working in Yarra, it is estimated that 4,724 jobs are supported by tourism.

Vacancy rates and business mix in retail precincts

- Vacancy rates decreased slightly between 2017 and 2018, a promising sign after 4 continuous years of increases in vacancies
- Health Care businesses increased by 36%.
- Fitness businesses almost doubled, albeit from a low base.
- Professional and Personal Services have steadily increased, with 13% and 10% growth respectively.
- Retail businesses contracted by 15%, with a 30% contraction in Fashion related retail.

OUTPUTS

IMAP Tourism Working Group achieved the following:

- Completed a comprehensive review and update of the IMAP regional tourism map.
- Ensured the continued success of the Melbourne Official Visitors Map - a joint collaboration with Destination Melbourne – through funding which enables an annual circulation of one million copies. The IMAP regional tourism map is included within this brochure. A review of the distribution of this map is currently occurring.
- Promoted attractions in Inner Melbourne for a third year in the cultural guide published by Cultural Tourism Victoria.
- Working with Visit Victoria to ensure our marketing outcomes are in sync with the state's focus.
- Improved Gateway signage on Rathdowne and Nicholson Streets

Other Outputs:

- The Internal liquor related Referral Protocol has improved consistency in the referral process across Council through establishing clear benchmarks for when referrals should be sought.
- Renewal of the Bridge Road Special Charge 2018 – 2024
- Roll out of parking sensors across Yarra's retail precincts
- Annual Retail Precinct Audits conducted providing 5 years of trend data
- Developed streetscape improvement/master plans for Victoria Street, Swan Street, Bridge Road and Brunswick Streets
- Street Activation projects undertaken in partnership with traders in Rathdowne Village, Nicholson Street and Queens Parade
- Shopfront improvement program for Victoria Street
- IMAP wayfinding project
- Roll out of Alpaca Marketing platform to traders in Rathdowne Village, Victoria Street

STRATEGIC GOAL: A SOCIALLY RESPONSIBLE BUSINESS COMMUNITY

Local Employment

- The unemployment rate for the City of Yarra for 2017 was 5.8%. For the first time since 2014, Yarra's unemployment rate was lower than the state at 6% in 2017.

Employment Growth

- Employment in Yarra increased by 3,182 jobs between 2016 and 2017, equating to a 5.6% increase in jobs

Businesses by staff size

- Between 2015 and 2017, growth in employing businesses outpaced growth in non-employing business. The number of businesses employing 200 or more staff has doubled since 2015 (from 15 to 33).

Local Expenditure

- The total local expenditure estimate for Yarra is $7.352 billion.

OUTPUTS

- Yarra City Council in partnership with Moreland City Council have successfully delivered Young Entrepreneurs in the North Program over the past four years
- Improvements in Councils procurement processes
- Councils Registration of Interest program for local suppliers
- Introduction of an annual Jobs Fair at Victoria Gardens
- Delivered over 40 business events/workshops each year for 5 years
- Fortnightly e-bulletins delivered to over 3,800 businesses
- On average, the Economic Development unit engages with approximately 11,000 businesses per annum.
- Adoption of the Victorian Small Business Engagement Guidelines across all relevant departments
- Commitment to the Small Business Friendly Council Charter
- Increased subscription to database to 11,000.

2. LOCATIONAL CONTEXT

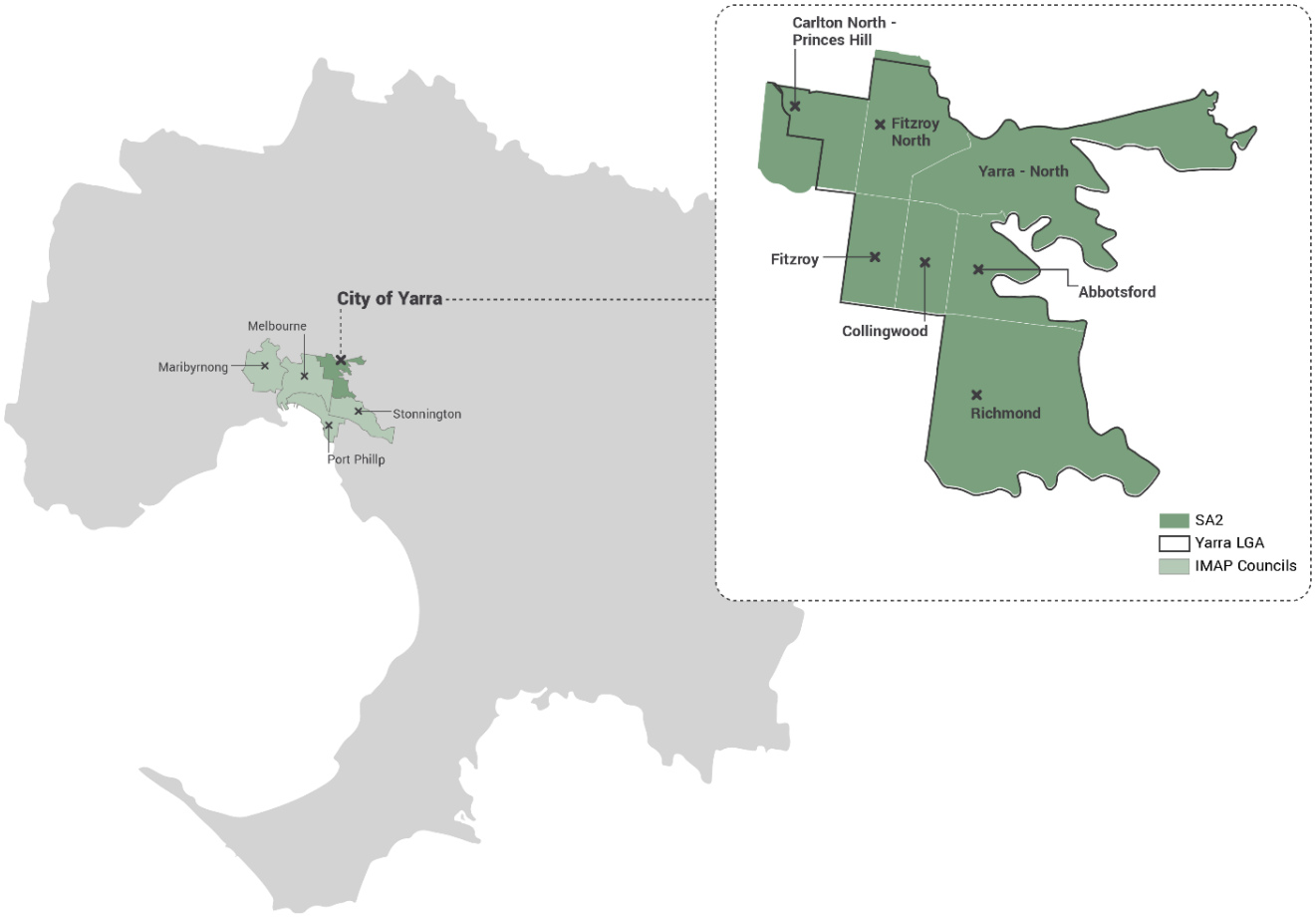
2.1. OVERVIEW

The City of Yarra is an inner-city council in Melbourne, located to the east of Melbourne's CBD.

The municipality consists of seven key localities (Statistical Area 2):

- Carlton North / Princes Hill
- North Fitzroy
- Fitzroy
- Clifton Hill / Yarra North
- Collingwood
- Abbotsford
- Richmond / Cremorne / Burnley

F2. LOCAL CONTEXT



Source: Urban Enterprise, 2019.

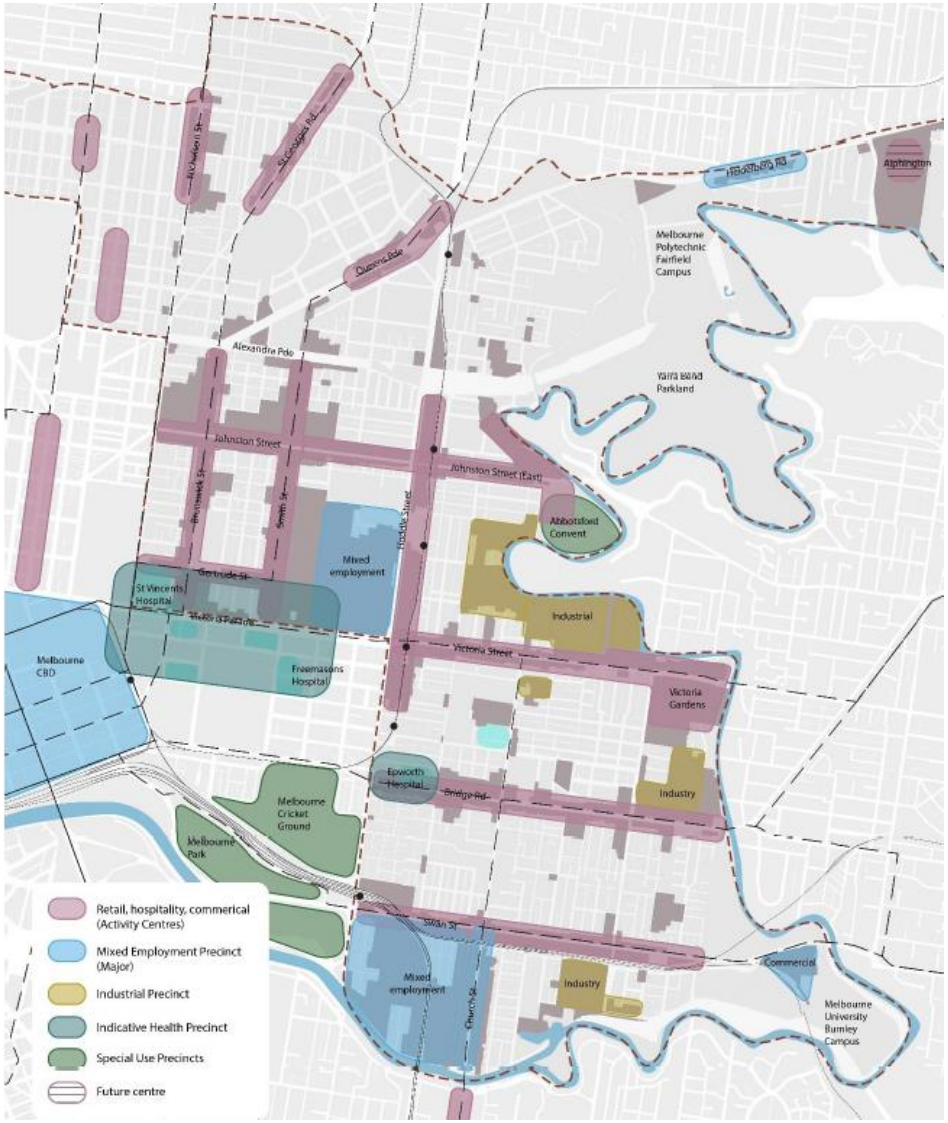
2.2. ECONOMIC & EMPLOYMENT AREAS

Yarra is an economically diverse and dynamic municipality, accommodating a range of mixed employment precincts, activity centres, industrial and health precincts, as shown in Figure 3.

The municipality includes the following key employment areas:

- Mixed employment precincts in Richmond / Cremorne (to the east of Church St and south of Swan St) and Collingwood (bound by Gipps St, Hoddle St and Victorian Pde).
- Major Activity Centres at Swan Street, Richmond; Bridge Road, Richmond; Victoria Street, Richmond; Smith Street, Collingwood/Fitzroy and Brunswick Street, Fitzroy
- Neighbourhood centres at Johnston Street, Collingwood/Abbotsford; Queens Parade, Fitzroy North/ Clifton Hill; Gertrude Street, Fitzroy Heidelberg Road, Alphington; St Georges Road, Fitzroy North and Nicholson Street, Carlton North and Fitzroy North.
- Industrial precincts in Abbotsford (north of Victoria St), Richmond (north of Bridge Rd) and Burnley (south of Swan St).
- Health precincts in Fitzroy (St Vincent's Hospital) and Richmond (Epworth Hospital).

F3. ECONOMIC AND EMPLOYMENT CONTEXT - YARRA



Source: Yarra Spatial Economic and Employment Strategy, SGS, 2018

2.3. INNER MELBOURNE ACTION PLAN (IMAP)

Yarra is one of five municipalities that form part of the Inner Melbourne Action Plan (IMAP); a collaborative partnership between the municipalities of Melbourne, Port Phillip, Stonnington, Yarra and Maribyrnong.

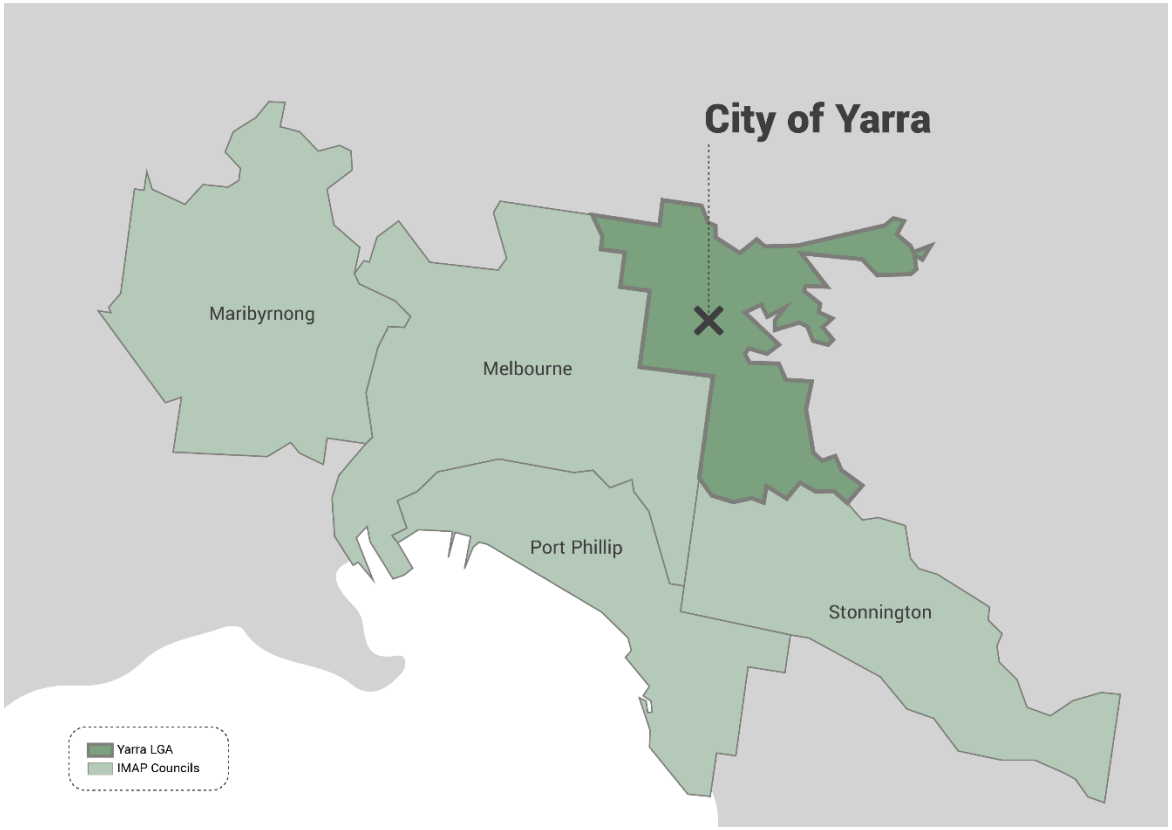
The partnership was established to improve liveability characteristics, achieve collaborative economic outcomes and strengthen the prosperity of the region.

The IMAP action plan was adopted in 2016 and is based on five key goals:

1. A globally significant, strong and diverse economy;
2. A connected transport network that provides real travel choices;
3. Diverse, vibrant, healthy and inclusive communities;
4. Distinctive, high quality neighbourhoods and places; and
5. Leadership in achieving environmental sustainability and climate change adaptation.

IMAP is used as the benchmark for key data sets presented in this Background Report. It is important to note that any reference of IMAP refers to the five Local Government Areas (LGAs), unless otherwise stated.

F4. INNER MELBOURNE ACTION PLAN (IMAP) COUNCILS



Source: Yarra Housing Strategy, City of Yarra, 2018

3. STRATEGIC CONTEXT

3.1. INTRODUCTION

This section provides an assessment of key strategies adopted by the City of Yarra that are considered relevant to economic development in the municipality.

The Strategies that have been assessed include the following:

- Yarra Council Plan (2017 – 2021), 2017;
- Yarra Spatial Economic and Employment Strategy (SEES), 2018;
- Yarra Housing Strategy, 2018; and
- Yarra Night Time Economy Strategy, 2014.

A complete literature review is provided in Appendix A.

3.2. KEY STRATEGIES

3.2.1. YARRA SPATIAL ECONOMIC AND EMPLOYMENT STRATEGY (SEES)

Yarra SEES was prepared by SGS Economics and Planning in 2018 to assist the City of Yarra in understanding the municipality's economic profile, competitive advantages and industry specialisations and how to best respond to trends and drivers to accommodate future business and employment growth to 2031.

EMPLOYMENT TRENDS AND DEMAND DRIVERS

SEES identifies that the Yarra economy is becoming more knowledge based and services oriented, as a result of a well-connected, inner city location with a highly skilled and qualified labour force. Notable employment growth in knowledge-based sectors such as health care, professional and financial services is forecast and expected to materialise to 2031.

SEES estimates that there will be demand for approximately 389,000 sqm of additional commercial floorspace, 89,000 sqm of additional retail floorspace and 206,000 sqm of additional institutional floorspace in Yarra between 2016 and 2031.

According to SEES, other key trends that are impacting Yarra's economy include:

- Structural economic change – Yarra is a post-industrial economy, derived by knowledge based services, producing high value outputs, with an increasing emphasis on professional services, health care and education, creative industries and a diverse retail and hospitality offer.
- Innovation, Knowledge Services – The competitiveness of Australia's economy will be underpinned by innovation, which commonly involves the use of technology as a tool to solve a problem and leads to the creation of new markets.

- Mixed Use Employment Precincts – The Gipps Street Precinct and the Cremorne Precinct are Yarra's two significant mixed employment areas, containing a mix of industrial buildings, warehouses, newer office buildings and some residential dwellings. The diversity of uses found in these areas are linked to its success as a major employment precinct.
- Niche Manufacturing and Wholesale Trade – Despite a significant loss in manufacturing employment across Victoria (partly a result of the withdrawal of the automotive manufacturing industry), the decline in manufacturing jobs has been partially mitigated through a growing number of smaller, niche manufacturers and a transition to more advanced and technical manufacturing activities. This is particularly the case in Yarra's Gipps Street precinct.
- Growth in Health Care – Growth in health care and social assistance services is forecast to occur nationally, but also locally in Yarra, as the population continues to grow and the age profile gets older, with rising life expectancies and technological advancements. This affirms the strength of the sector in Yarra, both in terms of accommodating St Vincent's and Epworth Hospitals, but also a growing allied health role.
- Growth in Education – Yarra has four large tertiary institutions: University of Melbourne (Burnley), Australian Catholic University (Melbourne), Melbourne Polytechnic (Fairfield and Collingwood) and Kangan Institute (Richmond). Further, rapid population growth that has materialised and is forecast to continue in Yarra will generate further demand for education institutions. SEES identifies a current shortfall of education facilities; one of the highest in the metropolitan area.
- Competing Land Use Priorities – Landowners and developers typically seek high returns, and residential land uses are often the most feasible for commercial and mixed use zoned land. Residential intensification is more suitable to activity centres due to the access to employment, transport and amenity.
- Ongoing Retail and Hospitality Growth – Yarra is a retail and hospitality destination. Yarra retailers indicated that 20% of their trade originates from local residents, with the balance (80%) generated from workers, visitors and tourists. As changes to the retail sector continues to disrupt the industry (e.g. online and e-commerce), traditional store-based and 'bricks and mortar' retailers must evolve to improve the experiential and service offering.

CAPACITY FOR EMPLOYMENT GROWTH

SEES estimates that there is currently 3.6 million sqm of employment floorspace within the City of Yarra, with a theoretical maximum in the order of 4.9 million sqm, resulting in a current capacity of 1.3 million sqm. This is based on development potential under current planning zones.

Based on the Yarra Office Demand Study (2018) prepared by urban Enterprise, there has been a notable surge in planning applications for office developments. Three suburbs account for 89% of the total approved office floorspace: Collingwood (57,000 sqm), Richmond (48,000 sqm) and Cremorne (27,000 sqm).

Table 2 provides a summary of floorspace demand for employment uses to 2031. By 2031, it is estimated that there will be demand for an additional 417,000 sqm of employment floorspace, including close to 390,000 sqm of commercial floorspace and 206,000 sqm of institutional floorspace. Conversely, there will be a reduction in demand for industrial floorspace in the order of 267,000 sqm.

T2. FLOORSPACE DEMAND PROJECTIONS – YARRA – 2016 TO 2031

Land Use	2016	2021	2026	2031	CHANGE (16 – 31)
Commercial	1,060,000	1,255,000	1,372,000	1,449,000	389,000
Retail	913,000	983,000	993,000	1,003,000	89,000
Institutional	456,000	510,000	579,000	662,000	206,000
Industrial	1,011,000	860,000	807,000	745,000	-267,000
Total	**3,440,000**	**3,608,000**	**3,751,000**	**3,859,000**	**+417,000**

Source: SEES, SGS 2018

THE SPATIAL STRATEGY

SEES recommends that the following strategic directions in respect of employment lands between 2016 to 2031 (15 years):

1. Support employment growth in Yarra's Activity Centres
2. Retain and grow Yarra's major employment precincts
3. Identify preferred location for housing growth
4. Support the expansion of health related employment and services in Yarra's health precincts
5. Retain other C2 zoned precincts and sites
6. Retain Yarra's existing industrial precincts for manufacturing and urban services

The EDS should support the directions recommended in SEES, with a particular focus on retaining the primacy of major employment precincts by retaining Commercial 2 Zoned land and directing future residential growth away from these areas, as well as supporting growth in health and education related employment and services.

3.2.2. YARRA HOUSING STRATEGY

The Yarra Housing Strategy was adopted in September 2018. The Strategy provides direction for the preferred locations and nature of housing change in the municipality over the next 15 years (to 2033).

The Strategy identifies the following considerations:

- The importance of retaining employment land except for employment areas where residential development has been identified in existing strategies (e.g. structure plans and local area plans).
- Yarra's activity centres are identified as appropriate locations for new housing, given the proximity to public transport, amenity and other services.
- The importance of providing a diverse mix of housing for residents to support social inclusion and maintain vibrant communities across the municipality.
- The increased need for student housing in proximity to Yarra's major tertiary institutions.
- The need to balance downsizing and 'age in place' to ensure that seniors and elderly are supported and accommodated by dwellings that are suitable to their needs, but also free up larger dwellings to be made available to accommodate families.
- There is a potential under provision of aged care and retirement facilities in the municipality, with a predicted shortfall of 109 beds by 2025.
- There is a need to provide affordable housing options within new residential developments in Yarra.
- Promote and encourage active transport use (walking, cycling) for Yarra residents.
- Promote environmentally sustainable residential developments.
- A housing capacity analysis indicates that Yarra's activity centres can accommodate 14,300 dwellings by 2031, which is sufficient in accommodating projected population growth.
- The major activity centres have the most significant land supply available to accommodate new dwellings in Yarra (e.g. Bridge Rd, Victoria St).

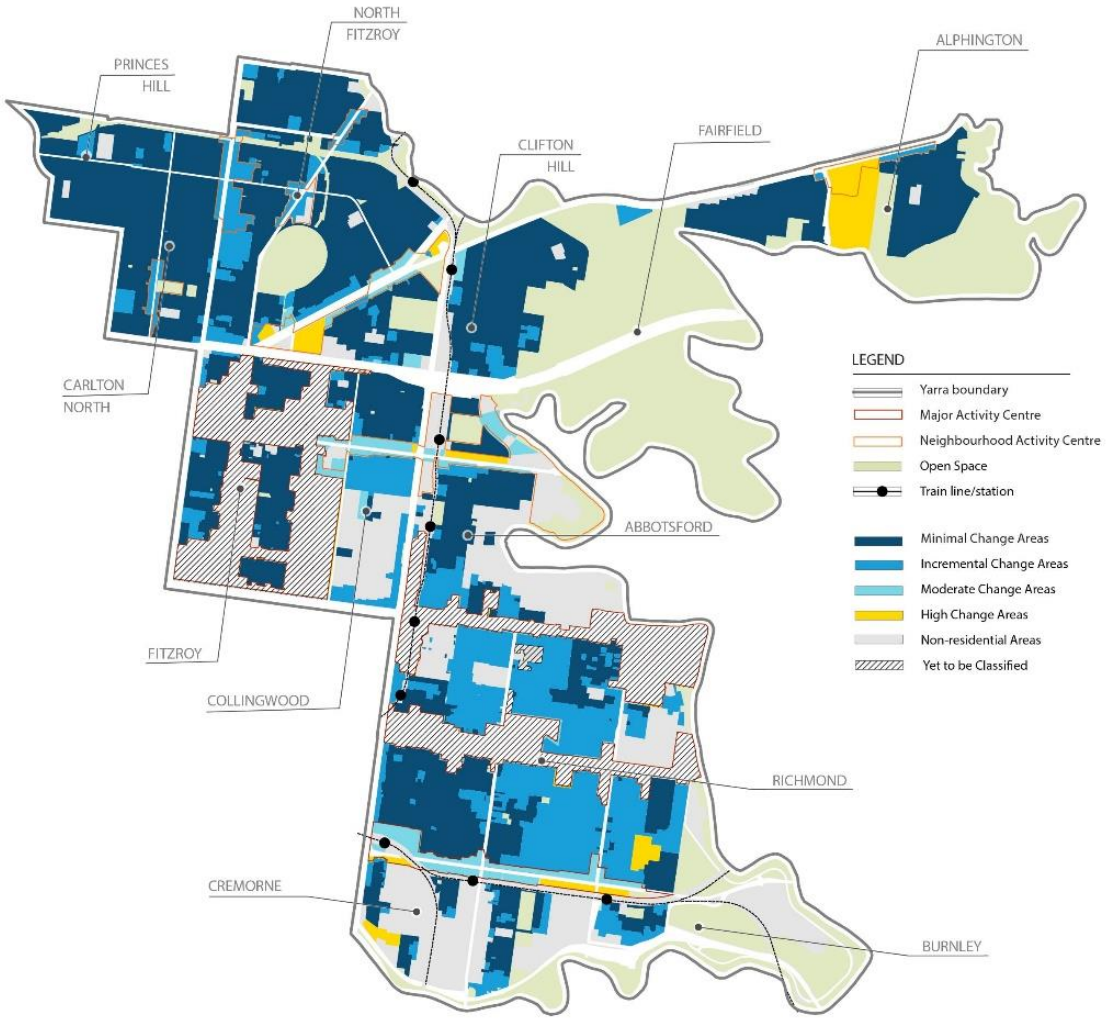
STRATEGIC DIRECTIONS

The Strategy provides four (4) strategic directions to guide housing development in the municipality:

- Strategic direction 1 – Monitor population growth and evolving development trends in Yarra to plan for future housing growth and needs.
- Strategic direction 2 – Direct housing growth to appropriate locations.
- Strategic direction 3 – Plan for more housing choice to support Yarra's diverse community.
- Strategic direction 4 – Facilitate the provision of more affordable housing in Yarra.

Figure 5 provides an overview of the Housing Strategy Framework. The figure shows that the high change areas are located in Alphington (former Paper Mill site), specific sites on Queens Parade, areas within the Swan Street corridor, strategic development sites on Stawell Street and the Richmond Maltings site.

F5. YARRA HOUSING STRATEGY FRAMEWORK



Source: Yarra Housing Strategy, 2018

4. MACRO-ECONOMIC CONTEXT

4.1. BACKGROUND

This section provides an overview of the state of the domestic economy, focussing on the performance and outlook for the Australian and Victorian economies having regard to range of key economic indicators and performance measures.

This section also provides the current state of play for the key public and private sector investment projects that are underway or proposed in Yarra and inner-metro areas, predominantly occurring in urban renewal projects and transport infrastructure upgrades.

4.1. NATIONAL ECONOMIC OUTLOOK

Despite the recent cautions in respect of the national economy, the economic outlook for Australia remains relatively positive. The decline in the economic growth rate since the midway point of 2018 has been primarily attributed to a fall in consumption growth. Consumer spending has been influenced by a long period of weak growth in household income and depressed wages growth.[2]

The Reserve Bank of Australia is forecasting a gradual improvement in consumer spending over the next few years, supported by stronger household income growth and the recently announced tax relief for low-and-middle-income earners. [1]

The Australian economy is forecast to grow by 2.75% in both 2019 and 2020, driven by the forecast increase in consumer spending, along with increased investment across infrastructure, resources and non-mining business as firms invest in additional capacity. By contrast, investment in residential construction is likely to be a drag on the economy for the next few years.[1]

The health care industry in Australia has performed strongly in recent times due to increased government spending and is expected to be a standout, particularly with an ageing population and the continued rollout of the National Disability Insurance Scheme.

The NDIS rollout has also supported the public administration sector, which is being buoyed by stronger government budgets at both federal and state levels.[3]

The RBA reduced the cash rate by 25 basis points for a second consecutive month in July, taking the cash rate to a record low of 1 per cent. In a recent speech, RBA Governor Philip Lowe indicated rates would remain low for an "extended period". Market participants expect a further rate cut by the end of 2019.[4]

Australia's unemployment rate sits at 5.2% as of June 2019, having fallen 0.2% over the past year. Employment growth is forecast to slow to be broadly in line with growth in the working-age population. [1]

The annual inflation rate in Australia rose to 1.6% in the June quarter of 2019 from a 2.5-year low of 1.3% in the previous period. The RBA is forecasting an increase in inflation above 2% over the next two years, taking it within the target rate of 2-3%.

[2] The Economic Outlook and Monetary Policy, Philip Lowe RBA 2019

[3] Economy is a Tale of Two Halves, Deloitte 2019

[4] Economic Update, Department of Treasury and Finance, August 2019

4.2. STATE ECONOMIC OUTLOOK

Generally, economic conditions in Victoria remain favourable with a positive outlook. Victoria is leading the nation in terms of relative economic growth, which considers a range of indicators such as participation rate in employment, unemployment rate, population growth, construction activity and consumer spending. Combined, these indicators can provide a general overview of how the State's economy is performing relative to historical rates.

Economic activity in Victoria in the December quarter was 26.9% above its 'normal' or decade average level of output, slightly ahead of NSW. Nationally, Australia's gross domestic product grew by 0.4% in the March quarter and 1.8% over the year.[5]

Victoria's population growth remains strong and the highest of the states. Victoria's population increased by 2.2% to reach 6.53 million persons in December 2018, which is notably higher than the national average growth rate (1.6%).[6]

Net overseas migration made the largest contribution to growth, adding approximately 86,000 persons between March 2018 and March 2019.

Victoria's labour market remains strong in 2019 but growth moderated in June Employment decreased by 4,100 persons in June 2019, leaving the unemployment rate at 4.8%. Despite the fall in employment in June, Victoria's unemployment rate has declined over the 12 months June and is below the national rate of 5.2%. [4]

Victoria's labour force participation rate was 66.1% as at June 2019 and remains close to record highs and is up over the year to June. [4]

Key indicators used to measure the current performance of Victoria's economy are as follows: [3]

- Population growth - The state with the fastest absolute annual population growth is Victoria (up 2.2%). Population growth an important driver of the broader economy, especially retail spending and housing demand.
- Unemployment - Victoria has a strong job market. Trend unemployment in Victoria stands at 4.8%.
- Retail Expenditure - Spending in Victoria was 18% above decade average levels in the December quarter. Strong population growth, low unemployment, increased job security and infrastructure investment are key supports for retail spending.
- Construction activity - Victoria has retained top spot with construction work completed currently 33.1% above its decade average. This is largely attributed to the significant investment into large-scale infrastructure projects across the State.

Generally economic conditions in Victoria are sound and the outlook is optimistic. However, there are some unfavourable indicators such as depressed wages growth and a further reduction in interest rates to 0.75%, suggesting that economic activity has slowed throughout 2019.

A more stringent lending environment, a sluggish housing market, rising electricity and gas prices and a reduction in household and consumer spending also pose risks to the Victorian economy.

Economic indicators presented in this Background Report indicate that Yarra is well positioned to withstand these risks, demonstrating consistent employment and business growth. Yarra's activity and neighbourhood centres could be impacted by subdued retail conditions and a decline in consumer spending.

[5] State of the States, CommSec April 2019

[6] Economic Update, Department of Treasury and Finance, August 2019

4.3. MAJOR INFRASTRUCTURE / INVESTMENT PROJECTS

There is a significant level of public and private sector projects that are underway or proposed in Yarra and surrounding areas, predominantly occurring in urban renewal projects and transport infrastructure upgrades.

Key infrastructure projects that have recently completed, are planned or are currently underway in the City of Yarra can generate positive flow-on impacts for the regional economy, providing economic stimulus throughout planning, design and construction phases, as well as deliver economic and community benefits once complete and operational.

4.3.1. TRANSPORT

CHANDLER HIGHWAY UPGRADE

The Chandler Highway is being upgraded, improving traffic flow through the addition of four lanes to the previously two lane bridge. The Chandler Highway is an important north-south link, connecting Darebin, Yarra and Boroondara council areas.

The upgrade involved widening Chandler Highway and building a second bridge next to the existing one. The original bridge is being converted into a walking and cycling path.

When completed, the road upgrades will assist in the flow of traffic along the Chandler Highway, as well as along the Eastern Freeway, particularly the freeway entrances and exits linking to the Chandler Highway. The Chandler Highway upgrade is particularly important for the City of Yarra due to the development of the new YarraBend suburb fronting onto Chandler Highway, which will attract at least 5,000 residents and result in an increase in traffic.

Estimated cost: $110 million

Status: Underway.

Estimated Completion date: Late 2019.

MELBOURNE METRO TUNNEL

The development of the Metro Tunnel will provide an important upgrade to Melbourne's train network, as well as alleviate pressure from the stations in the existing city loop. The Metro Tunnel project consist of construction new underground stations at Arden, Parkville, Domain and two new CBD stations directly connected to the City Loop at Flinders Street and Melbourne Central stations.

Some of Melbourne's busiest metropolitan train lines; Sunbury, Cranbourne and Pakenham will run exclusively through the new tunnel. By taking these lines out of the City Loop, other lines will be able to operate more services.

Although the Metro Tunnel does not travel directly through the City of Yarra, its development will alleviate pressure from Richmond Station and other train stations in the City of Yarra, providing key linkages between the CBD and other metropolitan areas.

As a result of the Metro Tunnel, capacity will be created on the network to enable 504,000 more passengers to use the metropolitan rail system during each peak period.

Estimated cost: $11 billion.

Status: Construction underway.

Estimated Completion date: 2025.

STREAMLINING HODDLE STREET

The Victorian Government is upgrading major intersections on Hoddle Street and Punt Road to improve traffic flow. The Hoddle Street and Punt Road corridor is a critical north-south link to the east of the city, and is Melbourne's busiest arterial road with 330,000 people travelling along and across it every day. These significant changes to one of Melbourne's busiest intersection provides more 'go time' at green lights, improves traffic flow and reduces travel times on Hoddle Street and Punt Road.

The upgrade of Hoddle Street involves four key intersection upgrades. A critical upgrade was undertaken at the Punt Road intersections with Swan Street and Olympic Boulevard in October 2018 to build Victoria's first Continuous Flow Intersection (CFI).

New pedestrian paths and crossings will be built, as well as dedicated cycle lanes at Swan Street to improve access and safety for cyclists and pedestrians. There will also be dedicated bus and tram lanes and bus priority at traffic lights.

Estimated cost: $110 million

Status: Underway.

Estimated Completion date: Expected to be completed by the end of 2019.



Source: Major Road Projects Victoria, 2019.

4.3.2. URBAN RENEWAL

FITZROY GASWORKS SITE

It is proposed that the 3.9 hectare site, which is bordered by Smith Street, Alexandra Parade, George Street and Queens Parade, will include new housing, a senior high school, a sports centre and open space.

In June 2018, the Minister for Planning rezoned the site as Mixed Use and Public Use Zone 2 (Education) by introducing Amendment C243 to the Yarra Planning Scheme.

The final design has not yet been finalised; however, Development Victoria has identified the following community priorities for inclusion in the project:

- 20 percent of residential housing to be affordable / social housing;
- A new 650-student senior high school;
- A new six-court indoor sports facility and gym;
- Underground car parking; and
- At least eight percent of the site dedicated to public open space.

Estimated cost: $110 million

Status: Site remediation works underway and expected to be complete early 2021.

Estimated Completion date: Construction expected to begin in Early 2021.



Source: Development Victoria, Concept Master Plan, 2019.

YARRA BEND, FORMER ALPHINGTON PAPER MILL SITE

'Yarra Bend' will occupy the former Amcor Paper Mill site in Alphington, a 16.5 hectare site on the corner of Heidelberg road and the Chandler Highway and extending down to the Yarra River.

The vision for this major strategic redevelopment is as a residential precinct with a mix of retail, offices, open spaces and community facilities.

The key elements of the approved Development Plan Overlay, endorsed in May 2016, include:

- 4.5% open space;
- 1,700 square metres of community facilities and multi-purpose sports court;
- 30 metre wide buffer to the Yarra River;
- 5% affordable housing provision;
- 13,500 square meters of retail and commercial floor space; and
- Estimated 2,500 dwelling in the form of town houses and apartments.

The site is owned by joint developers, Glenvill Group and Alpha Partners.

Estimated cost: Estimated $1.2 billion end value.

Status: Construction underway.

Estimated Completion date: TBC.





Source: Glenvill Developments, YarraBend Alphington, 2019.

RICHMOND MALTINGS SITE (MALT DISTRICT)

Construction of The Malt District, a major redevelopment at the former Richmond Maltings / Nylex site in Cremorne has commenced.

Stage one includes a nine-level office tower, and the 12 and 15 stepped-level Coppins Corner tower with more than 200 apartments and retail and hospitality restaurants on the ground level.

When complete, the development will include a microbrewery, and the iconic Nylex clock will be retained atop extended concrete silos.

Estimated cost: $1 billion

Status: Construction underway.

Estimated Completion date: TBC



Source: The Urban Developer 2018

4.4. GLOBAL TRENDS INFLUENCING YARRA'S ECONOMY

There are a number of trends that are influencing the Australian economy, including a transition that is occurring across a number of industry sectors due to a range of factors such as:

- Technological advancements and digital disruption;
- A growing and changing population, both domestically and globally;
- Changing work preferences (i.e. flexibility, collaboration, innovation);
- Environmental challenges (e.g. climate change and extreme weather events, land/soil degradation, urban encroachment); and
- Macroeconomic conditions.

This section provides an overview of some of the key macroeconomic trends that are impacting the global and domestic economy that may have implications for Yarra's economy.

THE VICTORIAN ECONOMY IS DIVERSIFYING

The Victorian economy is becoming more diversified and service driven. Manufacturing in Victoria accounts for 28% of Australia's manufacturing production and contributes a larger share to the economy relative to other states and territories. However, Victoria is progressively transitioning from an industrial economy that has traditionally been reliant on Manufacturing to a more innovative, knowledge and services based economy.[7]

Recent analysis identifies that the sectors forecast to drive future economic growth in Victoria are health care, international education, wealth management, agribusiness and tourism. These sectors are well placed to capitalise on growth in Asia. Victoria can also capitalise on strengths in medical research, ICT, food processing and financial and insurance services.[8]

The rise of the knowledge economy is based on a highly educated labour force, sophisticated technologies and innovative products and services. The industry composition of Victoria's economy will continue to shift toward services in the future. By 2046, it is projected that the most significant employment growth will occur in professional, scientific and technical services, financial and insurance services, healthcare and education.[9]

Given that Yarra is largely a knowledge-based economy with a highly educated and professional workforce and industry composition, Yarra is well placed to respond to the shift in Victoria's economic and industry composition.

AUTOMATION IS IMPACTING SOME INDUSTRY SECTORS

Automation, globalisation and collaboration are revolutionising the way we work. Technological advancements and the digitalisation of data analytics are creating a step change in technological capabilities, particularly given the advances in robotics, analytics, Artificial Intelligence (AI) and machine learning.[10]

There is an evident disparity in the way in which business and industry are harnessing these technologies as they disrupt global economies. The industries that are most likely to be most significantly impacted by digitalisation include information and communication technology, media, professional services, financial and insurance services, wholesale trade and advanced manufacturing. Industries less likely to be impacted include agriculture, construction, hospitality, healthcare and government agencies.[11]

Approximately 70% of young people are entering the workforce in jobs that will be radically affected by automation and 60% of students are being trained in jobs that will impacted by automation. The types of occupations that have been impacted by automation are generally cognitive and manual routine jobs, whilst non-routine jobs which require interpersonal skills, problem-solving, critical thinking and creativity are

[7] The Current and Future State of Victoria, Deloitte, 2016

[8] The Current and Future State of Victoria, Deloitte, 2016

[9] The Current and Future State of Victoria, Deloitte, 2016

[10] What's Now and Next in Analytics, AI and Automation, McKinsey and Company, 2017

[11] What's Now and Next in Analytics, AI and Automation, McKinsey and Company, 2017

less exposed to automation. The jobs that will be most affected include machinery operators, technicians and trades, administration and labourers.[12]

Yarra's workforce largely consists of 'white collar' professionals that work in knowledge-based and service-oriented industries, drawing on a highly skilled, educated and professional workforce. Some of the industries that are being impacted by automation, globalisation and collaboration are considered to be Yarra's industry strengths, including professional services, information, media and communication technology and financial services. Yarra is home to some of Australia's most innovative businesses such as REA Group, Seek, CarSales.com and MYOB Group. These businesses are considered to be at the forefront of harnessing technology and encouraging innovation.[13] Therefore, Yarra is well-placed to capitalise on emerging technologies and harness digitisation to achieve positive business outcomes.

THE IMPORTANCE OF SMALL TO MEDIUM ENTERPRISE (SME)

Small to medium enterprise are crucial to the health of the Australian economy as they support approximately 7 million ongoing jobs and contribute 57% to the Gross Domestic Product (GDP).[14]

Since 2005, the barriers to start a business are lower. In particular, costs have fallen 65%, encouraging younger people to start a business. Approximately 50% of SME's have been in business 10 years or less with 56% being either millennials or generation X, indicating strong growth in younger business owners.[15]

There is a notable difference between millennial SME's compared with others. Research shows that Millennials are more focussed on business investment having regard to business growth and are heavily reliant on digital channels as a means to generate revenue.[16]

50% of SME's identify competition as one of the key challenges facing business growth, citing that a significant number of competitors in the industry is stymieing growth. However, many SME's believe the competitive advantage of the industry is the ability and capacity to be adaptable and flexible to change.[17]

Whilst there has been an increase in the number of larger businesses in Yarra in recent years (i.e. 200+ employees), 96% of businesses remain small to medium (i.e. less than 20 employees) and account for the majority of the business base in the municipality.

THE GIG ECONOMY

'The gig economy' refers to contract, temporary and free-lance work. The popularity and regularity of people working within the gig economy is on the rise in Australia and New Zealand. Whilst there are clear examples of the gig economy across platforms such as Uber and Airbnb, it is also extending into roles such as administration, hospitality, marketing and graphic design.[18]

The gig economy is predominantly underpinned by advancements in technology, but is also largely driven by the younger cohorts entering the labour force who typically seek flexibility over stability, as well as the growing demand for niche skills across various sectors.[19]

Whilst it is recognised that the gig economy will never replace permanent working arrangements, there is a need to recognise its growing popularity and understand the work implications, which may extend to a rise in home-based businesses and a lesser requirement for permanent business accommodation due to the ability to work remotely.

5G networks are the next generation of mobile internet connectivity, offering faster speeds and more reliable connections on smartphones and other devices. As with 4G before it, 5G is focused on mobile data. 5G will provide:

- Faster network speeds;

[12] The New Work Order, Foundation of Young Australians, 2017
[13] ASX Top 20 Innovative Companies, Collective Campus / AFR, 2018
[14] Understanding Australia's Small to Medium Enterprises, NAB, 2017
[15] Understanding Australia's Small to Medium Enterprises, NAB, 2017
[16] Understanding Australia's Small to Medium Enterprises, NAB, 2017
[17] Understanding Australia's Small to Medium Enterprises, NAB, 2017
[18] Understanding the Gig Economy, SEEK, 2018
[19] Understanding the Gig Economy, SEEK, 2018

- Lower latency – the time it takes information to get from your phone to the wider internet and back again; and
- More simultaneous connections - 5G will allow more devices to connect to the network at the same time.

The 5G network will contribute to a rise in Internet of Things (IoT) technology in Yarra, providing the infrastructure needed to carry significant amounts of data, allowing for a smarter and more connected municipality. This will provide major advantages for businesses in Yarra utilising technologies such as Enterprise Resource Planning (ERP), robotics, drones and 3D printing.

A limited number of Telcos have released the 5G network but is largely expected to be rolled out throughout 2020, presenting opportunities for faster mobile networks and connections between smart devices.

START-UPS / CO-WORKING SPACES

Start-ups are experiencing a strong growth phase in Melbourne through increased investment from global markets and an alignment of local skills and qualifications that suit the start-up genome. The growth in start-ups is also highlighted by the increase in supply and growing popularity of co-working spaces, as well as the funding committed by Government (Launch Vic) to build support infrastructure for start-ups.

There are approximately 1,100 start-ups in Melbourne with strong performance in the following three sectors:

- Advertising Technology – analytics, distribution and target marketing tools used in advertising;
- Biotech and Life Sciences – Biotechnology, pharmaceuticals, biomed technologies, life systems technologies, cosmeceuticals, biomedical devices; and
- Health Tech – Medical technologies for diagnostics, monitoring, treatment and ongoing care, as well as technologies related to medical administration and costs like insurance, remote healthcare and cost-management.

Melbourne is known as the start-up capital of Australia and home to over 170 co-working spaces across the metropolitan area. Co-working spaces provide the critical support infrastructure and services often required for businesses in their infancy to grow and mature. The benefits of the co-working model are associated with creating a space which supports collaboration, openness, knowledge sharing, innovation, and the user experience.[20]

Demand for co-working spaces is predominantly being driven by growth in tech and creative industries, but is also becoming increasingly popular amongst professional and financial service industries.[21]

Yarra has a significant number of the co-working/sharing spaces, particularly in Richmond, Abbotsford and Cremorne. Although geographically small, Cremorne has been labelled "Silicon Yarra" because of the number of start-ups attracted to this area. Collingwood and Fitzroy also have a growing number of co-working spaces including some niche spaces that cater to specific industries.

Whilst the proportion of floorspace dedicated to co-sharing is still relatively minor in the inner metropolitan Councils, the popularity of this model is increasing and is suited to the competitive advantages of Yarra as a creative and tech hub.

MELBOURNE'S CBD & CBD FRINGE OFFICE MARKET

As at July 2019, the vacancy rate in Melbourne's CBD office market was at a record low of 3.3%. Vacancies across different grade of office space are as follows[22]:

- Premium grade office space – 4.1%
- A-grade office space - 1.5%
- B-grade office space – 7.2%
- C-grade office space – 3.6%

[20] The Australian Co-Working Market Report, Office Hub, 2018

[21] The Australian Co-Working Market Report, Office Hub, 2018

[22] Office Market Report, Property Council of Australia (PCA), 2019

The record low vacancy rates in Melbourne CBD is a result of strong underlying demand. Over the last five years, almost 500,000 sqm of office space was absorbed within Melbourne's CBD, while less than 270,000 sqm was absorbed in Sydney's CBD.[23]

Property Council of Australia (PCA) indicated that office uses in the CBD are prevailing over residential uses, largely due to the strong demand and higher returns that can be achieved through pre-committed tenants. Whilst there is a notable level of office floorspace supply forecast to materialise in Melbourne's CBD over the next 3 years (approx. 250,000 sqm), it is expected to reduce significantly beyond 2021 due to the growing unavailability of sites and the onerous height and setback controls applied by Amendment C270.

Business are continually looking beyond the Melbourne CBD for office space including East Melbourne, St Kilda Road and Richmond/Cremorne. Anecdotally, the appeal of these areas is attributed to more affordable rents (relative to the CBD), vibrant precincts, industry clusters and access to public transport.[24]

The demand for office floorspace in areas such as Cremorne has been unprecedented. According to CBRE, creative and tech firms are less likely to identify with the corporate culture of the CBD and are seeking alternative and unique office and precinct environments in the CBD fringe. The growing popularity of Richmond/Cremorne as a creative and technology hub is highlighted by:[25]

- A 20% increase in rents between 2016 and 2017;
- Over 200,000 sqm of development applications (approved or under assessment) in the year ending September 2017;
- An increase in the average size per development application, increasing from 6,400 sqm in 2013 to over 6,000 sqm in 2017;
- A rapid increase in land values, with the average land rate for development opportunities effectively doubling between 2015 and 2018 ($6,000/$7,000/sqm to $13,000/sqm).

In terms of office supply, there is a notable pipeline of office developments slated for Yarra including key sites on Swan Street, Church Street and Wellington Street. However, many of these remain uncommitted and present a risk for office vacancy rates in Yarra.

A LOW CARBON ECONOMY

In 2016, the Victorian Government committed to legislating a long-term target for Victoria of net zero greenhouse gas emissions by 2050. Victoria's Climate Change Act (2017) aims to achieve a net zero greenhouse gas emissions, climate-resilient community and economy.[26]

In 2017, the State Government legislated renewable energy generation targets of 25% by 2020 and 40% by 2025. This is estimated to reduce average annual power costs for medium-sized businesses by $2,500 and for large companies by $140,000 and reduce Victoria's electricity sector emissions by approximately 16% between 2019/20 and 2034/35.[27]

The City of Yarra Council and community is recognised as a leader in sustainable practices and environmental initiatives. Council implements best practice carbon management at the local government level, becoming the first accredited carbon neutral Council in Victoria in 2012 (and the second in Australia).

In 2017 Council announced a partnership in the Melbourne Renewable Energy Project (MREP), which includes a collection of local governments, cultural institutions, universities and corporations who purchase renewable energy from a newly built facility. Some of Yarra's positive environmental initiatives and outcomes include:[28]

- Reducing greenhouse emissions (before offsets) by 38% from 2001 levels
- Meeting 25% of energy needs from local, renewable and low carbon sources
- Water tanks at over 35 sites, including many parks and reserves

[23] Office Market Report, Property Council of Australia (PCA), 2019

[24] Office Market Report, Property Council of Australia (PCA), 2019

[25] Richmond and Cremorne emerge as Melbourne's Silicon Valley, CBRE, 2018

[26] Climate Change Act, DELWP, 2017

[27] Australia's 2030 Climate Change Target, Department of Energy and Environment, 2015

[28] Sustainability Initiatives, City of Yarra 2019

Environmental leadership is a longstanding value of the City of Yarra. The significant size of Yarra's working population means that business engagement and support for sustainable practices is crucial for the realisation of broader sustainability goals.

Encouraging of a 'green' business community will involve strengthening existing renewable energy initiatives and promoting green business practice through the Yarra Sustainability Awards and key Council strategies.

Yarra Council has committed to urgent action to respond to the global climate emergency. Yarra was the first council in Victoria to be accredited as carbon neutral, a status that has been maintained since 2012. Yarra is also one of the first councils in the world to declare a climate emergency in 2017.

GROWING DEMAND FOR HEALTH CARE

The number of people aged 65 years and over in Victoria is likely to almost triple from 2016 to 2051 as the significant population currently aged between 45 to 65 years moves into the 'senior' and 'elderly' category. The forecast ageing of the population is partly attributed to the increase in life expectancies borne from advancements in health care and social assistance.[29]

Global healthcare is growing rapidly and is attributed to a significant increase in global healthcare spending, increasing from $7 trillion USD in 2015 to a projected $8.7 trillion USD in 2020. Consistent increases in global healthcare spending is attributed to:[30]

- Revenue pressure and rising industry costs are demanding more innovative and cost effective solutions to patient care;
- An ageing population is resulting in higher health related issues in developed economies;
- Higher-income households;
- Increase in chronic diseases (e.g. diabetes, heart disease); and
- Unprecedented population growth in developing and developed economies.

Yarra includes two major health precincts in Fitzroy (St Vincent's Hospital) and Richmond (Epworth Hospital). With a growing demand for health care and related services, the importance and role of these precincts is expected to strengthen in the future.

MANUFACTURING

Employment in traditional, larger-scale Manufacturing across Victoria is in decline. The loss in jobs is partly a result of the withdrawal from the automotive industry, but also a broader transition away from traditional manufacturing practices to more technical and advanced manufacturing. This is in response to strong international competition, particularly from Asia.[31]

Manufacturing remains an important industry in Victoria in terms of export value and value-added to the economy. Whilst the Manufacturing industry faces notable challenges, it is also in the midst of a transformational change through revolutionary technological advancements such as robotics, drones and 3D printing.[32]

Other trends in Manufacturing, particularly in inner metropolitan areas such as Yarra is the presence of urban manufacturing. Urban manufacturers tend to be small (generally employing fewer than 20 people), provide a highly specialised or niche product and are typically horizontally integrated in networks of suppliers, distributors, and subcontractors.[33]

Melbourne Makers is a promotional platform for urban manufacturers, providing an overview of business types across IMAP Councils. Melbourne Makers shows that there a clustering of urban manufacturers in and around the Gipps Street Precinct, with activities generally occurring in arts and culture, food and beverage, textiles and fashion, personal service and Information Media and Telecommunications.

[29] Population Forecasts, Victoria in Future, Department of Environment, Land, Water and Planning (DELWP), 2016

[30] Global Healthcare Outlook, Deloitte, 2016

[31] The Current and Future State of Victoria, Deloitte, 2016

[32] Digital Disruption: What do Governments Need to Do? The Productivity Commission, 2016

[33] The Rise of Urban Manufacturing, SGS, 2014

RETAIL

Retail spending is a critical component of the economy, providing economic stimulus through direct expenditure. Despite steady employment growth, household finances have come under pressure from stagnant wages growth and declining wealth, and this has reduced consumer sentiment and household's inclination to spend, particularly on discretionary items such as retail.

Retail turnover growth slowed throughout the second half of 2018 and into 2019.[34] Retail conditions are forecast to continue throughout the remainder of 2019 and 2020. The biggest retail category improver in 2018 was clothing, footwear and accessories, as well as cafes, restaurants and take away food, which maintained consistent growth as consumers continue to spend healthily on leisure and experience based retail such as dining out.

The number of major retailer defaults is on the rise in Australia, indicated by the announcement of major retailer closures such as Big W (closure of 30 stores) and David Jones (closure of select stores and a reduction in floorspace). Shopping centre owners and landlords can look to repurpose vacant space into more service-based offerings such as gyms, fitness centres, hospitality, child care and entertainment.[35]

Digital retailing is becoming more prevalent too. In 2018, the number of online purchases in Australia grew by over 20%.[36] Despite the growth in online sales, 90% of retail transactions remain in-store, indicating that in-store retailing remains the preferred option. With the growing prevalence of online retail activity, retailers are increasing their omnichannel retail strategy, enabling people to interact either in-store or online, on a multitude of devices.[37] It is estimated that by 2020, approximately 35% of retail sales will be web influenced.[38]

Some retail centres and strips are responding to online competition by seeking to improve the shopping "experience", something that cannot be replicated online. This includes a greater focus on hospitality, entertainment and meeting places co-located with retailers.[39]

Generally, vacancy rates are on the rise in inner metropolitan retail strips. A vacancy rate in the order of 7% to 12% in these areas is not uncommon. According to Fitzroys *Walk the Strip* retail report for 2018/19, well-known retail strips such as Chapel Street (South Yarra), Lygon Street (Carlton), Chapel Street (Windsor), Acland Street (St Kilda), Sydney Road (Coburg) and Puckle Street (Moonee Ponds) all recorded a vacancy rate above 8% in 2018/19.

The report surveyed 33 retail strips in inner and middle metropolitan suburbs and found that retail strips with lower vacancies are those that have evolved from simply occupying vacancies with food and beverage outlets, and are increasing retail services such as massage, yoga and fitness studios, dentists and medical clinics. More than 85% of surveyed retail strips that recorded an increase in service retail over 2018/19 also recorded a decrease in vacancy.

Retail centres and strips are increasingly adopting a 'place-based' approach to expand the role of strips to include civic and recreational destinations for communities. Traders are working with local councils to improve 'place-making' initiatives to promote a mix of retail and amenities. This aims to better leverage existing community assets such as public open space, recreation and civic spaces, which aims to increase foot traffic and community dwellers, with a view to benefitting retailers and retail strips.

Yarra conducts economic research across the municipality's key retail precincts to record vacancies and track changes to businesses in order to monitor trends across each centre. The research, known as 'Precinct Pulse' is based on data that is collected from approximately 3,000 ground floor businesses across 12 retail precincts.

Table 3 (overleaf) provides a summary of the findings from Precinct Pulse. There are different trends occurring across Yarra's retail precincts. Bridge Road, Johnston Street, Victoria Street and Nicholson Street Village are all experiencing high vacancy rates and are in the order of 11% to 18%.

[34] Australia Economic Outlook, Deloitte, 2019

[35] Real Estate Market Outlook 2019, CBRE, 2019

[36] Inside Australian Online Shopping, e-commerce industry report, Australia Post, 2019

[37] Retail Trends: What is Digital's Impact on the Retail Sector, PWC, 2017

[38] Real Estate Market Outlook 2019, CBRE, 2019

[39] Retail Trends: What is Digital's Impact on the Retail Sector, PWC, 2017

Fashion retail businesses in Bridge Road and Brunswick Street have declined, whilst there has been a surge in hospitality related businesses and hair and personal services businesses in Bridge Road, Smith Street and Swan Street.

Generally, lower vacancy rates are found in precincts that include a diverse mix of uses including personal services, hospitality, health related services, fashion and some professional services. Health care, wellness and fitness related businesses have surged in Yarra's retail precincts in recent years, with a growing number of gyms, pilates / yoga studios and allied health businesses such as osteopaths, chiropractors, remedial massage and natural therapies (e.g. acupuncture).

T3. YARRA'S ACTIVITY CENTRES – PRECINCT PULSE SUMMARY - 2019

Precinct	Suburb	Businesses	Turnover Rate	Vacancy Rate (2019)	Key Changes in retail Mix (2014 to 2019)
Bridge Road	Richmond	349	9%	16% - 18%	+114% in health care -56% fashion +600% fitness (from 1 to 7) +44% hair and personal services
Smith Street	Collingwood, Fitzroy	313	11%	6% - 7%	+20% grocery and fresh food -25% recreational retail +50% bars and pubs +69% professional services
Brunswick Street	Fitzroy	293	9%	7% - 8%	+35% bars and pubs +25% hair and personal services -6% fashion
Johnston Street	Collingwood, Fitzroy, Abbotsford	267	15%	14% - 15%	+83% recreational retail +33% fashion +15% hair and personal services -37% homewares
Swan Street	Richmond, Cremorne	239	9%	12% - 14%	-26% all retail +30% bars and pubs +21% cafes and restaurants
Victoria Street	Collingwood	207	11%	16% - 18%	+40% hair and personal services -5% cafes and restaurants -16% grocery and fresh food
Church Street	Richmond, Cremorne	183	9%	8% - 9%	+17% health care +10% bars and pubs +7% homewares
Nicholson Village	Carlton North	127	10%	11% - 12%	-11% cafes and restaurants +18% professional services +113% health care
North Fitzroy Village	North Fitzroy	123	8%	8% - 9%	+9% cafes and restaurants +33% health care -27% professional services
Gertrude Street	Collingwood, Fitzroy	110	15%	6% - 7%	+13% fashion +38% health care -11% cafes and restaurants
Queens Parade	Clifton Hill	107	3%	7% - 8%	-3% cafes and restaurants -5% all retail +30% health care
Rathdowne Village	Carlton North	89	13%	5% - 6%	-17% cafes and restaurants +6% all retail +14% hair and personal services

Source: Precinct Pulse, City of Yarra 2019

THE HOUSING MARKET

Melbourne's housing market is in the midst of a correctional phase, with recurring quarters of house and unit price declines from the second half of 2018. This is a result of several regulatory and political factors, including:[40]

- A stricter lending environment, led by the recommendations of the Royal Commission in to the misconduct in the banking, superannuation and financial services industry;
- The recent federal election, which provided uncertainty to investors and owner-occupiers, with Labor's proposed changes to negative gearing and capital gains tax looming as possibilities; and
- Potential changes to Australia's overseas migration policy, resulting in caps to net overseas intake.

Slowed construction activity, interest rate cuts and steady population growth has put a floor underneath the decline in house and unit prices in Melbourne and are expected to commence an upward trend in 2020.[41] Melbourne recorded a 5.8% increase in new lending commitments in July 2019 for investment and owner occupier dwellings, indicating a strengthening of demand for housing.

The median house and unit prices in Yarra indicate that the municipality is less affordable when compared with middle and outer metropolitan areas, further highlighted by the above average house and unit prices and the growing proportion of renters; 40% private renting and 10% social housing renting.

The rising property and rental values in Yarra present risks for Yarra's comparatively younger workforce and resident population, as it could become an increasingly unaffordable place for younger aged cohorts to live.

[40] Real Estate Market Outlook 2019, CBRE, 2019

[41] Moody's Analytics Australia Home Value Index Forecast, Core Logic, 2019

5. DEMOGRAPHIC PROFILE

5.1. INTRODUCTION

This section provides a demographic profile of Yarra residents having regard to:

- Population (historical and projected);
- Age Structure (historical and projected);
- Household Composition;
- Socio-economic profile;
- Housing profile; and
- Property market indicators.

Results are benchmarked against the IMAP Councils where applicable. Further, demographic analysis has been undertaken for Yarra's suburbs (SA2s), including:

- Richmond / Cremorne / Burnley;
- Fitzroy North;
- Fitzroy;
- Carlton North / Princes Hill;
- Clifton Hill / Alphington
- Collingwood; and
- Abbotsford.

F6. DEMOGRAPHIC SNAPSHOT - YARRA

	Population (2018) Forecast Population (2036)	98,521 136,454
	Median Age (2018)	33 years
	Socio Economic Profile (SEIFA, 2016)	6th most advantaged Council area in Victoria (79 councils)
	Occupations (2016)	Professionals (43%) Managers (17%)
	Median House Price (2017) Median Unit Price (2017)	$1.4 million $580,000

5.2. KEY FINDINGS

POPULATION GROWTH

- In 2018, Yarra's resident population was approximately 98,500. Over the past decade, the municipality has experienced significant population growth. Between 2011 and 2016, the population grew at an average annual rate of 3.2%, adding over 12,500 residents (+2,500 per annum).
- The fastest growing suburbs are Richmond, Abbotsford, Collingwood and Fitzroy. Collectively, these areas account for 85% of Yarra's growth. This is largely attributed to the presence of major activity centres that have accommodated a higher proportion of dwellings, specifically through urban renewal and site specific redevelopments.
- The notable growth rate in Yarra is expected to continue to 2036. The most recent population projections released by Victoria in Future (VIF) forecast Yarra's population to increase by 57%, adding over 50,000 residents by 2036. Similar to historical trends, much of the projected population is expected to occur in Richmond (+19,000 persons), Clifton Hill / Alphington (+8,500 persons), Collingwood (+6,000 persons) and Abbotsford (+8,000 persons).
- The significant increase in population is expected to generate additional demand for housing and employment, as well as household and personal goods and services that is created organically through population growth, including retail, hospitality, health and education, community and civic uses.

AGE PROFILE

- The age profile of Yarra residents consists largely of younger and middle aged cohorts. Persons aged between 20 and 50 years is the most common age profile of residents and accounts for approximately 60% of the population.
- The high proportion of young to middle aged cohorts could be a result of the attractive lifestyle attributes of Yarra, but also the proximity to a diverse range of employment opportunities that are available in inner metropolitan areas. Another contributing factor is the presence of tertiary education facilities in Yarra and surrounding areas. There are four tertiary institutions within the municipality, as well as major institutions such as the University of Melbourne (Parkville) and RMIT (City Campus, Brunswick) nearby. These areas attract a significant number of students and typically generate demand for rental properties and student accommodation in close proximity to education facilities.
- The resident age structure in Yarra is forecast get older to 2036, primarily through a projected reduction in the proportion of persons aged between 20 and 35 years, but also an increase in the proportion of persons aged between 35 and 55, and children aged between 5 and 19 years, indicating that an increase in young and middle aged families could materialise. This may generate additional demand for child care, primary and secondary education facilities in the municipality.
- The proportion of older aged cohorts such as seniors and elderly are forecast to occur over the next 15 years, having implications on aged care and retirement housing and accommodation, aged friendly and all accessible infrastructure and health and social assistance related services.

SOCIO-ECONOMIC PROFILE

- According to the Socio-Economic Index for Areas (SEIFA), Yarra is the 6th most advantaged Council area in Victoria (out of 79). Yarra's position on the index increased between 2011 and 2016, rising eight positions to record an index score of 1084, making it a more advantaged municipality.
- The higher level of socio economic advantage is attributed to relatively low unemployment, a high participation rate in the labour force, a highly skilled and qualified workforce and a higher proportion of middle to high income earners.
- The increasing level of socio-economic advantage may be a result of attracting professional, educated and skilled residents of working age to the municipality due to the favourable lifestyle and employment characteristics, including the proximity and access to employment areas, vibrant activity centres, high quality public transport and a diverse entertainment, retail and hospitality offering.
- Whilst the overall socio-economic profile is high relative to the metropolitan Melbourne and Victorian average, pockets of disadvantage exist within Yarra

(parts of Fitzroy and Collingwood) including higher unemployment, underemployment and low income households.

HOUSING

- Yarra's housing profile is evolving in certain areas due to the scale of population growth that has occurred in the municipality, resulting in a rapid increase in demand for a diverse range of housing options, including detached and semi-detached dwellings, apartments and units, aged care and retirement housing, rental properties and student accommodation.
- Demand for a diverse range of housing needs is expected to continue in the Strategy period (2020 to 2025). The majority of dwelling growth is expected to be absorbed in urban renewal areas such as the former gasworks and paper mill sites in Fitzroy and Alphington. Further, site specific redevelopments continue to appeal to landowners and developers within activity centres and neighbourhood centres. These areas are also expected to accommodate additional demand for dwellings, as they are identified as high to moderate change areas in the Yarra Housing Strategy (2018).
- As stated in the Spatial Economic and Employment Strategy (2018), it will be critical to protect and maintain the primacy of dedicated employment land in the municipality to ensure that employment uses prevail, particularly in major employment precincts (e.g. Richmond, Cremorne, Collingwood).
- The median house and unit prices in Yarra indicate that the municipality is less affordable when compared with middle and outer metropolitan areas, further highlighted by the above average house and unit prices and the growing proportion of renters; 40% private renting and 10% social housing renting.

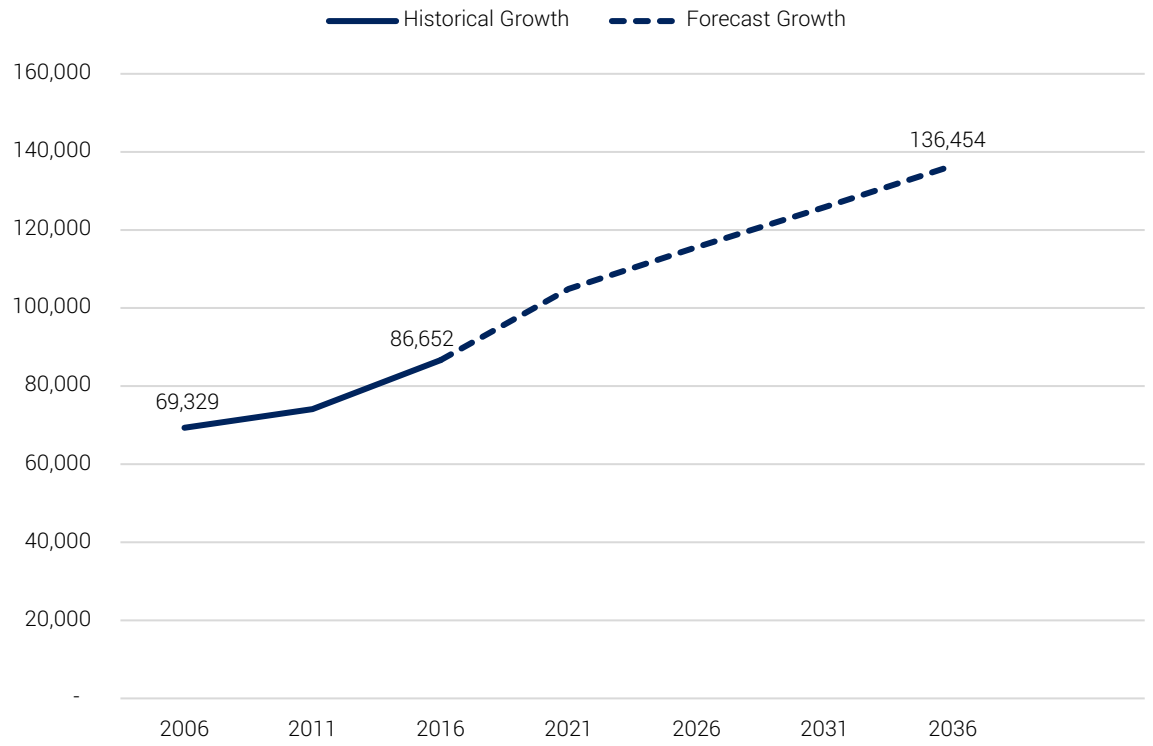
5.3. POPULATION GROWTH

5.3.1. HISTORICAL AND FORECAST

In 2018, the estimated resident population of the City of Yarra was 98,521.

Based on population forecasts, Yarra is projected to reach 136,454 persons by 2036, growing at an average annual rate of 2.3%, which is in-line with the growth rate experienced in the past decade.

F7. HISTORICAL AND FORECAST POPULATION GROWTH – CITY OF YARRA – 2006 TO 2036



Source: Australian Bureau of Statistics 2006, 2011 & 2016

HISTORICAL POPULATION GROWTH

Table 4 shows the historical population of the City of Yarra, categorised by SA2. As at 2016, the most significant proportion of the municipality's population was concentrated to Richmond (35%), followed by Fitzroy North (14%) and Fitzroy (12%).

Between 2011 and 2016, the most significant population growth was experienced in Abbotsford, adding approximately 3,300 persons and growing at an average rate of 10.8% per annum.

Other notable population increases occurred in Richmond (+4,382 persons) and Collingwood (+2,043 persons), which is likely attributed to the significant urban renewal areas and site specific residential developments that are occurring in these areas.

The population in Carlton North / Prince Hill experienced much lesser growth, adding 129 persons between 2011 and 2016. This is a result of planning controls that are applied to large tracts of these areas, due to the preservation of neighbourhood character and heritage aspects.

T4. HISTORICAL POPULATION – CITY OF YARRA, 2011 & 2016

SA2	2011	2016	Change	Change (%)	AAGR (%)
Abbotsford	4,905	8,184	3,279	67%	10.8%
Carlton North / Princes Hill	8,297	8,426	129	2%	0.3%
Collingwood	6,469	8,512	2,043	32%	5.6%
Fitzroy	9,433	10,447	1,014	11%	2.1%
Fitzroy North	11,472	12,338	866	8%	1.5%
Richmond	26,120	30,502	4,382	17%	3.2%
Clifton Hill / Alphington	8,134	9,041	907	11%	2.1%
City of Yarra	**74,834**	**87,453**	**12,619**	**17%**	**3.2%**

Source: Australian Bureau of Statistics, 2011 & 2016

PROJECTED POPULATION GROWTH

Table 5 summarises the population forecasts in the City of Yarra and suburbs between 2016 and 2036. According to Victoria in Future, the population of the municipality is forecast to increase from 87,453 persons in 2016 to an estimated 137,539 persons in 2036, representing a 57% change in population at an average rate of 2.3% per annum.

Whilst most suburbs are projected to experience notable increases in population, historical trends are expected to continue, with Richmond, Abbotsford and Collingwood forecast to accommodate close to two thirds (63%) of the municipality's growth.

Significant population growth is forecast across the municipality. Given that there are limited larger-scale vacant sites available, Yarra is expected to become more densely populated in certain areas, which may further exacerbate congestion issues faced by residents and commuters.

T5. FORECAST POPULATION – CITY OF YARRA, 2016 & 2036

SA2	2016	2036	Change	Change (%)	AAGR (%)
Abbotsford	8,184	14,263	6,079	74%	2.8%
Carlton North / Princes Hill	8,426	9,718	1,292	15%	0.7%
Collingwood	8,512	14,598	6,086	71%	2.7%
Fitzroy	10,447	14,970	4,523	43%	1.8%
Fitzroy North	12,338	16,675	4,337	35%	1.5%
Richmond	30,502	49,800	19,298	63%	2.5%
Clifton Hill / Alphington	9,041	17,515	8,474	94%	3.4%
City of Yarra	**87,453**	**137,539**	**50,089**	**57%**	**2.3%**

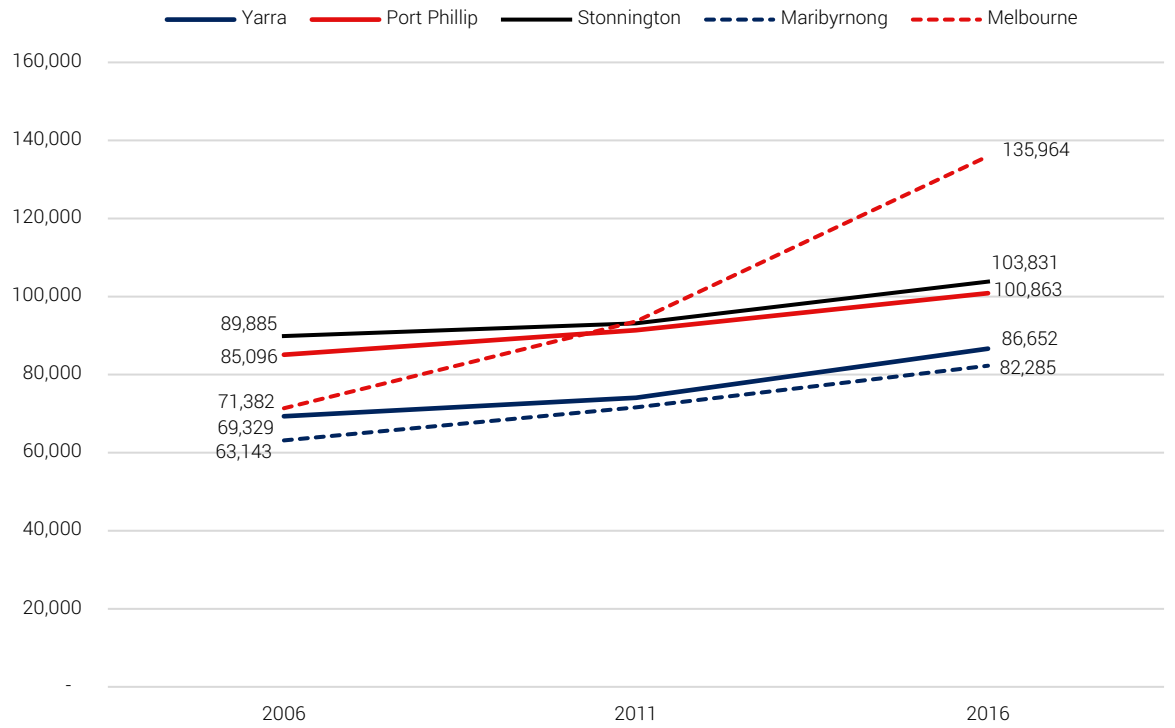
Source: Australian Bureau of Statistics, 2016 & Victoria in Future, 2019

5.3.2. IMAP POPULATION

HISTORICAL POPULATION

In the past decade, City of Yarra's population has increased from approximately 69,000 to 86,500, representing a total growth rate of 25%. This positions Yarra as the third fastest growing IMAP Council, behind City of Melbourne (+90%) and Maribyrnong (+30%).

F8. HISTORICAL POPULATION – IMAP COUNCILS – 2006 TO 2016



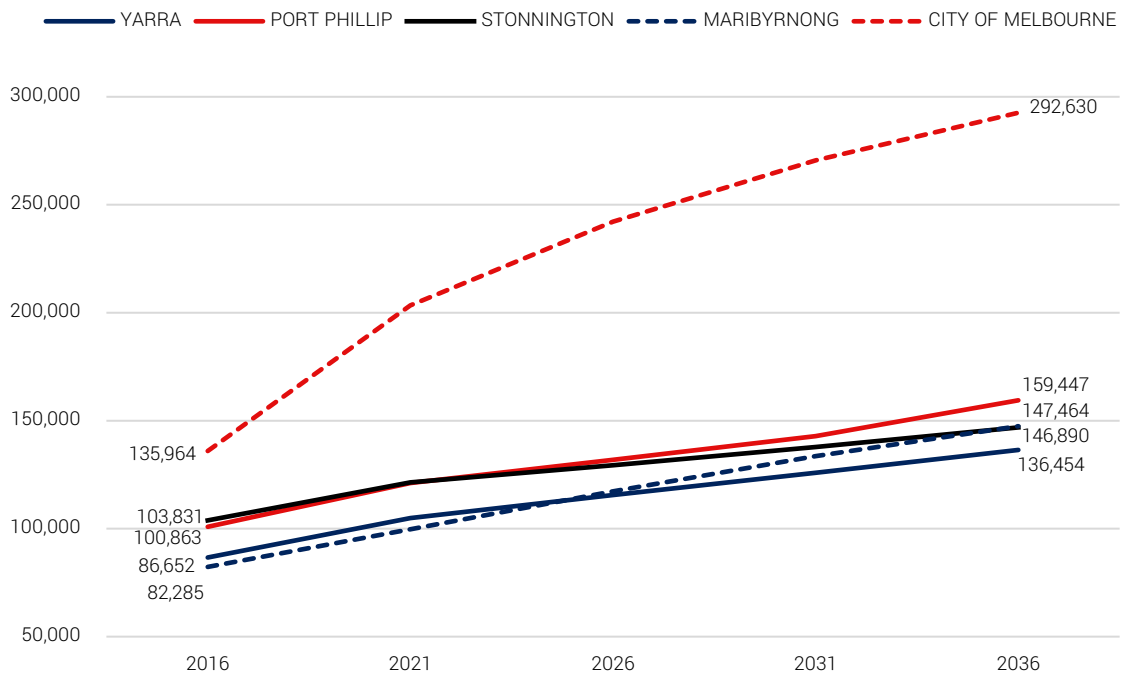
Source: Australian Bureau of Statistics 2006, 2011 & 2016

FORECAST POPULATION

The population of City of Yarra is projected to increase by approximately 50,000 persons (+57%) by 2036, growing at an average annual rate of 2.3%.

Collectively, the IMAP Councils are expected to accommodate an extra 883,000 persons, which is expected to have significant implications in regard to the economic profile and workforce in the region, generating additional demand for employment, housing, community infrastructure and services and population-driven services (e.g. health, retail, hospitality, service industrial).

F9. FORECAST POPULATION – IMAP COUNCILS – 2016 TO 2036



Source: Australian Bureau of Statistics 2016 & Victoria in Future, 2019

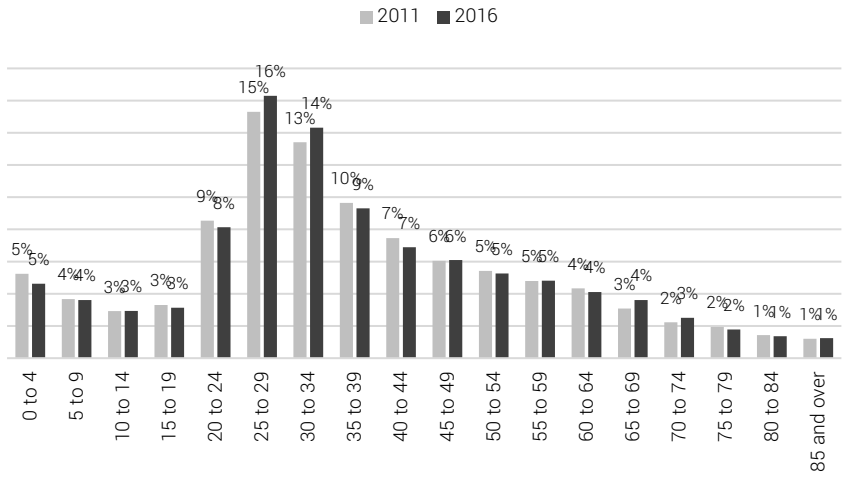
5.3.3. AGE PROFILE

HISTORICAL

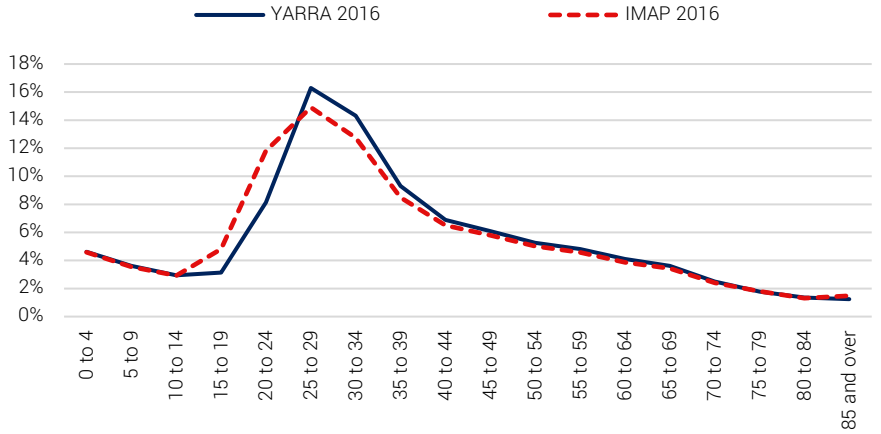
The age profile of Yarra residents did not materially change between 2011 and 2016. Close to 50% of Yarra residents are aged between 20 and 40 years, indicating a high representation of younger to middle aged cohorts in the labour force.

The age profile of Yarra residents is comparable to the IMAP Councils. However, Yarra has a slightly higher proportion of persons aged between 25 and 40 years and a slightly lower proportion of persons aged between 15 and 25 years.

F10. AGE GROUP – CITY OF YARRA – 2011 & 2016



F11. AGE GROUP – YARRA & IMAP COUNCILS – 2016



Source: Profile Id. 2019

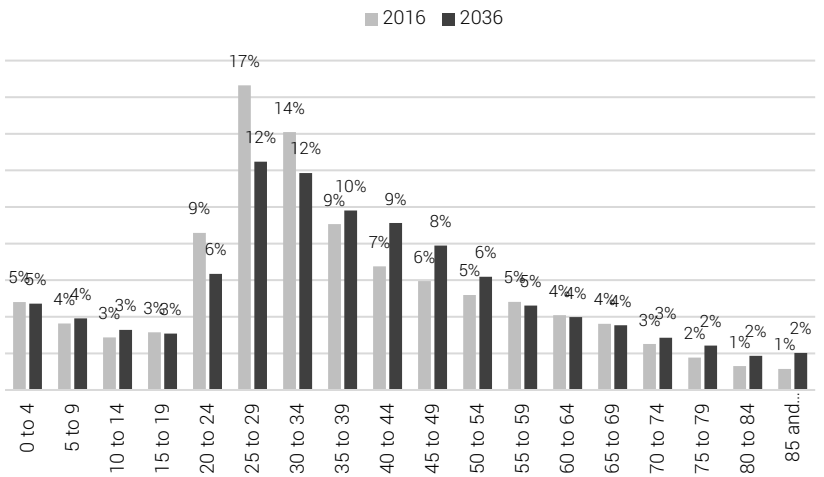
FORECAST AGE PROFILE

The age profile of Yarra residents is projected to shift over the next 20 years, with a growing proportion of middle aged cohorts; notably persons aged between 40 and 60 years.

Further, the higher representation young persons (both students and working age) in Yarra is projected to decrease, with a reduction in persons aged between 20 and 35 years, as shown in Figure 12.

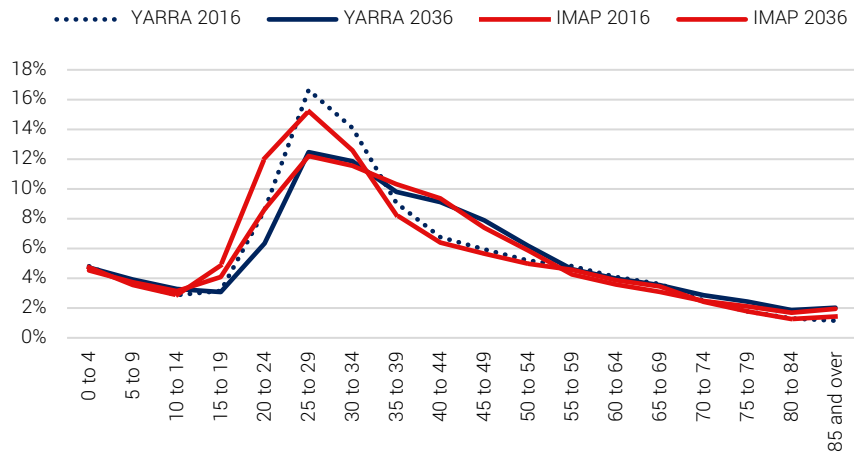
The age profile of Yarra residents is expected to closely reflect the IMAP Councils to 2036, with a slightly lower representation of persons aged between 18 and 25 years, which could be attributed to the significant number of students accommodated in the City of Melbourne (i.e. University of Melbourne, RMIT).

F12. AGE GROUP – CITY OF YARRA, 2016 & 2036



Source: Profile id. & Forecast Id. 2019

F13. AGE GROUP – IMAP COUNCILS AVERAGE, 2016 & 2036



Source: Profile id. & Forecast Id. 2019

5.4. SOCIO-ECONOMIC PROFILE

5.4.1. SEIFA

The Socio-Economic Index for Areas (SEIFA) Index measures the relative level of socio-economic disadvantage based on a range of Census characteristics. The index is derived from attributes that reflect disadvantage such as low income, low educational attainment, high unemployment, and jobs in relatively unskilled occupations. A higher score on the index means a lower level of disadvantage (or higher level of advantage). The national average index score is *1,000*, with a score below *1,000* on the index indicating that area has a higher level of disadvantage relative to the national average.

In 2016, Yarra ranked 74 out of 79 LGAs in Victoria, which makes it the fifth most advantaged municipality in Victoria. This is partly attributed to a higher proportion of higher income households, a low level of unemployment and employment in highly skilled professions.

Yarra's position on the index increased significantly between 2011 and 2016, rising from 66 to 74.

T6. SEIFA – YARRA - 2011 & 2016

	2011		2016	
LGA	Ranking within VIC (79 LGAs)	SEIFA Index	Ranking within VIC (79 LGAs)	SEIFA Index
Stonnington	77	1,098	78	1,120
Port Phillip	75	1,077	77	1,101
Yarra	**66**	**1,042**	**74**	**1,081**
Melbourne	70	1,051	72	1,071
Maribyrnong	46	988	58	1,019

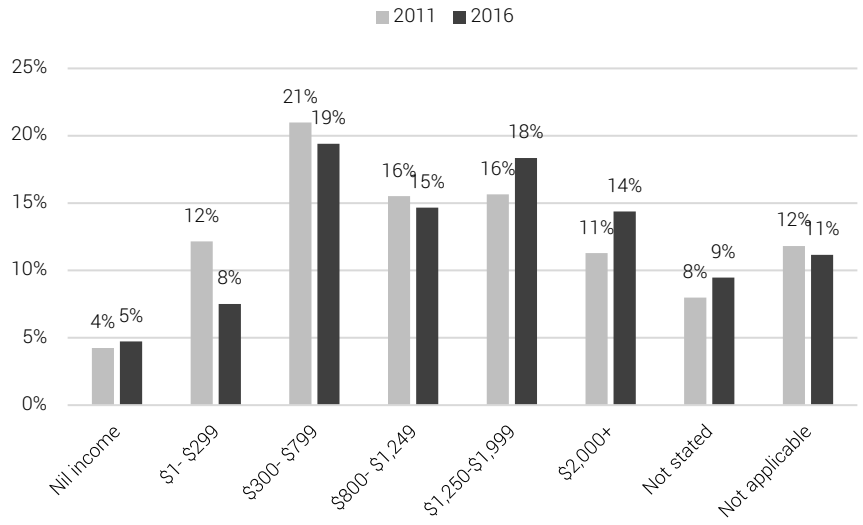
Source: Australia Bureau of Statistics, SEIFA Index, 2011 & 2016.

5.4.2. HOUSEHOLD INCOME

Weekly household incomes in Yarra experienced a notable increase between 2011 and 2016. The number of middle-income households earning between $1,250 $1,999 increased by approximately 4,300. Higher income households earning $3,000 or more increased by approximately 4,000.

Further, the number of low income earners reduced in that time. Households earning between $1 and $999 decreased by approximately 2,504.

F14. HOUSEHOLD INCOME- CITY OF YARRA, 2011 & 2016

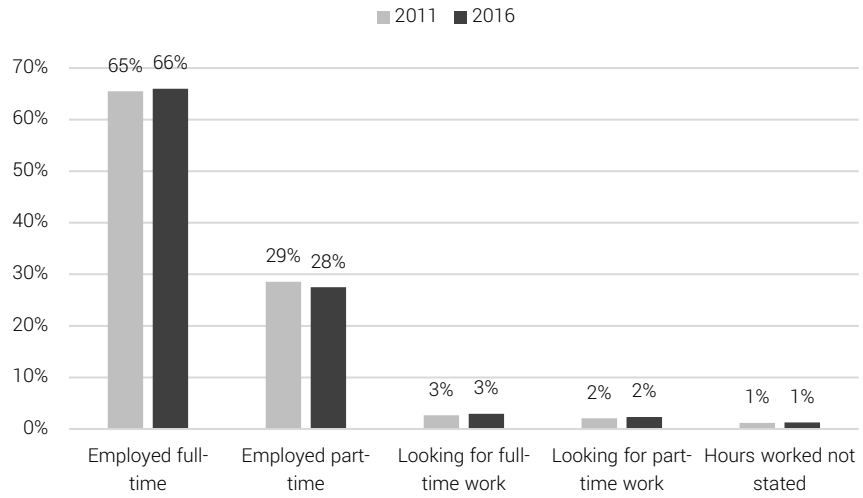


Source: Australia Bureau of Statistics, 2011 & 2016.

5.4.3. EMPLOYMENT STATUS

Yarra has a high participation rate in employment, with two-thirds of workers employed full-time. A further 28% are employed part-time.

F15. EMPLOYMENT STATUS – CITY OF YARRA, 2011 & 2016



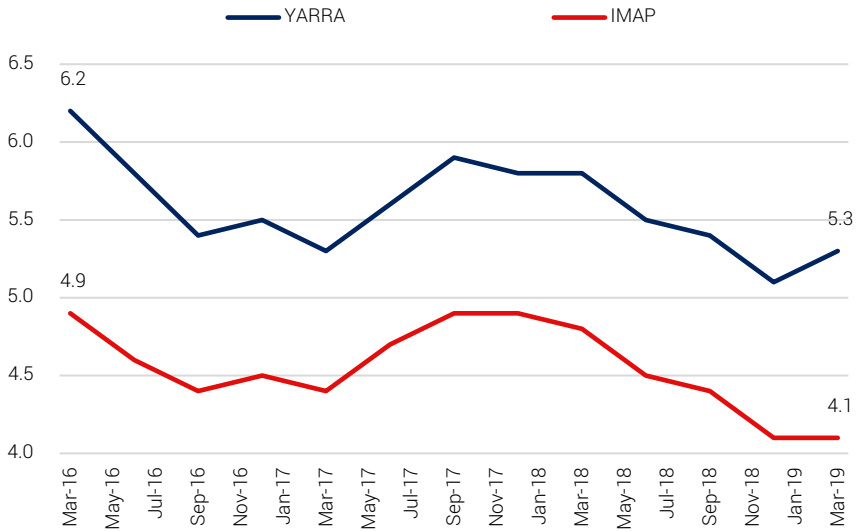
Source: Profile Id. 2019

5.4.4. UNEMPLOYMENT RATE

As at March 2019, the unemployment rate in City of Yarra was 5.3%, which is higher when compared with the IMAP Councils (4.1%).

The unemployment rate in Yarra has been steadily declining since mid-2017, with a minor increase in the first quarter of 2019.

F16. UNEMPLOYMENT RATE – IMAP COUNCILS – 2016 TO 2019



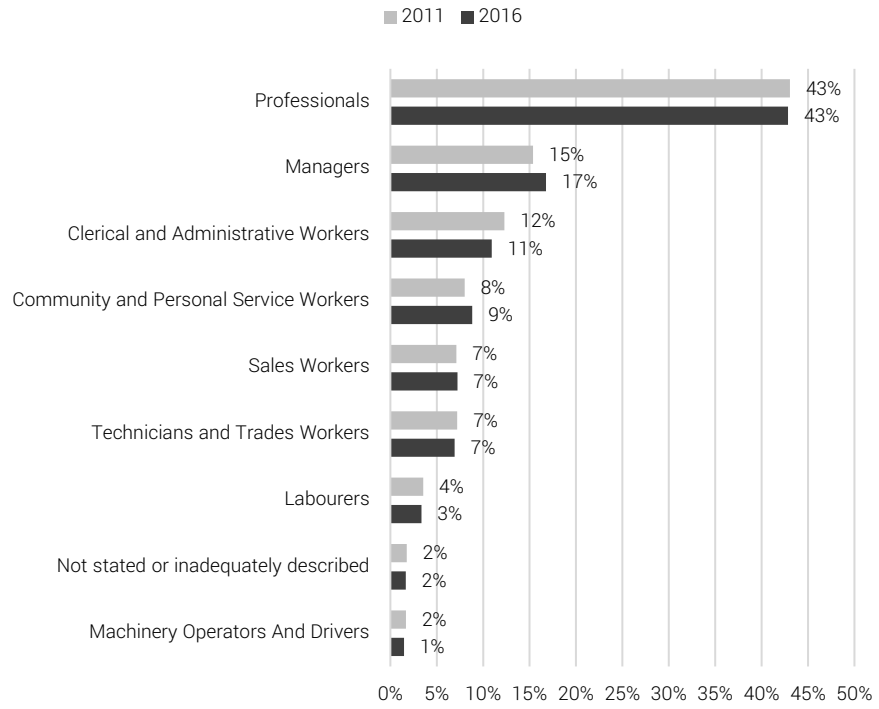
Source: REMPLAN 2019

5.4.5. OCCUPATION

The Yarra labour force is highly skilled and highly professional, reflected by the occupations held by employed residents. 43% of occupations are professionals and a further 17% are managers.

There is a lower representation of 'blue collar' workers, reflected by the proportion of labourers (3%) and technicians and trade workers (7%).

F17. OCCUPATION – CITY OF YARRA, 2011 & 2016



Source: Profile Id. 2019

5.5. HOUSING PROFILE

5.5.1. DWELLING GROWTH

There are over 44,000 private dwellings in the City of Yarra. Between 2011 and 2016, the municipality experienced significant dwelling growth, accommodating an additional 7,100 dwellings (+19%) in that time. This equates to an additional 1,400 dwellings per annum, increasing at an average rate of 3.6% per annum.

Dwelling growth has largely occurred through site specific redevelopments, allowing a significant influx of medium density housing. Infill development is occurring across much of the municipality, but is particularly prominent in Richmond, Abbotsford, Collingwood and Fitzroy.

Notable dwelling growth is forecast to occur in Yarra to 2036. A large proportion of dwelling growth is expected to be absorbed across infill and site specific developments and major urban renewal projects such as the redevelopment of the former Gasworks site in Collingwood and the former Amcor papermill site progresses.

Yarra remains a highly desirable place to live, providing ample employment opportunities and lifestyle benefits including a diverse retail mix, a high-quality hospitality and entertainment offering, public open spaces, access to public transport and close proximity and access to the CBD.

T7. DWELLING GROWTH –IMAP COUNCILS (EXC. CITY OF MELB), 2011 & 2016

	2011	2016	CHANGE	CHANGE (%)	AAGR (%)
Yarra	36,924	44,033	7,109	19%	3.6%
Port Phillip	52,414	57,869	5,455	10%	2.0%
Stonnington	47,118	54,176	7,058	15%	2.8%
Maribyrnong	31102	35,738	4,636	15%	2.8%
Total	**167,558**	**191,816**	**24,258**	**14%**	**11%**

Source: Australian Bureau of Statistics 2011 & 2016.

T8. DWELLING PROJECTIONS – IMAP COUNCILS (EXC. CITY OF MELB) – 2016 TO 2036

	2016	2021	2026	2031	2036	CHANGE	CHANGE (%)	AAGR (%)
Yarra	44,033	52,346	58,552	63,453	68,654	23,684	53%	2.1%
Port Phillip	57,869	65,355	72,234	78,282	86,844	29,321	51%	2.1%
Stonnington	54,176	61,113	66,331	70,442	74,902	20,795	38%	1.6%
Maribyrnong	35,738	42,150	50,495	58,076	65,028	29,187	81%	3.0%
Total	**191,816**	**220,964**	**247,612**	**270,253**	**295,428**	**102,987**	**54%**	**2.2%**

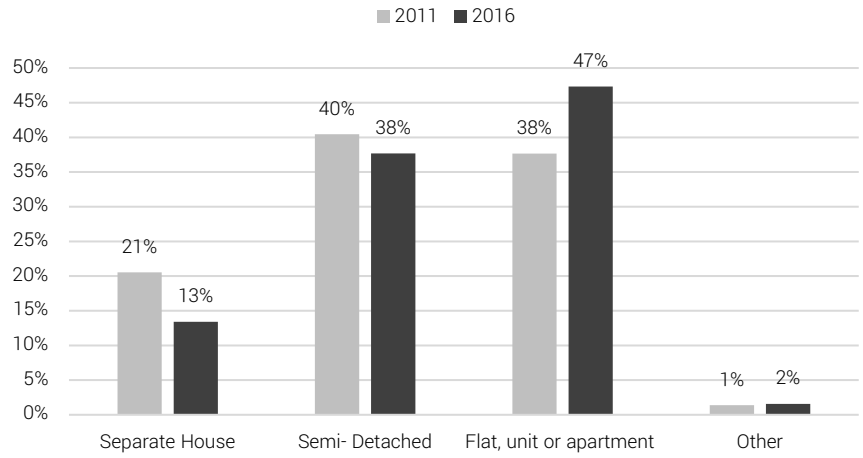
Source: Australian Bureau of Statistics 2016, Victoria in Future, 2019 (Exc. City of Melbourne)

5.5.2. DWELLING STRUCTURE

An increase in medium density housing development has resulted in a shift in the overall dwelling structure across the municipality. The proportion of flats, units and apartments has overtaken semi-detached dwellings as the most common dwelling type, accounting for 47% of dwellings; representing a 9% increase between 2011 and 2016.

In contrast, there was a decline in both separate houses and semi-detached dwellings from 21% and 40% in 2011, to 13% and 38%, respectively in 2016.

F18. DWELLING STRUCTURE – CITY OF YARRA, 2011 & 2016

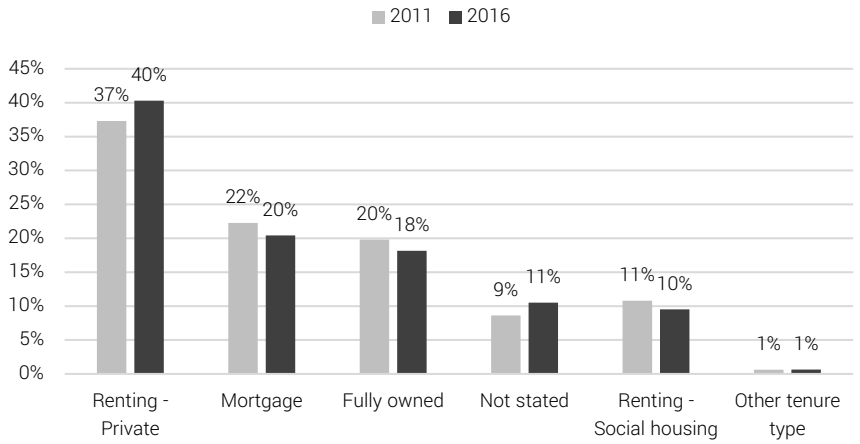


Source: Australia Bureau of Statistics, 2011 & 2016

5.5.3. HOUSING TENURE

There are a growing number of residents who are renting in the municipality, which is likely due to a combination of factors, including the ongoing housing affordability challenges across inner metropolitan areas and the increasing number of apartments and units, providing more affordable leasing options for the high number of young and middle aged cohorts.

F19. HOUSING TENURE – CITY OF YARRA, 2011 & 2016



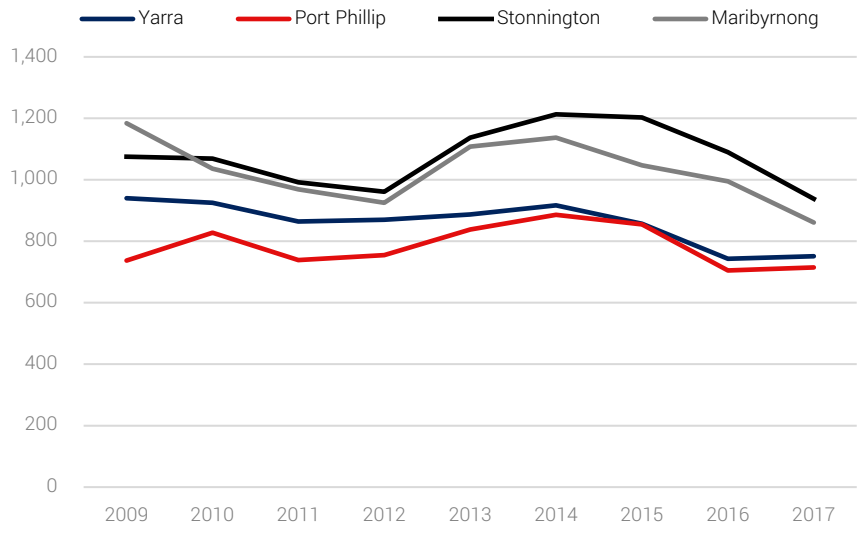
Source: Profile Id. 2019

5.6. PROPERTY MARKET INDICATORS

5.6.1. HOUSE SALES

Figure 20 shows the trend in house sales in the IMAP council (excluding city of Melbourne). On average, Yarra attracts an average of 860 house sales per annum, with peak sales occurring in 2009/2010, achieving over 900 annual sales.

F20. HOUSE SALES – IMAP COUNCILS, 2009- 2017



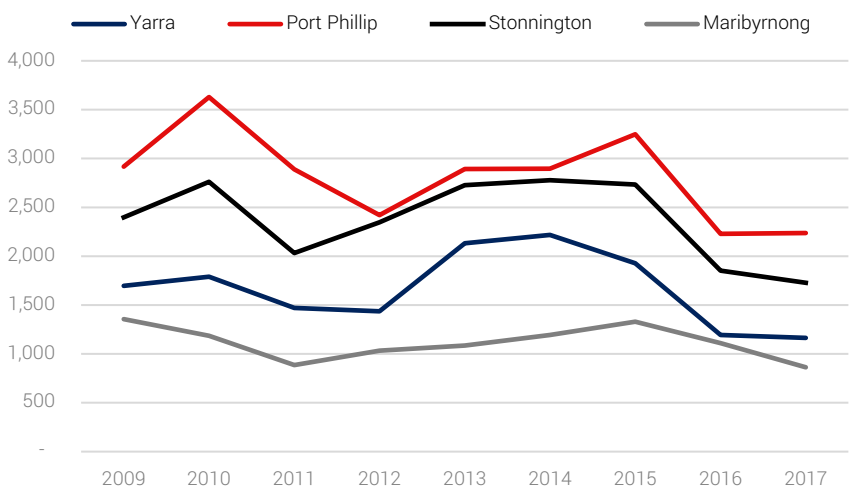
Source: A Guide to Property Values, Annual Data and Analysis from Valuer-General Victoria 2017. (Exc. City of Melbourne)

5.6.2. APARTMENT SALES

On average, Yarra records over 1,600 apartment sales per annum. Apartment sales peaked in 2013 to 2015, averaging close to 2,100 sales per annum in that time.

Since then, apartment sales have decreased significantly, reducing to an average of 1,180 sales per annum. The decrease in apartment sales was felt across the IMAP councils (excl. CoM).

F21. APARTMENT SALES – IMAP COUNCILS, 2009- 2017



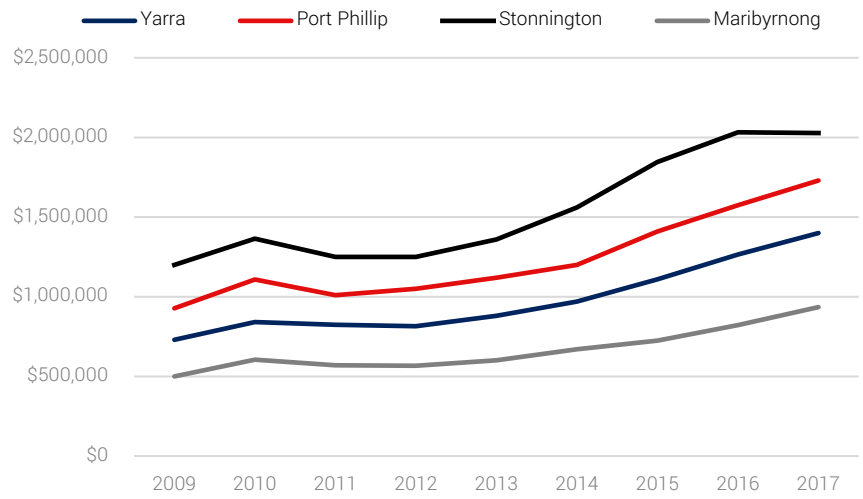
Source: A Guide to Property Values, Annual Data and Analysis from Valuer-General Victoria 2017. (Exc. City of Melbourne)

5.6.3. MEDIAN HOUSE PRICES

Yarra recorded notable house price growth between 2009 and 2017. In 2017, the median house price in the City of Yarra was $1.4 million, increasing by 92% (+$670,000) since 2009.

After a period of rapid growth, house prices plateaued in 2017, as shown in Figure 22.

F22. MEDIAN HOUSE PRICE – IMAP COUNCILS, 2009- 2017



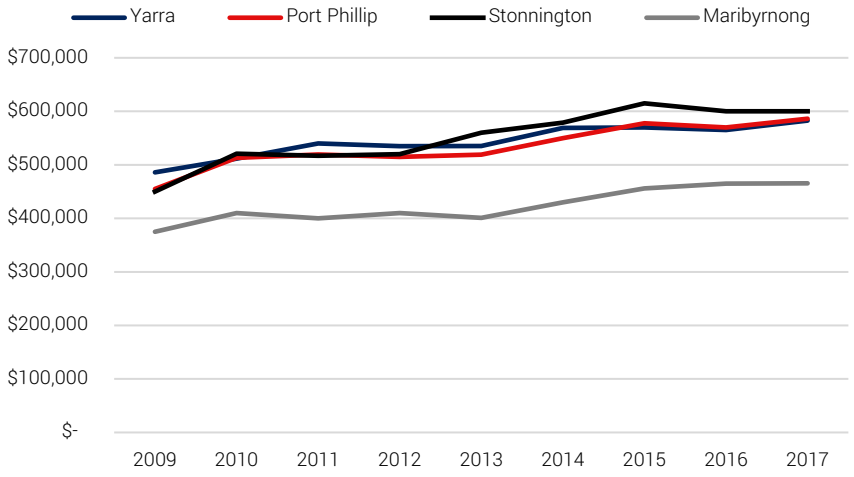
Source: A Guide to Property Values, Annual Data and Analysis from Valuer-General Victoria 2017. (Exc. City of Melbourne)

5.6.4. MEDIAN APARTMENT PRICES

Median apartment prices across IMAP Councils have steadily increased between 2009 and 2017.

Apartment prices in Yarra increased by $17,750 (3%) between 2016 and 2017, increasing from $565,000 in 2016 to $582,750 in 2017; the highest price increase of any of the IMAP Councils.

F23. MEDIAN APARTMENT PRICE – IMAP COUNCILS, 2009- 2017



Source: A Guide to Property Values, Annual Data and Analysis from Valuer-General Victoria 2017. (Exc. City of Melbourne)

6. ECONOMIC PROFILE

6.1. INTRODUCTION

This section provides a profile of the City of Yarra's economy based on a range of indicators, including output, employment and business by industry and sub-sector. Data is benchmarked against the IMAP Councils (where applicable).

The economic profile provides a snapshot of the Council's areas of competitive industry advantages and identifies emerging and growth sectors, as well as those that may be in decline.

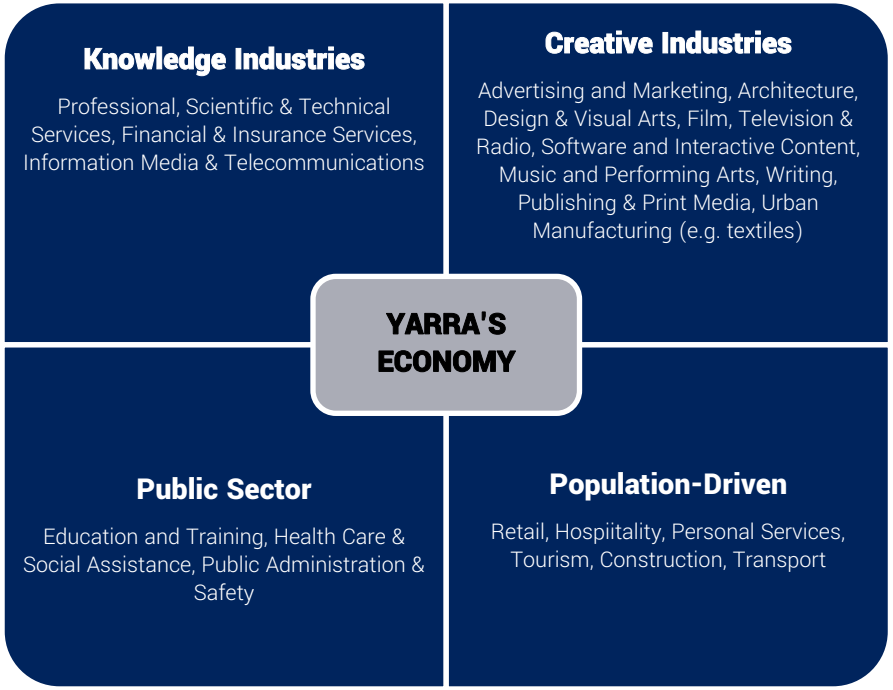
F24. ECONOMIC SNAPSHOT – YARRA & IMAP

	YARRA	IMAP
Population (2018, ERP)	98,521	589,319
GRP (2018)	$12.3 billion	$127.9 billion
Workers (2016)	81,101	686,011
Businesses (2018)	15,470	102,488
Top 3 highest employing sectors (jobs)	1. Health Care & Social Assistance 2. Professional, Scientific & Technical Services 3. Retail Trade	1. Professional, Scientific & Technical Services 2. Financial & Insurance Services 3. Health Care & Social Assistance

6.2. KEY FINDINGS

Based on economic analysis presented in this section, Yarra is a diverse and dynamic economy; driven by four key areas:

F25. YARRA'S INDUSTRY COMPOSITION



Source: Urban Enterprise, 2019

- **There are over 81,000 jobs in Yarra and jobs employment is growing rapidly (+2,700 jobs per annum).** Health care and social assistance is the highest employing sector in Yarra, accounting for 18% of jobs (14,300), followed by professional, scientific and technical services with 12,422 jobs (15%), retail trade with 9,827 jobs (12%) and accommodation and food services with 6,737 (8%).
- **Major employment growth has occurred in knowledge and creative based industries.**
- **45% of Yarra's employment is concentrated to Richmond, Cremorne and Burnley**, supporting almost 37,000 jobs.
- **Fitzroy, Collingwood and Abbotsford are the other major employment areas,** supporting approximately 35,500 jobs (44%).
- In 2018, there were **15,470 businesses registered in the City of Yarra, an increase of 1,148 since 2016.**
- **Yarra is primarily made up of small businesses but is increasingly attracting larger businesses**. Non-employing businesses and small businesses (employing 1-19 people) account for 96% of all registered businesses in the municipality. Between 2016 and 2018, Yarra attracted 9 additional businesses that employ over 200 staff, which was led by information, media, telecommunications (+3), arts and recreation services (+3) and wholesale trade (+3).
- **Yarra's comparative industry sector advantages are:**
    - Architectural, engineering, design, advertising and computer systems design systems services;
    - Legal, accounting services and management consulting;
    - Hospital, medical, allied health service and pathology;
    - Retail and hospitality;
    - Urban Manufacturing (e.g. food products, printing, niche textiles / fashion);
    - Creative and performing arts activities.
- **The appeal of Yarra as a CBD fringe employment market has strengthened significantly** and growth in commercial office floorspace is unprecedented for the municipality.
- **Richmond/Cremorne Enterprise Precinct is a major creative and tech hub** and demand for office space in this Precinct is growing significantly.

6.3. KEY INDUSTRY SECTORS

Table 9 summarises the City of Yarra's annual economic output by industry. In 2018, Yarra generated a total economic output in the order of $25.1 billion, a regional export value of $10.9 billion and adding $11.7 million in value to the economy.

6.3.1. INDUSTRY SECTOR PERFORMANCE

The strongest performing sectors in terms of annual output include professional, scientific and technical services ($3.6 billion), construction ($3.1 billion), manufacturing ($2.6 billion) and rental, hiring and real estate services ($2.1 billion).

With regard to regional exports, professional, scientific and technical services ($1.7 billion) is also the largest contributor to the local economy, followed by manufacturing ($1.5 billion) and health care and social assistance ($1.1 billion).

The professional, scientific and technical services sector ($1.7 billion) generates the highest level of value-add in Yarra, along with rental, hiring and real estate services ($1.3 billion), health care and social assistance ($1.3 billion) and financial and insurance services ($1.1 billion).

Table 10 overleaf shows the proportion of annual economic output generated by the Yarra economy as it relates to IMAP Councils. In 2018, Yarra's economy contributed 10% of IMAP's total economic output.

In terms of the three key economic indicators, Yarra's most significant industries in respect of output, export value and value-added are health care and social assistance, wholesale trade and retail trade. In terms of economic output (Table 9 overleaf):

- Health care and social assistance contributes 20.8% of the total IMAP output;
- Wholesale trade contributes 20.2% of the total IMAP output; and
- Retail trade contributes 19.6% of the total IMAP output.

T9. INDUSTRY SUMMARY – YARRA - 2018

Industry Sector	Output		Regional Exports		Value-Added	
	$M	%	$M	%	$M	%
Professional, Scientific & Technical Services	3,557	14.2%	1,663	15.2%	1,727	14.7%
Construction	3,085	12.3%	986	9.0%	832	7.1%
Manufacturing	2,614	10.4%	1,525	13.9%	559	4.8%
Rental, Hiring & Real Estate Services	2,136	8.5%	569	5.2%	1,341	11.4%
Health Care & Social Assistance	1,952	7.8%	1,063	9.7%	1,298	11.1%
Financial & Insurance Services	1,915	7.6%	897	8.2%	1,137	9.7%
Information Media & Telecommunications	1,488	5.9%	815	7.4%	585	5.0%
Transport, Postal & Warehousing	1,331	5.3%	680	6.2%	479	4.1%
Wholesale Trade	1,220	4.9%	551	5.0%	616	5.2%
Retail Trade	1,194	4.8%	621	5.7%	725	6.2%
Electricity, Gas, Water & Waste Services	1,074	4.3%	504	4.6%	476	4.1%
Accommodation & Food Services	888	3.5%	496	4.5%	405	3.4%
Administrative & Support Services	849	3.4%	142	1.3%	501	4.3%
Education & Training	629	2.5%	170	1.6%	431	3.7%
Public Administration & Safety	450	1.8%	1	0.0%	292	2.5%
Other Services	368	1.5%	133	1.2%	205	1.7%
Arts & Recreation Services	262	1.0%	95	0.9%	101	0.9%
Agriculture, Forestry & Fishing	51	0.2%	14	0.1%	22	0.2%
Mining	36	0.1%	15	0.1%	15	0.1%
Total	**25,098**		**10,940**		**11,746**	

Source: REMPLAN Yarra Economic Profile 2018

T10. KEY INDUSTRY COMPARISON - YARRA AND IMAP COUNCILS - 2018

Industry Sector	Output		Regional Exports		Value-Added	
	IMAP (M)	Yarra (%)	IMAP (M)	Yarra (%)	IMAP (M)	Yarra (%)
Health Care & Social Assistance	$9,368	20.8%	$3,141	33.9%	$6,267	20.7%
Wholesale Trade	$6,029	20.2%	$1,727	31.9%	$3,042	20.2%
Retail Trade	$6,097	19.6%	$2,569	24.2%	$3,701	19.6%
Construction	$20,162	15.3%	$5,033	19.6%	$5,346	15.6%
Transport, Postal & Warehousing	$9,988	13.3%	$3,993	17.0%	$4,418	10.8%
Manufacturing	$19,951	13.1%	$9,505	16.0%	$3,842	14.5%
Other Services	$2,885	12.8%	$1,440	9.2%	$1,825	11.3%
Rental, Hiring & Real Estate Services	$17,626	12.1%	$5,546	10.3%	$11,137	12.0%
Accommodation & Food Services	$7,535	11.8%	$4,790	10.4%	$3,240	12.5%
Professional, Scientific & Technical Services	$32,450	11.0%	$12,820	13.0%	$15,804	10.9%
Agriculture, Forestry & Fishing	$471	10.9%	$114	12.5%	$208	10.4%
Electricity, Gas, Water & Waste Services	$11,854	9.1%	$5,537	9.1%	$5,389	8.8%
Administrative & Support Services	$10,080	8.4%	$2,509	5.7%	$5,931	8.4%
Education & Training	$7,968	7.9%	$4,699	3.6%	$5,345	8.1%
Information Media & Telecommunications	$21,498	6.9%	$12,040	6.8%	$8,596	6.8%
Public Administration & Safety	$10,393	4.3%	$4,334	0.0%	$6,712	4.3%
Arts & Recreation Services	$6,338	4.1%	$4,660	2.0%	$2,361	4.3%
Financial & Insurance Services	$47,900	4.0%	$32,086	2.8%	$30,128	3.8%
Mining	$2,734	1.3%	$2,272	0.7%	$1,270	1.2%
Total	**$251,328**	**10.0%**	**$118,814**	**9.2%**	**$124,564**	**9.4%**

Source: REMPLAN Yarra and IMAP Economic Profile 2018

6.4. EMPLOYMENT

6.4.1. EMPLOYMENT BY INDUSTRY (2011/16)

Table 11 summarises employment by industry for jobs within the City of Yarra. A high level of employment typically indicates an area of comparative advantage for a given area.

Health care and social assistance is the highest employing sector in Yarra, accounting for 18% of jobs (14,300), followed by professional, scientific and technical services with 12,422 jobs (15%), retail trade with 9,827 jobs (12%) and accommodation and food services with 6,737 (8%).

T11. YARRA EMPLOYMENT BY INDUSTRY - 2011 TO 2016

Industry	2011	2016	Change	Growth
Health Care and Social Assistance	12,153	14,300	+2,147	18%
Professional, Scientific and Technical Services	9,304	12,422	+3,118	34%
Retail Trade	8,015	9,827	+1,812	23%
Accommodation and Food Services	4,566	6,737	+2,171	48%
Construction	3,503	4,241	+738	21%
Education and Training	2,939	4,041	+1,102	37%
Manufacturing	4,323	3,391	-932	-22%
Financial and Insurance Services	4,191	3,154	-1,037	-25%
Wholesale Trade	4,329	3,031	-1,298	-30%
Inadequately described	806	2,830	+2,024	251%
Transport, Postal and Warehousing	1,463	2,790	+1,327	91%
Other Services	2,319	2,478	+159	7%
Information Media and Telecommunications	2,200	2,321	+121	6%
Public Administration and Safety	1,862	2,291	+429	23%
Administrative and Support Services	2,342	2,154	-188	-8%
Rental, Hiring and Real Estate Services	1,400	1,561	+161	12%
Arts and Recreation Services	1,069	1,502	+433	41%
Not stated	28	943	+915	3268%
Electricity, Gas, Water and Waste Services	712	898	+186	26%
Agriculture, Forestry and Fishing	67	142	+75	112%
Mining	30	39	+9	30%
Total	**67,624**	**81,101**	**+13,477**	**20%**

Source: Industry of Employment, Census of Population and Housing, Australian Bureau of Statistics (ABS), 2011, 2016

6.4.2. KEY INDUSTRY PROFILE

The following section provides sub-sector employment analysis for key industries in Yarra, including:

- Health care and social assistance;
- Professional, scientific and technical services;
- Retail trade;
- Accommodation and food services;
- Construction;
- Education and training;
- Manufacturing;
- Transport, postal and warehousing; and
- Arts and recreation services.

Sub-sector employment data identifies growth and emerging sub-sector activities and specialisations, as well as those that may be in decline.

HEALTH CARE AND SOCIAL ASSISTANCE

Health care and social assistance is the highest employment industry in Yarra. Employment in the sector is driven by the two major hospitals in the municipality:

- Epworth Private Hospital, Richmond; and
- St Vincent's Private and Public Hospital, Fitzroy

The hospitals form the basis of two important health clusters which are crucial to the local economy. Employment in the hospitals sector grew by 26% between 2011 and 2016. Medical services, childcare services (36%) and social assistance services (18%) also experienced strong growth (+38%).

The allied health services sub-sector is another notable employer in Yarra, accounting for 8% of jobs in the sector. Allied health services are predominantly found in the Yarra's health clusters but are increasingly found in Yarra's activity and neighbourhood centres.

T12. HEALTH CARE AND SOCIAL ASSISTANCE EMPLOYMENT – YARRA 2011 TO 2016

Sub-sector	2011	2016	Change
Hospitals	5,894	7,430	+1,536
Medical Services	1,098	1,512	+414
Other Social Assistance Services	1,289	1,372	+83
Allied Health Services	1,106	1,148	+42
Pathology and Diagnostic Imaging Services	771	798	+27
Residential Care Services	680	661	-19
Child Care Services	365	495	+130
Social Assistance Services	259	306	+47
Medical and Other Health Care Services	267	274	+7
Health Care and Social Assistance	288	189	-99
Other Health Care Services	144	117	-27
Total	**12,153**	**14,300**	**+2,147**

Source: Industry of Employment, Census of Population and Housing, Australian Bureau of Statistics (ABS), 2011, 2016

PROFESSIONAL, SCIENTIFIC AND TECHNICAL SERVICES

The professional, scientific and technical services industry experienced the strongest growth in employment in Yarra between 2011 and 2016, recording a 3,118 increase in jobs (+34%).

Architectural, engineering and technical services is the highest employing sub-sector (3,757 workers); accounting for close to one-third of employment in the sector. Other jobs increases occurred in computer system design and related services (+51%), advertising services (+52%), legal and accounting services (+27%) and market research and statistical services (+57%), as shown in Table 13.

T13. PROFESSIONAL, SCIENTIFIC AND TECHNICAL SERVICES EMPLOYMENT – YARRA – 2011 TO 2016

Professional, Scientific and Technical Services	2011	2016	Change
Architectural, Engineering and Technical Services	3,211	3,757	+546
Computer System Design and Related Services	2,006	3,020	+1014
Advertising Services	1,172	1,786	+614
Legal and Accounting Services	876	1,110	+234
Management and Related Consulting Services	1,034	1,102	+68
Market Research and Statistical Services	300	472	+172
Scientific Research Services	343	361	+18
Other Professional, Scientific and Technical Services	245	351	+106
Professional, Scientific and Technical Services (except Computer System Design and Related Services)	60	222	+162
Professional, Scientific and Technical Services	14	169	+155
Veterinary Services	33	81	+48
Total	**9,304**	**12,422**	**+3,118**

Source: Industry of Employment, Census of Population and Housing, Australian Bureau of Statistics (ABS), 2011, 2016

RETAIL TRADE

Retail trade is a major employing sector in the City of Yarra, supporting approximately 9,800 jobs. Despite subdued retail conditions across Victoria, a number of retail sub-sectors experienced employment growth between 2011 and 2016, led by clothing, footwear and personal accessory retailing (+15.5%), pharmaceutical and other store-based retailing (+12%) and supermarket and grocery stores (+39%).

Motor vehicle retailing (185%) and department stores (156%) experienced strong employment growth, with the most notable decline in retail employment occurred in fuel retailing (-41%) and non-store retailing (-45%).

T14. RETAIL TRADE EMPLOYMENT – YARRA – 2011 TO 2016

Retail Trade	2011	2016	Change
Clothing, Footwear and Personal Accessory Retailing	2,824	3,262	+438
Pharmaceutical and Other Store-Based Retailing	1,054	1,176	+122
Furniture, Floor Coverings, Houseware & Textile Goods Retailing	912	1,007	+95
Supermarket and Grocery Stores	695	964	+269
Specialised Food Retailing	447	745	+298
Motor Vehicle Retailing	230	656	+426
Retail Trade	380	392	+12
Electrical and Electronic Goods Retailing	392	361	-31
Recreational Goods Retailing	336	353	+17
Department Stores	109	279	+170
Hardware, Building and Garden Supplies Retailing	227	240	+13
Motor Vehicle Parts and Tyre Retailing	33	144	+111
Fuel Retailing	147	87	-60
Non-Store Retailing	80	44	-36
Other Store-Based Retailing	41	41	0
Non-Store Retailing & Retail Commission-Based Buying and/or Selling	40	29	-11
Food Retailing	48	23	-25
Retail Commission-Based Buying and/or Selling	22	5	-17
Motor Vehicle and Motor Vehicle Parts Retailing	0	4	+4
Total	**8,015**	**9,827**	**+1,812**

Source: Industry of Employment, Census of Population and Housing, ABS, 2011, 2016

ACCOMMODATION AND FOOD SERVICES

Employment in Yarra's accommodation and food services sector increased by 2,171 workers between 2011 and 2016, increasing by almost 50%.

Cafes, restaurants and takeaway food services is the highest employing sub-sector and added 1,481 jobs between 2011 and 2016.

Employment in pubs taverns and bars (+333) also grew, along with food and beverage services (+233).

T15. ACCOMMODATION AND FOOD SERVICES EMPLOYMENT – YARRA – 2011 TO 2016

Accommodation and Food Services	2011	2016	Change
Cafes, Restaurants and Takeaway Food Services	3,325	4,806	+1,481
Pubs, Taverns and Bars	807	1,140	+333
Accommodation	311	370	+59
Food and Beverage Services	73	306	+233
Clubs (Hospitality)	44	73	+29
Accommodation and Food Services	0	36	+36
Total	**4,566**	**6,737**	**+2,171**

Source: Industry of Employment, Census of Population and Housing, Australian Bureau of Statistics (ABS), 2011, 2016

CONSTRUCTION

Construction employment in Yarra increased by 21% from 2011 to 2016, with non-residential building construction (-253 workers) being the only sub-sector to register a decline in employment.

Growth in the construction industry was led by jobs growth in heavy and civil engineering construction (+273), building completion services (+219), building installation services (+175) and residential building construction (+105).

T16. CONSTRUCTION EMPLOYMENT – YARRA – 2011 TO 2016

Construction	2011	2016	Change
Residential Building Construction	762	867	+105
Building Installation Services	666	841	+175
Non-Residential Building Construction	967	714	-253
Building Completion Services	293	512	+219
Heavy and Civil Engineering Construction	210	483	+273
Building Construction	288	327	+39
Construction	85	204	+119
Other Construction Services	106	124	+18
Building Structure Services	90	109	+19
Construction Services	21	35	+14
Land Development and Site Preparation Services	18	30	+12
Total	**3,503**	**4,241**	**+738**

Source: Industry of Employment, Census of Population and Housing, Australian Bureau of Statistics (ABS), 2011, 2016

EDUCATION AND TRAINING

The Yarra education and training industry added 1,102 workers from 2011 to 2016, with more than half of the overall growth occurring in the preschool and school education (+598 jobs) sub-sector.

Tertiary education (+225), adult, community and other education (+172) and education and training (+110) also recorded employment growth.

T17. EDUCATION AND TRAINING EMPLOYMENT – YARRA – 2011 TO 2016

Education and Training	2011	2016	Change
Preschool and School Education	1,231	1,829	+598
Tertiary Education	1,068	1,293	+225
Adult, Community and Other Education	521	693	+172
Education and Training	118	228	+110
Total	**2,939**	**4,041**	**+1,102**

Source: Industry of Employment, Census of Population and Housing, Australian Bureau of Statistics (ABS), 2011, 2016

MANUFACTURING

Manufacturing experienced a notable decline (-932 workers) in employment between 2011 and 2016. The most significant decline in manufacturing employment occurred in the textile, leather, clothing and footwear manufacturing (-412) sub-sector, as well as machinery and equipment manufacturing (-271) and beverage and tobacco product manufacturing (-141).

Food product manufacturing (+270) and printing (+114) partially mitigated the secular decline in employment, indicating an emerging sub-sector specialisation in the City of Yarra.

T18. MANUFACTURING EMPLOYMENT – YARRA – 2011 TO 2016

Manufacturing	2011	2016	Change
Food Product Manufacturing	517	787	+270
Printing (including the Reproduction of Recorded Media)	381	495	+114
Machinery and Equipment Manufacturing	685	414	-271
Beverage and Tobacco Product Manufacturing	554	413	-141
Textile, Leather, Clothing and Footwear Manufacturing	780	368	-412
Basic Chemical and Chemical Product Manufacturing	345	288	-57
Furniture and Other Manufacturing	290	174	-116
Manufacturing	237	153	-84
Wood Product Manufacturing	104	89	-15
Transport Equipment Manufacturing	44	62	+18
Polymer Product and Rubber Product Manufacturing	36	42	+6
Non-Metallic Mineral Product Manufacturing	46	37	-9
Primary Metal and Metal Product Manufacturing	54	33	-21
Fabricated Metal Product Manufacturing	91	27	-64
Pulp, Paper and Converted Paper Product Manufacturing	156	16	-140
Petroleum and Coal Product Manufacturing	0	3	+3
Total	**4,323**	**3,391**	**-932**

Source: Industry of Employment, Census of Population and Housing, ABS, 2011, 2016

TRANSPORT, POSTAL AND WAREHOUSING

Employment in Yarra's transport, postal and warehousing industry experienced notable growth between 2011 and 2016, increasing by 91% (+1,327 jobs).

The increase in employment is largely attributed to an additional 711 jobs in the air and space transport sub-sector and 387 jobs in the road transport sub-sector.

T19. TRANSPORT, POSTAL AND WAREHOUSING EMPLOYMENT – YARRA – 2011 TO 2016

Transport, Postal and Warehousing	2011	2016	Change
Road Transport	637	1,024	+387
Air and Space Transport	143	854	+711
Postal and Courier Pick-up and Delivery Services	382	339	-43
Transport Support Services	57	212	+155
Warehousing and Storage Services	68	149	+81
Rail Transport	121	102	-19
Transport, Postal and Warehousing	31	75	+44
Other Transport	15	25	+10
Water Transport	10	15	+5
Total	**1,463**	**2,790**	**+1,327**

Source: Industry of Employment, Census of Population and Housing, Australian Bureau of Statistics (ABS), 2011, 2016

ARTS AND RECREATION SERVICES

Yarra's arts and recreation services industry registered employment growth of 41% from 2011 to 2016, led by notable increases in the creative and performing arts activities sub sector (+138) and sports and physical recreation activities (+187).

T20. ARTS AND RECREATION SERVICES EMPLOYMENT – YARRA – 2011 TO 2016

Arts and Recreation Services	2011	2016	Change
Creative and Performing Arts Activities	521	659	+138
Sports and Physical Recreation Activities	354	541	+187
Museum Operation	40	75	+35
Arts and Recreation Services	35	63	+28
Gambling Activities	26	57	+31
Amusement and Other Recreation Activities	40	44	+4
Parks and Gardens Operations	28	26	-2
Sports and Recreation Activities	6	18	+12
Horse and Dog Racing Activities	12	10	-2
Heritage Activities	10	0	-10
Total	**1,069**	**1,502**	**+433**

Source: Industry of Employment, Census of Population and Housing, Australian Bureau of Statistics (ABS), 2011, 2016

6.4.3. EMPLOYMENT BY SUBURB (SA2)

The following section analyses employment by industry for each suburb (SA2) within Yarra. The Yarra Local Government Area includes the suburbs (SA2s) of Abbotsford, Carlton North/Princes Hill, Fitzroy, Fitzroy North, Richmond/Cremorne/Burnley, Collingwood and Clifton Hill/Alphington.

Table 21 summarises the employment by suburb (SA2), including the total number of jobs and the highest employing sectors.

45% of employment is concentrated to Richmond, Cremorne and Burnley, supporting almost 37,000 jobs. Fitzroy, Collingwood and Abbotsford are the other major employment areas, supporting approximately 35,500 jobs. (44%).

Fitzroy North, Clifton Hill / Alphington and Carlton North / Princes Hill support a much lower number of jobs, and range between 2,000 and 3,600 jobs per area.

T21. EMPLOYMENT BY SUBURB – YARRA - 2016

Suburbs	Jobs	% of Yarra	Top 3 Employing Industries
Richmond / Cremorne	36,837	45%	• Professional, Scientific and Technical Services • Retail trade • Health Care and Social Assistance
Fitzroy	14,205	18%	• Health Care and Social Assistance • Accommodation and Food Services • Professional, Scientific and Technical Services
Collingwood	11,593	14%	• Professional, Scientific and Technical Services • Retail trade • Transport, Postal and Warehousing
Abbotsford	9,865	12%	• Professional, Scientific and Technical Services • Financial and Insurance Services • Retail trade
Fitzroy North	3,631	5%	• Health Care and Social Assistance • Professional, Scientific and Technical Services • Accommodation and Food Services
Clifton Hill / Alphington	3,211	4%	• Health Care and Social Assistance • Education and Training • Retail Trade
Carlton North – Princes Hill	2,048	2.5%	• Education and Training • Accommodation and Food Services • Arts and Recreation Services
Total	**81,390**	**100%**	

Source: Industry of Employment, Census of Population and Housing, Australian Bureau of Statistics (ABS), 2011, 2016

RICHMOND / CREMORNE / BURNLEY

Richmond/Cremorne/Burnley is the highest employing area within the City of Yarra, accounting for 45% of Yarra's total.

The highest employing industry in Richmond/Cremorne is professional, scientific and technical services (6,339 workers), followed by retail trade (5,571), health care and social assistance (5,489) and accommodation and food services (2,740).

Richmond/Cremorne employment base accounts for a significant share of Yarra's total employment in professional, scientific and technical services (51%) and retail trade (57%), as well as financial and insurance services (55%) and information and telecommunications (60%).

T22. EMPLOYMENT BY INDUSTRY – RICHMOND, CREMORNE, BURNLEY – 2011 TO 2016

Industry	2011	2016	Change	% of Yarra (2016)
Professional, Scientific and Technical Services	4,453	6,339	1,886	51%
Retail Trade	4,241	5,571	1,330	57%
Health Care and Social Assistance	4,173	5,489	1,316	38%
Accommodation and Food Services	1,998	2740	742	41%
Construction	1,522	1,938	416	46%
Financial and Insurance Services	2,745	1716	-1,029	55%
Information Media and Telecommunications	1,475	1,385	-90	60%
Wholesale Trade	1,662	1,355	-307	45%
Manufacturing	1,346	1,287	-59	38%
Inadequately described	340	1,280	940	45%
Education and Training	721	1,154	433	28%
Public Administration and Safety	783	1,105	322	48%
Rental, Hiring and Real Estate Services	936	1,022	86	66%
Other Services	932	954	22	38%
Transport, Postal and Warehousing	553	852	299	30%
Administrative and Support Services	1,021	830	-191	38%
Electricity, Gas, Water and Waste Services	621	783	162	87%
Arts and Recreation Services	374	537	163	32%
Not stated	10	422	412	45%
Agriculture, Forestry and Fishing	43	64	21	45%
Mining	12	23	11	59%
Not applicable	0	0	0	0%
Total	**29,974**	**36,837**	**6,863**	**45%**

Source: Industry of Employment, Census of Population and Housing, Australian Bureau of Statistics (ABS), 2011, 2016

FITZROY

In 2016, there were approximately 14,205 workers in Fitzroy, equating to 18% of the City of Yarra's total jobs.

Fitzroy's key industry of employment is health care and social assistance (5,585 workers), largely accommodated within the St Vincent's Private and Public Hospital precinct. The area's health sector accounts for 39% of Yarra's employment in that industry.

Other notable industries of employment in Fitzroy include accommodation and food services (1,643), professional, scientific and technical services (1,477) and retail trade (1,158).

T23. EMPLOYMENT BY INDUSTRY – FITZROY – 2011 TO 2016

Industry	2011	2016	Change	% of Yarra (2016)
Health Care and Social Assistance	5,039	5,585	546	39%
Accommodation and Food Services	1,070	1,643	573	24%
Professional, Scientific and Technical Services	1,266	1,477	211	12%
Retail Trade	1,120	1,158	38	12%
Education and Training	767	1,049	282	26%
Public Administration and Safety	437	387	-50	17%
Manufacturing	403	368	-35	11%
Inadequately described	120	368	248	13%
Other Services	322	343	21	14%
Administrative and Support Services	308	330	22	15%
Information Media and Telecommunications	196	257	61	11%
Arts and Recreation Services	188	246	58	15%
Construction	256	216	-40	5%
Rental, Hiring and Real Estate Services	98	185	87	12%
Not stated	7	184	177	20%
Wholesale Trade	382	177	-205	6%
Financial and Insurance Services	119	96	-23	3%
Transport, Postal and Warehousing	74	95	21	3%
Agriculture, Forestry and Fishing	8	31	23	22%
Electricity, Gas, Water and Waste Services	7	11	4	1%
Mining	0	0	0	0%
Not applicable	0	0	0	0%
Total	**12,183**	**14,205**	**2,.022**	**18%**

Source: Industry of Employment, Census of Population and Housing, Australian Bureau of Statistics (ABS), 2011, 2016

COLLINGWOOD

Collingwood's key industries of employment include professional, scientific and technical services (2,331 workers), retail trade (1,213) and transport, postal and warehousing (1,162).

The transport, postal and warehousing industry added 901 workers between 2011 and 2016 and accounts for 42% of Yarra's total transport employment.

T24. EMPLOYMENT BY INDUSTRY – COLLINGWOOD – 2011 TO 2016

Industry	2011	2016	Change	% of Yarra (2016)
Professional, Scientific and Technical Services	1,538	2,331	793	19%
Retail Trade	1,000	1,213	213	12%
Transport, Postal and Warehousing	261	1,162	901	42%
Health Care and Social Assistance	1,313	1,150	-163	8%
Accommodation and Food Services	484	839	355	12%
Wholesale Trade	988	649	-339	21%
Manufacturing	718	589	-129	17%
Inadequately described	147	546	399	19%
Administrative and Support Services	493	519	26	24%
Construction	363	504	141	12%
Education and Training	399	461	62	11%
Information Media and Telecommunications	230	375	145	16%
Other Services	343	361	18	15%
Public Administration and Safety	222	264	42	12%
Arts and Recreation Services	119	246	127	15%
Not stated	12	123	111	13%
Rental, Hiring and Real Estate Services	168	93	-75	6%
Financial and Insurance Services	69	86	17	3%
Electricity, Gas, Water and Waste Services	30	73	43	8%
Agriculture, Forestry and Fishing	3	7	4	5%
Mining	0	5	5	13%
Not applicable	0	0	0	0%
Total	**8,889**	**11,593**	**2,704**	**14%**

Source: Industry of Employment, Census of Population and Housing, Australian Bureau of Statistics (ABS), 2011, 2016

ABBOTSFORD

Abbotsford accounts for 12% of Yarra's total employment, having added 1,113 workers from 2011 to 2016.

The area's employment base is supported by the professional, scientific and technical services (1,372 workers) industry, along with financial and insurance services (1,140) and retail trade (1,053).

The manufacturing industry in Abbotsford experienced a decline in employment by 460 workers between 2011 and 2016, but still comprises 26% of Yarra's overall employment in that sector.

T25. EMPLOYMENT BY INDUSTRY – ABBOTSFORD – 2011 TO 2016

Industry	2011	2016	Change	% of Yarra (2016)
Professional, Scientific and Technical Services	1,159	1,372	213	11%
Financial and Insurance Services	1,160	1,140	-20	36%
Retail Trade	882	1,053	171	11%
Construction	889	1,015	126	24%
Manufacturing	1,326	866	-460	26%
Wholesale Trade	984	683	-301	23%
Accommodation and Food Services	281	674	393	10%
Health Care and Social Assistance	269	532	263	4%
Other Services	378	428	50	17%
Inadequately described	117	376	259	13%
Public Administration and Safety	255	345	90	15%
Transport, Postal and Warehousing	303	328	25	12%
Education and Training	146	251	105	6%
Administrative and Support Services	316	211	-105	10%
Information Media and Telecommunications	121	188	67	8%
Arts and Recreation Services	77	150	73	9%
Not stated	0	104	104	11%
Rental, Hiring and Real Estate Services	45	102	57	7%
Agriculture, Forestry and Fishing	9	23	14	16%
Electricity, Gas, Water and Waste Services	35	15	-20	2%
Mining	3	3	0	8%
Total	**8,752**	**9,865**	**1,113**	**12%**

Source: Industry of Employment, Census of Population and Housing, Australian Bureau of Statistics (ABS), 2011, 2016

FITZROY NORTH

Fitzroy North accounts for 5% of the Yarra employment base and largely consists of health care and social assistance (563 workers), professional, scientific and technical services (452), accommodation and food services (362) and retail trade (364).

T26. EMPLOYMENT BY INDUSTRY - FITZROY NORTH – 2011 TO 2016

Industry	2011	2016	Change	% of Yarra (2016)
Health Care and Social Assistance	447	563	116	4%
Professional, Scientific and Technical Services	444	452	8	4%
Accommodation and Food Services	362	449	87	7%
Retail Trade	328	364	36	4%
Education and Training	274	310	36	8%
Construction	241	301	60	7%
Transport, Postal and Warehousing	235	300	65	11%
Other Services	177	168	-9	7%
Administrative and Support Services	68	135	67	6%
Inadequately described	40	104	64	4%
Manufacturing	151	101	-50	3%
Arts and Recreation Services	115	87	-28	5%
Rental, Hiring and Real Estate Services	72	58	-14	4%
Wholesale Trade	144	56	-88	2%
Information Media and Telecommunications	111	48	-63	2%
Not stated	3	45	42	5%
Public Administration and Safety	48	42	-6	2%
Financial and Insurance Services	28	38	10	1%
Electricity, Gas, Water and Waste Services	4	9	5	1%
Agriculture, Forestry and Fishing	0	8	8	6%
Mining	0	0	0	0%
Not applicable	0	0	0	0%
Total	**3,287**	**3,631**	**344**	**5%**

Source: Industry of Employment, Census of Population and Housing, Australian Bureau of Statistics (ABS), 2011, 2016

CLIFTON HILL / ALPHINGTON

Clifton Hill / Alphington employed 3,211 workers in 2016, which represents 4% of the City of Yarra's total employment. The key employment industries in the area are health care and social assistance (766 workers), education and training (519) and retail trade (269).

Clifton Hill / Alphington's education and training sector equates to 13% of Yarra's overall employment in that industry, while its arts and recreation services contributes 12% to Yarra.

T27. EMPLOYMENT BY INDUSTRY - CLIFTON HILL / ALPHINGTON – 2011 TO 2016

Industry	2011	2016	Change	% of Yarra (2016)
Health Care and Social Assistance	751	766	15	5%
Education and Training	440	519	79	13%
Retail Trade	290	265	-25	3%
Professional, Scientific and Technical Services	217	242	25	2%
Arts and Recreation Services	145	201	56	12%
Accommodation and Food Services	207	173	-34	3%
Other Services	105	157	52	6%
Construction	157	137	-20	3%
Manufacturing	334	124	-210	4%
Public Administration and Safety	100	123	23	5%
Inadequately described	22	109	87	4%
Administrative and Support Services	76	92	16	4%
Wholesale Trade	148	90	-58	3%
Transport, Postal and Warehousing	41	52	11	2%
Not stated	0	49	49	5%
Rental, Hiring and Real Estate Services	38	43	5	3%
Information Media and Telecommunications	22	29	7	1%
Financial and Insurance Services	29	26	-3	0.8%
Agriculture, Forestry and Fishing	4	9	5	6%
Mining	4	3	-1	8%
Electricity, Gas, Water and Waste Services	12	3	-9	0.3%
Not applicable	0	0	0	0%
Total	**3,151**	**3,211**	**60**	**4%**

Source: Industry of Employment, Census of Population and Housing, Australian Bureau of Statistics (ABS), 2011, 2016

CARLTON NORTH / PRINCES HILL

Employment in Carlton North / Princes Hill equates to approximately 3% of total employed persons in the municipality.

Education and training (321) is the highest employing industry in the area, followed by accommodation and food services (235) and arts and recreation services (232), contributing 14% of Yarra's total employment in that industry.

T28. EMPLOYMENT BY INDUSTRY - CARLTON NORTH, PRINCES HILL – 2011 TO 2016

Industry	2011	2016	Change	% of Yarra (2016)
Education and Training	270	321	51	8%
Accommodation and Food Services	211	235	24	4%
Arts and Recreation Services	221	232	11	14%
Professional, Scientific and Technical Services	243	221	-22	2%
Health Care and Social Assistance	202	221	19	2%
Retail Trade	189	201	12	2%
Construction	105	140	35	3%
Other Services	66	78	12	3%
Rental, Hiring and Real Estate Services	52	63	11	4%
Inadequately described	18	59	41	2%
Manufacturing	54	54	0	2%
Financial and Insurance Services	45	45	0	1%
Administrative and Support Services	64	40	-24	2%
Information Media and Telecommunications	46	36	-10	2%
Public Administration and Safety	23	31	8	1%
Wholesale Trade	40	24	-16	1%
Not stated	0	17	17	2%
Transport, Postal and Warehousing	17	14	-3	0.5%
Agriculture, Forestry and Fishing	3	10	7	7%
Electricity, Gas, Water and Waste Services	3	4	1	0.4%
Mining	4	0	-4	0%
Not applicable	0	0	0	0%
Total	**1,882**	**2,048**	**166**	**2.5%**

Source: Industry of Employment, Census of Population and Housing, Australian Bureau of Statistics (ABS), 2011, 2016

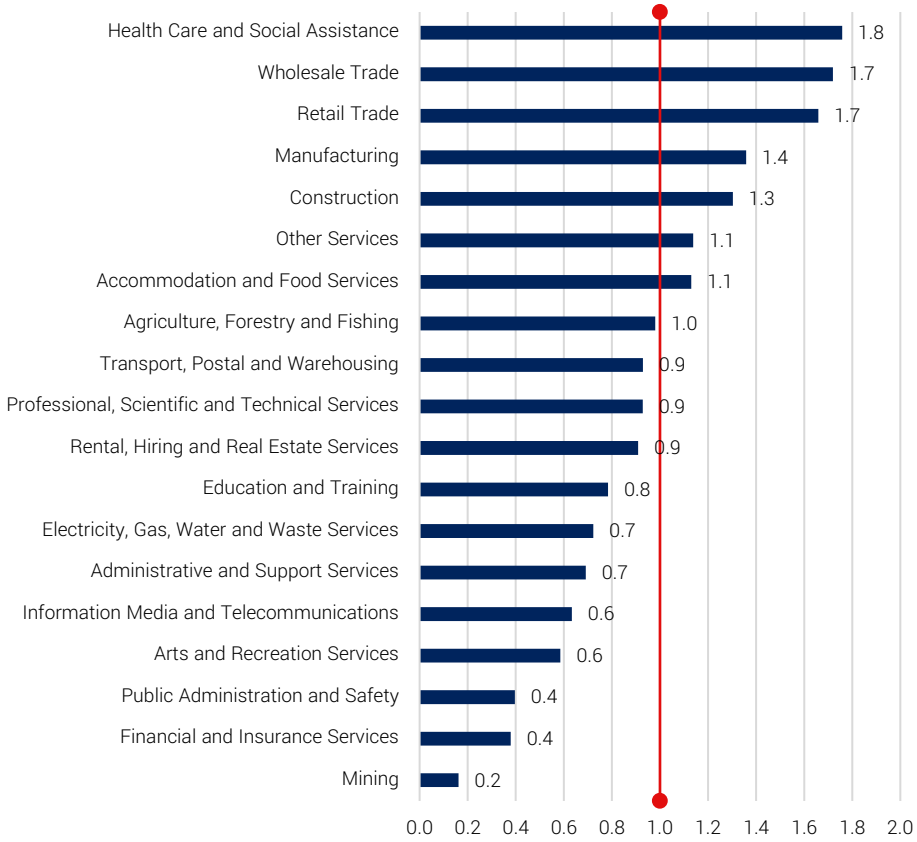
6.4.4. LOCATION QUOTIENT

To understand the economic strengths and industry specialisations in the City of Yarra, relative employment comparisons can be made using the Location Quotient (LQ) technique. The LQ compares the proportion of employment relative to the total jobs in two areas.

The following LQ analysis compares Yarra with the IMAP councils. An industry value of less than 1 indicates a low proportion of employment within that industry compared with the IMAP councils. A value greater than 1 represents a higher proportion of employment and indicates a competitive advantage in that industry sector compared with the IMAP councils.

The LQ analysis in Figure 26 indicates that the City of Yarra has a comparative employment advantage in health care and social assistance, wholesale trade, retail trade, manufacturing, construction, other services and accommodation and food services.

F26. LOCATION QUOTIENT – YARRA & IMAP



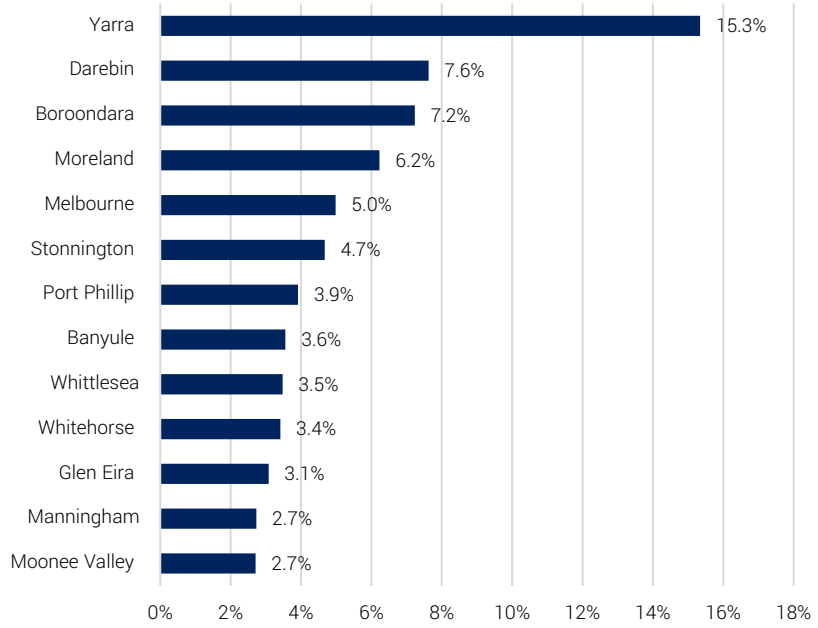
Source: Industry of Employment, Census of Population and Housing, Australian Bureau of Statistics (ABS), 2016, derived by Urban Enterprise

6.4.5. LOCATION OF WORK

IN-COMMUTING

Figure 27 shows the residential location (LGA) of workers in the City of Yarra. The figure shows that 15% of workers live locally in Yarra. A smaller proportion of workers live in Darebin (8%), Boroondara (7%) and Moreland (6%). Residents from the other IMAP councils make up 16% of the Yarra workforce.

F27. IN-COMMUTING – CITY OF YARRA - 2016



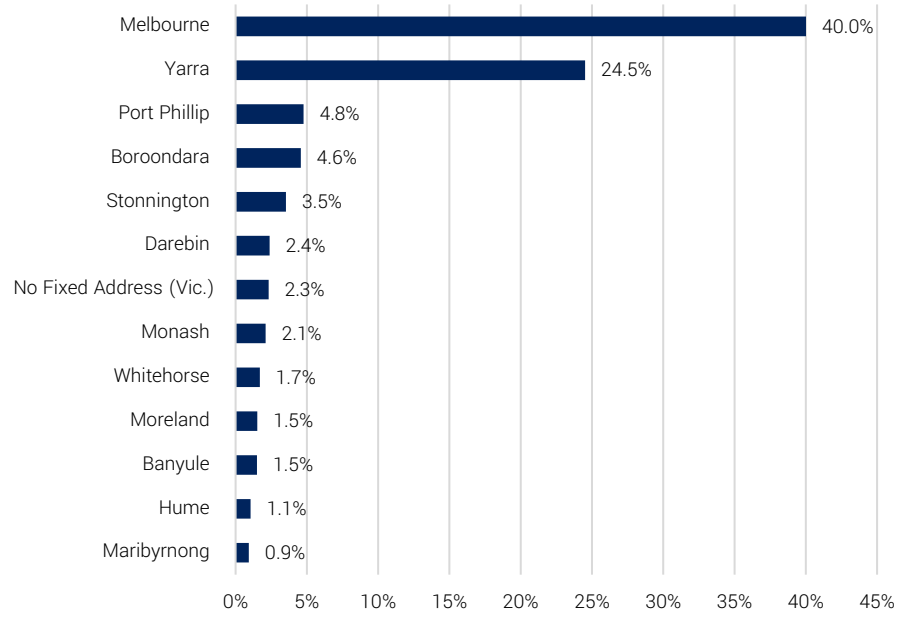
Source: Journey to Work, Census of Population and Housing, Australian Bureau of Statistics (ABS), 2016, derived by Urban Enterprise 2019

OUT-COMMUTING

Yarra has a job containment rate of 24.5%, indicting the proportion of employed residents that both live and work in the municipality. The regional jobs containment rate for IMAP is approximately 75%, highlighting the importance of the IMAP region for employed Yarra residents.

A significant proportion (40%) of employed persons travel to the City of Melbourne (40%) for employment. A further 5% commute to Port Phillip and Boroondara for work.

F28. OUT-COMMUTING – CITY OF YARRA - 2016



Source: Journey to Work, Census of Population and Housing, Australian Bureau of Statistics (ABS), 2016, derived by Urban Enterprise 2019

6.5. BUSINESS PROFILE

6.5.1. BUSINESS BY INDUSTRY

Table 29 shows the number of businesses by industry sector in the City of Yarra. In 2018, there were 15,470 businesses registered in the City of Yarra, an increase of 1,148 since 2016.

Non-employing businesses and small businesses (employing 1-19 people) account for 96% of all registered businesses in the municipality.

A notable proportion of the Yarra businesses base are in the professional, scientific and technical services industry (22%), followed by rental, hiring and real estate services (13%) and financial and insurance services (9%).

There are 535 businesses in Yarra who employ between 20 and 199 employees and 31 with more than 200 employees.

T29. NUMBER OF BUSINESSES REGISTERED - YARRA - 2018

Industry	Non employing	1-19 Employees	20-199 Employees	200+ Employees	Total	%
Agriculture, Forestry and Fishing	111	27	5	0	140	1%
Mining	16	5	0	0	19	0%
Manufacturing	196	233	40	0	473	3%
Electricity, Gas, Water and Waste Services	36	11	0	0	46	0%
Construction	870	367	30	0	1,266	8%
Wholesale Trade	292	327	58	3	673	4%
Retail Trade	404	527	68	5	1,002	6%
Accommodation and Food Services	250	592	93	3	937	6%
Transport, Postal and Warehousing	382	58	4	3	443	3%
Information Media and Telecommunications	275	194	25	3	497	3%
Financial and Insurance Services	1,129	250	5	3	1,386	9%
Rental, Hiring and Real Estate Services	1,815	196	13	0	2,016	13%
Professional, Scientific and Technical Services	1,802	1,475	123	0	3,397	22%
Administrative and Support Services	259	236	22	8	519	3%
Public Administration and Safety	14	17	0	0	33	0%
Education and Training	140	95	11	0	248	2%
Health Care and Social Assistance	831	419	25	5	1,276	8%
Arts and Recreation Services	356	129	4	3	489	3%
Other Services	161	246	11	0	421	3%
Currently Unknown	145	38	0	0	191	1%
Total	**9,469**	**5,430**	**535**	**31**	**15,470**	**100%**

Source: Business Counts (no of employees), Australian Bureau of Statistics (ABS), 2018

SHORT TERM BUSINESS GROWTH

Table 30 summarises Yarra business growth (by business size) between 2016 and 2018. In that time, professional, scientific and technical services sector added 336 business, the majority (62%) are non-employing.

Other notable short term business growth occurred in the construction industry (+159 business) and transport, postal and warehousing (+128 businesses).

Between 2016 and 2018, Yarra attracted 5 net additional businesses that employ over 200 staff, which was led by information, media, telecommunications (+3), arts and recreation services (+3) and wholesale trade (+3).

T30. ADDITIONAL BUSINESSES REGISTERED – YARRA – 2016 TO 2018

Industry	Non employing	1-19 Employees	20-199 Employees	200+ Employees	Total
Professional, Scientific and Technical Services	+207	+117	+18	0	+336
Construction	+108	+38	+9	0	+159
Transport, Postal and Warehousing	+128	+2	-4	0	+128
Financial and Insurance Services	+72	+42	-5	0	+108
Health Care and Social Assistance	+89	+12	+4	+2	+105
Information Media and Telecommunications	+58	+22	+9	+3	+87
Rental, Hiring and Real Estate Services	+55	+33	-1	0	+82
Accommodation and Food Services	+26	+22	+10	0	+57
Arts and Recreation Services	+53	+10	-7	+3	+57
Education and Training	+14	+18	+1	0	+30
Electricity, Gas, Water and Waste Services	+12	+2	0	0	+13
Mining	+10	+2	-3	0	+6
Administrative and Support Services	+21	0	-6	+2	+5
Other Services	+11	-10	-4	0	+5
Public Administration and Safety	-4	+5	-3	0	+2
Retail Trade	+6	0	+6	0	+1
Manufacturing	+3	-4	-7	-3	-4
Currently Unknown	-7	-4	0	0	-6
Agriculture, Forestry and Fishing	-2	-1	+2	0	-7
Wholesale Trade	+9	-23	+3	+3	-17
Total	**+852**	**+266**	**+18**	**+5**	**+1,148**

Source: Business Counts (no of employees), Australian Bureau of Statistics (ABS), 2016 to 2018

7. THE VISITOR ECONOMY

7.1. INTRODUCTION

The visitor economy is Yarra is a vibrant and growing element of the local and regional economy. Yarra is a popular retail, hospitality and entertainment destination, with a fast growing business/corporate market.

This section provides an overview of Yarra's destination strengths, quantifies and assesses domestic and international visitation and profile's the existing visitor market having regard to purpose of visit, travel group, activities undertaken and visitor origin.

Data presented in this section is sourced from Tourism Research Australia (TRA) National Visitor Survey (NVS) and International Visitor Survey (IVS) for the 5-year period 2014 to 2018. A 5-year average has been adopted where possible to provide greater certainty of results.

Visitors are categorised as domestic day trip visitors, domestic overnight visitors or international visitors. Definitions are provided in the glossary of terms.

7.2. KEY FINDINGS

- Visitation to Yarra has grown consistently. Total visitation to Yarra has more than doubled since 2009, increasing by approximately 450,000 visitor per annum.
- The most significant growth has occurred in the day trip visitor market, attracting an additional 312,000 annual visitors between 2009 and 2018, at an average growth rate of 10% per annum.
- Daytrip visitation to the City of Yarra is largely driven by the hospitals in the municipality, with 20% of day trips occurring due to medical related reasons.
- Popular day trip and overnight trip activities in the municipality include:
    - Eating out / dine at a restaurant or café;
    - Visiting friends and relatives;
    - Go shopping;
    - Go to pubs, clubs, discos;
    - Attend an organised sporting event; and
    - Visit museums or art galleries.

7.3. OVERVIEW

Yarra's retail and hospitality precincts in Fitzroy and Collingwood (Brunswick Street, Smith Street, Johnston Street), Richmond and Abbotsford (Victoria Street, Bridge Road and Swan Street) are destinations in their own right, and are recognised as magnet attractions for locals and visitors to shop, eat out, attend events, visit art and cultural institutions and recreate.

Yarra's strength as a visitor destination is linked to the municipalities high quality amenity that is offered across its key activity centres and neighbourhood centres. Beyond leisure activities, Yarra's visitor economy is also largely driven by persons visiting major health and education facilities, and business/corporate visitors attending meetings and events across the municipality's key employment precincts and activity centres.

F29. DESTINATION STRENGTHS – YARRA'S VISITOR ECONOMY



Arts and Culture

- Galleries
- Cultural institutions
- Festivals and events



Hospitality & Entertainment

- Restaurants
- Cafes
- Bars, Pubs and Taverns



Retail

- Fashion
- Personal services
- Recreational retail



Business / Corporate

- Business and industry
- Health clusters
- Education precincts

7.3.1. VISITATION TRENDS

In 2018, the City of Yarra attracted over 800,000 visitors in 2018, consisting of approximately 500,000 domestic daytrip (63%), 250,000 domestic overnight trips (31%) and 50,000 international visitors (6%).

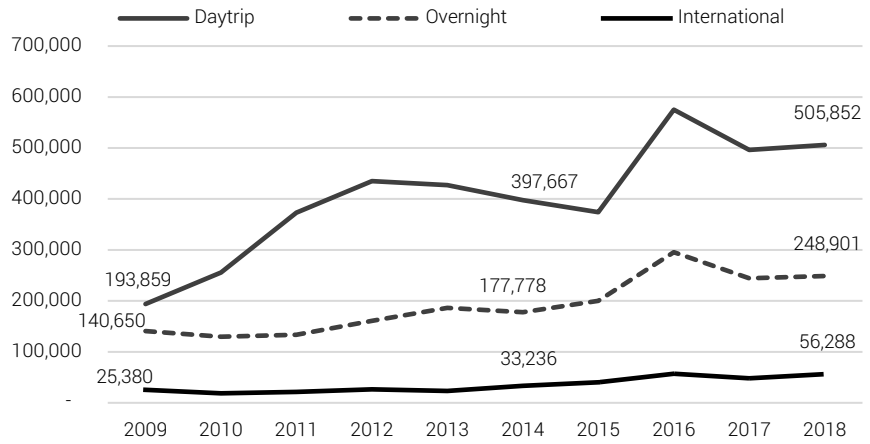
Figure 30 summarises the visitor trends in the City of Yarra over the past decade. Visitation to Yara has grown consistently. Total visitation to Yarra has more than doubled since 2009, increasing by approximately 450,000 visitor per annum.

The most significant growth has occurred in the day trip visitor market, attracting an additional 312,000 annual visitors between 2009 and 2018, at an average growth rate of 10% per annum.

To be considered a day trip visitor, persons need to have travelled at least 50 kilometres. A 50 km radius from Yarra excludes the inner and middle metropolitan areas. Yarra would attract a significant number of visitors from within these areas, but are excluded from the figures, resulting in the figures to be significantly understated.

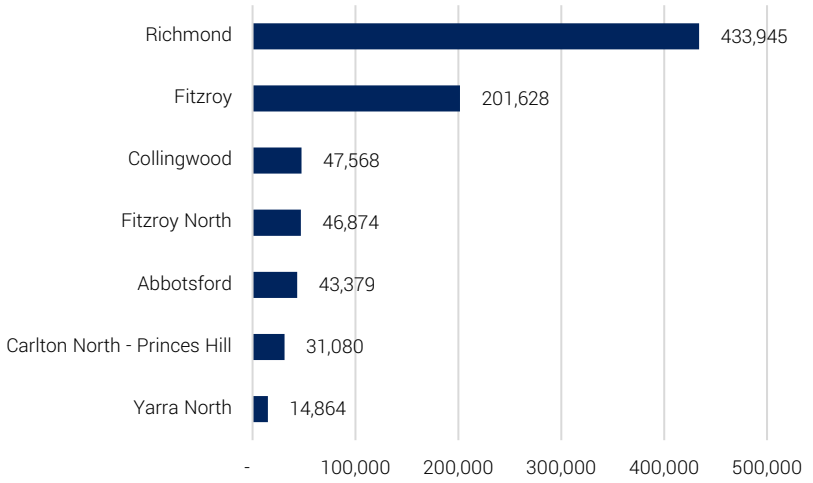
Figure 31 provides a breakdown of visitation per suburb (SA2). Richmond accounts for over half of Yarra's annual visitation, followed by Fitzroy (25%).

F30. VISITATION TRENDS – YARRA – 2009 TO 2018



Source: TRA, NVS and IVS, Calendar Year 2009-2018.

F31. VISITATION BY SUBURB - YARRA



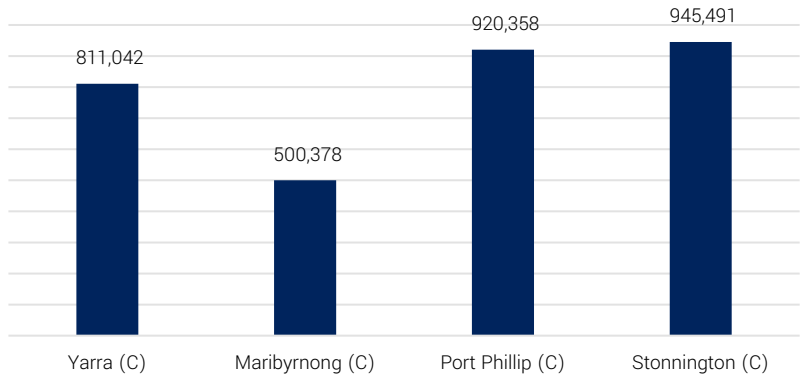
Source: TRA, NVS and IVS, Calendar Year 2009-2018.

7.3.2. VISITATION – IMAP COUNCIL BENCHMARKING

Visitation to Yarra is quite comparable to other IMAP Councils. Port Phillip and Stonnington attract slightly more visitors and is in the order of 900,000 to 950,000 visitors per annum.

In 2018, the City of Melbourne attracted approximately 14.3 million visitors. It is acknowledged that the City of Melbourne attracts millions of visitors per annum to visit a broad range of nationally and internationally recognised events, attractions and institutions such as the National Gallery of Victoria, Federation Square, the Melbourne Cricket Ground, the Melbourne Zoo. There may be an opportunity for Yarra to further capitalise on this scale of visitation and attract a larger proportion of visitors to experience the unique environment of Yarra's vibrant activity centres and precincts.

F32. ANNUAL VISITATION – YARRA & IMAP COUNCILS



Source: Visitation, IMAP, NVS/IVS, TRA 2014 - 2018

7.4. VISITOR MARKET PROFILE

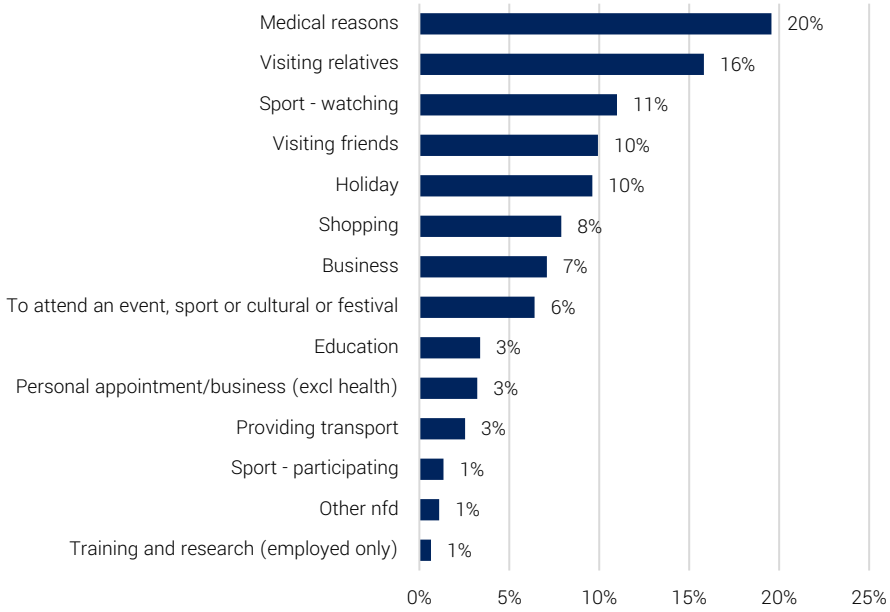
7.4.1. DAYTRIP VISITATION

PURPOSE OF VISIT

Daytrip visitation to the City of Yarra is driven by the hospitals in the municipality, with 20% of day trips occurring due to medical reasons.

Other drivers of day trip visitation include visiting relative (16%), watching sport (11%), visiting friends (10%), holiday (10%) and shopping (8%).

F33. PURPOSE OF VISIT – DAYTRIPS - YARRA

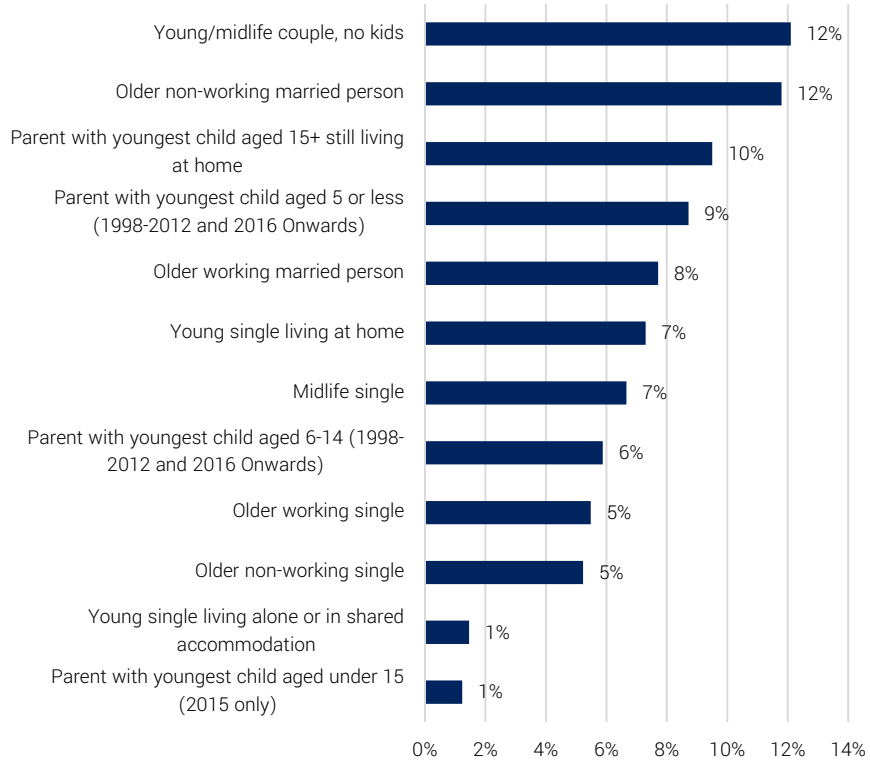


Source: TRA, NVS, Daytrip, 5 Year Average, Calendar Year 2014-2018.

TRAVEL GROUP

The most common travel groups to the City of Yarra are young/midlife couples with no children (12%), older non-working married people (12%) and parent with a child aged 15+ years (10%).

F34. LIFECYCLE GROUP – DAYTRIPS - YARRA

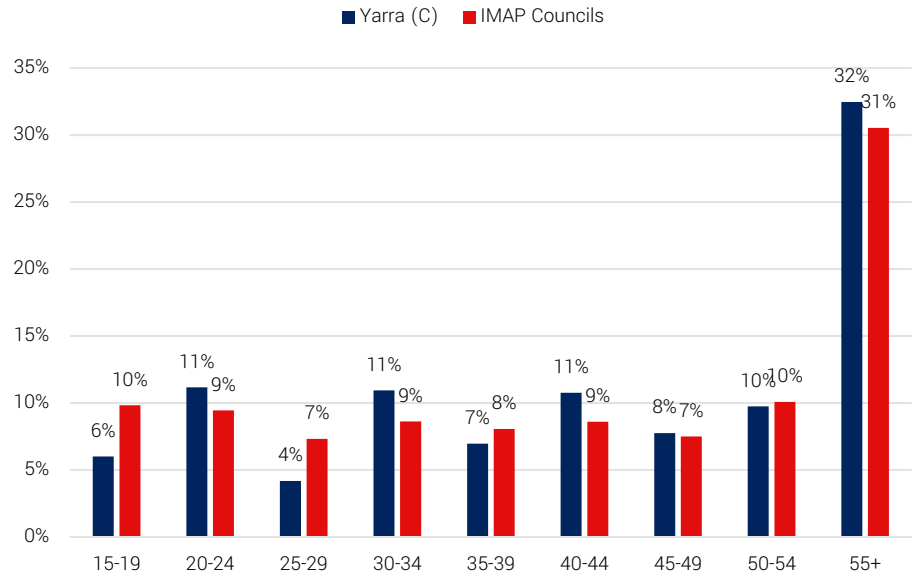


Source: TRA, NVS, Daytrip, 5 Year Average, Calendar Year 2014-2018.

AGE GROUP

On average, daytrip visitors to the City of Yarra have a slightly older age profile than visitors to the IMAP Councils. This is likely to be influenced by the two hospitals in the municipality, attracting a higher proportion of people aged over 55 years.

F35. AGE GROUP – DAYTRIPS - YARRA



Source: TRA, NVS, Daytrip, 5 Year Average, Calendar Year 2014-2018.

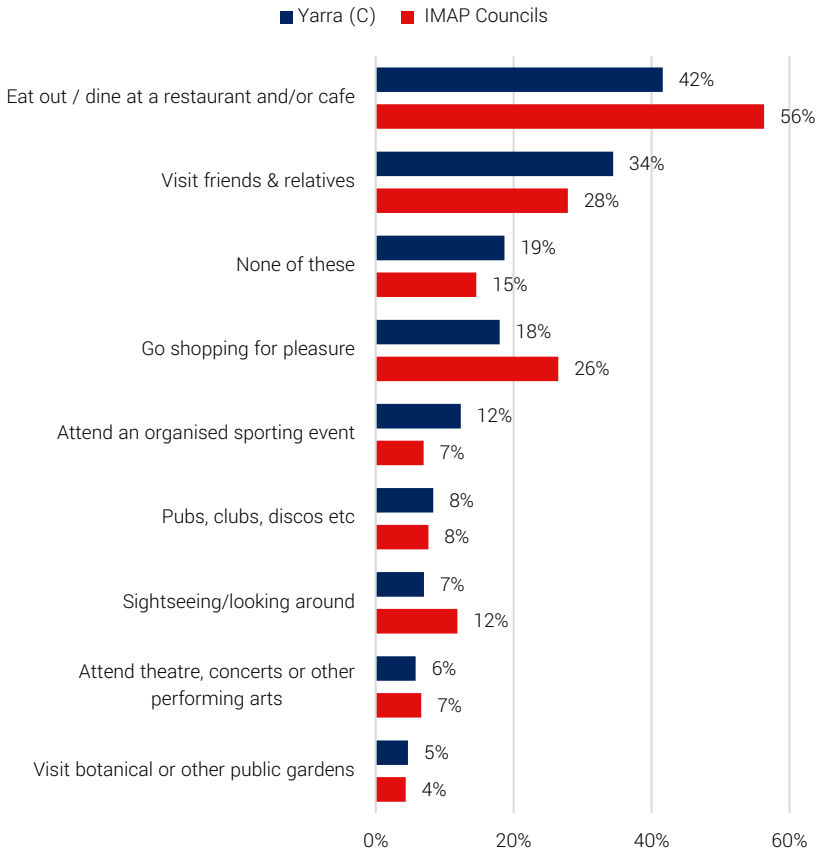
ACTIVITIES

Figure 36 summarises the activities that domestic day trip visitors undertake in the City of Yarra compared with the IMAP councils.

Popular daytrip activities in the municipality include:

- Eating out / dine at a restaurant or café (42%);
- Visiting friends and relatives (34%);
- Go shopping (18%); and
- Attend an organised sporting event (12%).

F36. ACTIVITIES – DAYTRIPS - YARRA



Source: TRA, NVS, Daytrip, 5 Year Average, Calendar Year 2014-2018.

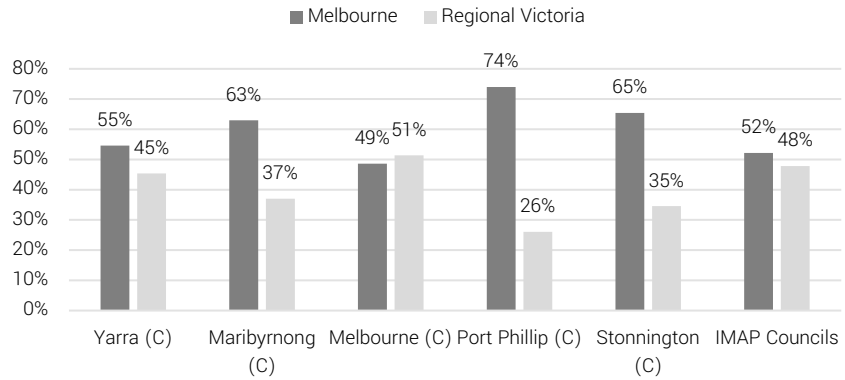
VISITOR ORIGIN

On average, 95% of visitors to Yarra are from Victoria, with 4% travelling from New South Wales and 1% from other states and territories.

55% of day trip visitors to Yarra are from within metropolitan Melbourne and 45% are from Regional Victoria.

Please note that to be recognised as a day trip visitor, a distance of at least 50 kilometres needs to be travelled. A 50 km radius from Yarra excludes the inner and middle suburb areas, leaving the outer metropolitan areas.

F37. VISITOR ORIGIN – DAYTRIPS - YARRA



Source: TRA, NVS, Daytrip, 5 Year Average, Calendar Year 2014-2018.

Table 31 shows the origin of visitors to Yarra from within Victoria's tourism regions. Yarra receives a higher proportion of visitors from Melbourne than other IMAP councils and a higher proportion of visitors from the Mornington Peninsula.

T31. VISITATION BY VICTORIAN TOURISM REGION – DAYTRIPS – YARRA. MELBOURNE & IMAP

Tourism Region	Yarra (C)	Melbourne (C)	IMAP Councils
Melbourne	33%	27%	30%
Peninsula	12%	10%	11%
Geelong and the Bellarine	12%	15%	13%
Bendigo Loddon	8%	6%	6%
Melbourne East	7%	8%	7%
Gippsland	7%	7%	7%

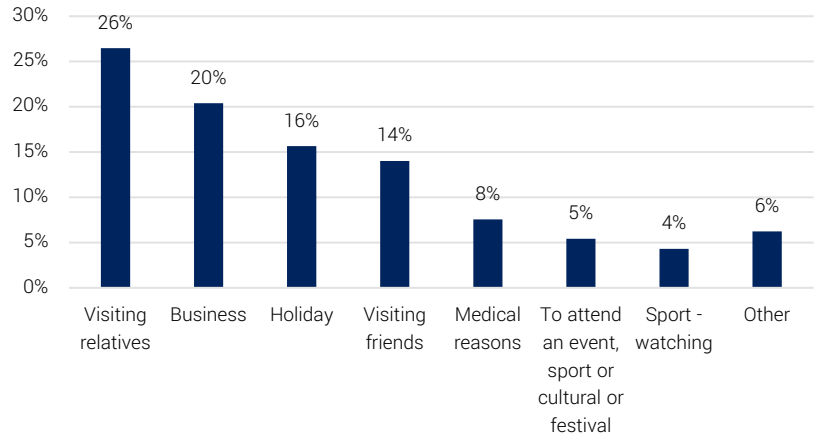
Source: TRA, NVS, Daytrip, 5 Year Average, Calendar Year 2014-2018.

7.4.2. OVERNIGHT VISITATION

PURPOSE OF VISIT

The most common purpose of visit for domestic overnight visitors to Yarra is visiting relatives (26%), business purposes (20%) and holiday/leisure (16%).

F38. PURPOSE OF VISIT – OVERNIGHT VISITORS - YARRA

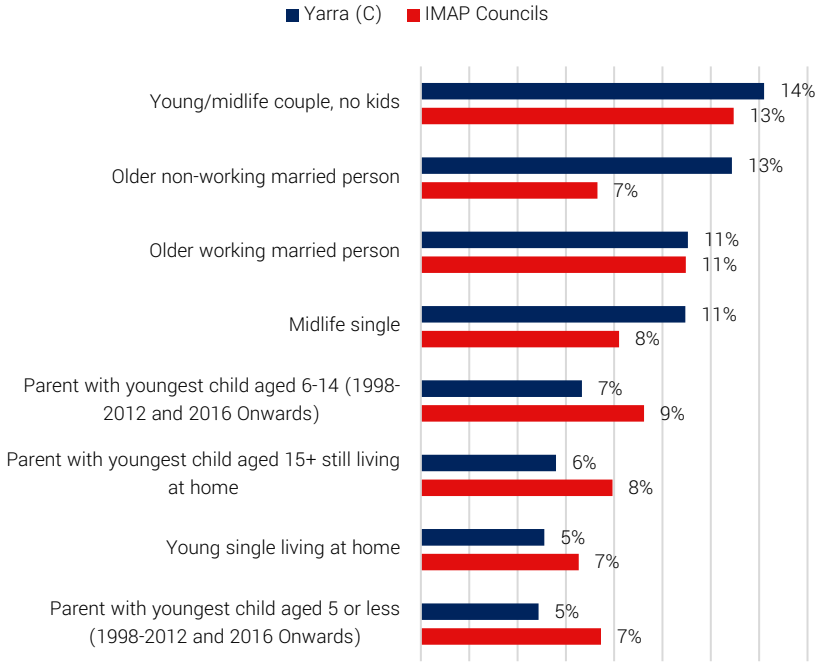


Source: TRA, NVS, Overnight, 5 Year Average, Calendar Year 2014-2018.

TRAVEL GROUP

Similar to daytrip visitors, the most common travel groups across overnight visitors are young/midlife couples with no children (14%) and older non-working married people (13%).

F39. LIFECYCLE GROUP – OVERNIGHT VISITORS - YARRA



Source: TRA, NVS, Overnight, 5 Year Average, Calendar Year 2014-2018.

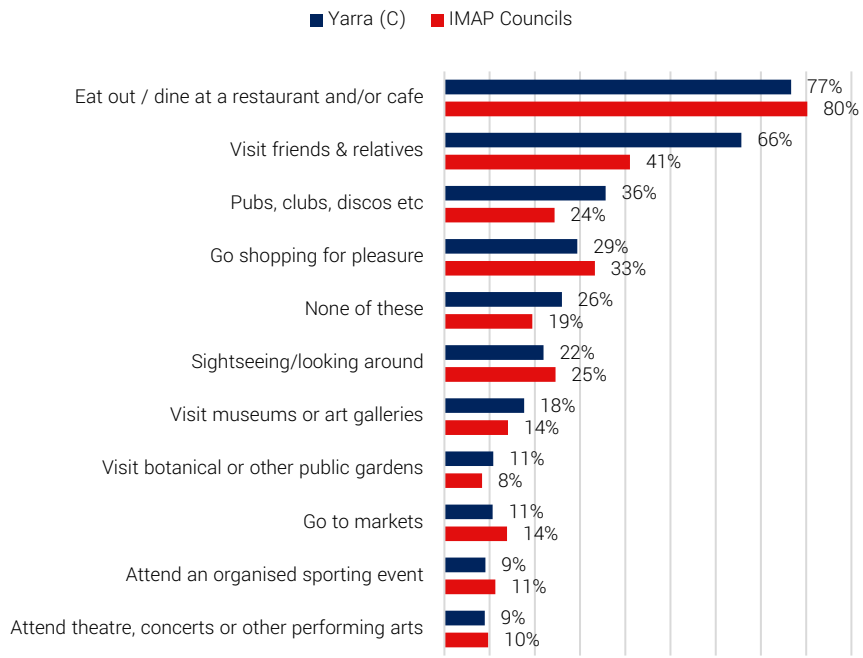
ACTIVITIES

There is a much higher proportion of overnight visitors to the City of Yarra visiting friends and relatives (66%) than other IMAP Councils (41%).

There is also a much higher proportion of visitors going to pubs, clubs, discos etc. in Yarra (36%) than other IMAP Councils (24%), indicating a specialisation in night time activities.

Other popular activities are eating out/dining at a restaurant and café (77%) and going shopping (29%), which align with the municipality's strengths in retail and hospitality.

F40. ACTIVITIES – OVERNIGHT VISITORS - YARRA



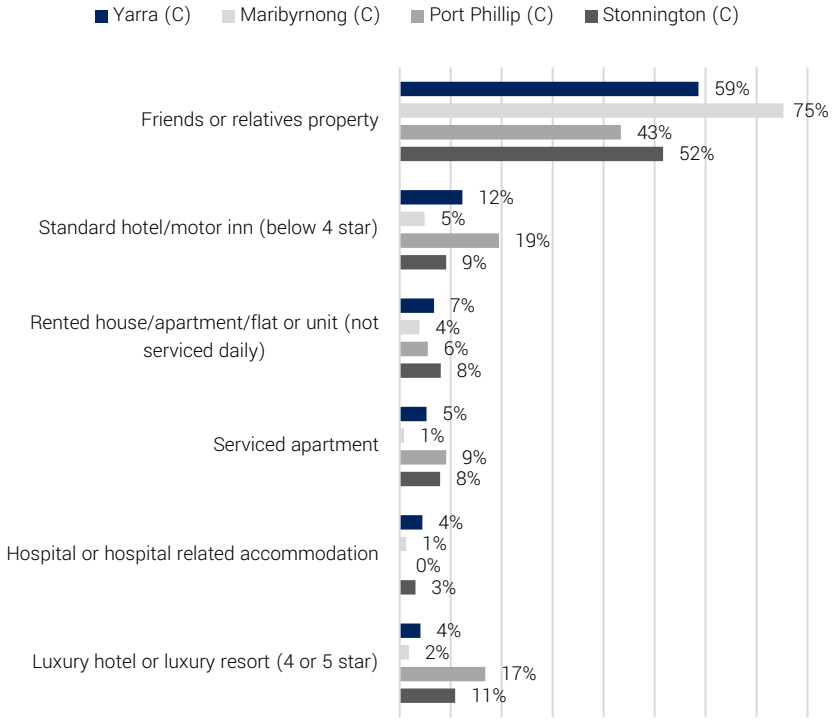
Source: TRA, NVS, Overnight, 5 Year Average, Calendar Year 2014-2018.

ACCOMMODATION

The most common types of accommodation used by domestic overnight visitors in Yarra are friends or relative's property (59%), followed by standard hotel/motor inn (12%) and rented house/apartment/flat (7%).

A lower proration of domestic overnight visitors stay in commercial accommodation (41%) when compared with Port Phillip (57%) and Stonnington (48%).

F41. ACCOMMODATION – OVERNIGHT - YARRA



Source: TRA, NVS, Overnight, 5 Year Average, Calendar Year 2014-2018.

AIR BNB & HOME AWAY

In addition to the non-commercial and commercial accommodation market, platforms such as AirBnb and Home Away (i.e. Stayz) are increasingly used by domestic and international overnight visitors, providing competitive pricing and the ability to experience cities 'like a local'.

There are currently 1,284 active listings on AirBnb and Home Away in the City of Yarra. 30% of listings are concentrated in Richmond and Cremorne, with 379 properties listed as active. There are also a high number of listings in Fitzroy (278), Collingwood (197) and Abbotsford (159).

The municipalities average occupancy rate for AirBnb and Home Away listed properties is 74%.

T32. AIR BNB LISTINGS - YARRA

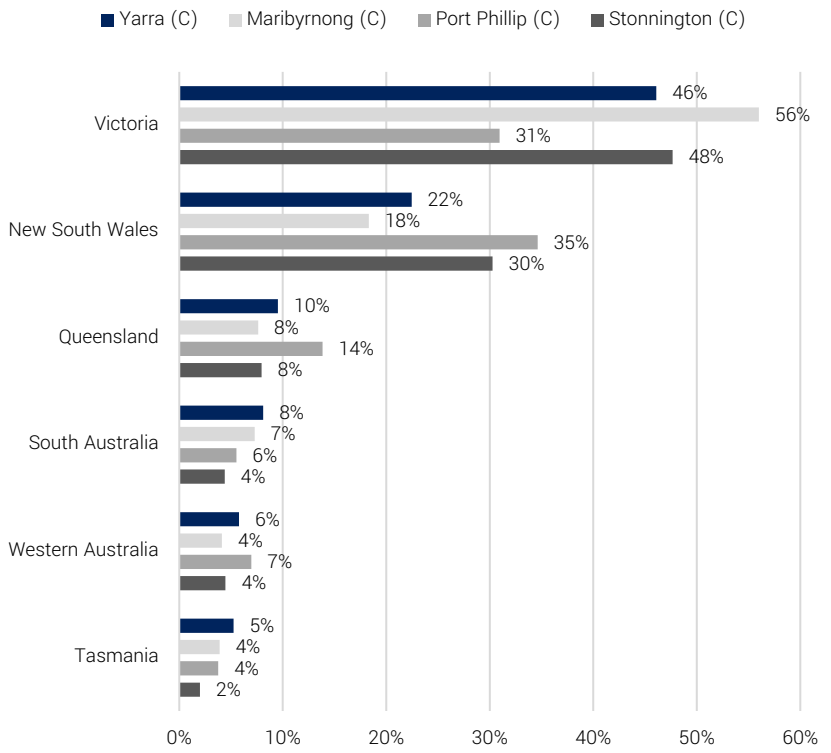
	Active Listings	Entire Home	Private Room	Shared Room	Ave Occupancy
Richmond / Cremorne	379	284	94	1	70%
Fitzroy	278	201	76	1	77%
Collingwood	197	147	50	0	74%
Abbotsford	159	104	57	1	80%
Fitzroy North	139	91	47	1	77%
Carlton North	77	50	26	1	69%
Clifton Hill / Alphington South	55	34	21	0	74%
Total	**1,284**	**911**	**371**	**5**	**74%**

Source: Air DNA Market Minder, 2019

VISITOR ORIGIN

The largest proportion of overnight visitors to Yarra originate from Victoria (46%), New South Wales (22%) and Queensland (10%).

F42. VISITOR ORIGIN – OVERNIGHT VISITORS - YARRA

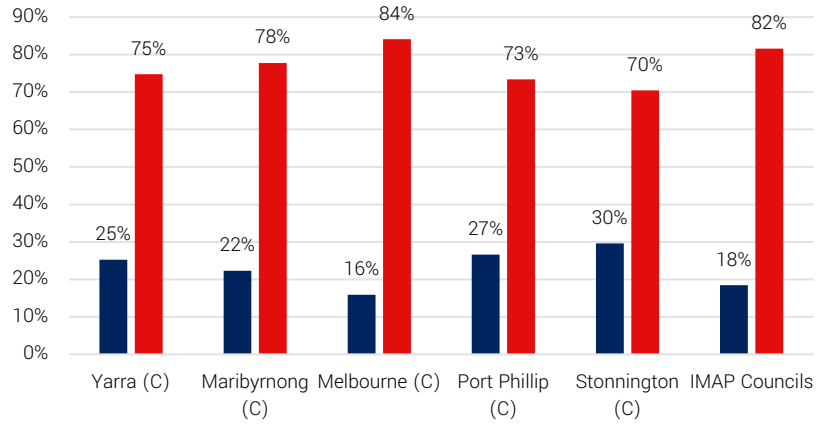


Source: TRA, NVS, Overnight, 5 Year Average, Calendar Year 2014-2018.

Of the visitors to Yarra who originate from Victoria, 25% are from metropolitan Melbourne and 75% are from Regional Victoria.

Yarra attracts a higher proportion of visitors from Melbourne when compared with the IMAP Councils (18%).

F43. VISITOR ORIGIN – OVERNIGHT VISITORS - YARRA



Source: TRA, NVS, Overnight, 5 Year Average, Calendar Year 2014-2018.

Yarra attracts a large proportion of visitation from the Mornington Peninsula (14%), Geelong and the Bellarine (13%) and Gippsland (10%), as shown in Table 33.

T33. OVERNIGHT VISITOR ORIGIN, VICTORIAN TOURISM REGION

Tourism Region	Yarra (C)	Melbourne (C)	IMAP Councils
Peninsula	14%	6%	8%
Geelong and the Bellarine	13%	10%	10%
Gippsland	10%	11%	11%
Bendigo Loddon	9%	10%	9%
Great Ocean Road	8%	11%	9%
Melbourne	7%	5%	6%
High Country	6%	6%	6%

Source: TRA, NVS, Overnight, 5 Year Average, Calendar Year 2014-2018.

8. CONSIDERATIONS

8.1. INTRODUCTION

This section provides a summary of considerations that have emerged throughout the preparation of this Background Report. Findings are informed by the research and analysis that is presented in this Background Report only.

Based on the research in this Background Report, the following themes have emerged and are proposed to form part of the framework for the forthcoming Economic Development Strategy:

1. Thriving and Diverse Employment Precincts;
2. Vibrant and Evolving Retail Precincts; and
3. A Creative, Inclusive and Sustainable Economy.

Each theme includes a series of considerations to be addressed in the Strategy.

8.2. THRIVING AND DIVERS EMPLOYMENT PRECINCTS

Yarra's employment precincts are knowledge-based, innovative and diverse. The rise of the knowledge economy in Victoria is based on a highly educated labour force, sophisticated technologies and innovative products and services. By 2046, it is projected that the most significant employment growth will occur in professional, scientific and technical services, financial and insurance services, healthcare and education. This is relevant and applicable to Yarra. The municipality's highest performing sectors in terms of annual economic output and highest employers are knowledge-based.

Yarra's employment precincts are areas that generate and encourage innovation, productivity and growth in the knowledge economy. These are areas where research institutions, medical complexes, universities, and clusters of high-tech and creative firms attract businesses, entrepreneurs and professionals. Within Yarra, there is a clear clustering of these areas, and their role and function has strengthened significantly since the previous EDS. Major smart clusters and precincts in Yarra include the Richmond Cremorne Enterprise Precinct, the Fitzroy Health and Education Cluster, the Richmond Health and Education Cluster and the Gipps Street Precinct.

Yarra's employment precincts are productive, innovative and diverse. Since the previous EDS, the role and function of Yarra's employment precincts have strengthened significantly, including:

- Richmond Cremorne Enterprise Precinct;
- Fitzroy Health and Education Cluster; and
- Richmond Health and Education Cluster.

It will be critical for the EDS to support sustainable growth in these clusters to protect and enhance the competitive strengths and attractive physical and amenity characteristics that are unique to these areas and linked to the ongoing attraction of business and industry growth.

Considerations:

- How to protect and enhance Yarra's competitive industry advantages across the municipality's smart clusters (e.g. creative, professional/financial services and tech firms).
- How to ensure that planning controls are fit for purpose, accommodating future employment growth whilst protecting the unique built form characteristics that are attractive to businesses and workers.
- How to maintain and enhance the high quality precinct amenity (e.g. retail, hospitality, health and wellness).
- How to address parking stresses that have resulted from an increase in the number of residents and workers driving in Yarra, and a reduction in at-grade car parking locations in some areas.
- How to support workers, residents and visitors accessing precincts via public and active transport modes to address growing congestion issues from major population and employment growth.
- How to strengthen the profile of Yarra's precincts with State and Federal Government.
- How to leverage the growing popularity of co-working / co-sharing facilities and spaces to meet diverse work preferences.

8.3. VIBRANT AND EVOLVING RETAIL PRECINCTS

Yarra includes a series of vibrant and evolving precincts. Each centre in Yarra is unique and dynamic, with a business and land use mix that is continually changing.

Yarra's retail strips include a distinct economic role, land use and business mix. Whilst some activity centres such as Bridge Road and Victoria Street are experiencing high vacancy rates in the order of 16% to 18%, this rate of vacancy is common across comparable inner metropolitan retail strips such as Chapel Street, Prahran/South Yarra.

Generally, lower vacancy rates in Yarra and inner Melbourne are found in tightly held retail strips that include a diverse mix of uses including retail services, food and beverage, health and fitness related services, fashion and professional services.

The EDS should seek to nurture resilience into the Yarra's retail strips by addressing some of the issues that retailers and retail centres are experiencing, as well as investigate opportunities that may activate the public realm to create a more attractive environment for residents, workers and visitors to visit, dwell and spend.

Considerations:

- How to address the length (distance) of Yarra's retail strips and the differing role and business mix of each sub-section.
- How to transition Yarra's retail strips to more mixed use centres that include convenience-based retail (e.g. fresh produce, groceries), food and beverage, entertainment, professional and health related services, personal services (e.g. hairdressers, beauticians, gym/fitness) and community/recreation uses.
- Understand the challenges facing the local retail sector, which may extend to onerous lease arrangements, weakening demand and access/connectivity constraints.
- How to appropriately equip local retail businesses to respond and adapt to changing retail conditions, pointing to best practice approaches, including store-based improvements, omni-channel retail strategies, adopting social media for marketing and promotion, and improving the shopper experience.

- The role of place-making initiatives/projects that facilitate an improved streetscape environment and public realm to increase the number of people who visit, recreate and spend in each centre.
- What will have the most significant impact when rethinking side street and laneways that create engaging and connected places.
- How to protect the 'village feel' of Yarra's retail strips, particularly given that residential intensification is occurring in major activity centres.

8.4. A CREATIVE, INCLUSIVE AND SUSTAINABLE ECONOMY

Yarra has long been recognised as a creative, inclusive and sustainable municipality. Creative industries generally relate to art and cultural activities across a range of disciplines including visual arts, music, theatre, performance, literature, public art, design, fashion, filmmaking and craft.

The vision for arts and culture in the municipality, identified in Yarra's Arts and Culture Strategy (2016 – 2020) is "for arts and culture to be integrated into our City so that it can be an everyday experience and be enjoyed by all of our community, whether as makers, audience members or participants."

There are many attractive liveability characteristics in Yarra that stem from the burgeoning arts and cultural activities in the municipality, including creative spaces, public/street art, galleries, museums and cultural institutions, as well as music and performing arts venues.

It will be critical for the EDS to acknowledge and address the growing threat of unaffordability in Yarra, including rising property prices and rents for working artists, creatives and makers to live and occupy spaces and studios.

The City of Yarra Council and community is recognised as a leader in sustainable practices and environmental initiatives. The significant size of Yarra's working population means that business engagement and support for sustainable practices is crucial for the realisation of broader sustainability goals.

Encouraging a 'green' business community will involve strengthening existing renewable energy initiatives and promoting green business practice.

Considerations:

- How to address the affordability issues created by rising property and rental values, which can make it financially unsustainable for working artists and creatives to occupy spaces and studios.
- Yarra as a place to live is unaffordable when compared with the broader metropolitan area, potentially becoming unaffordable for artists and creatives to live in Yarra. This may impact creative 'spill over' that occurs into Yarra's public and community spaces.
- Ensure there are suitable locations to protect and grow the number of niche and specialised urban manufacturers that are clustered in Yarra, as they provide horizontally integrated in networks of suppliers, distributors, and subcontractors.
- How to protect and enhance Yarra's identity as a destination for artists, creatives and makers to live, work and visit.
- How to grow the visitor economy and strengthen Yarra as a destination in its own right, increasing domestic and international visitation.

APPENDICES

APPENDIX A LITERATURE REVIEW

YARRA COUNCIL PLAN 2017 – 2021

Yarra City Council's Council Plan sets out the priorities and direction for the Council over the four year period (2017 to 2021).

The Council Plan identifies seven objectives to guide Yarra over the four-year period:

- A Healthy Yarra - Community health, safety and wellbeing are a focus in everything we do
- An Inclusive Yarra - Inclusion, diversity and uniqueness are welcomed, respected and celebrated
- A Sustainable Yarra - Council leads on sustainability and protects and enhances its natural environment
- A Liveable Yarra - Development and growth are managed to maintain and enhance the character and heritage of the city
- A Prosperous Yarra - Local businesses prosper and creative and knowledge industries thrive
- A connected Yarra - Connectivity and travel options are environmentally sustainable, integrated and well-designed
- A Leading Yarra - Transparency, performance and community participation drive the way we operate.

YARRA SPATIAL ECONOMIC AND EMPLOYMENT STRATEGY (SEES)

Yarra SEES was prepared by SGS Economics and Planning in 2018 to assist the City of Yarra in understanding the municipalities economic profile, competitive advantages and industry specialisations and how to best respond to trends and drivers to accommodate future business and employment growth to 2031.

employment trends and demand drivers

SEES identifies that the Yarra economy is becoming more knowledge based and services oriented, as a result of a well-connected, inner city location with a highly skilled and qualified labour force. Notable employment growth in knowledge-based sectors such as health care, professional and financial services is forecast and expected to materialise to 2031.

SEES estimates that there will be demand for approximately 389,000 sqm of additional commercial floorspace, 89,000 sqm of additional retail floorspace and 206,000 sqm of additional institutional floorspace in Yarra between 2016 and 2031.

According to SEES, other key trends that are impacting Yarra's economy include:

- Structural economic change – Yarra is a post-industrial economy, derived by knowledge based services, producing high value outputs, with an increasing emphasis on professional services, health care and education, creative industries and a diverse retail and hospitality offer.
- Innovation, Knowledge Services – The competitiveness of Australia's economy will be underpinned by innovation, which commonly involves the use of technology as a tool to solve a problem and leads to the creation of new markets.
- Mixed Use Employment Precincts – The Gipps Street Precinct and the Cremorne Precinct are Yarra's two significant mixed employment areas, containing a mix of industrial buildings, warehouses, newer office buildings and some residential dwellings. The diversity of uses found in these areas are linked to its success as a major employment precinct.

- Niche Manufacturing and Wholesale Trade – Despite a significant loss in manufacturing employment across Victoria (partly a result of the withdrawal of the automotive manufacturing industry), the decline in manufacturing jobs has been partially mitigated through a growing number of smaller, niche manufacturers and a transition to more advanced and technical manufacturing activities. This is particularly the case in Yarra's Gipps Street precinct.
- Growth in Health Care – Growth in health care and social assistance services is forecast to occur nationally, but also locally in Yarra, as the population continues to grow and the age profile gets older, with rising life expectancies and technological advancements. This affirms the strength of the sector in Yarra, both in terms of accommodating St Vincent's and Epworth Hospitals, but also a growing allied health role.
- Growth in Education – Yarra has four large tertiary institutions: University of Melbourne (Burnley), Australian Catholic University (Melbourne), Melbourne Polytechnic (Fairfield and Collingwood) and Kangan Institute (Richmond). Further, rapid population growth that has materialised and is forecast to continue in Yarra will generate further demand for education institutions. SEES identifies a current shortfall of education facilities; one of the highest in the metropolitan area.
- Competing Land Use Priorities – Landowners and developers typically seek high returns, and residential land uses are often the most feasible for commercial and mixed use zoned land. Residential intensification is mores suitable to activity centres due to the access to employment, transport and amenity.
- Ongoing Retail and Hospitality Growth – Yarra is a retail and hospitality destination. Yarra retailers indicated that 20% of their trade originates from local residents, with the balance (80%) generated from workers, visitors and tourists. As changes to the retail sector continues to disrupt the industry (e.g. online and e-commerce), traditional store-based and 'bricks and mortar' retailers must evolve to improve the experiential and service offering.

CAPACITY FOR EMPLOYMENT GROWTH

SEES estimates that there is currently 3.6 million sqm of employment floorspace within the City of Yarra, with a theoretical maximum in the order of 4.9 million sqm, resulting in a current capacity of 1.3 million sqm. This is based on development potential under current planning zones.

Based on the Yarra Office Demand Study (2018) prepared by urban Enterprise, there has been a notable surge in planning applications for office developments. Three suburbs account for 89% of the total approved office floorspace: Collingwood (57,000 sqm), Richmond (48,000 sqm) and Cremorne (27,000 sqm).

Table 2 provides a summary of floorspace demand for employment uses to 2031. By 2031, it is estimated that there will be demand for an additional 417,000 sqm of employment floorspace, including close to 390,000 sqm of commercial floorspace and 206,000 sqm of institutional floorspace. Conversely, there will be a reduction in demand for industrial floorspace in the order of 267,000 sqm.

T34. FLOORSPACE DEMAND PROJECTIONS – YARRA – 2016 TO 2031

Land Use	2016	2021	2026	2031	CHANGE (16 – 31)
Commercial	1,060,000	1,255,000	1,372,000	1,449,000	389,000
Retail	913,000	983,000	993,000	1,003,000	89,000
Institutional	456,000	510,000	579,000	662,000	206,000
Industrial	1,011,000	860,000	807,000	745,000	-267,000
Total	**3,440,000**	**3,608,000**	**3,751,000**	**3,859,000**	**+417,000**

Source: SEES, SGS 2018

THE SPATIAL STRATEGY

SEES recommends that the following strategic directions in respect of employment lands between 2016 to 2031 (15 years):

- Support employment growth in Yarra's Activity Centres
- Retain and grow Yarra's major employment precincts
- Identify preferred location for housing growth
- Support the expansion of health related employment and services in Yarra's health precincts
- Retain other C2 zoned precincts and sites
- Retain Yarra's existing industrial precincts for manufacturing and urban services

8.5.1. YARRA HOUSING STRATEGY

The Yarra Housing Strategy was adopted in September 2018. The Strategy provides direction for the preferred locations and nature of housing change in the municipality over the next 15 years (to 2033).

The Strategy identifies the following:

- The importance of retaining employment land except for employment areas where residential development has been identified in existing strategies (e.g. structure plans and local area plans).
- Yarra's activity centres are identified as appropriate locations for new housing, given the proximity to public transport, amenity and other services.
- The importance of providing a diverse mix of housing for residents to support social inclusion and maintain vibrant communities across the municipality.
- The increased need for student housing in proximity to Yarra's major tertiary institutions.
- The need to balance downsizing and 'age in place' to ensure that seniors and elderly are supported and accommodated by dwellings that are suitable to their needs, but also free up larger dwellings to be made available to accommodate families.
- There is a potential under provision of aged care and retirement facilities in the municipality, with a predicted shortfall of 109 beds by 2025.
- There is a need to provide affordable housing options within new residential developments in Yarra.
- Promote and encourage active transport use (walking, cycling) for Yarra residents.
- Promote environmentally sustainable residential developments.
- A housing capacity analysis indicates that Yarra's activity centres can accommodate 14,300 dwellings by 2031, which is sufficient in accommodating projected population growth.
- The major activity centres have the most significant land supply available to accommodate new dwellings in Yarra (e.g. Bridge Rd, Victoria St).

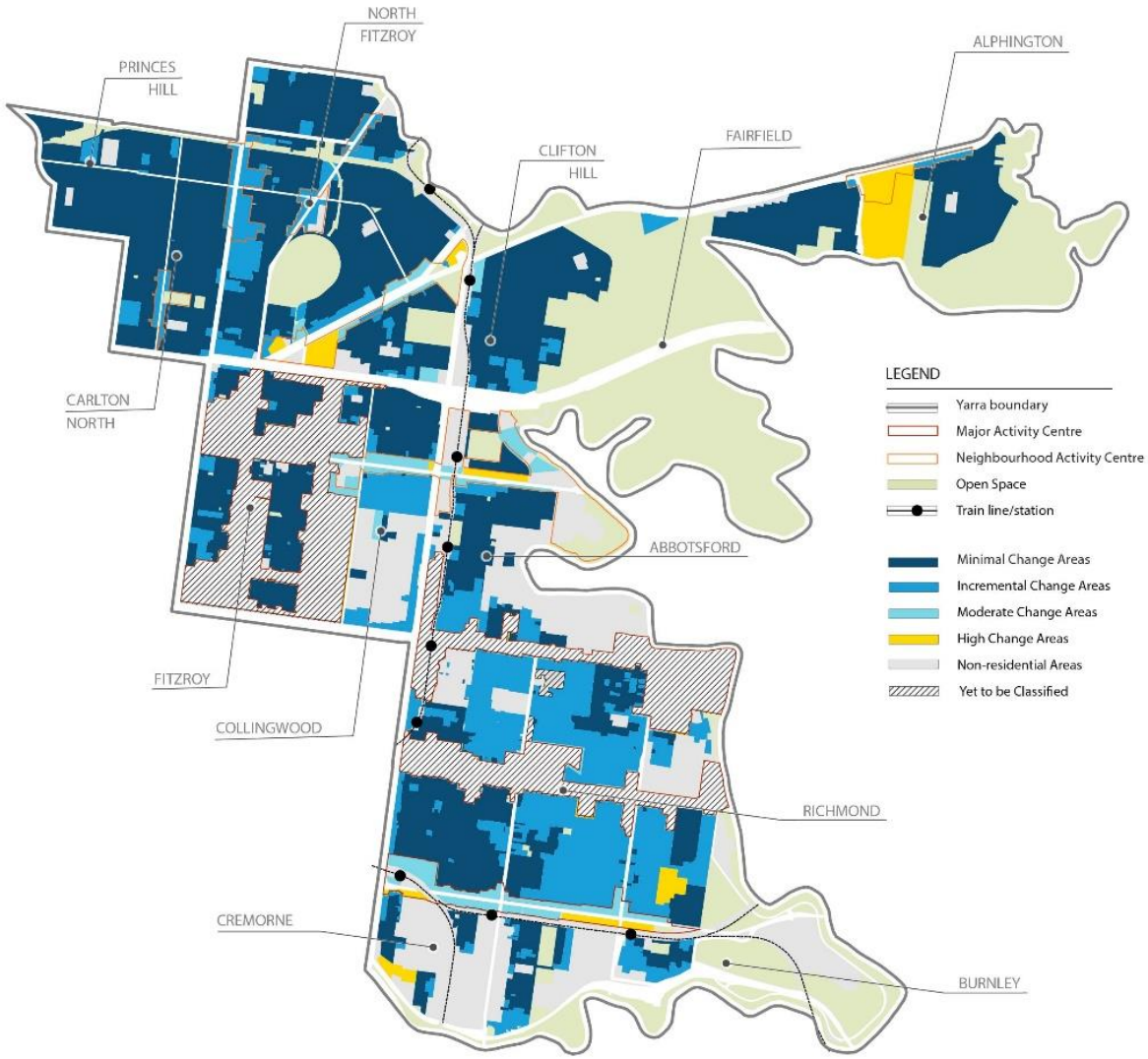
STRATEGIC DIRECTIONS

The Strategy provides four (4) strategic directions to guide housing development in the municipality:

- Strategic direction 1 – Monitor population growth and evolving development trends in Yarra to plan for future housing growth and needs.
- Strategic direction 2 – Direct housing growth to appropriate locations.
- Strategic direction 3 – Plan for more housing choice to support Yarra's diverse community.
- Strategic direction 4 – Facilitate the provision of more affordable housing in Yarra.

Figure 43 provides an overview of the Housing Strategy Framework. The figure shows that the high change areas are located in Alphington (former Paper Mill site), specific sites on Queens Parade, areas within the Swan Street corridor, strategic development sites on Stawell Street and the Richmond Maltings site.

F44. CHANGE AREAS – HOUSING STRATEGY



Source: Yarra Housing Strategy, 2018

www.**urbanenterprise**.com.au

Attachment 3 - SUMMARY OF CONSULTATION RESULTS

1. The preparation of the draft EDS included consultation with the local business community and a broad range of key stakeholders. This consultation provided qualitative analysis of how key trends are impacting on business locally and to establish priorities for supporting the local economy. The consultation process included:

   (a) A workshop with participants from Yarra's Young Entrepreneurs in the North (YEN) program on 7 October 2019;

   (b) A workshop with Councils Business Advisory Group (BAG) held on 19 September 2019 ;

   (c) One-on-one interviews with a diverse range of industry sectors and members of the business community;

   (d) Meetings with internal Council stakeholders;

   (e) Meeting with Council's Disability Advisory Committee on 19 November 2019;

   (f) Online survey promoted via *Your Say Yarra* engagement portal, Yarra Life e-news, message to Advisory Committee representatives and Yarra's Business e-news; and

   (g) Follow up telephone interviews with interested online survey respondents.

2. Interviews were conducted with the following organisations:

Industry sector	**Business name**	**Name of interviewee**	**Title**
Coworking	Inspire9 Launchpad	Yianni Tsilivariakis David Thomas	Director Director
Creative	Collingwood Arts Precinct Abbottsford Convent	Marcus Westbury Collette Brennan	CEO CEO
Retail sector	Traders on Victoria Street	6 business operators	
Medical/Manufacturing	Compumedics	David Lawson	ED
Not for Profit Disability Services	VALID	David Petherick	Deputy CEO
Professional services Information Media and Telecommunications	Local Peoples Pixel Storm	Pino Demaio Paula Glynn	Creative Director G
Education	Melbourne Polytechnic Bendigo Kangan Institute	Howard Kelly Gideon Perrott	Strategic Advisor Chief Commercial Officer

Attachment 3 - SUMMARY OF CONSULTATION RESULTS

3. The objectives of the consultation process were to:
   (a) Encourage community participation in the development of the strategy and a sense of investment in the final product;
   (b) Receive data that informs and refines the strategy, and ensures that it reflects community priorities and aspirations;
   (c) Ensure that Council hears from a broad cross-section of people involved in the local economy which includes reaching out to business owners, employees and customers from both traditional and emerging industries; and
   (d) Promote Council as a champion of local business development, while helping people understand the nature of Council's role and the extent of Council resources
4. The one-on-one interviews were conducted by Council officers from the Economic Development Unit. This process identified a number of potential partnership opportunities for inclusion in the draft EDS. This includes:
   (a) Providing support for young entrepreneurs and start-ups;
   (b) Enhancing visitation through creating art trails that link significant arts and cultural precincts;
   (c) Building a stronger brand for Cremorne as a place of innovation; and
   (d) Promoting innovative initiatives that are available for supporting people with disabilities into the local workforce.

Attachment 3 - SUMMARY OF CONSULTATION RESULTS

Format	Role Council/Economic Development Strategy could play in supporting the industry	Issues/challenges facing industry
Feedback from the two workshops	• Influence the staging of construction to minimize disruption • Engage input from younger residents • Provide networking opportunities for small businesses that are operating above ground level • Review policies, strategies, planning frameworks and regulation that may be relevant to business • Use planning zoning to protect balance of residential and commercial • Parking regulation in retail strips to better reflect business mix • Use broader performance indicators • Increase awareness of what Council has to offer young people • Greater investment in waste management and sustainability	• Public transport at night • Poor access to NBN • Congestion • Competition for road space • Cost of parking • Cycling infrastructure • End of trip facilities such as cycle hoops • Efficient car parking arrangements
Feedback from the one-on-one interviews	• Protect areas for where makers are able make noise • Develop a strategy to preserve the supply of space and connect property developers with creatives • Market/promote the use of ground floor spaces of residential developments to accommodate makers/artists rather than retail • Investigate potential for a street art trail that could link up CAP and Abbotsford Convent • Special planning zoning to protect diversity to ensure that residential doesn't continue to displace employment • Ensure the appropriate infrastructure is there to support growth • Provide good and clean public spaces • Maintain Yarra's ethnically diverse and quirky cultural/arts edge • Build more certainty into the planning system • Use design and technology to drive improvements. • Access to grants and seed funding for business • Establishing a digital network that is interactive • Promote closed loop and more ethical business practices • State and Local Government invest in building the profile of Cremorne • Attract broader range of public medical and allied health professionals to the health precincts • Map creatives and identify areas of clustering "hotspots" and identify support required for growth • Stimulate greater connectivity between creatives and the night time economy • Drive further integration between arts and economic development • Consider offering events that attract commuters going home from work so that they are travelling later in the day, reducing congestion • Undertake further economic analysis on the economic impact of events	• Demand for affordable workspaces • Creatives/makers are actively being displaced by residential development • Pedestrian/cycling is not connected need more investment in cycling • Concerned about planning conflicts around zoning/classifications where the scale and place of residential development is completely changing the character of the area. • Increasing congestion, particularly from trucks especially double tandem trucks • Vacancies on Nicholson Street • Identify strategies for supporting business through the impact of climate change

Attachment 3 - SUMMARY OF CONSULTATION RESULTS

Format	Role Council/Economic Development Strategy could play in supporting the industry	Issues/challenges facing industry
Feedback from the one on one interviews with traders on Victoria Street	• Activate the vacant shops where possible • Provide more lighting along street to improve safety • Support for a weekly night market • More Christmas decorations • More marketing of precinct	Vacant shops, drug use
Comments from survey respondents and follow up interviews	Majority of suggestions were directed to supporting retail precincts this included: • place-making • marketing • activating empty shops • street cleaning • graffiti removal • improving safety by removing drug taking, streetscape improvements • greater vegetation • addressing vacancies • Improving pedestrian access, cycling and promoting sustainable transport • Weekly markets • Keep heritage feel • Heritage conservation and restoration • Make it easy for business to set up shop • Create more events • Rent control • Impose heavy rates on landlords for leaving shops vacant for long periods of time	Parking concerns were raised this included: • not enough parking • cost of parking • changing the time restrictions • Impacts of large residential development on the amenity Concerns about the level of drug taking and feeling threatened on Victoria Street

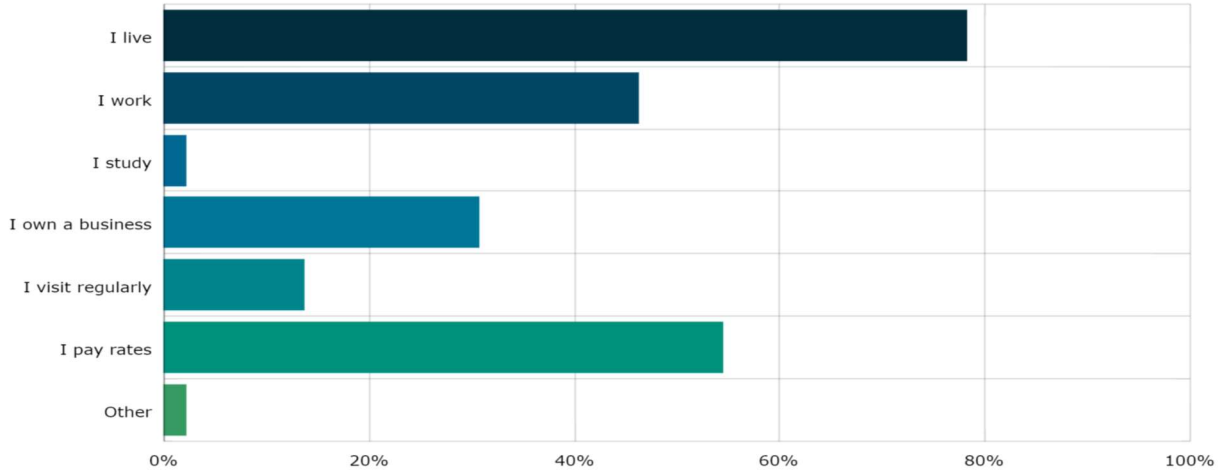
Attachment 3 - SUMMARY OF CONSULTATION RESULTS

Survey Results

Council received 147 responses to the *Your Say Yarra* online survey results between 31 October and 3 December 2019.

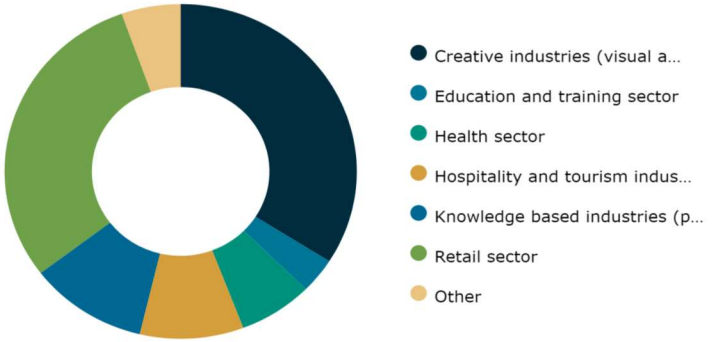
1. **What is your connection to Yarra?**

Answer choices	Percent	Count
I live	78.23%	115
I work	46.26%	68
I study	2.04%	3
I own a business	30.61%	45
I visit regularly	13.61%	20
I pay rates	54.42%	80
Other	2.04%	3



2. **Which of the following areas should we increase our focus on to help grow the local economy over the next 5 years?**

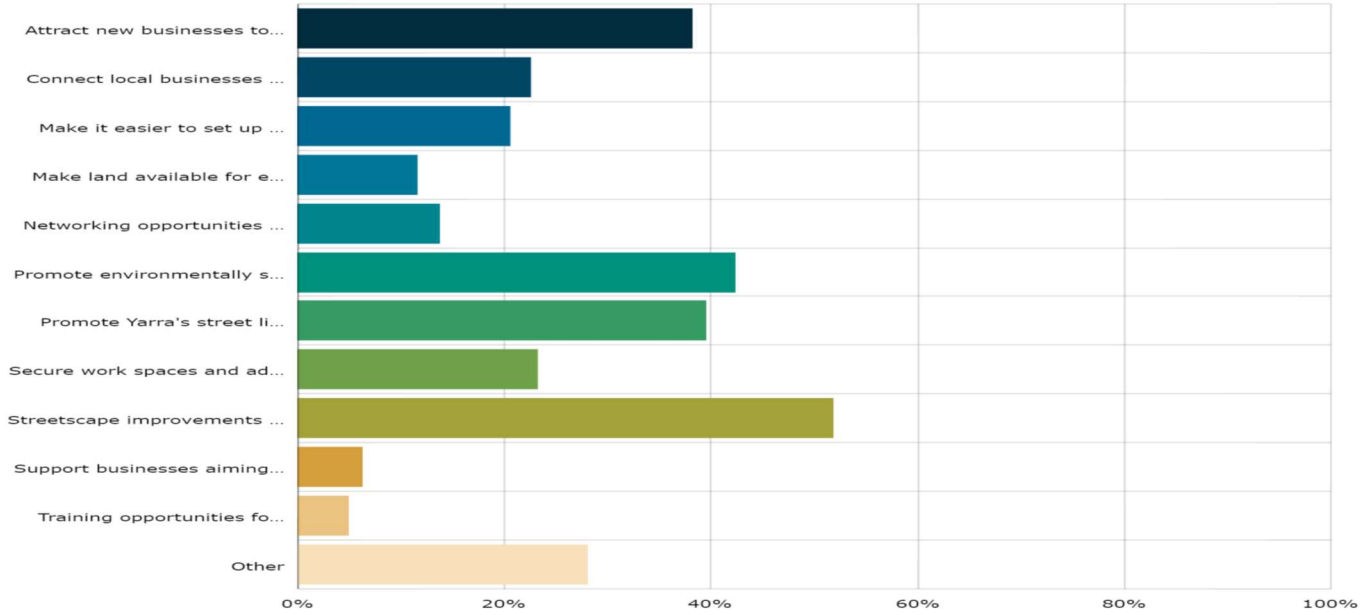
Answer choices	Percent	Count
Creative industries (visual arts, advanced manufacturing, architecture and design, advertising and marketing, film, television and radio, music and performing arts, software and interactive content)	34.01%	50
Education and training sector	3.40%	5
Health sector	6.80%	10
Hospitality and tourism industries	9.52%	14
Knowledge based industries (professional services, information technology, scientific and technical and financial services, computer design, engineering)	10.88%	16
Retail sector	29.93%	44
Other	5.44%	8
Total	**100.00%**	147



Attachment 3 - SUMMARY OF CONSULTATION RESULTS

3. How should we prioritise our efforts to support the local business community? (Multiple choices)

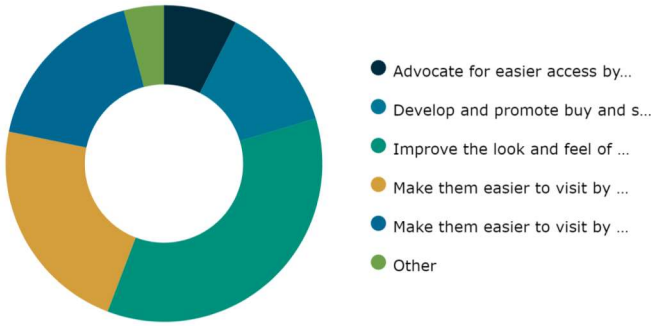
Answer choices	Percent	Count
Attract new businesses to Yarra	38.10%	56
Connect local businesses to State and Commonwealth government programs	22.45%	33
Make it easier to set up a business	20.41%	30
Make land available for employment activities	11.56%	17
Networking opportunities for businesses	13.61%	20
Promote environmentally sustainable practices to businesses	42.18%	62
Promote Yarra's street life, galleries, public art and cultural activities	39.46%	58
Secure work spaces and advocate for affordable spaces for artists	23.13%	34
Streetscape improvements for shopping strips	51.70%	76
Support businesses aiming to improve accessibility	6.12%	9
Training opportunities for young people	4.76%	7
Other	27.89%	41



Attachment 3 - SUMMARY OF CONSULTATION RESULTS

3. What method should we prioritise to encourage more people to visit our shopping strips?

Answer choices	Percent	Count
Advocate for easier access by public transport	7.48%	11
Develop and promote buy and shop local campaigns	12.93%	19
Improve the look and feel of shopping strips	35.37%	52
Make them easier to visit by foot or bike	22.45%	33
Make them easier to visit by car	17.69%	26
Other	4.08%	6
Total	**100.00%**	**147**



Of the 29 survey respondents that indicated that they would like to expand on their feedback in a detailed one-on-one interview with Council staff, only six took the opportunity to do so.

In summary, feedback from the online survey provided a clear indication from survey respondents that:

- Council should increase its focus on the creative sector (34% support) and the retail sector (30% support) to help grow the local economy over the next 5 years.
- Streetscape improvements (52% support), promoting environmentally sustainable practices to businesses (42% support), promoting Yarra's street life, galleries, public art and cultural activities (39% support) and attracting new businesses to Yarra (38% support) should be considered as priorities to support the local business community;
- To encourage more people to visit local shopping strips, Council should prioritise improving the look and feel of shopping strips (35% support), and make them easier to visit by foot or bike (22% support).

Attachment 4 - SUMMARY OF EXHIBITION RESULTS

1. To ensure that the Draft EDS met the community's expectations and to seek feedback on the proposed themes and actions, the Draft EDS was placed on exhibition for a period of 4 weeks.

2. The objectives of the exhibition process were to:
   (a) Encourage community participation in the refinement of the strategy and provide a sense of investment in the final product;
   (b) Ensure that all members of the community have the opportunity to have their say, and that Council hears from a broad cross-section of people involved in the local economy.
   (c) Promote Council as a champion of local business development, while helping people understand the nature of Council's role and the extent of Council resources
3. The exhibition process included:
   (a) A workshop with Councils Business Advisory Group (BAG) held on 16 July 2020;
   (b) An online survey hosted on the *Your Say Yarra* engagement portal, which had 642 unique visits and was promoted via:
      (i) A physical letter drop to approximately 3,800 business within Yarra's 12 retail and service's precincts;
      (ii) Yarra Life e-news – mailed June 29 to 13,342 subscribers. 51 people clicked on the link.
      (iii) Yarra's Business e-news – mailed out over 4 consecutive weeks to 10,000+ subscribers. 180 clicks on the link.
      (iv) Yarra's corporate social media platforms
         - Facebook, 2 posts with a reach of 3,173 and 49 link clicks
         - Instagram, 2 posts with a total of 174 likes
      (v) Emailed directly to all previous participants who contributed to the initial consultation;
      (vi) Direct email - to 1,072 emails to *Your Say Yarra* subscribers and community groups including neighbourhood houses.

      548 recipients opened the email, and 93 people clicked on a link
   (c) Meetings with internal Council stakeholders.

Attachment 4 - SUMMARY OF EXHIBITION RESULTS

What did we ask?
We asked four straight forward questions:

1. Do you support the overall vision?
2. Do you support the three themes?
3. Do you have any additional comments?
4. What is your connection to Yarra?

Who did we hear from?
Council received 19 responses to the *Your Say Yarra* online survey from Monday 29 June through to Monday 27 July, and 2 further submissions on Tuesday 28 July. Two submissions received separately are attached for your information as they could not respond to the data required of the survey.

I live	5
I work	10
I study	1
I own a business	7
I visit regularly	2
I pay rates	7

Do you support the overall vision in the plan?

Answer choices	**Percent**	**Count**
Yes	73.68%	14
Not sure	15.79%	3
No	10.53%	2
Total	**100.00%**	**19**



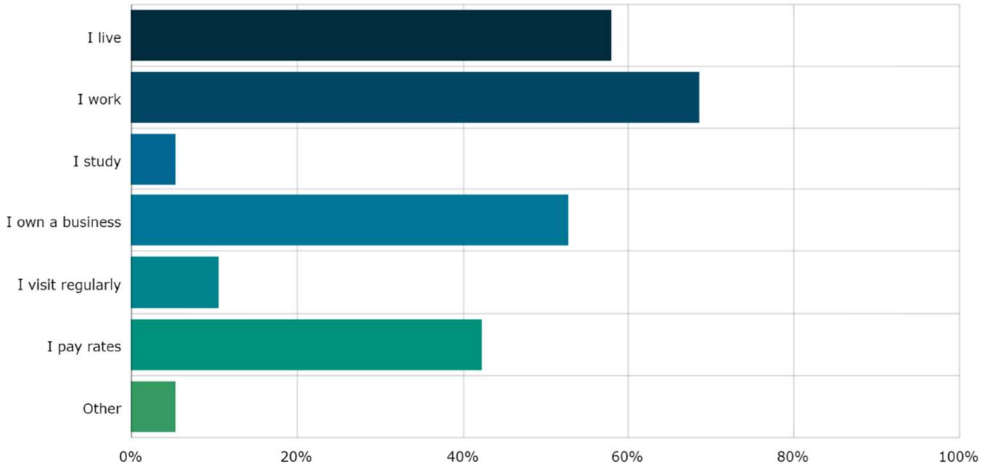
Attachment 4 - SUMMARY OF EXHIBITION RESULTS

Do you support the three themes in the plan?

	Yes	Not Sure	No
Thriving and diverse employment precincts	**94.74% (18)**	5.26% (1)	0% (0)
Vibrant and evolving retail and services precincts	**84.21% (16)**	10.53% (2)	5.26% (1)
A creative, inclusive and sustainable economy	**89.47% (17)**	5.26% (1)	5.26% (1)

What is your connection to Yarra?

Answer choices	Percent	Count
I live	57.89%	11
I work	68.42%	13
I study	5.26%	1
I own a business	52.63%	10
I visit regularly	10.53%	2
I pay rates	42.11%	8
Other	5.26%	1



Attachment 4 - SUMMARY OF EXHIBITION RESULTS

Of the 21 survey respondents, 12 submitted additional feedback out lined in full below.

Do you have any further comments or feedback on these themes?

Key themes captured through participant comments	Council officer response
Businesses only survive if there is adequate parking nearby.	Noted
Within the plan for retail precincts short term parking, speed limits and pedestrian crossings and on street advertising and fees need to be given greater consideration.	Noted
Nothing about monitoring arrivals and arrival by mode. Suggested technology solutions to count pedestrians, tram boarding's, station touch offs, bicycles and parking sensors.	Noted and already included. An example within Strategy 6 is to "Collaborate with CityLab to utilise new and emerging technology to acquire data, for example the installation of pedestrian counters in key retail precincts to support capital works bids and inform marketing strategies".
The third [theme] should be separated into 'A creative and inclusive economy' and 'A sustainable and resilient environment'. Tacking 'sustainability' onto the end of an economic strategy only pays lip service to Yarra's environmental responsibility.	Noted. Council has a separate climate emergency and sustainability action plans that the EDS aims to ingrate with, rather than duplicate. Its acknowledged throughout the strategy how important the environmental impacts are on our economy.
EV charging and preferential street parking for EVs and Indigenous art awards to encourage public art	Noted
I think they're perfectly reasonable aspirational statements for the area.	
COVID-19 has caused this plan to be out of date, for a past era.	As noted at the start of the strategy, the bulk of the strategy was written pre-COVID, however the themes and actions still remain relevant, and the strategy is flexible enough to accommodate the changes. A 12 month review of the strategy will be made at the end of 2021 to ensure that the themes and actions are still as relevant as they are today.

Attachment 4 - SUMMARY OF EXHIBITION RESULTS

Key themes captured through participant comments	Council officer response
With regards to “vibrant and evolving retail precinct”, which part of Yarra are you referring to? I don’t see any action plan to revive the vibrancy of Victoria Street. Mentions high vacancies and the supervised injecting facility as detrimental to the precinct.	Victoria Street has been the focus of councils support for many years, and it will continue to do so well into the life of this strategy. Significant investment into the amenity has already occurred, while a partnership with State Government into the revitalisation of the precinct will see even more investment over the coming years.
Great themes but it precinct/city must be presentable and welcoming. Council do a good job in fostering this but the rampant graffiti above the veranda line is disgraceful.	Noted. Council’s new graffiti policy addresses this concern, and outlines where the responsibility lies between the property owner and council.
When did Yarra Council actually INVITE AND INCLUDE small business owners and operators, such as ourselves who have been here as a small business since 1974, to be PART of such planning?????	As outlined in the engagement process above, promotion of the strategy from its inception, right through to this final stage has met and exceeded all engagement requirements.
Strategy should highlight that the primary economic driver is our proximity to the CBD. Defining the role of Council as delivering essential infrastructure.	Noted. The strategy does outline Yarra’s competitive advantages and goes into detail around its proximity to the CBD. (The full submission was received from Yarra Streets Alive)
When I look at Have Your Say it is pretty clear the Strategy is addressed primarily to the business sector. I believe this is a major failing and could be attended to by adopting a broader focus to economic development. How does economic development affect Liveable Yarra.	Noted. The strategy is focused on Yarra’s business community, while multiple strategies across the organization and the Council Plan 2017 – 2021 address how liveable the municipality is. (The full submission was received from Lets Enhance Gleadell Street LEGS)

Summary

In summary, feedback from the exhibition period provided a clear indication from survey respondents that:

- The overall strategy is supported **(73.68%)** as well as its 3 supporting themes **(all 84% or above)**
- The low number of participants is typical of final exhibition stages of consultation as advised from Yarra’s communications team. Circumstances relating to the impact of COVID-19 may also have limited participation. This stage, however, follows the extensive consultation process undertaken prior to drafting of the strategy which involved 200+ participant contributions from a broad range of stakeholders and perspectives.

7.10 Establishment of an Audit and Risk Committee

Reference: D20/136277
Authoriser: Group Manager Chief Executive's Office

Purpose

1. To respond to the enactment of the Local Government Act 2020 ("2020 Act") and the repeal of sections of the Local Government Act 1989 ("1989 Act") by:
   (a) dissolving the Audit Committee established under section 139 of the 1989 Act;
   (b) establishing an Audit and Risk Committee under section 53 of the 2020 Act;
   (c) endorsing an Audit and Risk Committee Charter under section 54 of the 2020 Act; and
   (d) appointing two Councillors and three external persons as members of the Audit and Risk Committee.

Background

2. On 24 March 2020, the *Local Government Act* 2020 received Royal Assent, marking the end of a reform process that has taken place over the past three years.
3. One feature of the Act is that implementation will take place progressively, with a number of milestones triggering specific provisions of the 2020 Act, while simultaneously rescinding the equivalent provisions of the 1989 Act.
4. On 6 April 2020, Stage 1 took effect, which included:
   (a) new definitions of 'confidential information' for Council reports (narrower definitions);
   (b) new provisions for the closure of meetings to the public (can be closed where people are disrupting the meeting); and
   (c) completely restructured electoral provisions (requiring postal votes, compulsory voting for over 70s and the eventual move to single member wards).
5. On 1 May 2020, Stage 2 took effect, and requires the delivery of a number of specific matters on or before 1 September 2020:
   (a) Governance Rules;
   (b) Expenses Policy;
   (c) Delegated Committees;
   (d) Asset Committees;
   (e) Audit and Risk Committee Charter; and
   (f) Public Transparency Policy.
6. This report responds to point (e) above and proposes to establish an Audit and Risk Committee, endorse a Charter and appoint members to the Committee.

<u>Committee Establishment</u>

7. The changes to the legislative framework insofar as they relate to Audit Committees see the committees take on a slightly broader role and continue the evolution of the role of the committees that has been in place for some years. The enactment of the 2020 Act and repeal of the 1989 Act means that the most appropriate mechanism to ensure council complies with its obligations is to dissolve the existing committee (established under the 1989 Act) and create a new committee under the provisions of the 2020 Act.
8. These steps are provided for at clauses 1(a) and (b) of the recommendation.

Charter

9. The current charter of the Yarra City Council Audit Committee was adopted by Council in September 2019 following a comprehensive review by the committee in light of the release of the Local Government Bill 2019 (which later became the 2020 Act).

10. At that time, the committee considered a desktop assessment of the current charter undertaken by Committee member Vince Philpot. Mr Philpot is a Qualified Audit Assessor of the Institute of Internal Auditors Australia (IIA) and conducted a review using the IIA Audit Committee Charter Checklist. The Committee examined a number of suggested changes arising from Mr Philpot's work, feedback from the Audit Committee Chairperson and advice from Council officers.

11. More recently, the committee again review the charter, both at its May and August 2020 meetings, and sought to ensure that the expanded role of Audit and Risk Committees envisaged in the making of the legislation was captured.

12. In early June, Local Government Victoria released a model charter for Audit and Risk Committees, and a further review was conducted by the Senior Governance Advisor. Following consideration of this review and a further examination at the committee's August meeting, it was proposed to replace the 'responsibilities' section of the draft Yarra charter with the equivalent provisions directly lifted from the model charter.

13. This approach ensure consistency across the sector and enables Council to more readily draw on resources such as a model annual workplan and other supporting materials.

14. At the Audit Committee meeting on 20 August, the Committee resolved *"that the Audit endorse the draft Audit and Risk Committee Charter with the changes shown … and refer it to Council with the recommendation that it be adopted."*

15. While the full extent of the differences between the charter of the existing Audit Committee and the draft charter of the Audit and Risk Committee changes can be found in the marked up version found at **Attachment One,** the material changes are summarised below.

Charter Reference		**Rationale**
Title	Change to ""Audit and Risk Committee".	To mirror the language in the 2020 Act.
Approval/ review date	Planned four yearly review	Will enable each Council to update the Charter just prior to the election period.
3.5	New section stating the collective expertise of the committee members	To mirror the language in the 2020 Act.
4	Totally replaced the 'Committee Responsibilities"	Using the model charter provided by Local Government Victoria as a basis assist in achieving clarity in understanding and consistency across the sector.
5	Retention of parts of the existing Committee Responsibilities that relate to public reporting	These provision do not appear in the model charter so have been retained as a stand-alone section.

Charter Reference		Rationale
6.1.1	Change from twice annual presentation by the Chair to once annually.	The new provisions provide for twice annual written reports and greater powers for the committee to present matters to the Council if required. It is envisaged that the Chair will need to present to the Council once every twelve months (ahead of the development of each year's annual workplan).
6.3.4	Removal or requirement to lodge written pecuniary interest returns	This requirement no longer exists in the 2020 Act.
7.1.1	Removal off prescriptive dates for the meeting cycle.	Allows greater flexibility for the Committee to schedule meetings
7.1.3	Change from adopting a 'rolling' workplan to adopting an annual workplan once each year.	To reflect the process described in the 2020 Act.
7.4	Inclusion of an indemnity clause for members.	To reflect the removal of the equivalent clause from the 2020 Act.

16. A clean copy of the proposed Audit and Risk Committee Charter with all mark-ups incorporated can be found at **Attachment Two**. It is recommended that Council endorse the charter with these mark-ups incorporated. This is provided for at clause 1(c) of the recommendation.

Membership

17. Cr Coleman and Cr Searle were appointed to the Audit Committee by the Council for a one year term at the annual ceremonial Council meeting on 28 November 2019. Their terms will conclude on the day of the Council election on 24 October 2020.

18. David Ashmore was originally appointed at the Council meeting on 7 July 2015, with the term to commence in September 2015 and expire on 21 September 2018. Following his reappointment to a second term, Mr Ashmore's current term is scheduled to end on 21 September 2021.

19. Vince Philpott was also originally appointed at the Council meeting on 7 July 2015, with the term to commence immediately and expire on 6 July 2018. Following his reappointment to a second term, Mr Philpot's current term is scheduled to end on 6 July 2021.

20. Helen Lanyon was originally appointed at the Council meeting on 19 September 2017, for the period 1 October 2017 to 30 September 2020.

21. While all five terms of appointment technically come to an end with the dissolution of the Audit Committee, there is significant benefit in continuity in membership between the Audit Committee and the newly established Audit and Risk Committee. Given the imminent expiry of Helen Lanyon's term and the upcoming Council elections, it is proposed to appoint all existing members to the new committee for the remainder of their existing terms (and, in the case of Helen Lanyon, a further three year term).

22. Both the Audit Committee Charter and the draft Audit and Risk Committee Charter contain an identical provision providing for the reappointment of independent members upon the expiry of their term. The documents provide that "*independent members will be eligible for extension or re-appointment after a formal review of their performance, such review to be undertaken by the Chief Executive Officer (or delegate) and referred to Council."* This process was completed in August 2020 with the Ce recommended that "*Having completed the necessary review, I am satisfied that Helen Lanyon should be re-appointed to the Audit*

Committee for a further three year term. Given the Audit Committee is to be dissolved on 1 September and replaced with an Audit and Risk Committee, it is recommended that this appointment be made by Council appointing Helen Lanyon to the Audit and Risk Committee until 31 September 2023."

23. In considering the number of terms served by each independent member, the time served on Council's Audit Committee should be treated as contributing toward the time served on the Audit and Risk Committee. As a result, for the purpose of clause 3.9 of the Audit and Risk Committee Charter (which provides that independent members may serve only three terms), the appointment of independent members made in this report shall be considered as each member's 'second term'.

24. The proposed membership appointments are provided for at clause 1(d) and (e) of the recommendation.

External Consultation

25. Aside from discussions at Audit Committee meetings as detailed above, no further consultation has been undertaken.

26. External Committee members have confirmed their willingness to continue to serve the committee for the terms set out in the recommendation.

Internal Consultation (One Yarra)

27. This review has been led by Council's Governance team, in consultation with the Director Corporate, Business and Finance and the Chief Financial Officer.

Financial Implications

28. The arrangements for the establishment and payment of fees to external members of the Audit Committee remain a matter for the Chief Executive Officer to determine, but there is no proposal to alter the current arrangements as a result of the changes recommended in this report.

29. It is possible that the broader role of Audit and Risk Committees may, over time, require additional resourcing, which will be accommodated within the necessary budget.

Economic Implications

30. There are no economic implications arising from this review.

Sustainability Implications

31. There are no sustainability implications arising from this review.

Social Implications

32. There are no social implications arising from this review.

Human Rights Implications

33. There are no human rights implications arising from this review.

Communications with CALD Communities Implications

34. No external communications were undertaken in the conduct of this review.

Council Plan, Strategy and Policy Implications

35. The establishment of an Audit and Risk Committee assists Council to achieve its commitment to 'A leading Yarra' as set out in the Council Plan 2017-2020.

36. More specifically, this work supports articulated strategy 7.3, which commits Council to "*maintain a culture of transparency, governance, ethical practice and management of risks that instils a high level of community respect and confidence in Council decision-making*".

Legal Implications

37. Council is required under section 53 of the Local Government Act 2020 to constitute an Audit and Risk Committee in accordance with the requirements of that section. The Audit and Risk Committee Charter has been reviewed with a view to ensuring continued compliance with section 54 of the 2020 Act, as well as drawing on the outcomes of the assessment of the Charter against the Institute of Internal Auditors Australia Audit Committee Charter Checklist.

Other Issues

38. There are no other issues identified at this time.

Options

39. The draft charter presented in this report has been reviewed by the Audit and Risk Committee and has been endorsed for Council's consideration. While this endorsement demonstrates the Committee's support for the outcomes of the review, it is not binding on Council and it is open to Council to amend the charter by resolution.

40. The composition of the Audit and Risk Committee Charter is a matter for Council, and Council has the discretion to make any changes to the Charter as presented by resolution.

Conclusion

41. This report recommends the dissolution of the Audit Committee and the establishment of an Audit and Risk Committee with the charter and membership set out in this report.

RECOMMENDATION

1. That:
   (a) Council dissolve the Audit Committee;
   (b) in the exercise of the power conferred by s53 of the Local Government Act 2020, Council establish an Audit and Risk Committee;
   (c) in the exercise of the power conferred by s54 of the Local Government Act 2020, Council approve the revised Yarra City Council Audit and Risk Committee Charter found at **Attachment One**;
   (d) Council appoint the following persons as members of the Audit and Risk Committee:
      (i) Cr Misha Coleman (to 24 October 2020);
      (ii) Cr James Searle (to 24 October 2020);
      (iii) David Ashmore (to 21 September 2021);
      (iv) Helen Lanyon (to 30 September 2023); and
      (v) Vince Philpot (to 6 July 2021); and
   (e) Council note that for the purpose of clause 3.9 of the Audit and Risk Committee Charter, the appointment of independent members made in this resolution shall be considered as each member's 'second term'.

CONTACT OFFICER: **Rhys Thomas**
TITLE: **Senior Governance Advisor**
TEL: **9205 5302**

Attachments
1 Audit Committee Charter (marked up)
2 Audit and Risk Committee Charter

Audit and Risk Committee Charter

Title	**Audit and Risk Committee Charter**
Description	A Charter to set out the roles and responsibilities of the Yarra City Council Audit and Risk Committee.
Category	Governance
Type	Policy
Approval authority	Council
Responsible officer	Director Corporate, Business and Finance
Approval date	~~10 September 2019~~1 September 2020
Review cycle	Every four years
Review date	~~10 September 2021~~1 September 2024
Document Reference	To be confirmed
Human Rights compatibility	This policy has been assessed and is compatible with the Victorian Charter of Human Rights and Responsibilities

1. Purpose

1.1. The role of the Audit and Risk Committee (Committee) is to provide independent and objective assurance and assistance to the Yarra City Council (Council) and its Chief Executive Officer on Council's risk management, control and compliance framework, and its external financial and performance accountability and responsibilities.

1.2. In addition, the Committee provides advice to Council that will assist Council in fulfilling its corporate governance and oversight responsibilities.

2. Authority

2.1. The Committee is an Advisory Committee to Council, pursuant to section ~~139(1)~~53(1) of the Local Government Act ~~1989~~ 2020 (the Act).

2.2. The Committee does not have executive powers or authority to implement actions in areas over which management has responsibility and does not have any delegated authority. The Committee does not have any management functions and is therefore independent of management.

2.3. The Council authorises the Committee, within the scope of its role and responsibilities to:

2.3.1. Obtain any information it needs from any employee and/or external party (subject to their legal obligation to protect information);

2.3.2. Discuss any matters with the external or internal auditor, or other external parties (subject to confidentiality considerations);

2.3.3. Request the attendance of any Council Officer (including the Chief Executive Officer), Councillors, and/or the internal and external auditors, at Committee meetings;

2.3.4. Request that Council Officers obtain external legal or other professional advice, as the Committee considers necessary to meet its responsibilities, at Council's expense; and

2.3.5. Require reports from Council Officers, the internal auditors and external auditors on any significant proposed regulatory, accounting or reporting issue, to assess the potential impact upon the Council's financial reporting process.

2.3.6. Request that the Chief Executive Officer table a report from the Committee at a meeting of the Council.

3. Membership

3.1. The Committee will consist of five members, comprising:

- The Mayor or an appointed alternative Councillor;
- One other Councillor; and
- Three independent members.

3.2. A Committee quorum shall be at least two independent members and at least one Councillor. The Chair of the Committee will be an independent member and will be appointed by the Committee annually. The nomination for the position of Chair will be submitted to Council for approval.

3.3. The process for appointing an Acting Chair, when required, will be facilitated by Council's Director, Corporate, Business and Finance at the commencement of a Committee meeting by calling for nominations.

3.4. The Committee members, taken collectively, will have a broad range of skills and experience relevant to the operations of Council. At least one member of the Committee should have accounting or related financial management experience with an understanding of accounting and auditing standards in a public sector environment.

~~3.4.~~3.5. The independent members shall collectively have expertise in financial management and risk; and experience in public sector management.

~~3.5.~~3.6. It is important that individual Committee members are able to work collectively and make a strong contribution to Council's corporate governance culture.

~~3.6.~~3.7. Appointment of independent Committee members will be made by Council, following a publicly advertised expression of interest process managed by the Chief Executive Officer (or delegate). Ideally, the term of one independent member will conclude each year. New appointments shall be for a term of three years (or in the case of a casual vacancy, until the expiry of the departing member's term) or any other timeframe at the Council's sole discretion.

~~3.7.~~3.8. Independent members will be eligible for extension or re-appointment

after a formal review of their performance, such review to be undertaken by the Chief Executive Officer (or delegate) and referred to Council.

~~3.8.~~3.9. To ensure the ongoing independence and refresh the Committee with new ideas, independent members may serve a maximum of three consecutive terms.

~~3.9.~~3.10. Councillor members will be appointed to the Committee by the full Council on an annual basis, with Councillor appointees to be generally rotated after a minimum period of two years. The intent of the rotation system is to expose as many Councillors as possible to Committee membership and proceedings.

~~3.10.~~3.11. No management staff may be appointed to the Committee. However, the Chief Executive Officer shall be required to attend all meetings of the Committee. The Director Corporate, Business and Finance and Chief Financial Officer will attend all meetings of the Committee in an advisory capacity unless otherwise advised by the Committee Chair. Other Council Officers may be requested to attend meetings of the Committee by the Chief Executive Officer and/or Committee Chair.

~~3.11.~~3.12. Council's internal and external auditors cannot be appointed to the Committee. The internal auditor will be required to attend and present at all relevant meetings of the Committee. The external auditor to attend all relevant meetings of the Committee, and also present to any meeting of the Committee on request.

4. Committee Responsibilities

The Committee's responsibilities are:

4.1. Financial and Performance Reporting

4.1.1. At least annually review significant accounting and external reporting issues, including complex or unusual transactions, transactions and balances in areas where judgement is required, changes to accounting policies, recent accounting, professional and regulatory pronouncements and legislative changes, and understand their effect on the annual financial report and the audit thereof;

4.1.2. At least annually review changes to the Local Government Performance Reporting Framework and understand the impact of those changes on Council's performance indicators;

4.1.3. Review the annual financial report and annual performance statement and consider whether they are complete, consistent with information known to Committee members, reflect appropriate accounting treatments and adequately disclose Council's financial performance and position;

4.1.4. Review with management and the external auditors the results of the audit, including any difficulties encountered by the auditors and how they were resolved;

4.1.5. Recommend the adoption of the annual financial report and annual

performance statement to Council; and

4.1.6. Review the appropriateness of the format and content of periodic management financial reports and performance statements to Council as required.

4.2. Internal Control Environment

4.2.1. Review the adequacy and effectiveness of key policies, systems and controls for providing a sound internal control environment. This should be done on a rotational basis over a three to four year period;

4.2.2. Determine whether systems and controls are reviewed regularly and updated where required;

4.2.3. Monitor significant changes to systems and controls to assess whether those changes significantly impact Council's risk profile;

4.2.4. Ensure that a programme is in place to test compliance with systems and controls;

4.2.5. Assess whether the control environment is consistent with Council's Governance Principles.

4.3. Risk Management

4.3.1. Review annually the effectiveness of Council's risk management framework;

4.3.2. Review Council's risk appetite statement and the degree of alignment with Council's risk profile;

4.3.3. Review Council's risk profile and the changes occurring in the profile from meeting to meeting;

4.3.4. Review Council's treatment plans for significant risks, including the timeliness of mitigating actions and progress against those plans;

4.3.5. Review the insurance programme annually prior to renewal; and

4.3.6. Review the approach to business continuity planning arrangements, including whether business continuity and disaster recovery plans have been regularly updated and tested.

4.4. Fraud Prevention Systems and Controls

4.4.1. Review Council's Fraud Prevention policies and controls, including the Fraud Control Plan and fraud awareness programmes at least very two years;

4.4.2. Receive reports from management about actual or suspected instances of fraud or corruption including analysis of the underlying control failures and action taken to address each event; and

4.4.3. Review reports by management about the actions taken by Council to report such matters to the appropriate integrity bodies.

4.5. Internal Audit

4.5.1. Review the Internal Audit Charter regularly to determine that it provides an appropriate functional and organisational framework to enable Council's internal audit function to operate effectively and without limitations;

4.5.2. Review and approve the three year strategic internal audit plan, the annual internal audit plan and any significant changes to them;

4.5.3. Review progress on delivery of annual internal audit plan;

4.5.4. Review and approve proposed scopes for each review in the annual internal audit plan;

4.5.5. Review reports on internal audit reviews, including recommendations for improvement arising from those reviews;

4.5.6. Meet with the leader of the internal audit function at least annually in the absence of management;

4.5.7. Monitor action by management on internal audit findings and recommendations;

4.5.8. Review the effectiveness of the internal audit function and ensure that it has appropriate authority within Council and has no unjustified limitations on its work;

4.5.9. Ensure that the Committee is aware of and appropriately represented with regard to any proposed changes to the appointment of the internal audit service provider, including being appropriately briefed on the need for any proposed change;

4.5.10. Recommend to Council, if necessary, the termination of the internal audit contractor.

4.6. External Audit

4.6.1. Annually review and approve the external audit scope and plan proposed by the external auditor;

4.6.2. Discuss with the external auditor any audit issues encountered in the normal course of audit work, including any restriction on scope of work or access to information;

4.6.3. Ensure that significant findings and recommendations made by the external auditor, and management's responses to them, are appropriate and are acted upon in a timely manner;

4.6.4. Review the effectiveness of the external audit function and ensure that the Victorian Auditor General's Office (VAGO) is aware of the Committee's views;

4.6.5. Consider the findings and recommendations of any relevant performance audits undertaken by VAGO and monitor Council's responses to them; and

4.6.6. Meet with the external auditor at least annually in the absence of management.

4.7. Compliance Management

4.7.1. Review the systems and processes implemented by Council for monitoring compliance with relevant legislation and regulations and the results of management's follow up of any instances of non-compliance;

4.7.2. Review the processes for communicating Council's Employee Code of Conduct to employees and contractors and for monitoring compliance with the Code;

4.7.3. Obtain briefings on any significant compliance matters; and

4.7.4. Receive reports from management on the findings of any examinations by regulatory or integrity agencies (whether related to investigations at Council or other agencies), such as the Ombudsman, IBAC, Victoria Government Inspectorate, etc. and monitor Council's responses.

~~Legislative Responsibilities~~

~~The primary responsibilities of the Committee, as set out in the Local Government Act 2020 are:~~

- ~~Monitor the compliance of Council policies and procedures with –~~
  - ~~the overarching governance principles; and~~
  - ~~the Local Government Act 2020 and any regulations or Ministerial directions;~~
- ~~Monitor Council financial and performance reporting;~~
- ~~Monitor and provide advice on risk management and fraud prevention systems and controls;~~

~~4.1. Oversee internal and external audit functions.~~Risk Management

~~4.1.1. Review management's risk management policy framework and procedures for effective identification and management of Council's strategic and operational risks, including fraud and corruption.~~

~~4.1.2. Regularly review Council's Strategic Risk Register (and changes thereto) .~~

~~4.1.3. Regularly receive reports on high/extreme operational risks, and management's actions to address such risks.~~

~~4.1.4. Monitor the progress of any major legal and insurance matters facing the Council.~~

~~4.2. Business Continuity~~

~~4.2.1. Monitor processes and practices of Council to ensure for effective business continuity through an annual review of the Business Continuity Plan, which includes:~~

- ~~Disaster Recovery~~
- ~~Emergency Management~~
- ~~Insurance update~~
- ~~Security and Public Safety~~

~~4.3. Internal Audit~~

~~4.3.1. Review with management and the internal auditor, the Internal Audit Charter, activities, staffing, and operational structure of the internal audit function.~~

~~4.3.2. Review the strategic internal audit approach to consider whether over a period of years, the internal audit program systematically addresses:~~

- ~~Internal controls over significant areas of risk including non-financial management control systems;~~
- ~~Internal controls over revenue, expenditure, assets and liabilities;~~
- ~~The efficiency, effectiveness and economy of significant Council programs~~
- ~~and services which should also encompass services outsourced to external~~
- ~~providers including shared service arrangements;~~
- ~~Compliance with regulations, policies, best practice guidelines and contractual arrangements; and~~
- ~~The introduction of improved audit tools that become mainstays of modern business.~~

~~4.3.3. Review all internal audit scope documents and reports and provide advice to the Council and Chief Executive Officer on significant issues identified in audit reports and action taken on issues raised, including identification and dissemination of good practice. So as not to delay the program, feedback on internal audit scopes may be provided by members out of session.~~

~~4.3.4. Monitor management's implementation of internal audit recommendations.~~

~~4.3.5. Periodically review the performance of internal audit and monitor the progress of the internal audit work program and the quality of audits.~~

~~4.3.6. Review special internal audit reports and/or other relevant consultancies conducted by the internal auditor in addition to the internal audit program, and ensure the services are appropriate and do not jeopardise the independence of the internal auditor.~~

~~4.3.7. Provide an opportunity, at least annually, for the Committee to meet with the internal auditor without the presence of~~

management to discuss any matters that the Committee or the internal auditor believes should be discussed privately.

4.4. Control Framework

4.4.1. Review Council's overall framework and processes for design and implementation of internal control systems, and the mechanisms by which management monitors the effectiveness of controls.

4.4.2. Understand the scope of internal and external auditors' review of internal controls, and obtain reports on significant findings and recommendations, together with management's responses.

4.5. External Audit

4.5.1. Review external auditor's audit scopes and approach, including any reliance on internal auditor activity.

4.5.2. Discuss with the external auditor issues arising from any audit, including any management letter issued by the auditor.

4.5.3. Monitor management's implementation of audit recommendations and provide advice to management on action taken on significant issues raised in relevant external audit reports and better practice guides.

4.5.4. Provide an opportunity, at least annually, for the Committee to meet with the external auditors without the presence of management to discuss any matters that the Committee or the external auditors believe should be discussed privately.

4.5.5. Review the financial statements to address the clarity and completeness of disclosures in the year- end financial statements, including management attestation letter, and consider whether the disclosures made are set properly in context, and provide advice to the Council (including whether appropriate action has been taken in response to audit recommendations and adjustments) and recommend their signing and adoption by Council's delegates.

4.5.6. Ensure that the financial statements are supported by appropriate management signoff on the statements and on the adequacy of the systems of internal controls.

4.5.7. Review annual performance statements against Council's stated performance objectives and outcomes.

4.6. Fraud and Corruption Prevention/Awareness

4.6.1. Review the adequacy of Council's fraud and corruption prevention policies, procedures and plans, including fraud awareness programs and processes for reporting and investigations.

4.6.2. Review the circumstances surrounding any instances of fraud or corruption and any identified internal control weaknesses and provide advice to the Chief Executive Officer and Council in relation to management and reporting. .

~~4.6.3. Monitor management's actions to address any incidents of fraudulent or corrupt action.~~

~~4.7. Ethics and Compliance~~

~~4.7.1. Determine whether Council has appropriately considered legal and compliance risks as part of risk assessment and management arrangements.~~

~~4.7.2. Review the effectiveness of the system for monitoring Council's compliance with relevant laws, regulations and associated government policies.~~

~~4.7.3. Review any regulatory reports submitted to the Council and monitor management's response to them.~~

~~Monitor ethical standards of Councillors and staff through regular reporting to the committee. Reports to include compliance with legislation concerning ethical and statutory compliance, Councillor and Staff Codes of conduct, fraud and other matters concerning litigation.~~

~~4.7.4. Periodically review details of all reimbursements made under section 40 of the Local Government Act 2020.~~

5. Reporting ~~Responsibilities~~

5.1. Financial and Performance Reporting

The Committee will:

5.1.1. ~~Report~~ report twice annually ~~to Council~~, describing the activities of the Committee together with findings and recommendations.

~~5.1.1.~~5.1.2. ~~and~~ provide a copy of ~~this~~the six monthly report to the Chief Executive Officer for tabling at the next Council meeting.~~Audit Committee's responsibilities and how they were discharged during the period, and any other information considered pertinent or which is required by regulation. Additional updates may be appropriate should issues of concern arise~~.

~~5.1.2.~~5.1.3. As required, report to the Chief Executive Officer or Council any other matter that the Committee deems is of sufficient importance.

~~5.1.3.~~5.1.4. Monitor that open communication between the internal auditor, the external auditors, and Council occurs.

~~5.2. Other Responsibilities~~

~~5.2.1. Review and evaluate any reports relevant to Council issued by any authority such as VAGO, the Victorian Ombudsman or Local Government Inspectorate.~~

~~5.2.2. Review and assess the adequacy of the Committee Charter, biennially.~~

~~5.2.3. Review regularly and confirm annually that all responsibilities~~

~~outlined in this Charter have been carried out and evaluate the Committee's performance, identifying areas for improvement and establishing action plans for addressing theseand provide a copy of this assessment to the Chief Executive Officer for tabling at the next Council meeting.~~

6. Committee member obligations

6.1. Committee Chair

6.1.1. Attend and report at Councillor Briefings~~, twice a year~~ annually~~,~~ on the proceedings and outcomes of the Committee's activities and provide an opportunity for discussion between the Committee, other Councillors and Executive Officers regarding the Committee's activities, roles and responsibilities.

6.2. Councillors

6.2.1. After each meeting of the Committee, prepare a Delegate's Report and present it to a public Council meeting. In circumstances where it is warranted, a separate report may be presented as an item of confidential business.

6.3. All Committee Members

6.3.1. Maintain a broad understanding of the legal requirements of the Local Government Act 1989 and the Local Government Act 2020. Contribute the time needed to study and understand the papers provided.

6.3.2. Apply good analytical skills, objectivity and judgment.

6.3.3. Express opinions frankly, ask questions that go to the fundamental core of the issue and ask for further material if required.

6.3.4. ~~Provide a written declaration of Conflicts of Interest six monthly and d~~Declare any conflicts of interest at the start of each Committee meeting or upon discussion of the relevant agenda item or topic. Members have an obligation to consider the nature of any conflict of interest and exclude themselves from the meeting for the duration of that item where required under section ~~79~~ Division 2 of Part 6 of the Local Government Act ~~1989~~ 2020 or where it is otherwise warranted.

7. Administrative Arrangements

7.1. Meetings

7.1.1. The Committee will ordinarily meet five times per year; four quarterly meetings ~~(November, February, May and September)~~ and one meeting to consider the Annual Financial Statements ~~(August/September)~~. The meeting schedule shall be agreed by the Committee in the development of its annual work program.

7.1.2. In addition, the Chair may call ~~a~~ special meetings and is required to call a meeting of the Committee within a reasonable time of being requested to do so by any Committee Member, the Chief Executive

Officer or the internal or external auditors.

7.1.3. ~~A rolling twelve month Audit Committee workplan, including meeting dates and agenda items, will be~~ An annual work program for the coming calendar year will be adopted by the Committee at the final meeting of the prior year, and reviewed by the Committee at each meeting. The plan will cover all of the Committee's responsibilities as detailed in this Charter.

7.2. Secretariat

7.2.1. The Chief Executive Officer (or delegate) will appoint an officer to provide secretariat support to the Committee. The Secretariat will ensure the agenda for each meeting and supporting papers are circulated, at least one week before the meeting, and ensure the minutes of the meetings are prepared and maintained. Minutes must be approved by the Chair and shall be circulated to Committee members within a reasonable timeframe.

7.2.2. In addition, the Secretariat will:

- Maintain a record of when members' terms of appointment are due for possible renewal or termination;
- Ensure that appropriate appointment processes are initiated when required;
- Ensure that new members receive appropriate induction;
- Following each meeting, prepare the brief report on business handled for distribution to Councillors by Council's Committee delegates; and
- Prepare an Annual Report summarising the Committee's work for the year past and circulate to Committee members prior to presentation to Council.

7.3. Independent Members Remuneration

7.3.1. Remuneration will be paid to each independent member of the Committee. Remuneration levels will be recommended by the CEO for Council approval from time to time and may be based on an annual fee with an additional amount paid to the chair, or a set fee per meeting, or another basis as appropriate.

7.4. Indemity

7.4.1. Council will indemnify and keep indemnified each independent member of the Committee against all actions or claims whether arising during or after their term of office in respect of anything necessarily done or reasonably done or omitted to be done in good faith:

- in the performance of a duty or a function or the exercise of a power under this Act, the regulations or a local law or any other Act; or

- in the reasonable belief that the act or omission was in the performance of a duty or a function or the exercise of a power under this Act, the regulations or a local law or any other Act.

~~7.4.~~7.5. Induction

~~7.4.1.~~7.5.1. All new Committee members will receive induction material and training to ensure they are cognisant with the administrative environment, operational profile and risk management processes of Council.

Audit and Risk Committee Charter

Title	**Audit and Risk Committee Charter**
Description	A Charter to set out the roles and responsibilities of the Yarra City Council Audit and Risk Committee.
Category	Governance
Type	Policy
Approval authority	Council
Responsible officer	Director Corporate, Business and Finance
Approval date	1 September 2020
Review cycle	Every four years
Review date	1 September 2024
Document Reference	To be confirmed
Human Rights compatibility	This policy has been assessed and is compatible with the Victorian Charter of Human Rights and Responsibilities

1. Purpose

1.1. The role of the Audit and Risk Committee (Committee) is to provide independent and objective assurance and assistance to the Yarra City Council (Council) and its Chief Executive Officer on Council's risk management, control and compliance framework, and its external financial and performance accountability and responsibilities.

1.2. In addition, the Committee provides advice to Council that will assist Council in fulfilling its corporate governance and oversight responsibilities.

2. Authority

2.1. The Committee is an Advisory Committee to Council, pursuant to section 53(1) of the Local Government Act 2020 (the Act).

2.2. The Committee does not have executive powers or authority to implement actions in areas over which management has responsibility and does not have any delegated authority. The Committee does not have any management functions and is therefore independent of management.

2.3. The Council authorises the Committee, within the scope of its role and responsibilities to:

2.3.1. Obtain any information it needs from any employee and/or external party (subject to their legal obligation to protect information);

2.3.2. Discuss any matters with the external or internal auditor, or other external parties (subject to confidentiality considerations);

2.3.3. Request the attendance of any Council Officer (including the Chief Executive Officer), Councillors, and/or the internal and external auditors, at Committee meetings;

2.3.4. Request that Council Officers obtain external legal or other professional advice, as the Committee considers necessary to meet its responsibilities, at Council's expense; and

2.3.5. Require reports from Council Officers, the internal auditors and external auditors on any significant proposed regulatory, accounting or reporting issue, to assess the potential impact upon the Council's financial reporting process.

2.3.6. Request that the Chief Executive Officer table a report from the Committee at a meeting of the Council.

3. Membership

3.1. The Committee will consist of five members, comprising:

- The Mayor or an appointed alternative Councillor;
- One other Councillor; and
- Three independent members.

3.2. A Committee quorum shall be at least two independent members and at least one Councillor. The Chair of the Committee will be an independent member and will be appointed by the Committee annually. The nomination for the position of Chair will be submitted to Council for approval.

3.3. The process for appointing an Acting Chair, when required, will be facilitated by Council's Director, Corporate, Business and Finance at the commencement of a Committee meeting by calling for nominations.

3.4. The Committee members, taken collectively, will have a broad range of skills and experience relevant to the operations of Council. At least one member of the Committee should have accounting or related financial management experience with an understanding of accounting and auditing standards in a public sector environment.

3.5. The independent members shall collectively have expertise in financial management and risk; and experience in public sector management.

3.6. It is important that individual Committee members are able to work collectively and make a strong contribution to Council's corporate governance culture.

3.7. Appointment of independent Committee members will be made by Council, following a publicly advertised expression of interest process managed by the Chief Executive Officer (or delegate). Ideally, the term of one independent member will conclude each year. New appointments shall be for a term of three years (or in the case of a casual vacancy, until the expiry of the departing member's term) or any other timeframe at the Council's sole discretion.

3.8. Independent members will be eligible for extension or re-appointment after

a formal review of their performance, such review to be undertaken by the Chief Executive Officer (or delegate) and referred to Council.

3.9. To ensure the ongoing independence and refresh the Committee with new ideas, independent members may serve a maximum of three consecutive terms.

3.10. Councillor members will be appointed to the Committee by the full Council on an annual basis, with Councillor appointees to be generally rotated after a minimum period of two years. The intent of the rotation system is to expose as many Councillors as possible to Committee membership and proceedings.

3.11. No management staff may be appointed to the Committee. However, the Chief Executive Officer shall be required to attend all meetings of the Committee. The Director Corporate, Business and Finance and Chief Financial Officer will attend all meetings of the Committee in an advisory capacity unless otherwise advised by the Committee Chair. Other Council Officers may be requested to attend meetings of the Committee by the Chief Executive Officer and/or Committee Chair.

3.12. Council's internal and external auditors cannot be appointed to the Committee. The internal auditor will be required to attend and present at all relevant meetings of the Committee. The external auditor to attend all relevant meetings of the Committee, and also present to any meeting of the Committee on request.

4. Committee Responsibilities

The Committee's responsibilities are:

4.1. Financial and Performance Reporting

4.1.1. At least annually review significant accounting and external reporting issues, including complex or unusual transactions, transactions and balances in areas where judgement is required, changes to accounting policies, recent accounting, professional and regulatory pronouncements and legislative changes, and understand their effect on the annual financial report and the audit thereof;

4.1.2. At least annually review changes to the Local Government Performance Reporting Framework and understand the impact of those changes on Council's performance indicators;

4.1.3. Review the annual financial report and annual performance statement and consider whether they are complete, consistent with information known to Committee members, reflect appropriate accounting treatments and adequately disclose Council's financial performance and position;

4.1.4. Review with management and the external auditors the results of the audit, including any difficulties encountered by the auditors and how they were resolved;

4.1.5. Recommend the adoption of the annual financial report and annual

performance statement to Council; and

4.1.6. Review the appropriateness of the format and content of periodic management financial reports and performance statements to Council as required.

4.2. Internal Control Environment

4.2.1. Review the adequacy and effectiveness of key policies, systems and controls for providing a sound internal control environment. This should be done on a rotational basis over a three to four year period;

4.2.2. Determine whether systems and controls are reviewed regularly and updated where required;

4.2.3. Monitor significant changes to systems and controls to assess whether those changes significantly impact Council's risk profile;

4.2.4. Ensure that a programme is in place to test compliance with systems and controls;

4.2.5. Assess whether the control environment is consistent with Council's Governance Principles.

4.3. Risk Management

4.3.1. Review annually the effectiveness of Council's risk management framework;

4.3.2. Review Council's risk appetite statement and the degree of alignment with Council's risk profile;

4.3.3. Review Council's risk profile and the changes occurring in the profile from meeting to meeting;

4.3.4. Review Council's treatment plans for significant risks, including the timeliness of mitigating actions and progress against those plans;

4.3.5. Review the insurance programme annually prior to renewal; and

4.3.6. Review the approach to business continuity planning arrangements, including whether business continuity and disaster recovery plans have been regularly updated and tested.

4.4. Fraud Prevention Systems and Controls

4.4.1. Review Council's Fraud Prevention policies and controls, including the Fraud Control Plan and fraud awareness programmes at least very two years;

4.4.2. Receive reports from management about actual or suspected instances of fraud or corruption including analysis of the underlying control failures and action taken to address each event; and

4.4.3. Review reports by management about the actions taken by Council to report such matters to the appropriate integrity bodies.

4.5. Internal Audit

4.5.1. Review the Internal Audit Charter regularly to determine that it provides an appropriate functional and organisational framework to enable Council's internal audit function to operate effectively and without limitations;

4.5.2. Review and approve the three year strategic internal audit plan, the annual internal audit plan and any significant changes to them;

4.5.3. Review progress on delivery of annual internal audit plan;

4.5.4. Review and approve proposed scopes for each review in the annual internal audit plan;

4.5.5. Review reports on internal audit reviews, including recommendations for improvement arising from those reviews;

4.5.6. Meet with the leader of the internal audit function at least annually in the absence of management;

4.5.7. Monitor action by management on internal audit findings and recommendations;

4.5.8. Review the effectiveness of the internal audit function and ensure that it has appropriate authority within Council and has no unjustified limitations on its work;

4.5.9. Ensure that the Committee is aware of and appropriately represented with regard to any proposed changes to the appointment of the internal audit service provider, including being appropriately briefed on the need for any proposed change;

4.5.10. Recommend to Council, if necessary, the termination of the internal audit contractor.

4.6. External Audit

4.6.1. Annually review and approve the external audit scope and plan proposed by the external auditor;

4.6.2. Discuss with the external auditor any audit issues encountered in the normal course of audit work, including any restriction on scope of work or access to information;

4.6.3. Ensure that significant findings and recommendations made by the external auditor, and management's responses to them, are appropriate and are acted upon in a timely manner;

4.6.4. Review the effectiveness of the external audit function and ensure that the Victorian Auditor General's Office (VAGO) is aware of the Committee's views;

4.6.5. Consider the findings and recommendations of any relevant performance audits undertaken by VAGO and monitor Council's responses to them; and

4.6.6. Meet with the external auditor at least annually in the absence of management.

4.7. Compliance Management

4.7.1. Review the systems and processes implemented by Council for monitoring compliance with relevant legislation and regulations and the results of management's follow up of any instances of non-compliance;

4.7.2. Review the processes for communicating Council's Employee Code of Conduct to employees and contractors and for monitoring compliance with the Code;

4.7.3. Obtain briefings on any significant compliance matters; and

4.7.4. Receive reports from management on the findings of any examinations by regulatory or integrity agencies (whether related to investigations at Council or other agencies), such as the Ombudsman, IBAC, Victoria Government Inspectorate, etc. and monitor Council's responses.

5. Reporting

5.1. Financial and Performance Reporting

The Committee will:

5.1.1. report twice annually, describing the activities of the Committee together with findings and recommendations.

5.1.2. provide a copy of the six monthly report to the Chief Executive Officer for tabling at the next Council meeting..

5.1.3. As required, report to the Chief Executive Officer or Council any other matter that the Committee deems is of sufficient importance.

5.1.4. Monitor that open communication between the internal auditor, the external auditors, and Council occurs.

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6.3.1. Maintain a broad understanding of the legal requirements of the Local Government Act 1989 and the Local Government Act 2020. Contribute the time needed to study and understand the papers

provided.

6.3.2. Apply good analytical skills, objectivity and judgment.

6.3.3. Express opinions frankly, ask questions that go to the fundamental core of the issue and ask for further material if required.

6.3.4. Declare any conflicts of interest at the start of each Committee meeting or upon discussion of the relevant agenda item or topic. Members have an obligation to consider the nature of any conflict of interest and exclude themselves from the meeting for the duration of that item where required under section Division 2 of Part 6 of the Local Government Act 2020 or where it is otherwise warranted.

7. Administrative Arrangements

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- Following each meeting, prepare the brief report on business handled for distribution to Councillors by Council's

Committee delegates; and

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7.4. Indemity

7.4.1. Council will indemnify and keep indemnified each independent member of the Committee against all actions or claims whether arising during or after their term of office in respect of anything necessarily done or reasonably done or omitted to be done in good faith:

- in the performance of a duty or a function or the exercise of a power under this Act, the regulations or a local law or any other Act; or
- in the reasonable belief that the act or omission was in the performance of a duty or a function or the exercise of a power under this Act, the regulations or a local law or any other Act.

7.5. Induction

7.5.1. All new Committee members will receive induction material and training to ensure they are cognisant with the administrative environment, operational profile and risk management processes of Council.